

ADDITIONAL INFORMATION
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**STATEMENT OF
SIGNIFICANCE**

In respect of

**ST. GEORGE'S PARK,
NATIONAL FOOTBALL
CENTRE**

On behalf of

**THE FOOTBALL
ASSOCIATION**

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CgMs Ref: SW/11719

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Fig. 2: Site Plan, showing locations of heritage assets (original layout by redbox architecture)

1.0 INTRODUCTION

- 1.1 The purpose of this report, which has been prepared by CgMs Consulting on behalf of The Football Association, is to provide an assessment of the significance of the historic built environment of the St George's Park National Football Centre site (hereafter referred to as the application site). A separate archaeological desk-based assessment (also prepared by CgMs Consulting) considers all other heritage assets within the site.
- 1.2 This assessment is made as part of an Environmental Statement which accompanies a full planning application for a National Football Centre (NFC) sports and hotel facility, and a separate outline application for a residential scheme. The application site covers an area of 22.4 hectares of land at St. George's Park (formerly Byrkley Park), in East Staffordshire.
- 1.3 Any such assessment of significance should be based on a proper understanding of the history, function and development of the site and its constituent buildings and structures. A history of the development of the Byrkley Park site was prepared as part of an archaeological desk-based assessment prepared by Marches Archaeology in 2001, and building recording work was also undertaken by that organisation in 2002 as a condition of planning permission. Both reports relating to this work are included as appendices to the CgMs DBA (Appendix C and Appendix D). Therefore, while this information has been drawn upon, it is not repeated here. A brief summary of the principal events in the historical development of the site is, however, presented at Section 2.0 of this report.
- 1.4 This report assesses only those heritage assets forming the built historic environment of the application site and the areas immediately on its periphery. It also considers the extent to which the settings of listed buildings in the vicinity of the application site may be affected by the NFC redevelopment.

2.0 PLANNING POLICY CONTEXT

- 2.1 National policy guidance in relation to the historic built environment is provided by the newly issued Planning Policy Statement 5: Planning for the Historic Environment (March 2010) which has replaced PPG15 and PPG16. PPS5 provides guidance for planning authorities, property owners, developers and others on the conservation of the historic environment including the conservation, preservation and investigation of Heritage Assets.
- 2.2 Heritage Assets are defined in Annexe 2 of PPS 5 as '*A building, monument, site, place, area or landscape positively identified as a having a degree of significance meriting consideration in planning decisions*'. Heritage assets include designated assets and assets identified by the local authority during the process of decision-making or through the plan-making process, such as locally listed buildings.
- 2.3 The East Staffordshire Local Plan 2001-2011 (adopted 2006) which forms part of the emerging Local Development Framework, provides regional policies for the protection of the built environment but the policies relating to listed buildings and their settings, and in respect of conservation areas, are not included on the list of saved policies established in September 2007 and therefore no longer apply.
- 2.4 In determining applications affecting listed buildings or conservation areas the local authority therefore refers to government guidance (PPS5), to the Regional Spatial Strategy for the West Midlands (2008), which forms part of the national planning system and provides the long-term land use and transport planning framework for the Region, and to the Staffordshire and Stoke-on-Trent Structure Plan covering the period up to 2011.
- 2.5 Policies QE1, QE5 and QE6 of the Regional Spatial Strategy are relevant. Policy QE5 is the most directly relevant of these, the most relevant sections of which are set out below:

Policy QE5 Protection and enhancement of the Historic Environment

- A. Development plans and other strategies should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.
- B. Of particular historic significance to the West Midlands are:
 - i) the historic rural landscapes and their settlement patterns.
 - iii) listed buildings, scheduled and unscheduled ancient monuments, conservation areas, historic parks and gardens, all in their settings, and battlefields.

2.6 Policy QE1 'Conserving and Enhancing the Environment' refers to the requirement to *'protect and where possible enhance other irreplaceable assets...such as...historic landscape features and built heritage...'*. Policy QE6 'The Conservation, Enhancement and Restoration of the Region's Landscape' refers to the requirement to protect and, where possible, enhance, *'natural, man-made and historic features that contribute to the character of the landscape...'*

2.7 Policies NC17A and NC17B of the Staffordshire and Stoke-on-Trent Structure Plan relate to the protection and management of historic parks and gardens, while Policy NC18 'Listed Buildings' is in accordance with national guidance in stating that, *'There will be a presumption in favour of preserving Listed Buildings and protecting their settings and historic context'*. Policy NC19 refers to the protection of conservation areas.

3.0 SUMMARY HISTORY

3.1 A full historical background of Byrkley Park, including its long history as a medieval hunting park with a lodge, is provided in the Marches Archaeology Desk-based Assessment (2001) which is included at Appendix C of the CgMs Desk-based Assessment. The latter assessment also incorporates a historic map regression exercise. The following bullet-point list therefore provides only a summary history of the park, including key dates/periods when park structures were built or demolished.

- A new Byrkley Lodge was built in **c.1764** by Lord Townshend; this was demolished in the late 19th century under the ownership of the Bass family.
- During the **early 19th century** a curving wing was added to the north-eastern side of Byrkley Lodge, with a further range added to the western side of the building; both of these additions are depicted on the 1859 map of the site. These additions may have been made by Edward Sneyd or by his daughter Mary Emma Sneyd, who inherited the Estate in 1830. They may also have been carried out at the request of Michael T. Bass, M.P. of Burton-on-Trent to whom Byrkley Lodge was rented in 1850-1, but who moved to Rangemoor Hall in 1870.
- Between **1856 and 1884** the southern portico of the Lodge was demolished. The 1884 First Edition Ordnance Survey map also shows three glasshouses to the east of the service yard with further glasshouses to the west and an icehouse. A new drive joining with Burton Road was also built during this period along the western edge of the home fields, and a ha-ha is clearly depicted south of the Lodge on the 1884 map; the line of the ha-ha is also shown as a boundary on the enclosure map and may therefore date from the early 19th century. The ownership of the Lodge and estate changed several times during this period; Mary Emma Sneyd bequeathed the estate to Revd. Thomas Grove and from him it passed to Francis William Newdigate and finally in 1886 to Hamar A. Bass Esq., M.P.
- Two weirs, one to the upper pool and the second to the lower pool, are depicted south of The Lodge on the **1884** O.S. map, which also shows a boathouse on the western side of the upper pool and three driveway entrance lodges to the north, east and west of the main house.

