

Cheddleton Conservation Area Appraisal

Consultation Edition



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ACKNOWLEDGEMENTS

Yates' Map of Staffordshire reproduced by kind permission of Staffordshire County Record Society.

Cheddleton

Conservation Area

1 Introduction

Summary of Interest

- 1.1 The Conservation Area was designated on 25th July 1970. It seeks to preserve and enhance this small but distinctive historic settlement sitting on a rocky spur overlooking a river crossing in the Churnet Valley.
- 1.2 Due to the bypassing of the hilltop settlement by the turnpike road, which followed the shallower gradient to the east, the old village has remained largely unaffected by later development. It has a cohesive identity in terms of its buildings and materials.



Fig 1 The Hollow

The Conservation Area Boundary

- 1.3 The Conservation Area focuses on the buildings lining the old Leek to Stafford road which climbs upwards from the river crossing through the narrow and sunken 'Hollow Lane' passing the cluster of buildings around the Church of St Edward and continues along Ostler's Lane, which is equally narrow and winding. The Conservation Area also extends down into the river valley to include a section of the Caldon Canal and related industrial buildings, dominated by the Flint Mill complex. The Conservation Boundary is shown on Map 1. The boundary overlaps with the Caldon Canal Conservation Area which follows the length of the canal from Stockton Brook to Froghall.

Purpose of the Document

- 1.4 This document is an analysis of the characteristics that make the Cheddleton Conservation Area worthy of preserving. It aims to:
 - Evaluate and record the historical significance of the area.
 - Identify features of villagescape and landscape importance.
 - Communicate what requires to be protected, and to
 - Serve as a basis for schemes of preservation and enhancement.

- 1.5 The document will enable those living and working in the area to appreciate and value its special qualities and to prepare development proposals, which complement the surrounding built heritage. It will also be used by the Local Authority to assess planning applications and to prepare a management plan for the area, which may include proposals for enhancement schemes. Other local authority departments and statutory undertakers are required to have regard to the need to preserve and enhance Conservation Areas and this document should assist in formulating proposals for Cheddleton.
- 1.6 The document will be the subject of public consultation prior to adoption. The appraisal documents will be periodically reviewed and updated.

Planning Background

- 1.7 Conservation Areas are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act 1990. This primary legislation requires proposals that need planning permission to preserve or enhance the special architectural or historic interest of the area.

National planning policy for the historic environment is all contained within one over-arching document, the National Planning Policy Framework (2018). This embodies a holistic view of the historic environment and is designed to ensure that decisions are not made in isolation without first considering the significance of the particular aspects of the historic environment and then addressing economic, social and environmental sustainability issues. The NPPF should be read alongside the Planning Practice Guide 'Conserving and Enhancing the Historic Environment' which gives more detailed advice on Conservation Area designation and management. Historic England also provides further detailed guidance.

The Staffordshire Moorlands Local Plan (2020) contains policies relating to Conservation Areas and other heritage assets as well as policies on design and landscape character. Allowing only suitable development which would secure the future conservation of a heritage asset in accordance with Policy DC2.

The Local Plan adopted by the Council September 2020 identifies two Local Green Space designations to the south the Conservation Area; Ox Pasture (east) and Ox Pasture (west). These designations are identified on Maps 1 and 2 in this document.

Whilst the Local Green Space designations are not made specifically for their historic value and they serve a different purpose than the Conservation Area, they do reflect local character and are considered to be demonstrably special to the local community.

- 1.8 The Staffordshire Moorlands currently has 17 Conservation Areas excluding the area covered by the Peak District National Park. Government guidance now requires each Conservation Area to have a character appraisal and management plan to provide a basis for making sustainable decisions.

Implications of Designation

- 1.9 Designation seeks to preserve and enhance the character and appearance of Conservation Areas by imposing additional controls over:
- The location and design of new development
 - The size of extensions for which Planning Permission is needed
 - Certain minor works (e.g. roof alterations, cladding, satellite dishes)
 - Demolition of buildings, gates, walls, fences and railings
 - Work to trees
 - Advertisements

- 1.10 Planning Permission will only be granted for development which preserves or enhances the character or appearance of the Conservation Area in accordance with planning policies. The Council offers a pre-application advice service for guidance on development proposals to ensure that the special character of the area is considered at an early stage in the planning process and to assist in achieving the best outcome for applicants and the heritage. More detailed design guidance and technical publications are also available on the council's website to assist in specifying work affecting historic buildings.
- 1.11 Where the Council considers that the appearance of an area is being harmed by unsympathetic alterations to houses in Conservation Areas it may serve an Article 4 Direction on selected properties. This requires that certain external alterations to a building will need Planning Permission, such as new doors, windows, painting or rendering of the exterior, and the demolitions of boundaries.
- 1.12 Conservation Area status also means that the Council can offer grant aid for the repair and enhancement of buildings or areas. If funds become available it will prepare enhancement schemes for those areas where this is considered necessary.
- 1.13 Public consultation will be undertaken for any proposals to enhance an area or to introduce additional controls.

2 Location and Setting

- 2.1 Cheddleton lies in the centre of the Staffordshire Moorlands District, about 3 miles south of Leek. The Conservation Area mainly lies to the west of the A520 and straddles the valley of the River Churnet.

General Character and Plan Form

- 2.2 Cheddleton's character and plan form are influenced by the local topography and, in particular, the River Churnet. The village lies high on a rocky promontory within a gently rolling landscape overlooking the river valley of the Churnet, which runs in a south-easterly direction just to the north of the village. The underlying bedrock at Cheddleton is Sherwood Sandstone, although parts of the Conservation Area are covered by Boulder Clay, with Alluvium in the valley bottom. As a building stone Sherwood Sandstone is of variable quality and tends to weather badly. The quality of this stone may account for the early use of brick for building, unlike nearby settlements such as Alton and Ipstones where stone is more widely used. Although the majority of buildings are of red brick, with some colourwashing, the Church of St Edward and several other historic buildings are of sandstone or have stone dressings, and stone is extensively used in boundary and retaining walls. Dark plain tiles are used universally for roof coverings.
- 2.3 Key elements of the medieval settlement lie on high ground above the River Churnet, following the old road, and here the Church and the Hall House occupy flat ground overlooking the flint mill, separated from Cheddleton Grange to the south east, by a dry valley.



Fig. 2: Canal towpath with view of Flint Mill and hilltop settlement

- 2.4 The buildings cluster on the highest ground around the Church and are tightly packed along Hollow Lane and the small paths and lanes running from it. Most buildings are inward looking and distant views of the settlement are limited. The steep valley sides overlooking the Churnet Valley create a sharp break to the settlement form. Down in the valley bottom a second cluster of buildings relate to former industrial processes associated with the river and canal. The Flint Mill complex has the appearance of being confined to an island, sandwiched between the road bridge, canal and meandering river. Several former industrial buildings also lie to the eastern side of the bridge on higher ground.
- 2.5 The Turnpike road (now A520) removed the through-traffic from the old village and has been the focus of later ribbon development along Cheddle Road, and larger estates beyond

Landscape Setting

- 2.6 The elevated situation of the village around the Church allows splendid views down into the pasture land of the Churnet Valley, where the tree-lined meandering river contrasts with the engineered canal. To the north-west the valley sides become wooded before disappearing from view, whilst beyond the Churnet Valley looking north is gently rolling pasture land, interspersed with hedgerows and small copses of trees. The top of the water tower at the former St Edwards Hospital is a landmark feature, projecting out of its woodland setting, with a backdrop of the rising

moorland of Morridge Edge and the Roaches. To the west the landscape is more gently undulating with dispersed farm groupings around the village linked via a network of hedgerows and sunken narrow lanes.



Fig. 3a: Landscape around Flint Mill



Fig. 3b: Setting of the Church of St Edward from the west

Key Views

2.7 Key views are identified on the Villagescape Analysis Map (*Map 2*). A notable view is from the northern approach to the village on the A520, where the view expands to reveal the river valley with glimpses of the tightly clustered historic buildings on the high rocky promontory. Views to along the Churnet Valley following the line of the river and canal and its former industrial buildings are also significant.



Fig.4a: Hilltop settlement from river



Fig.4b: View along canal looking west



Fig.4c: Hollow Lane towards Red Lion Inn

2.8 Within the Conservation Area views back across the Churnet Valley with distant views of Morridge Edge are of note, together with confined views along the length of Hollow Lane, enclosed by buildings and trees, and the fine view of the Red Lion Inn at the junction with Cheadle Road.

3 Historic Development and Archaeology

Settlement History

3.1 The Domesday survey in 1086 records the village as one of the holdings of the Earls of Chester, who had considerable interests in North Staffordshire. It is recorded that it had a population of 9 households, with no households recorded in neighbouring Rownall or Consall. Cheddleton was typical of other pastoral areas in the Moorlands where settlement was scattered across the landscape in farms and tiny hamlets, and for centuries the population remained small.

Parish, Church and Grange

3.2 The medieval parish of Leek was divided into 19 townships, of which Cheddleton was one. In 1220 a royal charter put the Church of Cheddleton under the control of Dieulacres Abbey near Leek. The ownership of the Church by the Abbey caused endless trouble and rivalry with the Lords of the Manor of Cheddleton for many centuries.

3.3 From 1220 onwards to the dissolution of the monasteries in the 16th century the Church of St. Edward at Cheddleton functioned as one of four chapels in the Parish of Leek. Each chapelry in this vast 53,000 acre parish provided a place for Sunday worship for a group of townships, with Cheddleton serving the townships of Consall and Rownall.

