



Key Viewpoints 3, 4 + 5

Fig 9c



The National Football Centre
Environmental Assessment



Key Viewpoints 6, 7a + 7b

Fig 9d

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Key Viewpoints 7c

Fig 9e



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icehouse. To the east, beyond a ford between two weirs across the brook, are the ruins of farm buildings on the site of an earlier Lodge, presumably the predecessor to the late eighteenth century Lodge. An old quarry lies just to the east.

e. Downstream of the Lodge buildings the Lin Brook has been modified to form two pools and several weirs are present within the site which were designed to control the flow of the stream. Ruins of a pumping station survive below the lower pool.

f. To the north-west of the site is an airfield. The outer edges of this project into the site, consisting of concrete aprons for dispersed parking of aircraft, and an area of bunkers with more dispersal points.

5.63 Historical background

a. A plot of the places referred to in the Domesday Survey reveals a large gap in the area which was later known as Needwood chase (Morris, 1976). The proposed development site lies slightly to the south of the centre of this. The Bishop of Chester held land in Yoxall, to the south (op. cit. 2,22), while Barton was held by the king and included woodland 2 leagues long and 1 league wide (op. cit. 1,20). However, as later references show that the land in which Needwood chase is situated was part of the Honour of Tutbury it is likely that the land was part of the holdings of Henry de Ferrers, who was one of the four principal landowners in the county at the time of Domesday, excluding the king himself (VCH, 1979, 3). Henry de Ferrers held (among other areas) the borough [town] of Tutbury, the manor of Rolleston, which included 'woodland pasture 3 leagues long and 2 leagues wide and arable land 2 leagues long and 1 wide' and the manor of Fauld with 'woodland pasture 3 leagues long and 1 league wide' (Morris, 1976, 10, 1; 10,3; 10,7). It may well be that these holdings included the area of Needwood, which is not mentioned by name, the earliest mention being in the 1120s (VCH, 1976, 349). The reference in a seventeenth century survey that Needwood 'was recorded a forest before the Conquest' remains unsubstantiated, but may well be true (SRO D/1721/256, p127). This absence of early records, and the absence of detail in existing records makes reconstruction of the chronology of the development of the various elements of the chase difficult. However, it is clear that the pattern common to many chases was true of Needwood also. The extensive afforested land saw gradual encroachment of parks and unofficial hovels, accompanied by assarts (clearances) to provide pasture and arable land, leaving a core forest, which may well itself have had large areas of sparse woodland rather than being a single dense plantation.

b. The place name Needwood may derive from a 'wood resorted to in Need' (Paffard, 1996, 16). Tutbury (Toteberia, 1086) is Tata's fort, named after a Saxon lord of the tenth century or earlier (op. cit. 18), while Tatenhill (Tatenhyll, 942) is Tata's hill (op. cit. 18). Yoxall (Locheshale, 1086) seems to be a topographical name referring to a yoke [a nook comprising a yoke or measure of land] *halh* [hollow] (op. cit. 19). Barton (Barton, 942), on the other hand, is an agricultural term - barley *tun* [farm/village] (op. cit. 10).

- c. The open area of Needwood shown by the Domesday record was the site of the Ferrers' private chase which they continued to hold until a descendent, Henry Ferrers, the earl of Derby, allied himself to Simon de Montfort in the baronial rebellion against Henry III. On their defeat in May 1266 Ferrers' lands became forfeit and were appropriated by the king, who granted the Honour of Tutbury to his second son, Edmund, subsequently Duke of Lancaster, and the Honour remained Duchy land (with occasional alienations) from that period (Birell, 1962a, 114). From 1399 the land of the Duchy was administered by the king and, though technically separate, can be construed as a Royal holding.
- d. The extent of Needwood was well summarised in an early nineteenth century Directory as being 'in the five parishes of Hanbury, Tutbury, Tatenhill, Yoxall and Rolleston and subdivided into the four wards of Tutbury, Barton, Marchington and Yoxall which together form an irregular oval figure, upwards of seven miles in length and 3 in breadth' (White, 1834). Needwood was the largest of the four chases in Staffordshire (Birell, 1991, 24). Two of the others, Kinver and Cannock were Royal and could therefore legitimately be known as forests. However, the Ferrers family often referred to Needwood as their forest and it was seldom termed a chase before the honour passed to the earls of Lancaster in 1285 (*ibid.*).
- e. An indication of the level of hunting in the chase is given by entries in the cartulary of Tutbury Priory, which was given a tithe [one tenth] of the deer taken annually. This records 24 deer given in 1434, though notes that more usually it received between 12 and 16 (*op. cit.* 31). There was clear evidence of deer farming with a series of parks created for this purpose within the Chase in the thirteenth century, and references to other livestock being excluded from areas where the deer grazed in times of hardship (Birell, 1991, 24).
- f. The existence of Needwood chase accounts for a dearth of occupation in this part of the county (VCH, 1979, 1). However, the chase needed staff and the feudal inhabitants needed a livelihood, food and fuel. Accordingly, from the middle of the twelfth century there was increasing assarting of land in Needwood by the Ferrers family (VCH, 1979, 7). This became particularly common in the thirteenth century (VCH, 1967, 349). It was through such clearances that the various settlements and the ten parks on the edges of the chase grew up, leaving an afforested landscape within the central part of the chase. Ownership of a park was a clear indication of wealth and status and there were nearly 70 in the county in 1350, though 29 were in five ownerships (Birell, 1991, 35). At least four of the parks in Needwood (Stockley, Rowley, Castlehay and Highlands) were created before the Duchy of Lancaster took over the chase and some of the others (Hanbury, Rolleston, Agardsley, Barton, Tutbury and Sherholt), which were not documented until later, may also be of this period. All were certainly in existence by the end of the fourteenth century (VCH, 1967, 350). At this period, when the fortunes and size of the royal chases of Cannock and Kinver were in decline, Needwood was still flourishing. It is recorded that 'numerous hunting lodges' were built or renovated in the Chase late in the century (Birell, 1962a, 112).
- g. On the periphery of the forest land was given over to settlements. By the nineteenth century there was a total of 22 townships, some of which were in more than one ward.

