



UNIVERSITY OF
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Archaeological Services

**An archaeological desk-based assessment
for land at Yew House, Old Hall Drive,
Elford, Staffordshire B79 9BZ**

Leon Hunt



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Grid Ref: SK 18539 10545

Author: Leon Hunt

Client: Premier P Ltd

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Cover photo: The site

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An archaeological desk-based assessment for land at Yew House, Old Hall Drive, Elford, Staffordshire B79 9BZ

Leon Hunt

Summary

An archaeological desk-based assessment has been prepared by University of Leicester Archaeological Services (ULAS) for land at Yew House, Old Hall Drive, Elford, Staffordshire B79 9BZ.

The report was commissioned by Premier P Ltd in advance of the proposed development of the site for a new dwelling to replace the existing property. The assessment area is a detached dwelling and gardens in the core of the village of Elford, close to the parish church and within the former grounds of the demolished Elford Hall, on the northern bank of the River Tame.

The Historic Environment Record (HER) for Staffordshire indicates that the surrounding area is very rich in archaeological remains, particularly from the prehistoric period. There is a scheduled monument; the remains of a Roman stock-rearing site, with recorded earlier Neolithic activity, 200m to the south of the assessment area on the opposite bank of the river.

The assessment area lies within the Elford Conservation Area, and the Grade II church of St. Peter, the former coach houses of Elford Hall and the walled gardens of the hall, both Grade II listed, lie nearby.*

Due to the large amount of prehistoric activity in the area and the presence of the Roman site there is potential for prehistoric and Roman remains within the assessment area.

The assessment area lies on the site of the demolished Elford Hall, which may have lain on the remains of an earlier hall. There are also medieval earthworks to the east of the village and there is Moderate potential for medieval remains. The site of the earlier hall building lies within the northern part of the assessment area; there is High potential for post-medieval remains associated with this earlier building within the site. However, the potential for survival of these remains will be dependent on the extent of disturbance from the previous development at Yew House.

The scheduled monument cannot be seen or experienced from the assessment area and the current site does not contribute to its setting. The effect on development on the scheduled monument is likely to be Slight Adverse.

The Grade II listed church cannot be clearly seen from the assessment area. The Grade II listed coach house roof can be seen from the assessment area but little else and the Grade II listed walled garden cannot be seen at all from the assessment area. The impact will be Slight Adverse for the Grade II* church and Neutral for the other buildings. As the new building will largely follow the footprint of the existing Yew House and will hopefully be built in a sympathetic style, the impact on the Conservation Area will also be Neutral.*

Introduction

In accordance with National Planning Policy Framework (NPPF), Section 16 (Conserving and Enhancing the Historic Environment) this document is an archaeological desk-based assessment for land at Yew House, Old Hall Drive, Elford, Staffordshire B79 9BZ.

University of Leicester Archaeological Services (ULAS) have been commissioned by Premier P Ltd to produce the assessment in advance of a proposed new dwelling to replace the existing detached house on the site.

The assessment area lies on the northern bank of the River Tame within the historic core of the village of Elford, near Tamworth, Staffordshire within the Elford Conservation Area. The parish church of St. Peter lies 50m to the north-west.

Historically the assessment area lay within the grounds of Elford Hall, demolished in 1964. The map evidence shows that the hall building lay within the northern part of the assessment area.

The Historic Environment Record (HER) for Staffordshire indicates that there are several known archaeological sites in the area surrounding the village. The area is particularly rich in prehistoric archaeology, mainly identified from aerial photography but not closely dated. The remains of a Roman stock-rearing site, with earlier Neolithic remains, lies 200m south of the assessment area and is a scheduled monument.

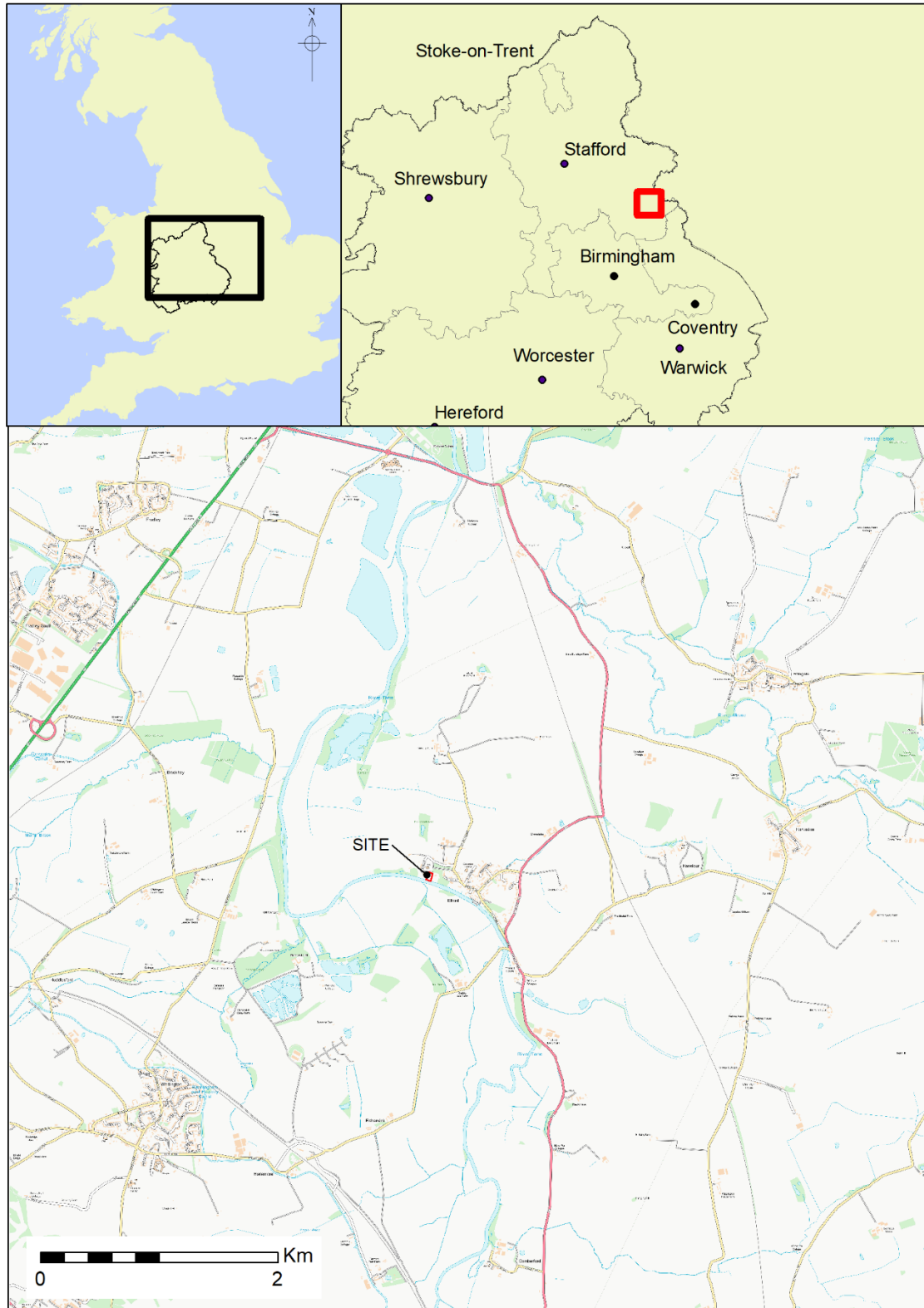


Figure 1: Site Location
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Planning background

This desk-based assessment has been prepared to inform a planning application for a proposed new development that has been submitted (**22/00070/FUL**). It provides information on the significance of the historic environment, to fulfil the requirement of NPPF para 194 which requires applicants:

‘to describe the significance of any heritage assets affected, including any contribution made by their setting.’

This is the first stage of investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

National Planning Policy

The Ancient Monuments and Archaeological Areas Act 1979, provides statutory protection for monuments of national importance (Scheduled Monuments or SMs).

The principal legislation affecting historic buildings is the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for buildings on a list compiled by the Secretary of State. Conservation Areas are identified by the Local Planning Authority as areas of special architectural or historic interest, where it is important to preserve or enhance their character or appearance.

The National Planning Policy Framework (NPPF) updated February 2019 is supported by National Planning Practice Guidance (updated 2019). Section 16 of the NPPF ‘Conserving and enhancing the Historic Environment’ provides guidance on the conservation and investigation of heritage assets. Paragraphs of particular relevance are:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*

Aims

The aim of this desk-based assessment is to present information on the significance, extent, character, date, integrity, state of preservation and of cultural heritage assets present within the study area. It will assess the significance of heritage assets that the proposed development might have an impact on and the level of any harm caused. This assessment considers archaeology, built heritage (buildings) and landscapes.

The assessment takes into account all previous land uses and attempts to establish what impact future development will have on the archaeological remains. The desk-based assessment should, once the above information has been gathered, assist in providing an informed planning decision or ascertain whether further stages of work are necessary.

Methodology

This report has been prepared based upon information current and available as of 16/03/2022. Future archaeological work and changes to current standards, guidance and legislation may cause changes to the conclusions and any recommendations given. Any future reliance on the results of this report should take this into account.

The following sources have been consulted to assess previous land use and archaeological potential:

- Designated Heritage Asset data, downloaded from Historic England's online National Heritage List for England
- Archaeological records (Historic Environment Record (HER) for Staffordshire- Staffordshire County Council)
- Previous Ordnance Survey and other maps of the area National Library of Scotland database and Edina Digimap Website (digimap.edina.ac.uk) and Staffordshire Record Office, Eastgate St, Stafford ST16 2LZ
- Geological maps (British Geological Survey website and Edina Digimap Website)
- Environment Agency LiDAR data where available
- Historic England Archives digital data from Historic England
- Online digital sources e.g. Heritage Gateway, Pastscape, MAGIC, Defence of Britain Database, British History Online, British Geological Survey, OASIS, Conservation Area Appraisals
- Historical background material (ULAS Archives and various on-line facilities)

A site visit was undertaken on 03/03/2022 by Andrew Hyam in order to examine the area. Particular attention was paid to the current land use of all parts of the application area and its likely impact on the condition of any buried archaeological remains.

The overall study area comprises a 1km radius of the site boundary (the assessment area) although a wider area was assessed for designated heritage assets as deemed appropriate to provide context.

All work follows the Chartered Institute for Archaeologist's (CIfA) *Code of Conduct* (rev. 2021) and adheres to their *Standard and Guidance for Archaeological Desk-based*

Assessments (rev. 2020). Guidance on significance and setting is provided by Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* (2015; GPA2) and *Historic Environment Good Practice and Advice in Planning, Note 3: The Setting of Heritage Assets* (2017; GPA3).

Significance of Heritage Assets

Within NPPF guidance, heritage significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting (Annex 2).

Para 195 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Heritage assets can be assigned a value ranging from Negligible to Very High according to the scale below (Table 1).

The likely magnitude of the impact of the proposed development is determined by taking the baseline conditions of the site and the heritage resource identified by the assessment and assessing the level of change caused by from the proposed development. This impact can be either adverse (negative) or beneficial (positive) and can be ranked according to the scale of High, Medium, Low and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied (Table 2).

The overall effect that a proposed development has on the heritage asset is based on a combination of the value of a heritage asset and the magnitude of the impact from the proposed development. The Effect takes into account any mitigation strategies proposed and the scale runs from Neutral, Slight, Moderate, Large and Very Large. A matrix is used as a check to identify the effect on the heritage asset (Table 3).

Table 1: Assessing significance (value)

Very High	High importance and rarity, international scale and limited potential for substitution (e.g. World Heritage Sites, assets of clear international importance or that can contribute to international research objectives).
High	High importance and rarity, national scale and limited potential for substitution (e.g. Scheduled Monuments, Grade I or II* listed buildings or assets of national importance or that can contribute to national research objectives).
Medium	High or medium importance and rarity, regional scale, limited potential for substitution (e.g. Grade II listed buildings, Conservation Areas containing important buildings, designated or undesignated assets that contribute to regional research objectives).
Low	Low or medium importance and rarity, local scale (e.g. Locally listed buildings or buildings of local interest, Designated or undesignated assets of local importance or those compromised by poor preservation or survival).
Negligible	Very low importance and rarity, local scale (e.g. buildings of no architectural or historical note, assets with little or no surviving archaeological interest).

