



**PEAK
DISTRICT
NATIONAL
PARK**

Pott Shrigley

Conservation Area Appraisal

March 2015



POTT SHRIGLEY CONSERVATION AREA APPRAISAL

CONTENTS

Page No.

LIST OF FIGURES

INTRODUCTION

1. CHARACTER SUMMARY	1
2. LOCATION AND POPULATION	3
3. HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT	8
4. FORMER AND CURRENT USES	17
5. ARCHITECTURAL AND HISTORIC QUALITIES	20
6. PREVALENT AND TRADITIONAL BUILDING MATERIALS	27
7. THE RELATIONSHIP OF STRUCTURES AND SPACES	32
8. GREEN AND OTHER NATURAL LANDSCAPE FEATURES	37
9. CONSERVATION AREA SETTING	42
10. AMENDMENTS TO THE CONSERVATION AREA BOUNDARY	44
11. POTENTIAL FOR IMPROVEMENT	45
12. PLANNING POLICY	48
13. DESIGNATED HERITAGE ASSETS IN POTT SHRIGLEY CONSERVATION AREA	50
14. GLOSSARY	51
15. REFERENCES	54

LIST OF FIGURES

Page No.

Fig. 1	Location of Pott Shrigley Conservation Area	5
Fig. 2	Pott Shrigley Conservation Area Boundary	6
Fig. 3	Aerial Photograph showing Pott Shrigley Conservation Area	7
Fig. 4	Archaeological Sites Identified on the Cheshire Council Historic Environment Record (HER), within Pott Shrigley Conservation Area	12
Fig. 5	1686 Map of the Survey of the Lands in Bollington belonging to Edward Downes of Shrigley	13
Fig. 6	1848 Tithe Map of Pott Shrigley	14
Fig. 7	1871 1 st Edition Ordnance Survey of Pott Shrigley	15
Fig. 8	1897 2 nd Edition Ordnance Survey of Pott Shrigley	16
Fig. 9	Architectural Development within Pott Shrigley Conservation Area	26
Fig. 10	Streetscape Features within Pott Shrigley Conservation Area	35
Fig. 11	Views within Pott Shrigley Conservation Area	36
Fig. 12	Landscape Features within Pott Shrigley Conservation Area	41

ACKNOWLEDGEMENTS:

We would like to thank the following for their additional assistance with this Appraisal:

Joyce Burton (Parish Clerk to Pott Shrigley Parish Council), David Kitching, Bollington Discovery Centre, Cheshire Archives and Local Studies, Cheshire Record Office

PLEASE NOTE: No Conservation Area Appraisal can ever be completely comprehensive. Omission of any particular building, feature or space should not be taken to imply that it is of no interest or significance.

In addition, there is a Glossary at the back of this Appraisal amplifying a range of historical and technical terms used within this document.

INTRODUCTION TO CONSERVATION AREAS & APPRAISALS

What is a Conservation Area?

A Conservation Area is defined as an area of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).

Each Conservation Area has a unique character shaped by a combination of elements including buildings, materials, spaces, trees, street plan, history and economic background.

The aim of Conservation Area designation is to ensure that this character is not destroyed or undermined by inappropriate changes.

Conservation Areas in the Peak District National Park

There are 109 Conservation Areas in the National Park. Most contain groups of traditional buildings. Others include Historic Parks and Gardens, such as Lyme Park, or industrial sites, such as Cressbrook Mill.

Conservation Areas generally have an aesthetic quality that makes them desirable places in which to live. In order to preserve and enhance this aesthetic quality, a high standard of design and materials is required of any development within a Conservation Area. Organisations, including utility providers, are encouraged to exercise care and sensitivity.

Grant Assistance in a Conservation Area

Grants may be available for tree planting and tree surgery (no grants are provided for tree felling) within Conservation Areas. For further information please contact the National Park Authority's Tree Conservation Officer (on 01629 816200).

If local communities want to produce a Management Action Plan they can seek advice on both production of the plan and sources of funding for projects identified within it from the National Park Authority's Communities and Villages Officer (on 01629 816200).

Projects that have sustainability as their principal objective may be eligible for a grant from the Authority. For information please contact the National Park Authority's Sustainable Development Officer (on 01629 816200). For advice on improving the energy efficiency of historic buildings please contact the National Park Authority's Cultural Heritage Team (as above).

Planning Constraints in a Conservation Area

Conservation Area Consent was abolished on 1st October 2013. However, Conservation Area designation brings with it some legislative controls to ensure that any changes respect the special character of the area. The following controls apply to any building or land within a Conservation Area:

- Planning permission will be required to totally or substantially demolish a building with a volume of 115 cubic metres or greater.
- Prior approval will be required, from the Authority's Planning Service, to demolish a building between 50 and 115 cubic metres.
- Planning permission will be required to demolish all or any part of a wall, fence, gate or other means of enclosure 1 metre or more in height next to a highway (including a public footpath or bridleway), waterway or public open space, or 2 metres or more in height elsewhere.
- Planning permission will be required to demolish a building constructed before 1914 and in use, or last used, for agricultural or forestry purposes.
- Planning permission may also be required for some minor development.
- Planning applications for development within a Conservation Area will have to demonstrate that the proposed work will preserve, and where possible enhance, the character of the Conservation Area.
- Trees with a diameter 7.5cm, or more, in a Conservation Area are protected. Anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Planning Authority 6 weeks written notice of intent to do so.

The above guidance reflects legislation and guidance at the time this Appraisal was written. For further advice, please contact the Authority's Planning Service (on 01629 816200).

What is a Conservation Area Appraisal?

Local Authorities have a duty to review Conservation Areas from time to time. The preparation, publication and formal adoption of Conservation Area Appraisals are part of this process. Appraisals are being carried out, and in some instances reviewed, for each of the Peak District National Park's 109 Conservation Areas. English Heritage's 'Guidance on Conservation Area Appraisals' (2006) and 'Understanding Place: Conservation Area Designation, Appraisal and Management' (2011) inform the format and content of the appraisals.

Appraisals identify the special qualities that make a place worthy of designation as a Conservation Area. They look at ways in which the character of a place can be preserved or enhanced and are intended to inform future changes, not to prevent them altogether. Draft Conservation Area Appraisals will be available for public consultation prior to adoption.

Conservation Area Appraisals should be read in conjunction with the Authority's Local Development Framework Core Strategy (2011) and saved policies in the Local Plan (2001), the Authority's Supplementary Planning Document for Climate Change and Sustainable Building (2013), the Design Guide (2007) and the Authority's Landscape Strategy and Action Plan (2009). The relevant national guidance should also be taken into account, for example the National Planning Policy Framework (2012) and the forthcoming National Planning Practice Guidance (currently in consultation). These documents all include policies that help protect the special character of Conservation Areas and guide new development.

The Pott Shrigley Conservation Area Appraisal was adopted at the Peak District National Park Authority's Planning Committee on the 13th March 2015. It is available on the National Park Authority's website. Copies of this document have also been given to Cheshire East Council, Pott Shrigley Parish Council and Cheshire Archive and Local Studies Library.

How will the Appraisal be used?

An appraisal can be used to assess the impact of proposed development on Conservation Areas and their settings. It can also assist in planning appeals, the development of planning policy and community-led initiatives.

An appraisal can identify opportunities for change and elements that would benefit from enhancement. This information could be used by local communities, individuals, the Authority and other agencies to develop initiatives that aim to protect or sympathetically enhance an area.

An appraisal can promote understanding and awareness of an area. It can be used as a starting point for interpretive materials such as information boards and local guides. It also provides a social and historical record of a place at a specific point in time, helping to create, maintain or enhance a sense of place and community.

Appraisals can help attract funding for improvements in an area. They can act as a catalyst for further enhancement work and community projects, encouraging partnerships between local communities, organisations and the Authority.

1.0 CHARACTER SUMMARY

1.1 Pott Shrigley was designated a Conservation Area on 20 July 1979 by the former Peak Park Joint Planning Board and Macclesfield Borough Council (now the Peak District National Park Authority and Cheshire East Council) (Fig 2).

1.2 The designation schedule from April 1980 states that the 'conservation area boundary includes Holme Wood, the road, stream and dale as far as and including the Homestead, Pott Hall, Jackson Brow, The Vicarage, Engine Wood, land surrounding the Cricket Ground and Nab Wood.'



P1.1 Deer on the open space near the cricket ground

1.3 The National Park Boundary cuts through the Conservation Area boundary. It follows Shrigley Road and Bakestone Road below the northern edge of the Conservation Area; properties at the road junction opposite St Christopher's Church and at Pott Mill are outside the National Park and under the jurisdiction of Cheshire East Council (Fig 2).



P1.2 Buildings on the north side of the road are outside the National Park boundary

1.4 The National Park boundary also runs south-east cutting through Nab Wood; land and property to the west of this boundary are outside the National Park and under the jurisdiction of Cheshire East Council (Fig 2).

1.5 Pott Shrigley is a loose-knit settlement which occupies a position at the junction of two roads in a wooded setting. The nucleus of the village is centred around St Christopher's Church. A significant number of the buildings date from the nineteenth century.



P1.3 The junction of Shrigley Road (north and south) and Bakestone Road

1.6 The early development of the settlement was likely to have been connected to the establishment of the Church and Pott and Shrigley Halls.

1.7 From the nineteenth century the neighbouring village of Bollington developed rapidly on the back of a thriving cotton industry. The proximity of Pott Shrigley to the much larger settlement of Bollington would have inhibited the development of the village. The economy of Pott Shrigley was based primarily on servicing the halls, agriculture and later quarrying and coal mining.

1.8 Sandstone buildings with Kerridge stone slate roofs predominate. There are stone boundary walls with a variety of coping details.



P1.4 Kerridge stone is the dominant building material

1.9 The Conservation Area encompasses a large area of open green space. There is a high concentration of trees within the managed woodlands of Holme and Nab wood on its northern edge. There are a number of important trees within the Conservation Area and many of these are within garden

boundaries. Although there are some specimen trees, species such as ash and sycamore dominate in the wider landscape.



P1.5 Trees and woodland are important to the setting

1.10 Although not always visually apparent Harrop Brook contributes to the character of the Conservation Area and the sound of running water is noticeable at points along Shrigley Road and Spuley Lane.



P1.6 Harrop Brook can be seen and heard on Spuley Lane and Shrigley Road.

2.0 LOCATION AND POPULATION

2.1 Pott Shrigley is a small village on the western fringe of the Peak District National Park, close to the Cheshire Plain. It occupies a protected south-facing site, in a wooded setting at the head of a small valley, at an altitude of approximately 198m (650') above O.S Datum.