- The late 19th-century Byrkley Lodge was demolished under the instruction of Hamar Bass between **1887 and 1891** and a replacement Lodge was built on the same site. The new building included a new service court located west of its predecessor.
- Between **1884 and 1901** a new pumping station was built north-west of the Lodge and a second pumping station was constructed on the west bank of the Lin Brook, downstream of the pools.
- Between **1901 and 1924** an Electric Power Station and a Gas Works had been built west of the Lodge and a replacement icehouse built south of the pumping station. The northern of the two pools was widened during this period, resulting in the demolition of the former boathouse.
- In **1941** Tatenhill airfield was built north-west of the site together with the surviving bomb stores.
- The Lodge was demolished in **1952** following the death of Sir William Bass.
- The service court, stables and outbuildings remained standing following the demolition of the Lodge, but were eventually demolished in **1991**.

4.0 APPRAISAL OF THE HISTORIC BUILT ENVIRONMENT

4.1 Introduction

- 4.1.1 The application site consists of a long irregularly-shaped area of 22.4 hectares contained within the wider St. George's Park site. The wider site is accessed off the B5234, from where a long access road runs south-west into the application site.
- 4.1.2 The application site is bounded by the Lin Brook to the east, an access road to the north-east, sports pitches to the north, an area of mature trees and sports pitches to the west, and sports pitches to the south.
- 4.1.3 The wider site comprises the extent of the former Byrkley Park, a historic landscape park associated with Byrkley Lodge. As outlined above in Section 3.0, the 19th-century Lodge was demolished in 1952; the demolition of the large stable block complex occurred in 1991.
- 4.1.4 There is no survival of any historic built structures relating to Byrkley Lodge within the boundaries of the application site itself. However, there is a small and rather disparate group of historic built structures immediately adjoining the application site and which may therefore be affected by the proposed NFC development. These comprise features historically associated with Byrkley Lodge, including a former pump house, a former icehouse, a surviving section of a balustraded garden terrace, an overflow structure for containing and controlling water overflow from a series of fishponds on the Lin Brook, and a bridge over the brook.
- 4.1.5 In addition, in the area north of the application site proposed for residential development, there is a group of military airfield bomb store structures dating from the period of the Second World War and associated with the former RAF Tatenhill airfield.
- 4.1.6 None of these structures is protected by statutory designation. However, all these structures should be considered 'heritage assets' as defined by the recently issued PPS5, and therefore have been assessed in line with the guidance contained within the

PPS. Therefore, section 4.3 of this report describes these features and provides an assessment of their significance in order to provide a basis for assessing the impact of the NFC redevelopment upon them.

- 4.1.7 There are no statutorily listed buildings within the application site and none within the wider St. George's Park site. However, there is a listed milestone beside the main entrance into St George's Park on the B5234, and a number of listed buildings within the wider area, including those within the Rangemore Conservation Area. The potential impact of the NFC development on the settings of these buildings is considered at section 4.4. East Staffordshire Borough Council does not maintain a list of buildings of local interest.

4.2 Defining and Assessing Significance

- 4.2.1 In March 2010, the Departments of Communities and Local Government (DCLG) and Culture, Media and Sport (DCMS) jointly published *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5), providing guidance for planning authorities, property owners, developers and others on the conservation, preservation and investigation of what are henceforth to be known as Heritage Assets.
- 4.2.2 Heritage Assets are defined in Annexe 2 of PPS5 as a *'building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions'* and as *'the valued components of the historic environment'*.
- 4.2.3 Significance itself is defined in Annexe 2 of PPS5 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'*. These interests are then defined as below:

Archaeological Interest: An interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

These heritage assets are part of a record of the past that begins with traces of early humans and continues to be created and destroyed.

Architectural and Artistic Interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.2.4 Determination of the significance of heritage assets is based on existing statutory designations. There are no designated heritage assets within the site but undesignated assets have been assessed against the same broad criteria as those set out in government Circular 01/2007 'Revisions to Principles of Selection for Listed Buildings' and the English Heritage (EH) Listing Selection Guides, with regard to the 'interests' set out above. Professional judgement has also been employed in assessing significance.

4.3 The Historic Built Environment Within the Site

Introduction

4.3.1.1 As stated above, none of the built structures within the application site is included on the statutory list of buildings of special architectural or historic interest.

4.3.1.2 The buildings/structures referred to below have been given a unique identification number in the sequence 1-6. Their locations are shown on Figs. 1 and 2.

1: The Pump House

4.3.1.3 The pump house (**Plate 1**) stands just outside the western boundary of the application site. The pump house (marked as a 'pumping station' on the 1923 Ordnance Survey map) was constructed within a square enclosure between 1884 and 1901, in an area of trees north-west of the service court to Byrkley Lodge. It was built by Hamar A. Bass Esq. M.P. (1842-1898), who took over the leasehold of the estate from Colonel F.W. Newdigate in 1886, demolished the late 18th-century lodge and replaced it with a much larger house and service court between 1887 and 1901.



Plate 1

4.3.1.4 It is a small single-storey building of square plan form, constructed of red brick laid in Flemish Garden Wall Bond and with a slate-covered pitched roof. It has a simple collar and purlin roof structure of sawn timbers, the ends of the purlins projecting through the gable ends to support the overhanging eaves. The entrance is in the south-west elevation and comprises a simple boarded door beneath a broad concrete lintel and with a concrete step. There is a rectangular vent hole to each gable and a rooflight in the north-west roof slope. Fixed into the exposed purlin end above the door is an iron lamp-holder (**Plate 2**). The pump mechanism and well shaft survive within.



Plate 2

- 4.3.1.5 The lintel has been dressed to resemble stone and the building has rather deeply overhanging eaves, but otherwise it is a utilitarian structure.
- 4.3.1.6 The building appears in fair condition, although cracking to the brickwork around and above the lintel is apparent. The lintel, which cuts rather crudely into the brickwork, may in fact be a replacement for an earlier timber lintel. There is also deterioration of the brickwork close to ground level beneath what may be an old slate damp-proof course, and there are slipped and missing slates to the ridge and the gable ends where the eaves overhang.
- 4.3.1.7 The enclosure around the building is defined by traditional cast-iron parkland-style railings, with an iron gate in the south-east side (**Plate 3**); these railings are almost certainly the original (late 19th-century) means of enclosure. The railings are leaning over in places and need re-setting; some have probably been pushed out by unchecked self-seeded tree growth within the enclosure.



Plate 3

4.3.1.8 The EH 'Garden and Park Buildings Selection Guide' (March 2007), in reference to '*minor, utilitarian or unobtrusive*' structures, which includes buildings such as pump houses and icehouses, states that these can '*make a contribution to the aesthetic quality or the functioning of the whole [i.e. designed landscape] and help us interpret the landscape...they may assume greater significance when they lie within the best parks, gardens, and other designed landscapes*'. For the period 1840-1900, the main criteria for determining heritage value with regard to selection for listing are '*intrinsic quality, rarity, intactness, historical significance and the extent to which individual structures form part of a wider garden or landscape*'.