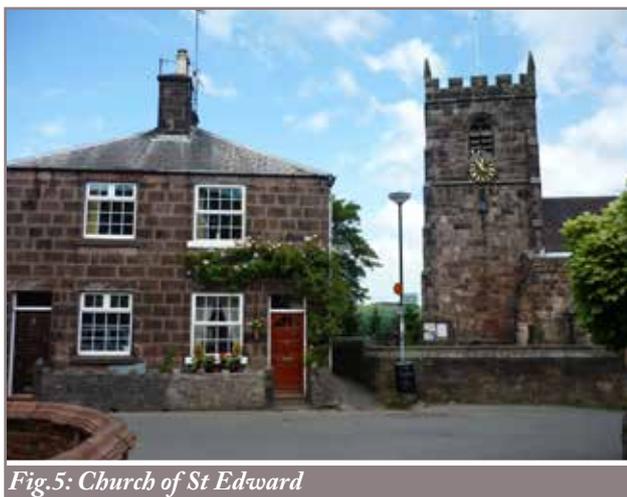


Fig.5: Church of St Edward

3.4 The Grange at Cheddleton belonged to Dieulacres Abbey and administered the collection of the local tithes (a church tax based on local produce). Roof timbers in the farmhouse have been dated to 1499, making it one of the few surviving buildings dating back to the Abbey ownership.

Manor of Cheddleton

3.5 In the medieval period the inhabitants of the village worked the land within the Manor of Cheddleton on the open field system (three large fields, divided into strips, which were worked in rotation). The Manor served the secular needs of the population. In medieval times the house responsible for the administration of the Manor of Cheddleton was known as the 'Hall House'. In North Staffordshire these rarely survive in anything but name, making Cheddleton's late-medieval Hall House a rarity.



Fig.6: Hall House

3.6 Cheddleton's open fields were enclosed by agreement at quite an early date with the remainder enclosed under the Cheddleton Enclosure Act of 1735. This Act allowed anyone who had taken common land before 1733 to keep what they had, and the remaining 2,300 acres in Cheddleton Parish were then to be enclosed and reclaimed, and improved. Nearly all the farms in the Parish were tenanted and owned by 5 major landowners.

The mill

- 3.7 A Church, Manor House (or Hall House) and corn mill are regularly found in the larger medieval villages, but the presence of all three in close proximity is unusual in the Moorlands. Here the siting of the village on a hilltop above the River Churnet meant water was plentiful. It is possible that the Abbey had a hand in setting up the mill for here, as at Dieulacres, the course of the river has been changed to make it run along the valley side, and the river itself is used as the holding pond for the mill.

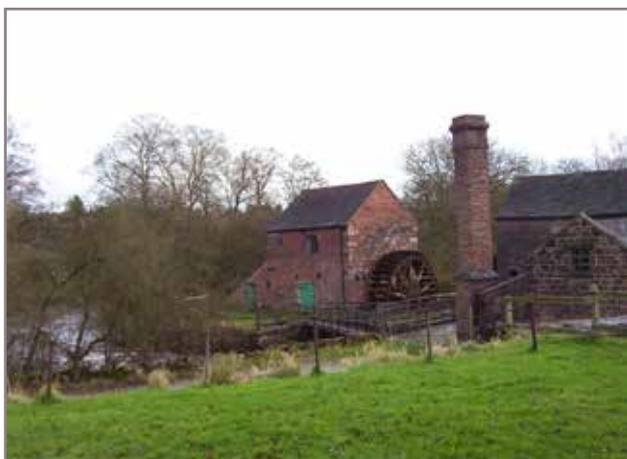


Fig. 7: Cheddleton Flint Mill

- 3.8 The history of Cheddleton Mill is one of change and development, and the corn mill infrastructure was readily adaptable for a variety of uses. The earliest reference dates to 1253 (History of Staffordshire vol.1911). By 1580 there were two mills under one roof - one for fulling and one for corn (Burnley, William Salt Library). In 1772 the construction of the Caldon Canal had an immediate effect on the village with the establishment of industries along its banks. A brewery, lime kilns, boat building yard, paper mill, wharves and quarries were opened, the nearby corn mill was enlarged and a tan-yard established. In 1782 the Cheddleton mills were leased for the grinding of flint or stones, except for the part used for grinding corn which was not altered. By 1815 both north and south mills were in existence and both were grinding flint for the nearby pottery industry.

Turnpike Road

- 3.9 The by-passing of Cheddleton Village by the Turnpike Road in 1763 was an early improvement to the road infrastructure by the Turnpike Trust. The old road ran from near to the Flint Mill up to the Church (Hollow Lane) and along Ostler's Lane, meeting the present road at Heathhouse Corner. One of the cast iron mileposts erected along the road is still in place. The new road followed the gentler gradient south following an existing lane to The Grange and this became the focus for later development relieving the old village of through-traffic and development pressure.
- 3.10 Yates Map of Staffordshire in 1775 clearly shows the topography of the landscape with the steep valley sides clearly marked. The Church with its tight cluster of buildings along Hollow Lane can be seen, together with a mill alongside the river and The Grange. The canal had not yet been constructed, unlike the new Turnpike Road which is also shown, but at this time no buildings lined its route. The 1896 O.S. Map demonstrates that little had changed in terms of the overall form of the village centre around the Church, but in the valley bottom the Caldon Canal is now shown, along with locks, a larger mill complex, brewery, smithy and other structures. A further marked change is the development which has spread along the new Turnpike Road confirming that the historic core of the village largely avoided development pressures from an early date.

Archaeological Significance and Potential of the Area

- 3.11 The Churchyard Cross is a Scheduled Ancient Monument and dates to the 15th century, restored by G.G. Scott (junior) in 1876. It has a square decorated shaft with circular stone stepped base of 4 tiers.
- 3.12 Up to date information on Archaeology can be found by consulting the Historic Environment Record maintained by Staffordshire County Council.

4 Character Analysis

4.1 Cheddleton combines the picturesque and dramatic qualities of its siting with a rich historical past documenting the early foundation of its church through to the eras of the turnpike road and early industrial development alongside the canal. The Conservation Area divides into two areas of distinct character:

- The Mediaeval Hill-Top Village
- The River Valley

4.2 The description of each area should be read in conjunction with the Villagescape Analysis Map (*Map 2*). This identifies key historic buildings and features that help define the special interest of the area. Listed buildings are underlined in the text and statutory descriptions are included in the appendix.

The Medieval Village

4.3 Along Hollow Lane, deeply set and heavily shaded by trees in its lower length, the closely built cottages of red brick or stone are small in size and scale, and huddle against the roadside. Although individually unpretentious, by their compactness and scale these cottages contrast with The Church of St Edward standing in its raised graveyard of old tombs overhung by yews. Notable features along the lane include the high drystone retaining walls and banks, which in places sit on exposed bedrock, and the overhanging trees, which all add to the sense of enclosure (Fig.8). Lower down the lane several properties facing the road are built into the bankside, whilst towards the top of the rise the buildings are more clustered with variations in height and alignment. The buildings exhibit a range of traditional materials and detailing to windows, roofs and boundary walls.

The detailing on No.19 Hollow Lane is particularly fine with unusual 3-light casement windows, boarded door and lovely front garden bounded by a heavy stone wall (*Fig.31*). Both this and No.25 (*Fig.11*) are Listed Buildings but several others are of equal visual interest, including No.11 with its interesting form and detailing (Fig.28), and No.9 & 7 tucked almost out of site to the rear. The boundary walls and small front gardens to properties near to the churchyard are particularly distinctive. The character of the area would be harmed by loss of front boundaries and gardens, the insertion of modern styled windows and doors, loss of chimneys and alterations to the roofline.



Fig. 8: Sunken banksides of Hollow Lane



Fig.9: Cottages viewed from within the churchyard



Fig.10: Informal grouping of cottages



Fig.11: No. 25 Hollow Lane

4.4 The Black Lion Inn (*Fig.12*) commands a fine setting overlooking the Church and forms part of a long, narrow range with residential properties at the far end. The inn has timber sash windows incorporating margin lights, and the colourwashed building gives way to exposed, coursed stone walling, incorporating quoins to the dwellings at the far end. To the rear is a flat table of land which juts out with precipitous drops on three sides. In this secluded area are several small stone cottages of simple form and detail set amidst mature, spacious gardens and trees. The absence of bound roads, pavements and street lighting reinforce the character of the area (*Fig.13*).



Fig.12: Black Lion Inn

4.5 Hall House was formerly owned by the Lord of the Manor (*Fig.6*). Its architectural style links it with major houses such as Little Moreton Hall, Cheshire, and Mosslee Hall nearby at Basford. Despite its small size its floor plan is typical of its period, with a two-bay open hall, formerly open to the roof. In North Staffordshire it is rare to have such a complete medieval ground-plan surviving in such a visible form. Externally of stone, its timber-framed walls were replaced piecemeal over a long period, leaving clear traces of the wall-posts as rendered 'ghosts' or straight joints. In the 19th century the surviving roof truss was truncated, the side walls raised, and a fine fish-scale tiled roof added.



Fig.13: Cluster of stone cottages to the rear of the Black Lion Inn

4.6 Whilst this cluster of buildings is largely inward-looking, in places views out of the settlement towards the north-west are quite spectacular. More panoramic views are obtained near to and within the Churchyard, where the steep valley sides, trackways and earthworks in the fields below add to the interest. The churchyard walls clinging to the precipitous bankside dramatically emphasise the sharp transition on this side between village and countryside.

4.7 The square tower of the Church is prominent on the hilltop and best viewed from the north and west. The large mature trees within the graveyard add to the charm of the space and help frame the views. The Church is a pleasant structure still substantially mediaeval in spite of the 19th century restoration by George Gilbert Scott, a notable Victorian architect also responsible for the design of the lych-gate alongside Hollow Lane and the Choir School (*Fig.14*) to the west. Scott also supervised the restoration of the 14th century cross on the south side of the churchyard in 1870.

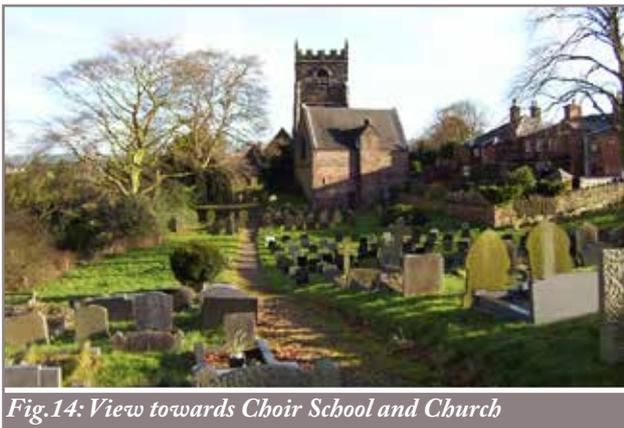


Fig.14: View towards Choir School and Church

4.8 A former parish school 'Whitehall School' stood in front of the Black Lion Inn close against the churchyard wall and near to where the village stocks still stand. With the building of the National School in 1855 (now the old school tea rooms) the Whitehall School was closed and the stone used for the building of the Choir House within the churchyard. The fine stone window frames were kept intact and built into the new building.