Table 2: Assessing magnitude of impact

Major	Total loss or major alteration of the asset or change in its setting leading to the total loss or major reduction in the significance. The relationship between the asset and its setting is no longer readily appreciable.
Moderate	The partial loss or alteration of the asset from the baseline conditions or change in its setting leading to the partial loss or reduction in the significance. Characteristics of the setting can still be appreciated, but with the introduction of new, unrelated elements that distract from and compete with the baseline setting.
Minor	A change from baseline conditions to the asset, or change in its setting leading to the slight loss or reduction in the significance of the asset. Characteristics of the setting can still be appreciated - the changes do not conflict with the character of the heritage asset.
Negligible	Barely distinguishable change from baseline conditions or change in its setting resulting in no reduction in the significance of the asset

Table 3: Assessing the Overall Effect

Significance (value)	Magnitude of Impact (Adverse or Beneficial)			
	Negligible	Minor	Moderate	Major
Very High	Slight	Moderate	Large	Very large
High	Slight	Slight - Moderate	Moderate - large	Large
Medium	Neutral - Slight	Slight	Moderate	Moderate - large
Low	Neutral - Slight	Neutral - Slight	Slight	Slight - Moderate
Negligible	Neutral	Neutral - Slight	Neutral - Slight	Slight

Setting

Setting is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve (Historic England 2017, 3). Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF Annex 2). The ability to understand, experience and appreciate a heritage asset can be harmed or lost through any development that affects its setting. The value of a heritage asset can therefore be harmed or lost through alteration within or destruction of its setting.

Setting is mostly experienced visually and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places.

The assessment of harm to the significance of a heritage asset through changes to setting comprises a staged process:

1: identify heritage assets and their settings.

2: assess whether how and to what degree these settings make a contribution to the significance of the heritage assets. *The Setting of Heritage Assets* suggests consideration should be given to the physical surroundings of the asset including its relationship with other heritage assets, the assets intangible associations with its surroundings and patterns of use, the contribution made by noises, smells etc. to significance and the way views allow the significance of the asset to be appreciated.

3: assess the effects of the proposed development, whether beneficial or harmful, on that significance. *The Setting of Heritage Assets* suggests that the assessment should address the attributes of the proposed development in terms of its location and siting, form and appearance, wider effects and permanence.

Following the assessment stage are step 4 – maximising enhancement and minimising harm and step 5 Making and documenting the decision and monitoring outcomes, usually undertaken during consultation with the local planning authority following submission.

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

Site Location, Geology and Topography

Elford lies in the Lichfield District of Staffordshire around 5 miles (8 km) east of the City of Lichfield and 5 miles north of Tamworth (Figure 1).

The assessment area consists of a rectangular parcel of land, including a detached house and gardens, on the northern bank of the River Tame, around 50m south-east of the parish church in the centre of Elford (Figure 2). The village lies in a curved strip along the bank of the river.

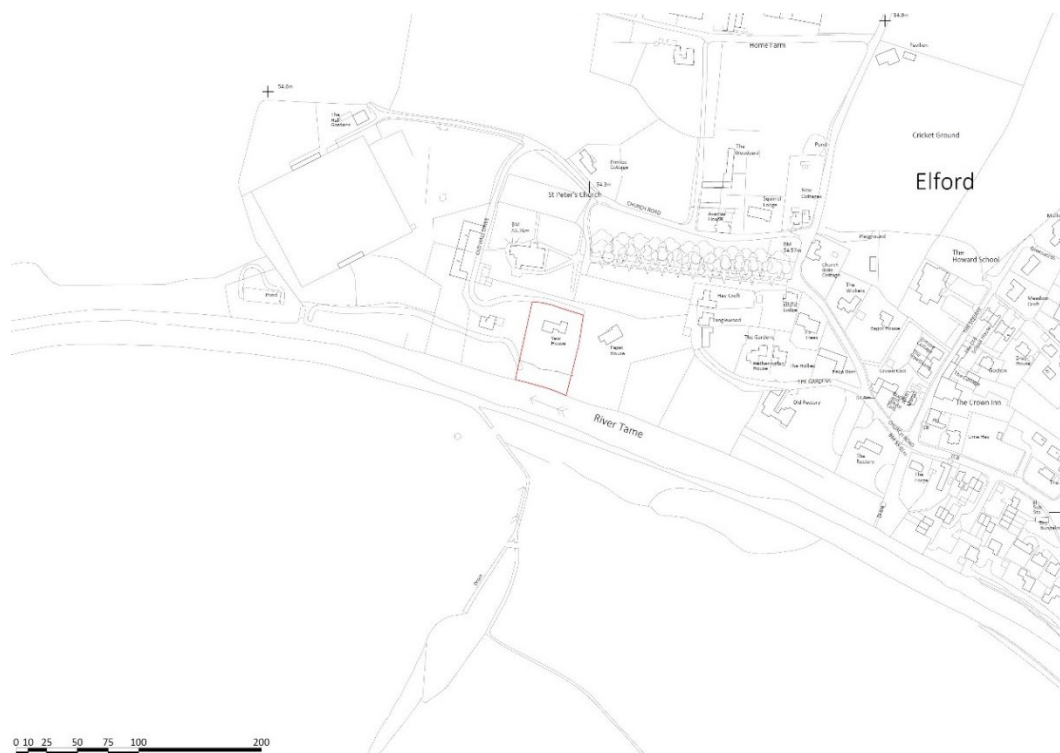


Figure 2: Location plan of the site, within the village of Elford.
Provided by client

The assessment area covers around 0.3ha and lies at a height of around 55m aOD, with a gentle fall towards the river, which then becomes much sharper to around 52m aOD at the river's edge. There are several trees along the boundaries of the site and around the dwelling (Figure 3).

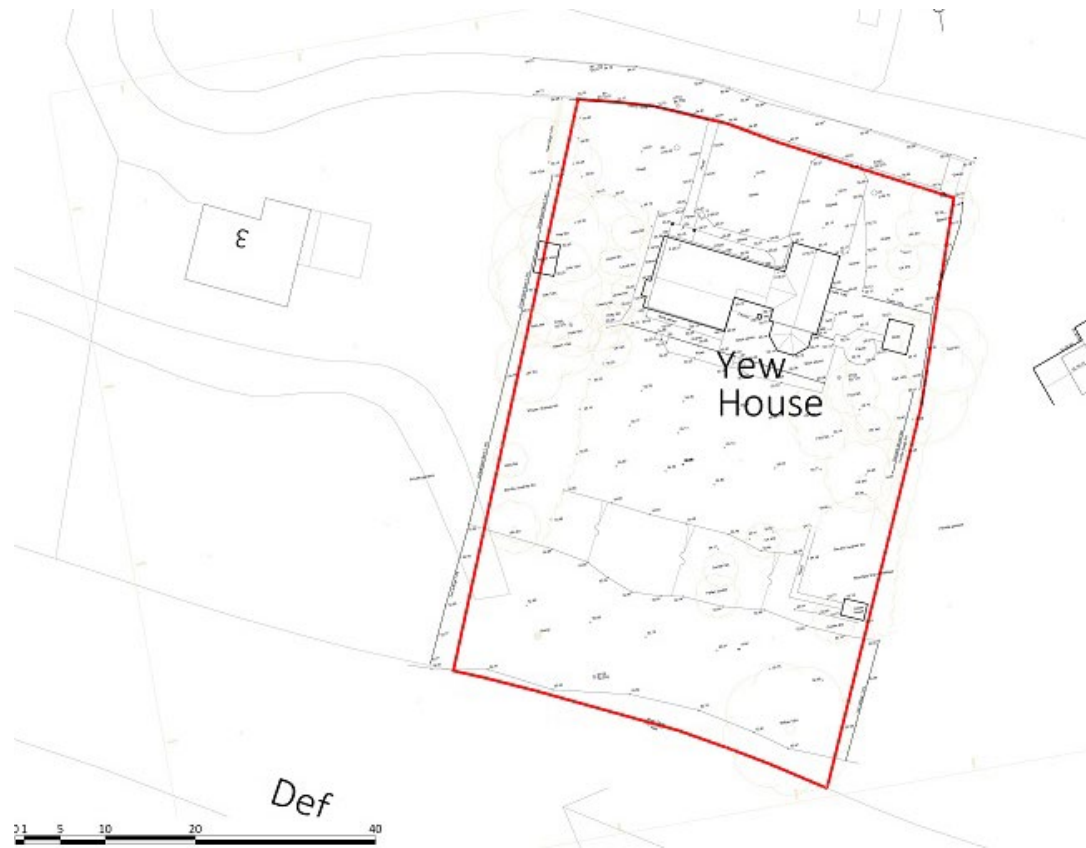


Figure 3: Detail of assessment area. Provided by client.

The British Geological Survey website indicates that the underlying geology of the assessment area is likely to be Alluvium (on the southern part of the site along the river's edge) and River Terrace Deposits (along the northern part of the site) overlying Gunthorpe Member Mudstone (Figure 4).

The Soilscape website indicates that the soils are likely to be freely draining slightly acid loamy soils (Soil Type 6) (<http://www.landis.org.uk/soilscapes>).

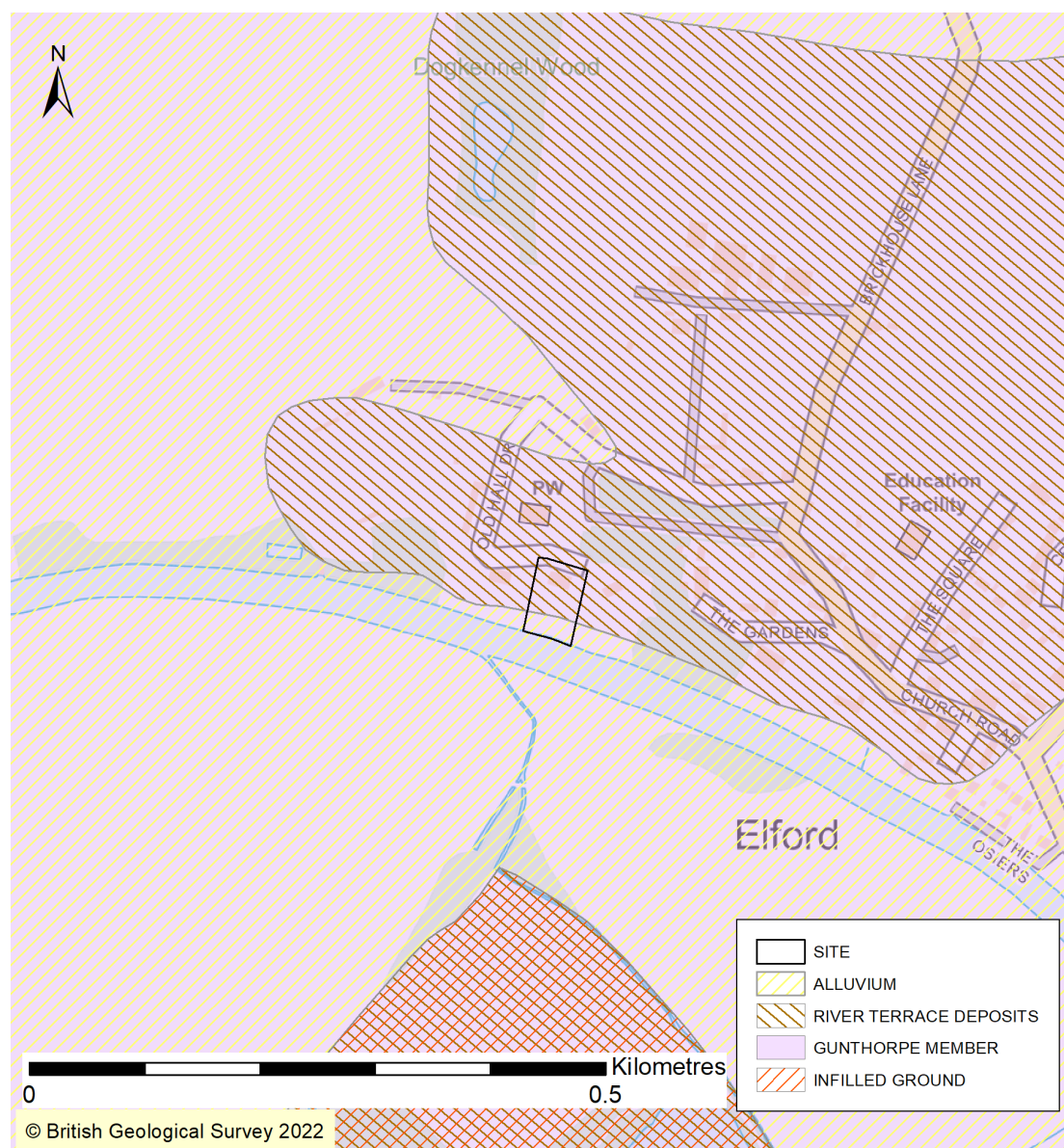


Figure 4: Superficial and bedrock geology

Historical and Archaeological Background

Previous Archaeological Work

There are a few known archaeological projects that have been carried out in the vicinity of the assessment area. A summary of the most relevant is provided below.