4.3.1.9 In this case, the area in which the pump house stands has lost much of its historic parkland context, this loss of context particularly exacerbated by the removal of the Lodge and service court with which the pump house was functionally associated. The slightly later icehouse close by is the only other surviving contemporaneous structure associated with service provision to Byrkley Lodge (see feature No. 2 below). The demolition of the lodge and service court and the subsequent transformation of the former parkland landscape within the application site means that these two structures are now visually isolated.

HERITAGE SIGNIFICANCE: Low

2: The Icehouse

4.3.1.10 The icehouse (**Plate 4**) stands just outside the western boundary of the application site. It was constructed between 1901 and 1923 within a small enclosure adjoining the south-west side of the pump house enclosure; its enclosure boundary survived until 1955 but had been removed by 1974. It formed part of a wider improvement of services provision to Byrkley Lodge that included a new Gas Works built during the same period just to the north-west (now demolished) and an electricity power station south-west of the service court. The construction of the Gas Works was accompanied by a new access road, which opened off the drive crossing the park from east to west.



Plate 4

4.3.1.11 The icehouse replaced an earlier icehouse constructed within the gardens/pleasure grounds area of the late 18th-century Lodge, and was removed when the latter was demolished and replaced in the late 19th century.

4.3.1.12 The icehouse has an octagonal plan form and is constructed of blue engineering brick laid in English bond. The superstructure comprises the above-ground sections of the walls of the ice pit, which is largely below ground level. This is capped with concrete and has a central brick projection, also capped with concrete and with a central aperture (**Plate 5**). The projection has vent holes. Part of the superstructure may have been lost.



Plate 5

4.3.1.13 The interior of the icehouse is accessed from the south side via a flight of steps down below ground level and flanked by brick retaining walls (**Plate 6**). The ice would be tipped through the top of the superstructure and collected for use via the door opening. The square-headed door, set beneath a brick segmental-arched head, appears to be a modern replacement with barred unglazed vent to the top half. The interior of the building was inaccessible due to flooding, but could be viewed through the door vent, from where **Plate 6** was taken. The ice pit can be seen to cover the whole of the interior space. The upper parts of the internal walls have been partly clad with vertical boarding, the purpose of which is not clear.



Plate 6

4.3.1.14 The building appears in fair condition, although the concrete capping to the main superstructure is deteriorating.

4.3.1.15 As set out above, with regard to the pump house (feature No. 1), the EH 'Garden and Park Buildings Selection Guide' (March 2007), in reference to '*minor, utilitarian or unobtrusive*' structures, which includes buildings such as pump houses and icehouses, states that these can '*make a contribution to the aesthetic quality or the functioning of the whole [i.e. designed landscape] and help us interpret the landscape...they may assume greater significance when they lie within the best parks, gardens, and other designed landscapes*'. For the period 1840-1900, the main criteria for determining heritage value with regard to selection for listing are, '*those buildings displaying high architectural quality, especially where the setting survives...*'

4.3.1.16 With specific regard to icehouses, key considerations for listing are '*intactness, architectural elaboration of the entrance or facade, and relative date (generally eighteenth-century)...As with all ancillary buildings, the structure's place as part of a surviving house and estate complex...*'

4.3.1.17 In this case, the area in which the icehouse stands has lost much of its historic parkland context, this loss of context particularly exacerbated by the removal of the Lodge and service court with which the icehouse was functionally associated. The slightly earlier pump house close by is the only other surviving contemporaneous structure associated with service provision to Byrkley Lodge (see feature No. 1 above). The demolition of the lodge and service court and the subsequent transformation of the former parkland landscape within the application site means that these two structures are now visually isolated.

4.3.1.18 The building is of low architectural quality and is a very late example of an icehouse (these structures generally continued in use until the end of the 19th century after which improvements in refrigeration technology meant they began to fall out of use) and of relatively utilitarian form. It has some historic interest in terms of its relationship with the former Byrkley Lodge. However, the building's historic context has been virtually entirely removed, with the exception of the survival of the slightly earlier pump house close by (see feature No. 1 above). The demolition of the lodge and service court associated with it, and the subsequent transformation of the former

parkland landscape within the application site, means that these two structures are now visually isolated.

HERITAGE SIGNIFICANCE: Low

3: Garden Terrace

- 4.3.1.19 This structure lies immediately outside the eastern boundary of the application site. It comprises a partially surviving section of garden terrace added by the Bass family between 1901 and 1923 to the north front of the late 19th-century Byrkley Lodge erected by Hamar Bass. The addition of the terrace was probably just one element of wider substantial works of alteration to the house, which included the addition of a ball room to the south front.
- 4.3.1.20 The 1923 O.S. map shows that, when first erected, the structure comprised a rectangular terrace physically adjoining the house; breaks in its walls gave access to three garden paths: that to the west led to the service court, that to the north led to the long carriage drives that ran north-south and east-west across the park, and that to the east connected to a shorter drive running south-east across the park.
- 4.3.1.21 The section that survives today comprises the north-east corner of the terrace. It is largely built of brick faced with coursed grey-toned ashlar, but may also incorporate some masonry blocks. The section aligned north-south (**Plates 7 and 8**) comprises a length of high wall (c.1.5-2m) incorporating a projecting bowed section with shallow angled buttresses creating a viewing 'platform' positioned to maximise views eastwards across parkland to the Lin Brook and the rising parkland landscape beyond it. The wall is surmounted by infilled panels alternating with sections of balustrading, the whole topped with a wide moulded stone cap rail (**Plate 9**). Much of the balustrading and capping has been removed from this section. The inside of the bowed section contains a carved oval recess to each junction with the walling to either side (**Plate 10**).



Plate 7



Plate 8



Plate 9



Plate 10

4.3.1.22 Where the wall turns to the west there is a decorative carved arched recess in the end of the corner block. The east-west continuation of the wall (**Plate 11**) also alternates an infilled panel with balustrading; again much of this has been removed. The wall turns inwards where it previously ended to allow access to a driveway.



Plate 11

4.3.1.23 The formerly enclosed area of the terrace is littered with masonry blocks and other debris from the demolition of the rest of the feature, presumably undertaken in the late 1990s/early 2000s ahead of proposed redevelopment of the site in 2001. There are also several builders' bags containing stone cobbles that may have been taken up from the floor of the terrace. The structure is in very poor condition; while the standing remains appear relatively structurally sound, many of its constituent elements have been removed and some possibly taken off site.

