

Cheadle

Historic Character Assessment



Cheadle

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	Name	Signature	Date
Prepared by:	Debbie Taylor		28/06/2012
Checked by:	Suzy Blake		08/01/2013
SCC Approved:	Stephen Dean		12/07/2012

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The Project

The main aim of the Staffordshire EUS is to understand the development and the current historic character of the medieval towns within the county.

The project reports for the towns are divided into two sections. Section one covers the location and historical development of the towns. The history covers the earliest evidence for human activity through to the establishment of the town in the medieval period and through to the present day. Section two covers the characterisation of the town through the creation of Historic Urban Character Areas (HUCAs). The historical significance of each HUCA is assessed and recommendations are put forward.

Fifteen Historic Urban Character Areas (HUCAs) have been identified in this project (cf. map 13).

The Historical Development of Cheadle

The earliest evidence for human activity within Cheadle's immediate vicinity comes from stray finds of Prehistoric date including two Bronze Age axeheads. In the wider landscape there are a number of Bronze Age barrows which to a degree suggest a settled landscape, although the extent of settlement and details of the exploitation of the landscape are currently unknown. There is similarly little known about activity during the Roman period, although a number of finds including pottery were found to the south west of St Giles' church in Cheadle. At the time this was interpreted as the site of a Roman station, but to date there has been little corroboratory evidence. Domesday Book (1086) provides a window upon the early medieval and later 11th century (pre and post Norman Conquest) estate which incorporated the later town. It

suggests a small settlement, of unknown location or form, subsisting in a mixed agricultural economy.

Domesday Book also confirms that Cheadle parish was divided into two manors; that incorporating the later town was held from the late 12th century by a junior branch of the Basset family of Drayton Basset (in south eastern Staffordshire). The family obtained a market charter during King Henry III's reign (1216-72) and it was probably during this period that the town was laid out. The town plan is an undefended linear form with the street widening to the junction with Cross Street to form the market place. It is here that a 17th century market cross still stands. The extent of the initial town is currently unknown, although the site of the medieval church is likely to have represented its western extent at least initially. The later development of the town is unknown and it is not clear to what extent it may have been subject to expansion or contraction between the medieval period through to the 18th century. Later development was clearly associated with industrial expansion; many of the 19th century houses in the eastern portion of the EUS project area were built for workers involved in the textile industry.

The medieval church had stood adjacent to the High Street, but was replaced in the 1830s by the Grade II listed St Giles' church which was constructed to the north higher up the hill. Other places of worship were constructed in the town; the earliest was a Congregational Chapel which survives on Well Street and dates to 1799. Other extant non-conformist chapels also lie in the eastern portion of the EUS project area which date to the early and mid 19th century. The most prominent place of worship within the town is the Grade I listed St Giles' Roman Catholic Church on Bank Street which has a spire rising to 60.96m. A. W. N. Pugin designed the complex of Roman

Catholic buildings (comprising the church, St Joseph's Convent and a primary school) which dominate this part of the town.

Agriculture remained an important, if not the most important, component in Cheadle's economy for much of its history. However, industry has always had an important role to play in the wider economy of the parish. Coal and ironstone mining had formed part of the economy from at least the 12th century and the exploitation of coal in particular continued into the late 20th century. Other large-scale industries have also contributed to Cheadle's social and economic history including the brassworks established in the early 18th century at Brookhouses and the tape mill which was built in the town in the last decade of that century. Industry continues to be important to the economy of the town.

It is the economy of the town which has undoubtedly led to its expansion during the 20th century with the construction of houses, schools and a hospital. The two greatest periods of house construction occurred in the mid and late 20th century. During the former the housing was concentrated to the north and south of the town. In the late 20th century housing began to expand to the south west, north east and south east. The land along the Cecilly Brook, however, remains predominantly rural in character although a number of sports fields, including a leisure centre, have been established here.

Characterisation and Assessment

- ◆ The core of the medieval town lies within **HUCA 1** where there the key components of the planned town are legible within the townscape; the burgage plots, an early and later market place and the street pattern. It is likely that the back plots of burgage plots fronting onto High Street lie within **HUCA 3**. Further early settlement, although it is

unclear whether it formed part of the planned town, lies to the east and west of the High Street in **HUCA 4** and **HUCA 12**.

- ◆ The highest proportion of historic buildings, both listed and unlisted, survive within **HUCA 1**, **HUCA 4** and **HUCA 12**. There are 36 listed buildings within these HUCAs and including St Giles' Roman Catholic Church which is Grade I. The Cheadle Conservation Area lies within eight HUCAs (HUCAs 1 to 6, 12 and 14). The historic built character of both is dominated by late 18th and 19th century buildings, which reflect the economic growth of the town during this period. To date few earlier buildings have been identified, but some of the extant historic properties may retain earlier historic cores hidden behind later facades.
- ◆ **HUCA 2** is dominated by a historic character which is very different from the rest of Cheadle. It may have originated as squatter settlement, or its dispersed nature may be purely dictated by the topography of the area. The narrow lanes also contribute to a unique sense of place.
- ◆ Workers housing, probably mostly dating to the 19th century, can be found scattered across the EUS project area and is closely related to Cheadle's industrial heritage. It is a feature of **HUCA 6**, **HUCA 7**, **HUCA 11**, **HUCA 13** and **HUCA 15**, although in these areas later housing dominates the overall historic character. The workers housing, along with other early properties, dominate **HUCA 4** and **HUCA 12** in particular. Within these two character areas it is most likely to be associated with the textile industry (tape manufacture dating from the late 18th century; cotton and silk during the 19th century). A number of houses in Queen Street (HUCA 4) date to 1868 and were built by the tape manufacturer J & N Philips & Co.

- ◆ Early settlement, not specifically relating to workers housing, also occurs in **HUCA 9, HUCA 12** and **HUCA 15**. These areas may relate to settlement of medieval or post medieval origin, although no research has been carried out to determine their origins. In HUCA 9, where later housing estates dominate, the earlier houses lined along Ashbourne Road may be associated with a dispersed settlement, of possible medieval origin, known as Lightwood.
- ◆ The historic character of **HUCA 12** has also been influenced by the mid 19th century listed Roman Catholic buildings which focus upon the impressive Grade I listed St Giles' Roman Catholic church, but also include St Joseph's Convent and a school. All of these buildings were either designed in their entirety or contain alterations and extensions by the eminent church architect A. W. N. Pugin. No. 35 Chapel Street also lying within the HUCA may also have alteration by Pugin.
- ◆ Suburban expansion dominates the majority of the EUS project area. The earliest suburban housing, of early 20th century date, lies within **HUCA 13** alongside The Memorial Recreation Ground. The latter originated as private parkland associated with a large house since demolished. Housing of mid 20th, late 20th and early 21st century date dominates **HUCA 5, HUCA 6, HUCA 7, HUCA 8, HUCA 9, HUCA 10** and **HUCA 14**.
- ◆ **HUCA 3** is dominated by a large supermarket and open air car park of late 20th century date. The supermarket was constructed upon the site of the large tape works which was first sited here in the late 18th century and gave its name to the adjacent Tape Street.
- ◆ **HUCA 11** retains a predominantly rural character with fields lining the side of the

Cecilly Brook. A number of sports fields have been established during the later 20th century. Those buildings which are present are mostly of a small-scale and include three farmsteads, enhancing the rural character of the area. There are two large-scale buildings; the leisure centre and the Cecilly Works.

- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 1, HUCA 2, HUCA 3**, part of **HUCA 4, HUCA 11** and **HUCA 12**. Further archaeological potential has been identified within **HUCA 7, HUCA 9**, parts of **HUCA 14** and **HUCA 15** (including the site of the Brassworks). Other sites, currently unknown, also have the potential to survive within the EUS project area.

Introduction

The Staffordshire Extensive Urban Survey (EUS) Project forms part of the national programme of Extensive Urban Surveys initiated and supported by English Heritage. This Historic Character Assessment report for Cheadle forms one of twenty-three such reports which make up the EUS for the towns of medieval origin within Staffordshire. The EUS project as a whole intends to increase and synthesise the knowledge and understanding of the heritage assets that contribute to the development and character of the towns in the county.

The project constitutes a progression of the Historic Landscape Character (HLC) project which was completed for Staffordshire in 2006. The HLC was undertaken principally using maps of 1:10,000 scale and the results reaffirmed Staffordshire as a predominantly rural county. However, the scale at which the HLC was produced has meant that the more urban areas, where greater levels of change have tended to occur on a smaller scale, were not analysed in any great depth. In the HLC the central areas of the towns were described as 'Historic Core' or 'Pre 1880s Settlement' and the phases of development and their current character were not considered beyond this broad terminology. The EUS therefore aims to rectify these issues through a consideration of all the sources available on each of Staffordshire's historic towns to deepen the understanding of and to apply value to the historic character of these townscapes.

The information gained from the study can be used to support and inform a variety of planning policies from national objectives down to the individual Planning Authorities local plans.

Each of the Historic Character Assessment reports are statements of current knowledge and are not intended to be original research documents. Each report addresses the

research questions laid out in the West Midlands Research Framework by synthesising the data gathered on each of the towns. The EUS thereby also provides a basis for future research into the towns.

Background

A pilot study for Newcastle-under-Lyme was carried out in January 2007. Following this an assessment was undertaken to determine which towns in Staffordshire would be eligible for an Extensive Urban Survey. As a result twenty-three towns were identified for study. The selection criteria were based upon three studies of Staffordshire towns by historians and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots¹ and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focussed the more likely to represent an urban settlement².

Aim

The main aim of the Staffordshire EUS is to understand the development and the current historic character of the towns. The towns are evaluated to identify the nature and extent of surviving historic environment assets whether as standing structures, below ground archaeological deposits or in the surviving historic town plan.

³ William Salt Library Contacts Web page:
<http://www.staffordshire.gov.uk/leisure/archives/williamsalt/ContactDetails/home.aspx>

⁴ Extensive Urban Survey page on the Staffordshire County Council website:
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/Projects/urban/eushomepage.aspx>

⁵ Archaeology Data Service website: <http://ads.ahds.ac.uk/>



Outputs

The results are to be held as part of the Staffordshire Historic Environment Record (HER) in a database and spatially in GIS.

The principal outputs are the Historic Character Assessment reports for each town. These are available as hard copies located at the William Salt Library³, but are also accessible through the Staffordshire County Council website⁴. The national programme is currently held on the ADS website.⁵

Part One: Background and Setting

Section Summary

The earliest evidence for human activity within Cheadle's immediate vicinity comes from stray finds of prehistoric date including two Bronze Age axeheads. In the wider landscape there are a number of Bronze Age barrows which to a degree suggest a settled landscape, although the extent of settlement and details of the exploitation of the landscape are currently unknown. There is similarly little known about activity during the Roman period, although a number of finds including pottery were found south west of St Giles' church in Cheadle. At the time this was interpreted as the site of a Roman station, but to date there has been little corroboratory evidence. Domesday Book (1086) provides a window upon the early medieval and later 11th century (pre and post Norman Conquest) estate which incorporated the later town. It suggests a small settlement, of unknown location or form, subsisting in a mixed agricultural economy.

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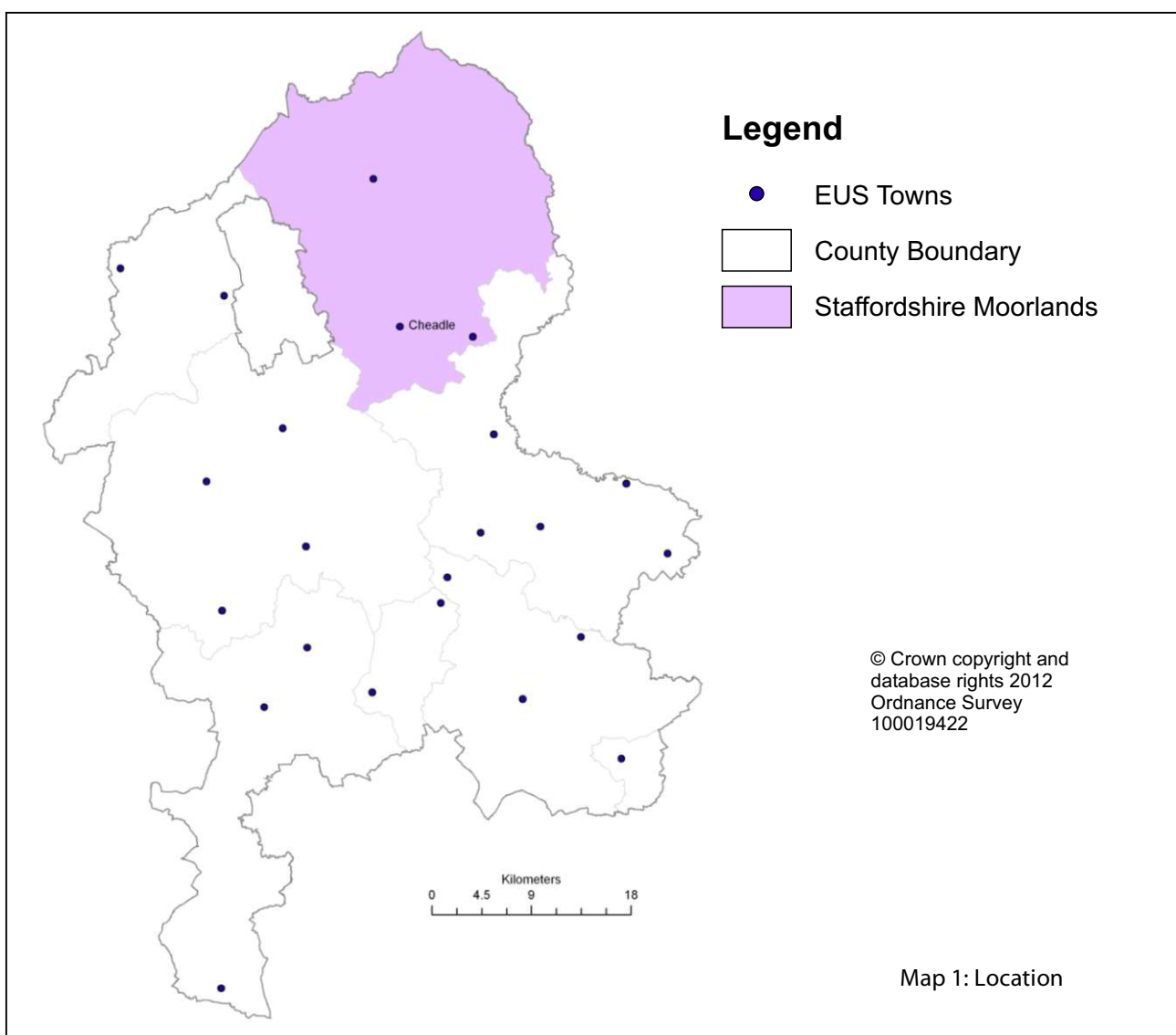
mid and late 20th century. During the former the housing was concentrated to the north and south of the town. In the late 20th century housing began to expand to the south west, north east and south east. The land along the Cecilly Brook, however, remains predominantly rural in character although a number of sports fields, including a leisure centre, have been established here.

1. Setting

1.1 Location

Cheadle is located in the north eastern portion of the county within Staffordshire Moorlands District (cf. map 1). It lies in the southern part of the District administrative area approximately 7km to the south west of the distinctive moorlands landscape. Cheadle is historically closely associated with the Churnet Valley which lies approximately 3.5km to the north east.

According to Yates' map (1775) Cheadle lies at the intersection of four roads which link to a number of other medieval market towns within the immediate vicinity. The most significant of these were Ashbourne, Derbyshire lying to the east; Leek to the north and Uttoxeter to the south. The Ashbourne Road also links Cheadle to the small market town of Alton, which lies within the Churnet Valley to the east.



1.2 Geology and topography

Cheadle Park is a hill which reaches a high point of approximately 233m AOD lying immediately to the north west of the town⁶. The extant church, which was rebuilt on this site in the

⁶ AOD: Above Ordnance Datum

19th century, stands on the southern slopes of this hill at around 186m AOD. From Cheadle Park the land falls away on all sides. The western end of the High Street lies around 185m AOD and drops away to the east to around 177m AOD at its junction with Church Street before rising up to 179m AOD further east, but drops again to around 175m AOD at its junction with Leek Road. There are two parallel streets to the High Street. That lying to the north (now known as Prince George Street) stands above the High Street at around 190m AOD, whilst that to the south (Bank Street) stands at around 172m AOD.

The bedrock geology of Cheadle Park comprises the Hawksmoor Foundation (interbedded sandstone and conglomerate)⁷. This formation extends eastwards from Cheadle Park in a narrow band lying just to the north of Oakamoor Road.

To the north and south of the Hawksmoor Foundation the bedrock geology comprises the Pennine Lower Coal Measures Formation (mudstone, siltstone and sandstone). To the west of Cheadle Park the bedrock geology is the Pennine Middle Coal Measures Formation. These coal measures have an important role in Cheadle's history.

To the south of the High Street/Queen Street/Oakamoor Road alignment the town lies on a drift geology comprising till. To the east where the Cecilly Brook flows from the north the drift geology comprises a narrow band of alluvium.

1.3 Sources

1.3.1 Historical

Few comprehensive histories have been written for Cheadle. The earliest was written in 1881 by Robert Plant, who was a coal mine owner in the town⁸. This book relates history of the manorial holding during the medieval

period as well as discussing some of the 19th century industrial development. Other works specifically about Cheadle include a collection of essays edited in 1991 by F. J. Johnson on "Victorian Cheadle 1841-1881". Other works consulted have included articles relating to aspects of Cheadle's history to be found in the local county journals including one detailing the history of the lordship of Cheadle Grange Manor.

The industrial heritage of Cheadle and the Churnet Valley has been looked at in some detail. Two books by the local historian, Herbert A. Chester, were useful in discussions on the importance of industry in all periods of the areas history⁹.

1.3.2 Cartographic

There are few detailed historical maps; the earliest is the tithe map of 1844. This map, however, does not show the buildings of the town in any detail. The first to fourth edition 25" OS maps were the earliest maps showing the town in any detail. Other maps consulted, which showed general aspects concerning the location of settlement and road alignments, were William Yates' map of Staffordshire (1775) and the mid 19th century 1" OS map published in 1970 by David & Charles.

1.3.3 Archaeological

Only two archaeological projects have been carried out within the town. Both principally comprised building recording (on The Wheatsheaf Hotel in 2009 and 64 High Street in 2003)¹⁰. The latter did include a watching brief, but cellaring meant that earlier archaeological evidence had been destroyed.

2. Context and Historical Development

2.1 Prehistoric

There is currently little evidence for human activity during the prehistoric period within the immediate environs of Cheadle. What is known principally comprises individual finds and includes two Bronze Age metal axeheads (one found in 2008 and the other at an unknown date, but long before 1929)¹¹. Other finds have been of stone and include an axehead found “in a peat bog near Cheadle” and a number of arrowheads found near Hales Hall (approximately 1.5km north east of Cheadle) in 1831; nothing further is known of these finds.¹²

A number of Bronze Age barrows have been identified in Cheadle and within its surrounding parishes. Many of these barrows were first noted and/or excavated in the mid 19th century in a survey carried out by Samuel Carrington and reported in Thomas Bateman's work “Ten years diggings in Celtic and Saxon grave hills in the counties of Derby, Stafford and York from 1848 to 1858”¹³. Five barrows were reported as having been excavated by Carrington, although he reported that four of them had been later damaged by the construction of limekilns¹⁴. The location of four of these barrows have not been identified in later field surveys, although the fifth may be that example recorded in 2008 in a field approximately 7.5km north east of Cheadle¹⁵. A further eight barrows have been identified at various times within this landscape including two Scheduled barrows; a bowl barrow lying near Alton (approximately 5.5km east of Cheadle)¹⁶ and a barrow at Callow Hill which was excavated in the 1920s and in 1955 (approximately 3km west of Cheadle). The precise interpretation of the remaining sites identified as barrows remains unproven; at least one has since been re-interpreted as possibly a natural mound¹⁷. Approximately 3.7km south of Cheadle is Totmonslow, this

site is of interest owing to its placename which is believed to derive from a barrow which was first described in the 16th century and is known to have survived until the mid 19th century¹⁹. This mound gave its name to one of the five Hundreds of Staffordshire in the early medieval period.

2.2 Roman (49AD to 409AD)

Little is currently known about the Roman period in this part of the Staffordshire Moorlands. A number of finds have been found in the wider area including several coins found in Alton parish. The probable line of a Roman road, connecting the sites of the Roman fort/settlement at Chesterton (near Newcastle-under-Lyme) with those at Littlechester in Derbyshire, crosses approximately 750m to the south of the parish on a roughly east-west alignment (passing through the village of Upper Tean)²⁰.

Finds within the EUS project area have identified a degree of activity around the church. In 1832 fragments of Roman pottery, including a piece of Samian ware, were found within the churchyard itself²¹. Further pottery and an urn were found during levelling works in the 19th century approximately 230m south west of the present church²². The latter finds have been taken to indicate the site of a Roman station, although there has been no corroborative evidence. On the whole these finds do not define the nature of activity within Cheadle during the Roman period and there is currently no evidence to suggest the exploitation of the mineral resources in the area during this period.

¹¹ Staffordshire HER: PRN 00248

¹² Staffordshire HER: PRN 00248 and PRN 00240

¹³ Bateman 1861. Google EBooks Web viewed 23/05/2012

¹⁴ Staffordshire HER: PRN 00279, PRN 00281, PRN 00282, PRN 04276 and PRN 04277

¹⁵ Staffordshire HER: PRN 00279

¹⁶ Staffordshire HER: PRN 00271 and PRN 00570

¹⁷ Staffordshire HER: PRN 00264

¹⁸ Staffordshire HER: PRN 01896

¹⁹ Hundred: An administrative district within a county from which representatives met each month and which had its own judicial court.

²⁰ Staffordshire HER: PRN 00272, PRN 01764, PRN 60681, PRN 60677 and PRN 01227

²¹ Staffordshire HER: PRN 00239

²² Staffordshire HER: PRN 00247

2.3 Early Medieval (410 to 1065)

2.3.1 Placename

It is generally agreed that the placename comprises a Welsh prefix 'ced' or 'coed' meaning wood with an English suffix 'leah'²³. The latter has been generally taken to mean wood, wood pasture or a clearing in a wood²⁴.

2.3.2 Settlement

Domesday Book (1086) identifies two manors within the modern parish of Cheadle. The larger of the two noted in Domesday Book 'Celle' has been identified with the manor of Cheadle within which the town was later established²⁵. In 1086 it was held by William the Conqueror's baron Robert of Stafford, but the details of the entry illuminate a manor which has early medieval origins:

"Robert himself holds one virgate of land in 'Celle' and Robert (holds) of him. Godgifu held it, and she was free. There is land for four ploughs. In demesne is one (plough); and seven villans and one border with one and half ploughs. There is a mill rendering 12d, and one acre of meadow, (and) woodland two leagues long and one broad. It is worth 20 shillings"²⁶.

The entry is interesting in that it identifies that the previous owner prior to 1066 was a woman. Unfortunately little is further known about the lordship of the manor in the pre-Conquest period. However, the evidence suggests a small settlement comprising at least eight families, although its form and location are not known.

There are few details for the second manor within Cheadle 'Cedla' within the Domesday Book from which to attempt to re-construct the early medieval estate (but cf. 2.4.1.1).

2.3.3 Economy

The Domesday Book entry is our only evidence for the economy of Cheadle manor in the early medieval period. It identifies that arable farming formed an important part of the economy of the manor; this is supported by the mention of the watermill (cf. 2.3.2). The watermill may have been located upon the site of the later mill which stood approximately 875m to the south of Cheadle where it existed until the late 19th century²⁷.

The arable agriculture is likely have lain within the area later identified as forming part of the medieval open fields (cf. map 3) and the meadow lands may have been associated with the Cecilly Brook. Woodland was also an important resource in the economy of the manor.

2.4 Medieval (1066 to 1499)

2.4.1 Settlement

2.4.1.1 Lordship

As has been noted in section 2.3.2 there were two manors of Cheadle by at least the time of Domesday Book. The manor containing the later town ('Celle') belonged to Robert of Stafford in 1086 and the other 'Cedla', held by the King, was described as 'waste' at this date²⁸. However, Robin Studd has argued that many of the manors described as 'waste' in Domesday Book were probably awaiting reallocation to King William's followers rather than that they had been despoiled during the wars following the conquest in 1066²⁹.

Cheadle Grange Manor (Cedla)

Little is currently known about the descent of this manor from its entry under the King's lands in 1086, but it was held by the Abbey of Croxden by circa 1245 (cf. 2.4.3.2)³⁰. It appears that this had been given by the de Saucheverel family³¹. This manor was located to the east

³² Burne 1947: 49
³³ Plant 1881: 6
³⁴ Wrottesley 1883b British History Online viewed 23/05/2012
³⁵ Ibid: 9; Bridgman 1926: 156
³⁶ Burne 1947: 49
³⁷ Staffordshire HER: PRN 00565 and PRN 00566
³⁸ Staffordshire HER: PRN 54759
³⁹ Wrottesley 1885 Web British History Online viewed 23/05/2012; Demesne: land held directly by the lord which has not been let or leased.

⁴⁰ Staffordshire HER: PRN 00241
⁴¹ Bridgman 1926: 163; John Samuels Archaeological Consultants 2000: 15
⁴² Staffordshire HER: PRN 00568
⁴³ Wrottesley 1886c Web British History Online viewed 23/05/2012; Dower: that part of an estate which is provided to the widow upon the death of her husband (usually a third of the whole).
⁴⁴ Bridgman 1926: 163
⁴⁵ Staffordshire HER: PRN 00039
⁴⁶ Ordnance Survey Inspector Field Notes 1957 (cf. Staffordshire HER: PRN 00039)

and north east of the town as far as the River Churnet; it survived as a quarter of the parish of Cheadle into the 20th century³².

Cheadle Manor (Celle)

In 1086 a man named Robert is described as holding Cheadle manor from Robert of Stafford, but until 1175 little further is known. At this date it is recorded that the manor passed from "Osbertus Basswynne" to William Basset, a member of a junior branch of the Bassets of Drayton Basset in south eastern Staffordshire³³. In 1253 Robert of Stafford recognised Ralph Basset's right to the Knight's fee in Cheadle for which Ralph gave 60 marks and a sparrow-hawk annually³⁴. It continued in the Basset family, although not in an unbroken line, until 1378 when it was split into two halves when it was inherited by the two daughters, Anne and Elizabeth, of Ralph Basset (the last baron of Sapcote)³⁵. The two halves of the manor were not reunited until the late 17th century.

Cheadle manor largely lay on the richer lands in the south and west of the parish³⁶. The manor house (the seat of the Basset family as lords of the manor) lay within Cheadle Park, to the north of the town. Two moated sites survived at Parkhall Farm (approximately 1.5km north west of the Cheadle church) until the early 1970s when they were levelled and backfilled³⁷. The relationship between the two moats is currently unknown. The moated sites are presumed to have lain within a deer park (hence the placename Cheadle Park and Above Park in later documents) which is believed to have been created in the 13th century. It was stated to have been three or four miles in circumference although no evidence for its bounds have been determined³⁸. The creation of the deer park may be associated with the grant of free warren in the Cheadle demesne lands belonging to Ralph Basset by King Henry III (reigned 1216-1272)³⁹. It is unclear whether

there was an earlier manor house within Cheadle itself, although it has been proposed that the field name 'Hall Orchard', which survives as a street name, may indicate the location of such a site⁴⁰. Hall Orchard lies adjacent to the church, which may suggest a typical medieval church-manor site (cf. HUCA 1).

By the late 13th century several sub-manors had been established within the manor of Cheadle⁴¹. These included Litley whose manor house was probably sited in the vicinity of the extant Litley Farm to the south west of Cheadle (approximately 1.2km)⁴². Sybilla, the widow of Roger de Lytlehay, is recorded in 1297 suing for her dower lands⁴³. A second sub-manor was based upon Huntley probably at a similar period⁴⁴. By at least the mid 19th century Huntley formed one of the quarters of Cheadle parish, however, little is currently known about its medieval history. A large mound in the grounds of Huntley Hall was found in the early 20th century which has been equated with the "ancient fortification" shown on a map bound up with Robert Plot's 'Natural History of Staffordshire' (1686) and a field name 'Castle Croft' which apparently lay adjacent and was known into the 1860s⁴⁵. The lack of stonework led to the interpretation that this was the site of a medieval motte and timber castle. The name 'Castle Croft' also appears on Yates' map (1775), although he places the site to the north of the confluence of River Tean and the Mobberley Brook rather than to the south. This perhaps suggests that Yates' was recording tradition, however, it is to be noted that he does not depict Huntley Hall. At present the history of this sub-manor (comprising its descent and whether there was an associated manor house) is currently unknown, although oral tradition, as related in 1957, suggests that the area of the mound was used as a dumping site for the spoil from the large sand and gravel quarry lying to the west⁴⁶.

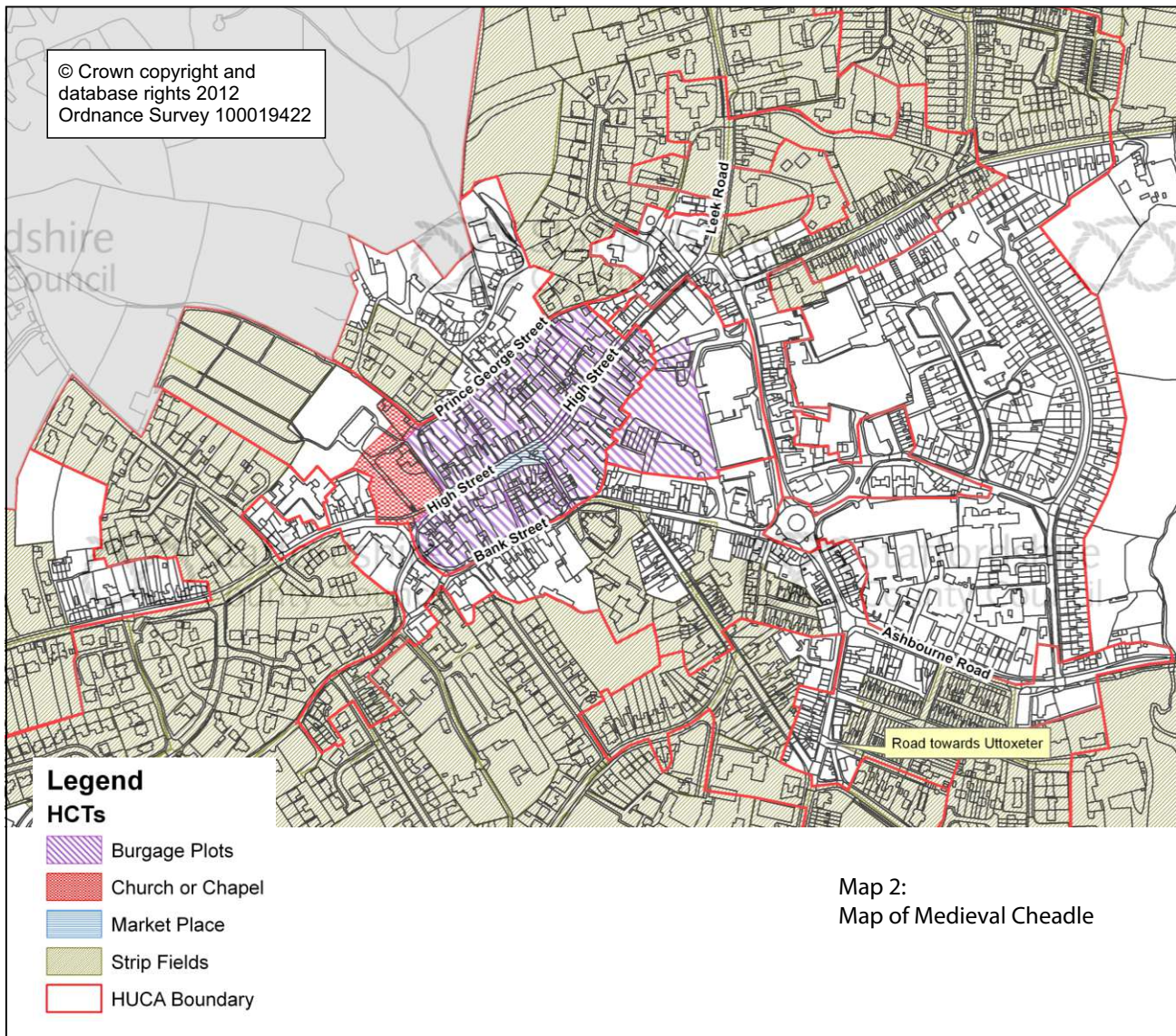


Plate 1: 62 High Street (to right) and 64 High Street (to left)

Other places recorded within Cheadle parish during the medieval period include Delf (1297), Hales (1324) and Lightwood (1334) which may suggest other areas of settlement (cf. 2.4.2.2)⁴⁷.