4.9 The stone houses (No's 16 & 18) alongside the Church with slate hipped roof are of high quality, and the later brick buildings alongside continue the frontage, although all have been subject to modern alteration and some disproportionate extensions. Some poor boundary materials are also being introduced. These alterations impact greatly on views of the Church.

4.10 At the junction with Ostler's Lane more modern boundaries have been introduced, and the historic character of the area is diluted by the flat-roofed buildings of the community centre with its institutional railings. The former St Edward's Infant School, now part of the community centre, is a pleasing building, as is the former Methodist Chapel with its unusual slate mansard roof. To the west end of the Conservation Area St Edward's First School is well screened from the road behind a high bank and hedge, whilst the 20th century houses opposite continue the built frontage as far as Park Lane, a sunken lane which drops sharply away, flanked with high banks and drystone walls. Beyond the boundary lies the former National School, now tea rooms, currently excluded from the Conservation Area but a fine Victorian stone building, arguably part of the character of the historic settlement. The edge of the settlement is well defined with open views of the rolling landscape beyond.

4.11 Ostlers Lane leaves Hollow Lane by the village pound, opposite the former 19th century Methodist Chapel, and runs south to join the main road at Heathhouse Corner. The lane has great charm with its deep set, gently curving roadway exposing weathered sandstone sides, stone walls and hedges emphasizing the enclosure, and stately beech trees towering above (*Fig.15*). The provision of a service road to the inter-war houses on the east side of Ostlers Lane has ensured the retention of the lane's intimate character.



Fig.15: Ostler's Lane flanked by high banks, walls and beech trees

4.12 To the rear of the junction of Hollow Lane and Ostler's Lane is an area previously of paddocks and orchards, served by Fold Lane (*Fig.16*), which formed an attractive open break at the rear of the built frontages. Recently this area has been subject to development pressure and has begun to be divided up and incorporated into domestic gardens. The introduction of timber panel fencing, large garages, modern building materials and untidy land are severely harming the character of the area, including views back towards the Church. Future efforts should secure the enhancement of the area by replacing timber panel fencing with traditional boundaries such as native hedges and stone walls and preserving the area's open, green character.



Fig.16: Fold Lane. Intrusion of timber fencing

4.13 The land west of Ostlers Lane and the school contributes to the setting of the Church and the rural outlook of the settlement.

River Valley

4.14 The impact of the canal on the economy and appearance of the village has been dramatic, and although most of the original industries have now ceased the legacy is still very apparent. The Cheddleton Flint Mill (*Fig.17 & 18*) complex is a fascinating survival which now operates as a working museum exhibiting renovated internal machinery as well as clacining kilns, wharf and plateway, small cottages and outbuildings. The complex is Listed Grade II*.

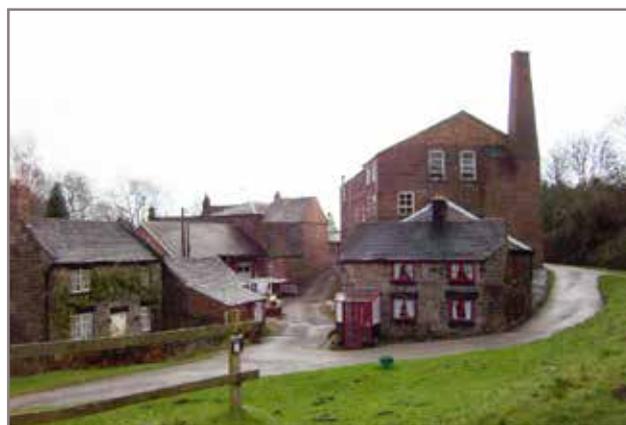


Fig.17: Flint Mill Complex



Fig.18: Courtyard within mill complex

4.15 The largest building alongside the canal does not form part of the museum but visually is a significant part of the building group. It has witnessed many alterations, becoming in turn a brewery, silk mill, community hall and eventually a warehouse. The original stone building now acts as a plinth to the brick storeys above, and by its size and simple mass dwarfs the cottages behind.

4.16 The houses in the roadside group are now much below the road, which was raised considerably during successive rebuilding of the bridges. These buildings are an attractive grouping in red brick with distinctive lintels and sills, and have retained their original window proportions (*Fig.19*). The historic railings are also a distinctive feature but modern replacements are appearing which do not respect their historic context. Alongside the canal bridge the straddle warehouse (*Fig.20*) over the canal is an unassuming but increasingly rare structure used for the storage and loading of goods and materials. The structure, together with the linked colour-washed house, has great potential for enhancement.

4.17 To the east side of the bridge (*Fig.21*) the views of the canal and lock complex are important, but the open undefined car parks and unscreened views of industrial and other modern buildings also offer potential for improvement. These impact not only on the setting of the canal and wider river valley but also mark the entrance of the Conservation Area.



Fig.19: Attractive red brick buildings fronting Cheadle Road



Fig.20: Straddle Warehouse



Fig.21: East along canal from Cheadle Road

4.18 The only reminder of previous industry to the north of the bridge, towards Leek, is the name ‘The Tanyard’ (*Fig.22*) given to the small informally-scattered group of cottages on Station Road, set within mature gardens on the hillside overlooking the river crossing. Quite unpretentious, their group value to the scene far outweighs their individual merit as they round off and define the older village settlement.



Fig.22: The Tanyard

4.19 Looking back from the bridge to the south-west is a striking view of almost sheer grassy slopes surmounted by cottages beneath large trees, and with a glimpse of the church tower beyond. Continuing southwards, the colour-washed, 18th century Red Lion Inn (*Fig.23*) draws the eye. This building marked a convenient stopping place on the turnpike road and has a fine set of historic windows including a round bottle-glass window. The Inn with its sunken forecourt and adjoining outbuildings makes a valuable contribution to this frontage, although the adjoining buildings are now in separate residential use and much affected by modern replacement windows and doors. An unaltered outbuilding remains at the northern end and its appearance should be preserved. The appearance of these buildings could be greatly harmed by front extensions and porches. The Victorian red brick Post Office (*Fig.24*) with its tall elegant chimneys and its prominent gables adds to the quality of the streetscene, although marred by the insertion of upvc windows and shopfronts within original openings. Key features are the railings which enclose the buildings from the wide expanse of road and the remnant setts which are increasingly overlain with tarmac. A small footpath leads down to the Canal past a vulnerable stone outbuilding ‘the old dock house’ (*Fig.25*). In 1807 this served as a Sunday School and previously used as a place of worship by the Methodists. The building is in good order but the area is in need of improvement.



Fig.23: Red Lion Inn complex



Fig.24: Post Office looking towards Flint Mill entrance



Fig.25: The Old Dock House

4.20 Cheadle Road provides views up towards Hollow Lane and glimpses of the buildings above. The drystone retaining walls and trees on the bankside are key elements.

Local Materials, Details and the Public Realm

Timber

4.21 Many of the early buildings in the village will have been of timber frame construction. However, with a substantial amount of refronting and rebuilding in the 18th and 19th centuries the majority will have been replaced with buildings of more substantial construction and no visible timber framing survives. The best example of this is Hall House (*Fig.6*) where its timber-framed walls have been replaced with stone over a long period, leaving clear traces of the wall-posts and elements of an early roof structure. Other buildings may well contain remnant timber framing especially to interior walling which was still built in this way well into the 18th century.

Stone

- 4.22 Rocky outcrops of Hollington Stone (Sherwood Sandstone) are visible throughout the village, most significantly forming the high stone escarpment visible from the river valley on which the oldest part of the village sits, and visible where the sunken lanes cut through into the bedrock.
- 4.23 As a building stone Sherwood Sandstone is of variable quality and is generally poorly cemented and tends to weather badly. Stone construction came into general use by around 1600 and generally remained the main building material into the 18th century. However, the quality of the local stone may account for the early use of brick for building in the village. Stone is predominantly used for boundary walling, building detailing and oldest properties around the church (*Fig.26*), the church itself and funerary monuments.



Fig.26: Stone cottages adjoining the churchyard

- 4.24 The local stone varies in colour from pink to dark brown and is gritty in texture. It tends to be laid in random courses with larger quoin stones and raised stone parapets, of which many are now missing. On higher status buildings such as the Church and Choir School finely dressed red sandstone (ashlar) is used with tight joints, often with herringbone tooling. On later brick buildings stone is used sparingly for detailing but many buildings often have stone gables or plinths indicating a re-fronting or partial rebuilding in brick, as at No.25 (*Fig.27*) and No.29 Hollow Lane.



Fig.27: No.25 Hollow Lane demonstrating partial re-building in brick

- 4.25 Hollington stone is still available locally and the colour, texture and detailing needs to be carefully specified. Satisfactory results are only achieved with natural materials because they weather well and display the subtle variations in colour, which are difficult to match in artificial materials.

Brick

4.26 By the mid-18th century brick was starting to be used in the village for building and refronting many older properties, particularly those of lower status. A number of these have subsequently been rendered or colour-washed. In Cheddleton brick is now the dominant building material with stone or brick detailing. In a few areas more elaborate Victorian buildings have been constructed such as the Post Office (*Fig.24*).



Fig.28: No.11 Hollow Lane

4.27 Most brick buildings in the Conservation Area are constructed of handmade stock bricks varying in colour from orange through to deep red. The texture is also variable but generally smooth with slight imperfections and coarser aggregate. Bricks will have been locally made thus giving a consistency to their colour and appearance. Most walling is laid in stretcher bond and all of one colour. No.11 (*Fig.28*) Hollow Lane is an exception where one part of the building is laid in Flemish Bond (alternating headers and stretchers of red and over-burnt darker bricks to give a chequerboard effect). Other parts of the building are brick with stone quoins and areas of stone walling which have been altered in brick. All these materials and details add to the building's interest.