4.3.1.24 The EH 'Garden and Park Buildings Selection Guide' (March 2007), makes reference to the continued popularity of formal gardens into the Edwardian period, especially in conjunction with large houses and institutions; features such as steps and balustrading continued to be employed in this context. For the period 1840-1900, the main criteria for determining heritage value with regard to selection for listing are, *'those buildings displaying high architectural quality, especially where the setting survives...'*

4.3.1.25 This partial survival of an early 20th-century garden feature is sadly out of context in its current surroundings. It was originally erected adjoining the north front of the house to create a garden terrace from where views could be enjoyed over the rolling parkland to the east and north. The house it served has of course gone, and aspects of the view enjoyed from the terrace have been lost along with it. The western wall of the structure itself and its return to the east have been completely demolished, and

the presence of two impressive cedars adjoining the terrace is now all that survives of its former garden context.

4.3.1.26 While of some historic interest, its relatively late date, very partial survival, and loss of historic context, mean the remains of the terrace are of little heritage significance.

HERITAGE SIGNIFICANCE: Low

4: Overflow Structure

4.3.1.27 There are several weirs along the Lin Brook, and two large fish ponds. The brook runs just outside the eastern boundary of the application site. The enclosure map of 1805 depicts a pool (Brickley Pool, numbered 411; see **Plate 12**) in the general location of the current fishponds but a plan of the site in 1859 (drawn up for conveyancing purposes when the estate passed from the Sneyd family to Francis William Newdigate), shows that this pond had been entirely reconfigured and replaced by two new connected ponds (**Plate 13**). It would thus appear that the Sneyd family created the two ponds between 1805 and 1859.

4.3.1.28 The northern of the two ponds was enlarged between 1901 and 1923 to create the configuration we see today. The Kelly's Directory of 1912 states in describing Byrkley Lodge that, 'ornamental lakes in the front are well stocked with rainbow trout'.

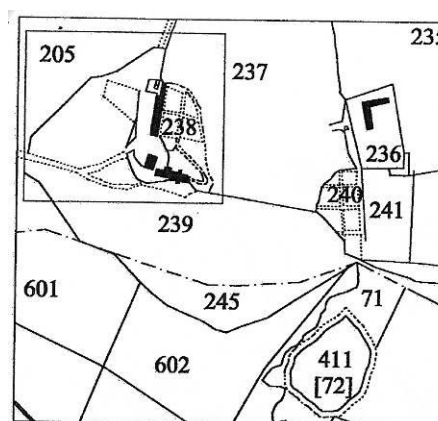


Plate 12: 1805

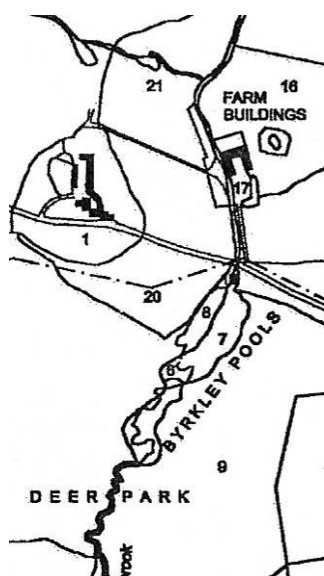


Plate 13: 1859

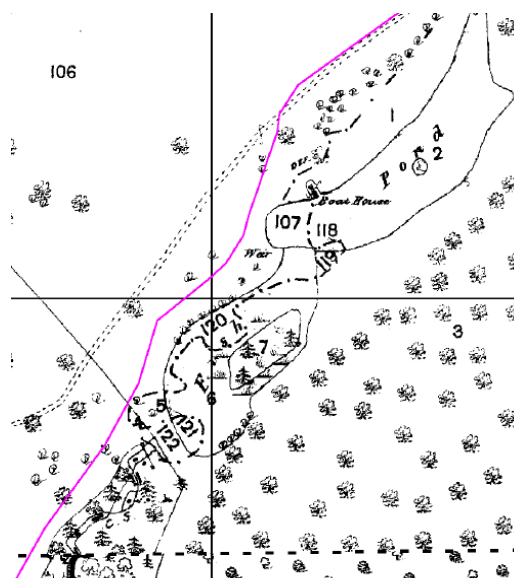


Plate 14: 1883

4.3.1.29 In the area marked No. 4 on Figs. 1 and 2 there is a large built structure marked as an 'overflow' on the historic O.S. maps from 1924 onwards. This structure appears most likely to have been constructed between 1859 and 1883 by F.W. Newdigate during his occupation of the estate; the southern end of the south pond certainly appears to have been reconfigured during this period (**Plate 14**) and it is likely that the construction of the overflow formed part of these works.

4.3.1.30 Full investigation of the operation of this feature was not possible or necessary as part of this study, but a visual inspection from accessible points was made, and the description given below of its operation is drawn from this.

4.3.1.31 The structure in essence consists of a brick-built 'dam' that controls the flow of water from a large fishpond back into the Lin Brook; the water overflowing from the pond is channelled via a weir or cascade into this and carried underground to re-emerge via another brick retaining wall to the south into a series of small holding ponds that feed back into the brook. A trackway forms a 'bridge' between the two components of the structure.

4.3.1.32 The dam is an impressive structure comprising two parallel brick walls constructed against the southern edge of the fish pond and continuing below ground down to the

level present on the other side of the track to the south. The long narrow brick 'tank' created by the two walls is subdivided along its length by lateral walls creating five separate 'cells'. The dividing walls continue upwards to create a vaulted 'roof' to the structure and a series of five south-facing basket-arched openings, allowing one to view the water cascading down over the top of the north wall (**Plates 15 and 16**). The north wall appears to incorporate a slight 'bow' to each 'cell' (**Plate 17**). The two southern cells appear to be interconnected via an arched opening in their shared subdividing wall (see **Plate 16**).



Plate 15



Plate 16



Plate 17

4.3.1.33 The structure is additionally supported on the south side by brick buttresses, originally coped with stone (**Plate 18**). Just behind the dam structure is a low cast-iron railing with close-set vertical uprights which acts as a filter to prevent debris being

channelled down the cascade (**Plate 19**). There is a brick-lined (uncovered) circular cistern in the bank immediately north of the structure (**Plate 20**). This is overgrown and represents a safety hazard.



Plate 18



Plate 19



Plate 20

4.3.1.34 The visible parts of the dam structure are constructed of a darkish red brick. The top of the dam structure is capped with stone and there is a stone keystone to the central arch (**Plate 21**). The buttresses appear to be later additions to the structure, constructed of an orange-red brick and not bonded into the brickwork of the main structure. These were originally capped with stone (most of this has been removed or fallen away) and have splayed plinths of blue brick with moulded capping (see **Plate 18**).