2.4.1.2 Town plan and buildings

Cheadle appears to have been laid out as a typical undefended linear town, which incorporates the market place within a deliberately widened street, in this case the High Street. This town plan is the most common form in the country⁴⁸. The original planned town may have, therefore, been focused upon the section of High Street lying between the site of the medieval church (at the south western point) and Cross Street (the northern end) where the street is still at its widest point. Building recording work at 64 High Street, fronting onto the northern side of the market place, suggested that the marketing area had once been wider than it is today; that rebuilding work at this site clearly showed the property had been extended forward of an earlier building line (plate 1)⁴⁹. The market place lying further north along High Street gives the appearance of having been created as part of an episode of later town planning (cf. 2.6.1.3 and HUCA 1).



Historic maps suggest burgage plots within the section of the street lying between the church and the junction with Cross Street (cf. map 2)⁵⁰. However, further burgage plots have also been noted, particularly on the northern side of High Street, beyond its junction with Cross Street (cf. map 2). This may represent an extension of the town during the medieval period, although such speculations would need to be tested archaeologically.

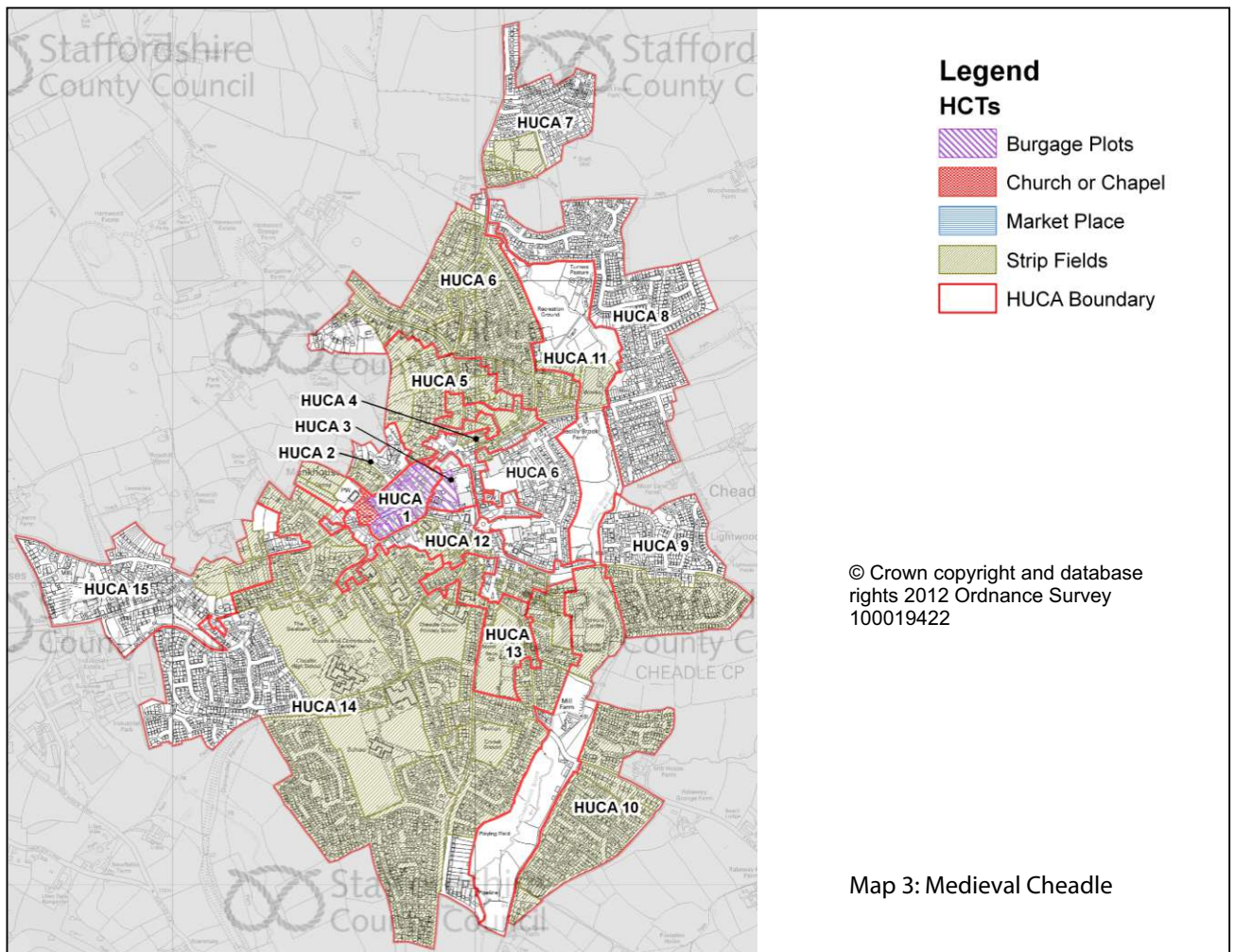
Two streets lie parallel to the High Street; Prince George Street to the north and Bank Street to the south. It is likely that these streets originated as back lanes as part of the medieval town plan. The line of Prince George Street may have continued westwards passing to the north of the site of the medieval church to originally join the main north west-south east route at The Terrace. However, Church Street (the extant connecting street between Prince George Street and High Street) may have formed part of the medieval town plan perhaps being created when the church was constructed (or enlarged?) and thus resulting in the stopping-up of the projected street alignment proposed above. The origins of Cross Street may also have formed part of the medieval town plan to bring people through the High Street from the south and south east.

There are no known buildings of medieval origin surviving within the town; Meeson suggested that the location of 64 High Street in a “prime trading location in the market place” suggests that it stands on the site of earlier buildings probably dating back to at least the 13th century (plate 1)⁵¹. However, during works on this property it was shown that extensive cellaring is likely to have removed archaeological evidence for medieval building⁵².

2.4.2 Economy

2.4.2.1 Agriculture

The Domesday entry shows that at the beginning of this period (pre-town) the economy of the manor was based upon arable agriculture with meadow and woodland resources accessible (cf. 2.3.2)⁵³. Historic mapping suggests that this arable economy was based upon an open field system, which generally comprised at least two or more large hedge-less fields farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across the various fields. The fossilised remains of the strips sometimes survive as 'ridge and furrow' earthworks, examples of which have been observed in the area on aerial photographs. Such features had existed in the 1960s to the south east of Cheadle although houses have since been developed upon the site (HUCA 14)⁵⁴. Historic



Map 3: Medieval Cheadle

mapping has shown that the principal areas of open field agriculture existed to the north and south of the town (cf. HCT 'Strip Fields' on map 3). Lower Town field and Old Hill field are recorded in the early 19th century perhaps referring to some of the names of the earlier open fields, although their location is unrecorded⁵⁵.

At Cheadle Grange manor, sheep farming and the profits from woodland appear to have been key components of the economy according to documents relating to the dissolution of Croxden Abbey⁵⁶. At a later date arable is also recorded for the manor and it is likely that this formed at least part of the medieval agricultural economy, although little is currently known about it (cf. 2.5.3.1).

2.4.2.2 Economy/Industry

Documentary evidence provides the evidence for industry and commerce in the area during the medieval period. The earliest recorded evidence for iron mining and working occurs in the late 12th century. Mining and ironworking were taking place within Cheadle Grange manor prior to it being granted to Croxden Abbey in the late 13th century; indeed in one grant (of circa 1240) the Saucheverel family reserved the rights to the 'old mines of iron and my old forge' to themselves⁵⁷. The forge is probably that located at Eastwall, which had presumably lain within Cheadle Grange manor at that date (the site of it now lies in Oakamoor parish)⁵⁸. Croxden Abbey's early interest in the iron industry during the medieval period appears to have concentrated upon maximising the profits to be made from their woodland within the manor⁵⁹. This probably relates to coppicing as timber was only sold from each named woodland periodically; for instance the wood of Gibriding Wood was exploited in 1291, 1309, 1330, 1345 and 1367⁶⁰. The timber from "Litwood" was sold in 1303⁶¹. Gibriding wood survives approximately 3km to the north

east of Cheadle, although probably covering a much smaller extent than during the medieval period. "Litwood" is probably to be associated with the Lightwood area of the modern town of Cheadle. The exploitation of the woodland by the Abbey probably continued a tradition established earlier by the Saucheverel family to supply their forge⁶². By at least the mid 16th century (recorded at the Dissolution) Croxden Abbey was directly involved in iron production; they held a smithy called 'Hungerwall' presumably within their manor of Cheadle Grange⁶³. 'Hungerwall' has not been identified, but a John the Smith of Hales is recorded in the 1320s which affirms the long history of smithing within the manor⁶⁴.

The earliest reference to coal mining comes in the 13th century when the de Saucheverel family are recorded reserving their rights to a mine that the English called "le Brodedelph" which lay within Cheadle Grange manor possibly to the north of Gibriding Wood and overlooking Eastwall⁶⁵.

Delphouse (recalled in Delphouse Road to the south east of Cheadle) existed by the late 16th century and may be the 'delph' recorded in 1297 when Adam de le Delf and his wife were being sued for lands they claimed to hold in the villis of Cheadle and Litley⁶⁶. The placename 'delph' is from the Old English for digging/trench/pit/quarry suggesting a long history of the exploitation of coal in this area⁶⁷. Coal mining was certainly recorded in this area in the late 17th century⁶⁸.

Further medieval documents record the occupations of particular inhabitants including William le Taillour of Cheadle in 1334 and William le Nayllur in 1297⁶⁹. Such occupations affirm Cheadle's status as a town, rather than a purely agricultural village. A tax list of 1332-3 records further occupations such as 'atte mulne' referencing the mill and 'le parker' presumably the warden of the deer park⁷⁰.

⁶⁹ Wrottesley & Parker 1890c British History Online Web Viewed 23/05/2012;

Wrottesley 1886c British History Online Web Viewed 23/05/2012

⁷⁰ Wrottesley 1886d British History Online Web Viewed 23/05/2012

⁷¹ Wrottesley 1890a British History Online Web Viewed 23/05/2012

⁷² Palliser & Pinnock 1971: 50 and Table 1

⁷³ Staffordshire HER: PRN 00244

⁷⁴ Anon. 19th century. William Salt Library Donor ref: SV-III.70 (45/7921).

Staffordshire Past-track Web viewed 29/05/2012

⁷⁵ Plant 1881: 75

⁷⁶ Ibid.

⁷⁷ Duggan and Greenslade 1970: 226

⁷⁸ Bridgman 1926: 155

⁷⁹ Ibid.

⁸⁰ Ibid: 156

⁸¹ Burne 1947: 50

⁸² Ibid: 50-56

⁸³ Ibid: 50 - 57

⁸⁴ Ibid: 53

2.4.2.3 Markets and fairs

In 1291 the lord of the manor (Ralph Basset) held a charter for a market and fair which had been granted to his father during King Henry III's reign (1216-1272)⁷¹. The market was held on a Thursday, but no copy of the charter is known to survive⁷².

2.4.2.4 Watermills

A watermill is recorded in Domesday Book (1086) and this is likely to have continued to be an important component in the arable economy of the parish during the medieval period. The mill is likely to have stood on the site of the later watermill, which existed on the Cecilly Brook until the late 19th century (cf. HUCA 11)⁷³.

2.4.3 Religion

2.4.3.1 St Giles' Church

The medieval St Giles' church was replaced in the 1830s by the extant structure. An early 19th century anonymous watercolour shows a stone building with a square tower lying immediately adjacent to the High Street⁷⁴. Plant, writing in the late 19th century, described the church as a gothic building, built of stone, with a square stone tower⁷⁵. Internally the nave was supported by six gothic arches and there were two galleries⁷⁶.

2.4.3.2 Cheadle Grange

Croxden Abbey had established a grange within its manor (earlier known as Dog Cheadle; later Cheadle Grange) by 1275⁷⁷.

2.5 Post Medieval (1500 to 1699)

2.5.1 Settlement

2.5.1.1 Lordship

Documentary evidence from the late 16th and early 17th centuries shows that Cheadle parish had been, by the post medieval period, divided into four quarters: Cheadle (town), Above Park, Huntley and Cheadle Grange⁷⁸. The first three lay within Cheadle Manor (although sub-manors probably existed cf. 2.4.1.1)⁷⁹.

Cheadle Manor

It appears that the two halves` of the manor (cf. 2.4.1.1) were united in the late 17th century under the Duke of Newcastle⁸⁰.

Cheadle Grange Manor

Following the Dissolution of Croxden Abbey in the mid 16th century the manor of Cheadle Grange was sold to a merchant, James Leveson⁸¹. From 1578 the Leveson family leased the manor to Thomas Crompton; the Crompton family appear to have continued as lessees within the manor until the late 17th century at least⁸². By the late 17th century the lordship of the manor, however, had been divided between four families. This was formalised in a document of 1694 (the Partition of the manor); the higher land to the north, bounded by the River Churnet was divided between the Leigh and Crompton families; the land to the east of Cheadle (centred upon the extant Hales Hall) was granted to the Grosvenor family and the south to the Foden family⁸³.

The 1694 document records the 'mansion house', but the historian Burne believed that this likely refers to the site of the Grange probably in use as a farmhouse and occupied by the Crompton family⁸⁴. It was probably following the partition of the manor that the

Grosvenor family constructed the Grade II* Hales Hall; the property has been dated to 1712⁸⁵.

2.5.1.2 Settlement

There is currently no evidence relating to the development of Cheadle during this period, although many towns are not believed to have grown beyond their medieval extent at this time. Some work on population has suggested growth within Cheadle parish, although it is as likely that this may have occurred within the wider landscape and be directly associated with industrial development (cf. 2.5.3.2)⁸⁶.

2.5.1.3 Buildings

Few buildings within the EUS project area have so far been identified as dating to this period. However, what is currently known suggests that timber framed properties are likely to have dominated the historic character.



Plate 2: 77 and 79 High Street

The only building within Cheadle to retain substantial external timber framing is the Grade II listed 17th century 77 and 79 High Street (cf. plate 2)⁸⁷. It is a three gabled property with close studding timber work to the ground floor and decorative bracing to the timber frame at first floor level. Some of the timber has been replaced by rendered brickwork possibly during the early to mid 19th century when alterations are known to have occurred⁸⁸.

Two further properties have also been identified as having post medieval origins. A 17th century core has been identified within the Grade II listed 73 High Street which was re-fronted in the early

19th century⁸⁹. Building recording work on the Grade II listed 64 High Street identified architectural features which suggest that the building had been extensively rebuilt in the 18th century (plate 1), but had probably originated as a one and half storied 16th or 17th century timber framed property⁹⁰.

Evidence from other Staffordshire towns has shown that, as with 64 and 73 High Street, earlier architectural fabric can survive within properties of later appearance.

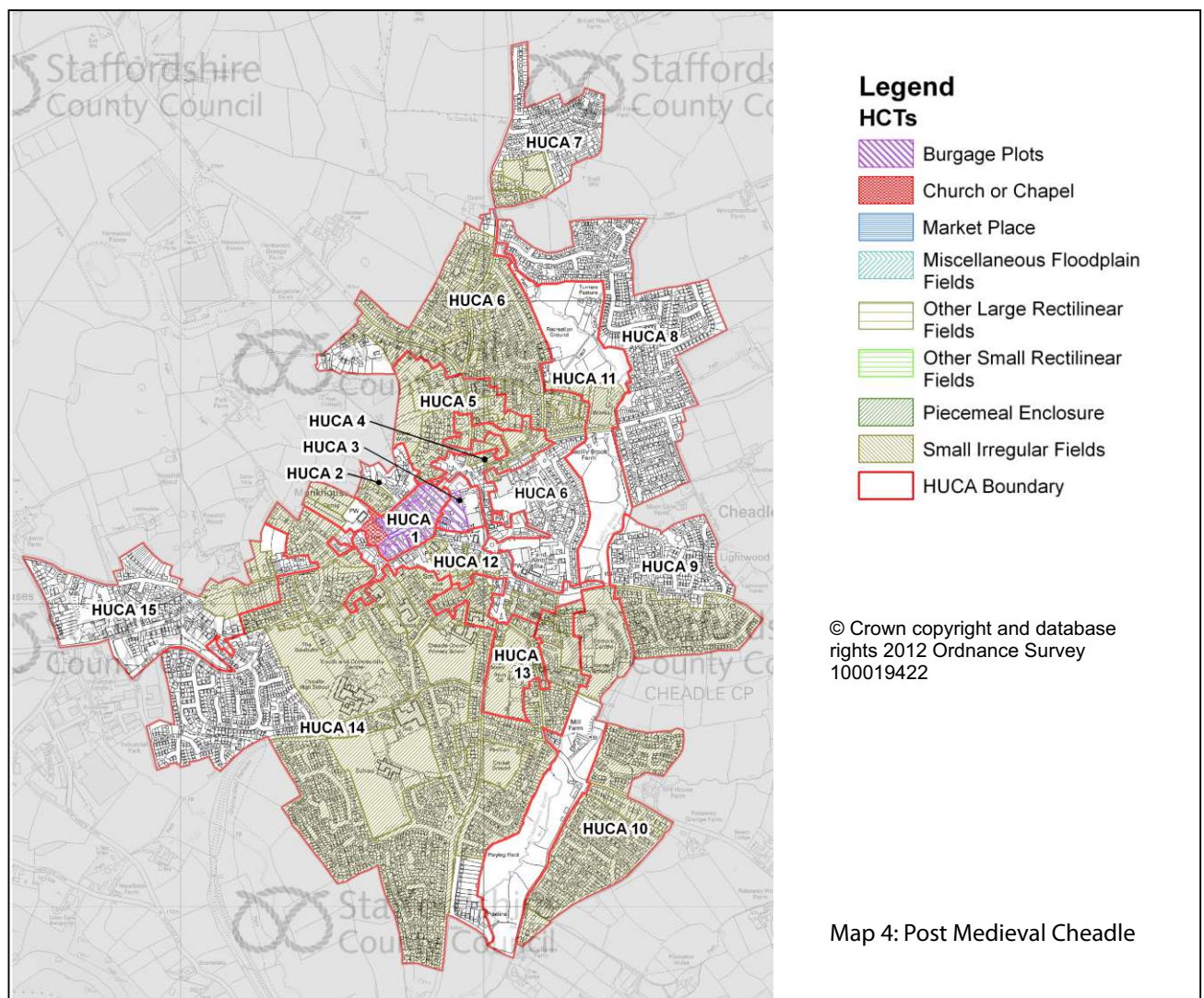
2.5.2 Education and Welfare

2.5.2.1 Education

Documentary records reveal that a Free School was endowed by the will of Henry Stubbs at Monkhouse (HUCA 2) in 1685 for twelve poor children⁹¹.

2.5.3 Economy

2.5.3.1 Agriculture



⁹² Kettle 1967: 75-6; Plant 1881: 20

⁹³ **Ridge and Furrow:** A series of long, raised ridges separated by ditches used to prepare the ground for arable cultivation. This was a technique, characteristic of the medieval period. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage)

⁹⁴ Short 1991: 26

⁹⁵ Burne 1947: 56

⁹⁶ Staffordshire HER: PRN 00263 and PRN 00251; Chester 1979: 12-47; Welch 2000: 53

⁹⁶ Welch 2000: 70-72; Table 4 p. 57

⁹⁷ Burne 1947: 50

⁹⁸ *Ibid.*

⁹⁹ Taylor 1967: 84; Plant 1881: 39

¹⁰⁰ Chester 1981: 15

¹⁰¹ *Ibid.*: 12

¹⁰² *Ibid.*

¹⁰³ *Ibid.*: 16

Little is currently known about the agricultural economy of Cheadle manor during this period although it is clear from fragmentary references that cattle and dairying were increasingly important components of it⁹².

The open fields were probably enclosed incrementally during this period; a process which was carried out between individual landholders keen to aggregate their land into discrete holdings (cf. HCT 'Piecemeal Enclosure' on map 4). The survival of ridge and furrow earthworks within the project area into the 20th century suggests that the land was laid down as pasture and therefore possibly associated with the cattle and dairy farming noted above⁹³.

The agricultural economy of Cheadle Grange manor was recorded in the Partition deed of 1694 which recorded that 460 acres (186 hectares) were under cultivation, whilst as much land again was woodland and "waste" (common, heath or moor land); only a small proportion was recorded as meadow and pasture⁹⁴.

2.5.3.2 Economy/Industry

Documentary evidence confirms that iron working continued within the Churnet Valley during the post medieval period; this industry continued to be supported by the exploitation of ironstone mines and woodland within both Cheadle and Cheadle Grange manors.

A forge at Oakamoor existed by the late 16th century and a blast furnace was operated between 1593 and 1607 at Oldfurnace, Oakamoor (approximately 3.5km east of Cheadle)⁹⁵. The timber required to create charcoal to fuel these industrial sites came from the local area. Documents record various local landowners selling timber including the Bassetts selling wood out of Cheadle Park in 1596 and 1599; William Chammer 'of Cheadell' from 'Atherley's Wood (presumed to be in the

vicinity of the town) in 1596 and 1599; John 'Lewson' (Leveson) probably out of Gibbridding Wood (and Hawkesmoor Wood in Oakamoor) in 1607; Thomas Colcokis' wood presumed to be at Delphouse (and Dilhorne) in 1607⁹⁶. A lease document dated 1634 by the Earl and Countess of Kent (the successors of the Leveson family in Cheadle Grange) recorded that the holding in question included Cheadle Moor and Gibbridding Wood both in the north of the manor⁹⁷. This document also reserved the rights of the coal and ironstone to the Earl and Countess⁹⁸.

Coal mining continued to be a factor in the economy of the wider area around Cheadle during this period, although it was mostly done for domestic use⁹⁹. Documentary evidence records that the coal mines around Delphouse were being operated by the Colclough family in the late 17th century¹⁰⁰. The Crompton family made a mining agreement in 1632 to mine around Harewood to the north of Cheadle¹⁰¹. Evidence for early mining was found in the area of Little Harewood Farm in the 1920s¹⁰². Four coal pits were being worked at Huntley circa 1655¹⁰³. Coal mining also continued on the Woodhead seams to the north east of Cheadle during this period¹⁰⁴. Earthwork remains of mining have been identified in the area of Gibbridding Wood, which are believed to relate to coal mining possibly originating in the post medieval period¹⁰⁵.

During this period references to ironstone mining also frequently appear in the documentary records. Two families in Cheadle parish were providing ironstone to the 'Oldfurnace' in the late 16th and early 17th century; the Mylles or Mylnes and the Pyotts of the Grange. The former allowed ironstone to be extracted from their land in Cheadle manor located between Lightwood and Rakeway (known as Milne delf); evidence of mining surviving as earthworks identified on aerial

¹⁰⁴ *Ibid.*: 19

¹⁰⁵ Staffordshire HER: PRN 04441

¹⁰⁶ Chester 1979: 22; Staffordshire HER: PRN 04447
¹⁰⁷ Ibid: Staffordshire HER: PRN 06109
¹⁰⁸ Staffordshire HER: PRN 06084
¹⁰⁹ Plot 1881: 49
¹¹⁰ Kettle 1967: 75-6

¹¹¹ Plant 1881: 13
¹¹² Plant 1881: 10; Bridgman 1926: 160-1 (Sir Joseph Banks (1743-1820) naturalist and botanist who travelled on Captain James Cook's first voyage bringing back plants many of which are named for him and was later president of the Royal Society.
¹¹³ Plant 1881: 10; Kelly's Directory of Staffordshire 1896: 111 Historical Directories Online Web viewed 01/06/2012
¹¹⁴ Plant 1881: 148; Burne 1947: 57

photographs in this area may relate to this post medieval activity (between Ashbourne Road and Rakeway Road)¹⁰⁶. This family were also involved in coal mining between Litley and Huntley and it has been suggested that their industrial interests paid for the construction of their house; the Grade II* listed Mill House Farm which has a date stone of 'Anno 1635' (lying just beyond the EUS project boundary area)¹⁰⁷. The Pyott family farmed land at Lightwood and ironstone appears to have been extracted from the Lightwood/Monks Wood area (lying to the north of Ashbourne Road; a woodland called Monks Wood lies approximately 450m east of the Lightwood housing estate (HUCA 9).

Even though ironworking at the Oldfurnace ceased in the early 17th century the industry continued to prosper within the wider Churnet Valley into the 18th and 19th centuries. It is currently not known how this wider industrial prosperity impacted upon the inhabitants of Cheadle and whether this wealth was translated into improvements in the built form of the town; e.g. the decorative timber framed building at 77 and 79 High Street (cf. 2.5.1.3; plate 2).

2.5.3.3 Market/fairs

The Grade II listed market cross which stands at the junction of High Street and Cross Street, in the heart of the market place, has been dated to the 17th century¹⁰⁸. According to the 19th century local historian, Robert Plant, this may be associated with the change of the market day from Thursday to Friday; the change being granted in 1652¹⁰⁹.

During the 17th century there was a cattle market and in 1675 butter is recorded as being sold¹¹⁰.

2.5.4 Religion

The 1676 Religious census recorded 1,000 Anglicans, four Catholics and one non-conformist in Cheadle¹¹¹.

2.6 18th and 19th century (1700 to 1899)

2.6.1 Settlement

2.6.1.1 Lordship

Cheadle Manor

The manor was sold twice during the early 18th century eventually coming to the Banks' family with whom it stayed until 1791 when it was again sold by the trustees of Sir Joseph Banks¹¹². Between 1801 and 1872 it was held by the Buller family and was then sold to Mr Alfred Sohler Bolton of Moor Court, Oakamoor who was still the lord of the manor in 1896¹¹³.

Cheadle Grange Manor

Frances and Archibald Grosvenor held part of Cheadle Grange Manor lying to the east of Cheadle in the early 18th century when they constructed the Grade II* Hales Hall¹¹⁴. The Hales Hall estate was inherited by Frances Grosvenor's brother-in-law and his heirs who were to take the Grosvenor name. They held the estate until 1830 when the estate was divided. In the 1880s Hales Hall was occupied by the Reverend Edward Whieldon who was the vicar of Bradley-le-Moors; it is probably his widow who was living there in 1896¹¹⁵.

In the early 19th century the lords of Cheadle Grange manor were recorded as being E. Smith Grosvenor of Twyford, Berks (representing the Hales Hall portion) and John Leigh of Woodhead Hall lying approximately 2km north east of Cheadle¹¹⁶. In 1834 and 1851 the lord of the manor was recorded as being John Bill Esq¹¹⁷.

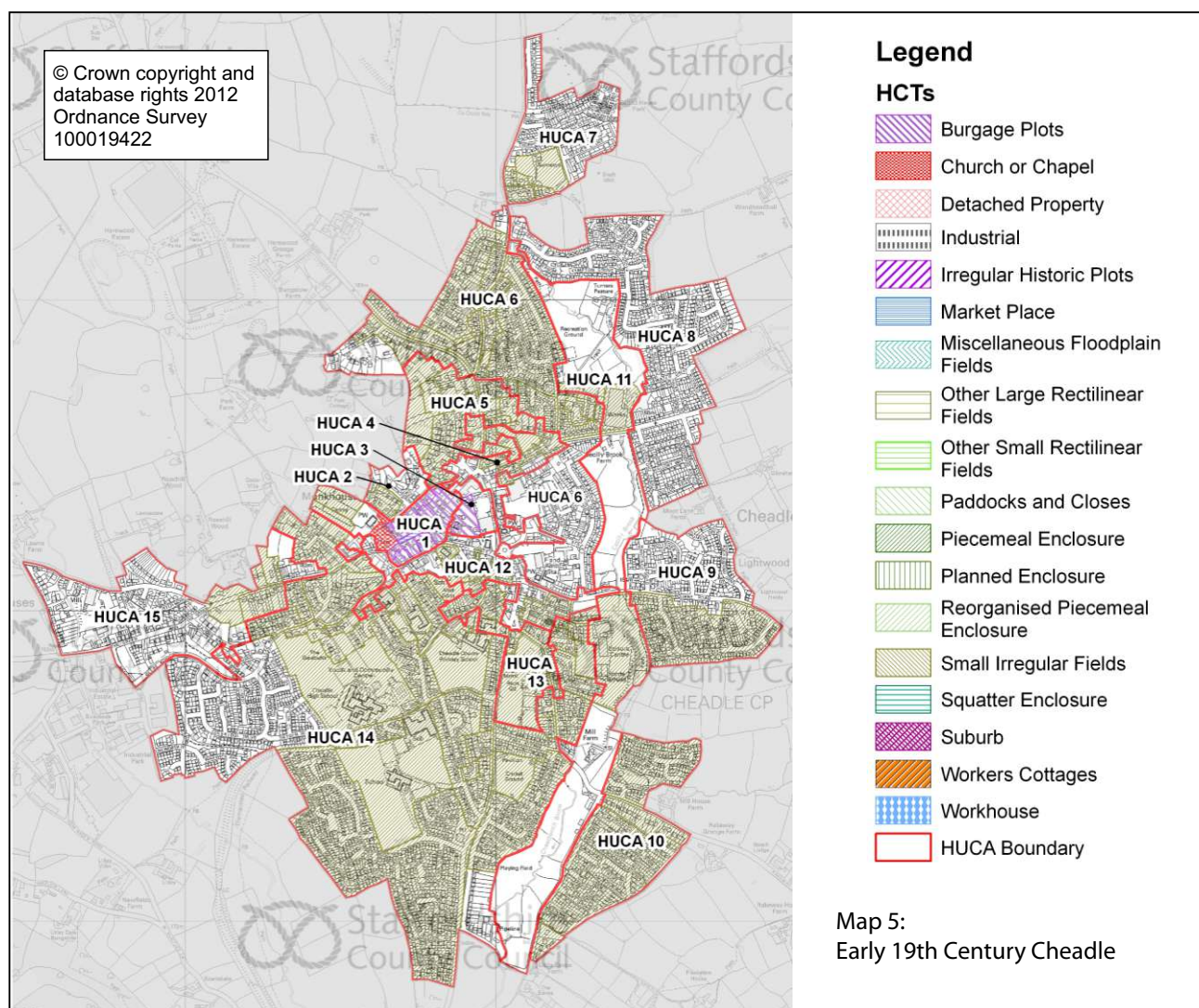
¹¹⁵ Ibid: 153; White 1851: 753 Historical Directories Online web viewed 04/01/2012
¹¹⁶ Bridgman 1927: 155

¹¹⁷ White 1834 Historical Directories Online web viewed 04/01/2012; White 1851: 753 Historical Directories Online web viewed 04/01/2012

¹¹⁸ Staffordshire HER: PRN 14184
¹¹⁹ White 1851: 753 Historical Directories Online web viewed 04/01/2012
¹²⁰ Plant 1881: 154; Staffordshire HER: PRN 14184
¹²¹ Burne 1947: 62
¹²² White 1851: 753 Historical Directories Online web viewed 04/01/2012; White 1851: 753 Historical Directories Online web viewed 04/01/2012
¹²³ White 1851: 753 Historical Directories Online web viewed 04/01/2012

The Grade II listed Woodhead Hall was rebuilt in 1873 to a design by the Leek architect William Sugden for William Allen¹¹⁸. Allen was a merchant from Manchester who by at least 1851 had amassed substantial land holdings, being considered one of the principal landholders within the parish¹¹⁹. The country house was rebuilt upon the site of an earlier building which may have formed the capital messuage of the portion of Cheadle Grange manor which was in the hands of the Leigh family by the late 17th century. Plant states that a Mr Lea (sic) built Woodhead Hall in 1719, the cellar of this hall surviving within the extant structure¹²⁰. A Mr Lee's mansion house is recorded in the Partition of Cheadle Grange manor dated 1694, which potentially may also relate to the Woodhead Hall site perhaps indicating an earlier property¹²¹.