Townships by Ward

Marchington	Tutbury	Yoxall	Barton
Hanbury	Tutbury	Barton-under-Needwood	Tatenhill
Hanbury Wood-end	Rolleston	Yoxall	Dunstall
Coton	Anslow	Hoarcross	Barton-under-Needwood
Draycott	Tatenhill	Hamstall Ridware	Yoxall
Moreton	Callingwood	Scropton	Scropton
Stubby Lane	Draycott		
Marchington & Hounhill	Marchington & Hounhill		
Marchington	Newborough & Thorney		
Woodlands	Lanes		
Newborough & Thorney	Scropton		
Lanes			

h. Within the forest areas at the core of the chase settlements were largely restricted to the four lodges (Sherholt, Yoxall, Eland and Byrkley) which formed an integral part on the economic administration of the chase. However, unofficial building occurred and eventually this was regulated not by removing buildings but by imposing rents on the many small cottages which were encroaching on the 'waste' land, as is recorded by William Humberston, a senior official of the Duchy of Lancaster, in 1559 (VCH, 1979, 56n and 82).

i. Byrkley stood almost at the centre of the chase, in Tutbury ward, just north of its boundaries with Barton and Yoxall wards, which were separated by the Lin brook. It may well be that its central location led to its administrative importance. Along with Tutbury Castle, Byrkley Lodge was one of the two main venues of the woodmote court, which was held four times a year to hear cases pertaining to minor transgressions associated with the chase, such as cutting underwood and failing to maintain hedges (VCH, 1967, 351). Some of the records give details of the amerancements (fines) imposed by the court (e.g. SRO D1721/3/256, pp48-49, dated 25 September 1551). These records of woodmotes also contain incidental information which illustrate the status of Byrkley Lodge. The fines from 1337 show that it had fishponds and a fenced park (though it was not one of the ten Parks in Needwood) (King, 1991,2).

j. More serious offences, such as theft of timber, poaching and trespass, were generally held at Tutbury Castle (*ibid.*). Poaching was a serious problem and in the thirteenth and fourteenth centuries there were at least 12 commissions of oyez and terminer [hear and determine] set up to catch and punish poachers in the Chase. One such commission, in 1329, named 24 poachers (*op. cit.* 34). Commissions were held only when the rates of poaching were excessively high, normally local courts dealt with the problem. In 14 months during 1423-4 nearly forty incidents were prosecuted (*ibid.*). It was by no means only the local inhabitants or any Robin Hood element who were guilty of poaching. Venison

was highly prized and hunting so tightly regulated that in an undated seventeenth century document issued at Byrkley Lodge Lord Ferrers, who had hunting rights, was indicted for exceeding his commission in hunting and killing deer (WSL D(W)1778v/1774).

k. Although the farming of deer and timber were the *raison d'être* of the chase the forest and parklands lent themselves to additional economic uses, mainly of an agricultural nature. Pasture land was predominantly to be found in the assarted land of the parks and around the various townships rather than in the forest proper (VCH, 1979, 47). In 1327 Sir Robert de Holland, lord of Yoxall, had a dairy herd of 40 cows in Needwood, with a similar number of pigs, while the earl of Lancaster grazed over 100 horses there (VCH, 1979, 10-11). There was also pressure for arable land, which generally produced higher rents than forest, adding to the clearances of the woodland (Birrell, 1991, 45). Products of the forest itself included nuts, honey, small birds, branches for winter fodder and bark - especially lime bark which was used to make 'baston ropes' (VCH, 1979, 12). A document dated 24 July 1582 describes the duties of the various officers for Needwood and the customs and liberties of the free and copyholders in the chase (SRO D100/1 pp159-179). The officers included a wood-master, surveyors of the chase and keepers of the deer.

l. The foremost early historian of Staffordshire, Stebbing Shaw, devoted a volume to Burton, Tutbury and Needwood. In this he provides an early reference to the site: 'Brickley Lodge is situated on an extensive plain on the East side of the forest, in Tutbury ward, and richly beautified with wood and verdure. It was formerly written *Berkley Lodge* and took its name from one of that ancient family; for I find that [during the reign of Henry III, 1216-1272] Joan, daughter of William Ferrers, earl of Derby, was married to Thomas de Berkley, baron of Berkley, in the county of Gloucester, who was keeper of Tutbury ward and resided at *Berkley Lodge*.' (Shaw, 1812, 30). Someone of Berkley's status may well have used the lodge but it would not have been his principal residence. An alternative origin of the place name is evident in the other common spelling *Brickley* (brick field) and there is an old quarry just east of the site of the lodge in a field once known as 'marl pit piece' (see below). The land was clearly used as a source of clay to make bricks and this may well have given the site its name. If not, it is an understandable corruption of Byrkley.

m. From the sixteenth century onwards several documents survive which give surveys of Needwood Forest. These are predominantly concerned with a description of the bounds of the forest but contain some topographical information (e.g. WSL S MS 460 ff7v et seq.; SRO D1721/3/256 pp91-99).

n. In the middle of the seventeenth century a new opportunity was seen and a proposal for the enclosure or division of the forest was made in 1658. This noted that the acreage of the forest was 9220a 1r 8p and suggested that the division be equally between the Commonwealth and the 22 townships, all the land of the townships to be held in fee simple, free of rents (SRO D100/1 p179a). The plan for enclosure was resisted strongly, with riots in 1659 as the local freeholders and copyholders sought to protect their unfettered rights of common pasture and collection of wood (VCH, 1979, 53). By this time arable farming, in open strip fields, was an integral part of the landscape, as noted by R Plot in his Natural

History of Staffordshire of 1686. He commented that the clay lands around Needwood produced 'as good hard-corn [wheat and rye], peas, beans, etc. as any in the south, though not so much' (VCH, 1979, 58).