The known events carried out within a 1km radius of the centre of the assessment area are shown in Appendix I and the locations are illustrated on Figure 5. Events numbers are shown in bold in the text.

An archaeological watching brief was carried out at St. Peter's Church, 50m north-west of the assessment area in 2002. Pottery fragments from 18th-19th were retrieved, plus structural rubble and several disarticulated human bones. Some articulated bone was also recorded in poor condition (**EST673**). A previous evaluation in the chapel had caused the floor to subside (**EST858**).

An archaeological watching brief was undertaken in 2003 during ground works associated with the extension of facilities at Howard Primary School, 275m north-east of the assessment area. No archaeological remains were revealed (**EST1302**).

The most significant work undertaken in the area around Elford is the series of excavations and later site visits and recording at Fisherwick to the south of the River Tame, 200m south of the assessment area during the 1960s and 1980s (**EST220**; **EST401**; **EST517**; **EST543**). The excavations in 1968 revealed a Romano-British farmstead specialising in stock-rearing. Neolithic flint was also recovered on the site, suggesting continuity from the prehistoric period. The site was later scheduled (**EST220**).

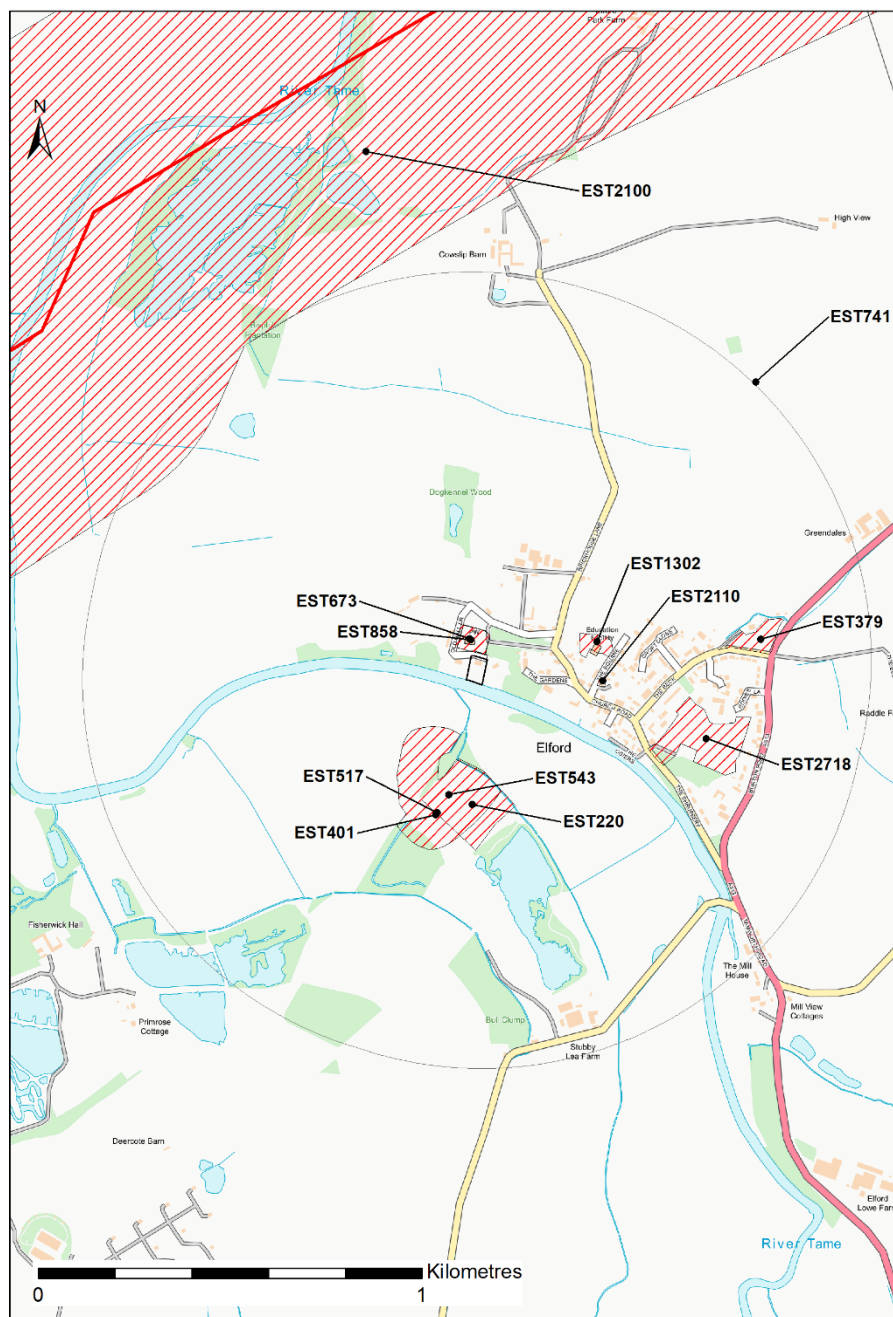


Figure 5: Plan of known events with a 1km radius of the site, from HER for Staffordshire. Data supplied by Staffordshire County Council. Contains OS data © Crown copyright [and database right] 2022.

Designated Heritage Assets

There are no World Heritage Sites, Registered Parks and Gardens or battlefields located within 1km of the assessment area.

There is one scheduled monument within a 1km radius of the assessment area. This is 'Photographic Site South-West of Elford', the remains of a Romano-British stock-rearing site at Fisherwick, 200m south of the assessment area (MST231: SM 1006100). The monument consists of the cropmarks of Roman buildings and enclosures (Figure 6).

Conservation Area

The assessment area lies within the Elford Conservation Area (Figure 6). The location of the settlement is highly significant, situated as it is on the banks of the River Tame, surrounded by fertile agricultural land and near to a strategic crossing point.

There has been continuous human habitation in this location since the Neolithic period. Neolithic and Roman archaeological remains have been excavated and there are cropmarks and linear features with possible dates from all periods from the Neolithic through to the post medieval period.

Elford was home to the Howard Family whose titles included the Earldoms of Suffolk and Berkshire. While the Hall has long been demolished the remnants of this great estate form an important part of Elford's significance.

Areas of dense tree cover, groups and individual trees as well as hedges are an important part of the character of the conservation area. They provide a green background to the buildings; they define spaces and frame views.

The combination of formal landscaping predominantly to the west side of the conservation area and an informal scattering of houses in much of the rest of the conservation area gives Elford a unique character.

The concentration of historic buildings, both listed and unlisted is an integral part of the significance of the conservation area.

Listed Buildings

There are several listed buildings within a 1km radius of the assessment area. All but two lie within the Conservation Area. The more significant buildings are mentioned below. The full list is shown in Appendix III. The buildings' locations are shown on Figure 6.

The nearest listed building to the site, and the most significant, is the Grade II* listed church of St. Peter that lies 50m to the north-west of the assessment area. The church is of medieval foundation, with a tower built in 1598, but the building was mostly rebuilt in 1848- 9 by Anthony Salvin, in a style of circa 1290, with additions of 1869-70 by G.E. Street. It is ashlar built with slate and lead covered roofs with coped verges (**MST5262; LB 1038899**) (Figure 7).

Around 80m to the north-west of the assessment area and 50m west of the church are the Grade II listed coach houses formerly associated with Elford Hall. They are of red brick construction with a hipped slate roof. The buildings are of early 19th century date, but were remodelled circa 1980 and are now in use as two houses (**MST9219: LB 1038898**) (Figure 8).

The 18th century kitchen garden walls, formerly of Elford Hall, lie 150m to the west of the assessment area. These are of red brick in garden wall bond with plain stone coping ramped up in places, segmental and flat arch doorways and brick lean-to potting sheds. It encloses a large square kitchen garden of the early 18th century. These are also Grade II listed (**MST12460: LB 1380564**) (Figure 9).

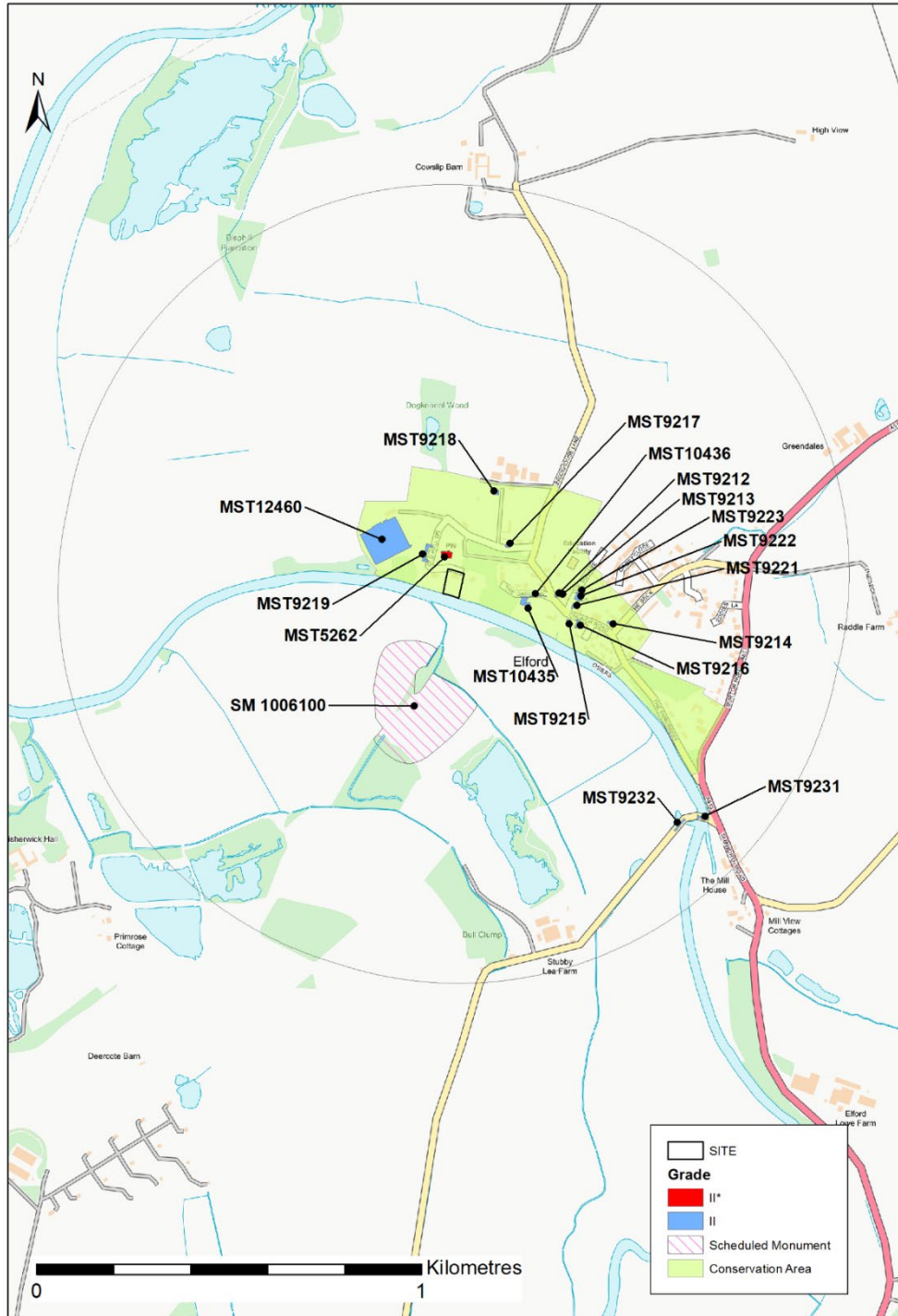


Figure 6: Plan of Scheduled Monument, Conservation Area and listed buildings, within a 1km radius of the assessment area.

Data supplied by Staffordshire County Council
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Figure 7: Church of St. Peter, looking south



Figure 8: Former coach houses, now residences, looking north



Figure 9: The interior of the walled garden, now a community allotment, looking south-east

Non-Designated Heritage Assets

The Historic Environment Record (HER) for Staffordshire was consulted for this assessment. The HER records a large number of known archaeological sites in the vicinity of the assessment area. The assessment area itself lies in the grounds of the post-medieval Elford Hall, which probably lay on the site of an earlier medieval building (**MST641**; **MST6205**).

A summary of the more significant sites and monuments within a 1km radius of the site is shown below. The full list is shown in Appendix II and illustrated on Figures 10-12. The HER reference numbers are shown in bold in the text.

Prehistoric

There are several large areas of cropmarks dating from the prehistoric period around the village of Elford. The largest lies around 400m-1000m north-west of the assessment area. The features consists of a series of linear features, enclosures and pit alignments identified on aerial photography (**MST17851**; **MST17853**; **MST1373**; **MST3935**). There are also circular cropmarks, possibly associated with burial mounds (**MST1374**). The cropmarks have not been closely dated and therefore may be Roman in date or are part of a settlement occupied from the prehistoric period through to the Roman period.

