

Cheadle Conservation Area Appraisal



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING EXCELLENCE

Contents

1	Introduction	1
2	Location and Setting	5
3	Historic Development and Archaeology	9
4	Character Analysis	11
5	Community Involvement	32

APPENDICES

List of Buildings of Architectural and Historic Interest - Cheadle Parish

List of buildings subject to Article 4(2) directions.

MAPS

- Map 1 Conservation Area Boundary
- Map 2 Yates Map of 1775
- Map 3 1st Edition OS Map 1880
- Map 4 2nd Edition OS Map 1899-1901
- Map 5 3rd Edition OS Map 1924
- Map 6 4th Edition OS Map 1937
- Map 7 Townscape Analysis
- Map 8 Listed and Key Unlisted Buildings

PRINTED SOURCES

County Record Office

Leek Studies Library

CONTACT DETAILS

Building Conservation Section,
Staffordshire Moorlands District Council
Stockwell Street, Leek, Staffordshire. ST13 6HQ

Tel: 01538 483576

NOTE: This character appraisal is not to intended to be comprehensive and omission of any particular building, feature or space should not be taken to imply that it is of no special interest

ACKNOWLEDGEMENTS

Extract's from Yates' Map of Staffordshire reproduced by permission of Staffordshire Record Society.

The Cheadle Conservation Area Appraisal was adopted by the District Council on 23rd February 2008 following public consultation.

Cheadle *Conservation Area*

Introduction

Summary of Special Interest

- 1.1 Cheadle Conservation Area was designated in March 1970 by Staffordshire County Council. The Conservation Area seeks to preserve and enhance this unique small historic market town that has been fortunate in retaining its historic street pattern along with many of its historic buildings and whose hillside setting adds to the interest of the built environment. The quality of the area is such that it was one of the first Conservation Area to be designated in the County.
- 1.2 The Conservation Area defines the historic heart of the town, centring on High Street, which roughly divides the Conservation Area in half east to west. The imposing St. Giles (Roman Catholic) Church by A.W.N. Pugin lies to the south and dominates the town centre and the skyline beyond, the imposing spire being a focal point for miles around. (Map1)
- 1.3 Following a detailed review by Staffordshire Moorlands District Council, minor amendments were made to the boundary in 1992. These amendments were necessary to achieve a clear understandable boundary. As part of this amendment, an area of new development was excluded and several small areas were included as it was felt that they contributed to the overall setting of the existing Conservation Area.
- 1.4 Local Planning Authorities are required to review, formulate and publish proposals for the preservation and enhancement of Conservation Areas. This document forms part of this review and aims to:
 - Evaluate and record the historical significance of the area
 - Identify features of townscape and landscape importance
 - Communicate what requires to be protected
 - Serve as a basis for future policies of preservation and enhancement
- 1.5 It is intended that this document will be used by those living and working in the area to appreciate and value its special qualities and to help 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 Cheadle.
- 1.6 The appraisal documents will be periodically reviewed and updated.

Planning Policy Framework

- 1.7 Under the Planning (Listed Buildings and Conservation Area) Act 1990 Local Planning Authorities are required to determine which parts of their area are:

“...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance...”

and to designate them as Conservation Areas. From time to time Authorities are required to review these areas and publish proposals for their preservation and enhancement. This Conservation Area Appraisal forms part of that review.

- 1.8 Staffordshire Moorlands District Council currently has 14 Conservation Areas, with a further 20 within the overlapping area of the Peak District National Park Authority. Government guidance now requires each Conservation Area to have a character appraisal and management plan to provide a basis for making suitable decisions.
- 1.9 This appraisal aims to interpret and expand on policies in the Staffordshire Moorlands Local Plan, County Structure Plan and emerging Local Development Framework. It has also been prepared with regard to current government guidelines, policy and legislation and English Heritage advice.

Implications of Designation

- 1.10 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, and satellite dishes)
 - Demolition of buildings, gates, walls, fences and railings
 - Work to trees
 - Advertisements
- 1.11 Planning Permission will only be granted for development which preserves or enhances the character or appearance of the Conservation Area in accordance with the policies in the Local Plan. It is advisable to contact the Council's Development Control Section for advice and clarification on any particular proposal you may have. More detailed design guidance notes and technical publications are available to assist in specifying work affecting historic buildings.

Cheadle *Conservation Area*

- 1.12 Where the Council considers that the appearance of an area is being harmed by unsympathetic alterations to houses in its Conservation Areas it may serve an Article 4(2) 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.
- 1.13 Conservation Area status also means that the Council can offer grant aid for the repair and enhancement of buildings or areas. As funds become available it will prepare enhancement schemes for those areas where this is considered necessary.
- 1.14 Public consultation will be undertaken for any proposals to enhance an area or to introduce additional controls.

2.0 Location and Setting

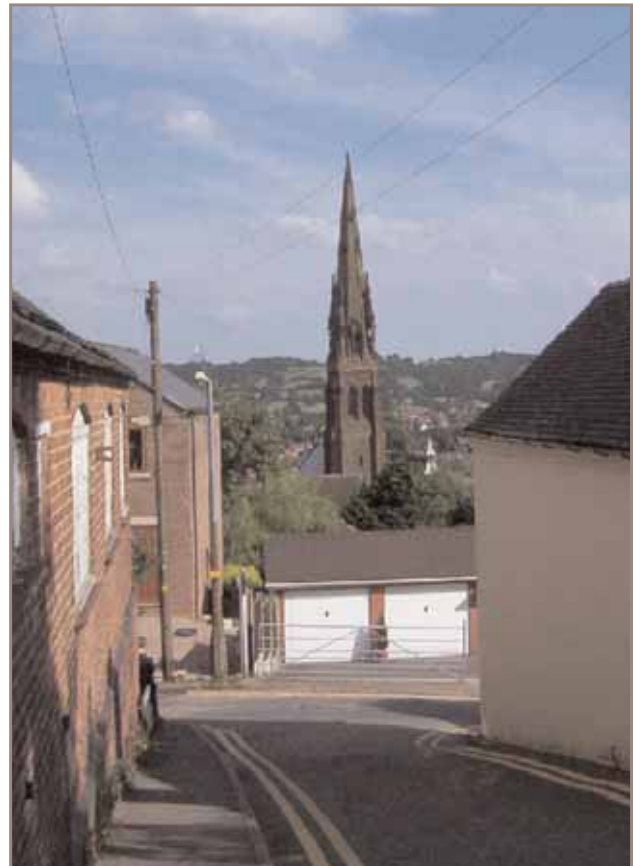
- 2.15 Cheadle lies south of the Staffordshire Moorlands District, approximately 10 miles east of the Potteries and 10 miles south of Leek. It lies between the intersection of the roads running between Newcastle and Ashbourne (A52) and Leek to Uttoxeter (A522).
- 2.16 The town has an attractive setting on the southern slopes of The Monkhouse, overlooking a wide river valley set between two wooded ridges. The town lies between the River Tean and one of its tributary streams and on the approach from the surrounding countryside, the spire of St. Giles (RC) Church dominates the skyline and provides a picturesque landmark.

General Character and Plan Form

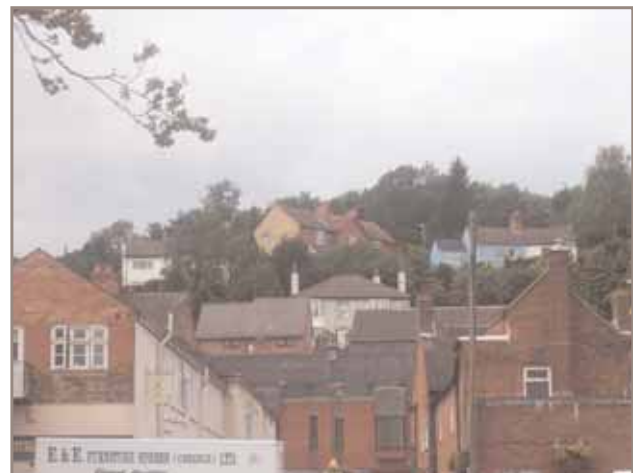
- 2.17 Cheadle's character has formed around several key streets (*Map 2*) and its medieval street pattern has altered little. The buildings on High Street form the central core of the town; these consist of long narrow plots which have buildings fronting High Street and are mainly of three storey brick construction. Behind these are networks of alleyways, which lead to small dwelling houses beyond. Many of these plots are enclosed by boundary walls and in past years have had a wide range of outbuildings including malt houses, stables and pigsties, the majority of which have since been demolished leaving open spaces.
- 2.18 In plan form the buildings have changed little at the west end of High Street up towards the Market Place, whilst to the east end of High Street up towards Tape Street things have changed considerably. Where a mixture of two storey cottages and larger buildings housing business and professional people once stood, these have since made way to modern shop and office developments. It is also noticeable from the historic maps that as the town became more prosperous, following the introduction of the Tape industry, so its plan form altered, with more housing being built on the edge of the town to accommodate the growing workforce.
- 2.19 Much of Cheadle's town centre was rebuilt around the late 18th and 19th Centuries when the town was prospering. This has resulted in brick being the dominant building material throughout the town and the high proportion of three-storey buildings, which can be seen along the High Street.

Landscape Setting

- 2.20 Cheadle lies on the slope of The Monkhouse and is a hillside town, which is surrounded by open countryside. This is characterised by open pastures subdivided by hedging, copses of trees and farms interspersed in the rolling countryside. The north of the town is situated towards the top of the hillside whilst the south end of the town slopes downwards towards the valley bottom.
- 2.21 The best view of the town is from the top of The Monkhouse and the gaps between the residential buildings provide pleasant views towards the town centre below (2.2). The spire of St. Giles (RC) church dominates the skyline whilst the varied roofscapes and differing sizes of the surrounding buildings add variety to the urban landscape.
- 2.22 To the south there are panoramic views of the hills and the surrounding countryside. Looking back towards The Monkhouse from the town centre affords a pleasant view of residential housing staggered up the hillside, interspersed with open spaces and greenery (2.3).



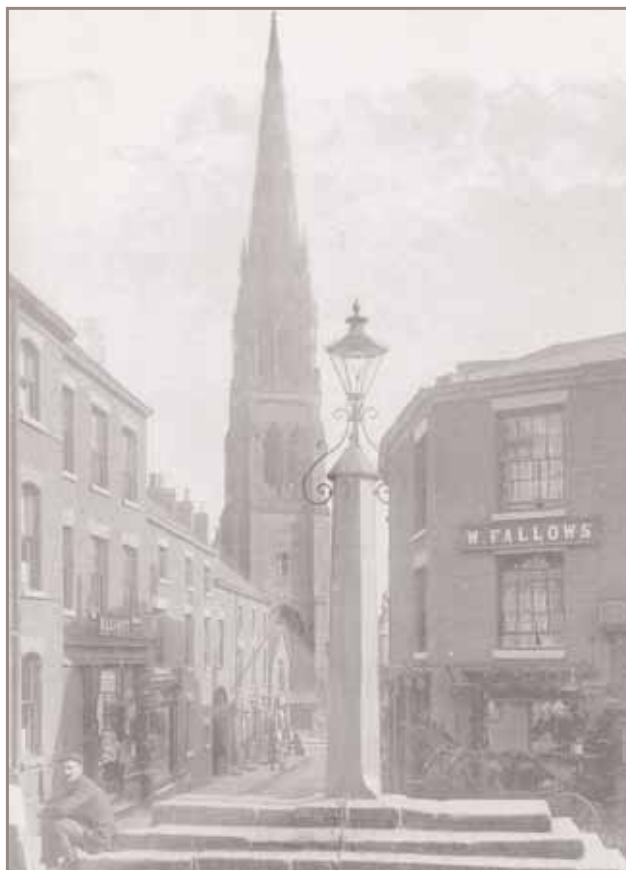
2.2 View from top of The Monkhouse



2.3 View from town centre looking North towards Monkhouse

Key Views and Vistas

- 2.23 Within and beyond the town, the looming presence of the St. Giles (RC) church dominates the skyline and provides a key landmark within the town itself and the countryside beyond. Many of the town's key views and vistas look towards this imposing building.
- 2.24 The most impressive of these vistas can be seen looking southwards down Cross Street. This small narrow street, which is located off High Street, opens out towards the end and is terminated by the view of the Roman Catholic church sitting at the end (2.4). This vista has changed very little since the end of the 19th Century and can be seen in the comparison photograph from the 1900's and a similar view today (2.5).



2.4 *View down Cross Street in the 1900's.*



2.5 *View down Cross Street today.*

2.25 An equally impressive vista can be seen looking northward up Cross Street towards High Street. Here the road gently curves onto High Street opening out with the Market Cross sitting at its junction framed by a collection of attractive historic buildings (2.6).



2.6 *View looking up Cross Street towards High Street*

2.26 Other key vistas include the view looking down High Street from Watt Place. To the left is a view of St. Giles Parish Church surrounded by mature landscaping whilst to the right the street gently curves to reveal a row of high quality buildings.

2.27 The Market Place is located halfway down High Street. The best view of this and the listed terrace at the rear with its fine shop fronts, is from directly opposite, in front of the police station. The Market Place is set to one side of High Street and views are contained until standing opposite. It is not visible from either end of High Street.

2.28 More open views are provided looking up towards Prince George Street and The Monkhouse from the town centre, whilst looking back across towards the town provides a pleasant view of its varied roofscape.