o. After the Restoration of the monarchy in 1660 this plan was abandoned but Charles II soon tried to repeat the exercise as Needwood was 'distant from any royal residence and greater charge than benefit' (VCH, 1967, 353). However, this plan also failed and in 1683 the king agreed to sell the Honour of Tutbury, including Needwood, to Col. Edward Vernon. The inhabitants fought this agreement in defence of their rights of common and eventually, by Act of Parliament in 1696, the Honour and forest were once again vested in the Crown, with a provision that the forest should not again be alienated without the consent of Parliament (*ibid.*).

p. The Vernon family were not daunted by this apparent setback to their interests in Needwood for on 6 May 1696 Henry Vernon of Hilton was appointed Deputy Keeper of Tutbury Wood and 'to enjoy the lodge called Brickley Lodge' (SRO D(W) 1790/A/4/6). On 8 Mar 1697 Vernon was appointed by Lord Henry Cavendish to be Keeper of the Wood of Tutbury (SRO D(W) 1790/A/4/9). A letter of 21 February 1699 from Vernon to Lord Stamford discusses the surrender of the lease held by Vernon's brother and about setting out wood for repairs of Brickley Lodge (SRO D(W) 1790/A/4/15).

q. On 1 Jan 1702 Benjamin Greaves, Deputy Keeper, of Brickley Lodge, certified that the game in Needwood had increased through the care of George and Henry Vernon (SRO D(W) 1790/A/4/16). The rights of the Vernons clearly included appointment of their Deputy, so this certificate is perhaps subject to some pressure. On 15 December 1709 Cornelius Heart was appointed Deputy Keeper by Henry Vernon and 'to enjoy Brickley Lodge' (SRO D(W) 1790/A/4/20).

r. The tenure of Byrkley Lodge over the next fifty years is obscure. Shaw notes that 'recently Byrkley Lodge belonged to the Turton family of Alrewas and Orgrave but John Turton of Sugnal sold it to Lord Townshend' (Shaw, 1812, 31). However, it is also possible that Townshend acquired it through his marriage to Lady Charlotte Compton, who succeeded to the Ferrers barony (King, 1991, 4). Shaw then states that Townshend 'built most of the present excellent house about the year 1764 [1754 according to King (1991, 13)] and afterwards sold it ... to the marquis of Donegal, 1773, who since made it his occasional residence and sporting seat, but in 1795 sold it to Edward Sneyd, of Lichfield, Esq. the present owner, who resides there with his family, and is making great improvements' (Shaw, 1812, 31). King notes that William Emes (17300-1803), a garden designer in the tradition of Capability Brown, made designs for the improvement of Yoxall Lodge (1991, 9). There seems to be an implicit suggestion here that Emes may also have worked at Byrkley Lodge. Emes was renowned for his use of water features (Jellicoe et al, 1991, 161), and there was certainly a pool and cascade at Byrkley Lodge in the late eighteenth century. However, although Emes is known to have carried out several commissions in Staffordshire, including Longton Manor, Betley Court, Greenwood near Shugborough, Beaudesert and Sandon there is no record of whether it was he who carried out the landscaping around Byrkley Lodge (SRO D593/H/3/136, SRO D3098/14/1, SRO D615/M/6/42, SRO D603/N/10/3, Goodway, 1996).

s. On 18th March 1796 much of the land around the new Lodge, including the site of the Old Lodge, was leased for three lives from the Crown to Edward Sneyd, who was termed 'of Brickley Lodge Estate' (SRO D/1165/3/1). This was land which had previously been granted and demised (i.e. sold and mortgaged) to Viscount George Townshend, Baron Ferrers, on 5th January 1771. There is no concurrent note of his previous tenure of the new Lodge. The land leased to Sneyd is described in detail:

t. 'All that messuage or tenement called the Old Lodge with the scite thereof and the courts yards and gardens and easements thereto belonging containing together one acre and two perches or thereabouts situate and being within Tutbury ward in his majesty's forest or chase of Needwood aforesaid in the said county of Stafford And also all those seven inclosures of arable meadow and pasture ground adjoining or continuous to the said messuage or tenement and called or known by the several and respective names and containing the several and respective quantities of land after mentioned (that is to say) the Green Close [9a 9r 16p] the Little Meadow [1a 3r 9p] the Rough Copy [8a 1r 34p] the Little Copy [2a 1r 37p] the Marl-pit Close [5a 3r 28p] the Upper Meadow [1a 5r 21p] the Cow Pasture [10a 1r 13p].'

u. By this time the option of enclosure had once again been raised, this time by the duchy court. In 1778 the court argued that the common rights were 'of trifling account in comparison of what might be derived therefrom, if the deer were to be destroyed and the forest brought to a state of cultivation' (VCH, 1967, 353). Although this proposal came to nothing its economic argument soon won the day and in 1801 an Act was passed enclosing the area as of Christmas Day 1802 (op. cit., 354). The administration of the Act took several years, and two awards were made, defining the extent and beneficiaries of the enclosure. By the two awards (dated 14th November 1805 and 9th May 1811) 3225 acres 5 perches were granted to the Duchy of Lancaster, 4697 acres, 1 rood 26 perches to the freeholders and copyholders and 951 acres, 2 roods 32 perches to the tithe owners. The awards have accompanying large scale plans showing the plot numbers, with descriptions and sizes together with ownership and tenure (SRO D3453/7/14, SRO D4448/3 and SRO D4448/15). White later summarised the holdings as follows: 'The old enclosures and lodge lands comprise about 500 acres, and are still subject to yearly rent charges, in lieu of tithes. The lodge lands comprise about two hundred and sixty acres, and are the property of the Duchy of Lancaster.' (White, 1851, 573).

v. In 1803 Thomas Hinckley was commissioned to make a survey of the crown's demesne land in the honour (LJRO D(W) 1851/5/8). This was doubtless associated with the proposed enclosure and possible revenues that might derive from it.