There is further evidence for a prehistoric pit alignment from aerial photography of cropmarks on an area 400m-500m north-east of the assessment area (**MST3932**).

Linear features and enclosures (including a possible double-ditched enclosure), also identified as cropmarks on aerial photography are visible in the Stubby Lea Farm/Fisherwick Park Farm area, 600m-700m south-west of the assessment area

(**MST1507**). The cropmarks are likely to be prehistoric, but may be Roman or even medieval in date.

A further prehistoric pit alignment and other features have been recorded 1km south and south-west of the assessment area, alongside an extensive area of prehistoric settlement activity, including ring ditches further to the south-east (**MST1506**; **MST1530**).

There are several other features picked up by aerial photography in the area that are of unknown date, but are most likely prehistoric. These are located to the north-west of the assessment area (**MST1388**; **MST17850** etc) and to the west (**MST17852** etc).

The scheduled site at Fisherwick, containing Roman settlement remains also yielded an abundance of Neolithic material (**MST231**).

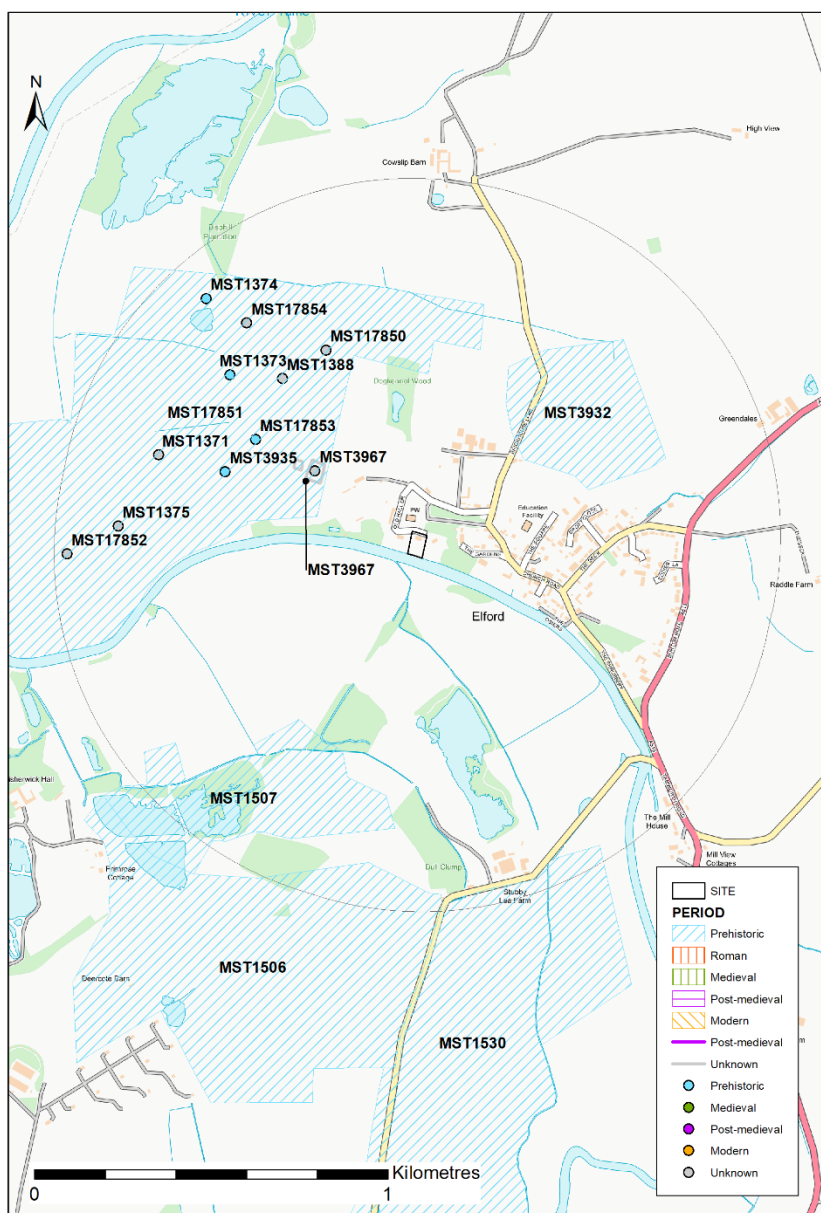


Figure 10: Plan of known prehistoric and undated archaeological sites and monuments within a 1km vicinity of assessment area listed on HER for Staffordshire
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Roman

A Roman settlement, mainly consisting of the remains of stock enclosures, a droveway and huts is located 200m south of the assessment area on the opposite side of the River Tame. The area was part excavated in 1968 and is now a scheduled monument (**MST231: SM 1006100**). Many of the enclosures and other features recorded as prehistoric and recorded through aerial photography in the area (see above) may be Iron Age/ Roman in date as they have not been closely dated (**MST17851** etc).

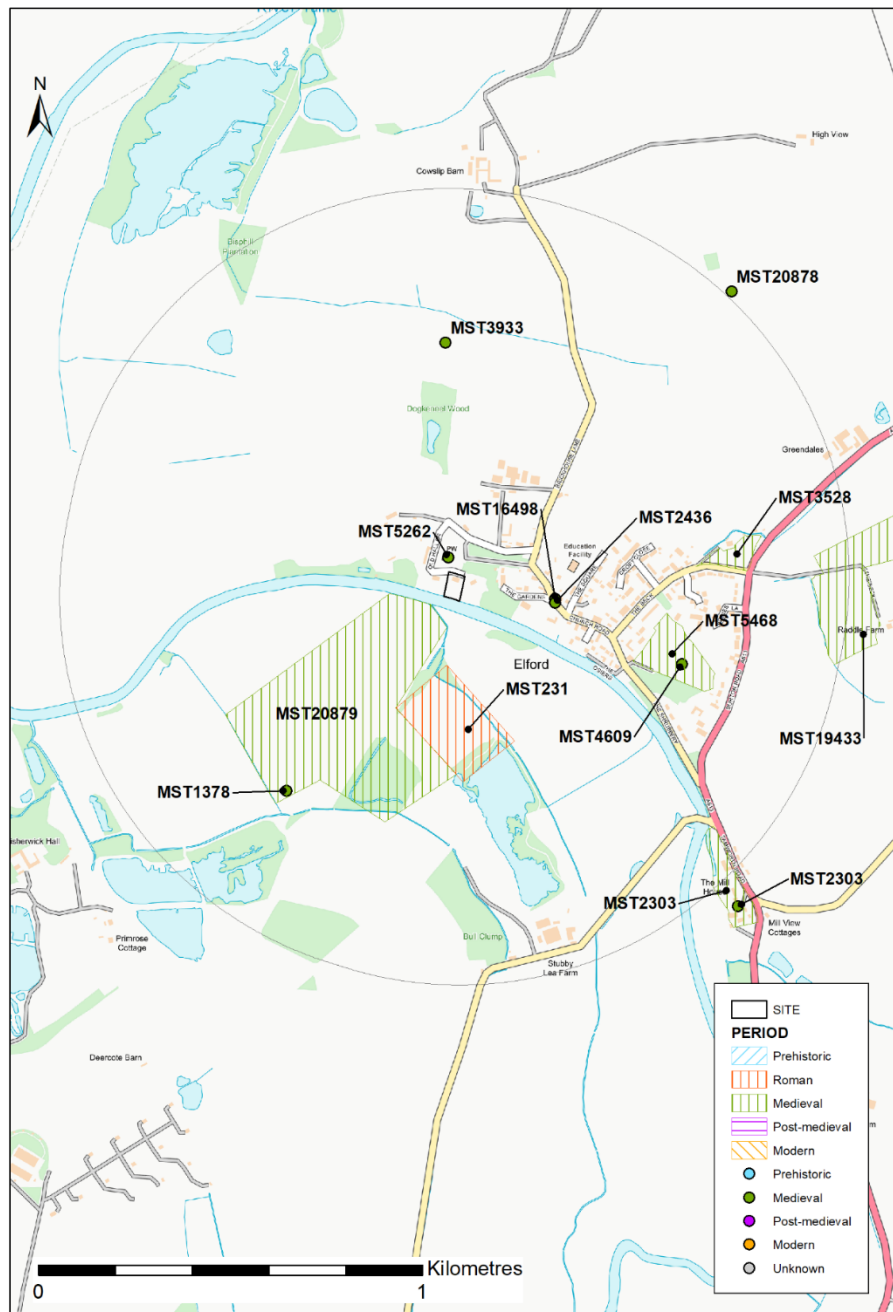


Figure 11: Plan of known Roman and medieval archaeological sites and monuments within a 1km vicinity of assessment area listed on HER for Staffordshire
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Medieval

The assessment area lies in the medieval historic core of the village of Elford (**MST2436**).

The place-name of Elford is most likely Anglo-Saxon in origin meaning 'Ella's ford' or 'elder-tree ford' (Mills 2011). Alternatively it may be to do with the abundance of eels within the River Tame i.e 'the ford of the eels'.

Before the Norman conquest the manor belonged to Anglo-Saxon lord Ælfgār, the Earl of Mercia.

Elford is mentioned in the Domesday Survey of 1086 as 'Eleford' and was owned by the king after the Conquest. It records that there were:

3 hides and land for 11 ploughs. In demesne are 3 ploughs and 24 villnas and 8 bordars with 8 ploughs. There are 24 acres of meadow and 2 mills rendering 20s. Before the Conquest it was worth £11, now £12

In the reign of Henry III, it was held by William de Arderne, whose descendants continued to enjoy it till the marriage of Maud, sole heiress of Sir John Arderne, with Thomas, second son of Sir John Stanley, of Latham, carried it into that family. It then passed to the families of Staunton, Smythe and Huddleston.

With the marriage of Sir John Bowes (1530-1608) to Anne Huddleston the manor passed to the Bowes family. In 1683 Craven Howard married Mary Bowes, and the manor remained with the Bowes Howard family until 1877, with the death of Mary Howard, Elford Hall was bequeathed to her Paget cousins (Paget 1873).

Elford Hall was erected before 1757 by Henry Bowes Howard, the Earl of Suffolk and Berkshire and his son Lord Andover. In 1935, following the death of Howard Francis Paget (1858-1935), the Hall and much of the surrounding land was bequeathed by the owner Francis Edward Howard Paget (1886-1945) to 'the People of Birmingham'. Apparently to be used by the people of Birmingham as a leisure facility. It was demolished in the 1960s.

The medieval church of St. Peter lies 50m north-west of the assessment area. The church is most likely 13th century in date but the tower is 16th century. It retains some 13th century masonry. The church was mostly altered in the 19th century and rebuilt in 1848-1849 (**MST8262**).

Linear features and enclosures, plus trackways and other features have been located on land 200m-500m south-west of the assessment area at Fisherwick. The remains probably point to an abandoned settlement and are adjacent to the Roman features located by aerial photography and excavation that are scheduled (**MST20879**). Documentary evidence suggests a settlement here (**MST1378**).

Earthworks to the east of the village centre, 750m north-east of the assessment area suggest that Elford itself has shrunk in size due to abandonment during the medieval/post-medieval period. The earthworks consist of ditches and possible house platforms (**MST3528**). There are several sets of ridge and furrow earthworks nearby (**MST4568**; **MST19433**).