In 1851 there were five principal landholders within the parish (including Buller and Bill as the lords of Cheadle and Cheadle Grange respectively); with six being recorded in 1896¹²². Of the latter only one (William Shepherd Allen of Woodhead Hall) appears to have principally resided within the parish¹²³. One of the principal landholders in 1851 was John W. Patten (cf. 2.6.3.2).



2.6.1.2 Population

Several records allow us to analyse population during the 19th century, although they mostly relate to the parish rather than the town.

However, a document of 1772 notes that there were 220 houses in the market town, but by 1871 there were 696 houses revealing considerable growth within a century¹²⁴.

However, Plant noted that between 1861 and 1871 there had actually been a decline in the population of the town which he suggested was due to the (temporary) closure of one of the factories¹²⁵.

Overall Cheadle has been reviewed as being one of those small towns which survived as a local market and service centre with only modest growth¹²⁶.

2.6.1.3 Town and buildings

Lewis states that the majority of the houses in the High Street had recently been either rebuilt or modernised¹²⁷. This is reflected in the built character of the street where 14 of the 21 listed buildings have been identified as being of early 19th century date. These are principally of red brick and either two or three stories; in five properties the brick work has been rendered and/or painted. The Grade II Listed former Police Station had, however, originated as a three storied house and its frontage is faced with ashlar¹²⁸. The undesignated historic buildings along the High Street and Cross Street are principally of three stories and are mostly red brick, although some have been rendered and/or painted. Not all of the properties in the High Street originated as houses. Building recording at the Wheatsheaf identified that it was first mentioned in 1739 and had previously been known as the George Inn¹²⁹. It was substantially rebuilt possibly in the early 19th century at which date Cheadle lay upon an important coaching route¹³⁰.

Off the High Street alleyways and yards containing small dwellings and outbuildings (such as malt houses, stables and pig sties) have been noted, particularly to the north¹³¹.

It is possible that the Market Place lying on the northern side of High Street (HUCA 1) was created in this period; this is likely then to have involved the demolition of earlier properties which comprised part of the medieval town plan (cf. map 2). The Grade II listed terraced properties at the rear of this market place have been identified as being of early 19th century date¹³².

Further 18th and 19th century properties lie beyond what has been identified as the medieval historic core of Cheadle. Listed examples of these properties can be found along The Terrace, Watt Place and Bank Street; other unlisted historic buildings are also present within these streets. Outbuildings to the properties lying on the southern side of the High Street are a particular feature of the north side of Bank Street (plate 3).

Plate 3: Outbuildings to the rear of High Street



2.6.1.4 Suburbs

Map 9 shows the areas of early suburban activity beyond the historic core of Cheadle. This initially occurs in the areas immediately adjacent to the High Street area: along the

¹³³ Staffordshire HER: PRN 06099 and PRN 06090

¹³⁴ Staffordshire HER: PRN 12897

¹³⁵ The identification of this period of origin is again based upon the limited map evidence and could be earlier in date.

¹³⁶ Kelly 1896: 112 Historical Directories online web viewed 04/01/2012

¹³⁷ Ibid.

¹³⁸ Higginbotham The Workhouse web viewed 06/06/2012

¹³⁹ White 1834 Historical Directories Online Web viewed 04/01/2012.

¹⁴⁰ Higginbotham: The Workhouse web viewed 06/06/2012

¹⁴¹ Staffordshire HER: PRN 06104; Higginbotham: The Workhouse web viewed 06/06/2012

north side of Prince George Street (HUCA 2); in Chapel Street and along The Terrace (HUCA 12); and at Town End (HUCA 15). Whilst the map indicates an 18th century period of origin for settlement in this area this has been identified on the grounds of the mapping evidence which is limited at best. The properties are principally of red brick, although they may conceal earlier origins within their structures. The properties at Town End are principally built of red brick with two storeys whilst in the other areas there is a mix of styles, scale and period of origin within the street scene.

Further expansion occurred in the 19th century particularly along Tape Street and roads off it to the south east and along Queen Street and adjacent roads to the north east (HUCA 4 and HUCA 12). The workers cottages which continue to be characteristic of these two areas are undoubtedly associated with industrial expansion associated with the tape industry (cf. 2.6.3.2; plate 15). Early and mid 19th century housing along Prince George Street and Leek Road comprises large detached houses and includes the Grade II listed properties: The Croft and Daisy Bank House¹³³. However, Little Daisy Bank House was built in the mid 18th century¹³⁴.

The early 19th century settlement at Monkhouse has, however, been identified as potentially originating as squatter type settlement (HUCA 2; plate 13)¹³⁵.

2.6.2 Administration, Education and Welfare

2.6.2.1 Administration

Cheadle Rural District Council existed by 1896 which at that date met in the Board Room of the Workhouse¹³⁶.



Plate 4: Former Workhouse Offices

The town hall was built in 1894 in a gothic style at the north end of High Street (plate 5). It was capable of hosting meetings for 700 people and also housed a library¹³⁷. Only the gothic block fronting onto the High Street survives, which is of red brick with stone dressings around the former door and stone mullioned windows. The rear portion of the former town hall was redeveloped (and the front block converted) to residential flats in the late 20th century.

2.6.2.2 Welfare

A parish workhouse existed in Cheadle by the 1760s, although its location is unknown¹³⁸. A purpose built parish workhouse was constructed in 1775 upon land granted by Charles Beech which included land known as the 'Bowling Green'¹³⁹.

Cheadle became the centre of a Poor Law Union in 1837 which comprised 15 parishes. The former parish workhouse was adapted and expanded for use as the Union Workhouse¹⁴⁰. The Grade II listed two storey red brick building standing on the southern side of Bank Street dates to the early 19th century and is described as the workhouse (plate 4)¹⁴¹. It has been suggested that the building was constructed as the Union offices (as well as housing the office of the Cheadle Registration District) forming part of the 1837

¹⁴² Johnson 1991: 36 and fig. 26; In 1837 the civil registration of births, marriages and deaths commenced – the Cheadle Registration District being formed for this purpose (W. G. Short pers. comm.)

¹⁴³ Staffordshire HER: PRN 06104; Higginbotham: The Workhouse web viewed 06/06/2012

¹⁴⁴ Ibid.

¹⁴⁵ Kelly 1896: 112 Historical Directories Online web viewed 04/01/2012; Staffordshire HER: PRN 00246; PRN 51881 and PRN 12867

¹⁴⁶ Kelly 1896: 112 Historical Directories Online web viewed 04/01/2012

¹⁴⁷ Plant 1881: 95-6

¹⁴⁸ Ibid: 94; Short 1991: 31

¹⁴⁹ Short 1991: 31

adaptations and extensions¹⁴². In the early 20th century two blocks were constructed, an infirmary designed by J. T. Snape of Newcastle and a Cottage Home for children¹⁴³. Later in the 20th century the workhouse became Cheadle Hospital although the infirmary and the 19th century extensions have been demolished to make way for new buildings¹⁴⁴. The former children's home 'The Newlands' survives as part of the hospital complex.



Plate 5: Former Town Hall

2.6.2.3 Education

At the end of the 19th century there were four schools in Cheadle: the Free School on Monkhouse Hill (established in the 17th century); two National Schools one for boys on Church Street and another for girls and infants off Lid Lane; as well as the Grade II listed Roman Catholic School which stands to the rear of St Giles' Roman Catholic Church, off Bank Street¹⁴⁵.

By the late 19th century, although 12 children continued to be educated under the charity by which the Free School was established it had principally become a fee-paying school with an average attendance of 30 pupils¹⁴⁶. The school was apparently repaired in 1867, although it is not clear what this entailed¹⁴⁷.

The boys National School on Church Street was built in 1839 and continued to be used as a school until 1931 when it was converted to an institute¹⁴⁸. The building was demolished in 1982¹⁴⁹.

The extant Bishop Rawle Primary School off Lid Lane was built in a gothic style with a bellcote and tracery windows reminiscent of a large chapel and dates to circa 1843; with later extensions

(plate 6)¹⁵⁰. It originated as the National School for girls and infants. The school was endowed by the Right Reverend Richard Rawle, who had been the rector of Cheadle between 1839 and 1847, but who later became the Bishop of Trinidad¹⁵¹.

The Grade II listed Roman Catholic School is closely associated with St Giles' Roman Catholic Church (cf. 2.6.4.3)¹⁵². Both were built in the 1840s to designs by the eminent architect A. W. N. Pugin, although the school has been subsequently extended. The school building is of red brick with a tiled roof and a bell tower with pyramidal lead roof.

Sunday Schools also had an important role in local education, particularly prior to the Education Act of 1880 which made schooling compulsory for all children up to the age of 10. Approximately 700 children were attending Sunday Schools in the 1830s¹⁵³. The original Congregational Chapel on Well Street was converted to a Sunday School in 1851 following the opening of a new chapel in Tape Street; both buildings are extant (cf. HUCA 4)¹⁵⁴.



Plate 6: Bishop Rawle Primary School

Several improvements to public utilities were made in the mid 19th century. These included the establishment of the Cheadle Gas Company in 1842; the works being built on the Dilhorne Road at Brookhouses (cf. HUCA 15)¹⁵⁵.

Until the 1850s water was supplied from Cicelly Brook, to the east of the town, and from springs and pumps¹⁵⁶. In 1853-4 the Cheadle Water Works Co. was formed and a pumping station and covered reservoir were constructed on Monkhouse Hill (cf. HUCA 2)¹⁵⁷.

¹⁵⁸ Bridgman 1926: 155
¹⁵⁹ SRO Q/RDc/72 1831 Gateway to the Past online web viewed 08/06/2012; Klemperer et al 2003
¹⁶⁰ Ibid.
¹⁶¹ White 1834. Historical Directories online web viewed 04/01/2012
¹⁶² Plant 1881: 28
¹⁶³ Chester 1981: 43; Taylor 1967: 84
¹⁶⁴ White 1851 Historical Directories online viewed 04/01/2012
¹⁶⁵ Ibid.

¹⁶⁵ Ibid.
¹⁶⁶ Chester 1981: 32
¹⁶⁷ Ibid: 35-6
¹⁶⁸ Ibid; Staffordshire HER: PRN 20800; Copley 1991: table 6 p.51
¹⁶⁹ Copley 1991: table 6 p.51
¹⁷⁰ Chester 1981: 60 and 83 – there were 7 in 1801; 8 in 1828 and 5 in 1835; Copley 1991 fig. 30 p.52
¹⁷¹ Chester 1981: 96

2.6.3 Economy

2.6.3.1 Agriculture

The common lands within the two manors, Cheadle and Cheadle Grange, were enclosed during this period. The latter was voluntarily enclosed in 1811 by the then lords of the manor, E. Smith Grosvenor of Twyford, Berks and John Leigh of Woodhead, under an agreement made in 1807¹⁵⁸. The land enclosed within Cheadle manor, carried out in the 1830s under an Act of Parliament, included Cheadle Common, which had lain to the south east of the town; Little Common to the south at Mobberley and Draycott Common to the south west¹⁵⁹. In total approximately 787 acres of land was enclosed under this Act within Cheadle manor¹⁶⁰.

Land not deemed suitable for conversion to farming was planted with trees during this period¹⁶¹. By 1792 the lord of the manor of Cheadle and Dilhorne, John Holliday, had planted 113,000 mixed timber trees in Dilhorne and the surrounding area¹⁶².

2.6.3.2 Economy/Industry

By the late 18th century the area around Cheadle benefitted from an increase in industrial activity. This had principally focused upon a number of industries: the manufacture of copper and brass, coal mining and textile manufacture¹⁶³.

Other than these main industries the economy of the town in the mid 19th century was generally similar to many other small market towns which comprised commercial interests (e.g. banks, shopkeepers, grocers, tailors etc.) as well as professional people such as surgeons and attorneys¹⁶⁴. Other small scale industries included rope making, nail making, wheelwrighting, boot & shoemaking and blacksmithing¹⁶⁵.

Coal mining

Coal mining had occurred around Cheadle from at least the medieval period, but from the mid 18th century this appears to have expanded with large partnerships being formed to maximise the profits to be made from this mineral resource¹⁶⁶. One of the largest of these partnerships operated the Woodhead Colliery covering an area between Kingsley (in the north and Woodhead (to the south) from 1762¹⁶⁷. The partnership had dissolved by 1784, but the exploitation of this coalfield continued, from 1841 under the ownership of the Bowers family, into the late 19th century¹⁶⁸. Two of the Bowers' collieries, Hazelwell (approximately 3km north of Cheadle) and Woodhead (lying in the area between HUCA 7 and HUCA 8) operated into the 20th century¹⁶⁹.

In the early 19th century there were several collieries operating around Cheadle: to the north including the Woodhead Colliery; to the south west around Delphouse; and to the south¹⁷⁰. The coal mining company at Delphouse was first mentioned in 1802 with operations continuing until some time after the mid 19th century¹⁷¹. Several mines were operating to the south of Cheadle. The mine at The Eaves was begun in 1802 and had extended into the Mobberley area by 1810; however, The Eaves is not mentioned after the late 1820s¹⁷². Malkin & Co. were mining around Huntley by the 1840s until circa 1867¹⁷³.

Nine collieries were opened in the 1870s principally by the Malkins' family and by Robert Plant. The exception is the Parkhall Colliery lying to the north east of Cheadle which was operated by E. E. Almond between 1873 and 1930¹⁷⁴. Those opened by the Malkins' and by Plant were concentrated near to the town mostly to the south east and south. These included two in HUCA 6, one in HUCA 11 and two in HUCA 14. The New (Turf Field) colliery, in HUCA 14 appears to have

¹⁷² Ibid: 60 and 83
¹⁷³ Ibid: 99
¹⁷⁴ Copley 1991: table 6 p.51 and fig. 30 p. 52

¹⁷⁵ Ibid; Staffordshire HER: PRN 54762
¹⁷⁶ Plant 1881: 36; Morton 1983: 13
¹⁷⁷ Harris 1967: 268; White 1834 Historical Directories online viewed 06/01/2012; Plant 1881: 36; Morton 1983: 16
¹⁷⁸ Ibid: 20
¹⁷⁹ Ibid.
¹⁸⁰ Jenkins 1967: 220; Chester 1981: 23
¹⁸¹ Sherlock et al. circa 1985; Jenkins 1967: 220

¹⁸⁵ Kelly 1896 Historical Directories online viewed 04/01/2012; Jenkins 1967: 220; Johnson 1991: 57; Short 1994: 125; A. Bull & M. Plant of Cheadle and District Historical Society pers. comm.
¹⁸⁶ Jenkins 1967: 220
¹⁸⁷ Ibid: 216
¹⁸⁸ Jenkins 1967: 208
¹⁸⁹ Kelly 1896: 111 Historical Directories Online viewed 04/01/2012
¹⁹⁰ Johnson 1991: 56
¹⁹¹ Kelly 1896: 111 Historical Directories Online web viewed 04/01/2012

been the earliest of Robert Plant's concerns being opened in 1866¹⁷⁵.

Brass and Copper

The iron industry in the Churnet Valley had declined by the late 18th century, but metal continued to be of significance in the area. The Spout Brass Works was established by Thomas Patten to the west of Cheadle, at Brookhouses, in circa 1734¹⁷⁶. The company opened a copper works to the north east of Cheadle, near the Woodhead Colliery, in 1768 although this appears to have closed by circa 1792; the precise location of the site is unknown¹⁷⁷. The company ceased producing brass at the Spout Brass Works in 1830, but the site continued to operate under John Keys until it was finally closed in the late 19th century (HUCA 15). From the 1830s Patten & Co. concentrated business at their works in Oakamoor¹⁷⁹.

Textile Manufacture

The manufacture of tape in north east Staffordshire was begun at Tean in the mid 18th century by J & N Philips & Co. (John and Nathaniel being the sons of the lord of Tean)¹⁸⁰. By the 1790s they had constructed a tape works at Cheadle where 120 looms were operating in 1817¹⁸¹. The site was expanded in the 1820s to incorporate a steam engine to power the works; the new buildings included a three-storied fireproof mill dated 1823¹⁸². Workers houses were constructed to house those employed in the tape industry; one such area is Queen Street where houses date from the mid 19th century (HUCA 4)¹⁸³. Of particular interest is 50-80 Queen Street which were built by J & N Philips & Co in 1868 to house workers from Eagley, Lancashire; several of the houses retain plaques above the doorways with the initials 'NP' for Nathaniel Philips (plate 15)¹⁸⁴.

The tape factory reportedly employed 300 people in 1896 and was an important

employer in the town until its closure in 1931. The mill buildings were largely demolished in 1973; part of the mill building adjacent to Tape Street survives¹⁸⁵.

The growth of the tape industry in the town may have encouraged the development of other textile manufacture. There was reputedly a cotton mill in the town by 1830, described as lying on a tributary of the River Tean, suggesting that this was on the site of the extant Cecilly Works on Oakamoor Road (HUCA 11)¹⁸⁶. In 1860 the Cecilly Works was the site of a silk mill which had been established by James and Josiah Arnold, but this had ceased operating by 1868¹⁸⁷. This factory's closure is probably that which Plant cites as having caused a decline in population between 1861 and 1871 (cf. 2.6.1.2). In 1896 the Cecilly Mills had been bought by the Leek silk manufacturers J & J Brough, Nicholson & Co. to manufacture cotton and linen¹⁸⁸. This is the smallware manufactory recorded in 1896 as capable of employing 200 people¹⁸⁹.

By the 1840s lace-making existed in the town on a small scale, but this essentially domestic industry appears to have disappeared by 1871¹⁹⁰.

2.6.3.4 Markets and fairs

The market was still being held on a Fridays in 1896. Seven fairs are recorded in the 19th century and these mostly dealt with the sale of cattle and pigs¹⁹². In the late 19th century the fair held on the 21st August was known as 'mellow pear fair'¹⁹³.

2.6.3.5 Watermills

The watermill on the Cecilly Brook (HUCA 11) was recorded as a corn mill in the 1880s. However, by circa 1900 the mill itself had been demolished, although the Mill House survives¹⁹⁴.

¹⁸² Ibid.; Ibid.; Johnson 1991: 56

¹⁸³ Staffordshire Moorlands District Council 2007: 10

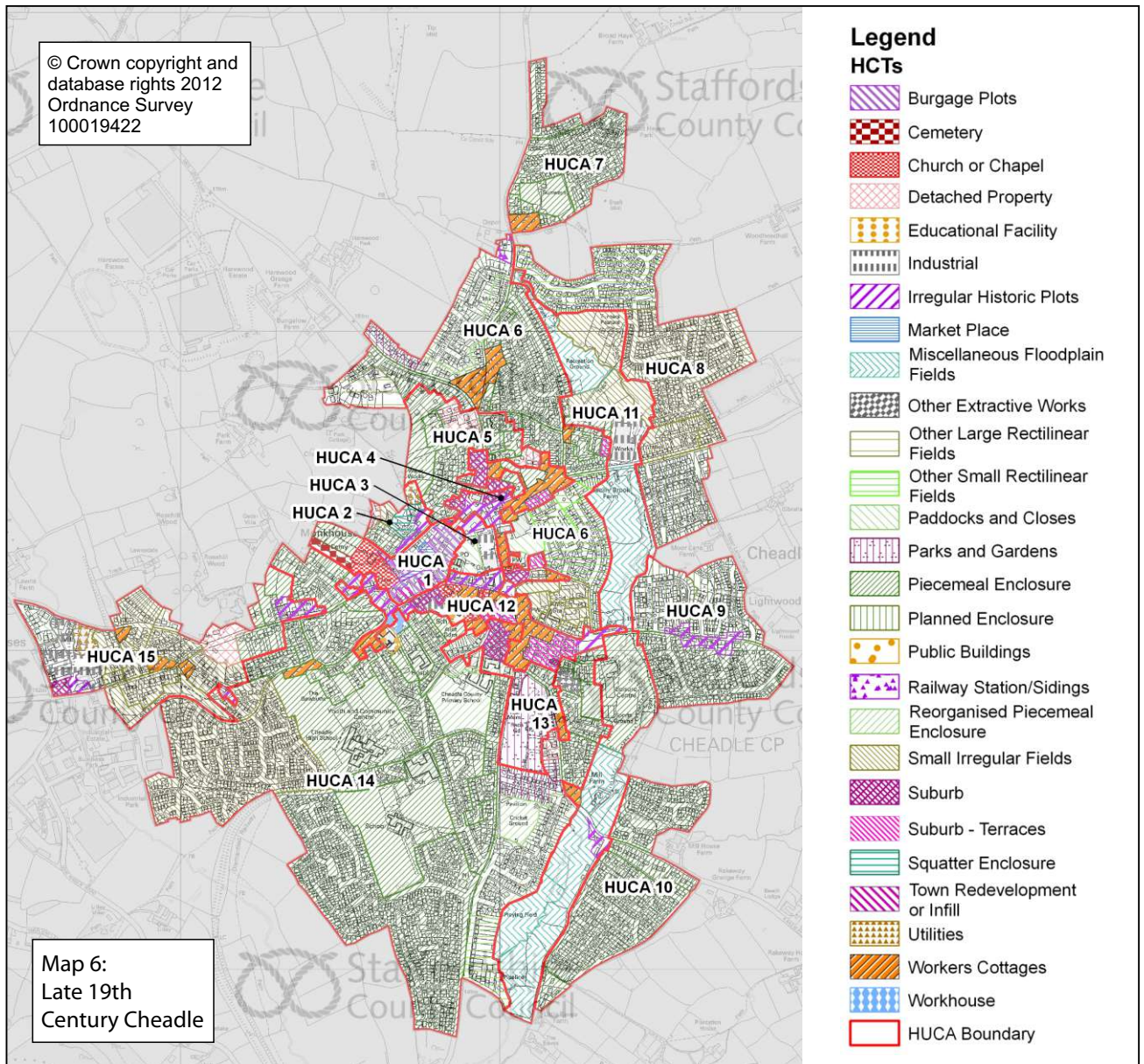
¹⁸⁴ Ibid.: 20

¹⁹² White 1834 Historical Directories Online web viewed 04/01/2012; Lewis 1848

British History Online web viewed 04/01/2012; Plant 1881: 18

¹⁹³ Plant 1881: 18

¹⁹⁴ Staffordshire HER: PRN 00244



2.6.4 Religion

2.6.4.1 Anglican Churches

The medieval church, which had stood adjacent to the High Street, was replaced between 1837 and 1839 by the extant St Giles Church (Grade II Listed; plate 7)¹⁹⁵. Plant states that the last sermon was read in the old church on the 9th July 1837¹⁹⁶.

The new church was built by subscription to the north west of the site of the medieval church to a design by the architect J. P. Pritchett¹⁹⁷. The Grade II listed rectory was built in the early 19th century and is a large red brick property standing at the junction of High Street, The Terrace and Watt Place; it is currently a hotel¹⁹⁸.

¹⁹⁹ Plant 1881: 93; Lewis 1848 British History Online web viewed 04/01/2012
²⁰⁰ Staffordshire HER: PRN 12884
²⁰¹ Staffordshire HER: PRN 54769; Plant 1881: 137
²⁰² Plant 1881: 137 (who asserts 1819); White 1834 Historical Directories Online web viewed 04/01/2012 (who asserts 1821).
²⁰³ Plant 1881: 137; Short 1991: 29
²⁰⁴ Short 1991: 29

²⁰⁵ Plant 1881: 139; **Wesleyan Methodist Chapel:** A place of worship for Wesleyan Methodists. This was the original Methodist church from which the other denominations seceded. In 1932 they joined the United Methodists and the Primitive Methodists to form the Methodist church. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage)
²⁰⁶ Short 1991: 26
²⁰⁷ Ibid.; Plant 1881: 139



Plate 7: St Giles' parish church

The southern parts of the parish, including Huntley, Teanford and Woodhead, were supplied with a chapel of ease at Freehay in the 1840s¹⁹⁹. The Grade II listed St Chad's Chapel was built in an Early English style to a design by the architects Scott & Moffatt for the Sneyd family²⁰⁰.

2.6.4.2 Non-Conformism

Whilst non-conformist worship was present within Chedale in the late 17th century the first purpose built chapel was constructed in 1799 in Well Street by the Congregationalists²⁰¹. This chapel was enlarged in 1819 or 1821²⁰². A new Congregational Chapel was built fronting onto Tape Street in 1851 in a gothic style to a design by the local architect John Holmes (plate 16)²⁰³. The old chapel was retained as a Sunday school and both buildings are extant within the townscape (cf. HUCA 4). A parsonage was built on Tape Street to the south of the Well Street junction in 1851-3; it was sold in 1908 and has since been extended and altered²⁰⁴.



Plate 8: Primitive Methodist Chapel, Charles Street

The Methodists originally met in various cottages within the town. The Wesleyan Methodists were the first to build a chapel in the town in 1812 on what was originally Smithy Lane, but was later renamed Chapel Street²⁰⁵. The chapel was altered and enlarged during the late 19th century, finally being replaced by the extant structure in 1967²⁰⁶. A Sunday school was built in 1871/72; the extant building is located on Charles Street²⁰⁷.

²⁰⁸ Ibid; Ibid: 140; Staffordshire HER: PRN 54785; **Methodist New Connexion Chapel:** A place of worship for followers of the Methodist New Connexion, a movement founded in 1791 when Alexander Kilham led the first group to split from the Methodists. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage)

²⁰⁹ Plant 1881: 140

²¹⁰ It is first marked on the Second Edition 25° OS map (circa 1900), but this is not proof that it wasn't present earlier.

²¹¹ Plant 1881: 140; Short 1991: 27; Staffordshire HER: PRN 54788; **Primitive Methodist Chapel:** A place of worship for Primitive Methodists, a group who were formed in Staffordshire and influenced by American evangelical ideas and who left the Methodists in 1811. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

²¹² Staffordshire HER: PRN 06077; Lewis 1848 British History Online web viewed 04/01/2012

²¹³ Lewis 1848 British History Online web viewed 04/01/2012
²¹⁴ Staffordshire HER: PRN 06077

A Zion Methodist New Connexion Chapel was built on Coronation Street in 1819/20²⁰⁸. School rooms were added to the south (fronting onto Victoria Street) in 1839, being enlarged in 1875²⁰⁹. The complex is extant within the townscape (cf. HUCA 12). A burial ground had been established behind the chapel by at least circa 1900, if it had not in fact been present from 1839²¹⁰.

The Primitive Methodists first began meeting in the town in circa 1820, but the earliest chapel was built in 1848 on Charles Street (plate 8; HUCA 14)²¹¹.



Plate 9: View of Cheadle showing prominence of St Giles' Roman Catholic church

Perhaps the most famous and prominent of Cheadle's churches is the Roman Catholic church of St Giles which stands at the southern end of Cross Street on Bank Street (plate 9). The Grade I listed building was constructed between 1841 and 1846 to a design by the nationally renowned architect A. W. N Pugin for the Earl of Shrewsbury²¹². It is in a High Decorated style with a tower and spire rising to around 200 feet (60.96m)²¹³. However, it is the interior for which it is famed, being painted from the floor up with gold, blue and red predominating in an intensely patterned scheme²¹⁴.

The Convent of St Joseph was established circa 1846 in a Grade II listed late 18th century property. The mid 19th century additions to this building are also by A. W. N. Pugin and comprise a single storey range attached to the east end of the late 18th century building, This addition is blind to the street with the exception of a stone dressed 'Tudor' arch. This may have reflected medieval attitudes to the control of access in nunneries and convents. Across the courtyard there is a two-storey range which is attached to the street front by a tall square gabled tower.



Plate 10: 35 Chapel Street

This complex of buildings is complemented by the Pugin designed school lying to the south of the church (cf. 2.6.2.3).

White's directory notes that the Catholic congregation had a chapel in the town by the 1830s²¹⁵. This chapel was apparently housed in a converted property on the northern side of Chapel Street (cf. plate 10)²¹⁶. The chimneys and dormer details suggest that A. W. N. Pugin also worked on this building²¹⁷.

2.6.5 Communications

2.6.5.1 Roads

Cheadle lay on the coach route between Birmingham and Manchester by at least 1793²¹⁸. The main routes through Cheadle were turnpiked under an Act of Parliament passed in 1762, which would have benefitted the economy of the town as well as facilitating

the coaching trade²¹⁹. Under an Act of 1831 the individual turnpike trusts were consolidated and Plant records that by the late 19th century this had resulted in road improvements²²⁰.

An extant toll house, built in 1832, stands at Town End on the western route out of the town towards Forsbrook and Stone (cf. HUCA 15)²²¹. Another, Grade II listed, toll house survives at Mobberley on the Tean Road (beyond the EUS project area), which was built in 1830²²².

2.6.5.2 Canals

Cheadle was not served directly by a canal; and neither was the industry which lay in and around the town; particularly to the west²²³. However, the north eastern coalfield, around Woodhead, was within reach of the Uttoxeter Branch of the Caldon Canal which was opened in 1811²²⁴. The coalfield was linked to the canal by a tramway (cf. 2.6.5.3).