2.2 The village of Pott Shrigley is in the Parish of Pott Shrigley and is in the Cheshire East Administrative Area. The Peak District National Park boundary runs through the village along Bakestonedale Road and Shrigley Road. The cottages to the north of the road, opposite St Christopher's Church, and at Pott Mill are outside the National Park. They are however in the Conservation Area under the jurisdiction of Cheshire East Council (See Figs 2 and 3).

2.3 Pott Shrigley was originally part of Prestbury Parish, becoming a Parish in its own right in 1866.

2.4 Pott Shrigley is a loose-knit village located at the junction of three roads – west to Poynton (Shrigley Road), north to Kettlethulme (Bakestonedale Road) and south to Bollington (Shrigley Road). The Church is situated immediately to the south-west of this junction. There is a second junction further at Walkers Green, where the road splits, left along Spuley Lane (to Rainow) and Shrigley Road (to Bollington).



P2.1 The junction of Shrigley and Bakestonedale Roads, looking north

2.5 Shrigley Road is a classified C road, number C403/A/01. Bakestonedale Road is also a classified C road number C404.

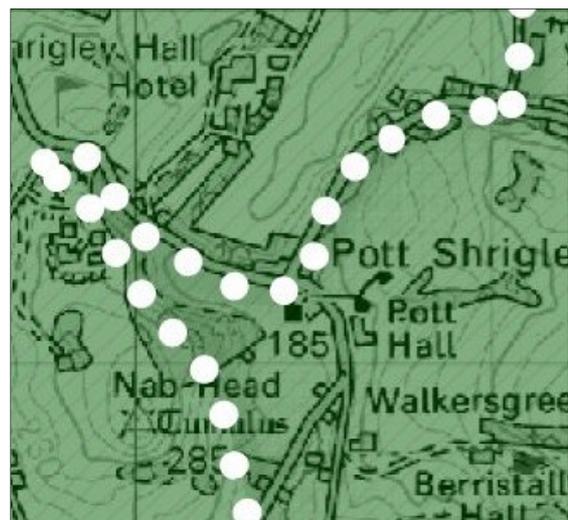
2.6 A stream runs south-west along Bakestonedale into the centre of the village, where it passes under the school through a culvert, emerging on the other side of Shrigley Road. It then runs south, joining the Harrop

Brook, just beyond of the Conservation Area boundary.



P2.2 The stream alongside Shrigley Road (south)

2.7 The Peak District Landscape Strategy and Action Plan (LSAP 2009) identifies Pott Shrigley as lying within the south-west peak, more specifically in the area known as 'Slopes and Valleys with Woodland'.



P2.3 Extract from the LSAP map, with the 'Slopes and Valleys with Woodland' area shaded green

2.8 The geology and landform of Slopes and Valleys with Woodland is described by the LSAP as an 'undulating landscape with steeply sloping land underlain by gritstone and incised cloughs which cut into the softer shales below. The undulating landform is shaped by the dipping beds of the Millstone Grit. The lower ground is underlain by shale with some limestone inter-bedded and there are also some outcrops of Coal Measures' (LSAP 2009).



P2.4 Undulating landscape looking towards Woodbine Cottage

2.9 The population of Pott Shrigley fluctuated between 1871 and 1961, with a population of only 313 in 1901 which was the lowest point, and 441 in 1931 which was the highest.

2.10 It should be noted that census population figures for Pott Shrigley Parish include the hamlets of Berristall, Birchenclyffe, Brook Bank, Cophurst Knott, Mitchelfold, Unwin Pool and Walkers Green.

1871 425
1891 354
1901 313
1911 326
1921 407
1931 441
1951 415
1961 376

2.11 The most recent census figures put the population at 220 in 2001 and 269 in 2011. These figures include East Poynton.

2.12 Historically the population was largely involved in agriculture and/or worked on the Shrigley Estate; during the nineteenth century increasing numbers were employed in minerals extraction industries. There were few farms within the village and few farm buildings survive.

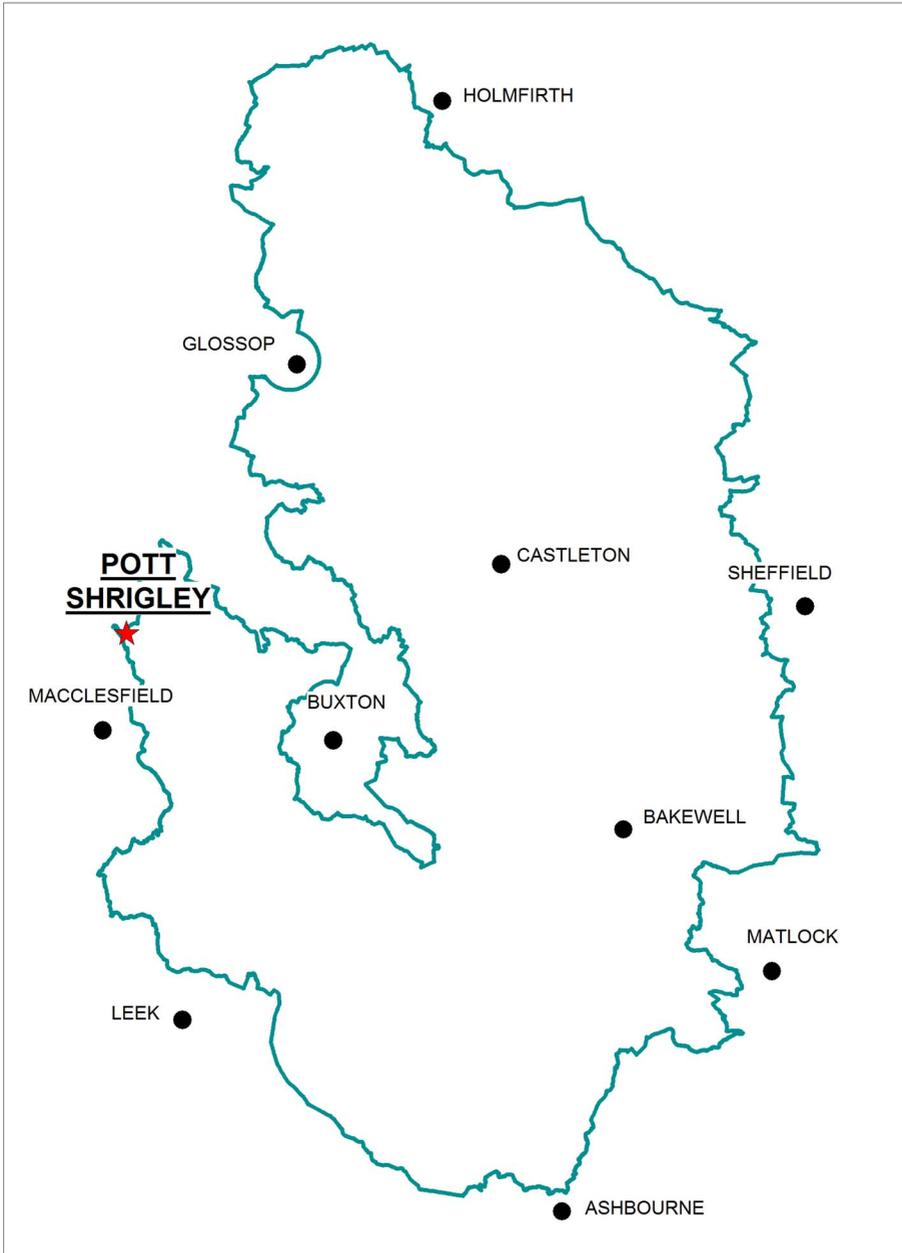


Fig. 1a. Location of Pott Shrigley Conservation Area

This map is reproduced from Ordnance Survey material with the permission of Controller of HMSO. Crown Copyright. All rights reserved. Peak District National Park Authority. Licence No. LA 100005734. 2005