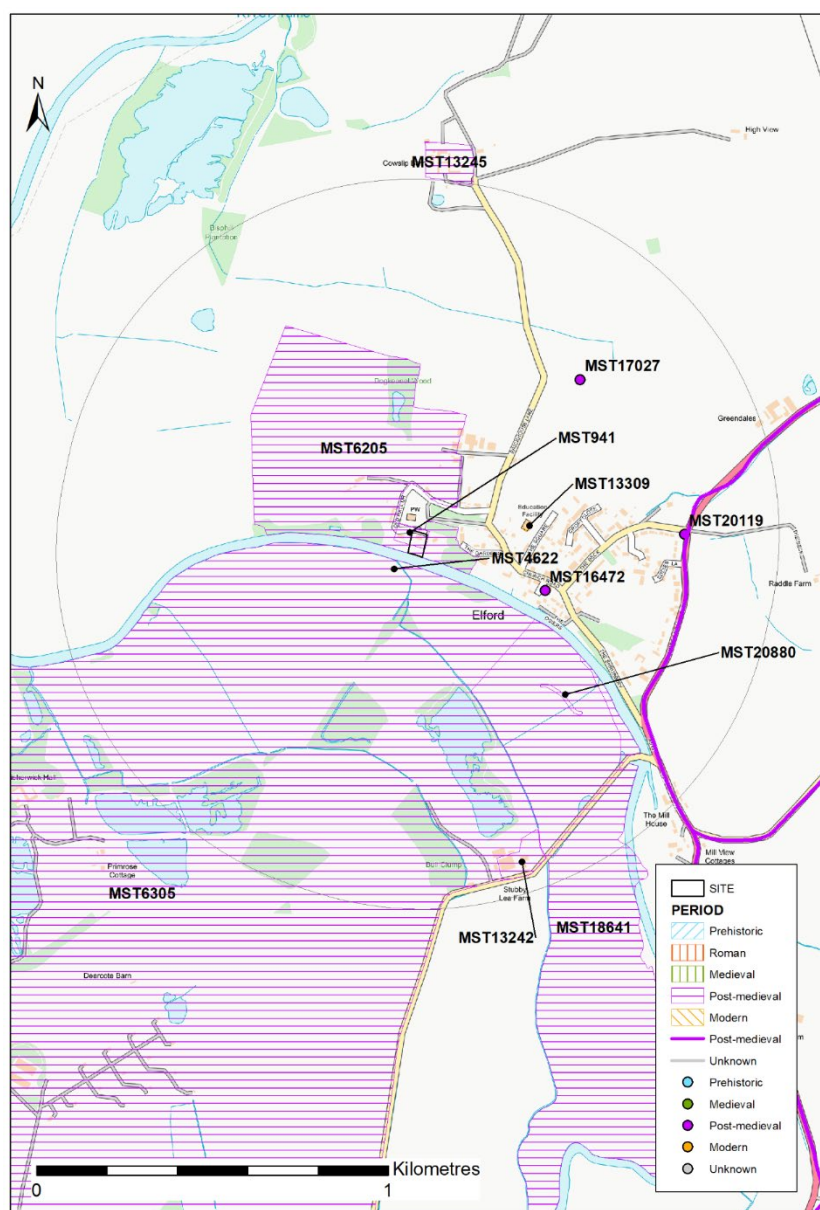


Figure 12: Plan of known post- medieval and modern archaeological sites and monuments within a 1km vicinity of assessment area listed on HER for Staffordshire
Contains OS data © Crown copyright [and database right] 2022.

Post-medieval to Modern

The current assessment area lies in the grounds of the former Elford Hall, an 18th century brick-built country house, which may be built on an earlier 16th century house plot. It was demolished in 1964 (MST941). The hall was surrounded by a landscape park, most of which is still mostly undeveloped and lies to the north-west (MST6205).

The landscape park associated with Fisherwick Hall lies on the opposite side of the Tame around 100m south of the assessment area. A large area of water meadow lies to the east, with post-medieval field boundary close by (MST6305; MST18641; MST20880).

A late eighteenth century model farm complex based around a fine classical rectangular group of farm buildings lies at Stubby Lea farm, 950m south-east of the assessment area (MST13242).

A hexagonal WWII pillbox lies almost opposite the site on the south bank of the river (MST4622).

Historic Landscape Character

The Staffordshire HLC was completed between April 2003 and March 2006 and was carried out in partnership with English Heritage as part of a national programme. The primary object of the Staffordshire HLC was to characterise, or describe, the county’s historic landscape utilising the County Council’s Geographic Information System (GIS) to produce a character map for the entire county. The project used digital sources such as the First Edition 6” OS maps (1880s), the OS 1:10,000 maps (circa 2003), Yates’ map (1775) and aerial photography (2000).

The character of the assessment area is recorded as ‘Settlement: Post 1880s Settlement’ (HST5504).

This category includes settlement which has been largely redeveloped since the late 19th century as well as developments on ‘green field’ sites over the last century or so. In the latter case especially the overall character of this category will incorporate associated road systems.

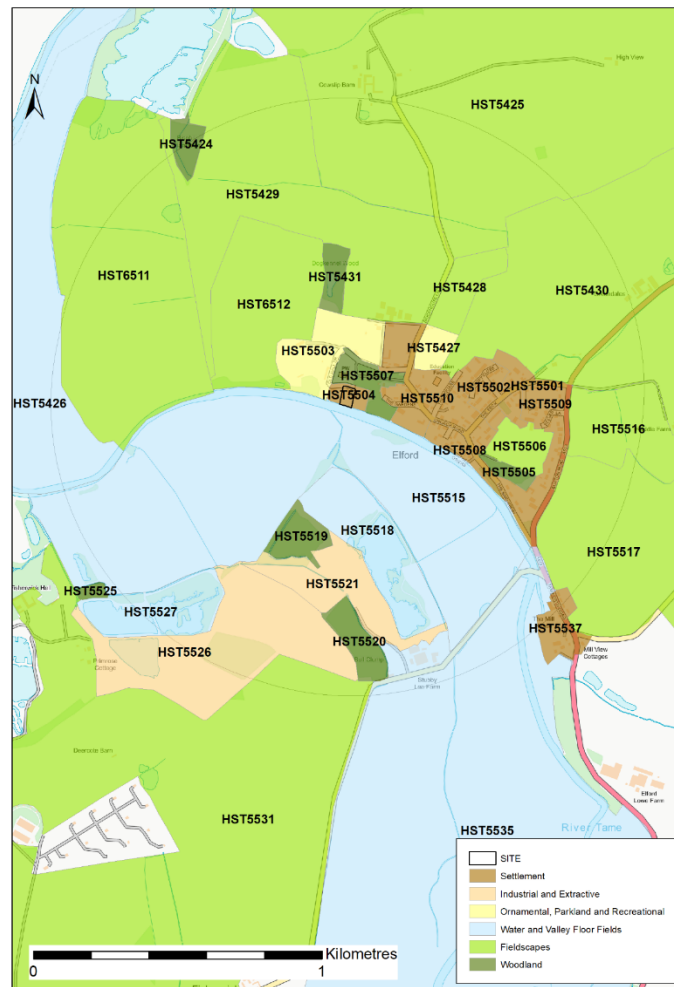


Figure 13: The Historic Landscape Characterisation (HLC) for the area.

Data provided by Staffordshire County Council
 Contains OS data © Crown copyright [and database right] 2022.

LiDAR Data

There is Light Detection and Ranging Data (LiDAR) for the area available (Figure 14). There is little detail that can be seen from the Lidar survey. However, the dense tree cover is very apparent (Figure 14).



Figure 14: LiDAR data for the assessment area.
Open Government LIDAR data (DSM 1m) from the Environment Agency

Cartographic Evidence

The earliest map of the area is the Elford tithe map, dated 1839. The copy within Staffordshire Record Office is under copyright and cannot be reproduced here in its original form. Therefore, a copy has been made of the section relating to the assessment area, concentrating on the area round the church and Elford Hall (Figure 15).

At this time there is only the church, the Hall (to the south of the church) and the walled garden of the Hall (to the west) are shown. The large rectory and a smaller building lie to the south-east. The coach house is not shown, although the listing describes it as ‘early 19th century’ so it may have been built shortly after this survey.



Figure 15: Detail of sketch copy of 1839 tithe map of Elford parish, with assessment area approximately highlighted. Scale Unknown

The next available map of the area is the first edition Ordnance Survey map of 1885. This shows the area in some detail. The church is shown within its churchyard with the hall to the direct south, sharing the perimeter with the church. To the west are the coach houses and the formerly laid-out gardens are to the west of this. Smaller buildings are shown, including a boat house down by the river and greenhouses to the north-east of the gardens as well as attached to the garden. The rectory lies to the east.

The assessment area covers much of the main building of the Hall and the area to the south towards the river. The river bank is cut in front of the Hall, so that the assessment area is partially within the river (actually the riverbank).

The abundance of trees in the area is very clear (Figure 16).

The second edition OS map shows very little change (Figure 17).

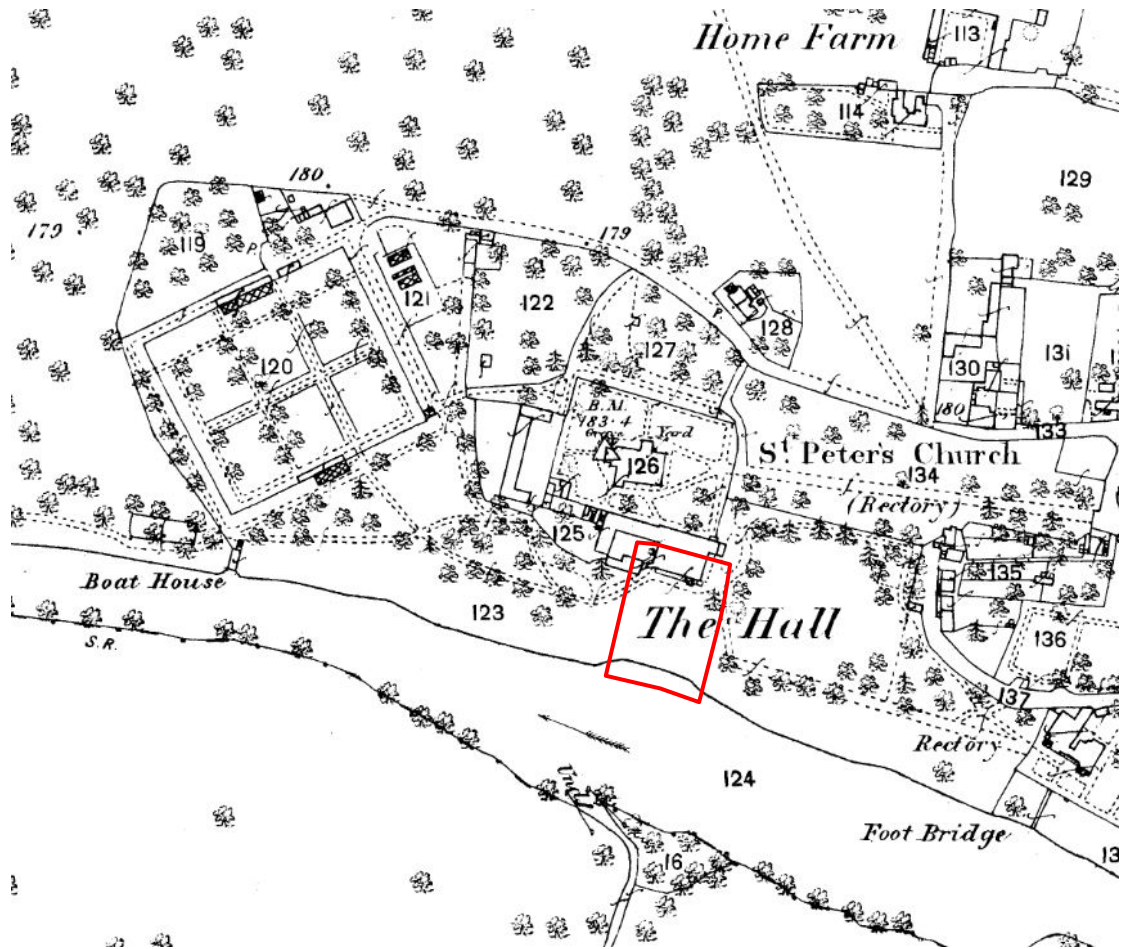


Figure 16: Detail of first edition OS map (1885), sheet Staffs LIII.10, with assessment area highlighted. Scale 25 inch to 1 mile