Plate 21

4.3.1.35 The structure is in extremely poor condition. At the south end, partial collapse of masonry has caused a breach and water is finding its way through around the edge of the structure (**Plate 22**). The water flow varies within each cell, suggesting that there are blockages in the system. None of the buttresses is in good condition - these are not bonded into the walling and most are being pushed outwards and collapsing. The brick arches are in danger of collapse, with dropped and missing bricks and decayed mortar (**Plate 23**). Sections of the stone capping from the top of the structure have been lost (including most of the fronting stones which appear originally to have had a moulded facing - one small section of this survives to the central arch but the remainder appears to have delaminated and fallen away - see **Plate 21**).



Plate 22



Plate 23

4.3.1.36 Notwithstanding any more fundamental structural problems that may be present, the loss of large sections of the stone capping and the decayed mortar to the brickwork is

contributing to the structure's apparently increasing incapacity to resist the various pressures upon it.

4.3.1.37 To the south the second element of the structure (running parallel with the dam) comprises another brick retaining wall, projecting above ground level (**Plate 24**) and continuing down to the ground level of an area of small linked holding ponds below, which feed into the Lin Brook (**Plate 25**). A semi-circular structure abuts the south side of the wall, at water level, possibly the top of a cistern or well into the base of which the water from the weir is channelled underground (**Plate 26**). Other partly-submerged arched outlets are visible at the base of the wall (**Plate 27**).



Plate 24



Plate 25



Plate 26



Plate 27

4.3.1.38 This structure is also built of brick. The part of the wall projecting above the upper ground level is red brick with stone coping; on the south-facing side, however, the brick tone is difficult to judge because of the growth of algae and difficulties of close access. The brickwork is apparently laid in English bond, incorporating a course of bricks laid on end.

4.3.1.39 The south face of the wall incorporates some attractive decorative carved stone features; in the centre, a scrolled stone 'pediment' projects above the wall, with a crest below surrounded by carved foliage. The feature is difficult to access but it appears that the details of the crest have in any case been eroded (**Plate 28**). There is another carved stone crest-type feature above the smaller arched opening at the base of the structure (**Plate 29**).



Plate 28



Plate 29

4.3.1.40 South-west of the overflow structure is the outflow from a brick culvert or conduit, which presumably drains water off the land eastwards into the Lin Brook. The conduit facing has been given a decorative treatment, perhaps because of its location close to the overflow structure, with which it presumably is contemporaneous. It is built of blue engineering brick laid in English Bond, capped with a moulded stone slab and flanked by stone piers incorporating volutes. The outlet itself is framed by a stone 'portal' with round-arched aperture (**Plates 30 and 31**).



Plate 30



Plate 31

4.3.1.41 The EH 'Garden and Park Buildings Selection Guide' (March 2007), makes specific reference to water features (such as pools and cascades), which were prominent in the formal gardens and landscapes of the later 17th and early 18th centuries, and were sometimes retained and incorporated into later schemes. The significance of these features is enhanced '*if features form part of a contemporary complex*'. For the period 1840-1900, the main criteria for determining heritage value with regard to selection for listing are '*intrinsic quality, rarity, intactness, historical significance and the extent to which individual structures form part of a wider garden or landscape*'.

4.3.1.42 The above described features, in particular the overflow structure, have some architectural, technological and historical interest. While associated more widely with a house that has been lost and a historic landscape that has largely been transformed, the overflow structure retains its immediate context with the survival of the fishponds (of earlier origin than the built features) and area of historic parkland to the east, and continues to serve its historic function (if currently rather poorly due to its deleterious

condition). These features and the fishponds remain a legible element of the historic landscape and are thus of moderate heritage significance.

HERITAGE SIGNIFICANCE: Moderate

5: Bridge

4.3.1.43 This structure, a footbridge over the Lin Brook (**Plate 32**), lies immediately outside the eastern boundary of the application site. A footbridge is shown in this location on the 1883 O.S. map.



Plate 32

4.3.1.44 The lower half of the bridge up to ground level is constructed of red brick laid in Flemish Bond. Above ground level the bridge is constructed of a darker red brick laid in English Bond. The two sections are separated by a slightly projecting course of red brick stretchers and a course of blue brick headers. The whole is capped with heavy, dressed stone blocks and there is a central arch. The ends of the bridge splay out to connect with a track at either end.

4.3.1.45 The brickwork of the bridge is in poor repair with significant areas of re-pointing required; the upper part of the north wall for instance, may be liable to collapse if this is not addressed.

4.3.1.46 The track led directly to Byrkley Lodge, eventually (in the early 20th century) linking to the garden terrace described above (feature No. 3). The track continued south-east to the east entrance to the park.

4.3.1.47 The age of the bridge is uncertain but there appears to have been a crossing over the brook in this location in 1805 (see **Plate 12**) and it is possible the bridge is a late 19th-century rebuilding of an earlier bridge.

4.3.1.48 The EH 'Garden and Park Buildings Selection Guide' (March 2007), in reference to bridges, states that, '*Pre-1840 examples will generally be listable; later examples only if they are architecturally elaborate, have technical interest (e.g., in their use of iron or concrete) or are essential elements in an important landscape*'.

4.3.1.49 The footbridge 'scores' relatively low in these terms. It has little intrinsic architectural interest and, while the historic parkland context of the bridge survives to the east, to the west it has been substantially lost. It does, however, survive as one of a series of built structures along the course of the Lin Brook through the park and has low to moderate heritage significance.

HERITAGE SIGNIFICANCE: Low to Moderate

6. Airfield Bunkers - Incendiary Bomb and Pyrotechnics Stores

4.3.1.50 These structures lie outside the northern boundary of the application site, and outside the western boundary of the site identified for residential development.

4.3.1.51 They comprise an area of military airfield bomb stores associated with Tatenhill Airfield. The airfield was built in 1941 as a satellite to Lichfield Airfield. It was known as RAF Tatenhill and was used to train bomber crews until 1944, after which it was used by a munitions unit following the catastrophic explosion at the nearby RAF Fauld. It was constructed to the wartime RAF standard of three co-intersecting runways. The airfield eventually fell into disuse before being taken over by Allied Breweries of Burton and then, in 1987, by Tatenhill Aviation, who continue to use it as a general aviation field and flying school.

4.3.1.52 The 1955 O.S. map shows the area of the airfield but does not include any detail of its site (for reasons of national security). The bomb stores are therefore not shown on the mapping until the next edition of 1978. They are slightly unusual in being built entirely of brick instead of concrete (which was cheaper and more readily available) and are located (as bomb stores always were) well away from the main airfield technical area. Early wartime bomb stores were usually detached 30ft square open stores protected by traversed blast-walls, each capable of storing up to 24 tons of High Explosive bombs.