4.28 Modern mass-produced, machine made bricks have an even colour and texture that may have a harsh appearance. New bricks can be readily sourced for alterations and new build, but care is needed to ensure that the colour, texture, brick size and bonding are matched. Some alterations to buildings within the Conservation Area have been carried out in poorly matching modern bricks.

Roofing

4.29 Until the 19th century many roofs in both town and country were of thatch. Thatch was thick and on stone and early brick houses was contained within stone copings on each gable. If a roof was altered or extended the copings would generally be reinstated on the new gable. Although several buildings in Cheddleton are of early stone construction, later alterations conceal their age, and many copings have long since been removed. Copings survive on several properties on Hollow Lane, The Red Lion Inn and several of the properties at the Flint Mill. Their profile is an important datable feature and should be replicated where replacement is necessary. On several later Victorian properties stone parapets were reintroduced as part of the fashion for Gothic architecture. The Choir School and school buildings retain these features as part of their design.

4.30 The characteristic roof pitch of 17th and 18th century buildings was around 40 degrees and a mixture of straw and rushes was used. When thatch was abandoned side walls might be raised by three or four courses (as at Hall House) to give greater headroom and a shallower roof pitch, but the narrow gables often remained unaltered. Stone slates were used on better quality housing but none survive in Cheddleton.



Fig.29: No.62 Hollow Lane: Raising height of stone building in brick



Fig.30: Clay tiled roofs and raised copings

4.31 The 19th century witnessed the mass production and distribution of the Staffordshire Blue clay roofing tiles from the Potteries, now regarded as the typical local roofing material. Early tiles were handmade with a distinctive camber and rougher texture, whilst later machine made tiles have a more even profile and smooth sheen. Welsh slate also became available in the late 19th century but was not widely used because of the availability of clay tiles. Most roofs in Cheddleton are laid using plain Staffordshire Blue clay tiles with clay ridge tiles. Their roof pitch of about 35 degrees gives the characteristic narrow gable and steeply pitched roof.

- 4.32 Slates are used on later buildings including the former Methodist Church, with its unusual mansard roof, the row of buildings alongside the Church and two buildings fronting the road to the side of the canal. These slate roofs are shallower in pitch, occasionally hipped, and have lead roll detailing rather than copings.
- 4.33 Reproduction materials such as concrete tiles and artificial slate fail to replicate the appearance and finish of traditional materials and often weather differently over time.
- 4.34 Dormers are not a common feature of local vernacular buildings in the Moorlands. Use of dormers should be avoided to retain the simple proportions and roof detail of village buildings. Rooflights, introduced in the Victorian period, are not a common detail of vernacular buildings and more often typical of small outbuildings. They should be used sparingly, avoiding front and prominent elevations, be low lying in the roof and small in size. Several large rooflights have been installed in prominent areas which disrupt the roofscape.
- 4.35 Most vernacular buildings have plain, flush verges and avoid decorative brickwork around the eaves, verges and chimneys. Opposite the Church several brick buildings have well-detailed decorative eaves bands which are an attractive feature. Elaborate brickwork to eaves and verges, often with bargeboards, is more typical of later Victorian villas which are not present in the Conservation Area.

Local Details

Windows

- 4.36 The village has an interesting mix of traditional window designs, (*Fig.31*) predominantly several styles of side hung casements and a lesser amount of vertically sliding sash windows. Many buildings have a mix of window styles which shows how a building has adapted over time. Well preserved windows are a good means of dating a building and it is therefore important to retain and repair original windows and accurately reproduce replacements. Unfortunately it is largely only the Listed Buildings which retain a good set of period windows, with most other buildings having modern joinery of variable quality, diminishing the historic interest of the individual building and villagescape as a whole.
- 4.37 The earliest stone buildings in the village will have had stone mullioned windows with leaded lights applied directly into the surround or set within a metal frame to allow an opening casement. Although some evidence of stone surrounds exists at Hall House the main survivals are the former National School and Choir School which reintroduced the mediaeval style.
- 4.38 By the 18th century glass was cheaper and windows became larger, more vertically proportioned, and the openings framed by plain or decorative lintels and sills. These were designed to take wooden frames with side-hung casements or vertical sliding sashes. No.11 Hollow Lane has an example of an early small pane sash window to the top floor and the Black Lion Inn has a



Fig.31: Historic window details

good set of Victorian sash windows with margin lights. The most common traditional windows are side-hung casements which range from single casements up to three lights together, as at the Red Lion Inn. No.19 Hollow Lane has particularly fine three-light casements with small panes to their upper sections. No.25 Hollow Lane is an example where side hung casements have been replaced over time with those of a modern design and only the original windows to the upper floors survive. Most of these windows have brick segmental arches above and often no sill below. There may be a desire to insert sills, especially timber projecting sills, where previously there were none but this is an inappropriate detail. Stone sills and lintels are also a common detail. The cottages on the bridge have fine sills and lintels, although the original fenestration has gone.

4.39 The mill buildings have a variety of window styles reflecting functional rather than decorative requirements. Several of the mills have fixed, small pane, cast iron frames, often with only one or two individual panes opening. Others are small casements or crude, non-opening frames. Often it is evident that windows have been re-used from elsewhere.

4.40 Many historic buildings in the Conservation Area have suffered damaging alterations from replacement windows. Top-hung opening windows, storm-proof casements and wide double glazing units are a creation of the 20th century and cannot replicate the fine joinery details of traditional windows. This damage is exacerbated by failing to match the subdivision of original windows, constructing frames in inappropriate materials such as upvc, and staining rather than painting (the traditional finish). Altering the proportions of openings, including the insertion of modern bay windows is particularly damaging. All these alterations are most harmful for the terraces of cottages where the unified elegance is ruined by piecemeal alteration.

Doors

4.41 Traditional doors in the village (*Fig.32*) are a mixture of panelled and vertically boarded doors. Historically, the simpler historic buildings generally have vertically boarded (plank) doors and the width of the boarding and moulding is often a guide to their age. Panelled exterior doors are common for higher status houses, and are often used for the front door in contrast to plank doors at the rear.



Fig.32: Historic doors

Today this distinction is less clear with many replacement doors, and a tendency to favour panelled doors for residential properties.

- 4.42 Few historic doors survive in the Conservation Area and it is more likely to find only a surviving door surround or doorcase, such as the elegant hood canopy at the Post Office. There has been widespread replacement of doors and few replicate traditional detailing. The insertion of upvc doors and modern off-the-peg designs are particularly harmful. Poorly selected replacement doors are eroding the character of the area and particularly harmful when inserted into the unified rows of terraced cottages. Surviving historic doors have a patina and charm that is not easily replicated.

Chimneys and porches

- 4.43 The number and position of chimneys is an essential feature in understanding historic buildings, reflecting the interior design, and the relative wealth of the owner. By the mid-18th century smaller houses began to have more than one heated room, each with a chimney breast for a coal fire, and served by gable end chimneys. Chimney breasts are internal and not visible on the gable.

- 4.44 Chimney stacks are a distinctive element in the village roofscape and the majority tend to be simple stacks set on the ridge without decoration, apart from a simple oversailing course. Most chimneys tend to be of brick, even on stone buildings, which is perhaps symptomatic of the quality of the stone. The Post Office has tall ornate stacks typical of a late Victorian style of the building. Many stacks have been disfigured by poor rebuilding and truncating, others have been removed altogether.
- 4.45 The two flint mill chimneys are distinctive elements of the complex, although not particularly visible in distant views.
- 4.46 Porches are not generally a feature of vernacular buildings in the District and historically were limited to wealthy 17th and 18th century houses. Farmhouses and cottages generally had internal lobbies instead. In Cheddleton porches are not a feature of the historic village and the introduction of modern canopies and porches can look out of place on prominent elevations.

Street Surfaces

- 4.47 Remnant historic surfaces can be seen in places throughout the Conservation Area (*Fig.33*). Stone flags and steps survive at the entrances to many houses, and stone setts can be seen around the Flint Mills, in front of the Red Lion Inn and the alleyway linking The Hollow to Fold Lane. Early 20th century photographs show that the roads were compacted stone, without pavements and the use of stone setts, blue paviments and stone flags were widespread. Where surviving surfaces exist these should be protected and reinstatement is encouraged. Standard tarmac surfaces should be discouraged for new developments in favour of higher quality materials

Boundaries

- 4.48 Boundaries within the village are a defining feature and the material, design and finish closely relates to the status of the property and its purpose. As a general rule mortared or ashlar walling with well-tooled capping stones and decorative gateposts were provided for high status houses, and dry stone and brick walls with simple capping stones and hedges typical of farmhouses and cottages. Distinctive boundaries are identified on Map 2 but there are many other smaller sections of walling, hedges and other boundaries which contribute to the area's overall character.
- 4.49 Along Hollow Lane the stone and brick boundary walls opposite the Church are prominent features in front of the cottages, with a mix of traditional copings. Lower down the lane towards Cheadle Road drystone walling serves to retain the high earth banks and extends round onto Cheadle Road.



Fig.33: Historic surfacing

Stone walling is also prominent along its Tanyard and most spectacularly along Park Lane where the drystone walling is several metres high. The former National School has a fine stone boundary around its perimeter, incorporating stone piers and capping stones. The Churchyard has the most impressive arrangement of walls with finely tooled ashlar stone with dressed copings to the most important elevations and coursed drystone walls elsewhere, including the staggered retaining walls on the valley sides (*Fig.34*).



Fig.34: Boundaries

4.50 In places boundaries have been removed or had wide openings inserted to create vehicular hardstandings. In other areas traditional boundaries have been replaced with modern brick walls or fencing. Drystone walls are vulnerable to disfiguring mortar repairs and pointing rather than being repaired and rebuilt, other walls have been lowered. The local walling materials and details help unite the area and add greatly to its charm.