3 Historic Development and Archaeology

Origins and historical development of the area

Cheadle is an historic town originating from Saxon times, which developed into an important local trading centre. The first record of the town is contained in the Domesday Book under the name 'Celle' derived from 'Coed' meaning wood and 'Leah' meaning glade or clearing in a wood.

In 1176 A.D. the Basset family acquired the manor of 'Chedle'. In 1250 Ralph Basset was granted a 'Market Charter' and an annual fair by King Henry III. This confirmed Cheadle's importance as a market town.

16th Century Cheadle had around 200 houses. The group of 16th century timber framed Tudor buildings on High Street, opposite the parish church, are the earliest surviving buildings within the town. Some buildings on High Street retain their medieval foundations off which later buildings have been constructed. In 1652 the market was reorganised and a stone cross erected to mark the limit of Market Street, later known as High Street. By 1676 the population is was over one thousand.

By the late 17th Century the town was an important agricultural centre. Coal mining had also become an important industry recorded as far back as 1190. Activity had increased making workings deeper and more extensive. The coal was used both domestically and for the burning of lime.

By the 18th Century the local availability of coal and the establishment of the brass to the west and copper industries to the north (*Map 2 - Yates Map*), led to a period of rapid growth within the town (By 1772 the population had increased to around 1800). The brass works were in operation from 1725 and at their peak had nine sheds and thirty six furnaces. The map clearly shows that the general layout of the roads and grid pattern of the town has remained little unchanged today with the main concentration of housing, at this time, centring on High Street. The church of St. Giles is also shown on the map in its original location. It was to be later rebuilt to its current position.

At the end of the 18th Century the metal industries declined and textile manufacturing became a thriving enterprise. John and Nathaniel Philips, who had studied tape weaving in the Netherlands, had established this enterprise at the nearby Tean Hall Mills, in the village of Upper Tean.

In 1798, 10 weavers' houses were built in Cheadle. As in Tean, these houses had living accommodation on the ground floors and looms on the upper floors. This allowed the tape to be woven at home on looms provided by the Philips family. By 1818 up to a third of the towns 3,000 inhabitants were employed in lace making and as the industry continued to expand the looms were moved to a purpose built factory on Tape Street the name of which derives from the industry (*Map 3*).

As the industry thrived, so the nearby housing expanded to accommodate housing for the workers. Many of these workers came from different towns in the hope of finding work in the factory. New housing on New Row, Coronation Street and Queen Street accommodated these workers (*Map 4*). The prosperity associated with this industrialisation also resulted in a rebuilding of many of the properties on High Street and the development of substantial villas nearby.

The population of Cheadle increased steadily throughout the 19th Century and by 1901 had risen to 5,512. (*Map 4*). The factory on Tape Street had doubled in size by this time and more workers cottages had been built. The market place had also changed with the building of a covered market hall where previously the market had consisted of two open fronted iron stalls either side of the Market Place. The map also shows that to the north east of the town a new Town Hall had been built. This reflected the fact that at this time the town was prospering.

The town's expansion continued onto the lower, flatter land to the east and south. Further development followed the roads leading out of town. This is seen with the newly formed Victoria Street to the south of Chapel Street and the new development along Ashbourne Road. (*Map 5*)

By 1931 the Tape Mill had ceased production of tape and the population had reached 6,734. Further development had taken place at this time. (*Map 6*). The street to the north of the town known as Back Street is shown as Prince George Street. Following a visit to the town by Prince George, Duke of Kent in 1934, this was re-named in his honour.

By 1972 the factory on Tape Street, which had still been in use following the decline of the tape industry, closed. It was partially demolished in 1973 along with its chimney, leaving only the later extension. A supermarket now stands on the site. More recently Cheadle has seen major development to the east of the historic town, which has filled in some of the open land between the roads radiating out of the town.

Today manufacturing and local trading are the mainstays of the town. The largest single private employer being JCB who has recently built a new factory to the east of the town. Other employers include the nearby Alton Towers Leisure complex.

Archaeological significance

There are no Scheduled Ancient Monuments within the Conservation Area.

However, the town centre is a medieval site and there is evidence to suggest that the remains of earlier buildings exist within the area centring on the High Street.

The Historic Environment Record (H.E.R) can be referred to for up to date information.

4 Character Analysis

The special interest of the Conservation Area is derived not only from its fine collection of historical buildings but also the way that the topography of the landscape has shaped the arrangement of buildings and open spaces.

Distinctive Characteristics

Cheadle's streetscape is an important part of the town's character and several areas have particular distinctive characteristics. The key landmarks are described in more detail within this appraisal.

- High Street
- Cross Street
- Market Place
- Junction of High Street and Watt Place

High Street

At the centre of the Conservation Area is High Street, a long gently curving street that reveals a series of views and areas of interest along its length. The continuous enclosure and the curving nature of the street also gives prominence to the buildings and their roofscape, and emphasises variety in height and form (4.1). At the junctions with High Street you are most aware of the town's hillside location as the streets and narrow alleyways leading away reveal the changes in the level and more distant views.



4.1 *View looking east down the High Street*

Buildings within High Street, as a whole, are generally three storey early 19th Century town houses forming a largely continuous frontage. A few more substantial properties interrupt this uniform rhythm providing a variety of scale and massing. With a few exceptions buildings are constructed in Red/Orange brick with blue clay tile or slate roofs.

Today, the buildings are mainly commercial with residential above. They have a variety of shop fronts, some of which still retain historic joinery dating back to Georgian and Victorian period. It is noticeable that the west end of High Street has changed little overtime, retaining much original joinery. In contrast, the east end of High Street has witnessed more change, with a 1960's shopping centre to the right hand side and the insertion of many non-traditional shop fronts.

Market Place

The focus of High Street is the Market Place, unusually placed to one side of the street. Although small the Market Place is an impressive space, enclosed on both sides by a Georgian stepped wall. The rear, is enclosed by an 1819 Regency fronted terrace (1-6 Market Place), with bowed shop fronts, resting on a stone stepped plinth which has recently undergone extensive refurbishment. To the left stands the market hall, which was erected in 1900. Prior to this the market had two open fronted iron framed stalls either side of the market. These were brought to one side and covered over to form the present market hall. This was refurbished in 2006 and the decorative ironwork carefully restored.

Opposite the Market Place is an attractive 19th Century ashlar faced building with a wide pedimented frontage, currently used as a police station. This building, although situated across on High Street, successfully serves to contain the area of the Market Place (4.2).



4.2 Market Place

Cross Street

Cross Street is a very attractive street and has some buildings of outstanding quality, the majority of which are listed. The change in level can be seen as the buildings step down from High Street towards Chapel Street. The prominence of St. Giles (Roman Catholic) Church, designed by Pugin, is accentuated by its dramatic spire that commands all southern views from Cross Street.

The Market Cross was erected in mid 17th Century and is a focal point of the junction of Cross Street and High Street. The buildings are angled away to form a subtle widening of the street forming an attractive sense of enclosure and a pause in the spatial continuity of High Street as well as a termination to the north end of Cross Street.

The buildings on Cross Street are commercial, as on High Street, with residential letting above and have good shop fronts and consistently high quality architectural detailing (4.3)



4.3 Example Shop fronts Cross Street.

Junction of High Street and Watt Place

The junction of High Street and Watt place at the east end of High Street is of great townscape value forming a key gateway into the town centre. The special interest is provided by the high boundary walls which are reinforced by the mature tree planting to the north and west. This creates an attractively enclosed space which focuses on the granite drinking fountain known as Bourne Fountain, named after the family who donated it to the town. There are views out of the area to St. Giles (Anglican) church and beyond the attractive churchyard. To the west, on High Street, there is an impressive row of early 19th Century town houses that form an attractive entrance to the Conservation Area (4.4) Whilst to the east, on the approach to the town is the 'Terrace'. This row of houses with its mixture of scale and detailing provides a sense of enclosure, in contrast to the opposite side, where the grounds of the Manor provide a more open aspect (4.5)



4.4 Junction Watt Place and High Street



4.5 The Terrace

Residential Areas

Beyond High Street and Cross Street the area is characterised by narrow residential streets with a mixture of Victorian terraces, small cottages and small workshops. The attractiveness of the area is further enhanced by the rear views of properties on High Street, many of which have retained traditional joinery and materials.

Bank Street is a good example of this, having a range of good quality buildings and views of the High Street. The grouping of buildings, particularly around the Roman Catholic Church is outstanding in quality and townscape value, providing a strong sense of enclosure. Unfortunately, this enclosure is interrupted, as Car-Parking has resulted in a lack of enclosure in places.

The Streetscape of 'Monkhouse', which is situated on the rising ground to the north of High Street, is also of particular interest. The dwellings mixed with small outbuildings and gardens are arranged informally, along a series of winding lanes, a contrast to the formality of High Street.

The winding lanes here have high boundary walls that create a feeling of enclosure and obscure the view of the town. Most walls are built of red brick with a variety of coping materials. An unusual, if not unique, local material is blocks of 'copper tar slag', a hard black vitrified by-product of the foundry process, which has been used extensively in this area for whole stretches of walling and walling repairs.

Listed Buildings

There are 55 listed structures in the Conservation Area. 43 are buildings, the remainder monuments and mileposts.

St. Giles (Roman Catholic) Church

The Roman Catholic Church of St. Giles, designed by A. W. N. Pugin, is the most important historic building, internationally renowned as the finest example of his work (4.6). The imposing steeple can be viewed from miles around. The church was commissioned by the 16th Earl of Shrewsbury who resided nearby at Alton Towers with the intention of converting the local population to the Catholic faith.



4.6 St. Giles (RC) Church (West Elevation)

The church is Decorated Gothic style, the steeple of which was described by Nikolaus Pevsner as one of the most perfect pieces of 19th Century Gothic Revival anywhere, and by Pugin himself as 'a perfect revival of the English Parish church from the reign of Edward I'.

The church is constructed in the local Hollington sandstone, massive in its proportions, with an interior full of richly painted stonework, Minton tiles, stained glass by Wailes and screens of brass and gilt wood. Associated with the church are the former Convent of St. Joseph and St. Giles (RC) School which are both attributed to Pugin and are of great quality and townscape value (4.7).



4.7 St. Giles (RC) School

St. Giles (Anglican) Church

The Parish Church is seen at its finest when viewed from the west end of High Street. It stands high above the street, bounded by a massive stone boundary wall and set back from the churchyard giving it an elevated prominence.

The present church dates from 1839 and replaced an earlier church of 12th Century origin. The earlier church stood on the same site but was orientated closer to the existing boundary wall. The new church was required to accommodate a rapidly growing congregation. Although there is little evidence of the earlier building, the churchyard wall, a selection of funerary monuments and sundial all predate the present building.

Lulworth House

This building is an impressive 19th Century house that effectively forms the southern side of the Market Place. The building is one of the few buildings in the town constructed in ashlar. It has a wide pedimented, classical frontage of three storeys and a low pitched slate roof. To the rear elevation is an impressive bay, which can be viewed clearly from Chapel Street (4.8).



4.8 Lulworth House

Croft Lodge

This small round late 18th century dwelling is perhaps the most unusual and one of the most picturesque buildings in Cheadle. The red brick building has a conical banded tiled roof with central brick stack. It has a circular plan with round arch casement windows. The building formerly served as a lodge to The Croft nearby (4.9).



4.9 Croft Lodge

The Terrace (1-6 Market Place)

The Terrace stands in a prominent position on a stepped plinth to the northern side of the Market Place. It is a handsome terrace of three storey, red brick properties having five shallow, bow fronted and small pane shop windows on the ground floor. The building has recently undergone a major refurbishment with the assistance of grant aid **(4.10)**.



4.10 1-6 Market Place

Tudor House

This group of timber framed buildings on High Street is the oldest surviving structures in Cheadle Conservation Area. Built in 1558, the ground floor has close studding whilst the first floor incorporates lozenge pattern. Most of the original timbers remain although some has been replaced with brickwork **(4.11)**.



4.11 Tudor House, High Street

Bourne Fountain

Bourne fountain is located at the junction of High Street and Watt Place and was erected in 1879. The drinking fountain is constructed from granite and provides a landmark feature at a key gateway to the town. It was a gift to the town from the Bourne family (4.12).



4.12 Bourne Fountain

Market Cross

The stone market cross dates back to the 17th Century and was erected around 1652. It stands at the junction of High Street with Cross Street and consists of a stone octagonal shaft set on stone steps. In the Victorian era a gaslight was fixed to the top (4.13).