w. One of the first subsequent exchanges was the sale of the site of the Old Lodge and the surrounding lands leased in 1796 to Sneyd. The price was £384 and the deed was dated 5th November 1803 (SRO D/1165/3/1). This grant mentions that Sneyd would hold the 'office of Keeper with the said new lodge called Brickley Lodge', indicating that although the forest had now technically ceased to exist the long standing administrative system was not entirely swept away and an honoraria such as Keepers were still sought after.

x. A subsequent grant, dated 25th March 1807, from the Duchy of Lancaster, administered by the Crown, was made to Edward Sneyd adding more land to the estate (SRO D/1165/3/1). For the sum of £7063 17s 4d he purchased the fee simple and hereditaments of the land defined in the Inclosure Award as 205, 245, 246, 412 (see below).

y. The loss of the forest of Needwood appealed to the Romantic sentiments of prevailing literary taste and much ink was spilt in honour of its sylvan virtues, frequently in verse (e.g. Mundy, 1811). Several of these verses were quoted *in extenso* by Shaw (Shaw, 1812, 32-34).

z. White, writing in 1834, noted that 'Needwood was wholly in a state of nature, except four small patches of Lodge lands. Here the little warblers of the grove, unnumbered, chanted their wild and mellifluous notes; the woodcock, the snipe, the pheasant, and the partridge, abounded in profusion; numerous deer ranged in the valleys; the hare burrowed in the thicket, the fox and badger in the declivity of the deep glen, and the rabbit on the sandy hill. ... The lodges of Byrkeley, Ealand, Yoxall, and Sherholt, were the only dwellings upon the forest before the enclosure, but it now contains a considerable number of scattered villas and neat farm houses. ... nearly all of the trees and underwood, except in the steep declivities, were uprooted at the time of the enclosure, and carried away as timber, or burnt upon the spot as charcoal, or manure for the soil' (White, 1851 edition of 1834 text, 571).

aa. The Sneyd Papers give much information about the family and its tenure of Byrkeley Lodge estate (SRO D1798/HM 37). The papers include accounts for building work, repairs and provision of fittings to Byrkeley Lodge during the period from 1821 to 1828 (SRO D1798/HM 37/5). Much other interesting historical information is held about life at Byrkeley between 1798 and 1832, such as inventories of glass and plate, accounts of the dairy, brewhouse, lists of fish caught, a wine book, a book of servants and a list of household bills (SRO D1798/HM 37/8).

bb. Edward Sneyd's will was proved in 1830, shortly after his death (SRO D1798/HM 37/1/8). His only child, Mary Emma, inherited his estate and is noted in 1834 as residing at Byrkeley Lodge (White, 1834, 55). In 1850 she rented Byrkeley Lodge to Michael T Bass, M.P. of Burton-on-Trent (SRO D1798/HM 37/9/1) and he is recorded as living there the next year (White, 1851, 19), though an 1870 Directory records him at Rangemoor Hall, with Byrkeley Lodge not mentioned (Harrod's, 1870). On her death the estate was bequeathed to Revd. Thomas Grove and his sister Susan Grove, though in fact they passed to Thomas's children (SRO D1165/3/6). From him they passed to Francis William Newdigate by a conveyance of the freehold lands and an assignment of the leasehold lands, both dated 29th September 1859. Both include detailed plans of the areas transferred. The final document in this bundle (SRO D1165/3/6) is the assignment of the leasehold estate from Col. F W Newdigate to Hamar A Bass Esq. M.P. on 25 March 1886. Again, there is a plan of the land transferred. There is no conveyance of the freehold land and it is assumed that this has remained with later deeds. Other evidence indicates that the freehold land was transferred to the Bass family and it is likely that this was sold at the same time.

cc. Under the Bass family the rural economy remained important and gardening became a major part of the life of the Lodge with glasshouses built both east and west of the main service court and also extensive kitchen gardens and glasshouses to the east of the proposed development site, where Byrkley Park Garden Centre is now situated. In the wider parklands albino rabbits ran wild, and shooting them was forbidden. (Mosley, 1863)