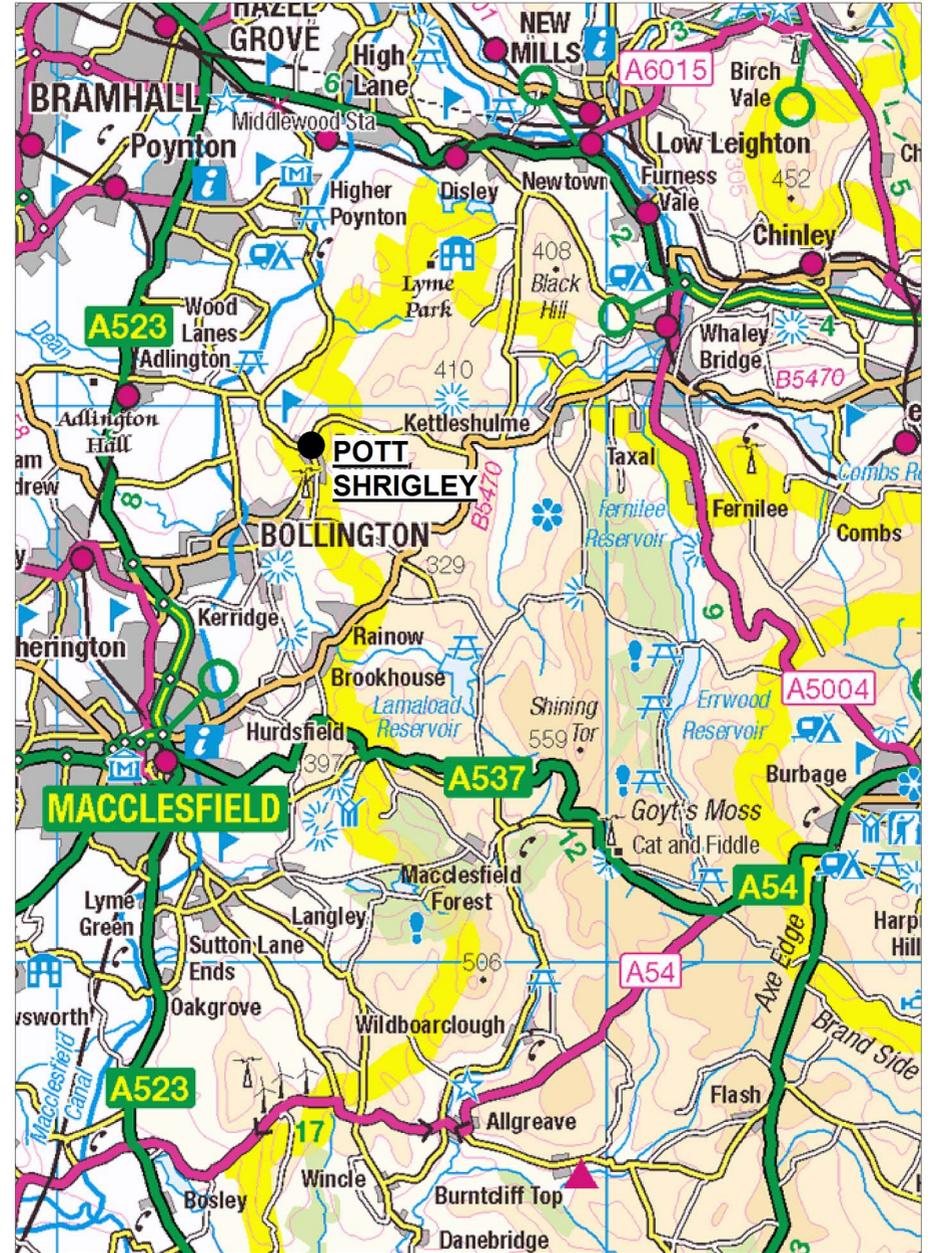
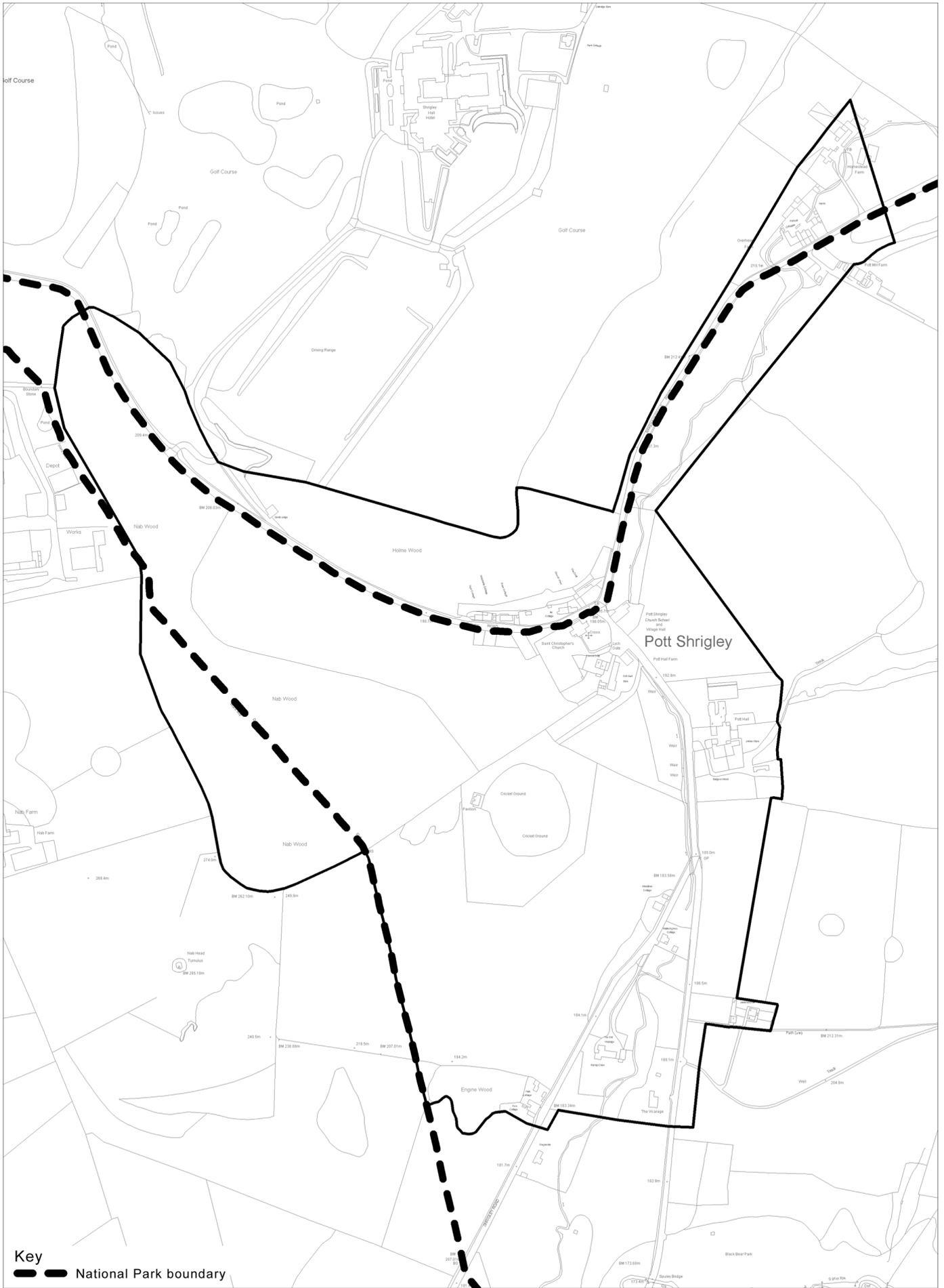


Fig. 1b. Location of Pott Shrigley Conservation Area

This map is reproduced from Ordnance Survey material with the permission of Controller of HMSO. Crown Copyright. All rights reserved. Peak District National Park Authority. Licence No. LA 100005734. 2009



Key
 - - - National Park boundary

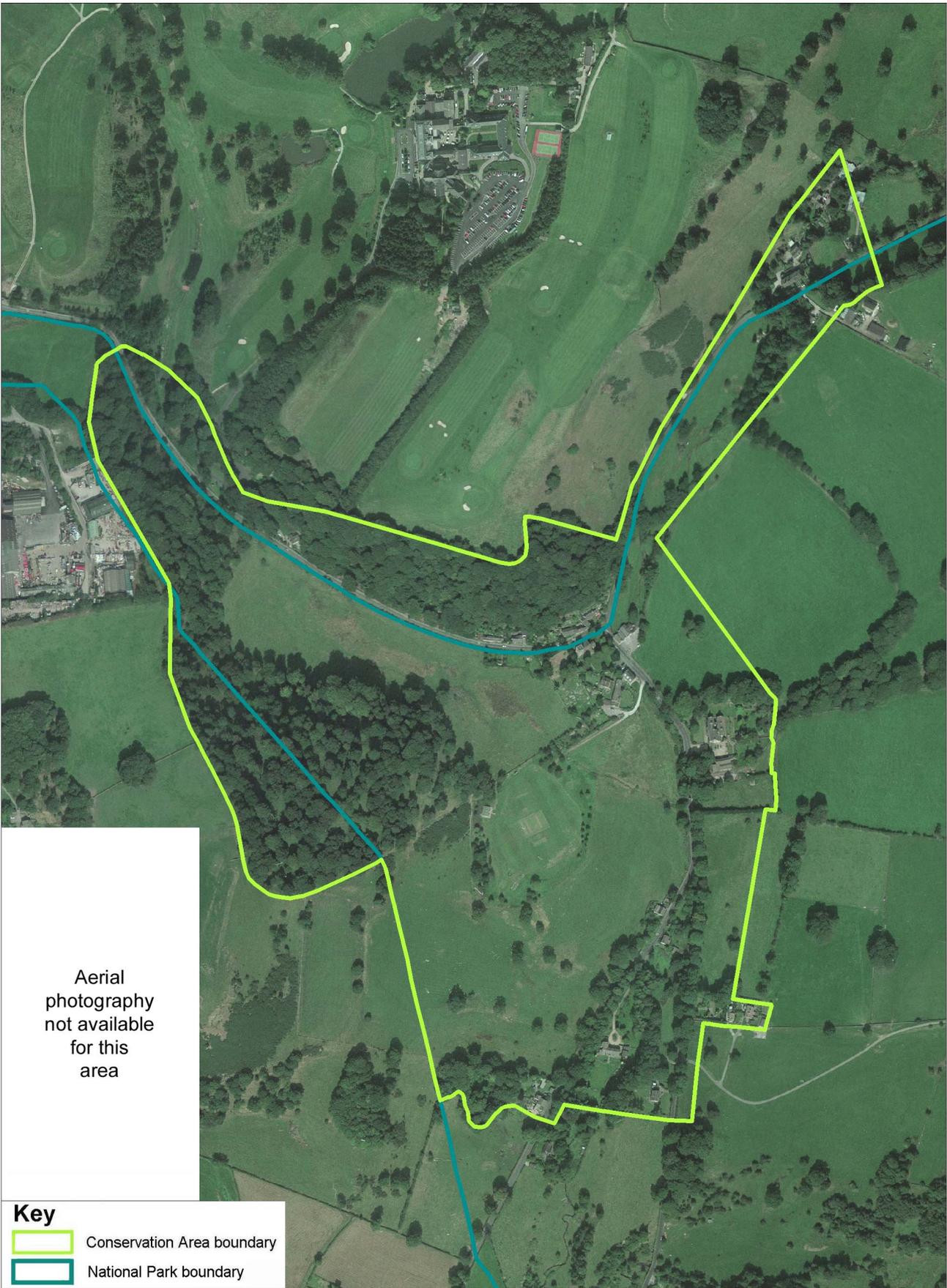


Fig. 2 Pott Shrigley Conservation Area

Designation date 20th July 1979

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Peak District National Park Authority. Licence No. LA 100005734. 2005



Aerial
photography
not available
for this
area

Key

- Conservation Area boundary
- National Park boundary



Fig. 3. Aerial Photograph showing Pott Shrigley Conservation Area

Imagery is property of UK Perspectives

© Crown Copyright and database rights 2011. 100005734.

3.0 HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT

3.1 Pott Shrigley has never developed beyond a cluster of dwellings around St Christopher's Church. Archaeological and historical evidence relevant to the development of Pott Shrigley is comparatively good, but there are still some significant gaps in the chronology below. As and when further information comes to light and is verified, these details can be amended.

3.2 The two major influences on the historical development of Pott Shrigley were the Shrigley Hall Estate and minerals extraction industries. Most of the sites of historical and archaeological interest relating to these two influences lie outside the Conservation Area boundary. As it is impossible to divorce the development of Pott Shrigley from these two influences the sites outside the conservation area boundary will be discussed.

3.3 It is fortunate that family records of the Downes family, who occupied the Shrigley Estate from the early fourteenth century until 1819, are deposited in the Cheshire Record Office and these give some insight into the influence of the Estate on the village.



P3.1 Fifteenth century Memorial to Robert and Matilda Downes in St Peter's Church, Prestbury

3.4 In addition, there is a wealth of industrial archaeology around the parish relating to minerals extraction. This is discussed in Section 4.

3.5 The two influences are inextricably linked as the Shrigley Estate owned the rights to Redacre and Bakestonedale collieries and the corn mill.