4.13 Market Cross

The Workhouse, Bank Street

The Workhouse, to the south side of Bank Street, was built in 1773-5. The building is of two-storey construction with a 'T' shaped layout, which was extended in 1838 with a further three-storey building. In 1900-2 an infirmary was erected to the south of the Workhouse and a pauper cottage for the children built to the south-west. Only the 1775 building and pauper cottage now survive. Unfortunately the workhouse building has been subject to insensitive alterations and poor quality repairs over the years *(4.14)*

Many buildings are not listed but add character to the conservation area and enhance the built environment. Some of these key buildings have been identified on map 8 and the more prominent ones are described in the following pages:



4.14 The Workhouse, Bank Street

Key Unlisted Buildings

Market Hall, Market Place

The Market Hall is situated on the left hand side of the Market place and dates from around 1899. It is constructed of mainly red brick with decorative brickwork to the front elevation, and has a traditionally constructed slate roof. The Hall houses two iron Georgian verandas which were constructed around 1822. These were originally positioned either side of the Market place prior to the Market Hall being constructed. In 1899 legislation was passed preventing the sale of food in the open air, this resulted in the two verandas being pulled together and enclosed by a brick building - now the Market Hall. The Market Hall has recently undergone a major refurbishment with the help of grant aid (4.15) & (4.16)



4.15 Interior view Cheadle Market Hall



4.16 Exterior view Cheadle Market Hall

Chapel Street

No. 35 Chapel Street was formerly the site of the Cheadle Armoury and was converted into a large three-storey building in 1823. At this time the building was split into two and housed the first Roman Catholic church in Cheadle on the right hand side, whilst the left hand side was the residence of the priest. The church continued to occupy the building until the completion of the nearby St.Giles (RC) church in 1846. Today it is a residential dwelling and is of particular townscape value when viewed from both the front and rear elevations. The building is predominately constructed of brick with stone dressings and mullion windows. The chimney and dormer details are typical of the work of A.W.N Pugin who is reputed to have altered and extended the building (4.17).



4.17 View looking east down Chapel Street

Queen Street, Cottages

Although the cottages on Queen Street are located just outside the Conservation Area boundary they are of particularly fine quality and help to enhance the surrounding area. These cottages were built by J & N Philips (owners of the mills in Cheadle and Tean) in 1868 to accommodate workers who had been transferred from Eagley, Lancashire to work in the nearby mill. The cottages have a social value to the town being connected to the tape industry and are of great architectural quality for mill workers houses. The initials of NP (Nathaniel Philips) are clearly visible above the doorways. Unfortunately, the fine window and door detailing is being lost to inferior replacements (4.18).



4.18 Queen Street Cottages

Summary of Prevalent Building Materials and the Public Realm

Timber

With a substantial amount of refronting and rebuilding in the 18th and 19th Centuries little obvious timber framing survives in Cheadle. The Tudor House, located on High Street (No 77 and 79), are the notable exception where timber framing survives (4.19). Some of the timber framing has partially been replaced by rendered brickwork which has been painted to imitate framing.



4.19 Tudor House, High Street

Stone

Although Cheadle lies on boulder clay, the Millstone Grit Series nearby at Hollington has provided a range of good building stones. Stone came into general use by around 1600 and remained the main building material, along with timber, into the 18th Century. Again because of widespread rebuilding within Cheadle in the late 18th and 19th Centuries there are no buildings solely of stone construction except the Roman Catholic and Parish Church.

Stone came from small local quarries for walling. Stone for ashlar (smoothly dressed stone with fine joints) or dressed stone for detailing might come from further a field, so that mullions, quoins, eaves and copings may provide a contrast with the body of the house.

Ashlar was the preserve of the gentry. Lulworth House on High Street is a fine example of this type of building. Several buildings in Cheadle, predominantly on High Street, were rendered and scored to give the impression of fine stone (4.20).



4.20 Scored render - 60, High Street

Brick

By the mid-18th Century brick was no longer just fashionable for the gentry but was in regular use in urban areas, and became widely used in the 19th Century. Cheadle is no exception. With the partial rebuilding and expansion of the town during the late 18th and early 19th Centuries all buildings are predominantly of brick, often elaborately detailed with no expense spared on detailing of chimney stacks, rubbed bricks and patterned brickwork, even for humble mill worker's cottages. The cottages on Queen Street are a good example of this.

Bricks vary in both shape and texture from hand made bricks of variable colour and texture, to bland machine made bricks of even texture and colour that may have a harsh appearance. Bricks in Cheadle predominately tend to be a deep orange-red colour, many being handmade. The face of the bricks tends to be smooth as opposed to a rough finish. However, as brick was bought from a variety of sources there is a wide variety which needs careful matching if repairs or extensions are intended.

Public Realm

No comprehensive analysis of historic surfacing has been undertaken. Using evidence from old photographs and isolated survivals of traditional surfacing, pavements appear predominately to be traditionally of smooth blue clay paviors, stone kerbs with compacted earth/stone carriageways. Much of this has been superseded by tarmac, although, examples of these survivals can be seen on Oak Street and Bank Street (4.21).

There has been a rolling program within the Conservation Area, which has seen the reinstatement of blue paviors and conservation grade kerbstones. Examples of this can be seen along the High Street, around Bourne Fountain and also around Market Cross. More traditional paving is yet to be undertaken in the town centre. The market place is currently a patchwork of concrete and tarmac and would greatly benefit from more appropriate surfacing.



4.21 Setts on Oak Street

Summary of Local Details

Roofs and Roofing Materials

Until the 19th Century many roofs in both town and country were of thatch. This was thick and on stone houses contained within copings on each gable. If a roof was altered or extended the copings would generally be reinstated on the new gable. Although many buildings in Cheadle date back to the 17th and 18th Centuries later alterations have meant that copings have long since been removed.

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 to give greater headroom and a shallower roof pitch but gables often remained unaltered. Stone slates were used on better quality housing but none survive in Cheadle.

The 19th Century saw the expansion of the Potteries coupled to new and better forms of transport. With these came the mass production and distribution of the Staffordshire Blue clay roofing tiles 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. In Cheadle the roofing is predominately a mixture of Welsh slate and plain Staffordshire Blue clay tiles.

More extravagant Victorian properties tended to have alternate bands of plain and fish-scale or acorn tiles. A good example of these decorative tiles can be seen on Croft Lodge where the tiles alternate in style and colour (4.22).



4.22 Decorative tiles - Croft Lodge

Windows, Window Surrounds and Finish

The detailing commonly found throughout the town centre is of the late Georgian and Victorian period. Windows are predominately vertically proportioned timber sash windows with segmental heads or pointed wedge heads. Simple casement timber windows are also traditional features, particularly on the rear elevations of properties. With the exception of high status buildings dating to the 1720's or earlier, wooden windows would have had a painted finish.

A mix of sash windows can be seen throughout the area, particularly on the High Street. Smaller pane sizes such as 8 over 8 incorporate fine glazing bars and date from the 18th Century. Most windows are set behind the outer face of the brickwork behind a rebate but earlier sash boxes were set on the outer edge of the wall with their sash boxes visible. Examples of 19th century sash windows of 2 over 2 panes, and 1 over 1 can be found throughout the area. They usually incorporate horns to strengthen the exposed joints of the sash.

Many historic buildings in the Conservation Area have suffered damaging alterations from replacement windows. Top-hung opening windows, storm-proof casements and double-glazing 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). This is particularly harmful for the terraces of cottages such as Oak Street, where the unified elegance is ruined by piecemeal alterations. Bank Street has also been affected with similar alterations

Doors

The simpler buildings in both town and country generally had vertically boarded doors, as did farm buildings. Panelled exterior doors are common as exterior doors for higher status houses, and are often used for the front door in contrast to plank doors at the rear.

In Cheadle the majority of doors on the front elevations of buildings consist of either four panelled or six panelled doors and vary in quality. The six panelled door was fashionable in the Georgian period whilst the four panelled door became more popular in Victorian times. No .64 High Street has a fine example of an eight panelled set of double doors which date from the Georgian period.

Some of the doors in Cheadle have decorative fanlights above. A good example of this can be seen at 2-4 Cross Street (4.23).



4.23 *Decorative fanlight - 2-4 Cross Street*

As with windows, inappropriate replacement doors have affected the character of the conservation area, particularly in unlisted properties.

Shopfronts

A particularly attractive feature of the town is its wealth of fine Victorian shopfronts. Cross Street is a good example of a street where nearly all of its buildings have retained traditionally designed shopfronts of exceptional quality. On the High Street No.64 has a particularly fine example of a Georgian Shopfront and No's 1-6 The Terrace in the Market Place also contain a row of Georgian bow-fronted shops which are rare survivals and have recently been refurbished. Many other shopfronts retain original shopfront casements, although currently concealed or disfigured by later, unsightly additions and modern insertions. These have great potential for enhancement and are being addressed through the ongoing grant schemes (4.24).



4.24 *Georgian Shopfront - 64, High Street*

Wrought Iron Brackets

Distinctive local features of Cheadle are the wrought iron hanging brackets, which can be seen along High Street. These brackets, from which signs were hung, many of them inns or public houses, add interest to High Street and give it a unique character. Two fine examples can be seen outside the Royal Oak Hotel and also The Wheatsheaf (4.25)



4.25 Example of bracket - The Wheatsheaf

Green Spaces, Trees and Boundaries

The Townscape Analysis map shows two main areas of important 'green' open space within the Conservation Area located around the Roman Catholic and Anglican churches.

St. Giles (Anglican) church sits in a considerable area of green open space, which incorporates the graveyard. The area fronting the High Street is particularly attractive with a boundary formed from mature trees and an attractive stone boundary wall, which incorporates a string course and copings and originally had railings. This not only provides an attractive setting for the church itself, but also helps to enhance a key gateway into the town (4.26).

St. Giles (RC) church does not sit on as large a site as the Anglican church, but has pleasant greenery to all sides incorporating mature trees and shrubbery as well as hedging at lower level within the churchyard. An attractive stone boundary wall with ornate stone copings encloses the area, which fronts the roadside.



4.26 Churchyard St. Giles (Anglican)

A boundary wall and a grouping of mature trees also enhance the approach to the Conservation Area on the Leek Road. The boundary wall is constructed of 'copper tar' blocks and is currently in need of maintenance (4.27).



4.27 Boundary wall - Leek Road

Negative Factors

Although Cheadle is a town that has survived remarkably well over time there are some issues that make it vulnerable and detract from the areas character and appearance. These are:

- Empty and under utilised properties
- Loss of heritage details and materials
- Low quality of repairs and lack of general maintenance
- Untidy private land
- Congestion and visual impact caused by parked cars
- Traffic on Bank Street
- Loss and poor condition of boundary walls.
- Design and placement of traffic signs.
- Loss of traditional floor coverings.
- Poor quality pedestrian links between High Street and Prince George Street.
- No defining entrance between main car park and the High Street.
- Unauthorised satellite dishes on front elevations, chimneystacks and ridges.
- Vacant upper floor space.
- Derelict buildings
- Poor context to St.Giles (RC) Church.

Empty and Under Utilised Properties

Although recent grant schemes have started to address the problem of empty and under utilised properties, there are still properties that fall into this category.

When properties become empty, the fabric of the building tends to deteriorate through lack of regular maintenance, heat and ventilation. These properties are also vulnerable to vandalism and arson. In some cases, empty properties have had windows broken, which have subsequently been boarded up. This severely detracts from the Conservation Area.

Loss of Heritage Details and Materials

Despite a wealth of historic buildings, a range of inappropriate alterations to shop fronts, upper elevations and residential properties has marred the townscape.

Many historic and more recent buildings have had poorly detailed shop fronts inserted, others have original shop fronts concealed or defaced by later alterations. Above street level historic window joinery has been lost, replaced by poorly proportioned replacements and inappropriate materials such as UPVC (4.28).



4.28 Non traditional shop front colour schemes are also affecting the character of the area. A more traditional palette of colours is encouraged.

Article 4 (2) Directions have been placed on many residential properties within the Conservation Area to control the loss of historic joinery and grant aid offered to reverse some of the inappropriate work. However, much of the erosion of architectural details has taken place prior to the Article 4 (2) being in place and as a result the character of the area is still affected.

Low Quality of Repairs and Lack of General Maintenance

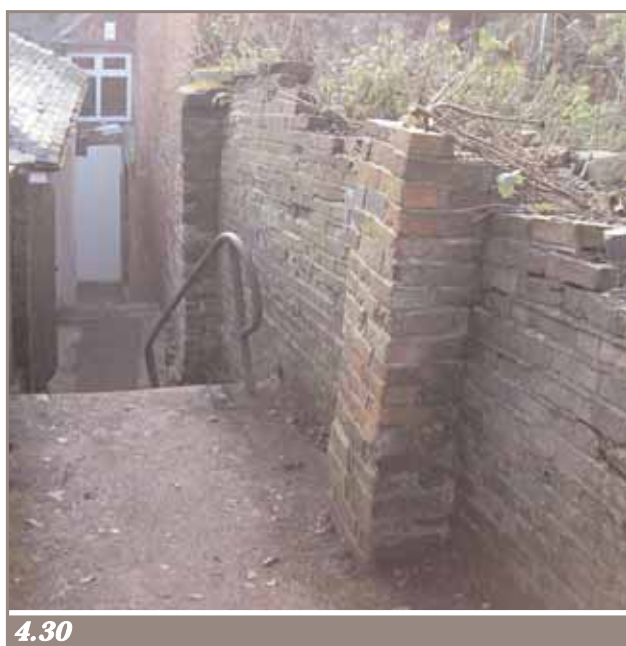
As with the loss of architectural detailing, the low quality of repairs and maintenance has degraded the quality of the built environment within Cheadle and has placed some buildings at risk. Common defects in buildings include lack of maintenance at roof level, defective roof coverings, lead work, chimneys and rainwater goods, decaying joinery and cracked lintels and cills (**4.29**).

The fact that many properties, particularly on Cross Street and High Street are owned by absentee landlord's compounds this problem, as routine maintenance is often overlooked.