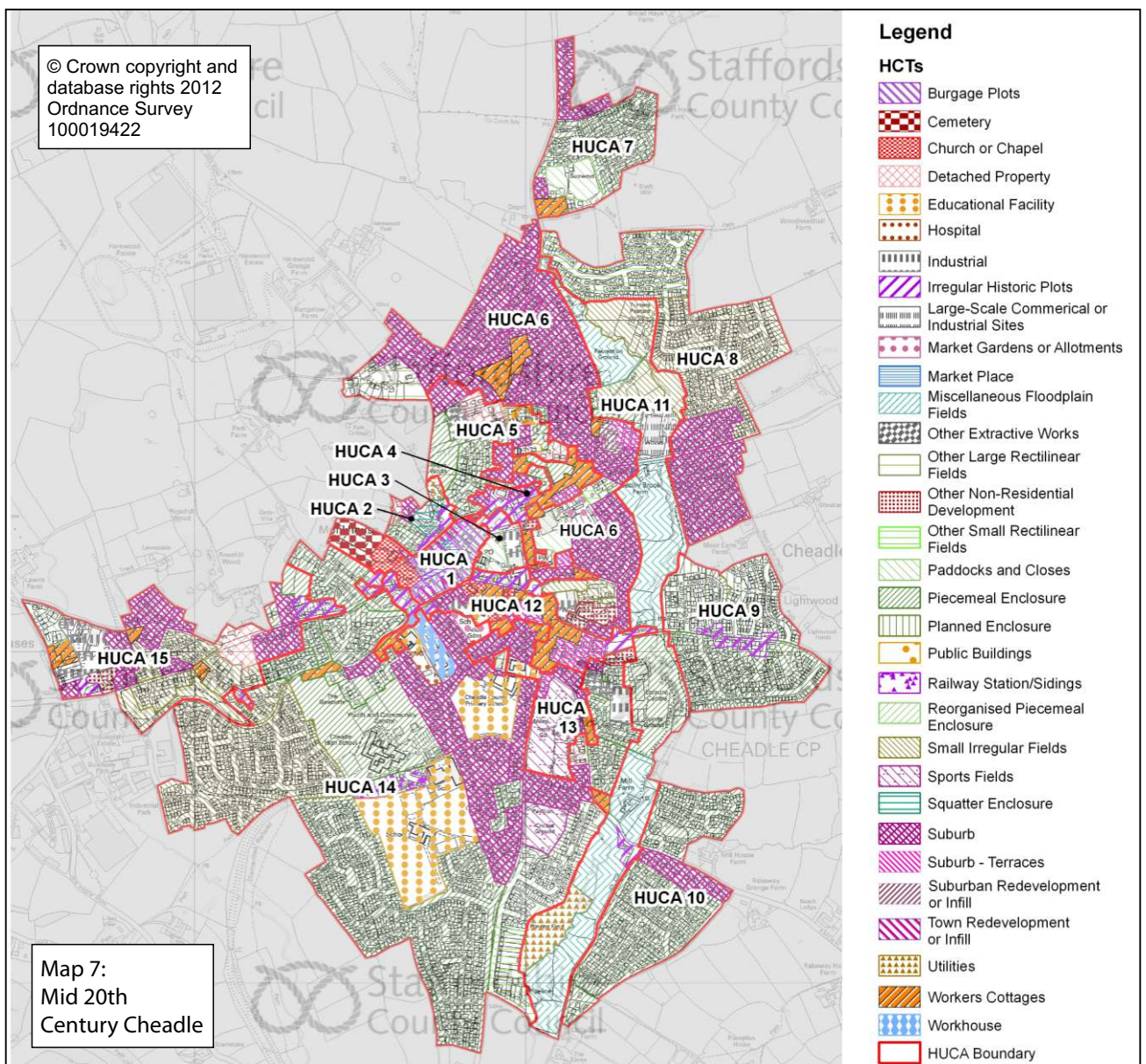
2.6.5.3 Railways

Cheadle was not provided with a railway until the early 20th century (cf. 2.7). However, a tramway was built to the north of Cheadle which linked the collieries of the Woodhead coalfield to a wharf on the Caldon Canal between Oakamoor and Froghall; a distance of two miles (cf. 2.6.3.2: Coal Mining)²²⁵. The tramway, known as the Woodhead Rail Road, was built piecemeal in the early 19th century; in 1816 it had only been partly completed and was not finished until 1821²²⁶.

2.7 20th and 21st century (1900 to 2009)

Map 9 reveals that within the EUS project area there was little substantial residential expansion, although some development occurred to the south (cf. HUCA 13 and HUCA 14). The main periods of suburban expansion occurred in the mid and late 20th century. The largest area of mid 20th century housing is located to the north off the Froghall Road and to the east (HUCA 6 and HUCA 8). The majority, particularly to the south, dates to the late 20th century (HUCA 10 and HUCA 14). There are small housing estates of early 21st century dotted among earlier housing, although the largest of these lies to the east (HUCA 9).

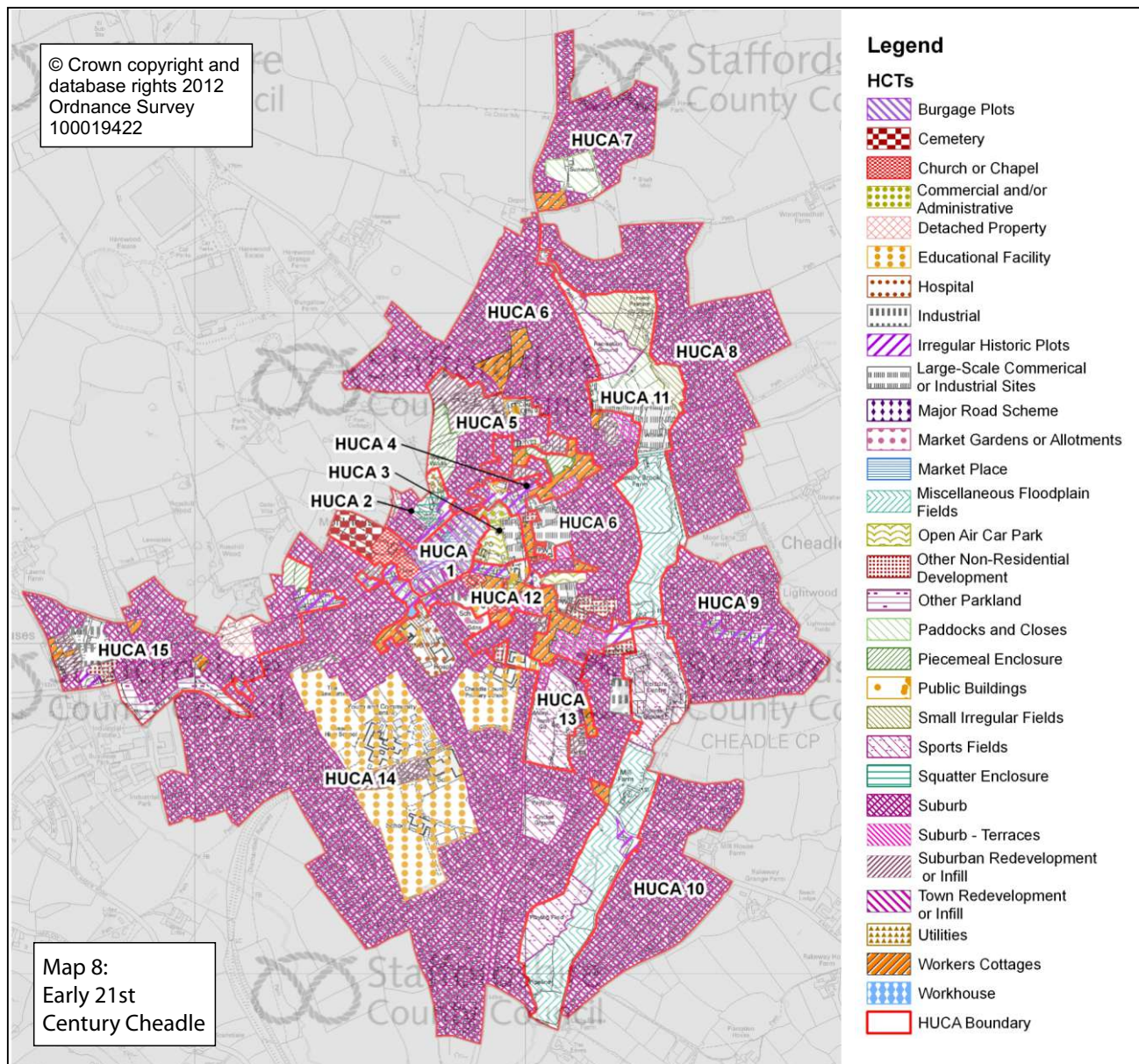
Four schools were established to the south of the EUS project area during the period. The earliest was established prior to the 1920s off Tape Street. It was extended to the south in the mid 20th century and the complex is currently known as the Cheadle County Primary School (HUCA 13 and HUCA 14). The Painsley Catholic College on the south side of Station Road was established in the



mid 20th century (HUCA 14), whilst to the north of the road the Cheadle High School was built in the late 20th century. The development of the schools throughout this period is closely associated with the expanding population which is indicated by the increase in housing. However, the Monkhouse Free School at Monkhouse was closed in 1917 and converted to other uses²²⁷.

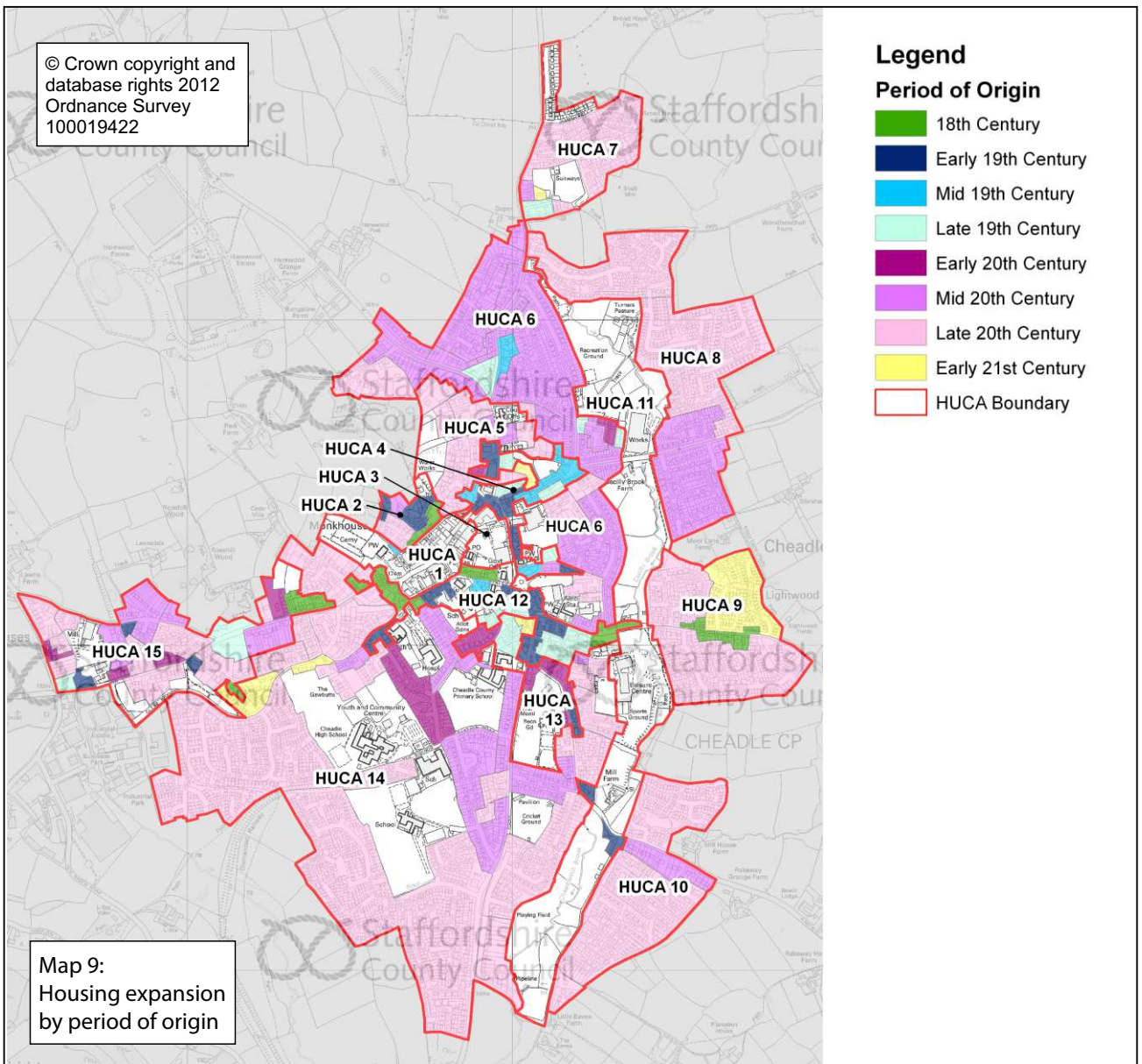
Other changes to the townscape resulting from population growth, particularly during the late 20th century have included the provision of supermarkets and car parks just outside of the historic core (particularly HUCA 3 and map 8).

The earliest area of public open space was the Memorial Recreation Ground (HUCA 13), which was created out of an earlier landscape park in the early 20th century. Other public recreational areas, including the leisure centre, have been established in the mid, and particularly, the late 20th century (cf. map 7 and map 8).



²²⁸ Clark 1967: 319; Baker 1979; Bull 1997; A. Bull & M. Plant of Cheadle and District Historical Society pers. comm.
²²⁹ Ibid.
²³⁰ Baker 1979; Bull 1997; A. Bull & M. Plant of Cheadle and District Historical Society pers. comm.
²³¹ Ibid: 332

The railway came late to Cheadle; with the line and station finally being entirely open to traffic in 1901, having been planned and constructed in the late 19th century²²⁸. The line was operated by the North Staffordshire Railway and linked Cheadle to the mainline between Stoke and Uttoxeter/Burton-upon-Trent at Cresswell²²⁹. The railway station lay approximately 670m to the south east of the town centre and is recalled in the extant Station Road (HUCA 14). The line lay adjacent to the New Haden Colliery and a brickworks; whilst a tramway linked the railway to the Parkhall Colliery lying approximately 1.5km to the north. It had been hoped that the mining industry would ensure the success of the line, but this was not realised²³⁰. The railway had been closed by June 1964 following the publication of the Beeching Report (1963), although its line is still visible within the landscape for large sections of its length²³¹. The site of the railway station was re-developed for housing in the late 20th century.



Coal mining continued to be a feature of the wider landscape, although it was in decline during the early part of the period; all of the collieries lying within the EUS project area had closed by the beginning of the 20th century. By the late 1930s New Haden Colliery, lying 1.8km to the south west of the town, was the only deep mine operating within the parish, but this closed in 1943²³². However, open cast mining operated at Delphouse, just to the west of the site of New Haden Colliery, until the mid 1990s. The earthwork remains of this activity survive within the landscape²³³.

Other minerals have been exploited in the area during the 20th and 21st century. Several brickworks operated in the early 20th century including one associated with the New Haden Colliery. There were three small brickworks lying within the EUS project area at the turn of the 20th century, although only one survived in the 1920s (HUCA 14). Large-scale sand and gravel workings have been opened to the south and south east of the town at Huntley, Mobberley, Freehay and Rakeway all of which were operating to a certain degree by 1963²³⁴. The largest quarry still operating in the early 21st century is at Rakeway. Those at Mobberley and Freehay have closed and are in the process of regeneration.

The main industrial estates lie to the south east of the town and have not been included within the study. JCB have two complexes in the area; the largest is the Harewood Estate lying to the north of Cheadle off Leek Road (beyond the EUS project area). The former site of Cecilly Mills on Oakamoor Road (HUCA 11) is also operated by JCB.

Section Summary

- ◆ The core of the medieval town lies within **HUCA 1** where the key components of the planned town are legible within the townscape; the burgage plots, an early and later market place and the street pattern. It is likely that the back plots of burgage plots fronting onto High Street lie within **HUCA 3**. While it is unclear whether it formed part of the planned town, further early settlement lies to the east and west of the High Street in **HUCA 4** and **HUCA 12**.
 - ◆ The highest proportion of historic buildings, both listed and unlisted, survive within both **HUCA 1**, **HUCA 4** and **HUCA 12**. There are 36 listed buildings within these HUCAs and includes St Giles' Roman Catholic Church which is Grade I. The Cheadle Conservation Area lies within eight HUCAs (HUCAs 1 to 6, 12 and 14). The historic built character of all eight HUCAs is dominated by late 18th and 19th century buildings, which reflect the economic growth of the town during this period. To date few earlier buildings have been identified, but some of the extant historic properties may retain earlier historic cores hidden behind later facades.
 - ◆ **HUCA 2** is dominated by a historic character which is very different from the rest of Cheadle. It may have originated as squatter settlement, or its dispersed nature may be purely dictated by the topography. The narrow lanes also contribute to the unique sense of place.
 - ◆ Workers housing, probably mostly dating to the 19th century, can be found scattered across the EUS project area and is closely related to Cheadle's industrial heritage. It is a feature of **HUCA 6**, **HUCA 7**, **HUCA 11**, **HUCA 13** and **HUCA 15**, although in these areas later housing dominates the overall historic character. The workers housing, along with other early properties, dominate **HUCA 4** and **HUCA 12** in particular. Within these two character areas it is most likely to be associated with the textile industry (tape manufacture dating from the late 18th century; cotton and silk during the 19th century). A number of houses in Queen Street (**HUCA 4**) date to 1868 and were built by the tape manufacturer J & N Philips & Co.
 - ◆ Early settlement, not specifically relating to workers housing, also occurs in **HUCA 9**, **HUCA 12** and **HUCA 15**. These areas may relate to settlement of medieval or post medieval origin, although no research has been carried out to determine their origins. In **HUCA 9**, where later housing estates dominate, the earlier houses lined along Ashbourne Road may be associated with a dispersed settlement, of possible medieval origin, known as Lightwood.
 - ◆ The historic character of **HUCA 12** has also been influenced by the mid 19th century listed Roman Catholic buildings which focus upon the impressive Grade I listed St Giles' Roman Catholic church, but also include St Joseph's Convent and a school. All of these buildings were either designed in their entirety or contain alterations and extensions by the eminent church architect A. W. N. Pugin. No. 35 Chapel Street also lying within the **HUCA** may also have alterations by Pugin.
- Suburban expansion dominates the majority of the EUS project area. The earliest suburban housing, of early 20th century date, lies within **HUCA 13** alongside The Memorial Recreation Ground. The latter originated as private parkland associated with a large house which has since been demolished. Housing of mid 20th, late 20th and early 21st century date dominates **HUCA 5**, **HUCA 6**, **HUCA 7**, **HUCA 8**, **HUCA 9**, **HUCA 10** and

HUCA 14.

- ◆ **HUCA 3** is dominated by a large supermarket and open air car park of late 20th century date. The supermarket was constructed upon the site of the large tape works which was first sited here in the late 18th century and gave its name to the adjacent Tape Street.
- ◆ **HUCA 11** retains a predominantly rural character with fields lining the side of the Cecilly Brook. A number of sports fields have been established here during the later 20th century. Those buildings which are present are mostly of a small-scale and include three farmsteads, enhancing the rural character. There are two large-scale buildings; the leisure centre and the Cecilly Works.
- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 1**, **HUCA 2**, **HUCA 3**, part of **HUCA 4**, **HUCA 11** and **HUCA 12**. Further archaeological potential has been identified within **HUCA 7**, **HUCA 9**, parts of **HUCA 14** and **HUCA 15** (including the site of the Brassworks). Other sites, currently unknown, also have the potential to survive within the EUS project area.



3. Statement of Historic Urban Character

3.1 Definition of Historic Character Types (HCTs)

The HCTs used within the Extensive Urban Survey have been chosen to reflect the townscape character and consequently have differed from those chosen for the broader Historic Landscape Character (HLC). A list of the HCTs used within the EUS forms Appendix 1.

The HCTs were based upon the current character and upon an understanding of the development of the town as identified within the background summarised in Part One.

The HCTs are dated by period of origin and the over arching periods are broken down as follows:

Early Medieval	410 AD to 1065 AD
Medieval	1066 to 1485
Post Medieval	1486 to 1799
Early 19th century	1800 to 1834
Mid 19th century	1835 to 1864
Late 19th century	1865 to 1899
Early 20th century	1900 to 1934
Mid 20th century	1935 to 1964
Late 20th century	1965 to 1999
Early 21st century	2000 to 2009

Table 1: Periods

3.2 Statement of Historic Urban Character (HUC)

The Historic Urban Character Areas have been defined using the HCT's to identify areas of similar origin, development and character. Thirteen HUCAs have been identified for Uttoxeter.

Each of the statements of HUC is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available²³⁵.

This is followed by a table covering the Heritage values (which will have been outlined in the 'Statement of significance' paragraph') and a series of recommendations specific to each HUCA.

3.2.1 Heritage values

These values are based upon the guidelines produced by English Heritage in 'Conservation Principles: policies and guidance for the sustainable management of the historic environment' (2008) and identifies four areas for discussion. It should be noted that within each HUCA it is specifically the historic environment which is under consideration and that this judgement is based upon an interpretation of the available evidence. Other individuals or organisations may choose to ascribe alternate values to the historic environment of an area; key to this process of understanding is the degree of transparency by which these judgements are reached. The scope of this project precludes any analysis of non-heritage values which are equally valid in terms of valuing the character of historic towns.

²³⁵ In line with English Heritage 2008: paragraph 38

<p>Evidential value*</p>	<p>The extent to which each HUCA can contribute to an understanding of past activities and how that can contribute to the town's wider history. This can be either legible or intangible within the townscape and as such covers the spectrum of heritage assets from historic buildings or structures to the potential for below ground archaeological deposits*. The extent to which the impacts of the removal or replacement of the heritage assets within each character area will be considered in terms of the effects on an ability for future generations to understand and interpret the evidence.</p>
<p>Historical value</p>	<p>The extent to which the heritage assets are legible within the townscape and how they interact – this can include townscapes/street patterns and individual buildings. Historical associations with events or persons can also add value to the ability of the public and community to engage with the heritage. The extent to which the legibility of the heritage assets has been concealed or altered will also be considered. The opportunities for the use and appropriate management of the heritage assets and their contribution to heritage-led regeneration will also be considered.</p>
<p>Aesthetic value</p>	<p>Addresses the ability to identify how a place has evolved whether by design or the 'fortuitous outcome of evolution and use'. It assesses the integrity and aesthetics of the place through the historic components of the townscape and their ability to enhance sensory stimulation. The aesthetic value also addresses whether the character areas may be amenable to restoration or enhancement to form part of a heritage-led regeneration of the town.</p>
<p>Communal value</p>	<p>Communal values can be commemorative/symbolic, social or spiritual. These values are not easily quantifiable within the scope of this project being subjective to groups and individuals. Consequently in the context of this project the value merely seeks to address the potential for the heritage assets to be used to engage the community/public with the heritage, not only of each HUCA, but also of the wider area. The potential for each zone to provide material for future interpretation is also considered.</p>

Table 2: Heritage values

3.2.2 Assessment of value

The aim of applying values of high, medium, low is to **indicate** the likely sensitivities of the historic environment within each zone. The assigned values reflect the current character of the areas and these will alter in response to change. This could include through the results of research contributing to an enhanced understanding of the historic environment; the conservation and enhancement of the environment through positive development and re-development as a result of heritage-led regeneration.

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes²³⁶.

<p>Evidential value (see * below for regarding archaeological potential)</p>	<p>High</p>	<p>There is a high potential for the heritage assets with the HUCA to contribute to an understanding of the history of the town. Archaeological sites are likely to survive (both below ground and above ground fossilised within the townscape) and for new research relating to the nature and origins of the built heritage to enhance the understanding of the development of the town. New insights into the history of the town can contribute to an understanding of the development of towns from the medieval period onwards both within Staffordshire and more widely.</p>
	<p>Medium</p>	<p>There is the potential for heritage assets to contribute to an understanding of the history of the town, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question or subsequent changes to the historic character of the HUCA. The potential for archaeological deposits to contribute to an understanding of the development of the town may currently be unclear due to the current level of understanding of the origins of the HUCA. The potential may also be impacted by levels of development.</p>
	<p>Low</p>	<p>There are no or very few known heritage assets. The understanding for the potential for above and below ground archaeological deposits to survive may be affected by the current lack of research within the wider area. Mitigation may still be required dependent upon an assessment of both the nature of any prospective new development and the potential of the individual sites being developed.</p>

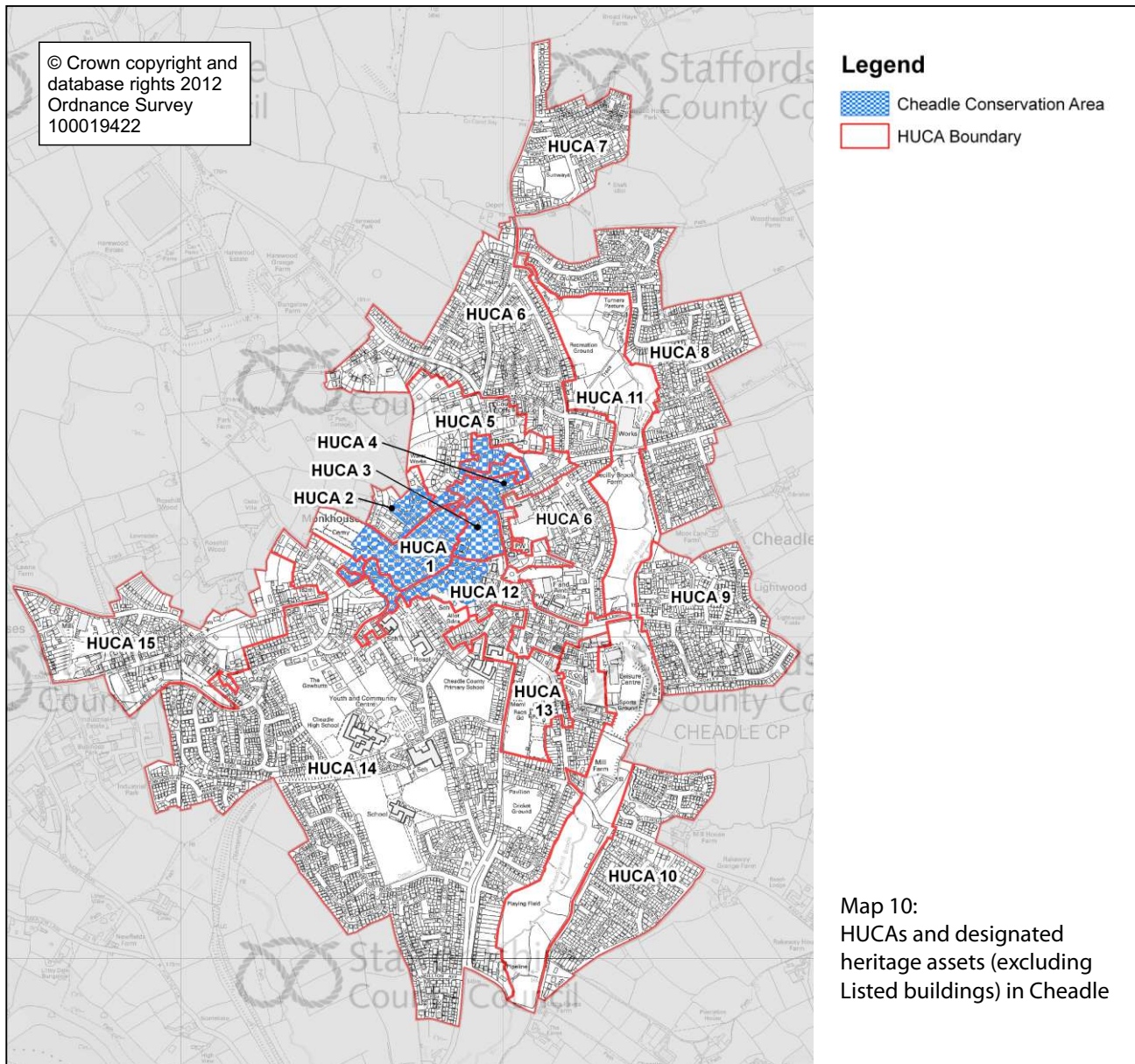
Historical value	High	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites within or lying adjacent to the HUCA and in some cases these may comprise or include portions of Conservation Areas. The high value is not precluded by some degree of 20th/21st century alterations to the historic character.
	Medium	Legible heritage assets are present within the HUCA, but are not necessarily predominant or they have undergone some form of alteration. Their presence, however, may contribute to an understanding of the development of the character area and/or there are potential associations between assets. Further research may clarify these associations and elucidate the contribution of these assets to the history of the wider area. Even in their present form they do enable the public and community to visualise the development of the area over time.
	Low	There are no or very few known legible heritage assets; where they exist their associations are not clearly understood.
Aesthetic value	High	The completeness or integrity of the extant heritage townscape and its contribution to the aesthetics of the zone is significant. There are opportunities to enhance or restore the historic fabric of the HUCA. The HUCAs will often form part of or form the setting to Conservation Areas.
	Medium	The components of the townscape are legible, but there may have been considerable impact by 20th or 21st century re-development of elements of the historic character. It is not possible within this project to discuss whether the modern alterations have positive, neutral or negative impacts upon overall aesthetics.

	Low	The aesthetics of the historic character have been significantly impacted by 20th or 21st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape.
Communal value	High	Contains numerous heritage assets which could be used to engage the community through interpretation. The heritage assets clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the zone.
	Medium	The ability for the heritage assets to contribute to the history of the town may be limited by the current understanding, their legibility within the townscape or through limited access.
	Low	There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible.

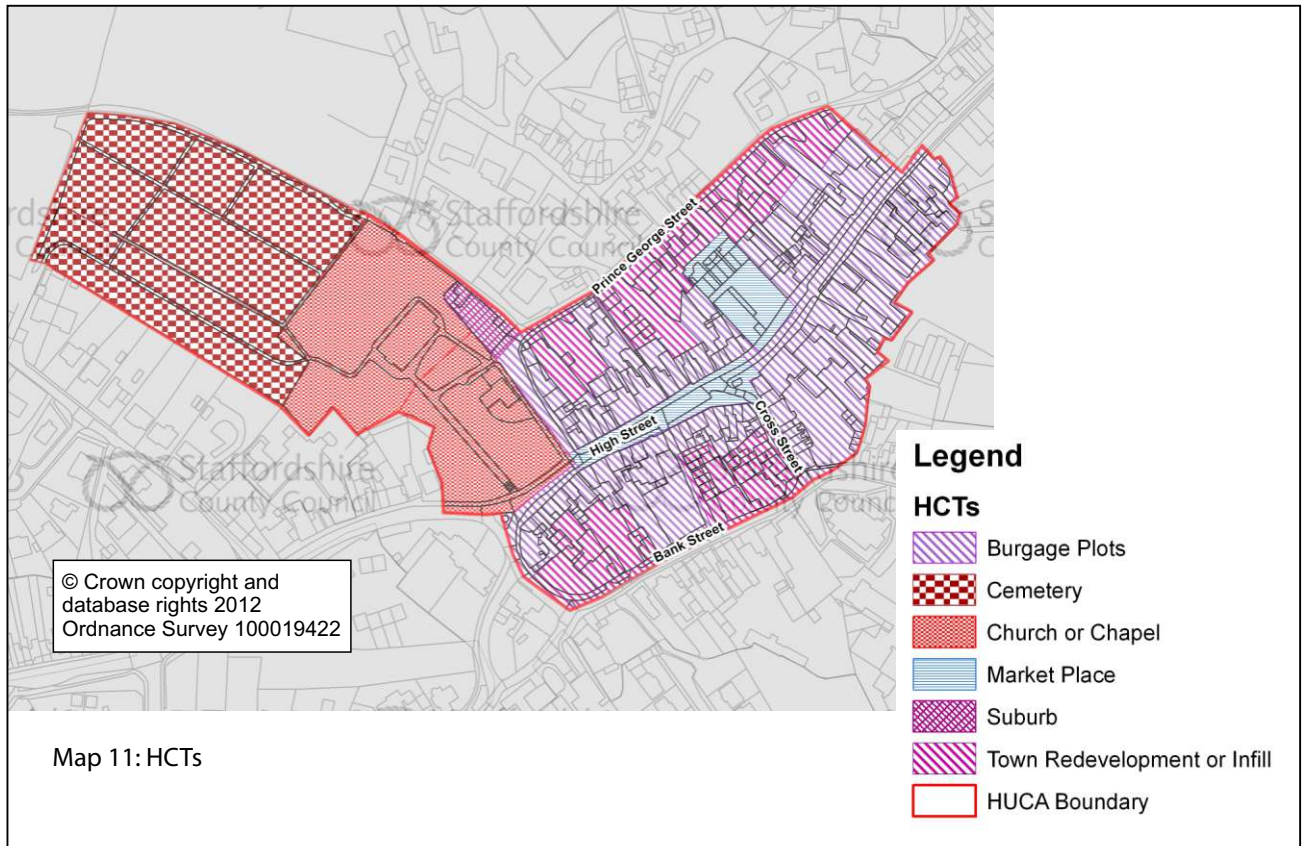
Table 2: Assessment of Heritage values

*The potential for below ground archaeological remains to survive will not be comprehensively addressed within the EUS project. Due to the nature of the project and its time constraints it will not be possible to model archaeological deposits based upon probability and impacts of current development therefore this project must be seen as a guide to potential but that ultimately the decision as to whether archaeological mitigation is an appropriate measure will be decided as part of the planning process.