4.3.1.53 The bomb store that lies furthest to the south (**Plate 33**) comprises a single bay surrounded by earthworks with a brick traverse blast-wall and containing a single flat-roofed brick-built cement-rendered structure with two entrances in the west side into two separate cells.



Plate 33

4.3.1.54 North-west of this structure is a three-bay bomb store (apparently built to type 18185/40). Of similar construction to that above, the complex is surrounded by high earthworks and traversed blast-walls (**Plate 34**).



Plate 34

4.3.1.55 The EH 'Military Buildings Selection Guide' (March 2007) provides details of the criteria considered when assessing such buildings for listing, which include historical association, local and national significance, period, rarity, selectivity, site significance and group value, survival and sustainability. In addition, the EH publication, 'Historic Military Aviation Sites: Conservation Management Guidance' lists 'key' sites, comprising the pre-1945 military aviation sites in England that retain the '*best-preserved airfield landscapes and/or most historically significant groups of original buildings*'. Tatenhill airfield is not included on this list, which was drawn up following a comprehensive programme of thematic listing.

4.3.1.56 The bomb stores, constructed to a standard Air Ministry type, have no visual or historic relationship with the designed landscape of Byrkley Park, but are of some local historical interest in relationship to Tatenhill airfield; their relationship with the airfield has, however, become somewhat 'muddled', the buildings now lying within the St. George's Park area.

HERITAGE SIGNIFICANCE: Low

Summary

4.3.1.57 As all of the above structures lies outside the boundaries of the application site they will not be directly physically affected by its proposed redevelopment. While their settings will be altered by the NFC development, it is considered that their historic

settings have already been altered to such an extent that the proposed NFC scheme will have little further impact. However, all these features are of some local historical interest and have the potential to make a positive contribution to the redevelopment scheme in contributing to a 'sense of place'. Their repair and active management could form part of a wider landscape management plan which is being prepared for St. George's Park.

4.3 Listed Buildings outside the Application Site

4.3.1 A search of the Staffordshire Historic Environment Record (HER) was carried out to cover all sites (including listed buildings) recorded within a 1km radius of NGR 416537, 232565, being the approximate centre point of the application site. The HER records no statutorily listed buildings within the application site.:

4.3.2 Table 1 includes those listed buildings within c.1.5km to the south-east of the boundaries of the application site. The closest listed structure to the application site is the milepost (No. 2 in Table 1), that stands at the entrance to St. George's Park. See **Fig. 1** for their locations.

4.3.3 All statutorily listed buildings referred to below are protected by their national designation and are therefore of **High significance**.

Table 1

ID number on Fig. 1	LB/Images of England (IoE) Number	Listing Grade	Name/Address	Notes	Approx. distance from application site boundary
1	273590	II	Milepost at SK 174 246, S side B5017	Early C19 cast-iron milepost	0.34km

2	273661	II	Milepost at SK 173 243, S side B5234	Early C19 cast-iron milepost	0.015km
3	273681	II	Entrance gates, piers, screen walls and railings to The Lawns, Tatenhill	c.1900. 3m high piers with decorative lantern finials adjacent to smaller piers. Wrought-iron double gates and railings set on plinths.	1.26km
4	273684	II	Soup kitchen approximately 100m east of The Lawns, Tatenhill	c.1900 red-brick, single-storey building with pyramidal slate roof.	1.3km
5	273683	II	Pair of game ladders approximately 100m north-west of The Lawns, Tatenhill	Two c.1900 red-brick, single-storey octagonal-plan ladders with hipped roofs and louvered cupolas.	1.3km

6	273685	II	Stables, entrance arch and railings approximately 100m north-west of The Lawns, Tatenhill	c.1900 red-brick, two-storey stable block with 5 coach entries and rendered 'triumphal' entrance arch.	1.3km
7	273680	II	The Lawns, Tatenhill	Country house, possibly with an early C19 core, now obscured by house of 1900 and later. T-shaped plan, Italianate style.	1.4km
8	273682	II	Fountain and ornamental pool approximately 30m south of The Lawns	c.1900 stone fountain and stone pool with roll-moulded kerb.	1.4km
9	273677	II*	Church of All Saints, Tatenhill	Chapel of Ease built in 1866-7 with chancel added in 1895. Coursed and dressed stone with tiled roof.	1.46km
10	273678	II	Churchyard wall, gate piers and gates to Church	Mid-C19, rusticated coursed stone	1.43km

			of All Saints, Tatenhill	wall with pitched coping. Double gates in studwork with diagonal braces.	
11	273679	II	All Saints Primary School, Tatenhill	1873. Red brick with stone dressings and tiled roof.	1.5km

4.3.4 As well as those listed buildings included in Table 1, there is a small dispersed group of listed buildings c.1.5km-plus to the west of the application site boundary. These all stand along or just off Sudbury Road in Yoxall and are identified in Table 2. (These are not shown on Fig. 1 but their locations can be seen on Fig. E4 of ES Vol. III Appendix E2.)

Table 2

Listed Building/Images of England (IoE) Number	Listing Grade	Name/Address	Notes	Approx. distance from application site boundary
273557	II	Brackenhurst Farm House, Sudbury Road, Yoxall	Early C19, red-brick, three-storey farm house.	1.66km

473106	II	The Sanctuary (formerly Christchurch), Newchurch, Yoxall	Church built in 1806-8 with north vestry added 1899. Red-brick with ashlar dressings and welsh-slate covered roof. Declared redundant in 1998 and since converted to residential use.	1.49km
473107	II	Churchyard boundary wall and gate at The Sanctuary (formerly Christchurch), Newchurch, Yoxall	1806-8, altered in c.1921 and adopted as a war memorial. Red-brick wall with crenellated rockfaced stone caps. Double gates and overthrow with cross.	1.49km
273556	II	Darley Oaks Farm House, Sudbury Road, Yoxall	C17 house refashioned early C19. Red brick with tiled roof - earlier part two-storey and later addition three-storey.	1.5km

4.3.5 In Table 1, Buildings 3-11 are all in the village of Rangemore, c. 1.25km to the south-east of the application site boundary, Nos. 9-11 lying within the Rangemore Conservation Area, c.1.4km from the application site boundary. The setting of listed buildings 3-8 is considered to constitute their immediate setting within the landscaped grounds of The Lawns (formerly Rangemore Hall), an Edwardian mansion built for the Bass family who founded the Bass brewery in Burton-on-Trent. The grounds of the house are bounded by Rangemore Hill on the western side, which was diverted around the estate buildings when they were constructed in c.1900. It is also partly enclosed

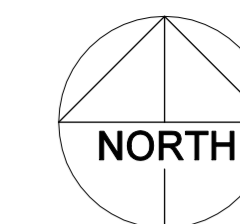
by mature woodland on the northern and southern sides with further trees surrounding the formal lawns to the east of the house. More widely, the listed buildings associated with The Lawns stand within an agricultural landscape surrounded by farms and plantations that were presumably historically associated with the Bass Estate.