Green spaces and trees

4.51 Green open spaces and mature trees (identified on Map 2) are an important feature of the village. The most striking feature is the steep hillside of rough grassland and trees separating the mill complex from the old village perched high above. This open area creates an abrupt edge to the village and allows unrestricted outward views. Also of note is the river valley which is mainly pasture and undeveloped, but for the former industrial complexes and canal infrastructure. This greenery runs from here up the dry valley past the old stone dock house to the rear of the Red Lion Inn, which provides a crucial open space to protect the rural setting and form of the village. The fields to the western edge of the Conservation Area, including those running alongside Ostler's Lane, also help define the village's rural character. The open land to the east of Fold Lane is an important green open space but is fast being eroded by domestic alterations.

4.52 The churchyard is a splendid green space with plentiful fine specimen trees. Also significant are the mature gardens to the rear of the Black Lion Inn and the small front gardens facing Hollow Lane. Mature trees along the lower end of Hollow Lane and around Fold Lane are significant within the village. Most prominent are the majestic beech trees flanking Ostler's Lane which add to the feeling of enclosure and frame outward views.

Negative factors

4.53 Several elements of modern living detract from the character and appearance of the Conservation Area:

Bland repetitive nature of modern replacement windows and doors, including UPVC and staining.

4.54 Throughout the Conservation Area the unique qualities of the area are being eroded by the incremental destruction of historic detailing. Cheddleton is fortunate in having its central area largely untouched by new building and major alterations, and the majority of its buildings are of a great age. However, few buildings retain windows and doors of their original design which takes away from the overall charm of the village. Due to the pressure to individualise property and the availability of cheap off-the-peg inferior products, such as standardised windows and doors, the rate of change is rapid. Part L of the Building Regulations specifically allows exemption for buildings in Conservation Areas from complying with the Regulations where historic detailing is threatened by building alterations; this includes retaining or reinstating single glazing. Alternatively modern thermally efficient windows can be bought which retain the appearance of their traditional counterparts. Unfortunately, the use of top opening lights, staining and poorly designed double glazing is causing damage to the local character of the village.

Domestic alterations

- 4.55 The tight clustering of buildings within the Conservation Area means that small alterations of poor quality can cumulatively be quite damaging to the area as a whole. This is especially apparent when alterations are made to the roof, the enlargement of window openings and insertion of modern windows/doors, and erection of porches. Other minor additions such as prominent meter boxes, unsightly boiler and ventilation cowls, and small extensions can be harmful. Buildings alongside The Red Lion and terraced cottages along Hollow Lane are particularly vulnerable.
- 4.56 In places poorly designed domestic extensions have impacted on views of the church and churchyard, and on views from Fold Terrace towards the church. The loss/truncation of chimney stacks and chimney pots can also be harmful to the character of the area.

Parking and boundary walls

- 4.57 Parking is always difficult in historic settlements, such as along Hollow Lane, and often cannot be resolved. In many cases hardstandings are created in front gardens, which have a harmful visual effect, and often requires the loss of boundary walls and hedges.
- 4.58 Boundary walls and hedges are a strong feature of the area. In addition to their piecemeal removal, many are altered beyond recognition by works such as pointing drystone walls, rebuilding or replacing copings. Some are replaced with modern materials, such as timber fencing along Fold Lane.

- 4.59 It is important to value the variety of local boundary materials and seek their careful retention and repair and resist modern walling materials, metal railings and timber fencing. New boundaries should seek to follow the local materials and details. Widening of roadways should also be avoided.

Fold Lane

- 4.60 The character and appearance of the Fold Lane area has been eroded through piecemeal alterations, subdivision of land, and erection of modern fencing which has detracted from the open rural character of the area. Pockets of land are untidy and unused.

Electricity sub-station and its environs near to the church.

- 4.61 This is a prominent but scruffy area of land between the church and Black Lion Inn. It requires improved screening and landscaping.

Red Lion Inn car park

- 4.62 The perimeter fencing to this area is in need of replacement and is affected by litter. To the front of the Inn historic setts have been overlain with tarmac which detracts from the setting of the building. Consideration should be given to their reinstatement.

Car park to industrial land near the canal.

- 4.63 Views of the car park servicing the industrial buildings are very open and would benefit from further screening and landscaping.

Other Issues

- 4.64 Overhead electricity wires and poles are visually intrusive within the Conservation Area and in the long-term consideration could be given to placing them underground. Whilst the placing of satellite dishes is not at present a particular problem within the Conservation Area in the future inappropriate siting could become visually damaging and advice needs to be given on careful siting which will not require planning permission.
- 4.65 The bus shelter on Cheadle Road is in need of decoration.
- 4.66 Most parts of the village have suffered in the past from small ill-considered alterations and extensions or unsympathetic maintenance. It would require a small effort, however, to correct this and restore many features. Further unsympathetic alterations could seriously affect the character of the old village.

General Condition of Area and Built Fabric

- 4.67 The overall condition of the area is tidy and its buildings overall appear in good condition. Several buildings fronting Cheadle road near to the Flint Mill are in need of sensitive repair. Parts of Fold Lane and several private and public car parks are in need of improved screening and enhancement.
- 4.68 A management plan for the village would establish the framework for monitoring the condition of buildings in the Conservation Area and also to note surviving original architectural features and fenestration - distinctive local detailing, doors, window and roof coverings. This could be updated to monitor changes to the condition of its building stock and highlight any loss of significant architectural features. This could assist in the management of the area and be used to attract grant aid and consider appropriate levels of planning control.

5 Proposed Article 4 Direction

The character appraisal has highlighted the harm that is being caused to the historic appearance of Cheddleton from the incremental erosion of historic detailing to residential property. It is therefore proposed that an Article 4 Direction is served to withdraw permitted development rights for specific types of development.

Many external household alterations are classified as 'Permitted Development', under the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (The GPDO). This means that they can be carried out without the need for planning permission, even in Conservation Areas. Permitted Development rights currently exist for a large number of alterations that can have a significant impact on the character of the area. This can include the loss of traditional style windows and doors (and changes to the size of openings), loss of local roofing materials or designs of chimney stacks and local wall finishes. Loss of traditional boundaries to frontages and the creation of hardstandings also harm the setting of these buildings. In particular, where the character of an area is dominated by repeated architectural details, locally-distinctive features and a rhythm of detailing to buildings and their frontages loss of those features places the character of the conservation area under threat.

An Article 4 Direction enables the Council to require owners and/or occupiers to apply for planning permission for certain alterations where the character of a conservation area is under threat. Article 4 Directions have recently been introduced in Leek, Rudyard and Oakamoor Conservation Areas and have been successful in protecting the distinctive character of these areas.

The Article 4 Direction would cover the elevations of residential properties fronting a highway, waterway or open space.

An Article 4 Direction does not prevent the development, but instead requires planning permission to be first obtained from the Council. This will enable the Council to preserve locally distinctive features and to encourage improved detailing and materials. Historic England advises that Article 4 Directions can increase the public protection both of designated and non-designated heritage assets, and help the protection of the setting of all heritage assets. The NPPF states that 'the use of Article 4 Directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area...'

The Council is producing Design Guidance to encourage appropriate types of development and suggest ways of retaining and reintroducing local

6 Suggested Boundary Changes

- 6.1 The current boundary was designated in 1970. The boundary has been re-evaluated in drawing up the appraisal and it is recommended that consideration be given to including the former National School at the end of the village (Fig.35), and Hanfield Farm. The former school is an important part of the social history of the village, is a building of historic quality and interest and closely relates to the historic core of the village. Hanfield farm is a fine 19th century farmstead which has survived as an outlying farm and not been encroached upon by village expansion. The grouping of buildings, boundaries and open fields contribute greatly to the rural setting of the village. The suggested revised boundary is shown on Map 1&2. Reviews will be undertaken to ensure that the boundary continues to reflect the historic character and appearance of the area.



Fig.35: Area suggested for including within the boundary

7 Community Involvement

- 5.1 The Conservation Area Appraisal will be the subject of public consultation prior to its formal adoption by the Council. A management plan will be prepared to establish a plan of action for securing the preservation and enhancement of the area and the local community will also be involved in the preparation of enhancement schemes that are proposed.

APPENDIX ONE

LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CHEDDLETON CONSERVATION AREA

The entire building is Listed, including all internal and external features and includes curtilage buildings that formed part of the property up to 1948. The list description has no legal significance and is intended for identification purposes and should not be treated as a comprehensive or exclusive list of all the features which are considered to make a building worthy of Listing.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (north side)

13/85 Uninscribed memorial - 10m north of north aisle of Church of St Edward

Grade II

Chest tomb. Late C18. Stone. Pilasters at angles with fleurons to heads. Fluted frieze under moulded top slab.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (south side)

13/87 No.19

Grade II (group value)

Cottage. Early C19, possibly retaining earlier work. Painted brick-work with stone quoins (to left only); tiled roof on dentilled eaves, end stacks. 2-storey, single-window front with 3-light segmental-head casements; segmental-headed boarded door to right. Faces the churchyard to the north. Included for group value.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (south side)

13/88 - No.25

Grade II (group value)

House. C18 with mid-C19 alterations and additions. Coursed dressed stone with top floor built up in brickwork; tiled roof; verge parapets to east side; end stacks. 3-storey, 2-window front; casements; 3 lights to left, 2 to right (except ground floor) first floor with segmental heads and keystones, the ground floor windows possibly enlarged in C20 with painted plain lintels; central entrance with boarded door. Faces the churchyard to the north. Included for group value.

CHEDDLETON C.P. LEEK ROAD

SJ 9652-9752

13/94 Bridge over River Churnet

Grade II

Road bridge. Late C18 or early C19. Ashlar, rusticated to abutments; single elliptical arch with substantial voussoir blocks; roll-moulded string to carriageway level and square coping to parapet, the abutments are splayed at the extremities.

CHEDDLETON C.P. CALDON CANAL

SJ 9652-9752

SJ 973 525

13/39 Bridge at SJ 973 525 -

Grade II

Accommodation bridge. Early C19. Brick with stone cappings; slightly concave faces; single elliptical arch with stone hawser block at impost level; parapet and carriageway cambered (in 2 diagonal and one horizontal run) over span. This section of the Caldon Canal was opened circa 1779 to take limestone from Caldon Low, John Rennie engineer.