4. Assessment of Historic Urban Character Areas (HUCA)



4.1 HUCA 1: High Street



4.1.1 Statement of heritage significance

The HUCA comprises the majority of what has been identified as the likely medieval extent of Cheadle (except a probable area which lies to the south of the High Street within HUCA 3; cf. map 2). The legibility of the burgage plots associated with the medieval planned town survives well on the street frontage and especially to the north of the market place (cf. 2.4.1.2; HCT 'Burgage Plots' on map 11; plate 1). Domestic and industrial activities are likely to have occurred within the back-lands of the plots and there is the potential for below ground archaeology to survive in these areas. However, along much of the length of the High Street the back-lands have been redeveloped (HCT 'Town Redevelopment or Infill' on map 11). To the south of the High Street this redevelopment of back land plots occurred during the 19th century and appears to mostly relate to the development of workshops. To the north the redevelopment is mostly residential and dates from the mid 20th century.

The market place, retaining a Grade II listed 17th century market cross, represents a further component of the initial medieval town planning (plate 11)²³⁷. The burgage plots and the triangular market place combine to create a classic undefended linear town plan. Two roads lie parallel to the High Street, one to the north (Prince George Street) and one to the south (Bank Street) which may have originated as back lanes in the medieval town plan. The market place which incorporates the Market Hall on the north eastern side of the High Street may have been created in the 18th/19th century with the demolition of earlier properties (cf. 2.6.1.3).

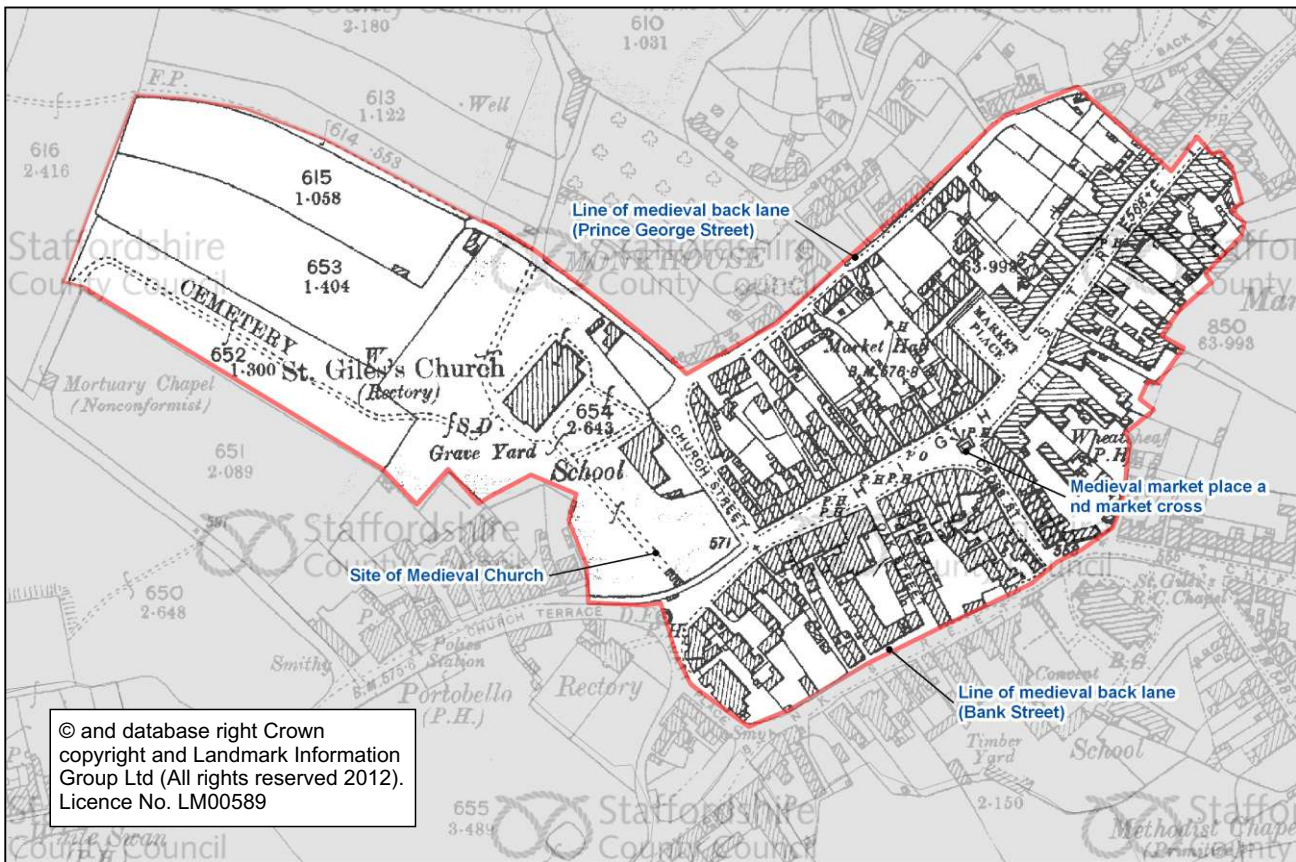


Plate 11: Second edition 25" OS map

The medieval church had once stood at the south western end of the High Street; completing the town plan. However, in the 1830s the church was redeveloped on a new site located away from the High Street and about 7m above the original location (plate 7). The church has been divorced from its original relationship with the town plan. The extent of the medieval churchyard is not known, but the earliest part of the cemetery to the north of St Giles' was laid out in the mid 19th century with later extensions. The churchyard and cemetery provide green space within the historic core.

4.1.2 Built character

The highest density of historic buildings survive within this HUCA and this is emphasised by its incorporation into the Cheadle Conservation Area (cf. map 10). Historic buildings dominate the historic character of the HUCA and 21 of them are Grade II Listed buildings; these properties have been identified by their known period of origin on map 12.

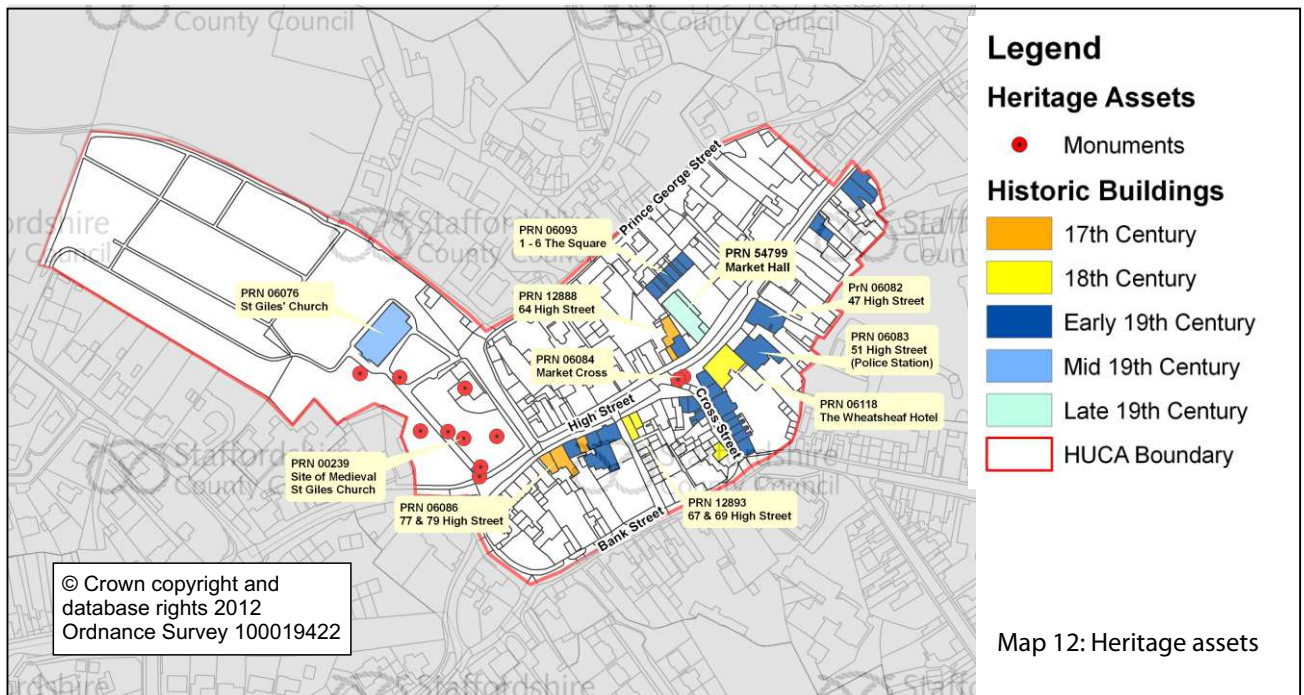
²³⁸ Staffordshire HER: PRN 06086 and PRN 06083; Ashlar: A square, hewn or worked, high class freestone which can be 'freely' cut and is laid in horizontal courses with vertical joints. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage)

²³⁹ Short 1985; fig. 38; A. Bull & M. Plant of Cheadle and District Historical Society pers. comm.

²⁴⁰ Staffordshire HER: PRN 12894

²⁴¹ Staffordshire HER: PRN 12888

²⁴² Staffordshire HER: PRN 06093



The built form of the HUCA is dominated by two and three storey red brick properties along both High Street and Cross Street, although a number have been subsequently rendered or painted. There are two principle exceptions to this predominant built form; the Grade II listed 77 and 79 High Street, a highly decorated 17th century timber framed building (plate 2) and the Grade II listed 51 High Street (currently the Police Station) whose frontage is constructed of ashlar²³⁸. The Talbot Inn to the south of the HUCA on Watt Place was largely built in 1927 in an Arts and Crafts style; the earliest portion dates to the late 18th century although the façade was altered to match the 1927 building²³⁹. Its ground storey comprises brick with stone mullioned windows with timber and white plaster infill to the first storey (plate 12).

Some of the buildings within the High Street have been identified as having earlier origins than their external appearance suggests. These include the Grade II listed 73 High Street where the early 19th century frontage conceals a 17th century core²⁴⁰. Archaeological work on the Grade II listed 64 High Street identified that the extant building concealed evidence of its 15th/16th century origins as a timber framed building (cf. 2.5.1.3; plate 1)²⁴¹. Consequently there is the potential that other brick-fronted buildings which dominate the High Street may retain earlier origins within their later structures.

For much of the length of the High Street the buildings stand close to the road side creating an intimate character. At the south western end there are only buildings on the southern side; the north is comprised of a stone wall topped by iron rails which enclose the public footpath. Above this there is a second stone wall enclosing the churchyard. Other breaks in the building frontage along the High Street occur at the Market Place where the Grade II listed early 19th century buildings (1 to 6 The Square) stand at the far side and opposite where the ashlar built property (now the police station) stands back from the road behind a low wall and railings²⁴².

Plate 12: Talbot Inn, Watt Place



The northern side of Bank Street has no buildings fronting onto it; those present comprise the workshops and ancillary buildings of the properties fronting onto High Street. This reaffirms the character of the street as having originated as a Back Lane. Properties fronting onto Prince George Street to the north are domestic in character and principally comprise mid and late 20th century detached houses, although a number of earlier undated cottages survive.

4.1.3 Heritage values

<p>Evidential value: There is a high potential for below ground archaeological remains to survive within the HUCA relating to its development from the medieval period onwards including domestic, industrial activity as well as the location and nature of the medieval church. Such information would greatly enhance our understanding of the history of Cheadle. There is also a high potential for further historic buildings whose appearance suggests an 18th/19th century date to reveal earlier origins. Such survivals have already been identified at 64 High Street. Such information reveals an understanding of the earliest character of the town as well as enhancing the wider social and economic history.</p>	<p>High</p>
<p>Historical value: The HUCA is dominated by the legible heritage assets particularly in the number of surviving historic buildings, both listed and unlisted. The medieval street pattern, including the market place, is also well preserved as are the burgage plots, at least at street level.</p>	<p>High</p>

²⁴³ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁴⁴ Ibid.

²⁴⁵ English Heritage 2012: <http://www.helm.org.uk/>

²⁴⁶ Staffordshire Moorlands District Council. http://jadu.staffsmoorlands.gov.uk/site/scripts/documents_info.php?documentID=318

²⁴⁷ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<p>Aesthetic value: The integrity of the historic character of the planned linear medieval town is particularly well preserved within the HUCA. The integral components of the historic character are the historic buildings, burgage plots, market place and the street pattern. The majority of the High Street and Cross Street is comprised of an intimate built character, whilst the churchyard and cemetery at the southern end of the High Street, whilst lying above street level, provides green open space. Overall the historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by several designations including the Cheadle Conservation Area and the 21 nationally listed buildings and structures. Change within the HUCA should therefore seek to contribute to sustainable regeneration whilst respecting its historic character.</p>	<p>High</p>
<p>Communal value: The HUCA is the commercial heart of the modern town and the church provides a focal point. As such the HUCA enables the community to directly engage with the heritage assets which are highly visible within the character area. The experience and understanding of Cheadle's heritage could be promoted to the community and visitors' through interpretation and encourage heritage-led sustainable tourism.</p>	<p>High</p>

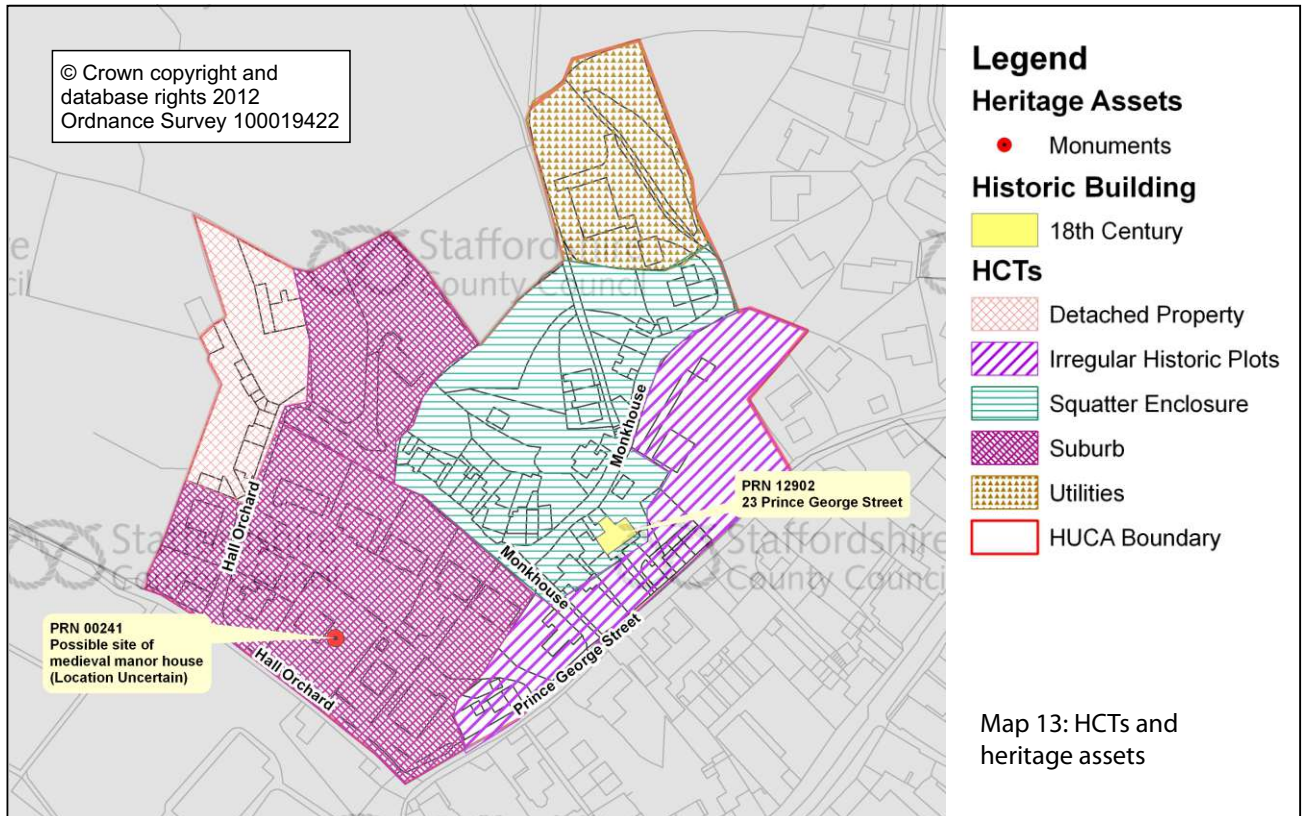
4.1.4 Recommendations

The heritage significance and values elements have recognised the importance of this HUCA to not only in its contribution to an understanding of Cheadle's history, but also to the sense of place for the community and visitors.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)²⁴³.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF²⁴⁴). The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²⁴⁵.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult the Cheadle Conservation Area Appraisal and the Staffordshire Moorlands Conservation Team in the first instance²⁴⁶. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁴⁷.

- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their origins, development and function as has been shown by previous building recording. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁴⁸.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF²⁴⁹.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document²⁵⁰.

4.2 HUCA 2: Hall Orchard and Monkhouse



4.2.1 Statement of heritage significance and built character

It has been argued that Prince George Street probably formed a back lane to the High Street and as such may have originated as part of the medieval town plan (cf. 2.4.1.2). The earliest known settlement within the HUCA, based upon historic mapping, is that indicated by HCT 'Irregular Historic Plots' on the north side of Prince George Street (cf. map 13). The mapping suggests that settlement existed along the street by the late 18th century. The extant properties mostly comprise red brick cottages some of which are clearly of 19th century date, but which may be located on the site of earlier buildings. The properties in Prince George Street lie within the Chedale Conservation Area (cf. map 10).

A narrow lane, now known as Monkhouse, leads off Prince George Street heading uphill and leading to a second area of early settlement. Its lack of planning may suggest that it originated as squatter settlement, although the patterning may be purely due to the topography; the houses being graded into the hillside. If it originated as the former this may have been in response to the increase in industrial activity from the post medieval period onwards. The lack of early mapping for Chedale makes it difficult to determine a period of origin for this settlement and none of the houses have been closely dated. However, the establishment of the Free School on Monkhouse by the late 17th century may suggest settlement in the area by this date. The earliest known house in Monkhouse, although orientated with its front overlooking Chedale, is the Grade II listed 23 Prince George Street, which has been dated to the late 18th century²⁵¹. The extant historic buildings principally comprise small two-storey cottages standing either

singularly, in pairs or as short rows (e.g. plate 13). Many are red brick, but a number have since been rendered. The importance of Monkhouse to the historic character of the town has been acknowledged by its incorporation in to the Cheadle Conservation Area (cf. map 10).



Plate 13: Properties on Monkhouse

Plate 13: Properties on Monkhouse On the eastern side of Monkhouse (as it leads off Prince George Street) is a red brick community hall, built in the early 20th century, and an earlier large rendered house known as the School House. This was probably the site of the 17th century Free School (cf. 2.5.2.1 and 2.6.2.3). The school was apparently closed in 1917, although the extant hall was marked as a school on the third edition 25" OS map (1924)²⁵². The nature of the relationship between the property now known as the 'School House' and the Free School is not currently clear. The School House has not been closely dated.

The origins of the names of the two lanes within the HUCA, Monkhouse and Hall Orchard, are currently unknown. It has been suggested that the latter may indicate the site of the original manor house within Cheadle Manor (cf. 2.4.1.1). The name now applies to Hall Orchard Farm, Hall Orchard House and the road which curves around a former area of small fields, whose form suggests that they had once formed part of the medieval open field system (plate 14; map 3). Whether the original manor house was sited here depends partly upon the origins of the placename; it is not used in connection with this area on the first edition OS map (1880), but the early tithe award was not checked as part of the project. However the general area lies within 150m of the site of the medieval church and it is not impossible that it originated as a church-manor site (where the church and manor lie adjacent to one another).

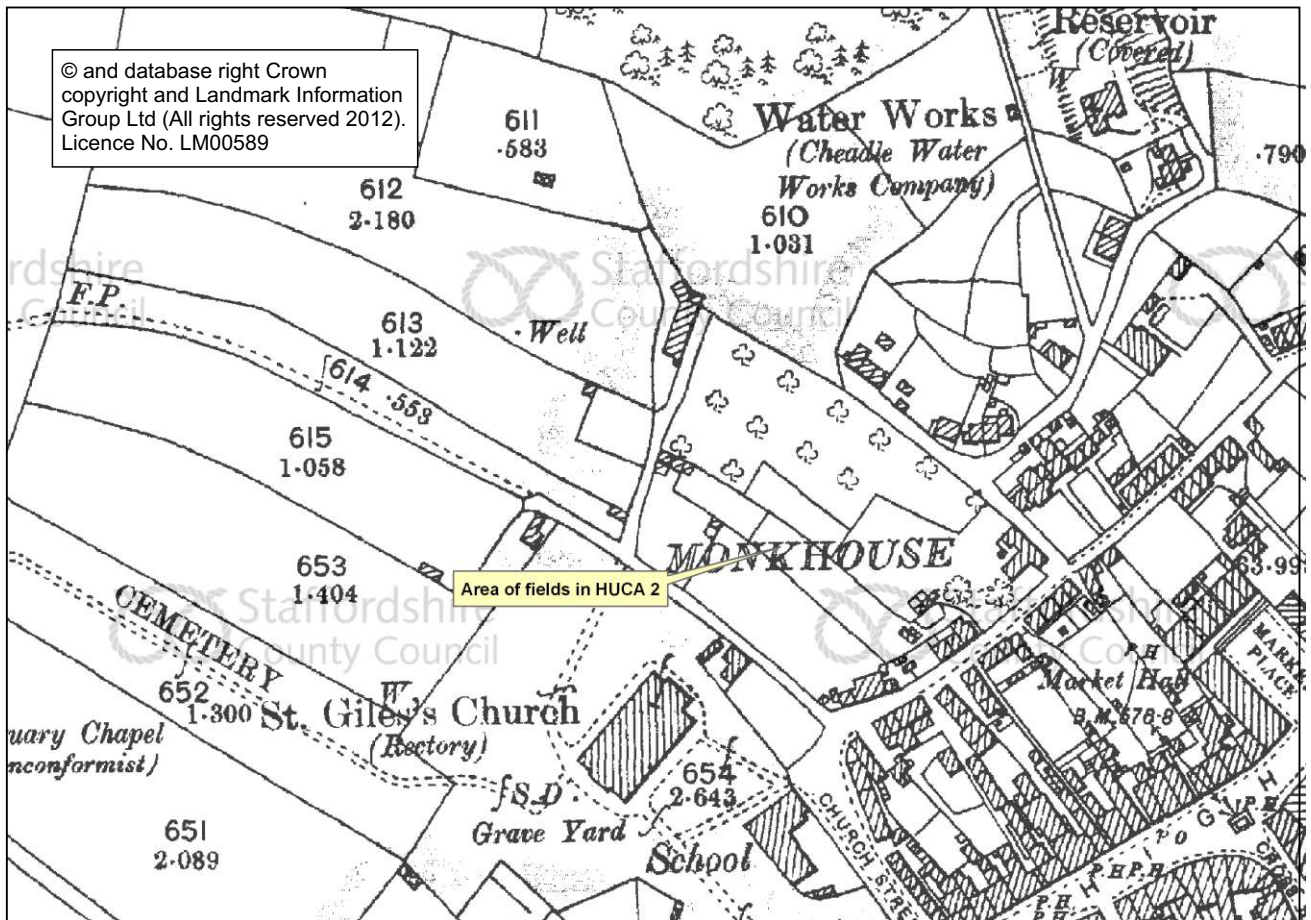


Plate 14: Second Edition 25" OS map

Whilst the historic character of the HUCA is dominated by historic properties located on the hillside along narrow lanes, some 20th century development has encroached. The modern properties, principally of late 20th century date, comprise detached single storey dwellings of red brick.

A waterworks and covered reservoir was constructed in the north east of the HUCA in the mid 19th century (cf. 2.6.2.4). The waterworks buildings and reservoir were updated in the late 20th century, but it is unclear whether the site is still used in the 21st century.

4.2.2 Heritage values

Evidential value: There is the potential for below ground archaeological remains to survive which could inform the origins of settlement at both Monkhouse and Hall Orchard. This may include the site of the manor house, although if this existed it may equally have been located closer to the church (in HUCA 1). The historic buildings also have the potential to inform as to the origins and nature of the settlement within the HUCA which would supplement our understanding of the history of Cheadle

High

²⁵³ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁵⁴ Ibid.

²⁵⁵ English Heritage 2012: <http://www.helm.org.uk/>

²⁵⁶ Staffordshire Moorlands District Council.

http://jadu.staffs Moorlands.gov.uk/site/scripts/documents_info.php?documentID=318

²⁵⁷ Department for Communities and Local Government 2012.

<p>Historical value: The HUCA is dominated by heritage assets in the form of the network of lanes and historic buildings. One of the buildings is Grade II listed, but the undesignated properties also contribute to the overall historic character and settlement form even though individual buildings have had their exteriors considerably altered.</p>	<p>High</p>
<p>Aesthetic value: The integrity of the historic character is largely well preserved, with the modern development being concentrated in one area. The HUCA has a distinctive historic character, which is very different to other areas within the EUS project. Its character is determined by the pattern of settlement, cut into the hillside and lying on or above narrow lanes. The importance of Monkhouse and Prince George Street in particular to the historic character of the town has been acknowledged in its incorporation in the Cheadle Conservation Area.</p>	<p>High</p>
<p>Communal value: The HUCA mostly comprises private residences which restricts public engagement and appreciation to street level.</p>	<p>Low</p>

4.2.3 Recommendations

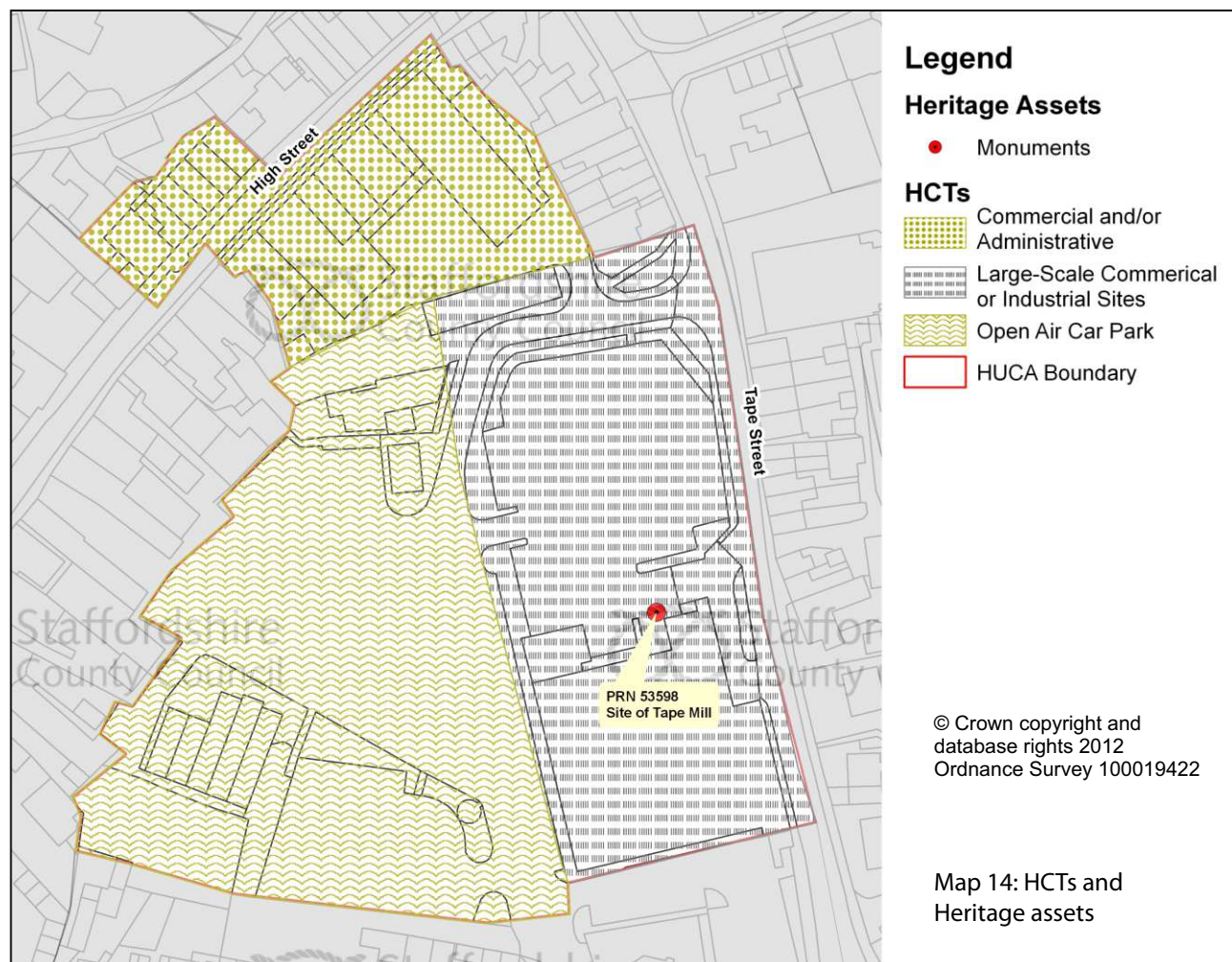
The HUCA has a distinctive historic character within the EUS project area which is mostly comprised of small cottages cut into the hillside and laid out along narrow lanes. There is one area of late 20th century development located within a former field system

- ◆ A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)²⁵³.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF²⁵⁴. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²⁵⁵.
- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not within the Conservation Area, the applicant should consult the Cheadle Conservation Area Appraisal and the Staffordshire Moorlands Conservation Team in the first instance²⁵⁶. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁵⁷.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their origins, development and function as has been shown by previous building recording. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation

may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁵⁸.

- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document²⁵⁹.

4.3 HUCA 3: High Street and Tape Street



4.3.1 Statement of heritage significance and built character

The HUCA incorporates part of the High Street and some of its backplots which have been redeveloped during the late 20th century (cf. map 14). Along the High Street itself purpose built shops and arcades have replaced earlier properties (cf. HCT 'Commercial and/or Administrative' on map 14). The earlier settlement does not conform to the regular burgage plots further south west along High Street, however, it may have formed part of the medieval planned town or may represent late medieval or post medieval expansion.

The car park was laid out on an area which may originally have formed part of the medieval burgage plots laid out along High Street. However, by the mid 19th century this area appears to have formed large paddocks; the straight boundaries may suggest the area had been recently reorganised. Such reorganisation may have been associated with the construction of a large tape works in the late 18th and early 19th centuries which fronted onto what is now Tape Street (cf. 2.6.3.2). The majority of the tape factory was mostly demolished in 1973 with only part of the building adjacent to Tape Street surviving; the present supermarket built by 2000 stands on the majority of the site²⁶⁰.