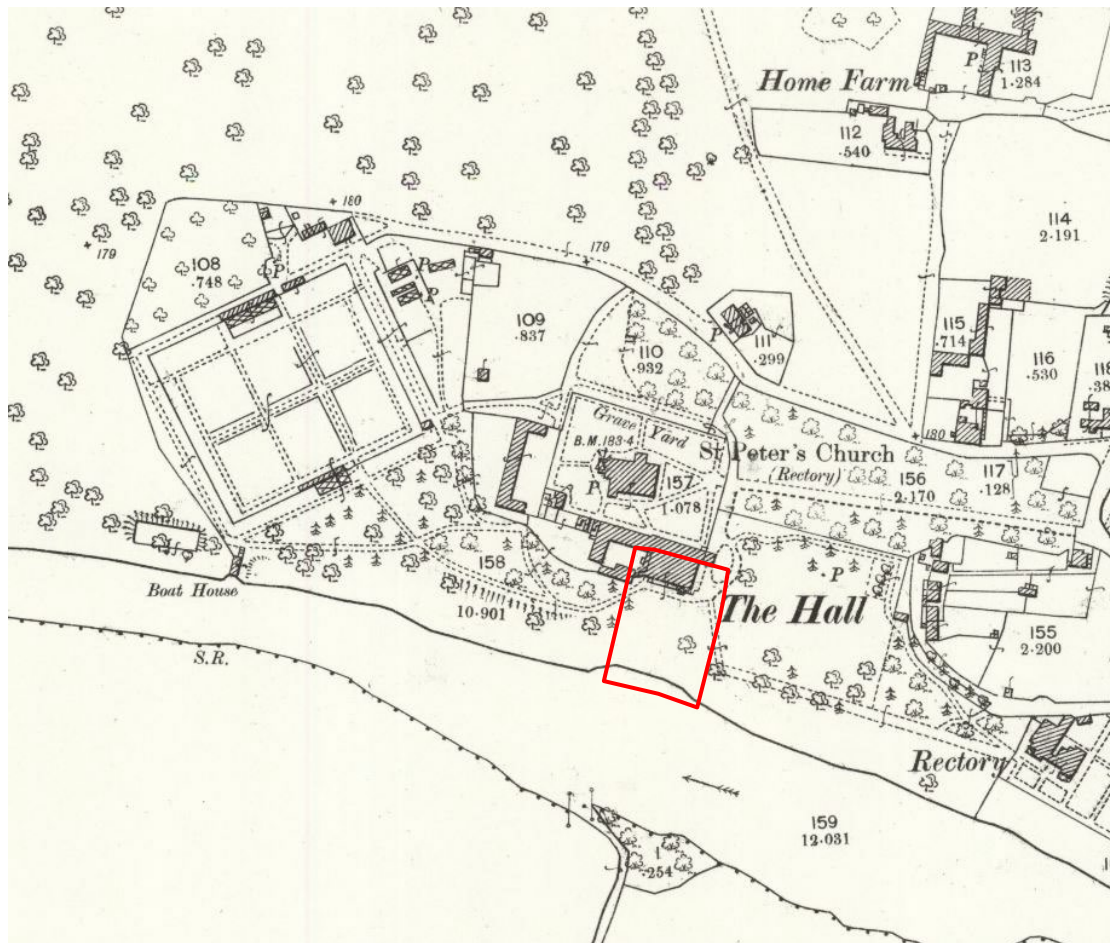


Figure 17: Detail of second edition OS map (1901), sheet Staffs LIII.10, with assessment area highlighted. Scale 25 inch to 1 mile

The 1923 edition of the OS map is also very similar with just a few additions to the gardens (Figure 18).

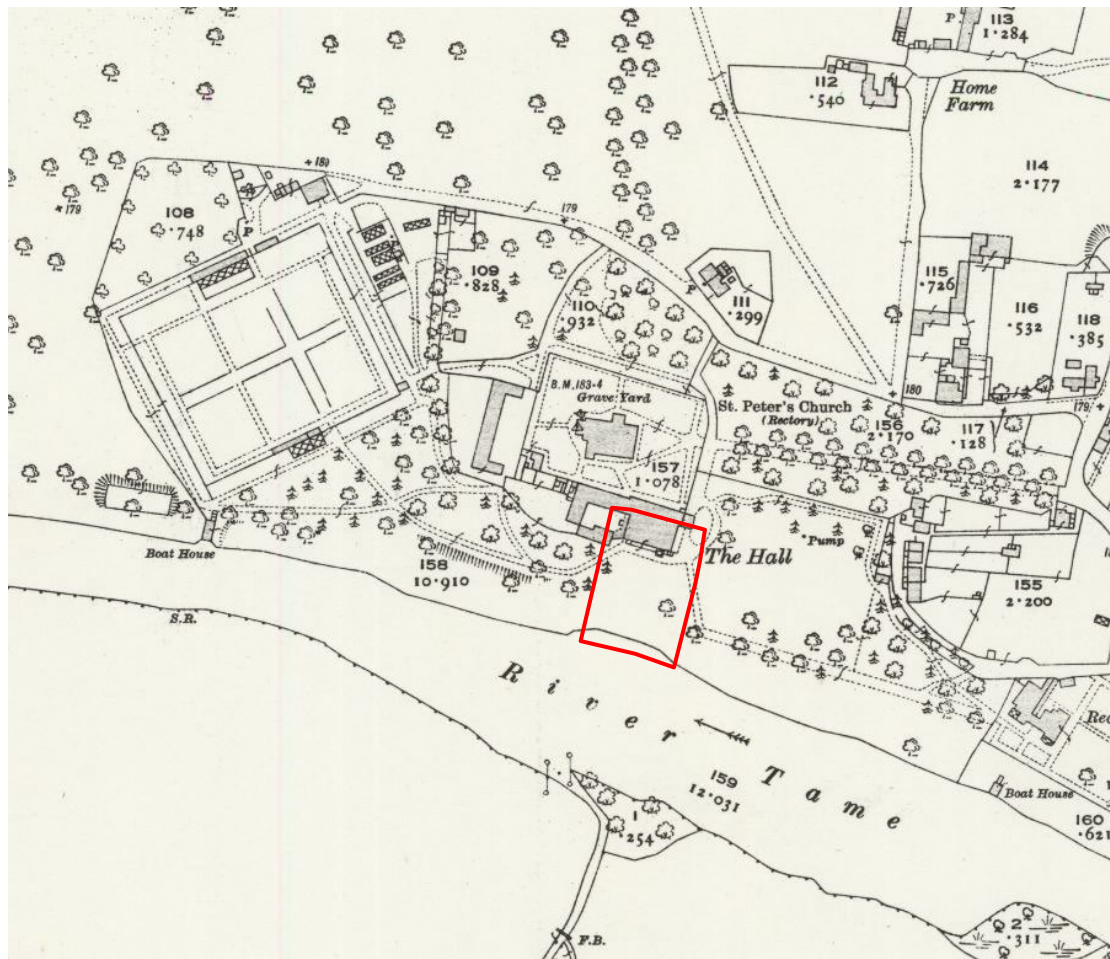


Figure 18: Detail of 1923 edition OS map, sheet Staffs LIII.10, with assessment area highlighted. Scale 25 inch to 1 mile

There are no further maps available until the metric map of 1968. By this time the Hall has been demolished and the assessment area is now empty. The area to the west of the assessment area has been landscaped slightly, maybe due to erosion. There is no longer any detail inside the walled garden (Figure 19).

The smaller scale OS map of 1989 also shows an empty plot. However a plaque on Yew House records that it was built in 1983 (Figure 20).

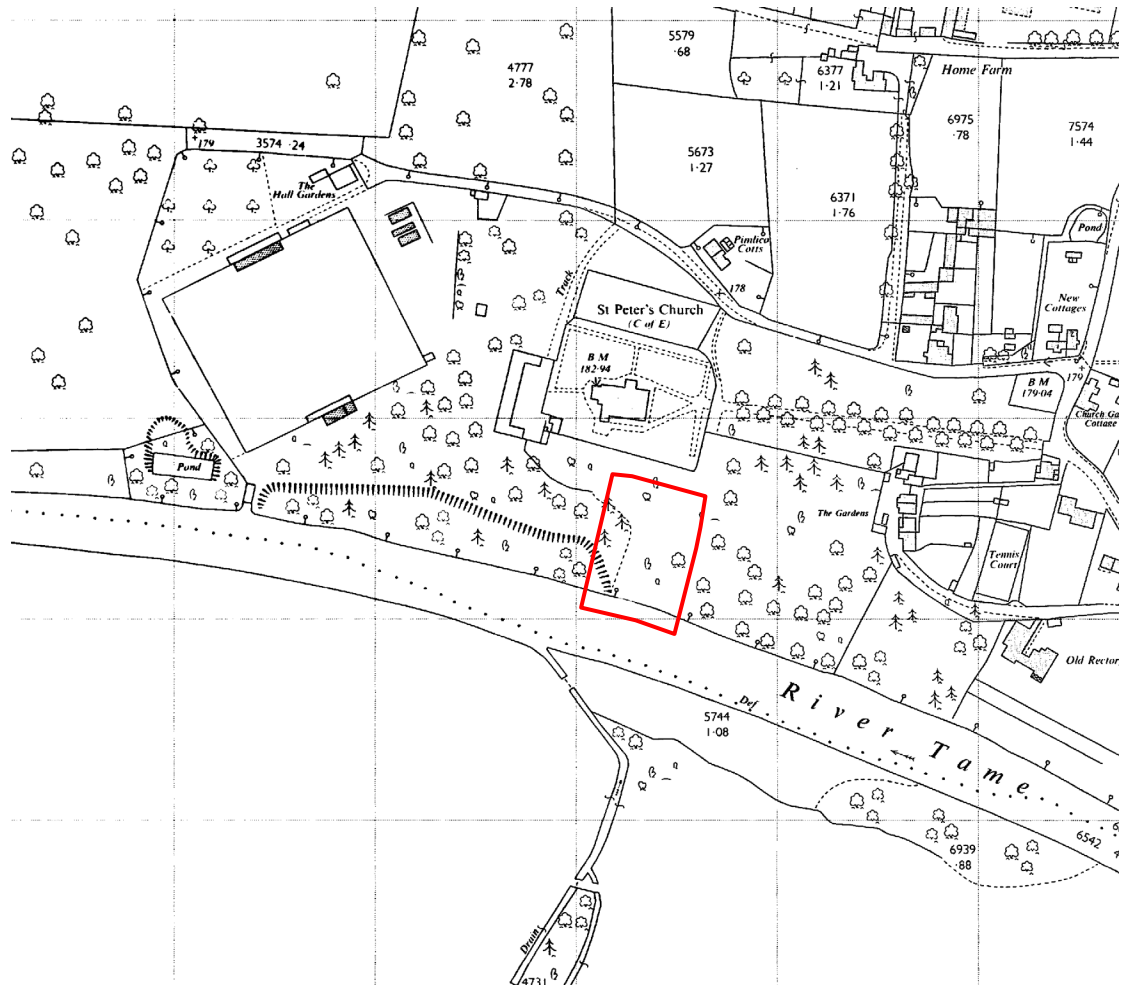


Figure 19: Detail of 1968 edition OS map (1901), sheet SK 1810, with assessment area highlighted. Scale 1: 2500

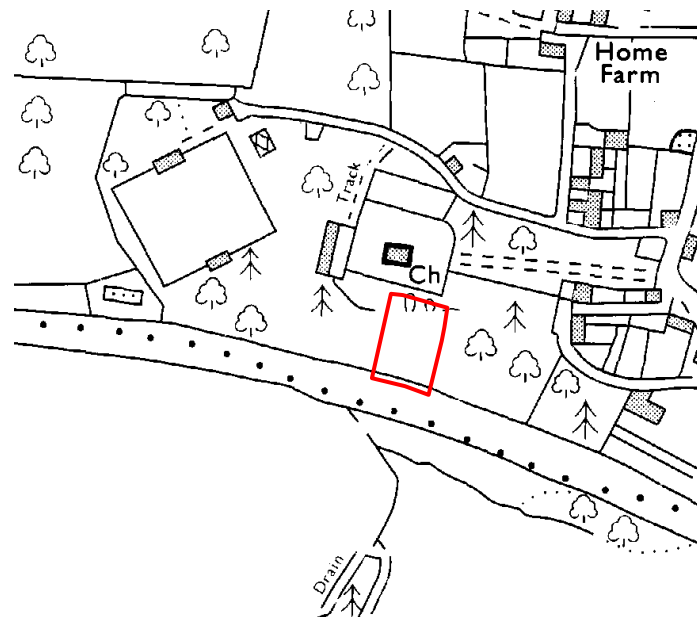


Figure 20: Detail of 1989 edition OS map, sheet SK 11SE, with assessment area highlighted. Scale 1: 10 000

There are several versions of Google Earth images available. Two are shown illustrating the recent changes to the area. The image from 2003 shows the assessment area now occupied by the house and gardens. There are also new properties to the east and west of the site. The walled garden is shown as disused. The heavy tree cover of the area is immediately apparent (Figure 21).



Figure 21: 2003 Google Earth image of current state of the assessment area.
Imagery ©2020 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky, Maxar technologies, Map data ©2022



Figure 22: Modern Google Earth image of current state of the assessment area.
Imagery ©2020 Bluesky, CNES/Airbus Getmapping plc, Infoterra Ltd & Bluesky, Maxar technologies, Map data ©2022

The more recent image from 2021 is very similar, although it illustrates the restoration of the walled garden, with its new allotments within (Figure 22).

Site Visit By Andrew Hyam

A site visit was undertaken by A Hyam on 03/03/2022 in order to assess the current state of the house, the site and its setting. Attention was also paid to the likely impact that the proposed development may have upon nearby heritage assets. None of the adjacent buildings were entered.

Elford is a small village with the majority of houses being located on the eastern side of Church Road. Clustered along Church Road are a variety of red-brick and timber-framed houses with tiled roofs. More modern houses can be seen further to the east in the village. West of Church Road is a long rectangular open space with a tree-lined avenue, known as The Avenue, leading to St. Peter's Church. To the south of The Avenue and west of Church Road is a private road known as The Gardens. A number of timber-framed and brick buildings can be seen from The Avenue including the Grade II listed vicarage. There is also a brick wall, on the south side of The Avenue which has a tall gateway and doorway to the north and south close to where it meets the churchyard. Early maps indicate that this formed the boundary wall between the Hall gardens and The Avenue and provided carriage access between the two. Large mature trees and shrubs tend to hide most long-distance views around the village.