- 4.3.6 Buildings 9-11 (the Church of All Saints, Churchyard wall/gate and All Saints Primary School) are also grouped together and are located on the southern side of Tatenhill Lane. The buildings are at the western end of the Rangemore Conservation Area, which includes an L-shaped arrangement of buildings either side of Tatenhill Lane and Chapel Lane. Both the church and school are enclosed by their own individual plots but, like buildings 3-8, their wider setting comprises an agricultural landscape of farms and plantations.
- 4.3.7 In Table 2, Darley Oaks Farmhouse stands on the south side of a small farm complex of agricultural buildings, surrounded by agricultural fields to north, east and south and by Brackenhurst Wood to the west. An expanse of c.1.5km of field enclosures containing mature hedgerows and plantations separates the farm from the application site.
- 4.3.8 Likewise, Brackenhurst Farmhouse stands within a small complex of farm buildings. To the west lies Brackenhurst Wood, and fields immediately east of Sudbury Road. Beyond these the large expanse of Tatenhill airfield lies between the farm and the application site.
- 4.3.9 The Sanctuary at Newchurch stands within a discrete and well-defined enclosure surrounded by trees and hedges, east of which are large agricultural fields and the wooded Kidney Plantation and Byrkley Gorse immediately west of the application site.
- 4.3.10 Annexe 2 of PPS5 defines setting as '*the surroundings in which a heritage asset is experienced*'. The settings of all these buildings is defined by their immediate context and (with particular regard to those buildings at Rangemore) by their close visual and historical relationship with each other, as set out above. Their wider setting is within a primarily agricultural landscape.

4.3.11 The current configuration and content of the application site is the result of 20th-century changes, including the loss of its principal historic buildings and a transformation from historic parkland to modern sports facility. However, the application site retains an area of parkland which acts as a 'buffer' around it and this characteristic and the lack of available long-distance views towards the application site from the listed buildings ensures that the application site has no impact on either their immediate or wider settings or on their appreciation as listed buildings.

5.0 CONCLUSIONS

- 5.1 The application site, comprising 22.4 hectares of land at St. George's Park (formerly Byrkley Park) is being considered for redevelopment.
- 5.2 Although the application site lies within a historic park, it does not form part of a Registered Park or Garden or designated conservation area. It contains no statutorily listed buildings.
- 5.3 A number of listed buildings lie within c.1.5km of the application site. These buildings will not be directly affected by the redevelopment scheme and it is considered that the redevelopment proposals will have no effect on their settings as listed buildings.
- 5.4 A listed milepost standing just outside the main entrance into the site from the B5234 may potentially be affected by heavy works traffic and should be ensured adequate protection from harm during the construction phase of the works.
- 5.5 A number of undesignated heritage assets lie just outside the boundaries of the application site, but within the wider St. George's Park site. These are all associated with the historic Byrkley Park landscape and have been described and their significance assessed as part of this study. While none of these features will be directly affected by the NFC scheme (and their historic context has already been substantially lost) they have the potential to contribute to the scheme as features of local historical interest.



- SITE BOUNDARY TO APPLICATION SITE - 22.4ha
- SITE BOUNDARY TO LAND IN THE OWNERSHIP OF THE FOOTBALL ASSOCIATION

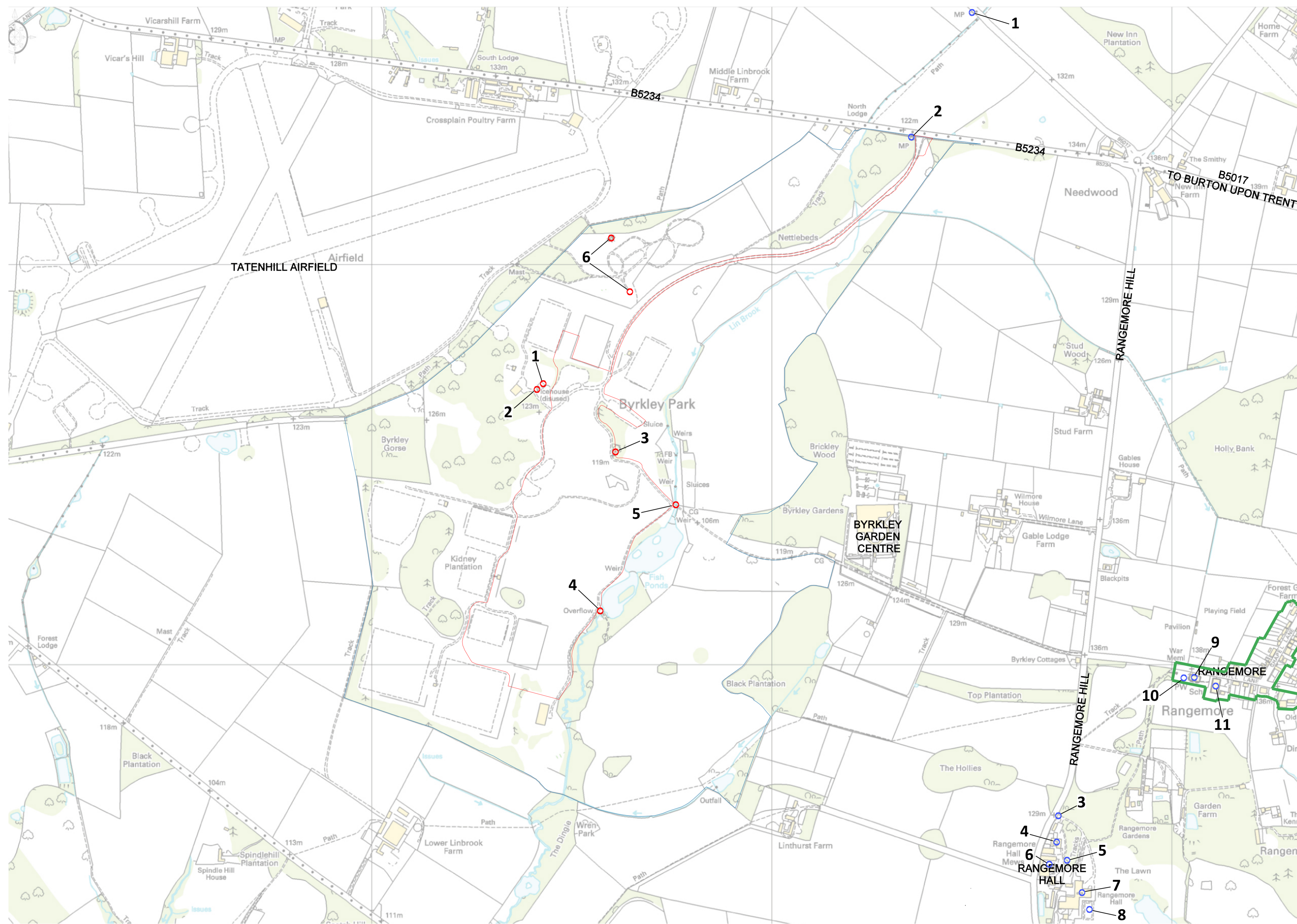
HERITAGE ASSETS - HISTORIC BUILT ENVIRONMENT