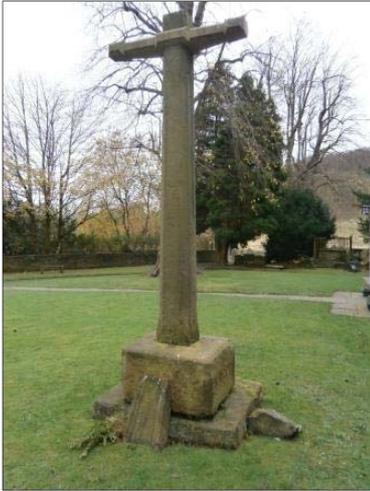
P3.2 The Mill was in the vicinity of Homestead Farm

3.6 Along Bakestonedale Road to the north-east of the Conservation Area is Pott Mill which is comprised of Pott Mill Cottages, Homestead, Overhey and Pott Mill Farms. This was, as some of the building names suggest, the location of the former village mill. Historically, therefore, this would have been the economic focus of the village, especially in the nineteenth century when the colliery and brick works at Bakestonedale were at peak production.



P3.3 Group of buildings at Pott Mill (outside the National Park)

3.7 There are no Scheduled Monuments within the Conservation Area boundary but four sites appear on the Cheshire Historic Environment Record (HER). These include the Church of St Christopher (HER 15381/1), Standing Cross in St Christopher's churchyard (HER 1583), Parish Boundary Stone at SJ 9433 7852 (HER 4616) and Pott Hall (HER 1583/2). These are all Grade II listed buildings with the exception of St Christopher's Church which is Grade I. These sites are shown on Fig 4.



P3.4 The standing cross in St Christopher's churchyard

3.8 The earliest evidence of human occupation at sites near to Pott Shrigley are the Bronze Age bowl barrows at Nab Head, approximately 0.34 miles (0.6 km) south-west of the village; and the Bronze Age barrow at the summit of Sponds Hill, approximately 1.6 miles (3 km) north-east of Pott Shrigley.

3.9 There is some evidence of a Roman road running from Buxton to Cheadle which passed through or near to Pott Shrigley; The Street and Embridge Causeway in the Goyt Valley formed part of this route. There is no evidence to suggest that this had any influence on the development of a settlement at Pott Shrigley.
(www.subn.org/whaleybridgehistory/tracks.html)

3.10 The name Pott Shrigley does not appear in Domesday Book (1086) and is therefore not a manorial name. The earliest form seems to be Shrigglepott, used in 1348. The name means a deep hole (pott) or glade frequented by mistle thrushes (shrigley). Shrigley may derive from Old English meaning - a shrike or a thrush (Dodgson 1970, p 130).

3.11 Pott Shrigley was part of the ancient parish of Prestbury, in the Diocese of Chester, and became a parish in its own right in 1866. Boundary stones mark the parish borders.

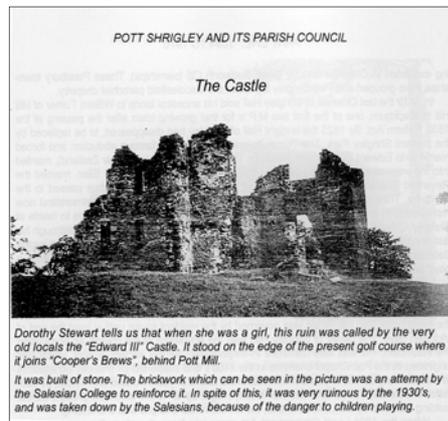
3.12 An extract from notes on the history of the parish of Pott Shrigley (nd no name) states that 'A great nephew of William the Conqueror called Horswin was granted a part of Macclesfield Forest, and the title: 'Lord of Shrigley'.' The two hamlets were possibly combined in 1354, after William - a descendant of Robert de Dunes, a forester of

Taxal - bought some twenty acres of forest in this area.

3.13 The Downes family had estates at Shrigley and Worth in the parish of Prestbury, but the Shrigley Estate was always the more dominant of the two. It dates back over 500 years and was the ancestral home of the Downes family. The Downes held the estate from the early fourteenth century (1313).

3.14 There were reputedly the remains of a castle in the grounds of Shrigley Hall until the 1930s. They were demolished in the 1930s on health and safety grounds by the Salesian College who owned it at that time. It was known by locals as "the Edward III Castle". If this was the era of construction then it would have been constructed in the fourteenth century, the same period as the Shrigley Estate was established. Another possibility is that the ruins were part of the Old Shrigley Hall.

3.15 An undated image of 'The Castle' does not show enough detail to establish whether this was a fortified building or part of the old hall. It does not give any clue as to a construction date. The text accompanying the image states the castle was situated behind Pott Mill and close to what is now the golf course of Shrigley Hall.



P3.5 Undated image of the castle remains

3.16 The first edition OS Map shows a property called Castle Field Cottage to the north-west of Shrigley Hall and behind the plantation known as Oakridge. The cottage is no longer in existence but this name gives a hint as to where the castle may have been situated. An aerial photograph (dated 2011) shows signs of soil disturbance but there is not enough detail to indicate what this might be (Fig 3).

3.17 The earliest building in the village is St Christopher's Church. Geoffrey de Downes established a Chapel of Ease on the site of an old cross in the fifteenth century. This became St Christopher's Church. In his will dated 1492, he insisted that his chaplain "...keep no horse, no hawk, no hound ..." and should teach boys of the parish (Notes from Pott Shrigley School, no date).

3.18 As such, education in the village, for boys at least, started at a comparatively early date. The 1848 Tithe Map shows a building (now demolished) to the south-west of St Christopher's Church which is described in the apportionment as a school building.



P3.6 St Christopher's Church

3.19 The last in the male line of the Shrigley Estate was Edward Downes who died in 1819. Prior to his death he had sold off the family estates at both Worth and Pott Shrigley. Those at Shrigley were purchased by a Mr William Turner, an industrialist and MP for Blackburn, Lancashire.

3.20 William Turner made his mark by commissioning Thomas Emmet Senior, an architect from Preston, to redesign Shrigley Hall. The resulting building, completed around 1825, is described by Pevsner as 'A very fine Regency House of eleven bays and two storeys' (Pevsner 1971).



P3.7 Shrigley Hall before rebuilding
©Bollington Discovery Centre



P3.8 Shrigley Hall after Emmet's redesign
©Bollington Discovery Centre

3.21 William Turner also built the present school building. This was originally a Sunday School known as Turner's School until the mid-1850s when it became a day school.



P3.9 Pott Shrigley Primary School, the original building is on the left

3.22 When William Turner died, around 1845, his granddaughter Ellen inherited his estate. She had married the Reverend Brabazon Brabazon Lowther in 1847 and they moved into Shrigley Hall. The Lowthers held the estate until 1928 when it was sold off following the death of Colonel W. G. Lowther, the last of the male line. The Hall was then bought by the Roman Catholic Salesian Mission and became a college.

3.23 Less is known about Pott Hall, which was a much more modest estate than that of Shrigley Hall. Pott Hall has its origins in the fifteenth century and is the earliest secular building in the Conservation Area.



P3.10 Pott Hall; the earliest part of the building is on the right
©Bollington Discovery Centre

3.24 In 'Magna Britannia for the County Palatine of Chester' Daniel Lysons says 'The hamlet of Pott gave name to a family of gentry who had an estate here for many generations, now represented by Charles Potts Esq of Chester. Pott Hall, which had belonged to the family of Pott Hall passed successively to Edward Swan, and the Beeches, it is now by purchase from the latter, the property of Edward Downes Esq.' (Lysons 1822). This purchase must have taken place at the end of the eighteenth century and before 1819 which was the year of Downes' death.

3.25 Ownership of Pott Hall is confirmed by the Tithe Apportionment of 1848 which shows that Pott Hall was in the ownership of the executors of the late William Turner (Downes' successor) of Shrigley Hall and was occupied and rented by George Swindells.

3.26 The Swindells family took up residence in Pott Hall in 1830 when they moved to the area from Manchester. They had made their money from cotton manufacturing and owned Clarence Mill in neighbouring Bollington.

Map-based evidence

3.27 Examination of map-based evidence shows that the village has not developed very much over the centuries. There may have been little or no occupation of the site prior to the establishment of the Shrigley Estate in 1313. From 1492 St Christopher's Church would have become the main focus of the hamlet and this remains the case.

3.28 Disappointingly, the 1686 Map 'The Survey of the Lands in Bollington belonging to Edward Downes of Shrigley in the County of Chester' does not include any of the estate's property at Pott Shrigley. The earliest map is therefore the 1848 Tithe Map (Fig 5).

3.29 The tithe map shows seven more buildings in the centre of the hamlet in 1848 than there are today (Fig 6). Most of these were in the vicinity of St Christopher's Church; these have now been demolished. Three other buildings - Church Cottages, Pott Hall and the Old Vicarage - have all been rebuilt to some degree as different plan forms are shown on the first edition OS map of 1871 (Fig 7). It is useful to compare Figs 6 and 7.

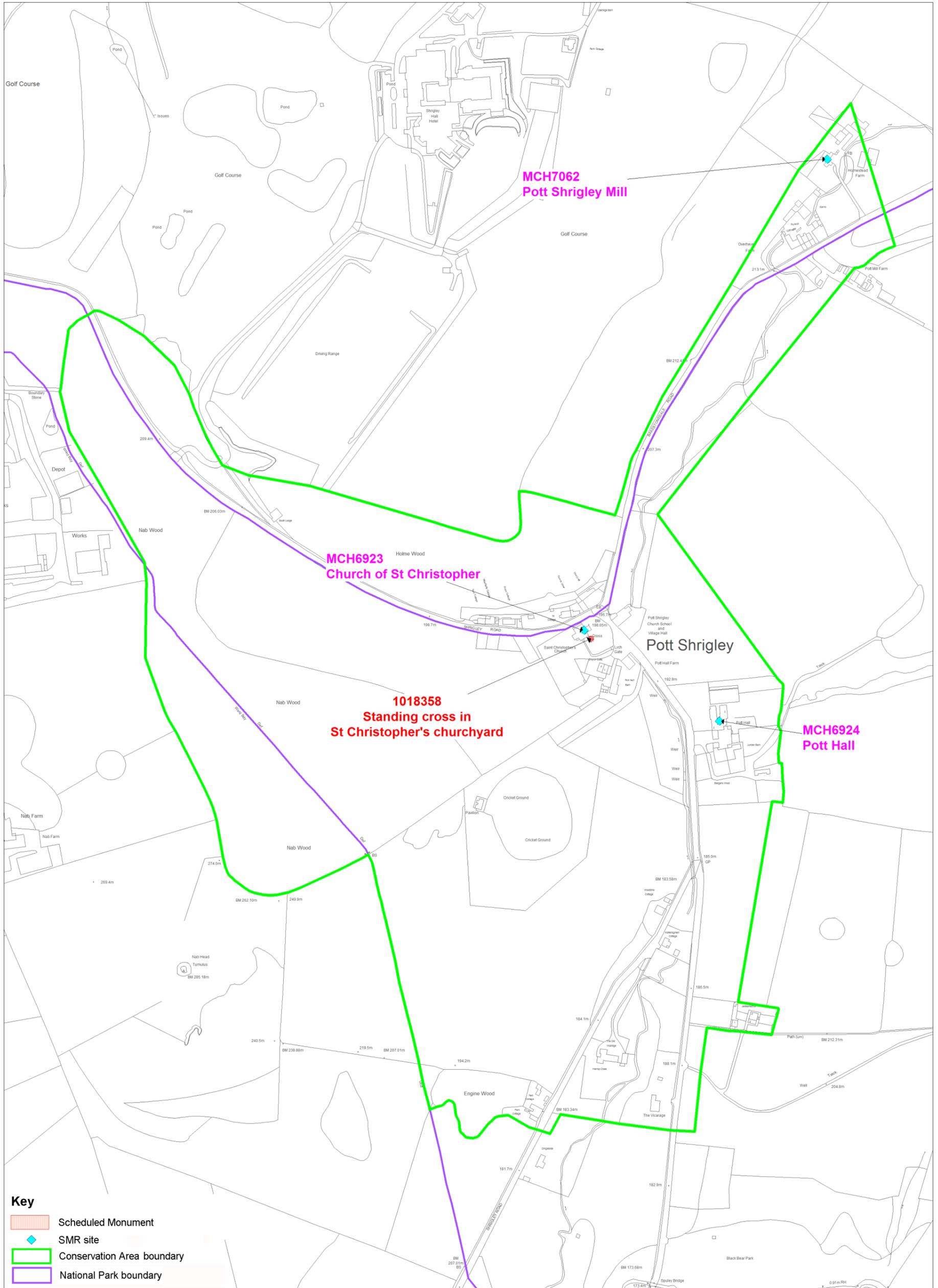
3.30 There is no Enclosure map and award for Pott Shrigley, possibly because the Estate was the majority landowner. There does not