4.3.2 Heritage values:

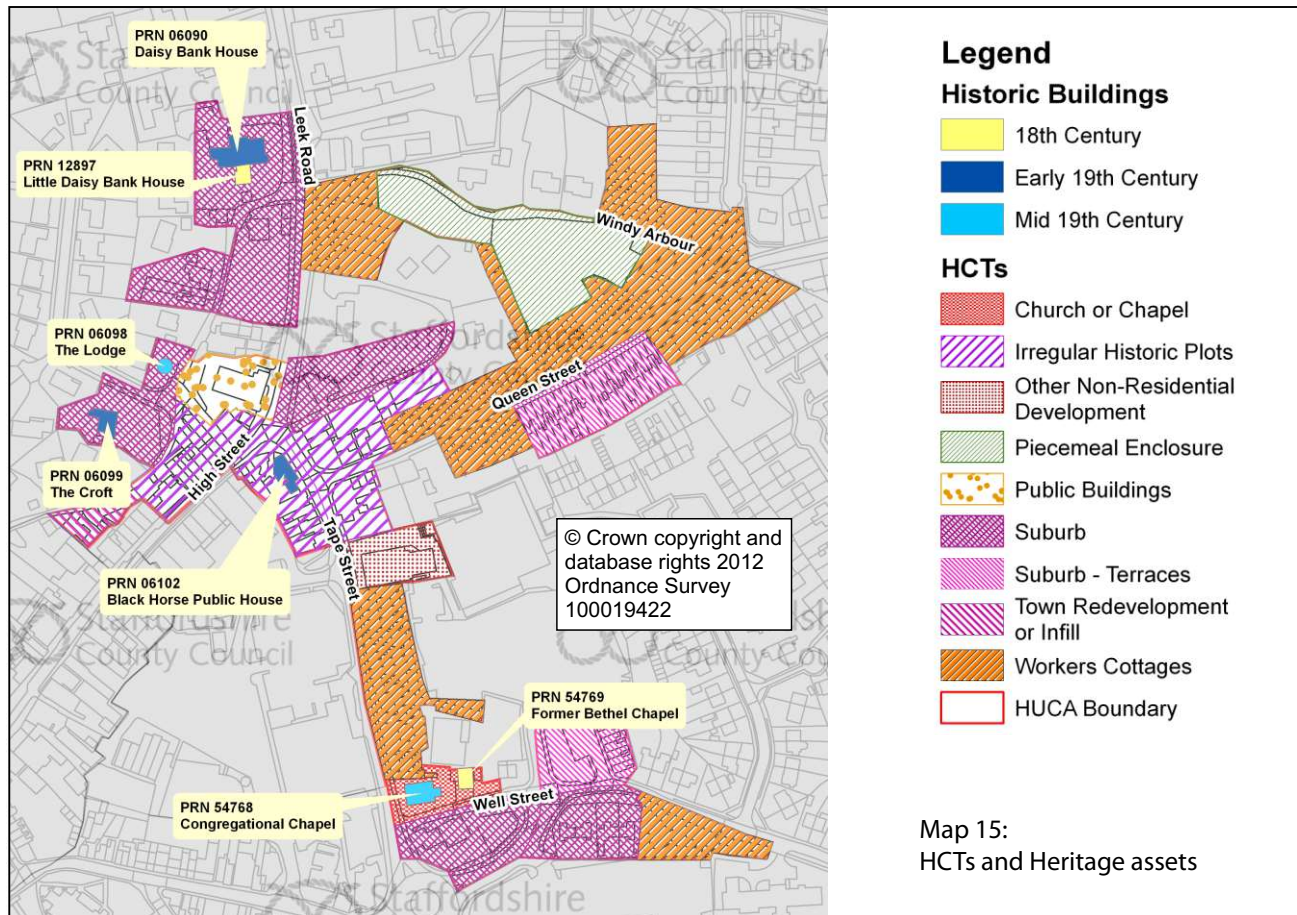
<p>Evidential value: It is likely that at least the western portion of the HUCA had formed part of the medieval town plan; representing backplot areas behind houses fronting onto High Street. The section of the High Street which lies within the HUCA also has the potential to inform upon the origins and development of this area and identify the extent of the medieval town. There is also the potential for archaeological deposits associated with the site of the tape factory to survive within the HUCA.</p>	<p>High</p>
<p>Historical value: There are no known heritage assets lying within the HUCA with the exception of the alignment of the streets.</p>	<p>Low</p>
<p>Aesthetic value: The historic character has been impacted by 20th century redevelopment and the creation of the car park. The area currently lies within the Cheadle Conservation Area.</p>	<p>Low</p>
<p>Communal value: The current lack of understanding restricts the potential of the HUCA to contribute to Cheadle's history and the interpretation of that for the benefit of residents and for tourism.</p>	<p>Low</p>

4.3.3 Recommendations

The legibility of the historic character of the HUCA is dominated by late 20th century change. There remains the potential for below ground archaeological remains to survive.

- ◆ Where redevelopment or change may impact upon the Conservation Area or its setting the applicant should consult the Cheadle Conservation Area Appraisal and the Staffordshire Moorlands Conservation Team in the first instance²⁶¹. Designated heritage assets and their settings are covered under para. 132 of NPPF²⁶².
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁶³.
- ◆ Any proposed change or redevelopment within the HUCA should be sympathetic to the wider historic character of the town. High quality design which reflects the surrounding local character (cf. HUCA 1, HUCA 4 and HUCA 12 in particular) is the key to enhancing the townscape as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF²⁶⁴.

4.4 HUCA 4: Tape Street and Queen Street



4.4.1 Statement of heritage significance and built character

The HUCA largely represents the residential expansion of Cheadle during the 19th century in response to its industrial development and particularly the establishment of the tape mill in HUCA 3 (cf. 2.6.3.2). The housing is mostly located along pre-existing routes; Leek Road, Queen Street and Tape Street.

At the junction of High Street and Leek Road the historic character has been identified as representing 'Irregular Historic Plots' where the properties are a mix of two and three stories, mostly of brick or have been rendered, but clearly do not originate as workers cottages. The properties have not been dated, but as a section lies along High Street it may have formed part of the medieval town or an area of early expansion. The buildings in this area also include purpose-built non-residential properties. These include two large-scale buildings. On Leek Road there is the late 19th century Town Hall (HCT 'Public Buildings' on map 15) which has since been converted to residential use (cf. 2.6.2.1 and plate 5). A mid 20th century Guildhall stands on Tape Street (HCT 'Other Non-Residential Development' on HUCA 4 Map). The latter is a two storey building, standing gable end on to the street; its only ornamentation being the stone pillar placed either side of the double door. Some of the properties lying within HCT 'Irregular Historic Plots' are also purpose built and include a mid 20th century shop, a toilet block and the early

19th century Grade II listed Black Horse Public House standing on Tape Street²⁶⁵. The importance of this area to the historic character of the town has been acknowledged by its incorporation in the Cheadle Conservation Area (cf. map 10).



Plate 15: J & N Philips & Co's housing in Queen Street

To the south (along Tape Street and Well Street) and to the north and east (along Queen Street, Windy Arbour and part of Leek Road) the built heritage is comprised principally of brick built 'Workers Cottages' (cf. map 15). There is some diversity of style and scale along these streets the majority are two storey, although along Tape Street in particular there are differing roof lines and some detached or semi-detached properties. There is also one three storey property in Tape Street and a row of seven three-storied houses in Queen Street. Overall there is greater uniformity of housing style within these areas of 'Workers Cottages' to the north of the HUCA and particularly at the eastern end of Queen Street. The earliest of these 'workers cottages' are located to the south along Tape Street and Well Street where the earliest are of at least early 19th century date. Those along Queen Street probably date from the mid 19th century.

A number of properties on the south side of Queen Street have been identified as 'Suburb – Terraces' in acknowledgement of the

uniformity of style (cf. map 15). These properties were built by the tape manufacturers J & N Philips & Co in 1868 to house workers from Lancashire (cf. 2.6.3.2; plate 15). Other properties exhibiting greater uniformity of style and scale are located along Sun Street and also date to the late 19th century.

The north of the HUCA, particularly to the west of Leek Road, is dominated by higher status houses, which mostly comprise large detached properties. These include two Grade II listed houses of early 19th century date, The Croft and Daisy Bank House²⁶⁶. The earliest identified property in the HUCA is the Grade II listed two-storey property, Little Daisy Bank House, which dates to the mid 18th century, with mid 19th century alterations²⁶⁷. The unusual Grade II listed circular building standing on Prince George Street dates to the mid 19th century and originated as a gate lodge for The Croft which stands to the south west²⁶⁸. The importance of this area to the historic character of the town has been



Plate 16: Congregational chapel, Tape Street

acknowledged by its incorporation in the Cheadle Conservation Area (cf. map 10). A large detached house, now a club, stands to the south of the HUCA on Tape Street and to the rear on Well Street there are also two semi-detached houses.

The earliest known building in the southern portion of the HUCA is the former Congregational Chapel (later used as a Sunday School) which fronts onto Well Street and was built in the late 18th century. A new, larger, Congregational Chapel was built adjacent in 1851 fronting onto Tape Street (HCT 'Church or Chapel' on map 15; cf. 2.6.4.2 and plate 16)²⁶⁹.

4.4.2 Heritage values:

<p>Evidential value: There is the potential for below ground archaeological deposits to survive relating to the nature, extent and period of origin of settlement at the junction of High Street, Leek Road and Tape Street. There may also be information regarding the origins of settlement along Tape Street surviving within the HUCA. Across much of the remainder of the HUCA the 19th century houses are known to have been built upon field systems (cf. maps 3 and 4).</p>	<p>High (within HCT 'Irregular Historic Plots') Low elsewhere</p>
<p>Historical value: The HUCA is dominated by its legible heritage assets which mostly comprise historic houses many of which are directly associated with the tape industry which was established in the town during the mid 19th century.</p>	<p>High</p>
<p>Aesthetic value: The integrity of the historic character is well preserved with little late 20th/early 21st century redevelopment, although individual properties have had their frontages altered during the 20th century. The importance of the streetscapes along Leek Road and Prince George Street to the historic character of the town has been acknowledged in their incorporation into the Cheadle Conservation Area.</p>	<p>High</p>
<p>Communal value: The HUCA mostly comprises private residences (including the former Town Hall) which restrict public engagement and appreciation to street level. However, the importance of the area to the history and character of the town could form part of any interpretation to inform the community and visitors and to encourage sustainable tourism.</p>	<p>Low</p>

4.4.3 Recommendations

The historic character of the HUCA mostly comprises the expansion of housing, largely associated with the establishment of the tape industry, during the 19th century.

- ◆ A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)²⁷⁰.

²⁷¹ Ibid.

²⁷² English Heritage 2012: <http://www.helm.org.uk/>

²⁷³ Staffordshire Moorlands District Council.

http://jadu.staffsmoorlands.gov.uk/site/scripts/documents_info.php?documentID=318

²⁷⁴ Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁷⁵ Ibid.

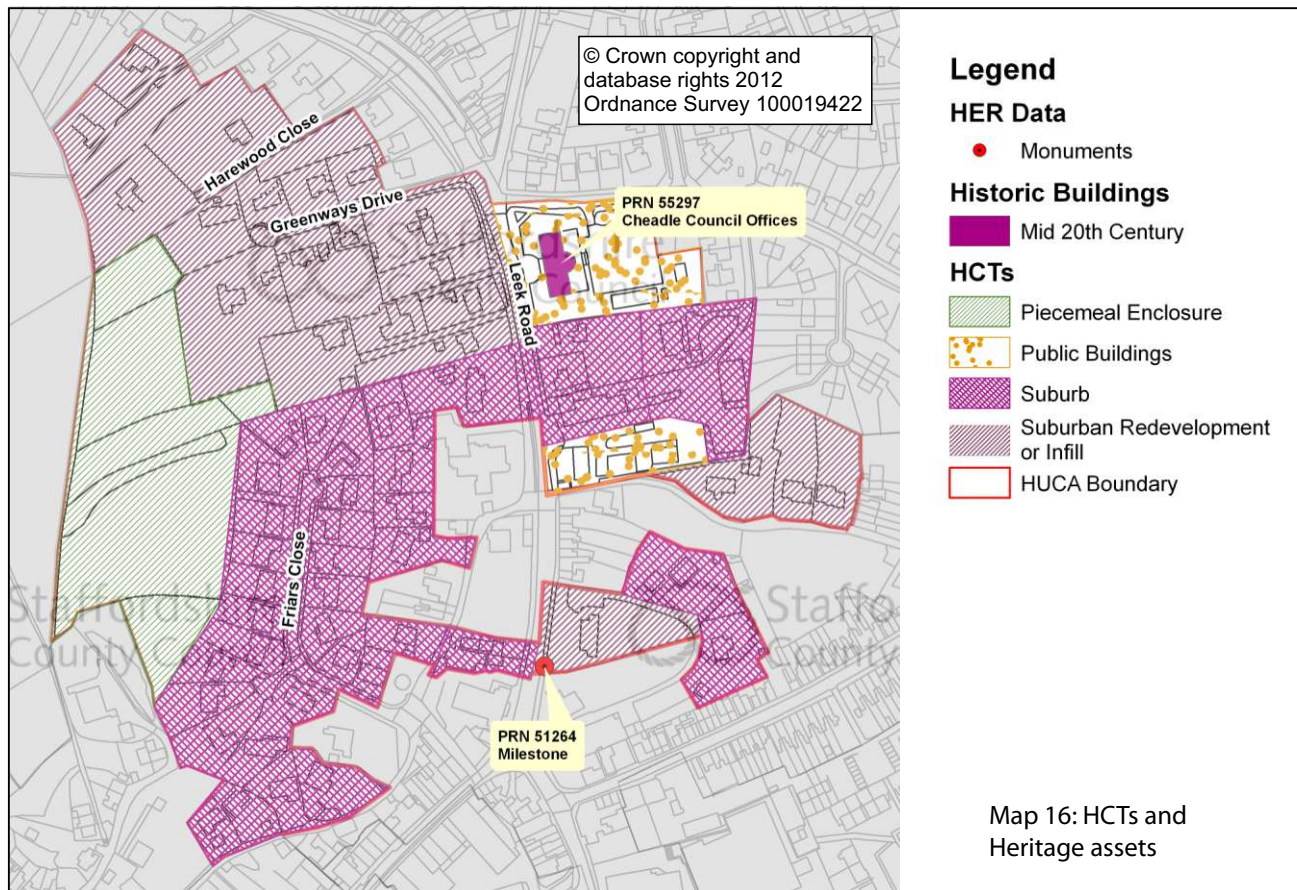
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF²⁷¹). Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²⁷².
- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not within the Conservation Area, the applicant should consult the Cheadle Conservation Area Appraisal and the Staffordshire Moorlands Conservation Team in the first instance²⁷³. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁷⁴.
- ◆ Any review of the Conservation Area boundary should consider the incorporation of the workers cottages within the HUCA; particularly those along Queen Street, dependent upon their meeting the relevant criteria.
- ◆ There is the potential for below ground archaeological deposits to survive with particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) or where deposits may be identified in the future archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁷⁵.
- ◆ Change within the HUCA should be sympathetic to its historic character. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design (both for new development and the enhancement of the historic buildings) which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF²⁷⁶.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document²⁷⁷.

²⁷⁶ Ibid.

²⁷⁷ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>

Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

4.5 HUCA 5: Leek Road and Friars Close



4.5.1 Statement of heritage significance

The HUCA represents the expansion of residential development mostly dating to the late 20th century. Development along the Leek Road, which is not entirely residential in nature, dates to the mid 20th century. This includes the Council Offices (plate 17) and the former Library (HCT 'Public Buildings' on map 16) as well as the houses that lie between them²⁷⁸. The Council Offices were built in 1936 to 1937 for Cheadle Rural District Council to the designs of Venables and Barker of Hanley²⁷⁹. It is no longer used as council offices.

Friars Close is a late 20th century housing estate of detached properties lying along a cul-de-sac (HCT 'Suburb' on map 16). This is the only single phase uniform development within the HUCA. The remainder of the housing, whilst comprising large detached housing, was mostly constructed piecemeal resulting in a range of architectural styles. These houses have been identified as HCT 'Suburban Infill or Redevelopment' on map 16 as they have all been built upon the site of earlier properties. Those lying to the west of Leek Road were built upon the site of a country house and its grounds, Greenhill, which dated to at least the late 18th century, although little further is known about its history (cf. map 5). The houses along Harewood Close were built in the late 20th century in the gardens of earlier properties lying on Leek Road (in HUCA 6). The houses on the east of Leek Road in Windy Arbour were built upon the site of a detached property, possibly a farmstead.



Plate 17: Cheadle Town Council buildings

The Leek Road was incorporated into a turnpike trust in the late 18th century and the Grade II listed milestone is testimony to this history²⁸⁰.

Prior to the residential expansion the majority of the HUCA had originated as a field system enclosed incrementally probably in the post medieval period (cf. 2.5.3.1). These fields had formed part of one of Cheadle's open fields in the medieval period (cf. 2.4.2.1).

4.5.2 Heritage values:

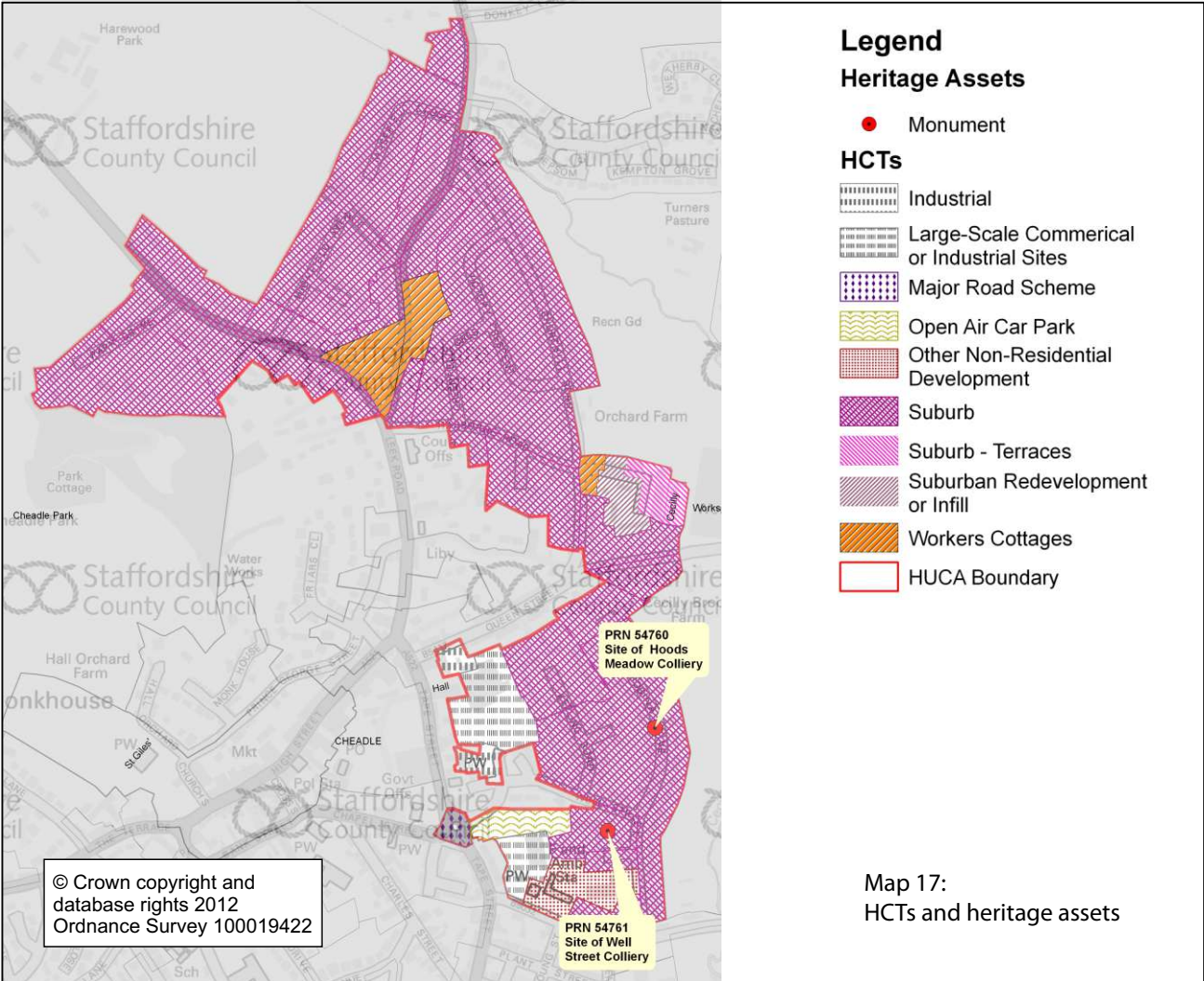
Evidential value: The HUCA lies beyond the historic core of the town in an area which had largely formed part of the open field system until its enclosure.	Low
Historical value: The HUCA principally comprises houses of late 20th century date. Two public buildings of mid 20th century date also survive.	Low
Aesthetic value: The character of the HUCA is dominated by residential development, which forms part of Cheadle's suburban expansion principally dating to the late 20th century.	Low
Communal value: The HUCA comprises housing, which from a heritage perspective is of low value.	Low

4.5.3 Recommendations

The HUCA principally comprises late 20th century housing development.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²⁸¹.

4.6 HUCA 6: Harbourne Road, Froghall Road and Leek Road



4.6.1 Statement of heritage significance and built character

The HUCA is dominated by mid 20th century residential development, although properties of both earlier and later date are also present as well as two large commercial units which lie adjacent to the town centre.

The earliest known properties within the HUCA lie on the Froghall Road (HCT 'Workers Cottages' on map 17) which originate in at least the mid 19th century. Further houses had appeared by the late 19th century on the northern side of Leek Road. All of these houses comprise small red brick cottages. The earlier properties on Froghall Road exhibit little uniformity in their style; some stand in pairs and others in short rows. Some of them lie directly on the road and others stand above the road in gardens. There is greater uniformity in the properties on the Leek Road, although a number have been subsequently altered and rendered. These properties are likely to be associated with the coal mines which were opened at various times in the wider area and which included the Woodhead Colliery lying approximately 500-600m to the north east (out side

of the EUS project area). To the east of the HUCA there are further 'Workers Houses' on Churchill Road which date to the late 19th century. These houses along with the terraces (HCT 'Suburbs – Terraces' on map 17) in Cecilly Road are probably associated with the site of Cecilly Mills which lies adjacent in HUCA 11 (cf. 2.6.3.2). Cecilly Terrace, which lies directly adjacent to the site of the former textile mill dates to at least the late 19th century, whilst the terraces adjacent lying in Cecilly Street were built in the early 20th century.

When these terraces and cottages were built (in the northern portion of the HUCA) they were largely surrounded by fields; those to the north had originated as part of an open field system which existed by the medieval period (cf. map 3; cf. 2.4.2.1). These fields were enclosed incrementally during the post medieval period (cf. 'Piecemeal Enclosure on map 4; cf. 2.5.3.1); the remaining fields may also have been created by or during the post medieval period although their earlier origins remain obscure. Housing estates along sinuous roads were laid out in the mid 20th century. The houses which were constructed comprise a mix of detached and semi-detached two storey principally red brick houses. All of the houses have been provided with their own driveways and spacious gardens, but the proportions are probably more generous to the east of the HUCA where the majority of the detached houses lie.

In the southern portion of the HUCA (the area south of Queen Street) there are further mid 20th century two-storey red brick houses. These are comprised of either semi-detached properties or are grouped in terraces of four. Unlike the northern portion none of the properties were provided with their own garages, although the gardens are still generous. The earlier history of this area is related to the town's industrial heritage. Two small collieries were opened for a period of approximately ten years in the late 19th century²⁸².

The residential character is lost in the south western corner of the HUCA where there is an increase in the scale of the buildings. This change is probably due to the location of these properties adjacent to the town centre. They include a large health clinic and a fire station of mid 20th century date (HCT 'Other Non-Residential Development' on map 17) and two large commercial units (supermarkets or superstores) the most northerly being built in the late 20th century (HCT 'Large-Scale Commercial or Industrial Sites' on map 17). The store lying adjacent to the fire station was constructed in the early 21st century upon the site of an earlier industrial complex.

4.6.2 Heritage values

<p>Evidential value: The HUCA lies beyond the historic core of the town and the majority of the extant buildings were constructed upon field systems a number of which originated in at least the medieval period.</p>	<p>Low</p>
<p>Historical value: The legible heritage assets comprise the 19th and early 20th century cottages and terraces which lie along Froghall Road and Leek Road as well as adjacent to Cecilly Mills. All of these properties are associated with the industrial heritage of the Cheadle area. The majority of the HUCA is comprised of mid 20th century housing estates.</p>	<p>Medium</p>

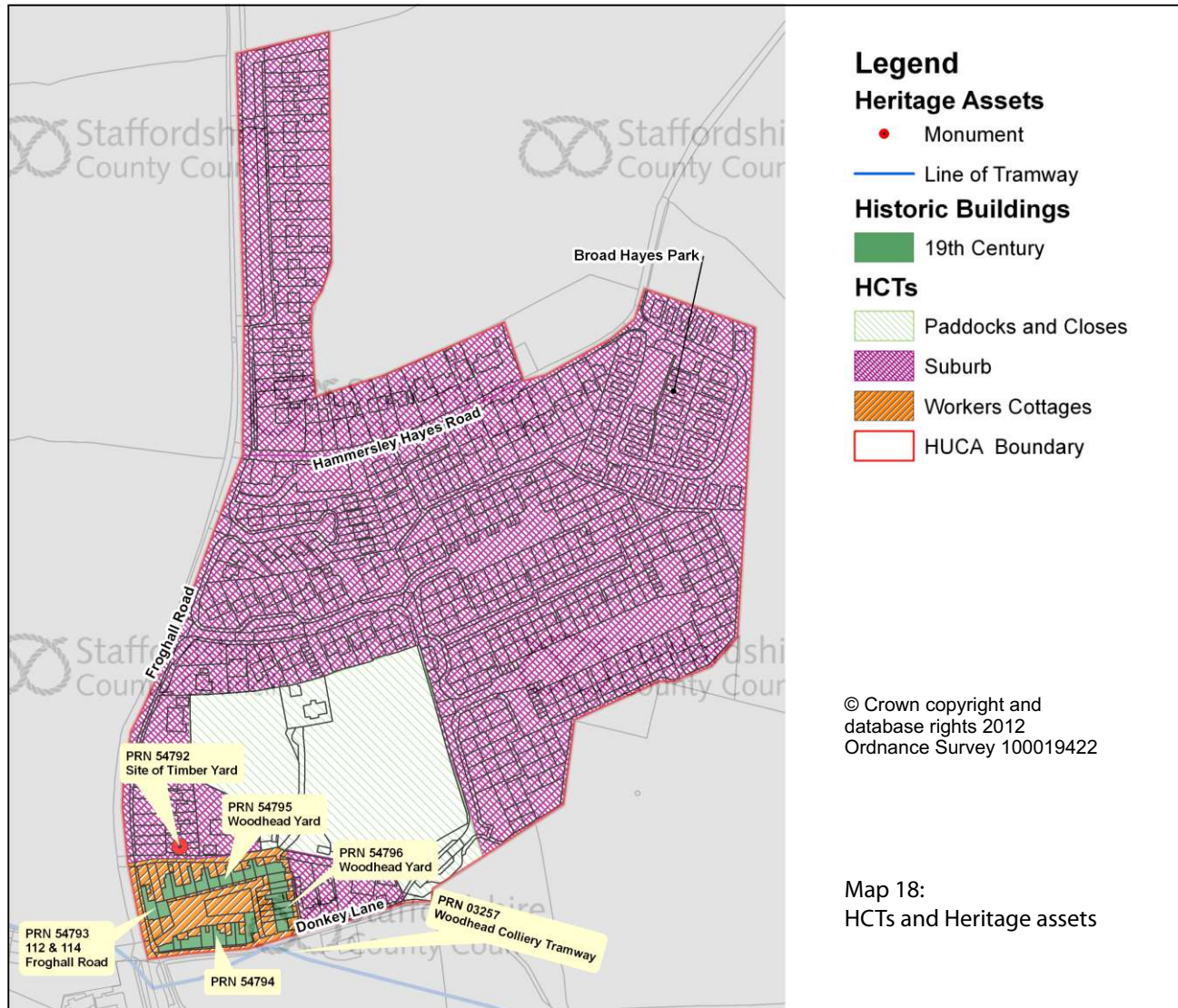
<p>Aesthetic value: There is a strong sense of place within the HUCA which arises from its mid 20th century suburban character. The 19th and early 20th century houses also contribute to a sense of both place and history being associated with Cheadle's industrial heritage.</p>	<p>Medium</p>
<p>Communal value: The HUCA comprises housing, which from a heritage perspective is of low value.</p>	<p>Low</p>

4.6.3 Recommendations

The historic character of the HUCA is largely defined by the large scale mid 20th century residential development, although pockets of earlier housing, some closely associated with the industrial heritage of the town, also survive. Close to the town centre the character has been influenced by its location to provide services in large-scale buildings including more recently large retail units.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF²⁸³. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²⁸⁴.
- ◆ Change within the HUCA should be sympathetic to its historic character in terms of materials, scale and massing. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design (both for new development and the enhancement of historic buildings) which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF²⁸⁵.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²⁸⁶.

4.7 HUCA 7: Hammersley Hayes Road and Donkey Lane



4.7.1 Statement of heritage significance and built character

The small HUCA is an outlier beyond the main development envelope of Cheadle. The earliest properties lie at the junction of Froghall Road and Donkey Lane and comprise cottages surrounding a courtyard, although there is a lack of conformity in the built form (HCT 'Workers Cottages' on HUCA 7 map; plate 18). All of the buildings within the complex, known as Woodhead Yard, now comprise residences, but it is clear that some of the ranges originally had an industrial use²⁸⁷. Part of the southern range for instance was operating as a 'Smithy' in the 1920s. However, the two cottages lying gable end onto Froghall Road and six cottages at the far side of the courtyard have probably always been residential²⁸⁸. It may have originated to support the Woodhead Colliery which lay just to the south. The section of Donkey Lane which lies adjacent to the complex had originally formed part of the early 19th century Woodhead Tramway (cf. 2.6.5.3)²⁸⁹. This interesting complex deserves further research to understand its origins and function.



Plate 18: Woodhead Yard

The housing expansion lying to the north occurred during both the mid and late 20th century (map 9). The earlier properties lie to the north and comprise semi detached houses whilst in the late 20th century a housing estate was built comprising two-storied terraced houses along cul-de-sacs. To the north east Broad Hayes Park comprises a small estate of mobile homes.

The detached house which lies within the area identified as 'Paddocks and Closes' (HUCA 7 map) dates to the mid 20th century. The earlier field pattern of the HUCA, prior to the housing expansion of the 20th century, had probably been enclosed incrementally during the post medieval period (HCT 'Piecemeal Enclosure' on map 4; 2.5.3.1). It had formed part of at least one medieval open field probably lying within Cheadle Grange manor (cf. 2.4.2.1; HCT 'Strip Fields' on map 3).

4.7.2 Heritage values:

Evidential value: There is the potential for evidence relating to early coal mining and associated activity to survive within the area of the paddocks and closes, which is known to have occurred across the Woodhead coal seam within this area. On the whole the HUCA lies away from the historic core of the town in an area which had formed part of arable economy since at least the medieval period.