Figure 23: Yew House and Old Hall Drive, looking south-west



Figure 24: Yew House and Old Hall Drive, looking east

The Yew House site consists of a roughly rectangular plot of land located on the south side of Old Hall Drive which leads southwards from Church Road in the north-west. Old Hall Drive is a private and gated road. The driveway leads past the former stable block and continues past three late 20th century houses one of which is Yew House (Figure 23 & Figure 24).



Figure 25: Yew House and front garden, looking south

Yew House is a modern two storey detached house with a garage and was built in 1983 as a dated brick in the pillar next to the front door shows. All three houses on this part of Old Hall Drive were built around the same time. The house is built of brown bricks with wooden window frames. The roof has red-brown ceramic tiles similar in style and colour to a number of other properties to be seen around the village. Overall the house, although well-built and in good repair, is a typical 1980s building with little imagination and does little to improve the locality (Figure 25).



Figure 26: The front garden and Old Hall Drive, looking north-east



Figure 27: The house from the rear garden, looking north

The house has a lawn at the front (north) which opens directly onto Old Hall Drive. Neither of the other two adjacent properties have front hedges or fences (Figure 26).



Figure 28: View across the rear garden, showing terrace, looking west



Figure 29: View from rear garden across River Tame, looking south-east



Figure 30: View from riverbank, looking east

On the south side of the house the garden drops down to the River Tame. The house sits on a terrace which is at a similar level to the driveway and there is a step down of just over 1.5m down to a lower terrace next to the river. Trees and shrubs form the east and west boundaries to the adjacent properties (Figures 27-30).



Figure 31: The WWII pillbox on the south bank, looking south

Across the river the ground is fairly level and appears to form a large flood plain. Trees can be seen forming hedge lines and also around former gravel workings. There is also a small WWII pillbox on the opposite bank (Figure 31).



Figure 32: The view to the church from the assessment area, looking north-west



Figure 33: View to church from neighbouring property to west, looking north-east

The 1980s house to the east of Yew House has recently been refurbished (pers. comm. the owners) and has had new external treatments and extensions. Part of this building has been timber-clad. This house faces towards the north-west towards St. Peter's Church. The house to the west of Yew House, also of the same period, is built using pale red bricks. Tall mature trees form the boundary between the churchyard to the north making the church building all but invisible from Yew House or indeed from any of the other houses here (Figure 32 & Figure 33). Gaps in the hedge and between the trees give very limited views of Yew House from within the churchyard (Figure 34). The churchyard is more open to the north and faces across open fields.



Figure 34: Yew House glimpsed from the churchyard, looking south-east

On the western side of Old Hall Drive are the former stable buildings which have been converted into a domestic dwelling (Figure 35). It is possible to see the roof and end of the southern wing of the stables from the northern edge of the Yew House site. None of the stable windows have a view of Yew House. Old Hall Drive passes to the east of the stables and heads northwards to join Church Road.

To the west of the stables is the former walled garden belonging to the hall (Figure 36). This is now a large community garden with an active volunteer membership. Part of the area within the walls is used for allotments. The walled garden cannot be seen from Yew House nor can the house be seen from the garden.

Avenue House is a four storey brick-built domestic residence looking southwards across the Avenue. The number of trees, the former garden wall to the Hall and distance mean that it does not have a view of the Yew House site. The rectory and listed rectory wall also cannot see or be seen from the site.



Figure 35: The coach house from the south, looking north up Old Hall Drive



Figure 36: The walled garden from the north, looking south

Appraisal of Development Impact

The new proposal is for a new large detached dwelling covering the footprint of the old existing house, which will be demolished. There will also be an extended attached garage and new drive leading from the road (Figure 37 & Figure 38).

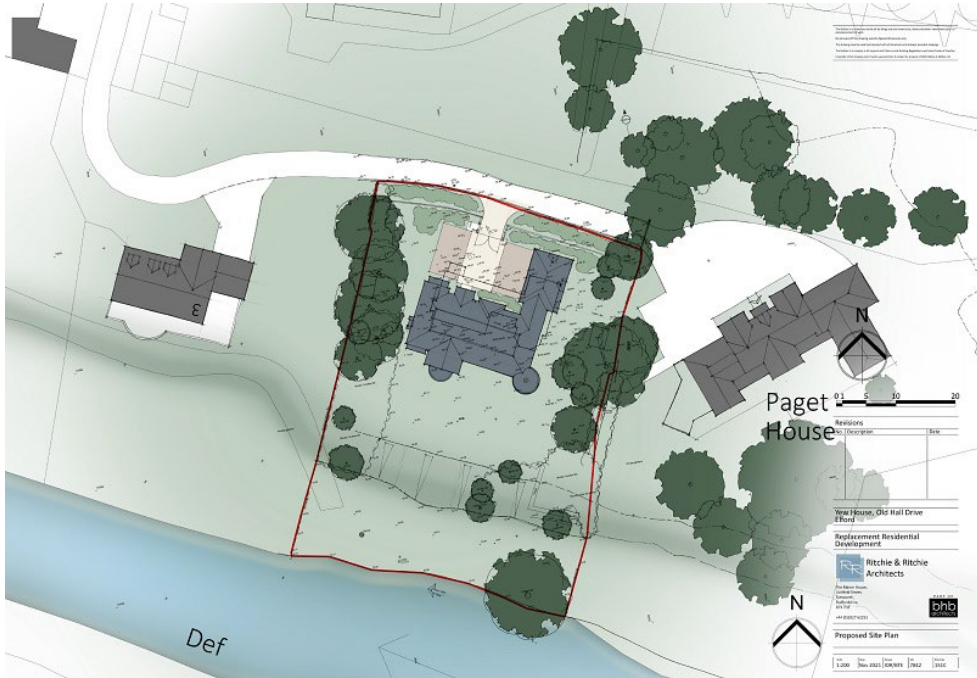


Figure 37: Plan of proposed development. Provided by client



Figure 38: Elevations of proposed development. Provided by client

The foundation trenches for any new dwellings are likely to be at least 1m deep and will therefore have a detrimental effect on any underlying archaeological remains that might be present on the site. Trenches for new services and landscaping can also have a negative effect on buried archaeological remains.

The new development will entirely cover the footprint of the existing building and therefore the development will largely be on previous developed ground. However, as the new building will be bigger than the existing house, there is some potential for undisturbed archaeological remains, although these areas also may have been disturbed during the construction process.

Designated Heritage Assets

The scheduled monument of the Roman settlement that lies across the river from the site, around 200m to the south is of **High** significance as a Heritage Asset. However, the river lies between the proposed new development and the monument, and as the monument consists of buried remains, the monument cannot be seen properly or experienced from the assessment area. The current building does not contribute directly to the setting of the Scheduled Monument other than as part of the general background of buildings across the river. The replacement of the existing building will have a **Negligible** impact on the setting of the heritage asset and the effect on the scheduled monument will be **Slight Adverse**.

The Grade II* listed church lies 50m north-west of the proposed development area. As a Grade II* listed building the church is of **High** significance. The church would have had links with the original now demolished Hall which would have been part of its overall setting. The existing modern building does not add to the setting of the church and the view to the assessment area from the church (and *vice versa*) is very limited, although the church can be seen more clearly from further up the road. The new development is not much larger than the existing house and is likely to be a more sympathetic design. Therefore the impact on setting of the church will be **Negligible** and the effect **Slight Adverse**.

The walled garden and the coach houses to the west of the site are also listed and as Grade II they have a **Medium** significance as heritage assets. Part of the coach houses can be seen from Yew House but not the other way round. The walled garden cannot be seen or experienced from the existing house. Therefore the impact on the setting of both these buildings will be **Negligible** and the effect will be **Neutral**.

Similarly the current building does not contribute greatly to the Elford Conservation Area and as the new building will replace a less attractive building on a similar footprint. The Yew House site is in a secluded part of the village with no public access and is within an area which is screened by a number of trees and shrubs. Any new development, if carefully designed and using sympathetic materials, have little negative impact and in fact has the potential to improve the overall setting. The impact will be **Negligible** and the effect **Neutral**.

Non Designated Assets

Archaeology

There will be no impact on archaeological remains outside the proposed development area. However, as no archaeological work has been undertaken within the assessment area there is a risk of previously unknown archaeology to be present on the site. The

HER identifies several known archaeological sites in the vicinity; the area is very rich with potential prehistoric or Roman remains, although most of these sites have been discovered from cropmarks identified through the use of aerial photography and are not closely dated through excavation. There is a scheduled monument close to the site, although this on the opposite bank of the river. This was closely dated through excavation and then re-buried and given protected status.

Therefore, there is **Moderate** to **High** potential for prehistoric and Roman remains within the assessment area.

The assessment area lies in the centre of the village and is very close to the parish church. It also lies within the former grounds of the post-medieval Elford Hall, demolished in 1964. The hall may lie upon the site of an earlier medieval building. The cartographic evidence shows that the northern part of the assessment area lies partially within the footprint of the hall. Groundworks within this area are very likely to disturb any buried remains of this building and has the potential to reveal earlier structures.

Therefore, there is **Moderate** potential for medieval remains and **High** potential for post-medieval remains.

As the site has not been previously evaluated, clarification of the archaeological potential could be achieved through further archaeological work. The proposed development area already contains a building, which will be demolished prior to any groundworks being undertaken and any evaluation such as trial trenching will need to wait until the building is demolished.

There are no overhead cables on the site that would restrict the movement of an excavator, although there are likely to be several buried services in the area.

Access for vehicles into the assessment area is very good. Access to the rear of the building may be restrictive for a machine due to the surrounding trees.

Historic Landscape Character

The assessment area is recorded in the HLC as 'Settlement: Post 1880s Settlement'. The character and function of the site will not change. Therefore the impact on the historic character of the area will be **No Change** and the overall effect will be **Neutral**.

Conclusion

This document provides an assessment of the heritage assets potentially affected by a proposed development at Yew House, Elford, Staffordshire B79 9BZ.

The assessment area consists of a rectangular shaped parcel of land containing a detached dwelling surrounded by gardens. It lies within the village centre of Elford 50m from the listed parish church of St. Peter and within the former grounds of Elford Hall, a post-medieval building dated from around the 18th century, which was demolished in 1964. The main building of the hall would have been within the assessment area itself to the north of the existing dwelling. The southern end of the assessment area abuts the riverbank of the River Tame that runs to the south of the village. The post-medieval hall is likely to lie on the site of an earlier medieval building.

The assessment area lies within the Elford Conservation Area.

The development proposal is for the existing dwelling to be replaced by a larger detached dwelling, broadly within the same footprint, although slightly larger.

The Historic Environment Record (HER) for Staffordshire indicates that there are several known archaeological sites within a 1km radius of the assessment area. These are mainly cropmarks of occupation and settlement, which by their form, are likely to be prehistoric in origin. A Roman stock rearing site at Fisherwick was revealed during excavations around 200m south of the assessment area on the opposite bank of the River Tame. This was later protected as a scheduled monument. Evidence for Neolithic occupation was also revealed during the Fisherwick excavations. Therefore, there is **Moderate** to **High** potential for prehistoric and Roman remains within the assessment area.

The cartographic evidence shows that the northern part of the assessment area may contain the remains of the post-medieval hall and possibly earlier structures. The HER for the area also indicates medieval earthworks around the village, associated with enclosures or buildings, indicating that the village may have ‘shrunk’ in size since the medieval period. Therefore, there is **Moderate** potential for medieval remains and **High** potential for post-medieval remains within the assessment area. However, the potential for these remains will be dependent on the extent of disturbance from the construction of the building.

The scheduled monument across the opposite bank of the river from the site cannot be seen or experienced from the assessment area. There will be a **Negligible** impact on the heritage asset and therefore the effect on the scheduled monument will be **Slight Adverse**.

There are three listed buildings close to the assessment area. These are the church, which is Grade II* listed, and the coach houses and walled garden of the demolished hall, which are both Grade II. The site is also within the Conservation Area.

The church cannot be clearly seen from the assessment area and the view to the site from the church also limited for the same reason. The coach house roof can be seen from the assessment area but little else and the walled garden cannot be seen at all from the assessment area. Therefore the impact on all three assets will be **Negligible** and the impact **Slight Adverse** for the Grade II* church and **Neutral** for the other buildings.

As the new building will largely follow the footprint of the existing Yew House and will be built in a sympathetic style, the impact on the Conservation Area will be **Neutral**.