appear to have been any common land within the village. However, a memorandum in the Downes family records signed by P Downes from 1 October 1787 concerns a dispute between himself and Sir George Warren of Poynton over land at Pointon (sic) Moor. The land is described as common land.

References here and hereafter to Downes Family records in the Cheshire Record Office (CRO) are reproduced with the permission of Cheshire Archives & Local Studies and the owner/depositor to whom copyright is reserved.

3.31 The 1848 Tithe Map and apportionment shows that most of the plots in the village were pasture, arable, meadow and woodland owned by 'The Executors of the late William Turner' (of Shrigley Hall) and leased to tenants. Most of the property is described as house or cottage with garden and, again, owned by the estate and leased to tenants.

3.32 All the land and property which is now in the Conservation Area was in the ownership of the Estate in the nineteenth century.



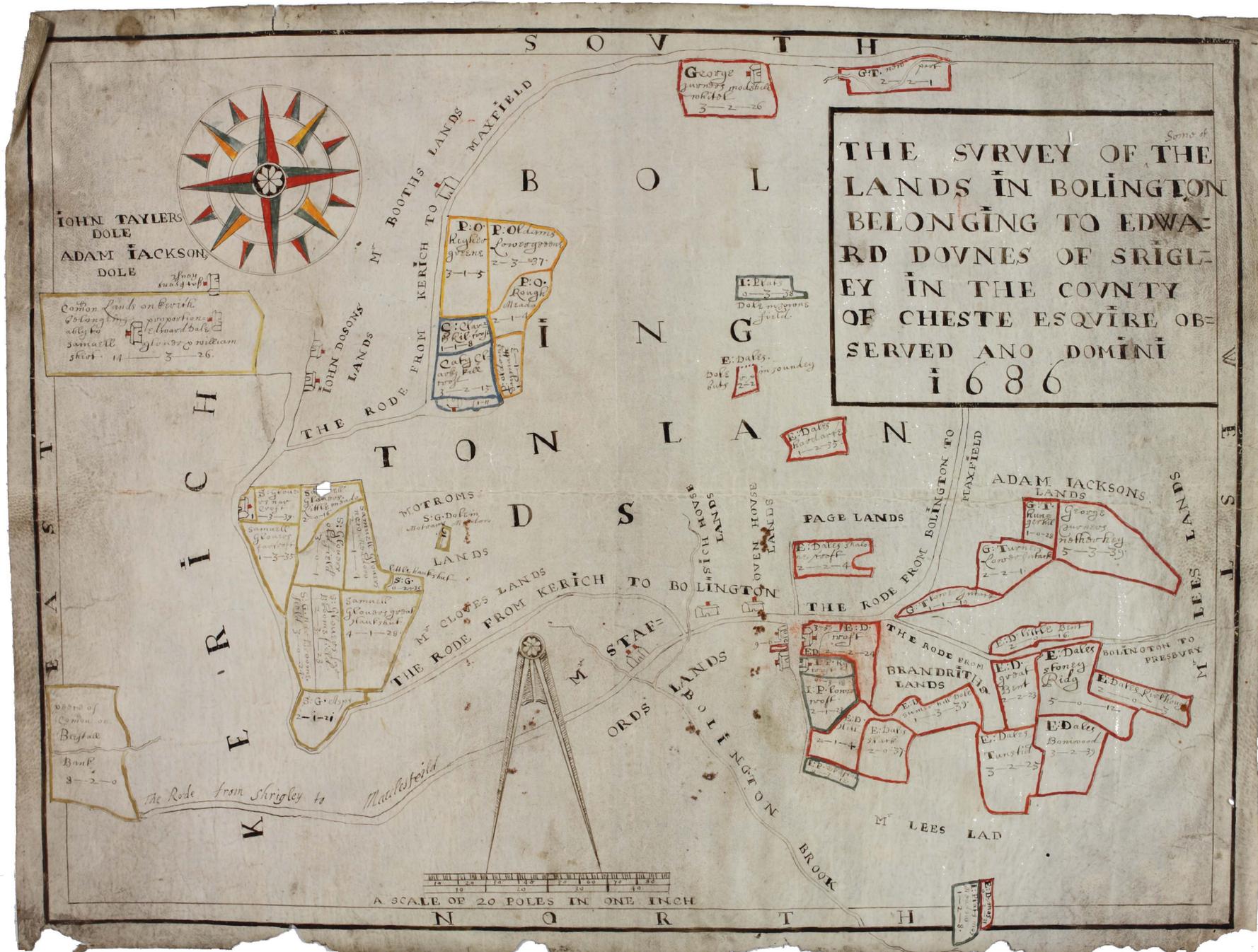


Fig. 5. 1686 Map of The Survey of the Lands in Bollington Belonging to Edward Dovnes of Shrigley
By permission of the Cheshire Archives and Local Studies, Cheshire Record Office

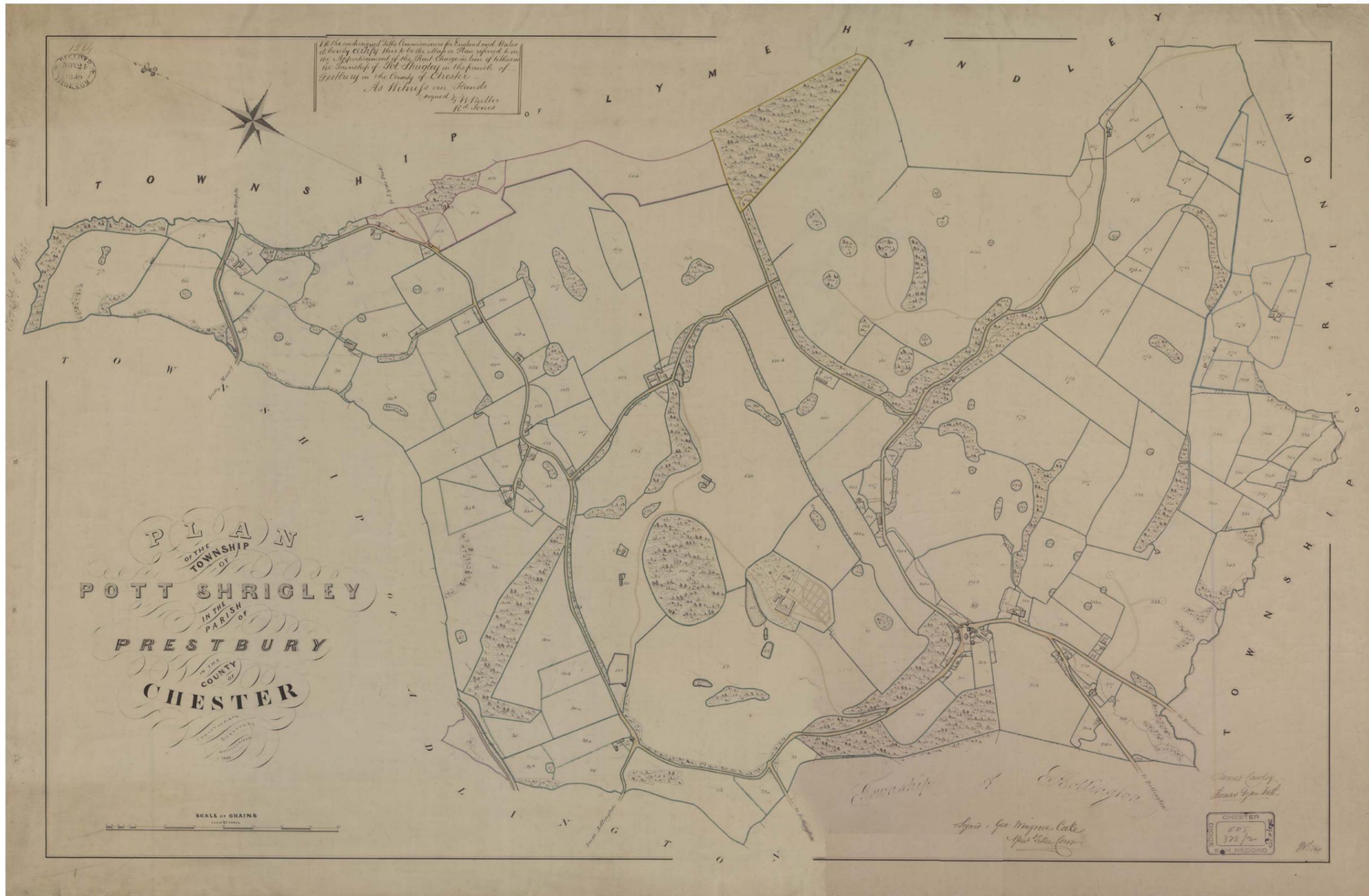
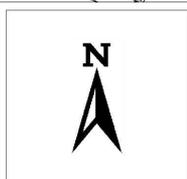