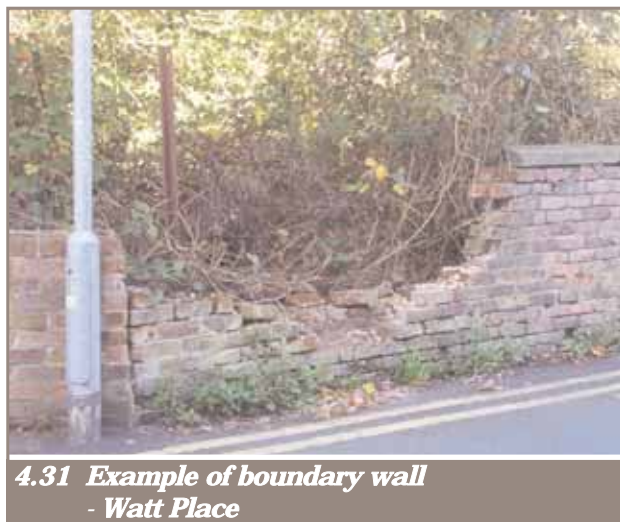
Untidy Private Land

Within the Conservation Area, many private car parks, pathways and yards are poorly maintained and/or have unsightly boundaries and means of enclosure. Several of these are very prominent within the Conservation Area. Examples include Bank Street, which has several untidy car parks, and paths, which run from the High Street up to Prince George Street **(4.30)**.



Loss and poor condition of boundary walls

Generally most of the historic walling within the town centre is in a poor condition and several stretches partially collapsed. The walls bounding Watt Place are in particularly poor condition **(4.31)**. Other walls in need of repair include the imposing high stone and copper tar slag block wall at the bottom of Leek Road, walls to the north of Bank Street and several walls to the east of Prince George Street, which are important in providing a strong feeling of enclosure.



Design and placement of traffic signs

The High street in particular is cluttered by the presence of road signs. These signs are often sited with little thought for the surrounding area and in some cases severely detract from the street scene as a whole.

Loss of Traditional Floor Coverings

Although Cheadle has seen some re-instatement of traditional street coverings notably on High Street, the area around Bourne Fountain and outside the Roman Catholic Church there are some areas which would greatly benefit from being resurfaced. Other areas include:

- The Market Place
- Cross Street
- Brunt's Entry

Some original floor covering does remain in places, under the tarmac. Oak Street is a particular good example of where traditional floor covering survives (*Figure 4.33*).

Poor quality pedestrian links between High Street and Prince George Street

Historically there have always been pedestrian links between the High Street and Prince George Street. These links are narrow alleyways, which in the past have been enclosed by boundary walls. Unfortunately, they have become untidy, neglected and prone to anti-social behaviour. Many of the boundary walls are in a poor state of repair and have disappeared in places; the traditional floor coverings are also missing and poorly maintained.

Vacant upper floor space

Some buildings on the High Street and Cross Street are still being under used on the upper floors. Although the problem has been targeted over recent years, the lack of use of floor space can act as a disincentive to owners to keep their buildings in a good state of repair. It is also a missed opportunity for additional income and helps create a lively area at night.



4.33 Traditional street surface - Oak Street

Derelict Buildings

Although the issue of derelict buildings has been largely addressed in Cheadle through grant schemes, the most notable being 1-6 Market Place, which has undergone a major refurbishment programme, there are still derelict buildings within the Conservation Area including prominent buildings on Bank Street (4.34).



4.34

General Condition of Area and Built Fabric

Although several grant schemes have made an impact on the overall condition of the built fabric and removed some buildings from the 'Buildings At Risk' register there are still some buildings suffering from an overall lack of maintenance.

The Management Plan for the Conservation Area will 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, windows and roof coverings. This will be regularly updated to monitor changes to the condition of its building stock and highlight any loss of significant architectural features. This can then assist in the management of the area and be used to attract grant aid and consider appropriate levels of planning control.

Problems, Pressures and Capacity for Change

Within the Conservation Area there are a number of threats to the character of the area, particularly caused by a general lack of maintenance of some historic buildings, the use of modern replacement windows and doors and the loss of traditional roofing materials. Although the condition of many of the town's buildings is improving there is still generally a low economic base resulting in vacancy and disrepair of buildings.

The pressures on the town include increasing competition from neighbouring retail areas. To ensure that the town continues to flourish as a retail centre it needs to retain a good selection of national retailers as well as good quality independent retailers and continue to build on its unique selling points.

The town has also recently seen the introduction of a one-way system through the town centre, relieving traffic on the High Street. However, this has introduced new traffic issues elsewhere in the town.

There is a great capacity to maintain and improve the town centre and its historic character and interest. Since 1998 the operation of conservation led grant schemes have acted as a catalyst in the regeneration of the town centre through investing in historic building repairs, reinstating architectural features and paving schemes. There is still much to achieve and the current THI is building on the momentum gained from past grant scheme initiatives to tackle key problem buildings. There is also a need to look beyond the inner core of the Conservation Area to focus attention on peripheral areas such as Prince George Street, Bank Street and Watt Place.

Community Involvement

The Conservation Area Appraisal will be the subject of a public consultation prior to its formal adoption by the Council.

Management Proposals

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 Architectural and Historic Interest - Cheadle Parish

SK 0043-0143 CHEADLE C.P. BANK STREET (south side)

11/26 St. Giles R. C. Primary School

GV

School. 1841 - 6 by A.W.N. Pugin. Red brick with stone dressings; tiled roof with crested ridge and verge parapets. Castellated triple shafted stack to right-hand apex. Two-storey, six-bay front divided by stone-capped two-stage buttresses with three-light stone dressed windows to upper floor over four-light to ground floor, all with trefoil heads; slightly set away from the right hand end: a bell tower with pyramidal two-stage lead roof with timber framing to the bellcote and trefoil-headed window to first floor. The entrance bay projects under a low catslide roof between school and tower. Pent roof running flush to right clasps front of tower. The north front is highly asymmetrical and in contrast to the body of the building. A Tudor-arch first floor window is set over pointed arch entrance with doors set well back into.

reveal.

W. G. Short: Pugin's Gem: A History of St. Giles Catholic Church, Cheadle, Staffordshire 1981, p.19.

SK 0043-0143 CHEADLE C.P. BANK STREET (south side)

11/27 Roman Catholic Church of St. Giles

3.1.67

GV

Roman Catholic Church. 1841-6 by A.W.N. Pugin for the Earl of Shrewsbury. Red Hollington sandstone ashlar and carved dressings; lead roofs of steep pitch with cast iron, fretted, crested ridge; verge parapets with corbelled kneelers and crested pinnacled at apices. High Decorated style; the plan consists of west tower and **spire**, **nave**, aisles, vestry, chapel and chancel; the layout virtually abandons the ritual axis in favour of capitalising on the compact urban site. Tower and steeple: square of four tall stages set on a triple drip-moulded plinth; four-stage angle buttresses with figures in niches to the west facing bottom stages, string around first stage; paired, two-light, pointed, bell chamber openings set in deep reveals; labelled, pointed 3-light west window set over west door; pointed with low relief carving in spandrels, deeply moulded reveals with a band of ball flower; double doors have applique. brass rampant lions. Spire on a corbelled band, octagonal with crocketed ridges; a rather extenuated lower section has slim diagonal pinnacles clasped to its sides; two-light lucarnes to base and tiny single light placed further up. Aisles consciously divided from nave by a change in roof pitch, both on a fleuron eaves band, lower pitch to aisles and a tiny (unlit) clerestory band. Both aisles are of five bays on plinth divided by bulky two-stage buttresses gabled at the head; the south aisle has labelled, pointed 3-light windows all with different (but authentically Decorated) tracery; the north aisle has similar 2-light windows with a 3-light at the east side only. Both aisles have similar gabled, single storey porches but the detail on the south is finer with squat two stage diagonal buttresses, solid stone, ribbed roof, a niche in the apex bearing an effigy of the Virgin, flanked by two low relief medallions set over a deeply moulded pointed entrance reveal with two bands of ball flower and crested extrados on 3 clustered pinnacles; the interior has a ribbed vault; both aisles stop Just short of the nave to the east, their pent roofs divided by a verge parapet revert into smaller pitched roofs clasped against chancel sides (presenting a triptych of gables to the ritual east) to the south. There is a chapel of two bays, similar but smaller in pace than the aisles with single-light windows, the east has three lights; its partner on the north the vestry breaks the line of aisle roof by an additional storey reached by an external staircase on the west of pure medieval derivation; a tripleshafed castellated chimney breaks the eaves on the north, set assymetrically over a gabled single-storey projection lit by two lancets and a trefoil in the apex; the Tudor arched vestry entrance, reached by steps, is packed into the space between stair turret and gable; the vestry composition almost aedicular, stands on its own, more domestic than ecclesiastical but of exceptional balance. Chancel of approximately two bays part screen by chapel and vestry; only marginally lower than nave; diagonal buttresses clasp the angles.; the north and south lit by small two-light pointed windows; the east gable has three sculpture niches to apex and alongside buttresses. Three low relief medallions lie below,

continued/...

SK 0043-0143 CHEADLE C.P. BANK STREET (South side)

Roman Catholic Church of St. Giles (continued)

large five-light pointed east window with curvilinear tracery. Interior: the entire interior of the church is painted from the floor up with gold, blue and red predominating in an intensely patterned scheme. Nave of 5 bays; octagonal columns painted in chevron pattern; pointed moulded arches, with carved lions in spandrels; large studs on corbels carry scissor-brace collared trusses, fretwork in apices, single purlins and large curved windbraces; aisles have painted plaques of Life of Christ (16 in all); purlin lean-to roofs; pointed chancel arch with Last Supper painting over; pointed covered barrel vault to chancel; reredos 'depicts coronation of the Virgin with 6 angles; sedilia and piscina with spire finials over and Easter sepulchre to north; ogee headed opening with poppyhead finial and pinnacles at sides. Font octagonal on corbelled base with fretwork spire cover. All set in an ornate brass railed enclosure. Pulpit: large and octagonal on stand with religious scenes cut deep into panel recesses. Screens crested arcaded screen to chancel and brass screen to tower. Glass by Wailes. W. G. Short: Pugin's Gem: A History of St. Giles Catholic Church, Cheadle,

Staffordshire, 1981. B.O.E., p. 97.

SK 0043-0143 CHEADLE C.P. BANK STREET (South side)

11/28

Churchyard wall, gates and gateways to north of Roman Catholic Church of St. Giles

GV

II

Churchyard wall, a pair of gates and gateways. 1841-6 by A.W.N. Pugin for the Earl of Shrewsbury. Red Hollington sandstone ashlar. The wall has a deep, steeply pitched coping with roll moulding to apex; the gateways set towards extremities have hipped solid stone rooflets on a fleuron eaves band set on corbels. also with roll moulded ridge and with twin lucarnes to centre under a crucifix finial; square pillars set the roofs over wrought iron gates with large quatrefoils over narrowly spaced uprights with poppy head finials.

SK 0043-0143 CHEADLE C.P. BANK STREET (South side)

11/29

Cross approximately 10m to west of tower of Roman Catholic Church of St. Giles

GV

II

Cross. 1841-6 by A.W.N. Pugin for the Earl of Shrewsbury. Red Hollington sandstone. Square four-tiered, stepped plinth; niched and crested surbase, square shaft with crocketed, diagonal angles; crucifix (set approximately 4m above ground) with pitched hood and flanked by figures on branches of cross head.

SK 0043-0143 CHEADLE C.P. BANK, STREET (South side)

11/30 Convent of St. Joseph

GV

Convent. A late C18 domestic building altered and considerably extended by A.W.N. Pugin circa 1845. Red brick with stone dressings; tiled roofs, banded and with crested verge parapets to Pugin's additions. In three distinct parts, a U shaped building around an inner courtyard fronted to the street and churchyard. On the west side of the street frontage the C18 building of 3 storeys and two windows; glazing bar sashes with painted wedged heads; the top floor has half-dormer gablets over large pane sashes. Attached to the east and fronting church and street, a single-storey range by Pugin; blind to the street except for a stone dressed Tudor' arch door to the right; the projecting gabled east return has a labelled pointed 2-light window continuing into a long blind range flanking the churchyard. Facing east into the courtyard is a two-storey, four-window range by Pugin, attached to the street front by a tall square steeply gabled tower.

SK 0043-0143 CHEADLE C.P. BANK STREET (South side)

11/31 No 41 (now 5 Holbrook House)

II

House. C18 with minor C19 alterations. Red brick; tiled roof with stone capped verge parapets; end stacks. Two-storey, three-window front of widely spaced sashes with wedged brick heads and raised and painted keystones; similar head to central entrance with overlight and 6-panel door.

SK 0043-0143 CHEADLE C.P. CHURCH STREET (West side)

11/32 Church of St. Giles

3.1.67

GV

Parish Church. 1837-9 by J. P. Pritchett. Sandstone ashlar; tiled roof; crenellated parapets. West tower, nave and aisles, chancel. Nave and aisles combined, of 6 bays divided by 3-stage buttresses; 2-light pointed windows; entrance to west bays, windows over and crenellated surrounds flanked by pinnacles. Tower set into nave and aisles rising four stages above (two above nave) with seven-stage diagonal buttresses; strings set-in to stages; crenellated parapet with pinnacles at angles; tall two-light, pointed bell chamber openings; 3-light, panel tracery, pointed west window and pointed left door. Chancel: short, of one bay; 4 light pointed east window with panel tracery. Interior inaccessible at time of resurvey (July, 1985).