Table 4: Summary of impacts

Heritage Asset	Significance (value)	Impact	Effect
Designated Assets			
Photographic Site South-West of Elford (Fisherwick) Scheduled Monument ST231: SM 1006100	Scheduled Monument- High	Negligible The site cannot be seen or experienced from the assessment area	Slight Adverse
Church of St. Peter (MST5262; LB 1038899)	Grade II*- High	Negligible The heavy tree cover in the area means that the church is shielded from view from the assessment area and vice versa	Slight Adverse
The Coach Houses (MST9219: LB 1038898)	Grade II- Medium	Negligible Only the roof of the buildings is visible from the assessment area at Yew House	Neutral
The Walled Garden (MST12460: LB 1380564)	Grade II- Medium	Negligible The gardens cannot be seen from Yew House	Neutral
Conservation Area	Medium	Negligible The current building does not add to the setting of the Conservation Area	Neutral
Non Designated Assets			
Archaeology in the vicinity of the proposed development area.	Low – Medium	No Change	NA - The proposed development will have no impact on archaeology outside the proposed area
Previously unknown archaeology within the proposed development area.	Unknown but potentially Moderate to High There is <i>Moderate-High</i> potential for archaeology from prehistoric and Roman periods. There is <i>Moderate</i> potential for medieval remains and <i>High</i> potential for post-medieval remains	Unknown	Unknown -There is potential for previously unknown archaeology within the site. Evaluation would help to determine this and provide information upon which to base a mitigation strategy.
Historic Landscape Character	Low - Medium	No Change The character and function will not change from Settlement: Post 1880s Settlement	Neutral

References and Sources

(All websites were accessed between 03/03/2022 and 18/03/2022)

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<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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OS MAPS: 25 inch to 1 mile: Staffordshire sheet LIII.10 1885, 1901, 1923 editions. 1: 2500 sheet SK 1810 1968 edition. 1: 10 000: SK 11SE 1989 edition

Paget (1873). Some Records of Ashted. pp. 118–137.

Soilscapes website, <http://www.landis.org.uk/soilscapes>

Appendix I: Archaeology ‘events’ recorded on the Historic Environment Record for Staffordshire

Event No	Name	Ref	Type	NGR
EST220	An archaeological excavation on the site of a Romano-British farmstead at Fisherwick in 1968. (NRHE Name - Fisherwick)		EXCAVATION	SK 1851 1018
EST379	A site visit to Elford in November 1985.		FIELD VISIT	SK 1925 1062
EST401	A site visit to the site of a series of cropmark features at Fisherwick (1982).		FIELD VISIT	SK 1846 1022
EST517	A site visit to a series of cropmark features at Fisherwick, Staffordshire (1980).		FIELD VISIT	SK 1846 1022
EST543	A site visit to the site of a series of scheduled cropmark features at Fisherwick.		AERIAL PHOTOGRAPH INTERPRETATION; FIELD VISIT	SK 1846 1022
EST673	An archaeological watching brief at St. Peter's Church, Elford, May 2002. (NRHE Name - St Peter's Church, Elford)		WATCHING BRIEF	SK 1852 1061
EST741	An assessment of the landscape, ritual, settlement and archaeology of River Gravels (Where Rivers Meet).		AERIAL PHOTOGRAPH INTERPRETATION; DESK BASED ASSESSMENT	SK 1907 1399
EST858	An archaeological evaluation in the Stanley Chapel at the Church of St. Peter, Elford, Staffordshire.		EVALUATION	SK 1852 1061
EST1302	An archaeological watching brief at Howard Primary School, Elford, 2003. (NRHE Name - Howard Primary School)	Marches Archaeology Series Report No. 295	WATCHING BRIEF	SK 1885 1059
EST2100	A desk-based assessment of the Bustleholm to Drakelow Overhead Electricity Line. (NRHE Name - Bustleholm to Drakelow OHL)	AMEC Report Number RW049	DESK BASED ASSESSMENT; FIELD SURVEY	SK 1319 0713
EST2110	An archaeological building recording survey at The Crown Inn, Elford, February 2011. (NRHE Name - The Crown Inn, The Square)	Report 2011/23	PHOTOGRAPHIC RECORDING; BUILDING SURVEY; ARCHITECTURAL SURVEY	SK 1886 1049
EST2718	An archaeological desk based assessment of land off The Shrubbery, Elford, June 2015		DESK BASED ASSESSMENT	SK 1911 1036

Appendix II: Known archaeological monuments recorded on the Historic Environment Record for Staffordshire

HER Ref	Name	Type	Period	NGR
PREHISTORIC				
MST1373	Enclosures, Elford Hall Park, Elford	ENCLOSURE; TRACKWAY	Prehistoric	SK 1799 1100
MST1374	Circular Cropmark Feature and Pit Alignment, West of Bisphill Plantation, Fisherwick	PIT ALIGNMENT; FEATURE	Prehistoric	SK 1784 1119
MST1506	Cropmarks, Deercote Farm, Fisherwick	PIT ALIGNMENT?; ENCLOSURE?; FINDSPOT	Prehistoric	SK 1808 0938
MST1507	Cropmarks, Fisherwick Park Farm	LINEAR FEATURE?; ENCLOSURE	Prehistoric	SK 1806 0981
MST1530	Prehistoric Cropmark Complex, Fisherwick	LINEAR FEATURE; ENCLOSURE; FIELD SYSTEM?; RING DITCH	Prehistoric	SK 1853 0835
MST3932	Pit Alignment and Field System, East of Brickhouse Lane, Elford	PIT ALIGNMENT; FIELD SYSTEM; RIDGE AND FURROW; TRACKWAY; FIELD BOUNDARY	Prehistoric	SK 19014 10900

HER Ref	Name	Type	Period	NGR
MST3935	Pit Alignment, Elford	PIT ALIGNMENT	Late Bronze Age to ROMAN	SK 1790 1080
MST17851	Cropmark Complex, North-West of Elford	SETTLEMENT?	Prehistoric	SK 1802 1076
MST17853	Enclosures, Elford	ENCLOSURE	Prehistoric	SK 1807 1076
ROMAN				
MST231	Farmstead, Fisherwick Scheduled Monument - 1006100	HUT; FLINT SCATTER; COOKING PIT; FARMSTEAD etc	Roman	SK 1854 1017
MEDIEVAL				
MST1378	Fisherwick Deserted Settlement	DESERTED SETTLEMENT	Medieval	SK 1810 1000
MST2303	Elford Mills Complex, Elford	MILL POND?; WATERMILL; WATERMILL; PAPER MILL?	Medieval	SK 1926 0977
MST2436	Elford / Eleford (Settlement)	SETTLEMENT; MARKET	Medieval	SK 1880 1049
MST3528	Settlement earthworks, north of Elford	DESERTED SETTLEMENT; HOLLOW WAY	Medieval	SK 19252 10620
MST3933	Linear Features and Ridge and Furrow, Dogkennel Wood, Elford	RIDGE AND FURROW; LINEAR FEATURE	Medieval	SK 1857 1115
MST4609	Coin Findspot, Elford	FINDSPOT	Medieval	SK 19130 10329
MST5262	Saint Peter's Church, Elford	CEMETERY; CHURCH; TOWER; CHURCH	Medieval	SK 1851 1060
MST5468	Ridge and Furrow, Raddle Farm, Elford	RIDGE AND FURROW	Medieval	SK 19109 10361
MST16498	Silver Penny Findspot, Elford	FINDSPOT	Medieval	SK 18 10 (point)
MST19433	Ridge and Furrow, Raddle Farm, Elford	RIDGE AND FURROW	Medieval	SK 1961 1053
MST20878	Possible Building, North-West of Greendales Farm, Elford	BUILDING?	Medieval	SK 1925 1130
MST20879	Enclosure, Trackways and Boundaries, Fisherwick Hall Park, Fisherwick	TRACKWAY?; BOUNDARY?; ENCLOSURE?; FIELD BOUNDARY	Medieval	SK 1824 1021
POST-MEDIEVAL to MODERN				
MST941	Elford Hall, Elford	COUNTRY HOUSE?; COUNTRY HOUSE	Post-medieval	SK 1852 1055
MST4622	PILLBOX, River Tame at Elford	PILLBOX	WWII	SK 1846 1046
MST6205	Elford Hall Park, Elford	LANDSCAPE PARK	Post-medieval	SK 1838 1079
MST6305	Fisherwick Hall Park	LANDSCAPE PARK	Post-medieval	SK 1793 0959
MST13242	Stubby Lea Hall Farm / Stubby Lea Farm, Fisherwick	MODEL FARM; Regular Courtyard Plan	Post-medieval	SK 1883 0964
MST13245	Park Farm / Elford Park Farm, Brickhouse Lane, Elford	MODEL FARM; Regular Courtyard Plan; Covered Yard	Post-medieval	SK 1862 1161
MST13309	Howard Primary School, The Square, Elford	SCHOOL	Modern	SK 1885 1058
MST16472	Coin Findspot, Elford	FINDSPOT	Post-medieval	SK 18 10 (point)
MST17027	Mound Findspot, Elford	FINDSPOT	Post-medieval	SK 19 10 (point)
MST18641	Water Meadow, South of Elford	WATER MEADOW	Post-medieval	SK 1905 0943
MST20119	Finger Post, The Beck / Burton Road, Elford	FINGER POST	Post-medieval	SK 1929 1056
MST20880	Possible Field Boundary, Fisherwick Hall Park, Fisherwick	FIELD BOUNDARY	Post-medieval	SK 1894 1009

HER Ref	Name	Type	Period	NGR
MST22387	Tamworth Turnpike Road	TOLL ROAD	Post-medieval	SK 1875 0555
UNDATED				
MST1371	Linear Features, Elford	LINEAR FEATURE	Unknown	SK 1781 1073
MST1375	Enclosure, North of River Tame, Elford	ENCLOSURE	Unknown	SK 1768 1057
MST1388	Enclosure, North-West of Church, Elford	ENCLOSURE	Unknown	SK 1815 1100
MST3967	Enclosure, Elford Hall, Elford	ENCLOSURE	Unknown	SK 1823 1074
MST17850	Linear Features, West of Dogkennel Wood, Elford	LINEAR FEATURE	Unknown	SK 1823 1107
MST17852	Linear Features, North of River Tame, Elford	LINEAR FEATURE	Unknown	SK 1759 1055
MST17854	Trackway, Elford Hall Park, Elford	TRACKWAY	Unknown	SK 1805 1116

Appendix III: Listed buildings recorded on the Historic Environment Record for Staffordshire

HER/ LB No	Name	Type	Grade	NGR
MST5262 1038899	Saint Peter's Church, Elford	CEMETERY; CHURCH; TOWER; CHURCH	II*	SK 1851 1060
MST9212 1038895	Black and White Cottage, Church Road, Elford	HOUSE; TIMBER FRAMED HOUSE	II	SK 18805 10502
MST9213 1178369	Crown Cottage, Church Road, Elford	HOUSE; TIMBER FRAMED HOUSE	II	SK 18815 10500
MST9214 1374242	The Arches, Church Road, Elford	HOUSE; TIMBER FRAMED HOUSE	II	SK 18942 10430
MST9215 1295071	The Forge, Church Road, Elford	HOUSE; TIMBER FRAMED HOUSE	II	SK 18836 10436
MST9216 1038896	Former Smithy, Church Road, Elford	BLACKSMITHS WORKSHOP	II	SK 18859 10428
MST9217 1038897	Avenue House, Elford	HOUSE	II	SK 18678 10632
MST9218 1180088	Home Farmhouse, Elford	FARMHOUSE	II	SK 18647 10770
MST9219 1038898	1 and 2 The Coach House, Elford Hall, Elford	STABLE; COACH HOUSE	II	SK 18470 10612
MST9221 1180171	Elford Post Office, The Square, Elford	TIMBER FRAMED HOUSE; SHOP; HOUSE	II	SK 18852 10474
MST9222 1180192	The Crown Inn, The Square, Elford	TIMBER FRAMED HOUSE?; INN	II	SK 18861 10498
MST9223 1038900	The Cottage, The Square, Elford	HOUSE; TIMBER FRAMED HOUSE	II	SK 18864 10512
MST9231 1180114	Elford Bridge East, River Tame, Elford	ROAD BRIDGE	II	SK 19186 09923
MST9232 1038905	Elford Bridge West, River Tame, Elford	ROAD BRIDGE	II	SK 19125 09905
MST10435 1264205	The Old Rectory, The Gardens, Elford	HOUSE; VICARAGE	II	SK 18724 10482
MST10436 1374271	Garden Wall, The Old Rectory, Elford	GARDEN WALL	II	SK 18745 10500
MST12460 1380564	Kitchen Garden, Elford Hall, Elford	WALLED GARDEN; KITCHEN GARDEN	II	SK 1836 1064



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