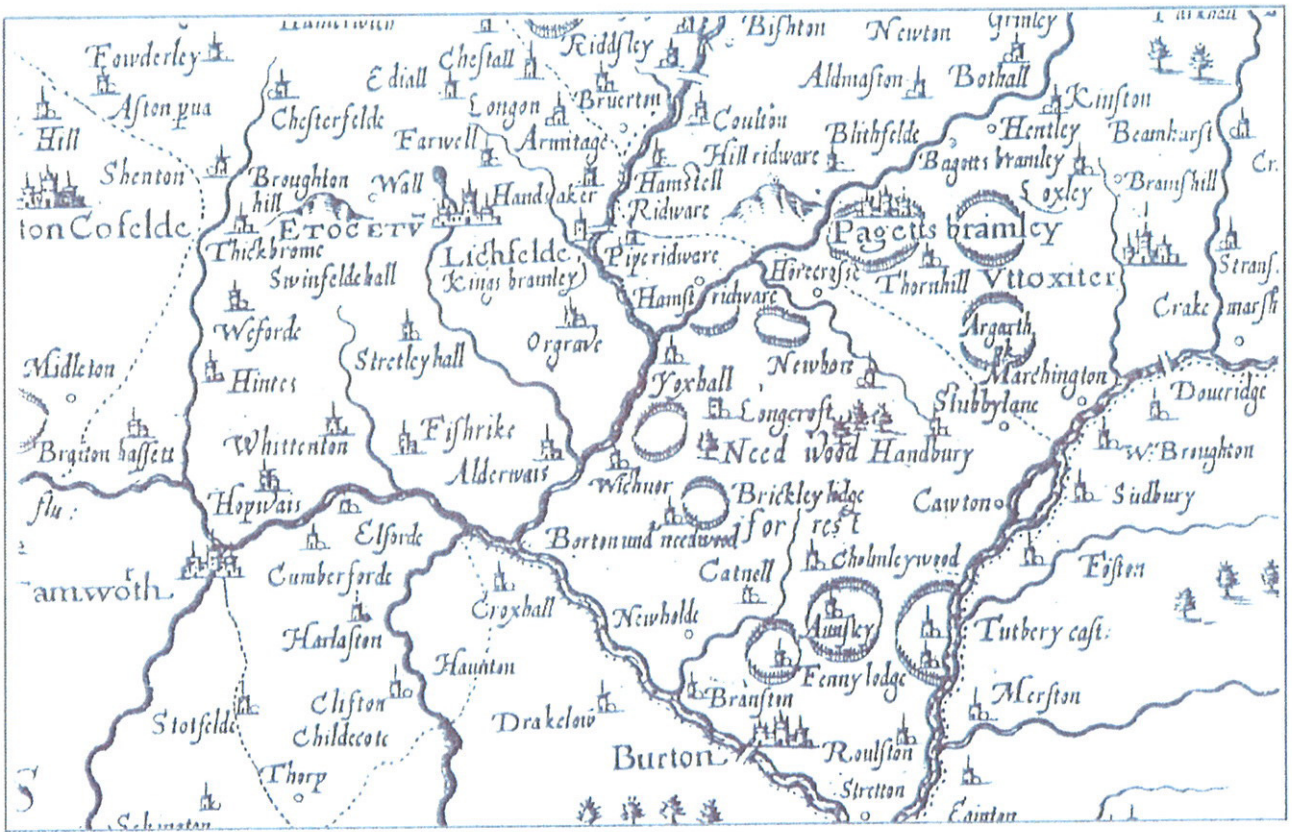
dd. Hamar Bass demolished the late eighteenth century lodge and built a replacement on the same site between 1887 and 1891. (King, 1991, 13). The architect's model of the proposed Lodge can be seen in Byrkley Park Garden Centre, but the North Wing was never built and the servants quarters had only two floors (King, 1991, 12). Several photographs of the exterior and interior of the new Lodge are reproduced in a recent pictorial history of Burton on Trent (Anon, 1993, 45-51). This describes the Lodge as being built by R W Edis and as being considered 'one of the finest modern country houses in England'. It had 'a magnificent Reception Hall, five spacious reception rooms and, in a new wing recently added, a billiard room and ballroom. There were forty one bed and dressing rooms (including a nursery wing and a bachelor's wing), eleven bathrooms and extensive domestic offices, along with cellars, laundry, electric power station, gasworks, icehouse, stables, motor garage and, of course, extensive grounds with park and lakes'.

ee. The Hon Mrs Bass is noted as residing at Byrkley Lodge in 1900 (Kelly, 1900, 274). The 1912 entry is much fuller: 'Byrkley Lodge, the residence of Sir William Arthur Hamer Bass, Bart, J.P., is a noble mansion standing in an undulating park of over 300 acres; there are many fine old oaks and hollies, and the ornamental lakes in the front are well stocked with rainbow trout; the interior of the mansion has recently been reconstructed.' (Kelly, 1912, 305). Later editions repeat this information, but by 1940 the adverb 'recently' has been dropped (Kelly, 1940, 309).

ff. On Sir William Bass's death in 1952 the Lodge was demolished, with only the service court and outlying buildings remaining

5.64 **Map regression, including aerial photographs and paintings**

a. The two maps by Kip (1607-1610) and Speed (1610) are the earliest of Staffordshire (Figures 10 and 11). They are virtually identical, showing the parks in Needwood forest and also both showing Brickley Lodge. Emanuel Bowen's map of c. 1749 shows Long Brickley, which is likely to be a mis-transcription of Brickley Lodge. This map also shows the road network, whereas earlier maps showed only watercourses (Figure 12). The Lodge is depicted as being at some distance north of the road between Hoarcross and Tatenhill. Smith's Map of 1801, the last entirely pre-enclosure map, shows that there had been no significant change (Figure 13). The imprecision of Bowen's map becomes clear by reference to Yates' more detailed map (1796) which shows the road to be developed from a forest track, and Brickley Lodge to be almost directly north of the road (Figure 14). Here the extent of the estate around the Lodge is indicated along with the stream from the north which is known as the Lin or Lint Brook.



Kid Map 1607 - 1610

Fig 10

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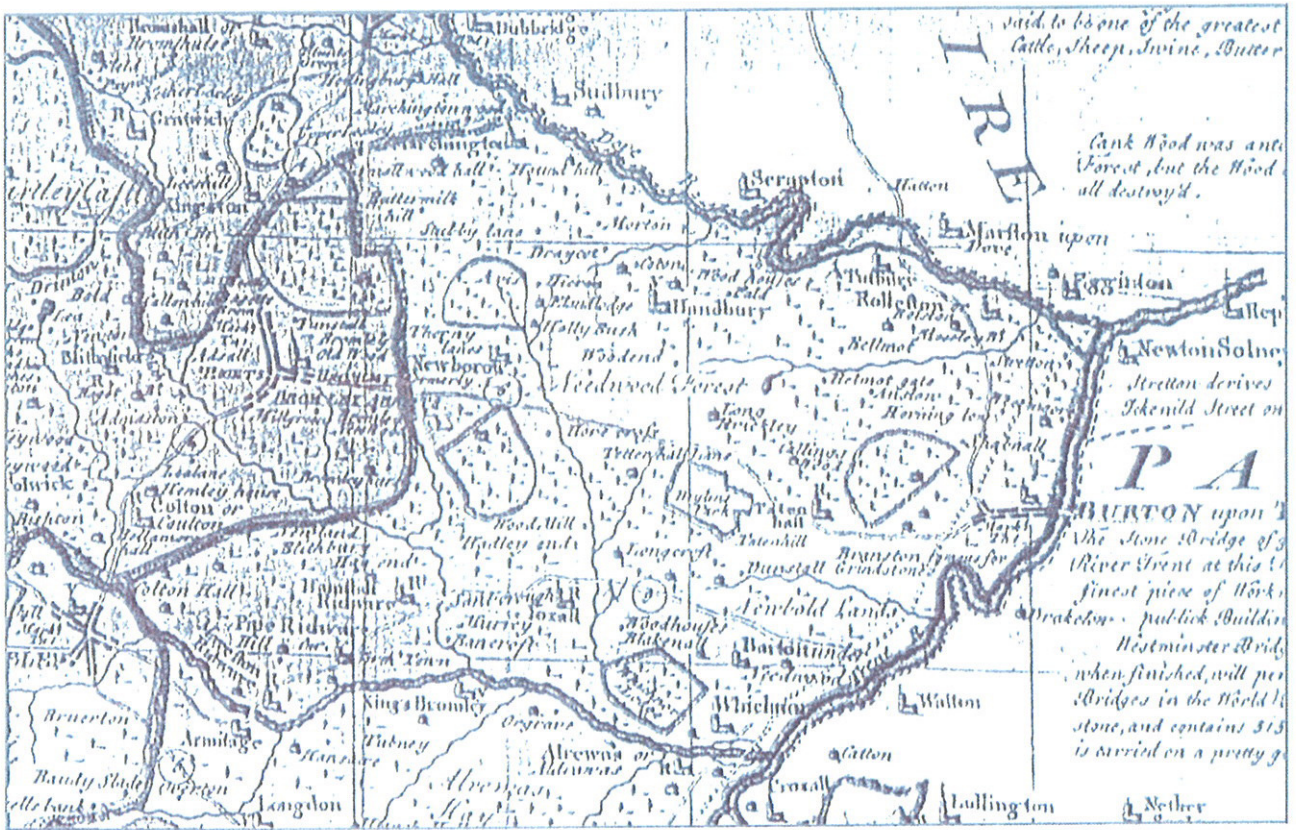
Speed Map 1610