Medium

²⁹⁰ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁹¹ English Heritage 2012: <http://www.helm.org.uk/>

²⁹² Department for Communities and Local Government 2012

²⁹³ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

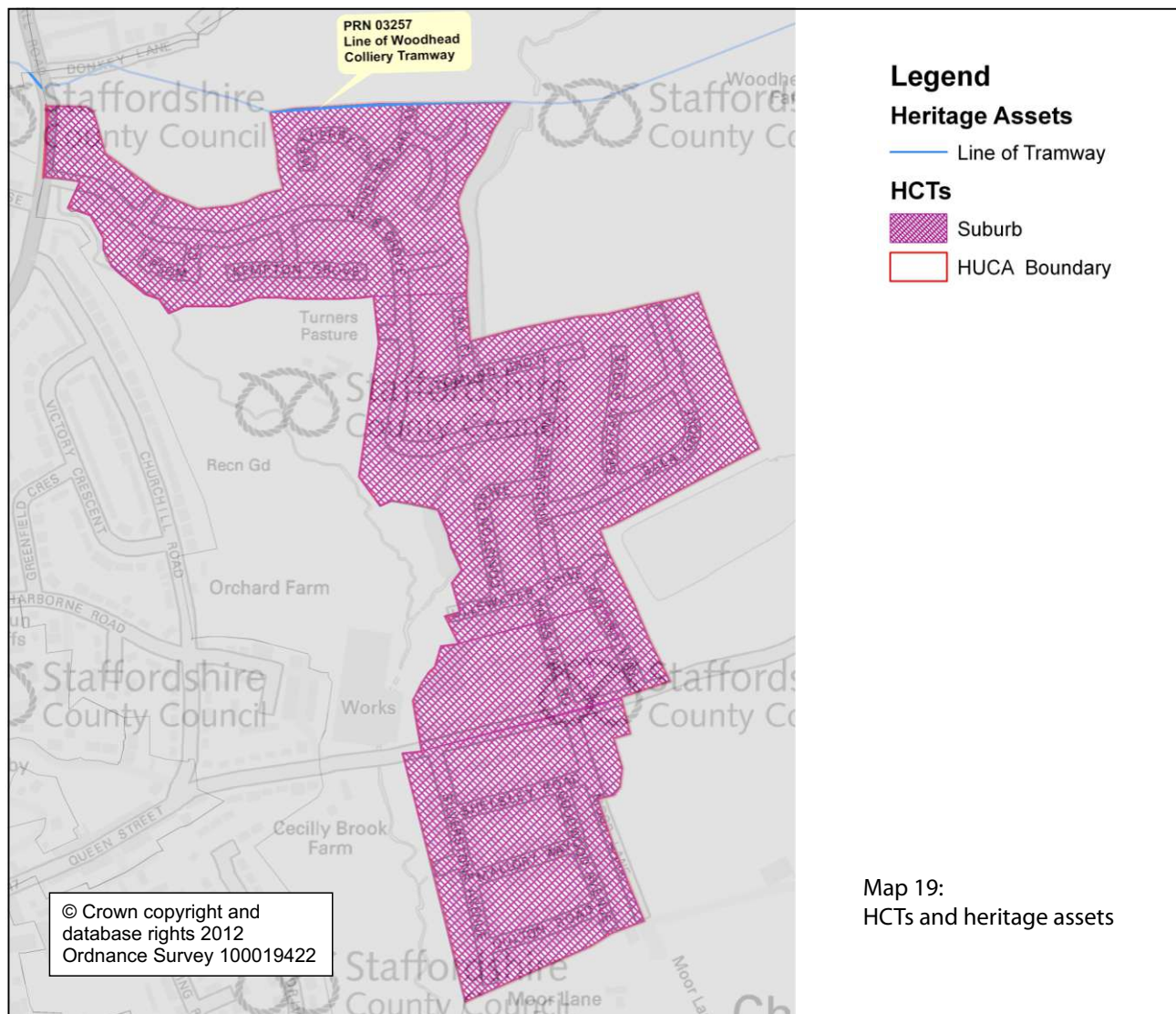
<p>Historical value: Legible heritage assets exist within the HUCA which potentially relate to the industrial heritage of the Cheadle area. This includes the line of the Woodhead Tramway, of which Donkey Lane formed part. The extant historic buildings probably also originated as part of an industrial complex, possibly associated with the Woodhead Colliery, which also incorporated workers housing within its plan form.</p>	<p>Medium</p>
<p>Aesthetic value: The historic character of the HUCA is dominated by the mid to late 20th century residential development. However, the historic buildings make a positive contribution to the local sense of place and the paddocks and closes form part of the surrounding (and predominant) rural character of the wider landscape.</p>	<p>Medium</p>
<p>Communal value: The HUCA mostly comprises private residences of 20th century date. However, further research could identify the role of Woodhead Yard in Cheadle's history. The importance of Woodhead Tramway to this history could be highlighted through interpretation to inform the community and visitors; and also to encourage sustainable tourism.</p>	<p>Low</p>

4.7.3 Recommendations

The northern portion of the HUCA comprises 20th century housing development, but Woodhead Yard is likely to have been associated with the Woodhead Colliery and the alignment of Donkey Lane formed part of the Woodhead Tramway. These features are important components in Cheadle's industrial heritage.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and our ability to interpret these buildings for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF²⁹⁰. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²⁹¹.
- ◆ Change within the HUCA should be sympathetic to its historic character in terms of materials, scale and massing. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design (both for new development and the enhancement of historic buildings) which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF²⁹².
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁹³.

4.8 HUCA 8: Ness Grove and Moor Lane



4.8.1 Statement of heritage significance and built character

The HUCA represents an area of significant residential expansion which occurred during the mid and late 20th century. The large housing estate lying to the north of Oakamoor Road was laid out in the late 20th century. The houses are mostly detached, although there are a number of small semi-detached properties to the south, laid out along a series of cul-de-sacs. The houses to the south of Oakamoor Road are earlier in date having been built in the mid 20th century. The houses are semi-detached and the short straight streets are a feature of this housing estate.

The housing was all built upon green fields. The field systems to the north were largely irregular in form and may have been enclosed during the post medieval period, although their earlier history is currently unknown (cf. Post Medieval map). A field pattern of small rectilinear fields to the far north of the HUCA may have been enclosed at a later date, whilst the land to the south of Oakamoor Road may have formed part of a larger area of field system identified as 'Planned

Enclosure' which survives to the east (cf. map 5). The 'Planned Enclosure' was probably enclosed by a surveyor to create straight field boundaries and giving a geometric pattern to the landscape; within Cheadle Manor it may have been associated with the Act of Parliament of the 1830s (cf. 2.6.3.1).

The northern boundary of the HUCA is aligned on a trackway which follows the alignment of the Woodhead Tramway (cf. 2.6.5.2)²⁹⁴.

4.8.2 Heritage values:

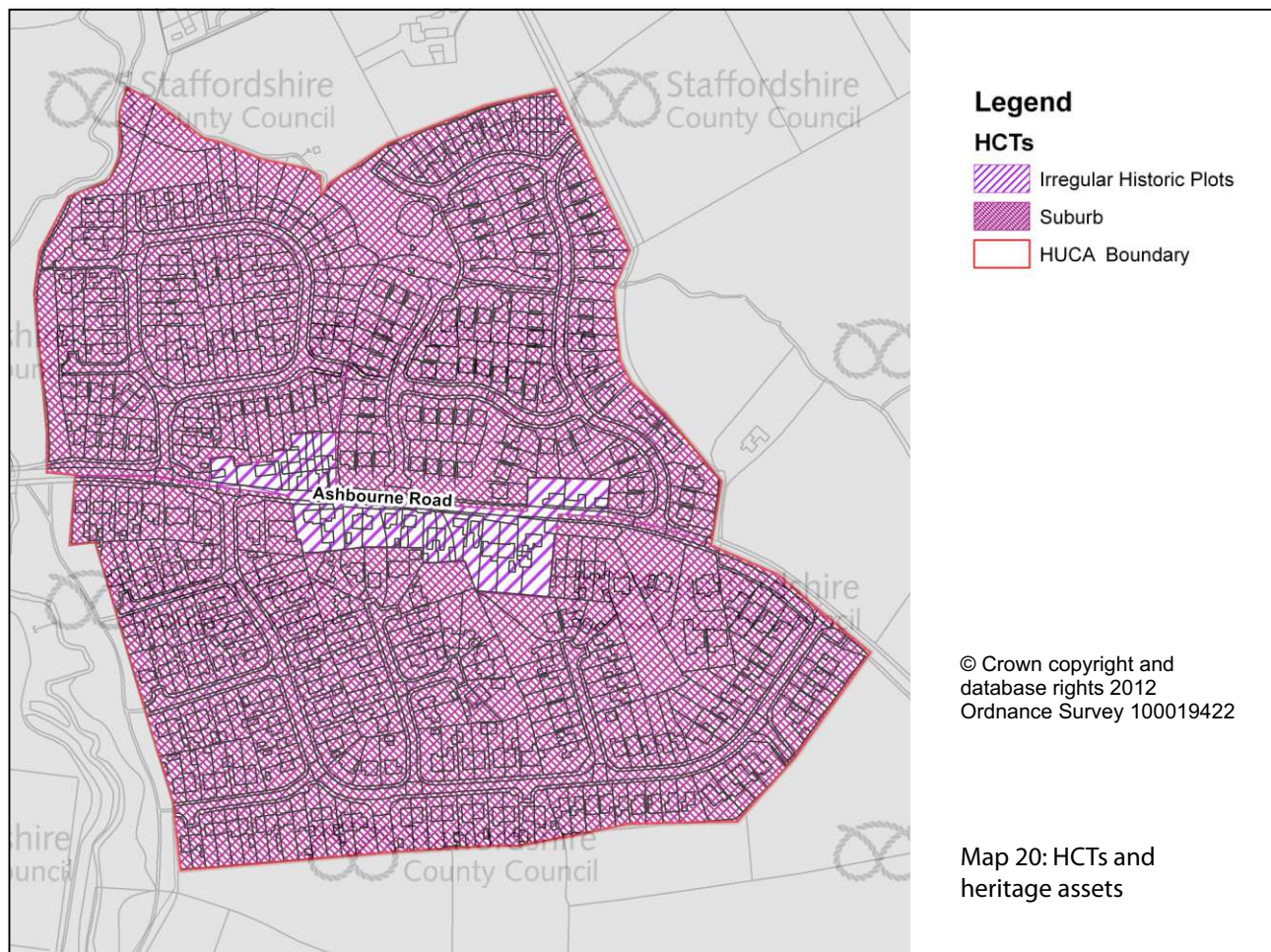
Evidential value: The HUCA lies beyond the historic core in an area which had formed part of the farming economy since at least the post medieval period (although its earlier history is currently obscure).	Low
Historical value: The HUCA principally comprises houses of mid and late 20th century date.	Low
Aesthetic value: The character of the HUCA is dominated by residential development, which forms part of Cheadle's 20th century suburban expansion.	Low
Communal value: The HUCA comprises housing, which from a heritage perspective is of low value.	Low

4.8.3 Recommendations

The HUCA principally comprises 20th century housing development.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²⁹⁵.

4.9 HUCA 9: Ashbourne Road



4.9.1 Statement of heritage significance and built character

The Ashbourne Road is the focal point of the HUCA cutting across it on an east-west alignment. Along this road there are historic properties which comprised the original dispersed settlement known as Lightwood. The origins of the settlement along the road are not clear (Lightwood being a name which occurs in medieval documents, but which may not necessarily relate to settlement in this particular area – but could have been scattered over a wider area or been focused upon Lightwood Farm to the south). Small-scale settlement may be indicated on Yates map (1775) in this area and some of the extant properties probably date to at least the mid 19th century. The early properties are comprised of small cottages, many of which are of red brick, and appear either singly, in pairs or as a row. The scattered nature of this historic settlement along the road creates a very different sense of place to the planned late 20th and early 21st century housing developments to the north and south.

The late 20th century houses (cf. map 9) mostly comprise semi-detached houses of both one and two-storey properties. The early 21st century development to the north east is dominated by detached houses.

There were two dominant field patterns upon which the late 20th and early 21st century housing was constructed. To the south this had probably been enclosed incrementally during the post medieval period (HCT 'Piecemeal Enclosure' on map 4; 2.5.3.1). It had formed part of at least one medieval open field probably lying within Cheadle Grange manor (cf. 2.4.2.1; HCT 'Strip Fields' on map 3). To the north of Ashbourne Road the fields had probably formed part of a larger area of field system identified as 'Planned Enclosure' (cf. map 5). The 'Planned Enclosure' was probably enclosed by a surveyor to create straight field boundaries and giving a geometric pattern to the landscape (cf. 2.6.3.1). The earlier history of the latter landscape is currently unknown.

4.9.2 Heritage values

Evidential value: There is the potential for below ground archaeological remains to survive, particularly in the area of early housing, which may inform on the origins and development of this settlement.	Medium
Historical value: The legible heritage assets concentrate along the Ashbourne Road.	Medium
Aesthetic value: The historic buildings contribute to the distinctive character of the Ashbourne Road within this HUCA. This contrasts with the surrounding planned housing estates of late 20th and early 21st century date.	Medium
Communal value: The HUCA comprises housing, which from a heritage perspective is of low value.	Medium

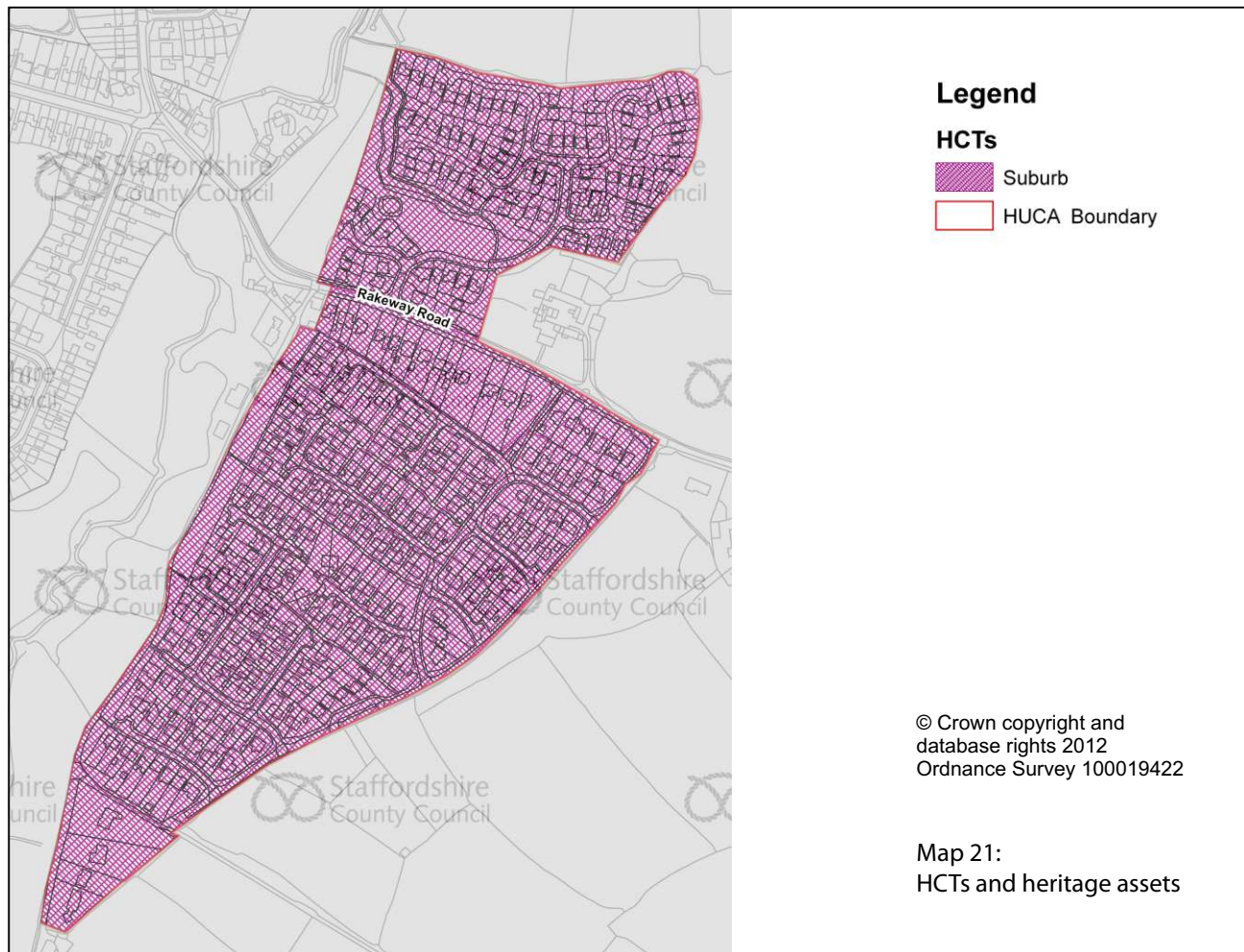
4.9.3 Recommendations

The historic character of the Ashbourne Road retains its sense of early settlement in the patterning of the built form and the architecture.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and our ability to interpret these buildings for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF²⁹⁶. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²⁹⁷.
- ◆ Change within the HUCA should be sympathetic to its historic character in terms of materials, scale and massing. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design (both for new development and the enhancement of historic buildings) which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF²⁹⁸.

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁹⁹.

4.10 HUCA 10: Rakeway Road



4.10.1 Statement of heritage significance and built character

The HUCA represents the residential expansion to the south east of Cheadle in the mid and late 20th century towards the earlier settlement of Rakeway (lying beyond the EUS project area). The earliest settlement (mid 20th century date) formed ribbon development along the Rakeway Road and is principally comprised of detached properties lying in generous plots (cf. map 9). During the late 20th century two housing estates were laid out; one to the north of the Rakeway Road and the other to the south. The southern estate is the earlier and larger of the two and is principally comprised of semi-detached properties of both one and two storeys. The street pattern consists of a series of cul-de-sacs made up of mainly straight roads. To the north the housing is detached and, whilst the street pattern is also made up of cul-de-sacs these are comprised of sinuous roads.

The housing was built upon a field pattern which had probably been enclosed incrementally during the post medieval period (HCT 'Piecemeal Enclosure' on map 4; 2.5.3.1). It had formed part of at least one medieval open field probably lying within Cheadle Grange manor (cf. 2.4.2.1; HCT 'Strip Fields' on map 3).

4.10.2 Heritage values:

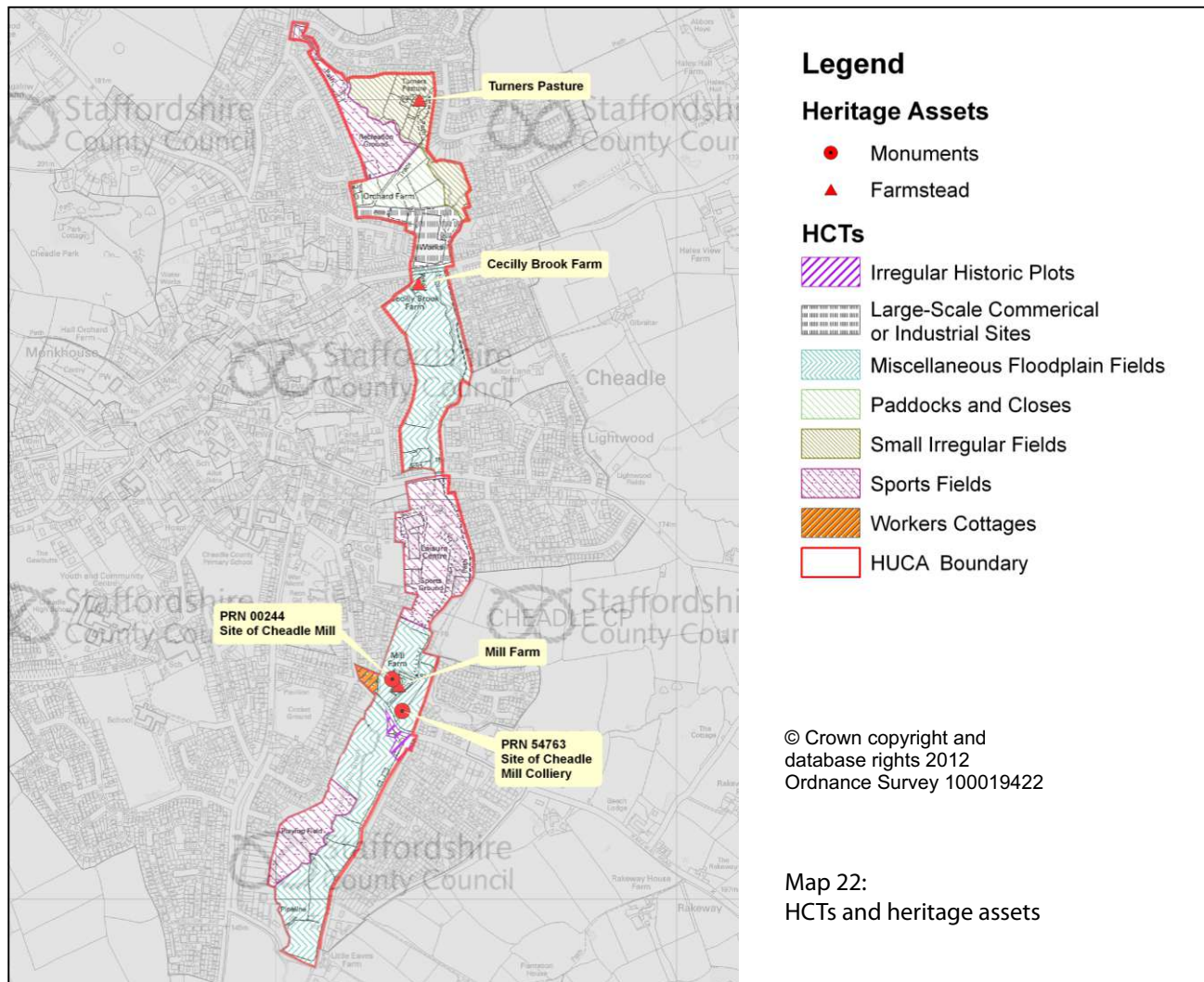
Evidential value: The HUCA lies beyond the historic core in an area which has been identified as probably forming part of the agricultural economy of the town since the medieval period.	Low
Historical value: The HUCA principally comprises houses of mid and late 20th century date	Low
Aesthetic value: The character of the HUCA is dominated by residential development, which forms part of Cheadle's 20th century suburban expansion.	Low
Communal value: The HUCA comprises housing, which from a heritage perspective is of low value.	Low

4.10.3 Recommendations

The HUCA principally comprises 20th century housing development.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF³⁰⁰.

4.11 HUCA 11: Cecilly Brook



4.11.1 Statement of heritage significance

The historic character has been formed by the presence of the Cecilly Brook which flows in a southerly direction through the HUCA. The built environment is not a prominent feature of this HUCA; three of the building complexes which are present are farmsteads. These properties may still be closely associated with the field systems (HCTs 'Miscellaneous Floodplain Fields' and 'Small Irregular Fields' on map 22) which continue to dominate the historic character. The plan form of the farmsteads, reflects the wider dispersed settlement pattern of small farms and have been identified as frequently associated with a dual economy comprising farming and industrial activities; a process which could have begun in the post medieval period. That these farms may have had such origins is strengthened by the presence of coal mining in the area, which was certainly occurring by the late 16th/early 17th century (cf. 2.5.3.2). That said it is likely that the most southerly of the three (Mill Farm) is associated with the site of a watermill which may have originated in the early medieval period. The mill was demolished in the last two decades of the 19th century³⁰¹. The remains of the water management system associated with the watermill are

likely to survive. A small short-lived colliery was opened to the south east of the watermill in the late 19th century by Robert Plant³⁰². Its impact upon the local social and economic history of the immediate area is currently unknown.

Settlement along Mill Road is indicated on Yates' map (1775), but this is mostly likely to have lain within HUCAs 13 and 14. Some early settlement does survive within this HUCA along the road. That to the west of Mill Farm comprises a row of six red brick cottages of 19th century date; these properties may prove to have been associated with Plant's colliery if they could be closely dated. To the south east of Mill Farm there are a group of mostly red brick cottages standing either singly or in pairs (although a row of small cottages has been demolished, except for the one end house). This settlement pattern is irregular with few of the properties being fronted onto the road. Lying on the junction between Mill Road and Eaves Lane it is possible that these houses originated to provide accommodation for workers in the early 19th century colliery at The Eaves, whose precise location is currently unknown. If the settlement proves to be earlier it may be associated with the 17th century Grade II* listed Mill House Farm which lies less than 300m to the east (just beyond the HUCA area). This property was built by the aspirant Mylles or Mylnes family who were involved in both ironstone and coal mining during the 17th century in this area (cf. 2.5.3.2).

During the late 20th century three 'Sports Fields' were established, the middle of which includes a large Leisure Centre (cf. map 23). The only other large scale building within the HUCA is Cecilly Mill Works, now operated by JCB (cf. 2.7). However, the site is probably that recorded as a cotton mill in the 1830s, and later a silk mill (cf. 2.6.3.3). It is currently unclear whether the site has an earlier history.

4.11.2 Heritage values

<p>Evidential value: There is the potential for above and below ground archaeological remains to survive associated with the watermill, which may have early medieval origins, and its water management system (comprising leats, sluices etc.). Archaeological potential is also present at the site of Cecilly Mills. There is also the potential for below ground archaeological remains and architectural fragments within the historic building to survive which could inform the history of the settlement lying at the junction of Mill Road and Eaves Lane; as well as the three historic farmsteads. The undeveloped nature of the HUCA and the fact that it incorporates the Cecilly Brook and its floodplain increases the potential for currently unknown archaeological sites. In particular these may relate to prehistoric activity, although as the only source of flowing water near to the medieval town there is also the potential for evidence of industrial activity dating to this period to survive.</p>	<p>High</p>
<p>Historical value: The legible heritage assets include the historic buildings; the farmsteads, workers cottages and the settlement at Mill Road/Eaves Lane. There is also the potential for legible heritage assets relating to the water management system associated with the watermill to survive.</p>	<p>High</p>

³⁰³ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

³⁰⁴ Ibid.

³⁰⁵ English Heritage 2012: <http://www.helm.org.uk/>

³⁰⁶ Department for Communities and Local Government 2012

³⁰⁷ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

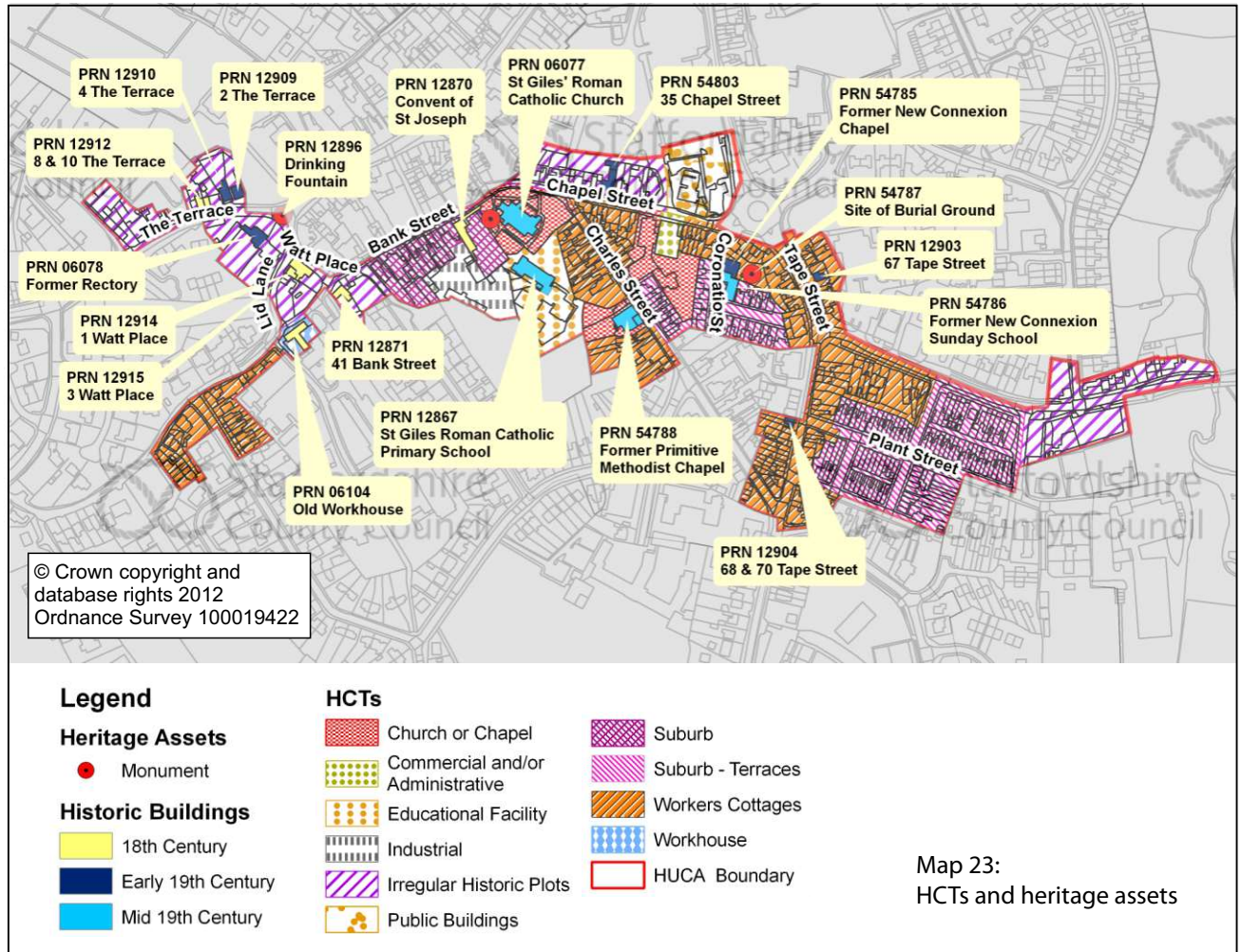
<p>Aesthetic value: The historic character is still predominantly rural, despite the conversion of some of the farmland to leisure use, which has led to a loss of historic field boundaries. On the whole the integrity of the historic field systems is well preserved and is reflected in the high number of surviving mature hedgerows. The settlement pattern is dispersed in nature reflecting the predominant form of the wider landscape.</p>	<p>High</p>
<p>Communal value: The sports fields provide an important community resource and the green space provides a rural character within the wider suburbs of Cheadle.</p>	<p>Medium</p>

4.11.3 Recommendations

The HUCA retains a predominantly rural character within the EUS project area, which is associated with low density dispersed settlement.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)³⁰³.
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and our ability to interpret these buildings for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF³⁰⁴. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)
- ◆ Change within the HUCA should be sympathetic to its historic character in terms of materials, scale and massing. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)³⁰⁴. High quality design (both for new development and the enhancement of historic buildings) which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF³⁰⁶.
- ◆ The conservation and enhancement of the rural historic character (through the retention of historic hedgerows for instance) is recommended.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³⁰⁷.

4.12 HUCA 12: The Terrace, Bank Street and Plant Street



4.12.1 Statement of heritage significance and built character

It is likely that this HUCA lay beyond the initial medieval planned town (cf. HUCA 1). However, it is an area of early settlement expansion; Yates' map does not indicate intensive development although the earliest identified extant buildings have been identified as being of 18th century date. These comprise six Grade II listed buildings which mostly concentrated at the south western end of the High Street and are domestic in origin (cf. map 23). The exceptions are the former workhouse, built in the late 18th century (plate 4), and the property which was later incorporated into the Roman Catholic convent both standing on Bank Street (cf. 2.6.2.2 and 2.6.1.3)³⁰⁸. These properties are all built of red brick and are of two or three storeys; the exception being 1 Watt Place which has roughcast to its brickwork³⁰⁹.