CHEDDLETON C.P. CALDON CANAL

SJ 95 SE

SJ 950 537

5/43 Lock at SJ 950 537

Grade II (group value)

Lock. Circa 1779 with mid-C19 alterations and circa 1981 lock gates. Stone retaining walls patched within channel in blue brick and concrete. Lower face has sandstone steps winding up from canal level (and cutting into retaining wall) on left and climbing embankment to right, wrought iron spandrels under catwalk span lower entrance to lock. Forms part of a group with the nearby bridge (q.v.).

CHEDDLETON C.P. CALDON CANAL

SJ 95 SE

SJ 950 536

(Leek Branch)

5/44 Bridge at SJ 950 536

Grade II

Accommodation bridge. Early C19. Coursed squared and dressed stone with rounded copings; elliptical arch (including towpath) string at carriageway level; parapets and carriageway cambered over span and terminated by piers. This section of the Caldon Canal was opened circa 1801 to take cheaper coal to Leek, John Rennie engineer.

CHEDDLETON C.P. CHEADLE ROAD

SJ 9652-9752 (west side)

13/65 Mill Cottage - adjacent to Cheddleton Mill (south)

*Grade II**

Cottage. Early C19 with C20 alterations. Coursed dressed and squared stone; tiled roof; verge parapets; brick end stack to left. Small, 2-storey, 2-window front; small-pane casements, 2-light to left and single-light to right; entrance slightly to right of centre with boarded door. Forms part of Cheddleton flint mill complex including grinding mills (q.v.), furnaces and kilns (q.v.), all set in a close and attractive group. Flint was fired, ground in the mills and bake-dried to form 'slop', an admixture to produce more durable and finely-textured tile and pottery used by the nearby 5 towns in the C19.

CHEDDLETON C.P. CHEADLE ROAD

SJ 9652-9152 (west side)

13/67 North mill to Cheddleton Flint Mill

*Grade II**

Water mill for grinding flint. 1756-65, possibly by Brindley. Red brick with sandstone quoins; tiled roof. 2-storey, single-window west front with segmental-headed cast-iron casement to first floor set over wide segmental-headed boarded door; lean-to to left; timber and cast-iron undershot wheel to right-hand gable set in a mill race taken off the River Churnet and shared with the South Mill (q.v.). The mill forms part of a complex including furnaces and drying kilns (q.v.), all set in a close and attractive group. Flint was fired, ground in the mills and bake-dried to form 'slop', an admixture to produce more durable and finely-textured tile and pottery used by the nearby 5 towns in the C19.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (north side)

13/77 Churchyard cross approx. 15m south of 3.1.67 south aisle of Church of St Edward

Grade II

Cross. Possibly C15, restored by G.G. Scott Junior, 1876. Stone. Circular, stepped base of 4 tiers; square shaft (approximately 2m high), with column applied to each face; floral-banded capital and head, all the work of Scott in collaboration with William Morris depicting the instruments of the Passion in gabletted niches; short cusped cross over. Forms the centrepiece of a quintessential English churchyard.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (north side)

13/80 Sundial approx. 40m south of Church of St Edward

Grade II

Sundial, possibly re-using parts of a C17 cross. Stone. Octagonal base, jointed and in 2 parts. Square shaft approximately 1.2m high, chamfered and run-out to base and under head with cyma recta stops; scrolled inscription under rim and inscribed on north-east and north-west faces "H.O.", "C.W." respectively.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (north side)

13/84 - Smith memorial approx. 10m north-east of north aisle of Church of St Edward

Grade II

Chest tomb. Edward Smith, died 1838. Stone. Moulded plinth, pilasters at angles, both the plinth and top slab break around pilasters; double-incised inscribed panels to sides, moulded edge to slab. Plinth remains to former railed enclosure.

CHEDDLETON C.P. CHEADLE ROAD

SJ 9652-9752 (east side)

13/49 Red Lion Inn

Grade II

Inn. Early C19. Painted-brick frontage with stone side and rear elevations and stone quoins to right side of front; tiled roof; verge parapets; brick end stacks. 3-storey, 3-window front; segmental-headed casements 3 lights with keystone to outer ground and first floor, circular window to centre of first floor and smaller segmental-headed square window over to second floor flanked by small 2-light windows; central entrance with quoined surround and boarded door.

CHEDDLETON C.P. CHEADLE ROAD

SJ 9652-9752 (west side)

13/64 Furnaces approx. 30m south of Cheddleton Mill

*Grade II**

Flint furnaces. Late C18. Coursed squared and dressed sandstone blocks with some brick dressings. The furnaces are set in a bank with a retaining wall on 2-faces approximately 2m high facing north and east, this has 2 buttresses in the larger north face and 2 small elliptically-arched furnace openings (brick dressed to left) set between. Further opening to east. The remainder of the mill complex is set across the yard to the north, including kiln (q.v.), grinding mills (q.v.) and manager's house (not included). Flint was fired, ground in the mills and bake-dried to form 'slop', an admixture to produce more durable and finely-textured tile and pottery used by the nearby 5 towns in the C19.

CHEDDLETON C.P. CHEADLE ROAD

SJ 9652-9752 (west side)

13/68 - Slip drying kiln and sheds to Cheddleton flint mill

*Grade II**

Slip drying kiln and sheds. Early C19 with late C19 and C20 additions. Coursed stone and red brick (to later parts); tiled roof; verge parapets to west; large chimney (approximately 10m high) set to rear. Single-storey and attic front in 2 parts, of stone to left and brick to right; the former, earlier part has a boarded door to left of centre and blocked small opening to left. The right-hand part in 2 periods of brickwork has a double door set against the butt joint dividing the 2 parts and a further boarded door to the right. The raised drying floor for the kilns is set within a lean-to at the rear running the centre length of the building and part open to the north. The kiln shed forms part of the Cheddleton flint mill complex including grinding mills (q.v.) and furnaces (q.v.), set in a close and attractive group. Flint was fired, ground in the mills and bake-dried to form 'slop', an admixture to produce more durable and finely-textured tile and pottery used by the nearby 5 towns in the C19.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (north side)

13/76 Church of St Edward 3.1.67 the Confessor (formerly listed as Church of St Edwards)

*GV II**

Parish church. C13, C14 and C15 with additions and alterations of 1863-4 by George Gilbert Scott Junior. Red sandstone of ashlar quality; red tiled roof to all but tower and south aisle which are flat with lead invisible behind parapets. West tower, nave, north and south aisles (with porch) and chancel. Tower: of approximately 3 stages, diagonal buttresses to west, cavetto string above and below bell chamber; crenellated parapet with crocketed pinnacles at angles; 2-light, labelled almost-round arch bell chamber openings, small lancets to upper stage and C19 two-light west window with panel tracery over Tudor-arch labelled west door. C15 south aisle and projecting gabled porch; 3 bays, buttressed at ends and parapetted with porch set to west; 2- and 3-light pointed C19 windows; porch has a solid stone roof [perhaps the inspiration for the lychgate (q.v.)] and round-arch doorway with heavily carved C19 door. North aisle: by Scott, of 3 bays divided by 2-stage buttresses of 2-light pointed windows; lower parallel range to west of one bay. Chancel: C14, low moulded plinth, taller than nave, of 3 bays divided by 2-stage buttresses, labelled 2-light pointed windows; 4-light curvi-linear-tracery east window by Scott; ogee-headed priest door to south, adjacent to centre window. Interior: nave of 3 bays; C13 arcade to north with circular columns, octagonal abaci and double-chamfered pointed arches, C15 south arcade on octagonal columns; no chancel arch, the space is filled by C19 oak screen with pointed arch and panel tracery; nave roof C19 with tie and collar trusses bearing double purlins and exposed rafters; painted boarded vault to chancel; arch brace collared trusses to north aisle. The tower has a painted boarded canopy under the organ (situated in the tower). Piscina and sedilia: C14, ogee-headed of bays and with ball-flower decoration to intrados band and poppyhead finials. Reredos: Flemish relief of the deposition to back made into a triptych by additions of Morris & Co depicting the annunciation. Pulpit: C19, octagonal oak on a stone base. Font: C19 alabaster, octagonal, with blind tracery to sides and short, open-work ogee-shaped oak spire cover. Brass Flemish eagle lectern. Monuments: all resited on south wall of tower at high level. Fynney family: Gothic; crocketed gabled niche flanked by clustered columns on corbelled bases with carved faces. Powys: 2 monuments at-the instigation of Edward Powys, one to a friend, and to his son. Late C18 slate and marble plaques with urns over. Glass: mostly by William Morris and his group executed between 1864-69, including work by Madox Brown and Burne-Jones. The incumbent during the mid-C19 was Edward Wardle, a friend of William Morris, explaining the high but sensitive tone of the restoration work.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (north side)

13/81 Bagnall memorial - adjacent to east end of chancel of Church of St Edward

Grade II (group value)

Chest tomb. John Bagnall, died 1816. Moulded plinth; reeded pilasters at angles, capitals have fleuron heads; elliptical inscribed panels to sides.