Fig. 6. 1848 Tithe Map
 By permission of Cheshire Archives and Local Studies, Cheshire Record Office



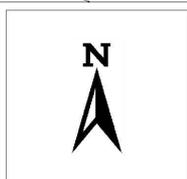
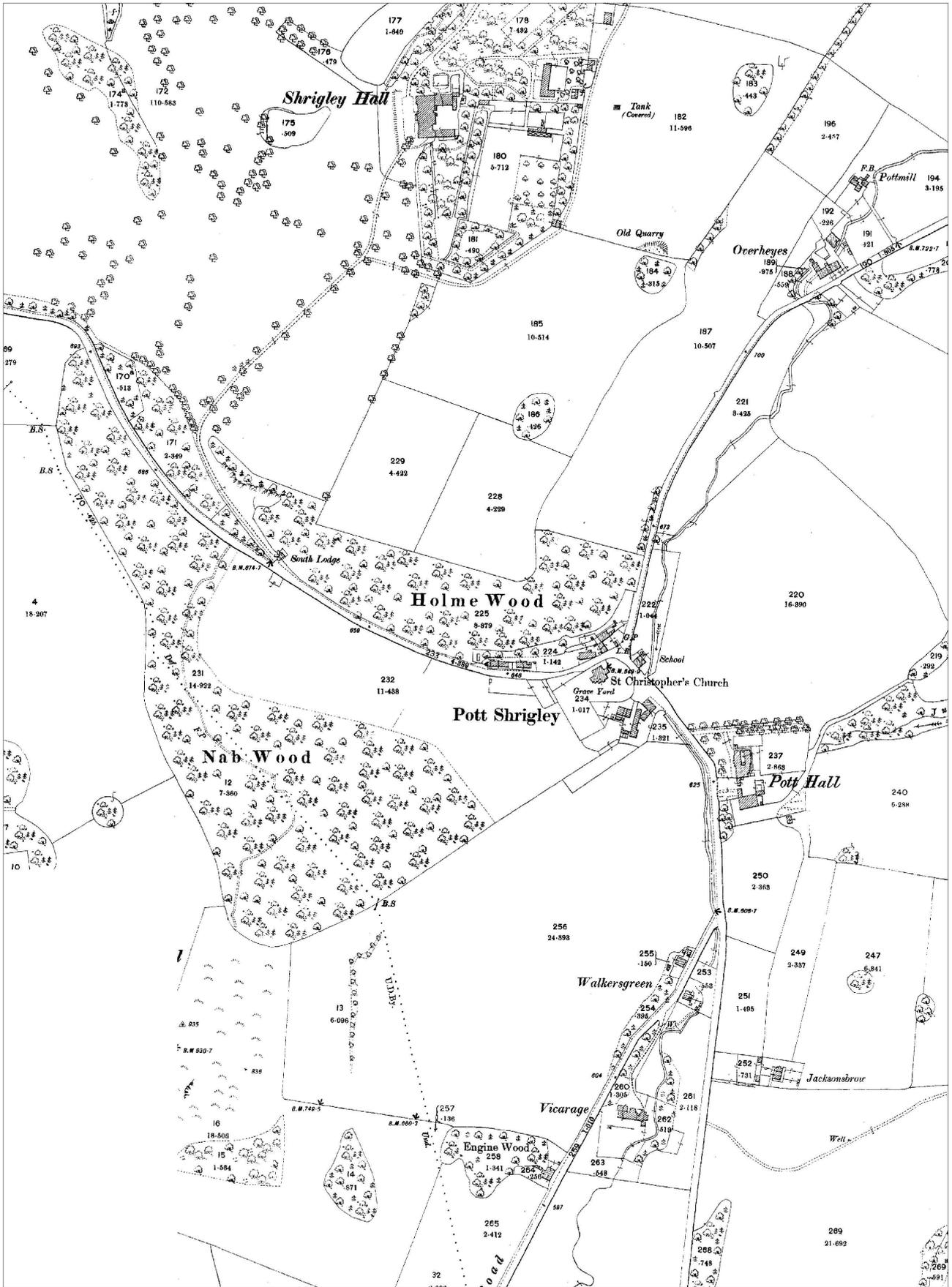


Fig. 8. 1897 Ordnance Survey 2nd Edition Map

4.0 FORMER AND CURRENT USES

4.1 Prior to the eighteenth century the main occupation in Pott Shrigley is likely to have been agriculture. It is also likely that the Shrigley Estate was one of the main employers. There is little evidence remaining in the village centre today of farming as an occupation.

4.2 The main concentration of farms was on the north-eastern edge of the Conservation Area boundary. Overheyes Farm is within the Conservation Area and Homestead and Pott Mill Farms straddle the boundary. Overheyes and Homestead Farms are both outside the National Park but within the Cheshire East part of the Conservation Area.



P4.1 Pott Mill Farm

4.3 A Court Roll in the Downes Family records (CRO) from 1 December 1544 refers to 'a house with three stalls or bays for horses or cattle and a building called A Smythe, newly built, and a garden, in the township of Pottshrigley'. It is impossible to know where its location was; none of the surviving buildings contains any obvious sixteenth century building material, but seven buildings were demolished by 1848, and it may have been one of these.

4.4 Homestead Farm was formerly the site of a water-powered corn mill. The Mill belonged to Shrigley Hall and is mentioned as such in a Court Roll of 1663 in the Downes Family records (CRO) where it is referred to as Pottshrigley Milne.

4.5 A mill is identified on Burdett's Map of 1775. The site is listed on the HER for Cheshire, 1584/1. On site there is evidence of culverts; there may be further evidence of a mill building incorporated in the core of

buildings on site. The mill was sold off by the Estate in the 1930s.



P4.2 Homestead Farm, site of the former Corn Mill

4.6 Pott Shrigley was important from the eighteenth century onwards for its coal-mining and brick-making industries. The Carboniferous coal measures were worked by shafts and 'day-eye' pits (entered horizontally from the hillside) in the Bakestonedale and Spuley Lane areas. There were also pits along Long Lane, Shrigley Road, Berristal and at Redacre.

4.7 Fireclay, described as 'bastard silica', was extracted from the hillsides of Bakestonedale from about 1820. In around 1820 George Lambert and Abraham Bury started a small brickworks near Brink Farm with one kiln to fire the bricks. When they needed to expand they moved to the site in Bakestonedale. By 1848 George Lambert was operating a coal and fireclay mine with associated Pott Brickworks on the south side of the road at Bakestonedale, Pott Shrigley. Lambert was still working the Pott Shrigley coal mine in 1884 but had relinquished the firebrick works to James Hall before 1878.

4.8 In 1870 William Hammond went into partnership with his brother-in-law, Robert Gardiner, to work fireclay in Pott Shrigley and they established their brickworks on the north side of the Bakestonedale Road opposite that of George Lambert. In 1875 Mr Lawrence Gardiner succeeded his brother in the business. When he died in 1886 Hammond took over the works entirely. Messrs William Hammond Ltd continued production of firebricks until 1967.

(David Kitching, www.penforma.com).



P4.3 A William Hammond brick ©David Kitching



P4.4 A Gardiner and Hammond brick ©David Kitching

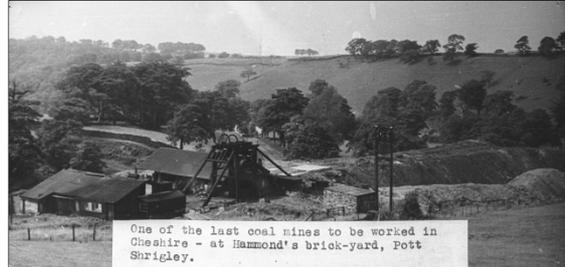
4.9 The workshops in Bakestonedale are now used by various trades unconnected with the original industry. The area is of considerable industrial archaeological interest but is outside the Conservation Area.



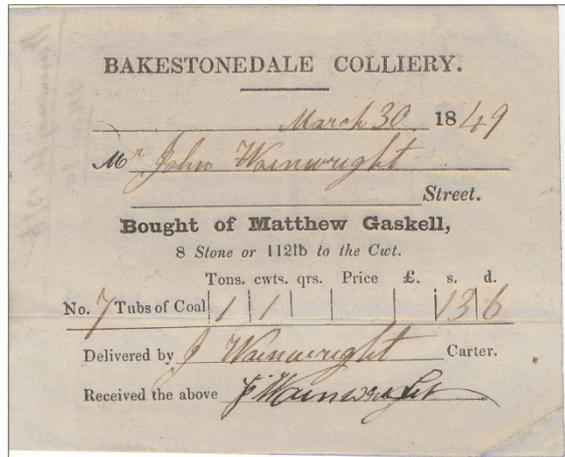
P4.5 The Old Brickworks is now an industrial estate

4.10 Peak District Mines Historical Society has compiled a list of coal mines worked under the Coal Mines Regulation Act, in Cheshire during the year 1896. This lists three mines in Pott Shrigley all in the ownership of William Hammond. These were described as: 'Bakestonedale (Clay Pit) which was worked for fireclay, it employed seven underground workers and one surface worker; Bakestonedale (Clay Level) which worked fireclay and ganister and employed eight

underground workers and one surface worker; and Bakestonedale (Coal Pit) which mined manufacturing coal and employed fifteen underground workers and four surface workers. This indicates that the pits were a comparatively large employer for the hamlet in the nineteenth century.



P4.6 Colliery at Hammonds brick yard ©Bollington Discovery Centre



P4.7 Receipt from Bakestonedale Colliery ©David Kitching

4.11 We do know that colliers were living in Pott Shrigley village in the early nineteenth century. The Downes Family records (CRO) contain a questionnaire of 13 April 1818 completed for the House of Commons Committee on education. It refers to the inhabitants of Shrigley as being comprised chiefly of tenants and cottagers, by the most part colliers.

4.12 Coal mining in the Pott Shrigley area largely ceased around 1930; however coal mining continued alongside fireclay mining at Hammond's Moorside Mine until 1956.

4.13 By 1881, the census shows that the main occupations of males in the parish (which includes outlying hamlets) were 33 in agriculture and 37 in mineral substances (<http://www.visionofbritain.org.uk/>). Amongst women, most were in unspecified occupations or domestic service, with the former being most prevalent.

4.14 Quarrying was another local industry. The local sandstone (see Section 5) was used for building, walling, slating and paving. The thin laminated gritstone was commonly used for potstones or bakestones which were used domestically for making oatcakes. These were either thin round stones suspended from a pothook over an open fire, or were larger, squarer stones placed on top of a stove. Bakestonedale probably takes its name from these.

4.15 A few properties in the village are known to have had previous uses.

4.16 The village school was originally built as a Sunday school (see Section 3). The relationship between church and school in the village has remained strong. The school is now also used as a community centre.