SK 0043-0143 CHEADLE C.P. CHURCH STREET (West side)

*11/33 Atkinson Memorial approximately 20m south east
of Church of St. Giles*

GV

Pedestal tomb. Joseph Atkinson of Melfield, Dublin. D. 1818. Stone.
Moulded base, incised sides with fine inscriptions quoted from Thomas Moore, of
20 lines; reeded surbase and gadrooned Urn finial.

SK 0043-0143 CHEADLE C.P. CHURCH STREET (West side)

111134 Copestake Memorial 70m south east of Church of St. Giles

GV

Chest tomb. Joseph Copestake d. 1760. Stone. Moulded plinth; inset, fluted,
waisted and gadrooned pilasters at angles, incised sides; moulded top slab.

SK 0043-0143 CHEADLE C.P. CHURCH STREET (West side)

*11/35 Grosvenor Memorial approximately 70m south east
of Church of St. Giles*

GV

II

Large chest tomb. Early C18, Archibald Grosvenor, d. 1705. Stone (possibly
Portland). Moulded plinth, wide gadrooned pilasters at angles. Paired side panels
with extensive historical description; moulded top slab. The Grosvenor family
were responsible for building Hales Hall (qv).

SK 0043-0143 CHEADLE C.P. CHURCH STREET (West side)

*11/36 Hall Memorial, approximately 50m south east
of Church of St. Giles*

GV

II

Chest tomb. Late C18, Michael Hall d. 1780. Stone. Plinth inset, fluted, waisted
and gadrooned pilasters at angles; low relief carving of urns in end panels. Roll
moulded top slab.

SK 0043-0143 CHEADLE C.P. CHURCH STREET (West side)

*11/37 Jeffreys Memorial approximately 50m south southeast
of Church of St. Giles*

GV

Chest tomb. Early C19, John Jeffreys, d. 1.801. Stone. Heavily reeded pilasters at angles; oval bordered inscription; moulded. top slab with hipped-ridged centre.

SK 0043-0143 CHEADLE C.P. CHURCH STREET

*11/38 Sundial approximately 10m south
of Tower of Church of St. Giles*

GV

II

Sundial. Probably late C18. Stone, set on circular stone plinth; baluster shaped shaft; dial missing.

SK 0043-0143 CHEADLE C.P. CROSS STREET (East side)

11/40 No. 1

GV

Shop. Early to mid C19 with some later alterations. Red brick, banded to cill levels and with banded painted render to ground floor; hipped slate roof of low pitch; dentilled cornice. Three-storey, three-window front, chamfered at angles. Plate glass sashes with painted, wedged, segmental heads, the centre range is now blocked; two wide openings to ground floor with inset pilasters in angles, the right hand window retains glazing bars with margin lights; entrance to right with overlight and also on chamfered angle to building on left. Further front of two windows facing (but set back from) High Street. This building occupies a focal position in the town centre on the corner of High Street and Cross Street, facing the Market Cross (qv).

SK 0043-0143 CHEADLE C.P. CROSS STREET (East side)

11/41 No. 3

GV

Shop. Early C19 with C20 shop front. Red brick; tiled roof; three storey, 3-window front; glazing bar sashes with painted wedged heads; full width C20 shopfront with recessed entrances. Forms part of an integrated street group closed successfully both ends by a cross (qv) to north and St Giles (qv) to south.

SK -0043-0.1431 CHEADLE C.P. CROSS STREET (East side')

11/42 No. 5 7 (odd)

GV II

Pair of houses, now with shop. Early C19 with mid C19 and C20 alterations. Red brick; tiled roof; central ridge stack. Three-storey, three window front; glazing bar sashes with painted wedged heads; tripartite to left (large pane) and replaced by casements to upper floor; mid C19 plate glass shop window to centre and left with cornice and, consoles; entrance to right with overlight and early C20 door. Forms part of a tight-knit street group closed successfully both ends by a cross (qv) to north and St. Giles (qv) to south

SK 0043-0143 CHEADLE C.P. CROSS STREET (East side)

11/43 No. 11, 13, 15 and Archway

GV

Row of shops. Early C19 with minor C20 alteration. Red brick; tiled roof; end stacks and ridge stacks. 3-storey, 3-window front; glazing bar sashes with painted wedged heads; early C19 small pane shopfront with moulded surrounds, entrances set to left of front have similar surrounds with part glazed (small pane) doors. Building extends under same roof to left with elliptical carriage arch and C20 oriel over. Forms part of an integrated street group closed successfully both ends by a cross (qv) to north and St. Giles (qv) to south.

SK 0043-0143 CHEADLE C.P. CROSS STREET (West side)

11/44 Nos. 2, 4 and 6

GV

Terrace of 3 houses and shops. Early C19 with minor C20 alterations. Red brick, rendered to Nos. 2 and 4; hipped slate roof; end stacks to units. Three-storey, four-window front; glazing bar sashes with painted wedged heads. In two parts: nos. 2 and 4 of one window each, widely spaced. No 2 has early C19 shop front with cornice and pilasters over plate glass window and part glazed door; No. 4 without shop has a casement in place of ground floor sash and entrance to right with hood and pilastered surround; round arch over fanlight and 6 panel door. No. 6 to left of two narrowly spaced windows and C19 shopfront with hood and plate glass window; segmental headed entrance to right. Forms a group with No. 55 High Street (qv).

SK 0043-0143 CHEADLE C.P. CROSS STREET (West side)

11/45

No. 12, 14

GV

House. C18 with C20 alterations. Painted brick, tiled roof on dentilled eaves, verge parapet and end stack to left. Wide, three storey. two-window front; segmental-headed, 3-light casements to first floor. A single, central 4-light casement to upper floor; full-width plate glass shop windows to ground floor; recessed door to left. Forms part of an integrated street group closed successfully both ends by a cross (qv) to north and the R.C. Church of St. Giles (qv) to south.

SK 0043-0143 CHEADLE C.P. HIGH STREET (North side)

11/50

No. 62

GV

II

Shop. Early C19 with C20 shopfront. Rendered brickwork; tiled roof on moulded eaves. Three-storey 2-window front; glazing bar sashes. Included for group value in prominent town centre location and adjacent to No. 64 (qv).

SK 0043-0143 CHEADLE C.P. HIGH STREET (North side)

11/51

No. 64

GV

II

Shop. C18 with minor mid-C19 alterations and shop front. Red brick; tiled roof on moulded eaves band; end stack to right. Three-storey, two-window front; large pane sashes with segmental heads and raised keystones; Ionic pilasters and Ionic columns within 3-sided bay shop windows; recessed glazed door.

SK 0043-0143 CHEADLE C.P. HIGH STREET (North side)

11/52

Churchyard walls and steps

GV

II

Churchyard walls and steps. Possibly C18. Coursed dressed and squared stone. Rising in two tiers of approximately 1200mm, with footpath set on raised level between; coping to upper level formerly railed; wide, central stone flight of steps leading virtually axially to Church of St. Giles (qv).

SK 0043-0143 CHEADLE C.P. HIGH STREET (North side)

Church of St. Giles
See under Church Street for description.

SK 0043-0143 CHEADLE C.P. HIGH STREET (South side)

11/53 *No. 19 and 21*

House, a flat and shops. Early C19. Roughcast over brickwork; tiled roof on moulded eaves; end stack to right. Three-storey, 3-window front; glazing bar sashes in moulded surrounds, deeper on first floor; shop windows to ground floor (early C19 to left), small central first floor window over C20 door. Lower addition of two storeys to right end with a single range of glazing bar sashes and 6-panel door in moulded surround to extremity.

SK 0043-0143 CHEADLE C.P. HIGH STREET (South side)

11/54 *No. 29*

GV

Shop. Early C19 with minor mid C19 alterations. Red brick with rusticated quoins and stone dressings; tiled roof on dentilled eaves course; brick end stack to left and ridge stack to centre. Three-storey two-window front; large pane sashes with rusticated wedged heads, enlarged moulded keystones to first floor; full width shop front with cornice on moulded consoles; plate glass windows and recessed central entrance.

SK 0043-0143 CHEADLE C.P. HIGH STREET (South side)

11/55 *No. 47 (formerly listed as Co-operative Stores)*

3.1.67

GV

II

House, now shop. Early C19 with C20 shopfront. Red brick with painted stone dressings; hipped slate roof on moulded eaves band; end stack to right. Three-storey, three-window front; glazing bar sashes with painted wedged heads, reduced in height to top storey and with moulded surround to centre first floor, set over wide low pediment of former central entrance.

SK 0043-0143 CHEADLE C.P. HIGH STREET (South side)

11/56 No. 51

2.5.53

GV II

House, now Police Station. Early C19 with minor alterations. Ashlar; slate roof of low pitch. Wide pedimented frontage of 3 storeys and 3 windows, raised bands at first-floor level; plate glass sashes; upper storey has square windows in moulded surrounds, first floor has cornices over each and tripartite layout to outer windows, a theme continued on the ground floor with Serlian type fenestration; central entrance with Tuscan doorcase and round arch over fanlight and 6-panel door.

SK 0043-0143 CHEADLE C.P. HIGH STREET (South side)

*11/57 No. 53 (The Wheatsheaf Hotel)
(formerly listed as Wheatsheaf Inn)*

2-5.53

GV II

Inn, (now Hotel). Possibly built As such. Late C18 with early C19 and C20 alterations. 'Rendered stone; plain tiled roof; brick end stack to left and ridge stack to right of centre. Three-storey, three-window front; plate glass sashes; widely spaced to left, entrance to right of centre with moulded cornice and frieze to small Tuscan porch.' Large (two-storey) wrought iron sign bracket over entrance. Rear wing has large, small-pane, bow-fronted window.

SK .0043-0143 CHEADLE C.P. HIGH STREET South side)

*11/58 Market Cross and stepped plinth
(formerly listed as Market Cross, Cheadle)*

2.5.53

GV

Market cross and plinth. C17. Stone. Roughly rectangular plinth stepped up on all sides by six steps; square cross shaft, chamfered into octagon; pyramidal capping stone.

SK 00430143 CHEADLE C.P. HIGH STREET (South side)

11/59

No. 55

GV

II

Shop. Early C19 with shopfront largely rebuilt in C20. Painted rendered brickwork; slate roof. Three-storey, single window front; glazing bar sashes; cornice over C20 plate glass shopfront and central entrance. Forms a group with Nos. 2, 4 and 6 Cross Street (qv) which together form a homogenous unit. Included for group value.

SK 00430143 CHEADLE C.P. HIGH STREET (South side)

11/60

Nos. 67 and 69

GV

House, now flats and pair of shops. C18 altered C20 including shopfronts. Red brick painted to frontage; tiled roofs on coggled eaves; end stacks to right; plan of two parallel ranges. Three-storey, four-window front, banded at first-floor ceiling level; C20 casements to right and large pane sashes to left of centre, shallower at top floor; plate glass shopfronts with recessed entrances.

SK 0043-0143 CHEADLE C.P. HIGH STREET (South side)

11/61

No. 71 (Royal Oak Hotel) (formerly listed as Royal Oak Inn)

2.5.53

Inn, now hotel. Early C19 with minor later alterations. Red brick; tiled roof on dentilled eaves course; end stack to right. Three-storey, three-window front; glazing bar sashes with painted wedged heads and enlarged keystones. The outer windows are tripartite and of diminishing proportions on upper storeys; central entrance with small Tuscan porch; round arch with fanlight over panelled door. Large wrought iron, crested sign bracket to left of entrance.

SK 0043-0143 CHEADLE C.P. HIGH STREET (South side)

No. 73

GV

II

House, now flats and a pair of shops. C17 core with early C19 front and C20 shop front. Rendered brickwork; tiled roof on moulded eaves; end stack to right and ridge stack to left of centre. Three-storey, four-window front; glazing bar sashes; plate glass shop fronts with recessed entrances. Gabled wing to rear has chamfered mullion four-light window on centre of first floor.

SK 0043-0143 CHEADLE C.P. HIGH STREET (South side)

11/63

No. 75

GV

II

Shop. Early C19 with early C20 shop front. Red brick; hipped tile roof on moulded eaves. 3-storey, 2-window front; glazing bar sashes with painted wedged heads; plate glass shop windows with cornice over and recessed entrance. Included for group value.

SK 0043-0143 CHEADLE C.P. HIGH STREET (South side)

11/64

Nos. 77 and 79 (formerly listed as No 77 and The Olde Clocke Shoppe)

2.5.53

GV

II

House, now with shops. C17 with early and mid C19 alterations. Timber frame, some partially replaced by rendered brickwork, painted in imitation of framing; the ground floor (on rendered plinth) has close studding, the first floor is lozenge patterned, continued into gables and dormers with quatrefoils towards the apices; tiled roofs; brick ridge stack to left of centre and set behind entrance. Hall and cross wing plan. Two storeys and attic; 5-window front of five structural bays; two gabled dormer windows to left and centre with timber chamfered mullioned and transomed windows of 5 lights; projecting gable (largely C19) to right on quatrefoil pattern coving with casement attic light; smaller C19 gable to extreme right; glazing bar sash windows to ground and first floor, tripartite to left, centre and inner right corresponding to dormer and main gable positions; C20 shop front under main gable and to left end which has C19 small pane windows; entrance set between dormers with semi-circular hood and C17 boarded door in moulded surround.