Fig 11

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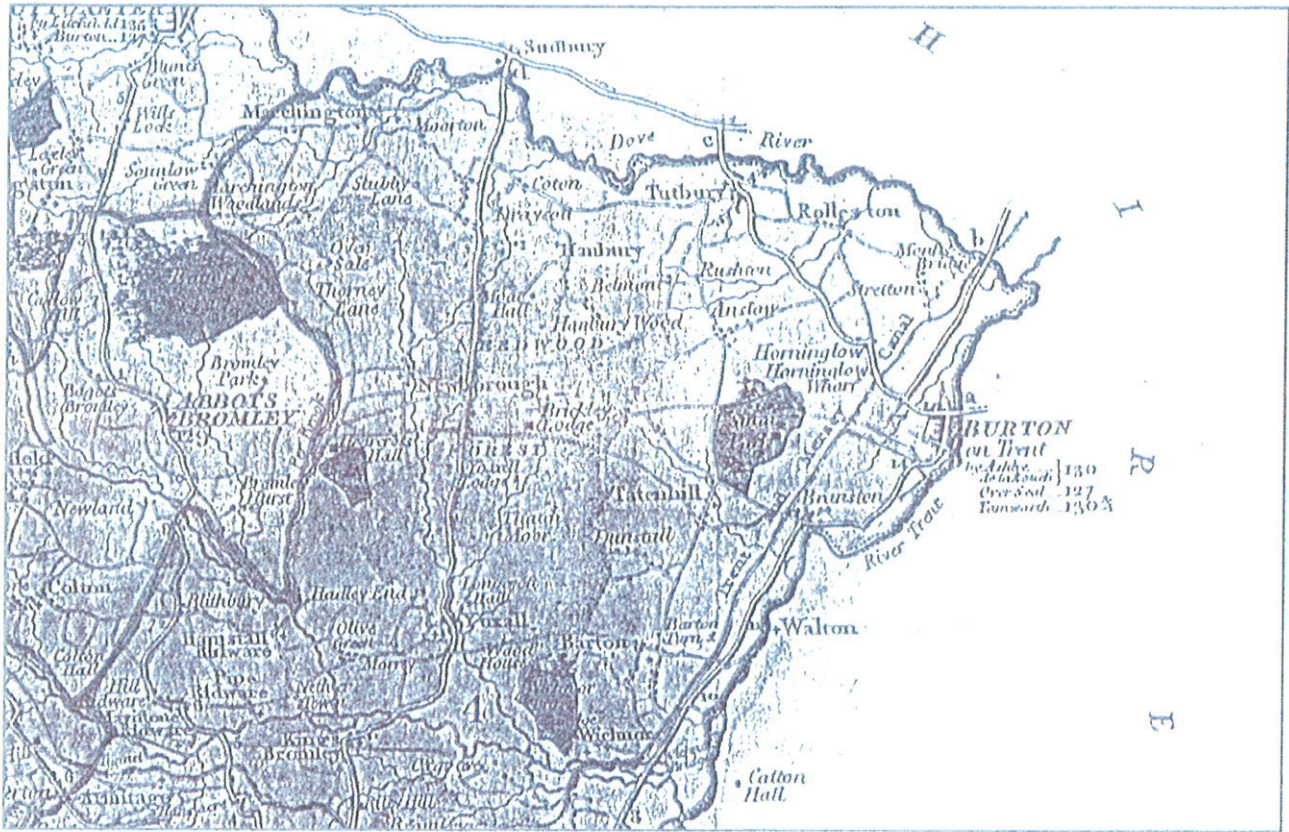
Bowen Map 1749