CHEDDLETON HOLLOW LANE

SJ 9652-9752

NO 2

1798-0/13/10001 The Hall House

Grade II

House. c1500, altered c1600 and C19. Timber-framed origin rebuilt and extended in sandstone rubble and ashlar; decorative blue tile roof. 2 storeys, 3 windows to 1st floor: originally of 3 bays with central open hall and cross passage behind inserted stack. Front: large quoins; door to left of centre has plain lintel; C20 casement to left and two 3-light casements with glazing bars to right. Between the 3-light casements is a small casement within altered 2-light mullioned window. Straight joint to left of door and rendered patch to far right indicate position of former wall posts. Raised eaves with three 2-light casements in gabled half-dormers. Brick ridge stack to right of door; end stacks. Rear: stonework of various periods; two 16-pane sash window flank small casements to the stair area; infilled mullioned window near centre; door and casement in rendered panel on right. Right return: intact 3-light chamfered, mullioned window to 1st floor. Interior: central room has twin, stop-chamfered spine beams resting on an arched fireplace bressumer; stone reredos wall. Oak door at foot of enclosed stair. 1st floor: oak boards in south end room; C17 oak doors of various designs. Fragments of wall posts exposed. Central roof truss of heavy scantling with arch braces, collar with mount boss, rafter sections with mortices for wind braces. Early brick chimney breasts above main fireplace and within north gable. Roof structure of later date.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (north side)

13/79 Churchyard retaining wall around Church of St Edward

Grade II (group value)

Churchyard wall. Possibly C18, part rebuilt circa 1876 to complement work of George Gilbert Scott Junior. Coursed dressed and squared stone, approximately 30m portion to east and west of lychgate (q.v.) on south side is of ashlar quality 1.2-2m high with roll-crested pitched coping serving as parapet as well as retaining; the remainder of coarser construction with plain coping.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9152 (north side)

13/83 - Leek memorial adjacent to south side of chancel of Church of St Edward

Grade II

Obelisk memorial. Ralph Leek, died 1795. Signed at base G. Hunt, Hanley. Stone. Heavy plinth, inscribed die, tapered into chamfer at upper edges and finished by obelisk with blind trefoil-headed lucarnes to faces. Hunt was responsible for many memorials in this area.

CHEDDLETON C.P. CHEADLE ROAD

SJ 9652-9752 (west side)

13/66 Mill cottage approx. 20m south-east of Cheddleton Flint Mill

*Grade II**

Cottage. Late C18 with early C19 alterations. Coursed dressed and squared stone; tiled roof; ridge stack (above straight joint) to right of centre. 2-storey, 2-window front, chamfered angle to right end; casements, offset to right (possibly formerly block mullioned to first floor); door in C20 glazed porch to left; straight joint between window ranges. The cottage forms part of the Cheddleton Flint Mill complex, including grinding mills (q.v.) and furnaces (q.v.) set in a close and attractive group. Included for group value.

CHEDDLETON C.P. CHEADLE ROAD

SJ 9652-9752 (west side)

13/69 South mill to Cheddleton flint mill

*Grade II**

Water mill; built as a corn mill and subsequently used for grinding flint. Earlier core to early and mid-C19 superstructure. Sandstone ashlar to lower parts (core); red brick above; tiled roof. 2-storey and attic gabled front to south side. Circular opening to apex over C19 casement window (left) and boarded door (right) on first floor served by an open flight of steps, wide mill door set to left of ground floor with brick relieving arch over. The undershot timber and cast iron wheel is set on the north-facing gable in a mill race taken off the River Churnet, and shared with the North Mill (q.v.).

The grinding of flint to produce 'slop' was an important admixture to Tile-making in The Potteries during the C19. The mill forms part of a complex including furnaces and drying kilns (q.v.), all set in a close and attractive group.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (north side)

13/78 Lychgate to Church of St Edward

3.1.67

Grade II (group value)

Lychgate. Circa 1876, by George Gilbert Scott Junior. Ashlar jointed blocks, including roof. Gabled single-storey front, pointed entry arch inset in recessed panel, corbelled out at head by floral motifs; 3 stepped lancet-openings over in ribbed panels, also with coats-of-arms over; clasping buttress sides stepped-in in 2 stages with quatrefoil frieze at impost level. The interior has a stone-ribbed vault.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (north side)

13/82 Godwin memorial - approx. 2m south of Church of St Edward

Grade II (group value)

Chest tomb. Richard Godwin, died 1795. Stone. Set on moulded plinth, waisted pilasters at angles and elliptical inscribed side panels with fan motifs to spandrels.

CHEDDLETON C.P. HOLLOW LANE

SJ 9652-9752 (north side)

13/86 School and library 20m west of Church of St Edward

3.1.67

Grade II (group value)

School and library. Circa 1876 by George Gilbert Scott Junior. Coursed squared and dressed stone; tiled roof, verge parapets. 2-storey; side elevations have three 2-light mullioned windows above string course at first-floor level and ogee-headed (with moulded surround and label) boarded door to right end, possibly a re-used element. The south gable at first-floor level has a 2-light labelled window with curvilinear tracery; square-headed door to right.

SCHEDULED ANCIENT MONUMENTS

CHURCHYARD CROSS, ST EDWARD'S CHURCHYARD

Date of Scheduling 12/111962

A standing cross is a free standing upright structure, usually of stone, mostly erected during the medieval period (mid 10th to mid 16th centuries AD). Standing crosses served a variety of functions. In churchyards they served as stations for outdoor processions, particularly in the observance of Palm Sunday. Elsewhere, standing crosses were used within settlements as places for preaching, public proclamation and penance, as well as defining rights of sanctuary. Standing crosses were also employed to mark boundaries between parishes, property, or settlements. A few crosses were erected to commemorate battles. Some crosses were linked to particular saints, whose support and protection their presence would have helped to invoke. Crosses in market places may have helped to validate transactions. After the Reformation, some crosses continued in use as foci for municipal or borough ceremonies, for example as places for official proclamations and announcements; some were the scenes of games or recreational activity.

Standing crosses were distributed throughout England and are thought to have numbered in excess of 12,000. However, their survival since the Reformation has been variable, being much affected by local conditions, attitudes and religious sentiment. In particular, many cross-heads were destroyed by iconoclasts during the 16th and 17th centuries. Less than 2,000 medieval standing crosses, with or without cross-heads, are now thought to exist. The oldest and most basic form of standing cross is the monolith, a stone shaft often set directly in the ground without a base. The most common form is the stepped cross, in which the shaft is set in a socket stone and raised upon a flight of steps; this type of cross remained current from the 11th to 12th centuries until after the Reformation. Where the cross-head survives it may take a variety of forms, from a lantern-like structure to a crucifix; the more elaborate examples date from the 15th century. Much less common than stepped crosses are spire-shaped crosses, often composed of three or four receding stages with elaborate architectural decoration and/or sculptured figures; the most famous of these include the Eleanor crosses, erected by Edward I at the stopping places of the funeral cortege of his wife, who died in 1290. Also uncommon are the preaching crosses which were built in public places from the 13th century, typically in the cemeteries of religious communities and cathedrals, market places and wide thoroughfares; they include a stepped base, buttresses supporting a vaulted canopy, in turn carrying either a shaft and head or a pinnacled spire. Standing crosses contribute significantly to our understanding of medieval customs, both secular and religious, and to our knowledge of medieval parishes and settlement patterns. All crosses which survive as standing monuments, especially those which stand in or near their original location, are considered worthy of protection.

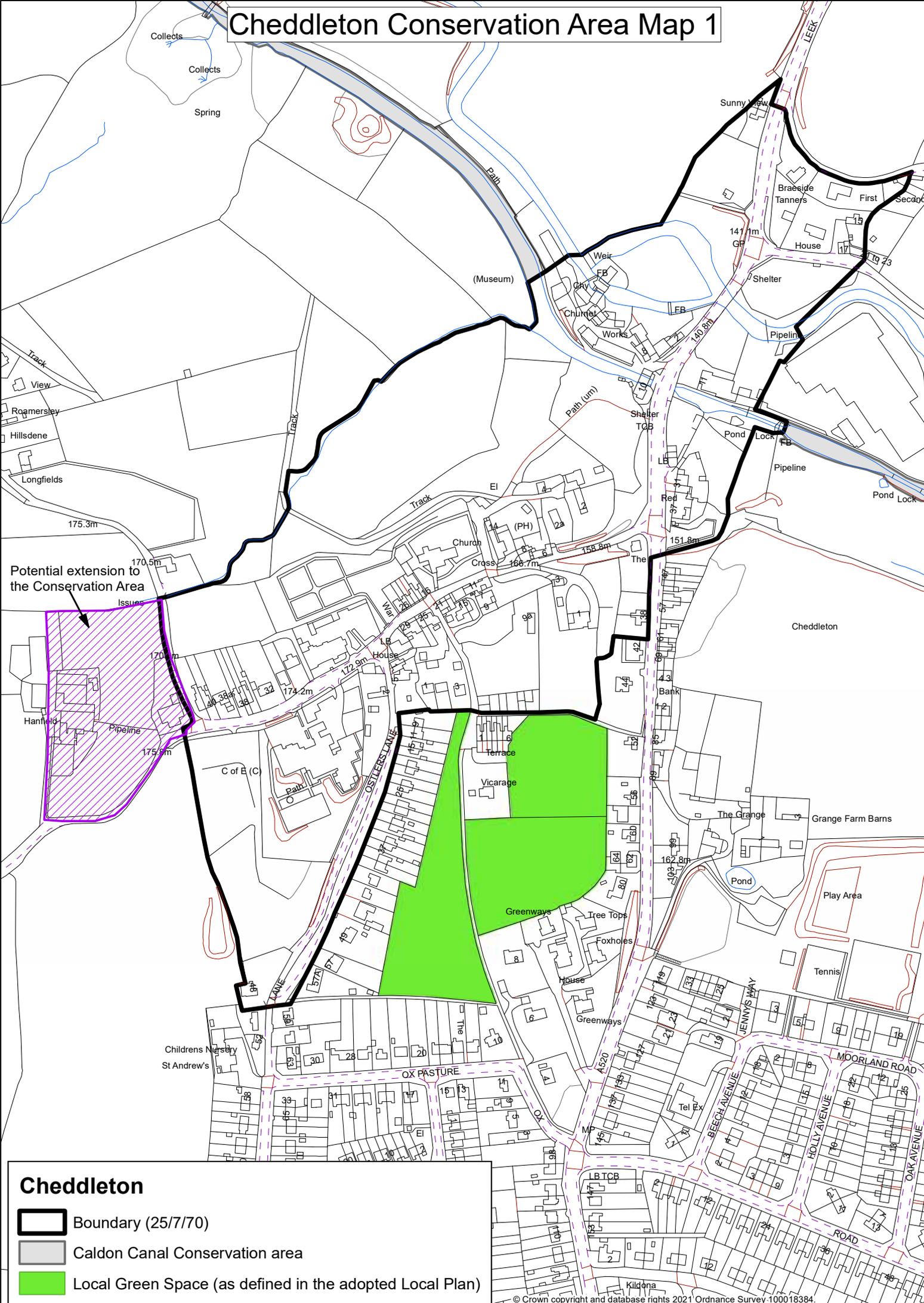
The churchyard cross at Cheddleton is a good example of a medieval standing cross with a circular socket-stone and unusual fluted shaft, and it forms the centrepiece of a quintessential English churchyard. Limited activity in the area immediately surrounding the cross indicates that archaeological deposits relating to the monument's construction in this location are likely to survive intact. While the socket-stone and the lower part of the shaft have survived from medieval times, the subsequent restoration of the steps and head illustrates the continued use of the cross as a public monument and amenity.

