

Timber Framed Buildings in Uttoxeter Town Centre

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Introduction

The purpose of this document is to collate information about the range of timber framed buildings that are believed to remain in Uttoxeter Town Centre.

This document collates local knowledge from the Uttoxeter Heritage Trust and Local Historians. Whilst this is not a comprehensive or complete list, it is important to capture local knowledge of heritage assets. This is the purpose of the document, which may be used to inform the protection and enhancement of heritage assets in the town.

The document identifies timber framed buildings which are part of the built heritage of the historic market town. The maps indicate known timber framed buildings in the following streets:

- Bridge Street;
- Carter Street;
- Market Street;
- Market Place.

However, this list is not exhaustive and the following section about the buildings of Uttoxeter Town Centre gives an indication to other streets where there may be surviving elements of timber framed buildings.

This work has been prepared with support from Members of the Uttoxeter Town Council Neighbourhood Plan Steering Group, Uttoxeter Heritage Trust and Local Historians. The Town Council thanks all those who have participated for their time and support.

This forms part of the evidence base that underpins the Neighbourhood Plan.

Buildings in Uttoxeter Town Centre

There are currently 65 buildings in the town centre that are statutorily listed. They include all the main churches, buildings of architectural importance, and retail and hospitality spaces- some dating back to the 16TH C.

However, not all historic buildings in Uttoxeter have listed status and many current buildings that appear to be Victorian or Edwardian encase much earlier structures.

Essentially, the town street and building pattern still follows that laid down in the 13th and 14th C when the town's market charters were established and the town began to develop into one of the most important preindustrial towns in the Midlands. The main medieval core was the Market Place and adjoining High St, Carter St and Church St.

Current building plots (and in some cases the buildings themselves) align to the burgage plots that were granted to the first tradespeople in the thriving market town nos. 20-26 High Street are a good example of this.

Figure 1: Nos 20-26 High Street, Uttoxeter



The Peter Lightfoot Map of 1658 shows almost the exact same street pattern which is evident today. An extract of this map is shown on the following page.

All the buildings shown on the map were timber-framed, and many of those frames still remain hidden within existing buildings. The following images are taken within the historic core of the town centre of some of the surviving timber features that can be seen.

Figure 2: Extract of the Peter Lightfoot Map of 1658 / Figures 3 and 4: Examples of timber alleyways, between buildings.





Figures 5, 6 and 7: Examples of timber framed buildings.

Although some streets have buildings that have been replaced, the main concentrations of timber-framed buildings are as follows:

High St East - some timber-framed structures are evident and are listed, although others remain, especially mid High Street to Church St.

High St West – this side of the street has been altered much more, but there is timber frame evidence especially around Saddlers Yard.

Market Place- numerous buildings are already listed, but many around the Market Place are not and do have historic structures:

- Eastern rim – from Church St to Bridge St – the distinctive crescent of buildings appears to be Victorian, but there is evidence of timber framing at their core.
- Western Rim – from Market Street to Wetherspoons along Queen St This is one of the oldest blocks of buildings in the town. Originally called the Crown Buildings, several have timber frames contemporary with the Old Star Pub that is in the same group.
- Northern rim- the block containing the listed Sargents butchers have timber frame cores often hidden by brick facings.
- Central block – although greatly altered over the centuries, the core of this block is 17th C and several buildings have timber frames.

Carter St- except for the block containing Redfern's Cottage, almost all the original buildings have been replaced.

Balance St – although part of medieval Uttoxeter, all the original timber-framed buildings appear to have been destroyed in the great town fire of 1672 which was concentrated in this area.

Church St, Dove Bank, Silver St, Bradley St- few original timber-framed structures remain, except for a small group of cottages and Bradley House. Many were destroyed in the town fire of 1596.

Maps of Timber Framed Buildings Locations

The following maps illustrate the known locations of timber framed buildings noted in the earlier section of the report. These have been kindly prepared by Uttoxeter Heritage Trust.