Fig 12

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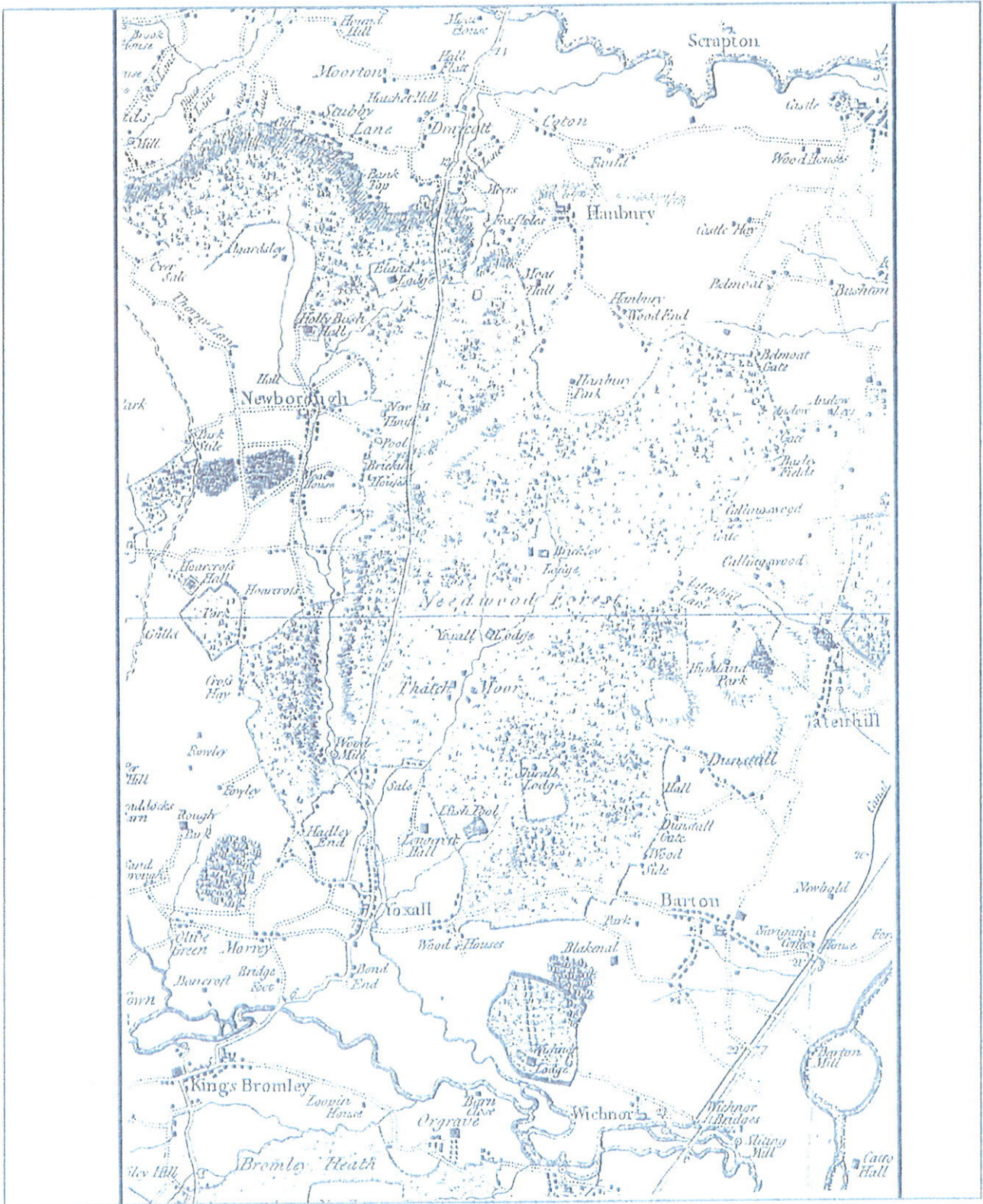
Smith Map 1801

Fig 13

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Yates Map 1796

Fig 14

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b. In 1786 Spyers painted a number of views of Brickley Lodge and one of its Cascade (Figure 15a, b, c and d). These are held by the William Salt Library in Stafford (WSL VII 86-89). The main Lodge is of one and a half storeys and three bays with two axial stacks and a hipped roof. It is white, presumably rendered and has slate roofs. The South Front has a four columned pedimented portico *in antis* with railed steps up from either side, flanked by windows in recessed arches. The North Front has a central pedimented doorway with a squat Venetian window above. The East Front has a projecting single storey bow with three windows above. Abutting the West Front is a lower two storey three bay wing with two axial stacks. This is also white and with slate roofs. No entrances are visible on the watercolours. There was clearly no south entrance, but the north elevation is obscured by a boundary wall running north from the junction between the main block and the wing, while the west elevation is obscured in the painting by conifers. To the north-west of the main block and at right angles to it is an ancillary block, presumably stabling and other offices. This is of red brick and of two storeys and seven bays with three storey towers at either end. The roofs are of tiles and the towers have ground floor windows recessed in arches. A boundary wall with white gates connects the southern tower with the west wing and there are small single storey outbuildings flanking the towers.

c. There are many documents showing the impact of the enclosure between 1805 and 1811. The smallest scale of these (SRO Q/SB Mich 1806) shows the new road building programme, which layout still defines the present form of the area (Figure 16). Again, the extent of the estate around the Lodge is shown, together with the boundaries of the various wards (a feature common to all the enclosure maps). Brickley Lodge sits at the southern end of Tutbury ward, just north of its boundaries with both Barton and Yoxall wards. The ward boundaries between Yoxall and Barton are defined by the Lin Brook but there is no landscape feature defining the boundary between them and Tutbury. The tracks associated with Byrkley Lodge are close-by but clearly not the defining feature.

d. The principal map of the enclosure (Figs 17a) shows that the home fields of Brickley Lodge estate are formally divided into small plots, whereas the surrounding landscape consists of substantially larger elements, with plot numbers and descriptions given (see table below) (SRO Q/RDc 58a). The road network, streams and other watercourses are all shown. The buildings on the site are shown, with two main concentrations. Plot 236 is defined as a barn fold and an 'ancient messuage' (Plate 17b and 17c) and the Lint [Lin] Brook runs southwards directly to the west of it, with Brickley Pool (Plot 411) constructed slightly to the east of the brook with a path all around it. Slightly to the west of this is Brickley Lodge and its offices (plot 238). The enclosure maps for the wards of Yoxall and Barton are both much more detailed than that for Tutbury ward. The former both show all field boundaries.

e. The Lodge itself consists of the two main blocks shown on Spyers's paintings, with the stable block at right angles further north. The perspective of the paintings is hard to reconcile with the gap between the main block and the stable and it is not clear whether the detached building at the west of the main block is one of the stable towers or another structure. The Old Lodge consisted of an L-shaped building along the west and north sides of a square. To the

south-east, in the corner of the field, is an L-shaped pool. This may be the remains of a moat.