4.17 Pott Hall Farm was The Lowther Arms public house in the nineteenth century. It was reputedly closed by Mrs Lowther of Shrigley Hall in the 1920s as she felt her estate workers were spending too much time in there (Notes on Pott Shrigley; no name, no date). It is likely to have been a farm originally as it has a barn and a pig sty in its grounds. These are now converted to a dwelling and a garage respectively.



P4.8 Pott Hall Farm, formerly the Lowther Arms

4.18 Shrigley Hall, outside the Conservation Area, was a private residence which became a school in the 1920s and is currently a Hotel and Country Club.



P4.9 Shrigley Hall is now a Hotel and Country Club

4.19 There do not appear to have been any other services provided within the village, probably due to its proximity to Bollington which expanded rapidly from the late eighteenth century to support a thriving cotton industry. In addition the village was on Estate land and development may have been discouraged.

5.0 ARCHITECTURAL AND HISTORIC QUALITIES

5.1 The historic buildings within Pott Shrigley contribute significantly to the character of the Conservation Area. The majority are of local vernacular construction and their simple, utilitarian form gives the buildings a solid, robust appearance.

5.2 Dwellings tend to be two storeys high and ancillary buildings are generally single storey. The exception is the southern end of Pott Hall which is three storey (P5.2). Properties within the Conservation Area also have a high solid to void ratio with few window openings in the walls. Chimney stacks are positioned at ridges, on gable ends of dwellings or mid-roof, breaking up the 30°- 40° roof pitches.

5.3 Architectural unity in the Conservation Area is achieved through a similarity of scale, so that whether a building has one or two storeys it relates well in terms of proportion to its neighbours. Another unifying feature is the use of local materials, in particular gritstone, which has been used in the construction of buildings and boundary walls. There are however exceptions:

(i) Harrop Close, the former vicarage, is built from local brick and is rendered to the rear. As this is well screened behind trees and below road level it doesn't impact significantly on the Conservation Area.



P5.1 Harrop Close

(ii) Pott Hall was partially rebuilt in the mid-nineteenth century resulting in the Hall having two distinct styles, one polite and one vernacular. However, there is still a degree of harmony between the two.



P5.2 Pott Hall: the right hand side is three storey

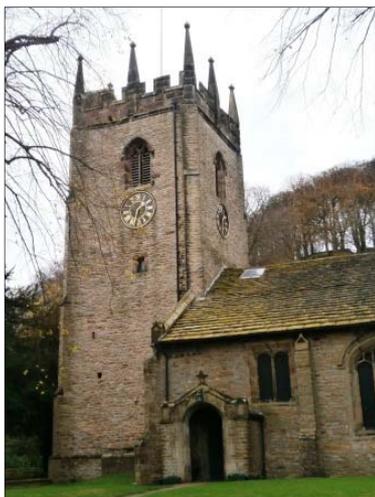
(iii) The School, which is in a prominent location, is on a larger scale than other buildings in the hamlet; it is not typical of the vernacular style. Barge boards on the gable ends and large window openings are not typical of Pott Shrigley. As the school is low in height and is built of local stone its visual impact is reduced.



P5.3 The style of the school is not typical of buildings in the area

5.4 Pott Shrigley has never developed beyond a cluster of dwellings with ancillary buildings focused on St Christopher's Church. There has been little new development in the Conservation Area in either the twentieth or twenty-first centuries beyond conversion or alteration of existing buildings. Going on external evidence, most of the properties appear to date from the nineteenth century.

5.5 The earliest building in the Conservation Area is St Christopher's Church which contains some fifteenth century fabric. Pevsner mentions that 'Perp(endingular) work on the south aisle and tower may be connected with the foundation of a chantry in 1492' (Pevsner 1971).



P5.4 St Christopher's Church: the tower and south aisle may date from 1492

5.6 St Christopher's Church has some impressive stone gargoyles along the eaves. Internally there is a carving of a cat, which was possibly the inspiration for the Cheshire Cat in Lewis Carroll's 'Alice in Wonderland'.



P5.5 Smiling cat carving located near the pulpit in St Christopher's Church

5.7 The preaching cross in the churchyard is thought to pre-date the Church. The list description is vague and calls it medieval, which could place it any time between 1066 and 1500. The transom of the cross is a later addition: it has a different finish to the stone and the carving has a crisper appearance than the shaft.



P5.6 The Cross transom is a later addition

5.8 The earliest secular building in the Conservation Area is Pott Hall, which dates back to the seventeenth century and is described in Kelly's Directory of 1896 as 'an ancient house, restored about 1878 is the chief residence of George Swindells esq' (See Section 4).

5.9 Shrigley Hall, which is outside both the Conservation Area boundary and the National Park boundary, may well have older material in its core as the Estate dates back to the fourteenth century and was rebuilt in the nineteenth (see P4.9).

5.10 It is possible that there are buildings in the village with internal evidence of earlier origins, but based on external appearances the majority were constructed or remodelled in the nineteenth century.

5.11 Dating buildings can be problematic as inevitably over time they are altered by successive owners; extensions and other changes mask or destroy historic fabric. Windows and their surrounds are generally good indicators of a building's age, but it is noticeable in Pott Shrigley that few early examples survive.



P5.7 Evidence of a blocked doorway

5.12 The majority of dwellings in the Conservation Area are quite similar in appearance. They are simple two storey cottages, often in pairs.

5.13 They have casement windows in sets of two or three with flush lintels and projecting sills. Most of the casements are modern timber replacements which copy a nineteenth century style. There are few full surrounds and little ornamentation.



P5.8 Woodbine Cottage (above) and Walkers Green Cottage (below)

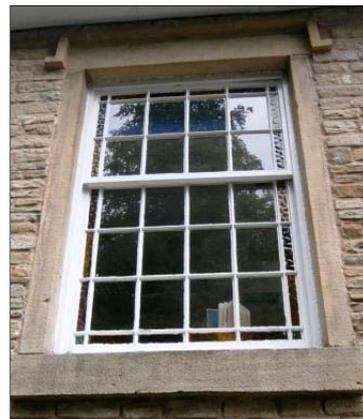
5.14 Most window openings have flush lintels and projecting sills which are indicative of the nineteenth century.

5.15 Where surrounds are full, they are plain. The most elaborate window surrounds, excluding the Church, are in the school building. These have lintels with hoodmoulds over. On the ground floor of the School, facing Shrigley Road, windows have square sectioned stone mullions: these too are nineteenth century.



P5.9 Nineteenth century mullion window with hoodmould over

5.16 There are few sash windows. The School, Ivy Cottage and Church View are the only properties which do and again these appear to date from the nineteenth century (the latter two are outside the National Park boundary). The School's sliding sash windows are nineteenth century with a coloured glass margin pane.



P5.10 Nineteenth century sash window with hoodmould at the school

5.17 Few original doors and doorways survive. The one at Pott Hall in the earlier section of the building is eighteenth century. It has a six panel door with a fanlight over and a neo-classical door surround.



P5.11 Eighteenth century doorway at Pott Hall

5.18 Pott Hall Farm has a nineteenth century Gothic door surround and fanlight. It has a five panel door of a nineteenth century style.



P5.12 Nineteenth century style door at Pott Hall Farm

5.19 Pott Hall Farm and Church Cottages have Gothic style windows. It is possible that inspiration was taken from St Christopher's Church, which is nearby. These windows are likely to have been inserted in the second half of the nineteenth century when the properties appear to have been remodelled. The 1848 Tithe map shows the cottages occupied a different footprint to the one they have today.



P5.13 Pott Hall Farm (left) and Church Cottages (right) both have Gothic windows

5.20 It is possible that other properties were re-fronted by the Estate in the nineteenth century, which may explain the similarity of style and lack of evidence of earlier buildings. (see P5.8).

5.21 The houses at Jackson Brow are impressively sited on top of the hillside. Although the buildings appear on the 1848 Tithe Map, they have been subsequently altered. They are located adjacent to the footpath to Charles Head which leads up a long flight of well-worn steps from Spuley Lane.



P5.14 Dwellings at Jackson Brow



P5.15 Jackson Brow Steps

5.22 Pott Mill Cottages on Bakestonedale Road were constructed in the nineteenth century, presumably for workers in Bakestonedale. This is the only formal terrace within the Conservation Area.



P5.16 Pott Mill Cottages

5.23 The listed building description says that the existing school dates from 1861, but it is known to have been used as a Sunday school until 1853. It cannot, however, be much earlier than 1848 as it does not appear on the Tithe map of that year.

5.24 There were two historic parish boundary stones within the Conservation Area. These were on the boundary of the National Park and the Conservation Area on the edge of Nab Wood. These fell into disrepair and were replaced with copies in 2002. These stones defined the boundary between Bollington and Shrigley. Both places were originally in the Parish of Prestbury, becoming parishes in their own right in 1866. The stones must, therefore, date from the mid-nineteenth century.



P5.17 One of the historic boundary stones in 2001 before damage and replacement

5.25 There is little twentieth or twenty-first century development in the Conservation Area. This is mainly confined to extensions and remodelling works.

5.26 A photo from around 1910 shows that the Vicarage has changed significantly. Originally it appears to have been fully rendered. It has had a large gabled extension added to the front of the property. The window design has also changed and now it has a horizontal rather than vertical emphasis (compare P5.1 and P5.18).



P5.18 The Vicarage in 1910

5.27 A new vicarage gained planning permission in 1951. The architectural style is not typical of Pott Shrigley. The chimney at eaves level, the long run of first floor casements and stair window are not typical features found in the hamlet. The use of local stone helps the property blend in and it is partially screened by trees and hedging.



P.5.19 The twentieth century Vicarage has features which are not typical of Pott Shrigley

5.28 The Cricket Pavilion is a simple, single storey structure which first opened in 1958. It was remodelled and extended in 2012. It is a functional building but is not in the vernacular style. It is, however, distant from the main hamlet and has little visual impact on the Conservation Area.



P5.20 The rebuilt Cricket Pavilion

5.29 There is a Grade II listed K6 phonebox outside St Christopher's churchyard and a twentieth century wall mounted letter box which is outside the National Park boundary. These add interest to the street-scene.



P5.21 The K6 phone box



P5.22 The letter box

5.30 The lychgate to St Christopher's Church is also the village war memorial. It was constructed in the 1920s and belongs to the Parish Council.



P5.23 The Lychgate is also the War Memorial

5.31 There are eight list descriptions covering the nine buildings in the part of Pott Shrigley which lies within the National Park's Conservation Area. A list of these buildings can be found in Section 13. It should be noted that the majority of the unlisted buildings are significant buildings within the Conservation Area. Most have some historic and architectural merit and provide a positive contribution to the appearance of the place (see Fig 9).