SK 0043-0143 CHEADLE C.P. HIGH STREET (South side)

11/65

Drinking fountain

GV

II

Drinking fountain. Dated 1879. Stone with granite details. Stepped circular plinth. Triangular plan rising to dome surbase with round arch headed niches' and gadrooned drinking bowls to each face; granite pilasters at angles rise through dome with urn cappings; aedicular second rise springs from lower dome to moulded frieze and heavily dentilled pediments capped by a further dome with large urn finial; faces of top rise have inset plaques, one inscribed "THE GIFT OF/SARAH BOURNE/JOHN COLCLOUGH BOURNE/A.D. 1879".

SK 0043-0143 CHEADLE C.P. LEEK ROAD (West side)

11/69 Little Daisy Bank House

GV II

House. Mid C18 with mid C19 alterations and additions. Rendered brickwork with painted stone eaves band, quoins and bands at cill levels; tiled roof; verge parapets; brick end stacks; two-storey, three window front; glazing bar sashes; wedged heads with raised, moulded keystone to first floor centre only. The outer completely replaced by mid C19 three-sided bay windows with large pane sashes and hipped roofs; central entrance with cornice on pilasters; part glazed C20 door. The house has a sundial on the left gable which is dated 1856 which presumably is the date of remodelling including the bays on the front.

SK 0043-0143 CHEADLE C.P. LEEK ROAD (West side)

11/70 Daisy Bank House

GV II

House. Early C19 with mid C19 alterations. Rendered brickwork; slate roof on moulded eaves band; end stacks. Two-storey, three window front; glazing bar sashes, the left hand widely offset and replaced on the ground floor by a large 3 sided bay; entrance set just to left of centre and against bay; open pedimented surround on pilasters; radial fanlight and 6-fielded-panel door. This building occupies an elevated roadside position adjacent to Little Daisy Bank House (qv). Included for group value.

SK 0043-0143 CHEADLE C.P. PRINCE GEORGE STREET (West side)

11/79 The Lodge

3.1.67

GV II

Lodge. Mid C19. Red brick; conical banded tiled roof; central, faceted brick stack. Single storey, circular plan with round arch casement windows; round arch entrance to west with fanlight and round arch-panel door. According to early C20 maps The Lodge served The Croft (qv).

SK 0043-0143 CHEADLE C.P. PRINCE GEORGE STREET (North side)

11/80

No. 23

II

House. Late C18 with C20 alterations. Painted brickwork, tiled roof on dentilled eaves course, stone coped verge parapets; end stacks. Two-storey, three-window front; casements with painted wedged heads and raised keystones; central entrance with pedimented surround and C20 glazed door. Flat roofed C20 dormer inserted into centre of roof.

SK 0043-0143 CHEADLE C.P. THE SQUARE

11/82

Nos. 1 6 (consecutive) (formerly listed as 1-5 Market Place)

2.5.53

GV

II

Terrace of 6 houses. Early C19. Red brick; slate roof on moulded eaves band; end and four ridge stacks. 3-storey, 10-window frontage set on stepped plinth; glazing bar sashes with painted stone wedged heads, composition inset from ends; the ground floor has five shallow, bow fronted, small pane shop windows of approximately 2 bays. The right-hand of one bay only; further entrances between larger bow windows, round arch to right of centre, 6-panel doors elsewhere.

SK 0043-0143 CHEADLE C.P. TAPE STREET (East side)

11/83

No. 67

House. Early C19. Red brick; tiled roof on dentilled eaves course; ridge stack and end stack to right. Three-storey, two-window front, composition offset to left; glazing bar sashes with painted wedged heads; those on the upper storeys are grouped closely, ground floor left is offset from composition; entrance to right side with moulded surround and painted wedged head; 6-panel door. Included as a complete example.

SK 0043-0143 CHEADLE C.P. TAPE STREET (West side)

11/84

No's. 68 and 70

II

Pair of houses. Early C19. Red brick, tiled roof on dentilled eaves course; centre ridge stack. Three-storey, two-window front (inset from sides); glazing bar sashes with painted wedged heads; entrances at extremities with moulded surrounds and 6-panel doors; gabled lightweight porch to left. Included as a complete example.

SK 0043-0143 CHEADLE C.P. TAPE STREET (West side)

11/85

Black Horse Public House Inn.

Probably built as such. Early C19. Painted, rendered brickwork; tiled roof on moulded eaves band; end stack to left. Two-storey, three-window front; segmental-headed, tripartite glazing bar sashes; left hand range offset from composition by blind opening on first floor (bearing sign) set over round-arched entrance with fanlight and 6-panel door. This building occupies a prominent position in Tape Street near its junction with High Street.

SK 0043-0143 CHEADLE C.P. THE TERRACE

11/90

No. 2

GV

II

House. Early C19 with later alterations. Red brick; tiled roof on dentilled eaves course. Three-storey, two-window front; 3-light casements with painted wedged heads; shallow windows on top storey in rebuilt openings; entrance set just to left of centre with painted wedged head and two-panel door.

SK 0043-0143 CHEADLE C.P. THE TERRACE

11/91

No. 4

GV

II

House. Early to mid C19. Diapered red brick; tiled roof on coggled eaves; end stacks. Two-storey, two-window front; glazing bar sashes with painted wedged heads; painted Tuscan doorcase to left with overlight and 6-panel door.

SK 0043-0143 CHEADLE C.P. THE TERRACE

11/92

No. 8 and 10

GV

II

House. Late C18 with mid C19 alterations. Red brick; tiled roof on dentilled eaves band; end stacks set to left of each unit. Front in two parts: No. 8 slightly projecting of 3 storeys, single range of casements, lower two with segmental heads; entrance set to right with reeded surrounds and hood. No. 10 to left, set back, of two storeys and attic (continuous ridge height with No. 8) single range of wide, small pane casements with painted wedged heads; 6 panel door set to right.

SK 00437-0143 CHEADLE C.P. WATT PLACE

Drinking fountain

See under High Street for description.

SK 0043-0143 CHEADLE C.P. WATT PLACE (West side)

11/94

The Manor

II

Shown on O.S. map as The Rectory. Rectory. Early C19 with later alterations. Red brick; hipped tiled roof on coggled eaves; stacks to rear. Three-storey, three-window front; 3-, 2-, and 3-light casements with painted wedged heads and raised keystones. Additional small window to right of entrance which has a moulded surround, gabled (almost a pediment) hood on brackets and 6-panel door.

SK 0043-0143 CHEADLE C.P. WATT PLACE (North end)

11/95

No. 1

GV

II

House. C18 with mid C19 alterations. Roughcast on brickwork; tiled roof on moulded eaves band; end stacks; two storey, two-window front; segmental-headed 3-light casements; central entrance with reeded surround, shallow cornice, overlight and 6 fielded-panel door. Extensions to left.

SK 0043-0143 CHEADLE C.P. WATT PLACE (North end)

11/96

No. 3

GV

House. C18, altered lated C19. Red brick; tiled roof on dentilled eaves; large end stack to right. Two storeys and attic; two-window front; segmental-headed 3-light casements to right, 2-light to left, attic has 3-light window just left of centre under eaves; central entrance with segmental head and C20 part-glazed door and lightweight porch. Forms a prominent visual stop with No. 1. (qv) when viewed from High Street behind drinking fountain (qv).

SK0043-0143 CHEADLE C.P. WATT PLACE (South side)

11/97

Old Workhouse

Workhouse, now hospital ancillary building. Early C19 with later alterations. Painted, rendered brickwork with raised band at first floor cill level; hipped slate roof on moulded eaves band; ridge stack to left of centre. Two-storey, seven-window front; glazing bar sashes with painted wedged heads. Entrance formerly third window from right side, now fenestrated but with cornice on flat consoles distinguishing the position; main entrance now to rear.

NOTICE OF CONFIRMATION OF ARTICLE FOUR DIRECTION TOWN AND COUNTRY PLANNING ACT 1990 GENERAL PERMITTED DEVELOPMENT ORDER 1995

Direction under Article 4

NOTICE IS GIVEN that STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL have confirmed a Direction under Article 4(2) of the General Permitted Development Order 1995. The Direction was made on 7th September 1998 and was confirmed on 12th December 1998.

The Direction applies to the following classes of Permitted Development under:-
Part 1 of Schedule 2 to the General Permitted Development Order 1995;
Class A, Class C, Class D, Class E, Class F, Class H, Part 1 of that Schedule.

Part 2 of Schedule 2 to the General Permitted Development Order 1995;
Class A and Class C.

Part 31 of Schedule 2 to the General Permitted Development Order 1995;
Class B.

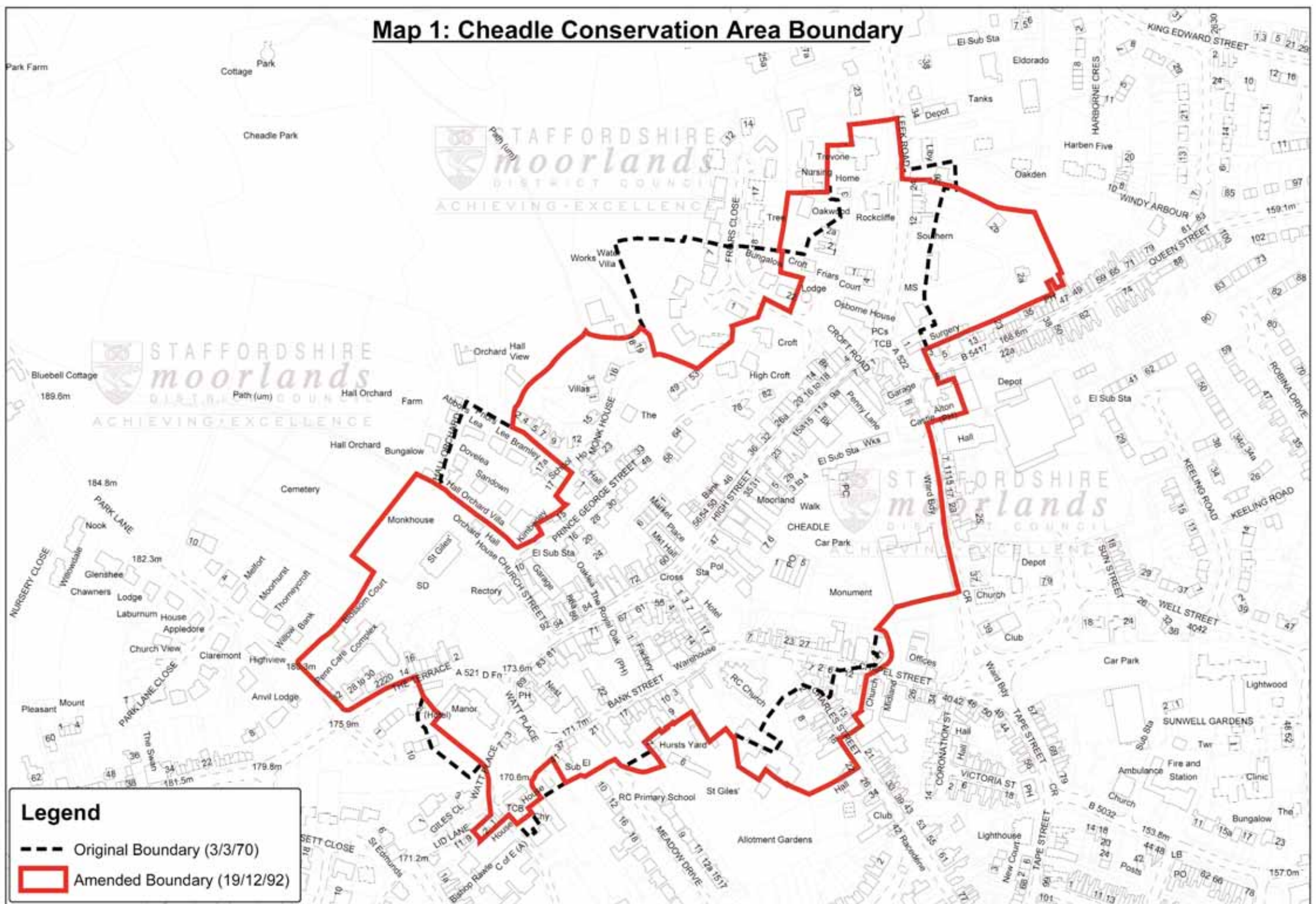
In;