History

The monument includes a standing stone cross located in the churchyard of St Edward's Church, Cheddleton, approximately 15m north east of the south porch. The cross, which is Listed Grade II, is of stepped form and is partly medieval and partly late 19th century in date. The monument includes a base of three steps, a medieval socket-stone, a shaft and an ornamental head of late 19th century date.

The steps are circular in plan and constructed of stone blocks. The socket-stone stands on the third step and is also circular in section. Set into the centre of the socket-stone is a stone shaft of square section with a column applied to each face. The lowest 1.2m of the shaft represents the remains of the original medieval shaft; whilst the upper part is thought to date from the late 19th century restoration. The shaft rises from a simple moulded base to a floral-banded ornamental knop, above which are sculptures depicting the instruments of the Passion, set within gabled niches, and the cross-head. This takes the form of a cusped stone cross. The head also dates from the late 19th century restoration of the cross and was designed by George Gilbert Scott Junior in collaboration with William Morris. The stone paving on the northern side of the cross and the gravestone to the south are excluded from the scheduling although the ground beneath the paving is included.

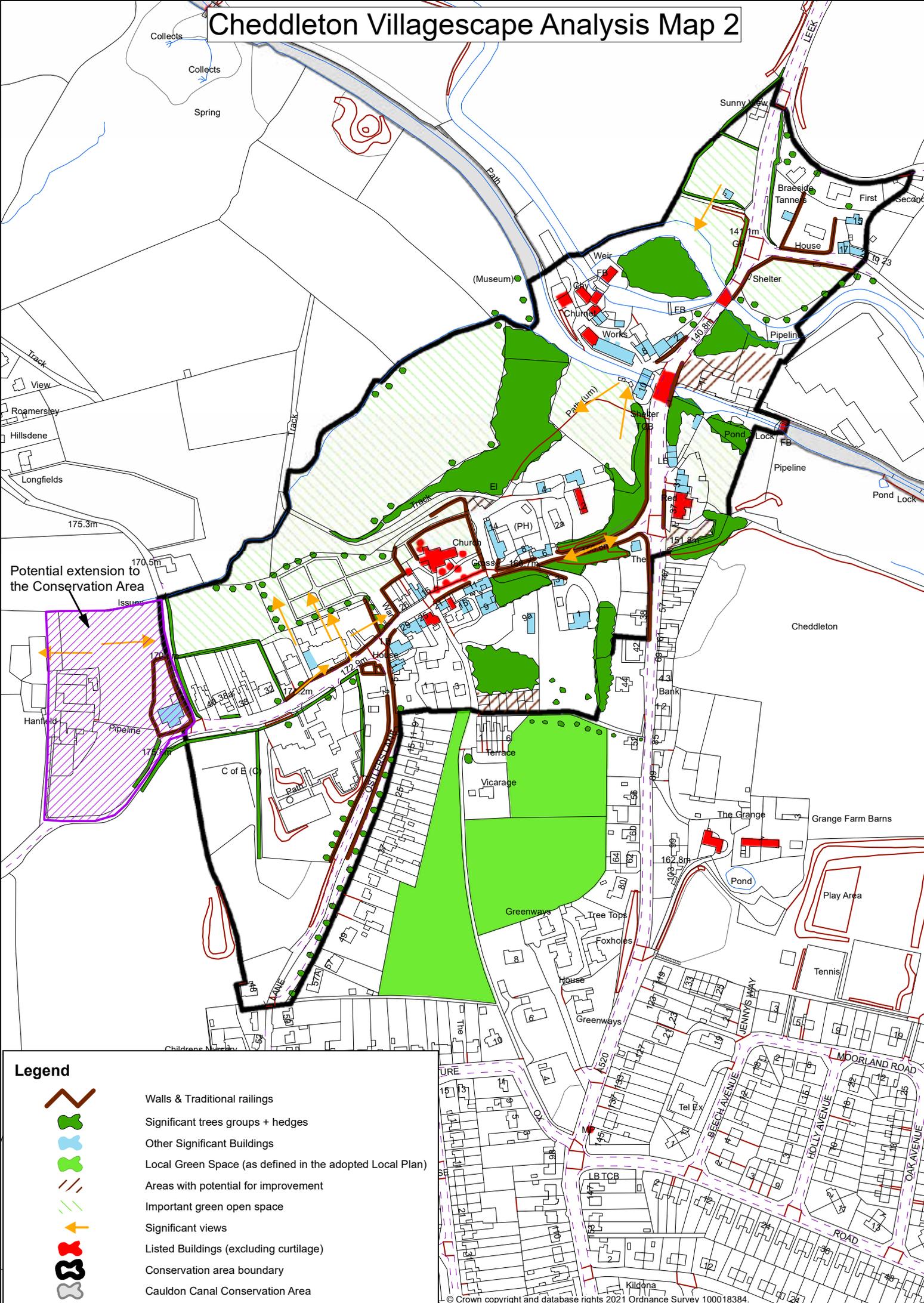
Cheddleton Conservation Area Map 1



Cheddleton

-  Boundary (25/7/70)
-  Caldon Canal Conservation area
-  Local Green Space (as defined in the adopted Local Plan)

Cheddleton Villagescape Analysis Map 2



Potential extension to the Conservation Area

Legend

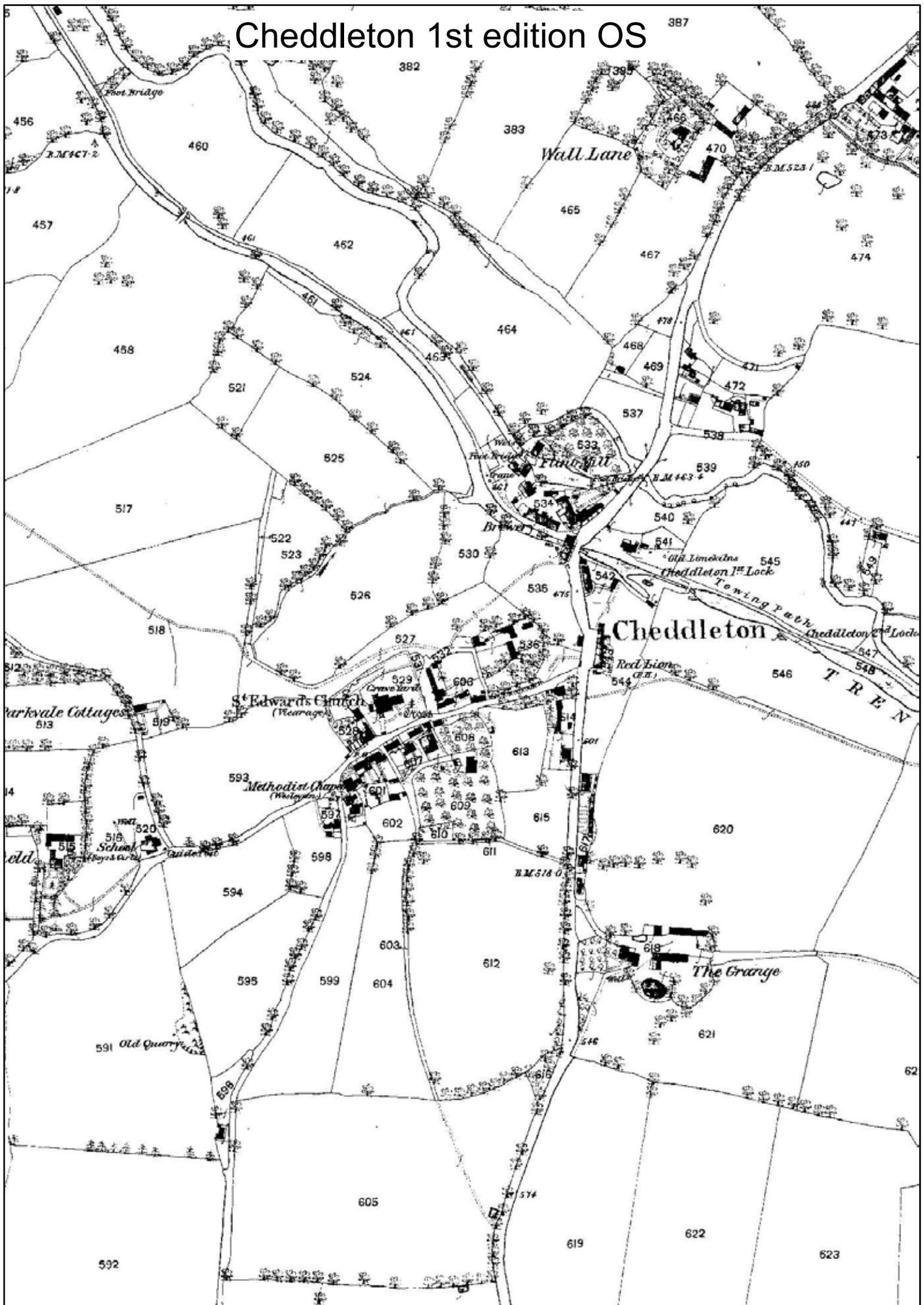


- Walls & Traditional railings
- Significant trees groups + hedges
- Other Significant Buildings
- Local Green Space (as defined in the adopted Local Plan)
- Areas with potential for improvement
- Important green open space
- Significant views
- Listed Buildings (excluding curtilage)
- Conservation area boundary
- Cauldon Canal Conservation Area



Map 3 Cheddleton as mapped by Yates in 1775. Moorland is shown stippled

Cheddleton 1st edition OS





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ACHIEVING EXCELLENCE

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