- 1. Pump House
- 2. Icehouse
- 3. Garden Terrace
- 4. Overflow
- 5. Bridge
- 6. Bunkers

LISTED BUILDING

- 1. Milepost (IoE: 273590)
- 2. Milepost (IoE: 273661)
- 3. Entrance Gates, Piers, Screen Walls & Railings to The The Lawns (IoE: 273681)
- 4. Soup Kitchen (IoE: 273684)
- 5. Pair of Game Larders (IoE: 273683)
- 6. Stables, Entrance Arch and Railings (IoE: 273685)
- 7. The Lawns (IoE: 273680)
- 8. Fountain and Ornamental Pool (IoE: 273682)
- 9. Church of All Saints (IoE: 273677)
- 10. Churchyard Wall, Gate Piers and Gates to Church of All Saints (IoE: 273678)
- 11. All Saints Primary School (IoE: 273679)

RANGEMORE CONSERVATION AREA BOUNDARY



**FIGURE 1:
 Layout plan
 showing
 locations of
 heritage assets**

Rev	Notes	Date	By	Review

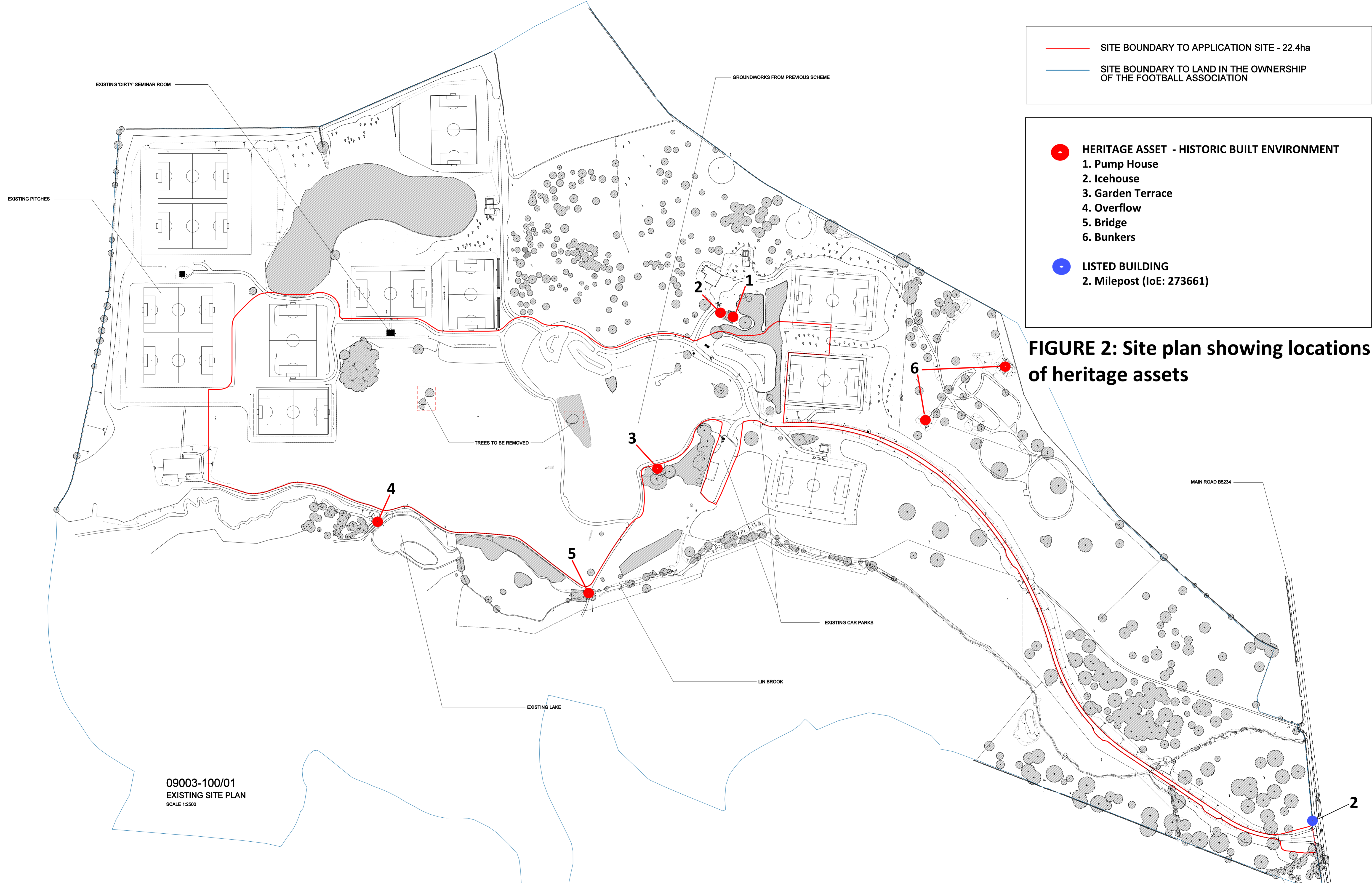
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 Red Box Design Group Ltd trading as Red Box Architecture
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**THE NATIONAL FOOTBALL CENTRE
 ST GEORGE'S PARK**

LAYOUT PLAN

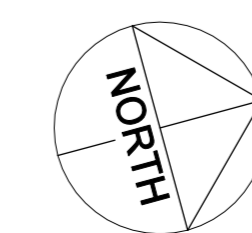
1:5000	09 003	050	-
A1	PLANNING		



09003-100/01
EXISTING SITE PLAN
SCALE 1:2500

NB: FOR SITE LOCATION RELATIVE TO BURTON SEE CONTEXT PLAN FROM NLP (DRAWING NUMBER MA 40509/001)

FOR LARGER SCALE EXISTING SITE PLAN SEE RBA DRAWING 101.



Notes
1. To be read with CDM Risk Register
2. Do not scale, check this is the latest version, if in doubt, ask see drawing issue log for issue history