Bridge Street

East Staffordshire Interactive Planning Map

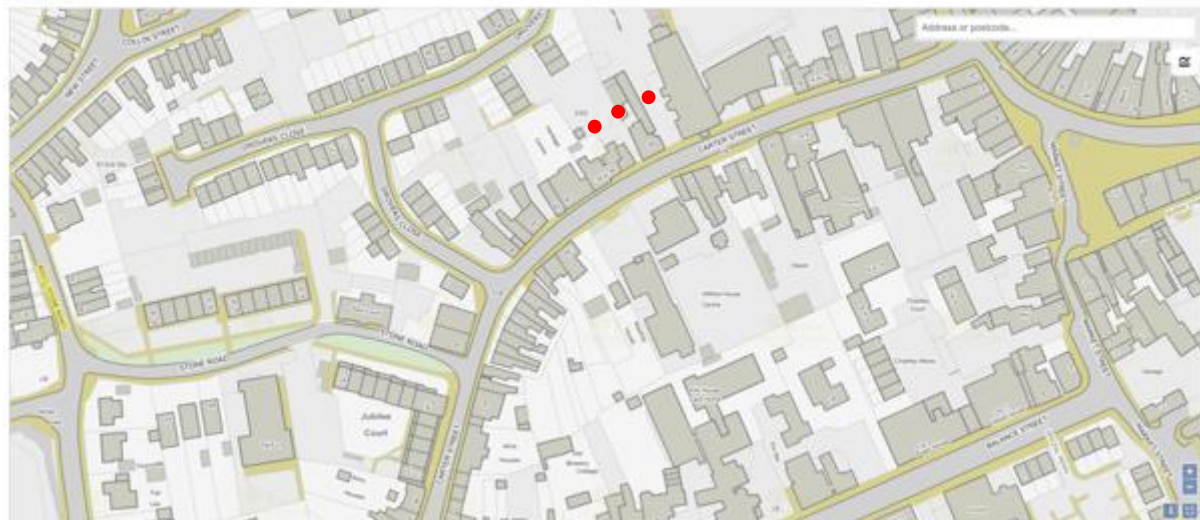
[Click here for help](#)



Carter Street

East Staffordshire Interactive Planning Map

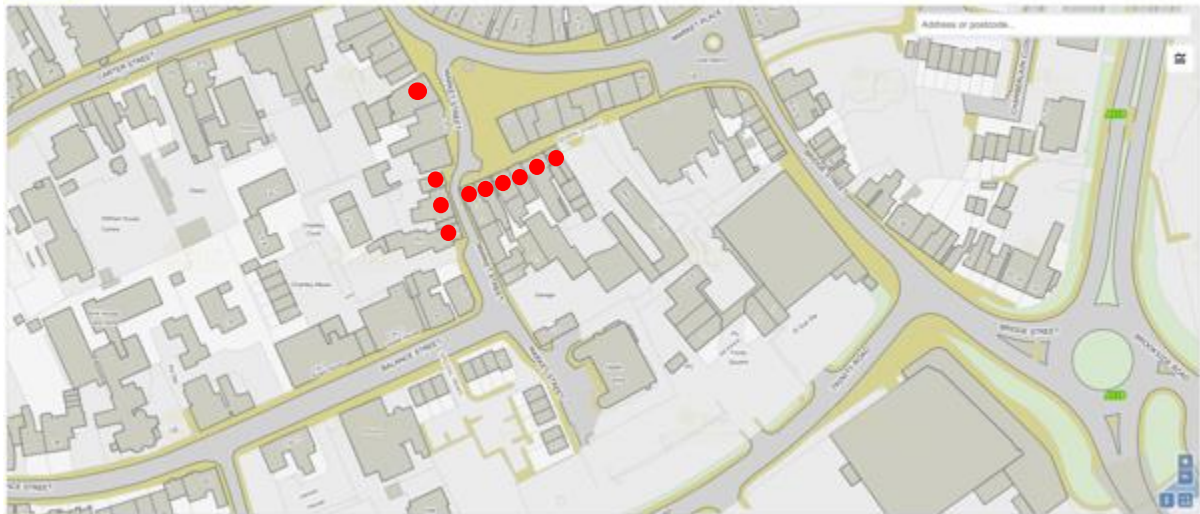
[Click here for help](#)



Market Street

East Staffordshire Interactive Planning Map

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Market Place

East Staffordshire Interactive Planning Map

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Summary

Other sources of information that may be useful when considering the heritage of the area include:

Historic England Search the List: <https://historicengland.org.uk/listing/the-list/>

East Staffordshire Borough Council Conservation Area Map and Appraisals: <https://www.eaststaffsbc.gov.uk/planning/conservation-and-listed-buildings-including-article-4/conservation-area-appraisal-maps>

Staffordshire County Council, Uttoxeter Historic Character Assessment October 2011.

Redfern's Cottage: <https://redferncottage.org/>