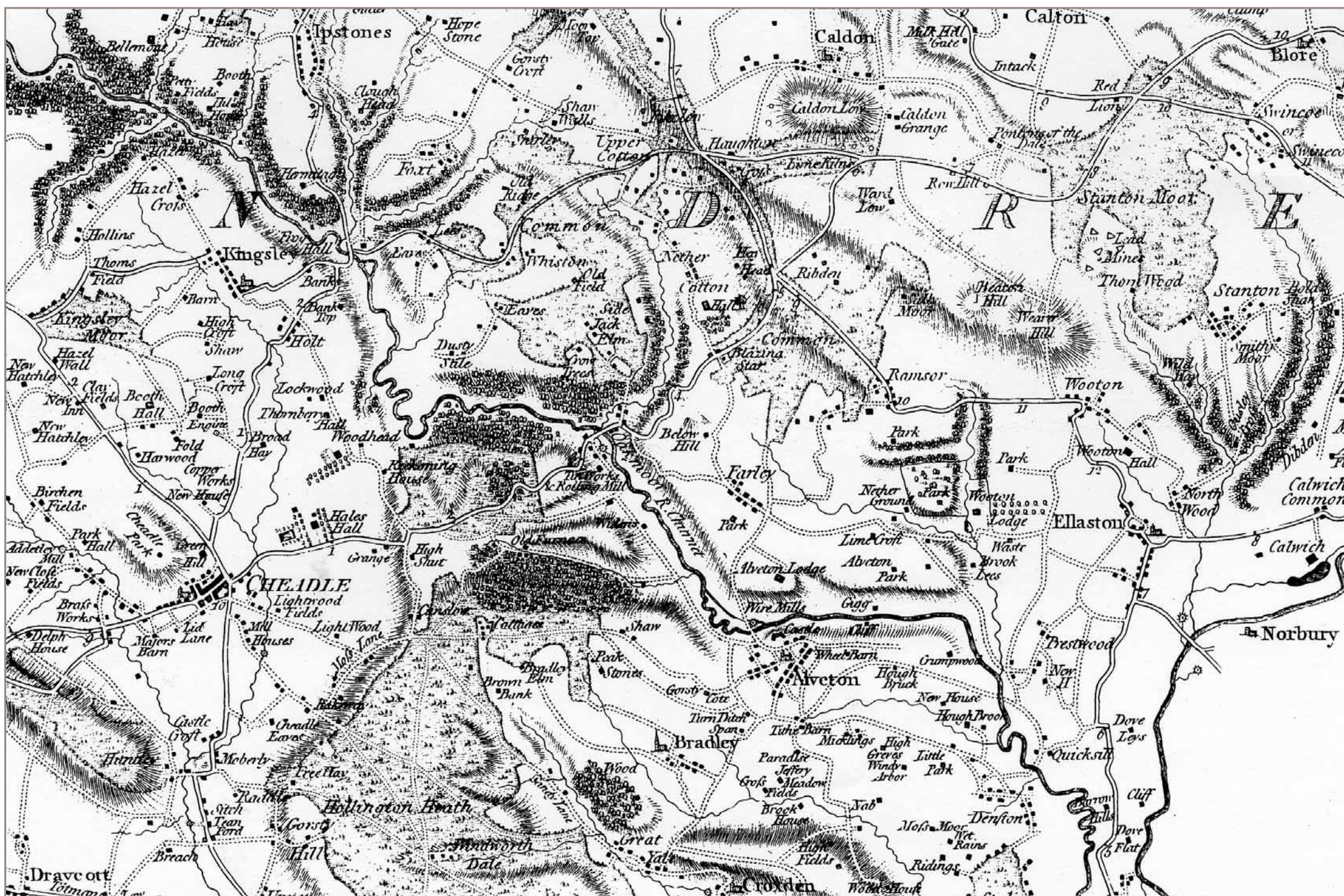
House Number or Name

8, 18, 22	Charles Street, Cheadle.
21, 23, 27, 33, 35, 37	Chapel Street, Cheadle.
1, 3, 7	High Street, Cheadle.
Butler's Hill	Leek Road, Cheadle.
Rockcliffe, Stables to Rockcliffe	Prince George Street, Cheadle.
Outbuilding to High Croft	Prince George Street, Cheadle.
14, 20, 22	The Terrace, Cheadle.
Hall Orchard House	Church Street, Cheadle.
5, 7	Watt Place, Cheadle.

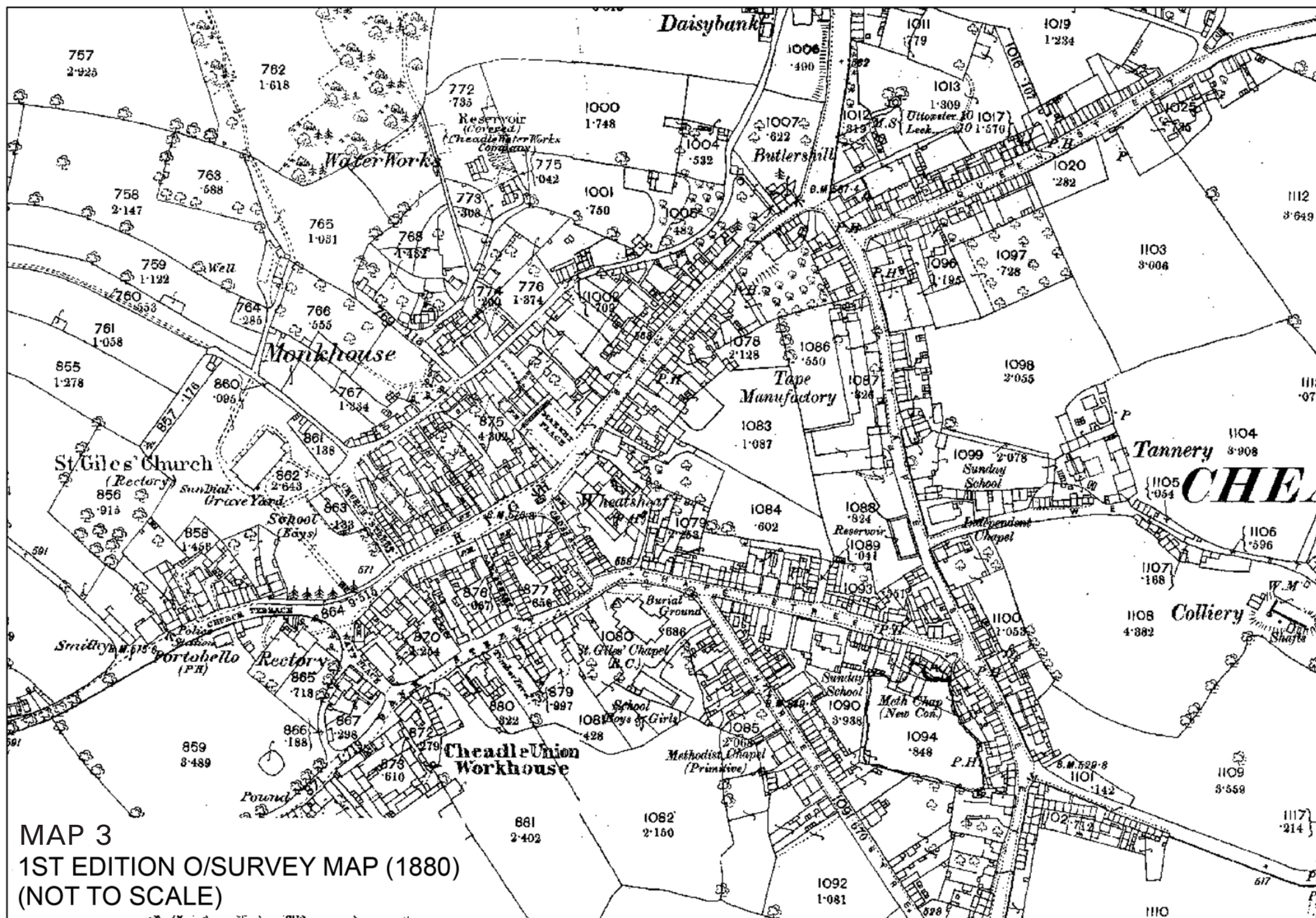
The effect of the Direction is that the permission granted by Article 3 of the General Permitted Development Order 1995 shall not apply to such development and such development shall not be carried out within the area unless planning permission is granted by the Council

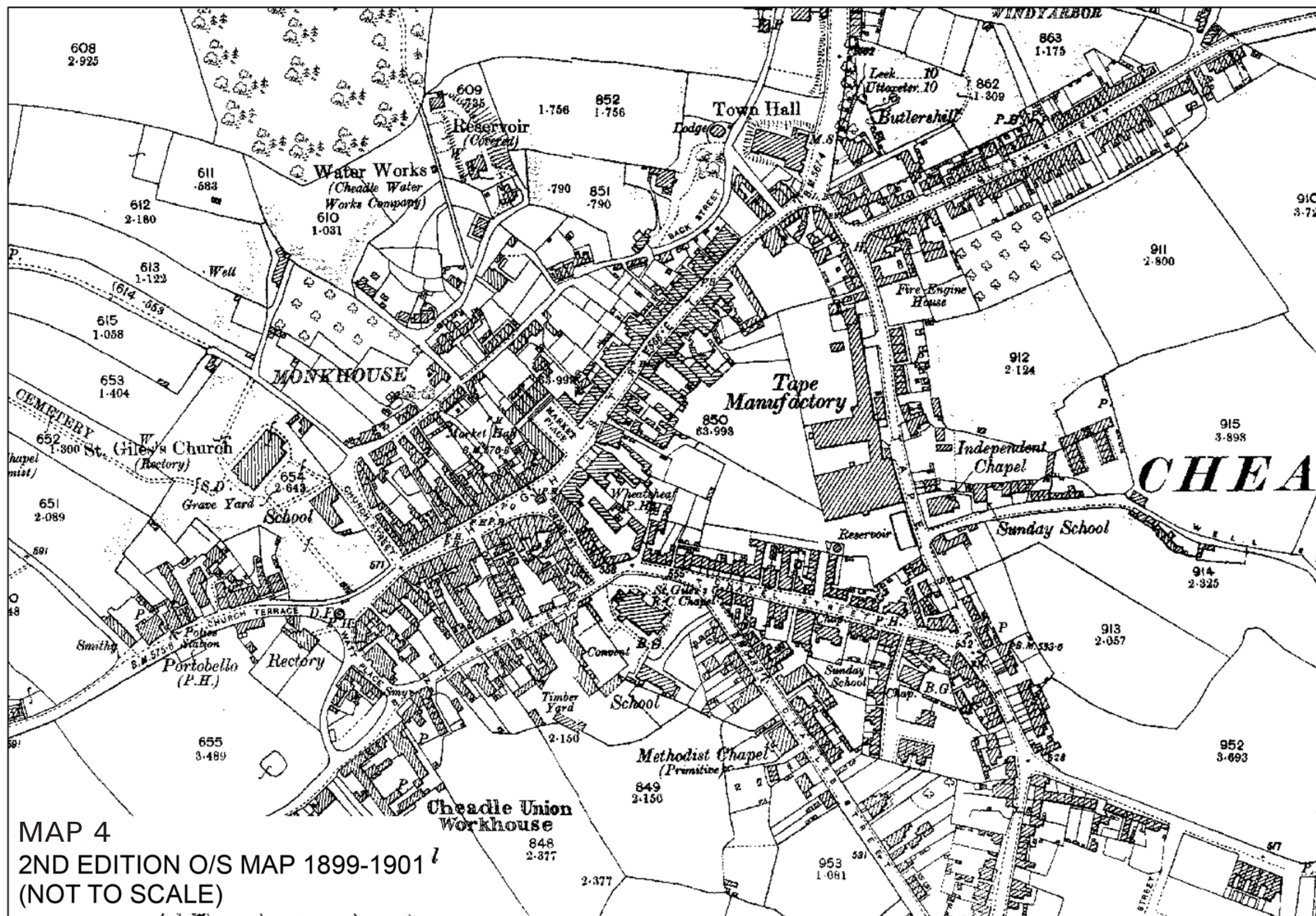
Map 1: Cheadle Conservation Area Boundary