The earliest areas of settlement, which largely coincide with that indicated on Yates' map are shown on map 23 as HCT 'Irregular Historic Plots'. Settlement lying to the east of the site of the church (located along The Terrace to the north east of the HUCA) may have originated in the medieval period, although its precise history is currently unknown. The latter area included the large Grade II listed early 19th century former rectory, which has a prominent position providing

he western view (along with the Grade II listed drinking fountain erected in 1879) when approaching from the High Street³¹⁰.

Bank Street mostly comprises domestic properties, which include five two storey red brick houses (9 to 17) which date to the late 19th century (although the exterior of two have been substantially altered). Other properties on Bank Street are of two storeys and include an institute building with three Dutch gables. Earlier three storey red brick buildings lie adjacent to 9 Bank Street. These building include an entranceway to workshops lying to the rear (and by circa 1900 to a timber yard). The eastern end of Bank Street is dominated by Pugin's Grade I listed St Giles' Roman Catholic Church and the Grade II listed convent buildings, which he also designed (cf. 2.6.4.3; plate 9)³¹¹. The latter are of red brick and include a single storey range which is blank to the road. The church, which is a prominent feature within Cheadle's townscape and the landscape beyond, is constructed of red Hollington sandstone ashlar and carved dressings (plate 9). The building is renowned for its interior decoration (cf. 2.6.4.3). Forming part of this important complex of mid 19th century religious buildings is the Grade II listed St Giles' Roman Catholic Primary School, also designed by Pugin, which can be glimpsed from Bank Street and the churchyard (cf. 2.6.2.3)³¹².



Plate 19: North side of Chapel Street

The north side of Chapel Street also presents a mix of property styles, albeit principally red brick, of two and three storeys, suggestive of piecemeal development (plate 19). The properties have not been individually dated, but it is possible that some of the later building in particular replaced earlier properties. The origins of settlement along Chapel Street, is however, currently unclear.

The majority of the remainder of the HUCA (to the south east) has been identified as comprising red brick workers housing of two storeys (although some have had their exteriors significantly altered). The difference in architectural detailing in these properties suggests that they were probably constructed speculatively by individual builders. The alignment of Charles Street suggests that it was constructed in the first half of the 19th century (certainly by 1848 see below); as were the majority of the workers housing (HCT 'Workers Cottages' on map 23). These developments are probably associated with the development of the textile industry in Cheadle at this date. Further streets were planned within this area in the 1880s/1890s where more uniform properties were constructed, although differences in architectural detailing may once again suggest construction in stages by individual builders (cf. HCT 'Suburb – Terraces' on map 23).

Housing was not the only feature of this townscape; three chapels were constructed in the 19th century of which only two survive (on Charles Street and Coronation Street). The earliest of the two surviving was built as a Connexion Methodist Chapel in 1820, to the rear of the properties in Tape Street, although now nominally in Coronation Street (cf. 2.6.4.2)³¹³. A Sunday School was added to the south in 1839³¹⁴. The Primitive Methodist Chapel in Charles Street dates to 1848 (plate 8)³¹⁵. A chapel in Chapel Street was replaced in 1967, but a Sunday School, built 1871/2, fronting onto Charles Street is extant (cf. 2.6.4.2).

There are nine listed buildings lying within the HUCA and the north western portion lies within the Cheadle Conservation Area (cf. map 10).

4.12.2 Heritage values:

<p>Evidential value: There is the potential for below ground archaeological deposits to survive, particularly in the areas identified as 'Irregular Historic Plots' on HUCA 12 map to inform our understanding of the development of the town. There is also the potential for the historic buildings to contain evidence of their origins and function within their built form. Such information reveals an understanding of the earliest character of the town as well as enhancing the wider social and economic history.</p>	<p>Medium</p>
<p>Historical value: The HUCA is dominated by the legible heritage assets particularly in the number of surviving historic buildings, both listed and unlisted. There are a high proportion of designated heritage assets within the HUCA, which include the Grade I listed St Giles' Roman Catholic Church. The complex of religious buildings focused upon the church all date to the mid 19th century and are associated with the eminent architect A. W. N. Pugin.</p>	<p>High</p>

³¹⁶ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>
³¹⁷ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>
³¹⁸ English Heritage 2012: <http://www.helm.org.uk/>
³¹⁹ Staffordshire Moorlands District Council. http://jadu.staffs Moorlands.gov.uk/site/scripts/documents_info.php?documentID=318
³²⁰ Department for Communities and Local Government 2012. Web:

<p>Aesthetic value: The integrity of the historic character, which is influenced by the historic built form, is well preserved. The character is eclectic, but represents the expansion of the town particularly relating to its 19th century industrial economy, although the earlier history is currently not well understood. The south eastern portion of the HUCA (comprising the workers' housing) particularly reflects the town's industrial heritage. The Roman Catholic buildings, centred on the Grade I listed church, are important components of Cheadle's historic character. The importance of the north western portion of the HUCA (which includes the Roman Catholic buildings) to Cheadle's historic character has been identified in its inclusion within the Cheadle Conservation Area.</p>	<p>High</p>
<p>Aesthetic value: The church is an important component, not only as a place of worship for its community, but also as a recognised nationally important historic building. The church is undoubtedly a key component in Cheadle's history and character. The remainder of the HUCA is, however, principally domestic in character. However, the importance of the area to the history and character of the town could form part of any interpretation to inform the community and visitors and to encourage sustainable tourism.</p>	<p>Medium</p>

4.12.3 Recommendations

The heritage significance and values elements have recognised the importance of this HUCA to not only in its contribution to an understanding of Cheadle's history, but also to the sense of place for the community and visitors.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)³¹⁶.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF³¹⁷. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)³¹⁸.
- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult the Cheadle Conservation Area Appraisal and the Staffordshire Moorlands Conservation Team in the first instance³¹⁹. Any works on or within the vicinity of the Grade I Listed Buildings should consult English Heritage at the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³²⁰.

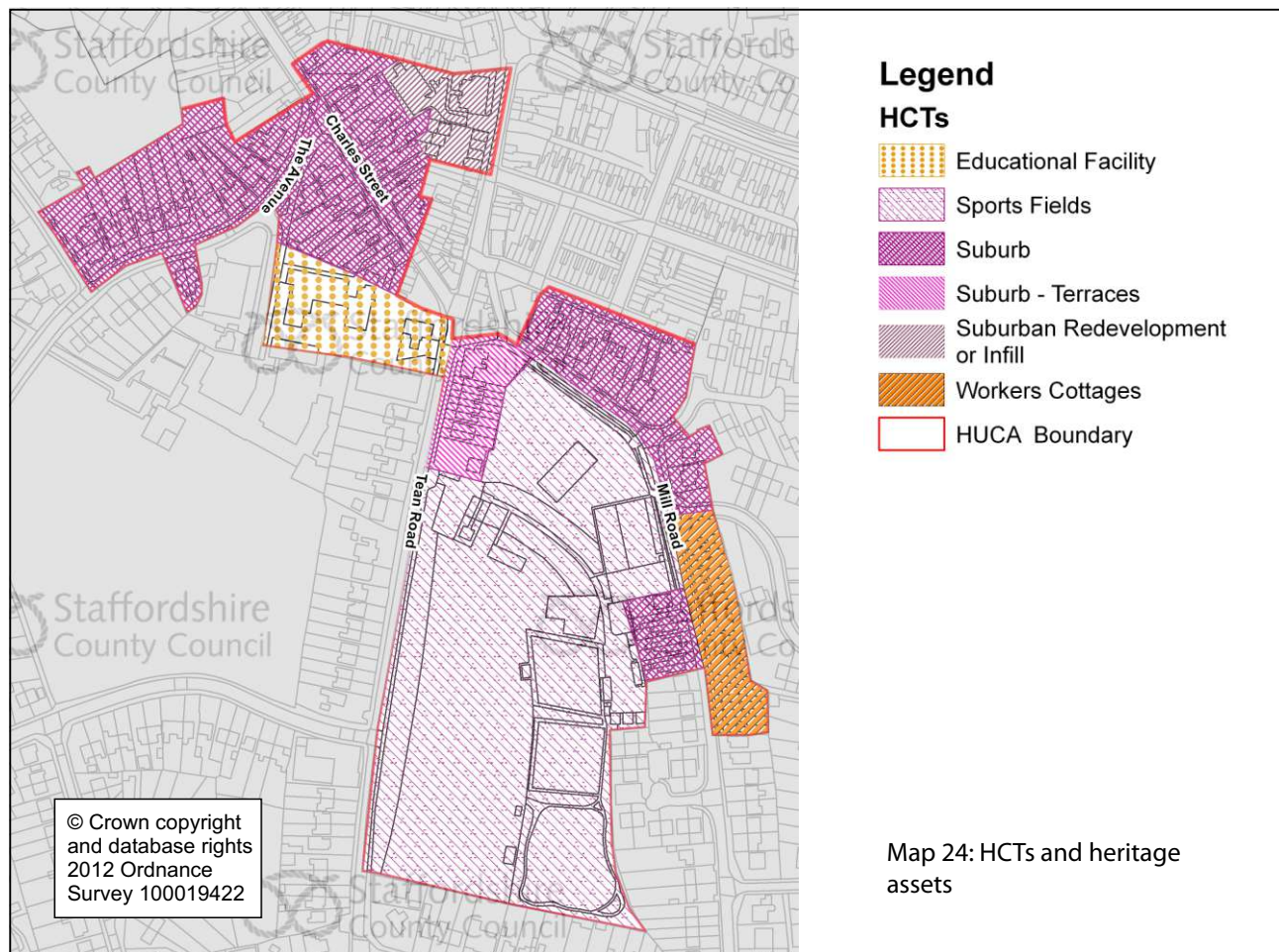
³²¹ Ibid.

³²² Ibid.

³²³ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

- ◆ There is the potential for below ground archaeological deposits to survive within HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³²¹.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF³²².
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document³²³.

4.13 HUCA 13: Tean Road, The Avenue and Mill Road



4.13.1 Statement of heritage significance and built character

The HUCA principally represents the further expansion of Cheadle in a south easterly direction and dates predominantly to the early 20th century (cf. map 9). However, the earliest settlement in the HUCA apparently lay on the east side of Mill Road according to Yates' map (1775). (HCT 'Workers Cottages' on map 24). The nature and form of this settlement is currently unknown. There are extant workers houses lying in this area comprised of three short rows of red brick two storeyed properties (with late 20th century detached houses forming development infill between them) (cf. 'Workers Cottages' on map 24). These houses probably date to the 19th century and may be associated with the establishment of one of the small collieries in the area; the site of New (Turf Field) Colliery established in the 1860s lies within 100m to the north (cf. HUCA 14)³²⁴.

The suburban expansion within the HUCA represents higher status housing development which principally dates to the early 20th century, although individual buildings of earlier and later date occur within the streetscene. This development comprises semi-detached houses, with a few detached properties; the majority lie within generous grounds. At the period at which the houses were developed the area lay on the very edge of Cheadle surrounded by fields. The Memorial Recreation Ground (HCT 'Sports Field' on map 24) was established at this period and

was presumably another draw for higher status development. The Recreation Ground was established within a small landscape park belonging to a house known as Cheadle Park (cf. HUCA 14 for the site of the country house) and some of the mature trees within the grounds may date to its origins as private parkland.

The growth of settlement southwards from the late 19th century onwards also led to the development of Cheadle County Primary School; the earliest school buildings dating to the early 20th century (the later buildings in this complex lie in HUCA 14).

The housing was built upon a field pattern which had probably been enclosed incrementally during the post medieval period (HCT 'Piecemeal Enclosure' on map 4; 2.5.3.1). It had formed part of at least one medieval open field probably lying within Cheadle Grange manor (cf. 2.4.2.1; HCT 'Strip Fields' on map 3).

4.13.2 Heritage values

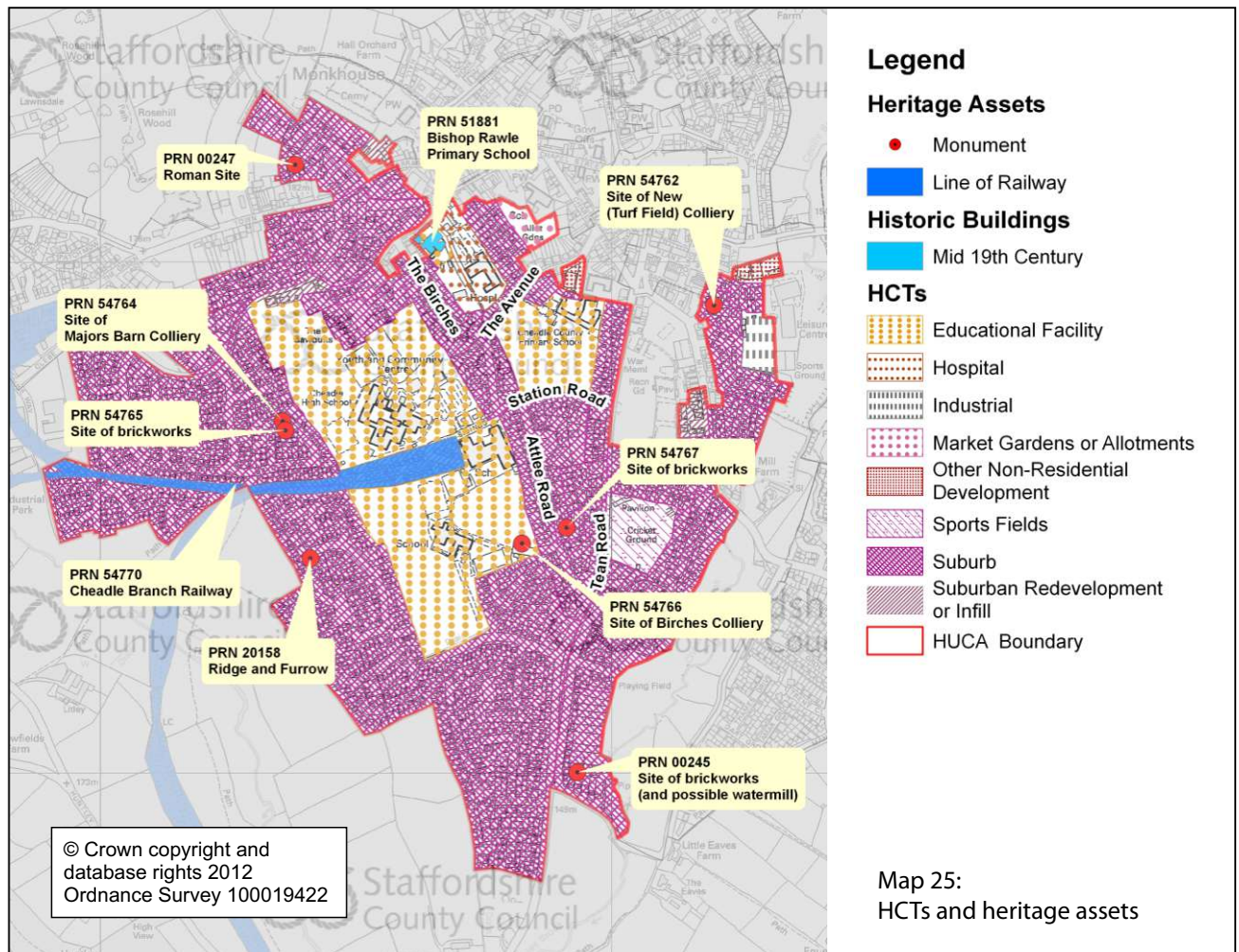
<p>Evidential value: The HUCA lies beyond the historic core in an area which has been identified as probably forming part of the agricultural economy of the town since the medieval period.</p>	<p>Low</p>
<p>Historical value: The legible heritage assets comprise the early 20th century high status suburban expansion which is associated with the creation of The Memorial Recreation Ground and the construction of the school. Early houses survive on Mill Road which were probably built to house the workers of the small collieries in the area.</p>	<p>Medium</p>
<p>Aesthetic value: The higher status suburban expansion contrasts with the workers houses found elsewhere in the townscape and present a different aspect of Cheadle's historic character. This development is probably closely associated with the creation of The Memorial Recreation Ground. Aspects of the character of the earlier historic landscape park may survive with the grounds.</p>	<p>Medium</p>
<p>Communal value: The Memorial Recreation Ground provides an important public amenity within the HUCA which is associated with the development of the suburbs and which may retain elements of its origins as a historic parkland.</p>	<p>Medium</p>

4.13.3 Recommendations

The historic character of the HUCA is defined by early 20th century suburban expansion which is associated with the creation of The Memorial Recreation Ground and the construction of the school. Earlier houses survive along Mill Road probably associated with Cheadle's industrial heritage.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF³²⁵. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)³²⁶.
- ◆ Change within the HUCA should be sympathetic to its historic character in terms of materials, scale and massing. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design (both for new development and the enhancement of historic buildings) which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF³²⁷.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF³²⁸.

4.14 HUCA 14: South of Cheadle



4.14.1 Statement of heritage significance and built character

This is the largest HUCA within the EUS project area and its character is dominated by suburban expansion, principally of late 20th century date (cf. map 9). Associated with this large-scale housing development are four schools with extensive playing fields (cf. 2.7). However, housing of both earlier and later date also contributes to the historic character of the HUCA (cf. map 9). The majority of the housing, of all periods, comprises two storey semi-detached and detached properties; the architectural styles and materials, however, reflect their periods of origin.

The north eastern boundary of the HUCA lies within 50 to 100m of Cheadle's historic core (represented by HUCA 1). It is in this area where the earlier housing is sited, forming part of an initial gradual growth out beyond the historic core. The earliest of these houses lie along The Birches and date to the early 20th century. Mid 20th century ribbon development lines the western side of Tean Road, lying opposite The Memorial Recreation Ground (cf. HUCA 13), as well as along the 'new' roads Meadow Drive and Attlee Road (cf. map 9). Three of the schools: the extension to Cheadle County Primary School (the earliest portion lying in HUCA 13); Painsley Catholic College and Moorland Sixth Form Centre all have their origins in the mid 20th century.

The earliest identified building within the HUCA is the Bishop Rawle Primary School, the earliest portions of which date to 1843 (cf. 2.6.2.3; plate 6)³²⁹. The hospital, which lies adjacent, was redeveloped upon part of the 19th century Union Workhouse in the late 20th century (HCT 'Hospital' on map 25).

Historic maps reveal that the HUCA was dominated by field systems for much of its history. The predominant field pattern had probably been enclosed incrementally during the post medieval period (HCT 'Piecemeal Enclosure' on map 4; 2.5.3.1). It had originated as part of at least one medieval open field which formed part of Cheadle manor (cf. 2.4.2.1; HCT 'Strip Fields' on map 3). Aerial photographs taken prior to the construction of the majority of the housing identified 'ridge and furrow' earthworks indicating the origins of the landscape as part of Cheadle's arable agriculture economy. The fact that the earthworks survived from the creation of the Piecemeal Enclosure through to the 20th century is suggestive of a change of emphasis in the agricultural economy from arable to pasture. The earliest settlement within the HUCA probably dated to at least the early 19th century and was located along Lid Lane. This comprised a group of what were probably workers cottages, of which only one pair survives (the remainder being redeveloped in the early 21st century – HCT 'Suburban Redevelopment or Infill on map 25). These houses probably formed part of a wider pattern of dispersed settlement (to be found for example in HUCA 15) that may be associated with Cheadle's industrial heritage. These included three small collieries opened in the late 19th century and three brickworks operational in the late 19th or early 20th century (cf. map 25). The most southern of the brickworks may have been established on or near to a mid 19th century watermill, but nothing further is known about this site³³⁰. The houses may, however, be associated with the brass works which was located in HUCA 15.

The economy of Cheadle was stimulated by the arrival of the railway in the early 20th century (cf. 2.7). The line was closed in the 1960s, but substantial lengths of it are still legible within the HUCA. The site of the station was redeveloped in the late 20th century.

The earliest known evidence for activity in the HUCA lies to the north where quantities of Roman artefacts, including fragments of urns, were found during ground levelling works, as reported in a magazine article in 1832³³¹. The site was interpreted in the article as a Roman station, but to date there has been no corroborating evidence for this interpretation other than it being a prominent site overlooking the later town of Cheadle.

4.14.2 Heritage values

Evidential value: The HUCA formed part of the agricultural economy associated with Cheadle from at least the medieval period. Roman finds to the north of the HUCA are reported, but the site of their location has since been developed for housing. There remains the potential for further evidence of Roman activity to survive in the vicinity.

Medium

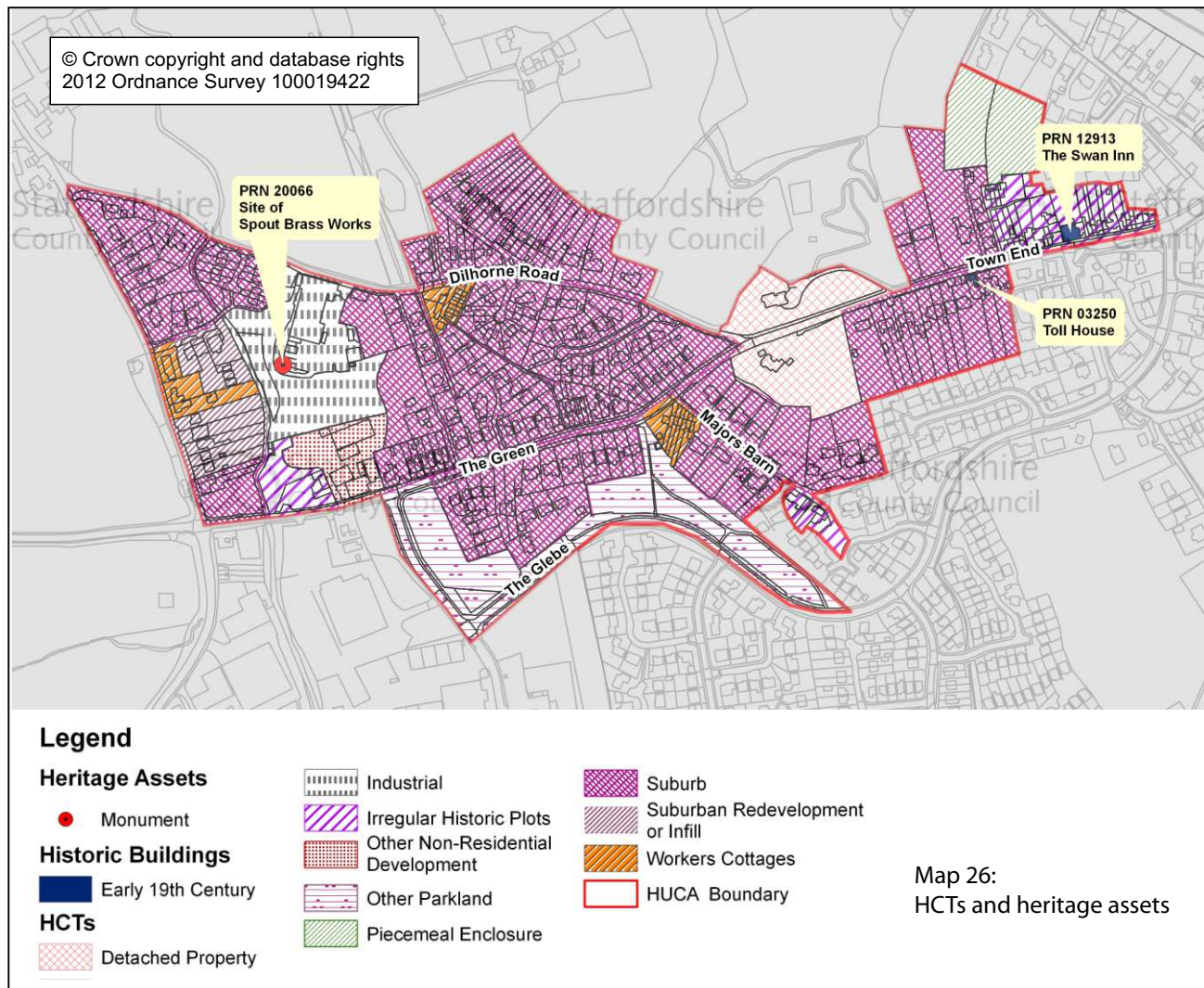
<p>Historical value: The HUCA is dominated by 20th century housing development and associated services such as the schools and hospital. The suburban development within the HUCA reflects Cheadle 20th century social and economic history. The line of the early 20th century railway is still legible within the HUCA.</p>	<p>Low</p>
<p>Aesthetic value: The HUCA is characterised by several phases of suburban expansion during the 20th century; this is reflected in the architectural style of the houses and the plan form of the street patterns associated with it. Some earlier houses survive which contribute to an overall sense of place within the townscape.</p>	<p>Low</p>
<p>Communal value: The HUCA comprises housing, which from a heritage perspective is of low value.</p>	<p>Low</p>

4.14.3 Recommendations

The HUCA is dominated by several phases of 20th century residential development, which is associated with the schools and the hospital.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA although further work is needed to understand the potential for Roman remains in the northern portion of the character area. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF³³².
- ◆ The continued legibility of the line of the railway within the townscape is recommended.
- ◆ Change within the HUCA should be sympathetic to its historic character in terms of materials, scale and massing; particularly in those areas where it may impact upon the historic core (HUCA 1) and the Cheadle Conservation Area. High quality design (both for new development and the enhancement of historic buildings) which is sympathetic to the suburban characteristics, in terms of scale and massing, is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF³³³.

4.15 HUCA 15: Brookhouses and The Green



4.15.1 Statement of heritage significance and built character

This HUCA is not defined by the built character of a particular date or style. Rather the eclectic historic character has been influenced by the main east-west road which crosses through the centre of the HUCA; known in various sections as Town End and The Green. This road has at least medieval origins being part of the network of roads which linked Cheadle into a wider market economy (Stone was the south eastern destination of this road; the road also of course linked Stone to Leek and Ashbourne after passing through Cheadle). Part way along The Green, within the HUCA, a road splits off to the north west linking Cheadle to the probable site of the medieval manor house at Parkhall (cf. 2.4.1.1) and beyond into the wider landscape.

The road, along with others around Cheadle, was turnpiked in the late 18th century, although they were consolidated in the 1830s (cf. 2.6.5.1). Evidence for the importance of the road network to Cheadle's early history are present within the HUCA; the toll house to the south of the road built in 1832 and a Grade II listed inn (see below)³³⁴.

The earliest identified settlement within the HUCA lies closest to Cheadle's historic core (HUCA 1) on the north side of the main east-west road at the point where it is known as Town End (HCT 'Irregular Historic Plots' on map 26). According to Yates' map (1775), which provides our earliest depiction of Cheadle, settlement existed here by at least the late 18th century; although the current lack of corroborating evidence means that its precise origins are unclear. The road name suggests the historic extent of the town, but again the origins of this name are currently unknown. The majority of the historic buildings in this area are two storey cottages, mostly of red brick although many have been rendered. The Swan Inn is the only one of these buildings which is Grade II listed and dates to circa 1830³³⁵. It is believed to be a purpose-built inn presumably to serve the coaching trade.

Other earlier settlement has also been identified, and survives, within the HUCA (cf. map 9 and HCTs 'Irregular Historic Plots' and 'Workers Cottages' on map 26). The precise origins of these small areas of early settlement are unclear, but they were probably built to house the workers of industry within and beyond the HUCA (although some may be associated with the agricultural economy). The exception is the area of 'Workers Cottages' lying to the far east of the HUCA on Brookhouse Road, which date to the early 20th century, and include a converted church; the former St John's Mission Room. Workers housing are not the only early buildings to influence the historic character of the HUCA. Two large detached houses standing in substantial grounds, on either side of The Green, were built in the late 19th century (cf. HCT 'Detached Property' on map 26). They were built at a time when the HUCA was still predominantly rural despite the presence of some industry in the area.

This industry included the collieries lying to the south east (in HUCA 14) which appear to be of late 19th century date and the earlier coal mining which occurred to the west at Delphouse (beyond the EUS project area; cf. 2.4.2.2; 2.5.3.2 and 2.6.3.2). However, industry within the HUCA itself originated in the early 18th century when Thomas Patten established the Spout Brass Works (cf. 2.6.3.2). The brass works was located at the western end of the HUCA at Brookhouses (cf. map 5) and continued to operate into the 19th century. The western portion of the site has been developed for housing, although industry is still located to the east (HCT 'Industrial' on map 26). However, the site of the extant building was initially redeveloped in the late 19th century to provide a gas works for the town (cf. HCT 'Utilities' on map 6). The earliest extant industrial buildings on the site date to the early 20th century.

Map 26 shows that the remainder of the HUCA is comprised of suburban development (cf. HCTs 'Suburb' and 'Suburban Redevelopment or Infill'). Map 9 reveals that this housing includes early 20th century properties along the northern side of The Green which included large detached houses nearer the town and semi-detached and short terraces to the west. Further ribbon development occurred along The Green and Dilhorne Road in the mid 20th century. This again reveals an eclectic mix of modest semi-detached houses and large detached properties, including single storey bungalows, with large gardens. The remainder of the houses were built in the late 20th century and principally comprise larger detached properties both one and two storey.

4.15.2 Heritage values:

<p>Evidential value: There is the potential for below ground archaeological deposits to survive associated with the site of the early 18th century Spout Brass Works which could enhance our understanding of this early industry. There is also the potential for below ground archaeological deposits to survive along Town End which could enhance our understanding of the development and extent of Cheadle in the past.</p>	<p>Medium</p>
<p>Historical value: The legible heritage assets comprise the historic buildings along Town End, which had presumably formed the western extent of the town as well as workers cottages presumably associated with local industry or the rural economy. Some of these houses may be associated with the early industrial site, the Spout Brass Works. Other legible heritage are associated with the early importance of the road network to Cheadle's social and economic history and include the Grade II listed Swan Inn. The legible heritage assets also include the two large detached houses whose origins and history are not yet clearly understood</p>	<p>Medium</p>
<p>Aesthetic value: The historic character of the HUCA is eclectic in nature, although it mostly comprises domestic buildings. These houses comprise properties of early date probably related to the wider industrial historic character of Cheadle as well as the later suburban development, which in itself was eclectic, and therefore piecemeal, in nature. The HUCA tells the history of the wider area around Cheadle's development from an industrial history through to the development of the suburbs in the 20th century.</p>	<p>Medium</p>
<p>Communal value: The HUCA mostly comprises private residences. However, the HUCA has an important role in understanding Cheadle's social and economic history and further research further illuminate the link between the two elements.</p>	<p>Medium</p>

4.15.3 Recommendations

The HUCA's historic character is eclectic in nature, but mostly comprises residential development whose origins begin in at least the late 18th century.

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF³³⁶). The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)³³⁷.

- ◆ Where alterations or changes are proposed to the Listed building the applicant should consult the Staffordshire Moorlands Conservation Team in the first instance³³⁸. All designated heritage assets and their settings are covered under para. 132 of NPPF³³⁹.
- ◆ There is the potential for below ground archaeological deposits to survive within HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³⁴⁰.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF³⁴¹.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document³⁴².

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Staffordshire Extensive
Urban Survey

Cheadle

Historic Character Assessment



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Historic Environment Team
Staffordshire County Council

Office Location: No. 1 Staffordshire Place,
Stafford, ST16 2LP

Postal Address: Wedgwood Building, Block A,
Tipping Street, Stafford, ST16 2DH

Tel: 01785 277285
Email: her@staffordshire.gov.uk

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