Land use in 1805, from the Enclosure Award

Ward	Owner	Occupier	No.	Description	Acres	Roods	Perches
Tutbury	<i>The King</i>		205	<i>near Cross Plain</i>	171		16
	Edward Sneyd Esq	Edward Sneyd Esq	233	Cowpasture	8	1	21
			234	Little Coppy	3	3	15
			235	Maripit piece and upper Meadow	8		1
			236	Barn fold and scile of ancient Messuage		3	30
			237	Green Close	10		
			238	Brickley Lodge, offices etc.	1	1	
			239	Part of Green or Lawn before Brickley Lodge	7	2	1
			240	Little Meadow		1	23
			241		1		31
			242	Rough Coppy	4	2	39
			243		3	3	12
			244	A slip of land laid to Inclosures near Brickley Lodge		1	13
Yoxall			245	Other part of Green or Lawn before Brickley Lodge	1	2	17
Yoxall	<i>The King</i>		246	<i>near Yoxall Lodge</i>	643	1	23
Barton	Honorable Elizabeth Maynell	Honorable Elizabeth Maynell	411	Brickley Pool (see note below)	1	3	9
Barton	<i>The King</i>		412	<i>Lockley Plain</i>	410	2	34

f. The tithe maps of the area exclude the area of Needwood forest enclosed at the start of the nineteenth century. A map made for the lease and sale of the site in 1859, however, documents further changes, although in less detail (Figure 18). A curving wing has been added at the north-east of the main Lodge and a range along the west has been added. This presumably provided a service yard, as the main entrance to the deeper house is at the east, accessed from a 700m long drive. The Pool shown on the enclosure maps has been much altered in shape and extent, forming two pools.

g. The 1884 First Edition 25" to 1 mile Ordnance Survey map of the area (Figure 19) shows the field boundaries, with the home fields around the estate largely intact, except at the south-west (plots 239 and 245 on the enclosure map).

h. The core of the Lodge has remained, but the southern portico has been lost. To the east of the service yard were three glasshouses, with further glasshouses to the west. One of these backed onto a building which may have been a potting shed, but could also have been a vinery, orangery or similar. Close by an icehouse had been built. A new drive led north along the western edge of the home fields to join the Burton road. To the south of the Lodge is a ha-ha, which is not explicitly shown on the enclosure map though a boundary at this point may indicate its existence at the start of the nineteenth century.

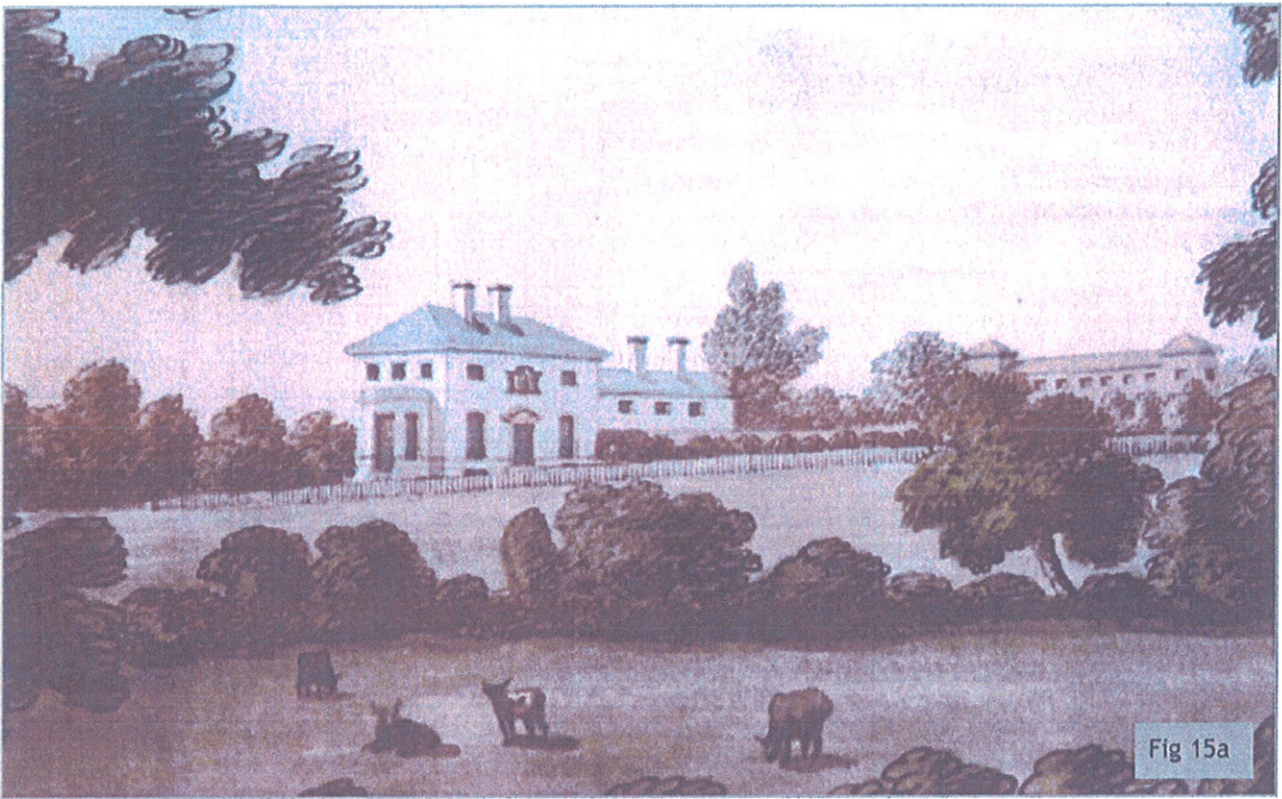


Fig 15a



Fig 15b

Speyer Painting of 18th Century Hall

Fig 15a and 15b

The National Football Centre
Environmental Assessment