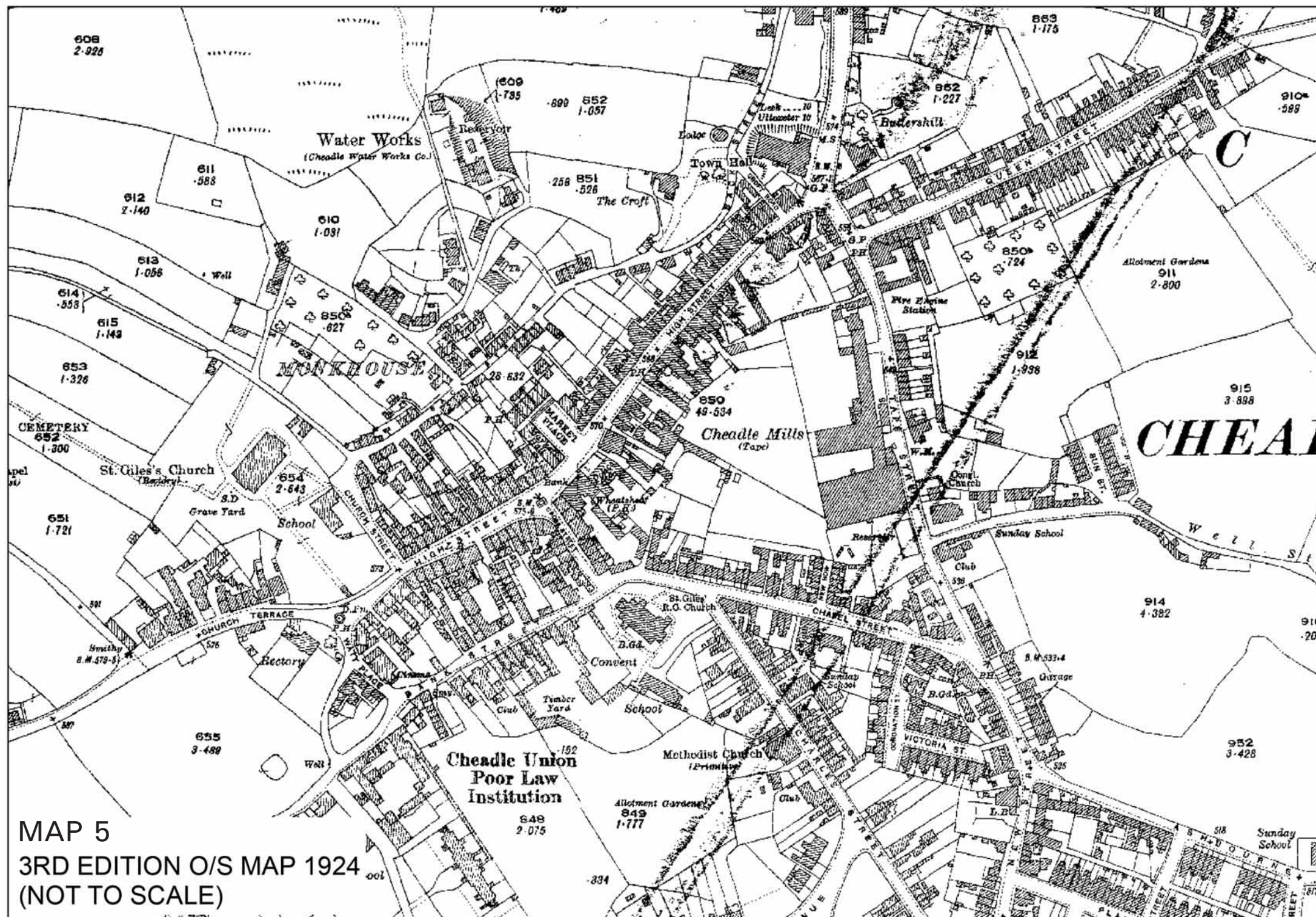




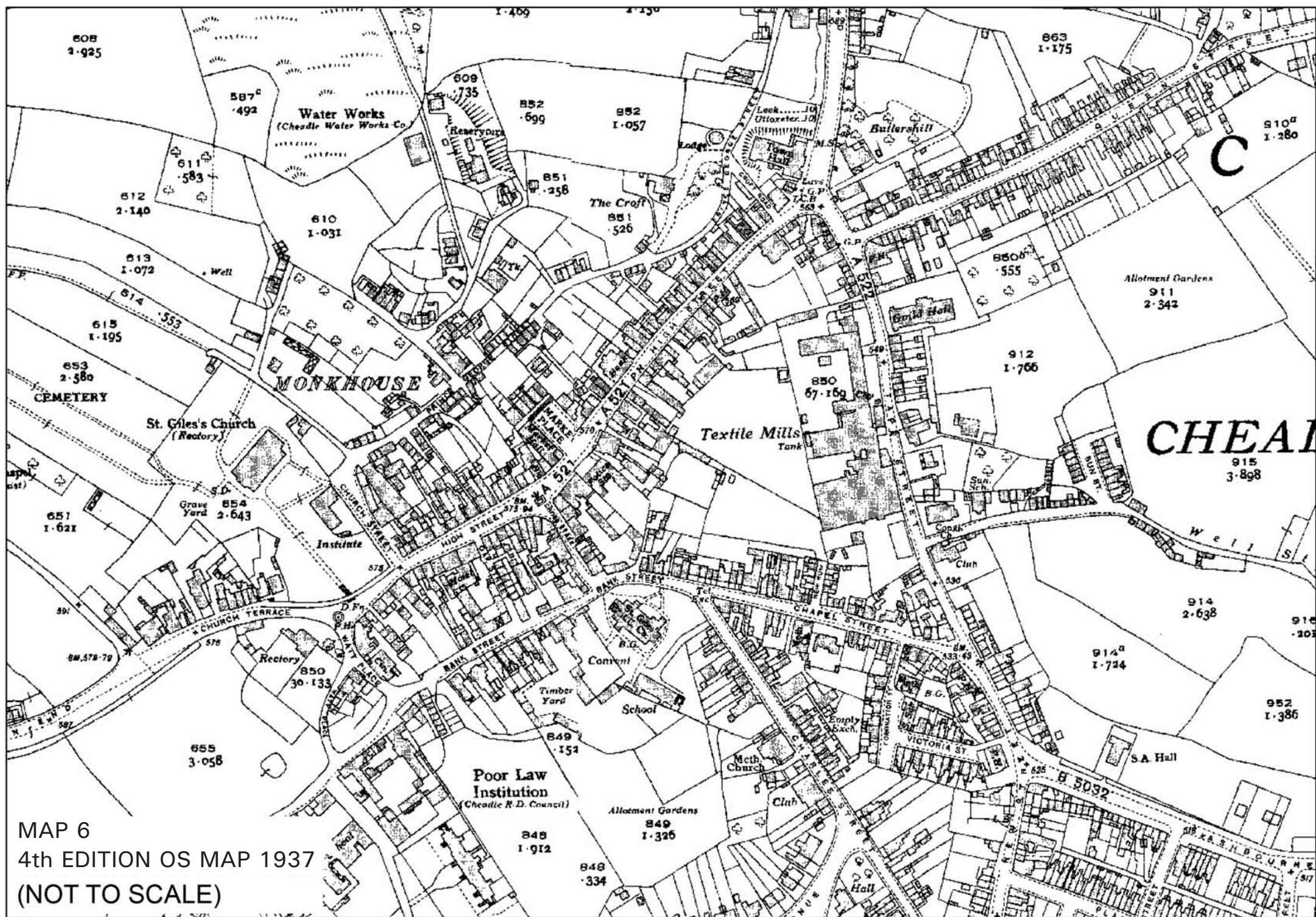
Map 2 Yates Map 1775 (not to scale)

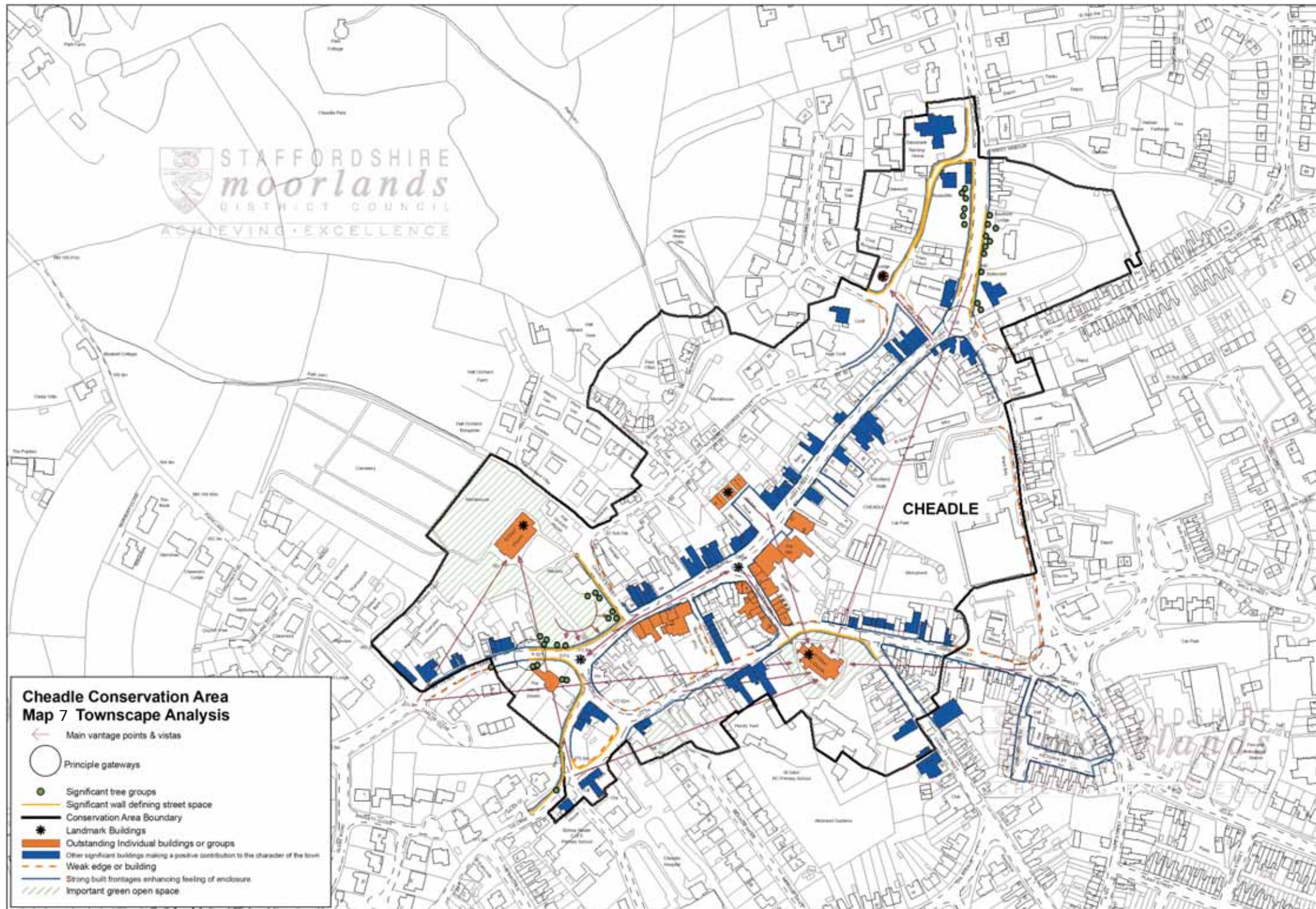


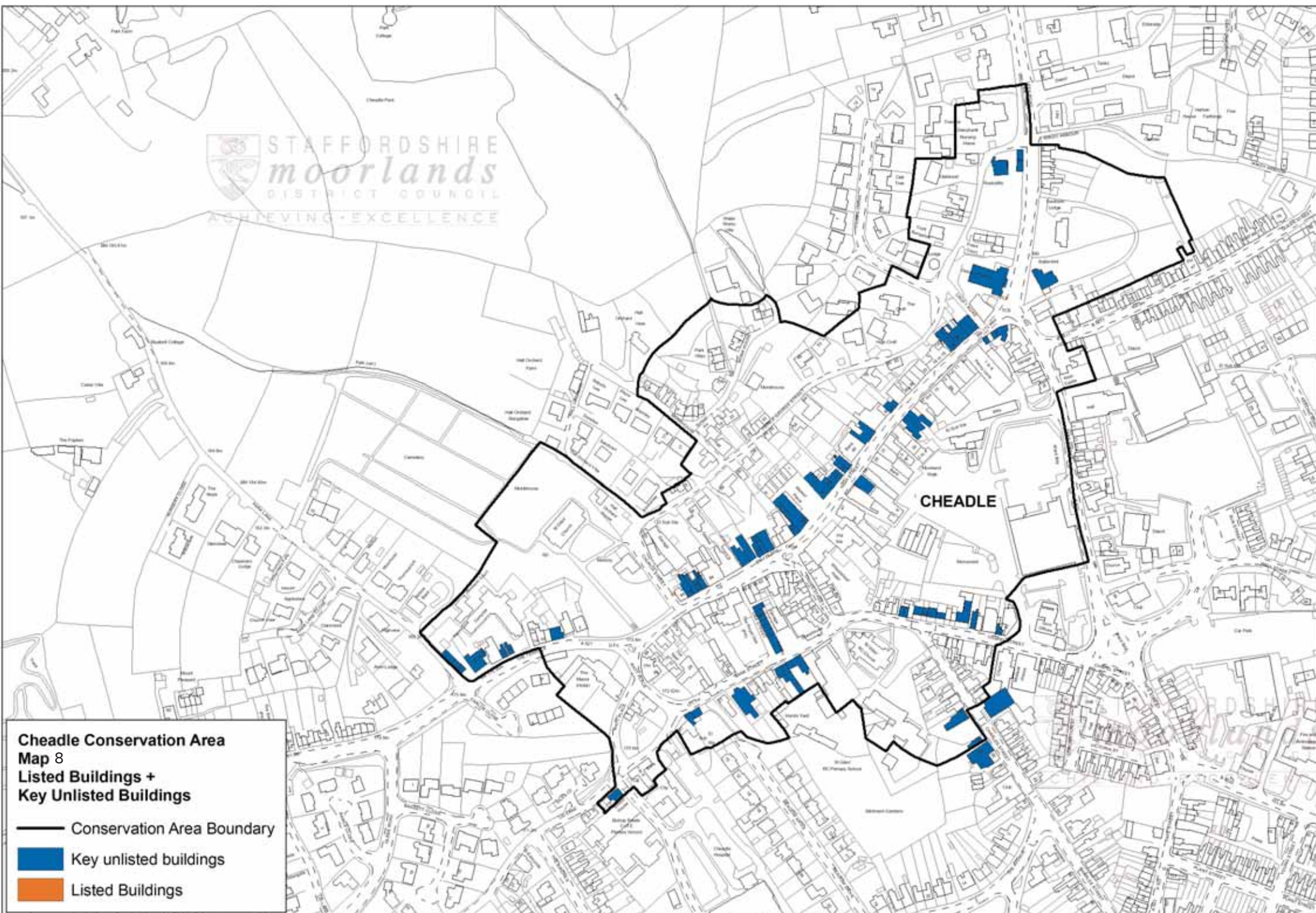




MAP 5
3RD EDITION O/S MAP 1924
(NOT TO SCALE)









STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE



INVESTORS
IN PEOPLE

Gold



www.staffsmoorlands.gov.uk

email: conservation@staffsmoorlands.gov.uk

Tel: 0345 605 3013

Staffordshire Moorlands District Council, Moorlands House,
Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