5.32 There are other listed buildings in Pott Shrigley parish which are either outside the Conservation Area and/or outside the National Park.

6.0 PREVALENT AND TRADITIONAL BUILDING MATERIALS

6.1 The predominant building material in the Conservation Area and its immediate setting is stone. This stone was locally sourced, as there were/are several small stone quarries in the locality. P6.1 shows the local stone used in buildings and walling.



P6.1 Local stone has been extensively used for construction in Pott Shrigley

6.2 The stone type, Kerridge stone, is a Milnrow Sandstone from the Carboniferous era. The colour is mainly buff with some grey. The two phases of development at Pott Hall clearly show the two stone colours. The nineteenth century section is grey and the eighteenth century section buff. The prolific use of local stone throughout the Conservation Area has provided a strong unifying element.



P6.2 Pott Hall: grey stone on the left and buff on the right

6.3 The stonework in Pott Shrigley is normally brought to courses and is paint-free, the exception being The Croft which is stone-built and painted black and white (this is outside the National Park).



P6.3 The Croft is painted to resemble a timber frame building

6.4 There is some limited use of render and random stonework and random stone brought to courses. Stone has also been used for external architectural details such as copings and quoins. Window and door surrounds are also constructed from dressed stone. Some chimneys are stone-built although many have been rebuilt in brick.



P6.4 Random stone at Walkers Green (left)
P6.5 Coursed stone with quoins at Pott Hall (right)

6.5 Kerridge stone slate is the predominant roofing material but there is also limited use of concrete tile within the Conservation Area. Concrete tile is a modern material and alien to the Conservation Area. There is little use of blue slate.



P6.6 Stone slate roofs at Pott Hall



P6.7 Stone slate roof, St Christopher's Church

6.6 Brick is not commonly used as a building material in Pott Shrigley which is surprising given the close proximity of the (former) brick works at Bakestonedale. The Old Vicarage, Harrop Close, is the only example in the Conservation Area of an entire building constructed from local brick (see P5.1). However many properties have had chimneys rebuilt in the local red brick (see section 4).

6.7 Render is not widely used in the Conservation Area. Photos from around 1910 however show that some buildings appear white: this could either be render or limewash. The Old Vicarage and the cottages on the north side of Shrigley Road (outside the National Park) are examples of buildings that appear white in the early twentieth century (see P5.18 and P6.8).



P6.8 Cottages on Shrigley Road circa 1910
©Bollington Discovery Centre

6.8 P6.9 shows what appears to be remnants of limewash to the surface of the front elevation of Church View (this is the property to the right in P6.8). The Vicarage may have been rendered originally to disguise the fact that it was brick-built and not stone.



P6.9 Possible limewash remnants on Church View

6.9 The former Vicarage (Harrop Close) demonstrates the use of several building materials. Brick-built with rendered walls to the rear elevation and a stone slate roof, it also has a large stone stack as well as several brick chimneys.



P6.10 Stone slate roof and brick chimneys at Harrop Close, with brick gable and rendered rear

6.10 All stacks in the Conservation Area, stone or brick, tend to be simply detailed. Few have banding and drip courses. Originally stacks appear to have been over-sized in relation to buildings (P6.8) and they tend to have large pots. Buff and red can be found but buff predominates. In some cases the height of stacks has been reduced.



P6.11 Brick and stone stacks with red and buff pots

6.11 Traditional rainwater goods are either timber box gutters or cast iron with half-round or ogee profiles. These are normally fixed to metal rise and fall brackets.

6.12 A variety of window styles are evident in the Conservation Area and these are timber (see Section 5 for information on window styles).

6.13 Stone boundary walls in and around Pott Shrigley significantly contribute to the character of the Conservation Area. All the walls are built from Kerridge stone. There are a variety of walling types in the Conservation Area and examples of both drystone and mortared walls can be found. There are also a variety of coping details. The use of local stone is a unifying feature.



P6.12-15 A variety of boundary walls with different coping details

6.14 Various types of gates, gritstone gateposts and piers punctuate the walls.



P6.16 Boarded door into the grounds of Pott Hall



P6.17-20 A variety of styles of gates and piers can be found in the Conservation Area

6.15 With regard to floorscape there are some stone kerbs and some areas of stone setts and paving. The largest area of stone setts in the public domain is outside St Christopher's Church (see Section 11).



P6.21 Stone steps and setts in front of St Christopher's Church



P6.22 (left) Setts at the entrance to Walkers Green and P6.23 (right) setts and flags in front of Pott Hall Farm

6.16 Prior to the early twentieth century, Pott Shrigley's roads would have been unmetalled tracks. P6.24 of Spuley Lane below, taken around 1910, illustrates this point. The track to the cricket ground was surfaced as far as Pott Hall barn in the late twentieth century (see P6.25).



P6.24 Spuley Lane was unmetalled in 1910 ©Bollington Discovery Centre



P6.25 The track to the cricket ground is partially surfaced

6.17 Pott Shrigley Conservation Area does not have much street lighting. There are two historic lamps and a reproduction historic lamp in St Christopher's Churchyard. There is a gas-powered historic lamp at the road junction by the Croft (this is outside the National Park).



P6.26-27 Historic Lamps in the Churchyard



P6.28 Historic lamp at The Croft (left) P6.29 Reproduction lamp in the churchyard (right)

6.18 There were two historic parish boundary stones within the Conservation Area but these fell into disrepair and were replaced with copies in 2002 (See P5.16).

6.19 At the junction of Spuley Lane and Shrigley Road (south), there is a good example of an early twentieth century finger signpost.



P6.30 Early twentieth century finger signpost

6.20 Other signs are typical twentieth century metal direction boards and street-name signs.



P6.31 Late twentieth century sign posts



P6.32 Street name sign

Miscellaneous items

6.21 There is a utilitarian plastic bin on Shrigley Road near the bus stop opposite the Church.



P6.33 Litter bin on Shrigley Road

6.22 There are some twentieth century benches within St Christopher's churchyard, and one near the phone box, again utilitarian.



P6.34 and P6.35 wooden benches in the churchyard

6.23 Just outside St Christopher's churchyard is a twentieth century parish noticeboard. This is constructed of timber with metal legs.



P6.36 Parish noticeboard outside the lychgate entrance to St Christopher's Church

7.0 THE RELATIONSHIP OF STRUCTURES AND SPACES

7.1 The relationship between the buildings within the village, how they are laid out and the spaces between them, helps to create a sense of place and makes a key contribution to the special character of Pott Shrigley Conservation Area.

7.2 The main focus of Pott Shrigley is the T-junction formed by the meeting of Shrigley Road (north and south) and Bakestonedale Road. This is where the majority of dwellings can be found clustered around St Christopher's Church. This can clearly be seen on the aerial photograph (Fig 3). From the historic maps (Figs 6 - 8) it appears that this has always been the case.

7.3 The feeling of centrality is reinforced by the school building opposite the church. These two buildings mark this out as the functional centre of the Conservation Area and signify arrival into Pott Shrigley.

7.4 Visually the T-junction provides a striking stop point in the Conservation Area. Looking north, the view ahead is blocked by The Croft, accentuated by a dense backdrop of trees on a sharply rising slope immediately behind the building.



P7.1 Views north are blocked by The Croft and trees

7.5 St Christopher's Church, the School and The Croft are key buildings because they form the visual centre of Pott Shrigley and create a focus when entering the village centre from any direction (see P7.1-3). The church tower in particular is key as it dominates many views within the centre of the Conservation Area. It is also visible from some vantage points outside the village.



P7.2 Entering Pott Shrigley from the north-west

7.6 Development from the centre is linear along Shrigley Road (north and south). Buildings to the north are clustered together, some adjoining. To the south they are more dispersed. From the centre of the village, north along Bakestonedale Road, there is no development until Pott Mill is reached.

7.7 Pott Mill is located at the north-eastern edge of the Conservation Area. It is comprised of a cluster of buildings near the site of the former mill. Although these buildings are within the Conservation Area they are outside the National Park boundary. Conversely, on the opposite side of Bakestonedale Road, Pott Mill Farm is within the National Park but just outside the Conservation Area boundary.

7.8 The land at the north-eastern edge of the Conservation Area falls sharply away to the east into a clough which contains the stream. As the stream approaches the village centre the land rises up again.



P7.3 On Bakestonedale Road, the stream is at the bottom of a clough

7.9 Arrival into the village from Bakestonedale Road is marked by the Church straight ahead and the school on the left.



P7.4 Entering Pott Shrigley from the north-east

7.10 Heading south along Shrigley Road towards Bollington is Walkers Green. This is at the junction of Spuley Lane and Shrigley Road. Cottages are well-spaced along the road and no dwelling is built directly opposite another.



P7.5 Dispersed properties at Walkers Green

7.11 Generally in the Conservation Area properties address the road, and the exceptions to this are at Walkers Green. Harrop Close, the former Vicarage is set in a large garden below road level and built at right angles to Shrigley Road. Pott Hall, although facing onto the road, is set well back from it.

7.12 The principal entrances to Fern and Woodbine Cottages are at the rear. This may not have always been the case, however, as both properties have been altered and Woodbine Cottage has a central blocked doorway visible on its roadside elevation.

7.13 Pott Shrigley is in a thickly wooded setting and views in and out of the hamlet are dominated by the mature plantations of Nab, Holme and Engine Woods. These create a sense of enclosure and a feeling of being within a bowl (see P7.6).



P7.6 The village is enclosed by trees

7.14 Within the village views between and around buildings are dominated by the presence of trees and slopes.



P7.7 above and P7.8 below: views around buildings are dominated by trees and slopes



7.15 Steep hills, particularly those in Holme Wood behind The Croft and at the north-western edge of the Conservation Area near Nab Wood are particularly significant as they provide a backdrop to many views within the village.

7.16 Tree-lined roads with straight stretches and bends are characteristic of the Conservation Area. These have the effect of making the village feel secluded. They restrict views into and out of the village and create a sense of anticipation when approaching it. There are, however, some short- and long-

ranging views across the landscape to either side of Shrigley Road (south), to the east of Bakestonedale Road and the south of Shrigley Road (north).



P7.9 Tree-lined roads like Spuley Lane are a feature of the Conservation Area

7.17 Boundary walls and hedges are important within the Conservation Area, providing visual links between buildings and spaces.



P7.10 Boundary walls provide a visual link between buildings and spaces

7.18 Harrop Brook is not always visually apparent within the Conservation Area. It is most noticeable if walking along Shrigley Road (south) and Spuley Lane. It is the sound of running water which draws attention to its presence.



P7.11 Harrop Brook runs alongside Shrigley Road (south)

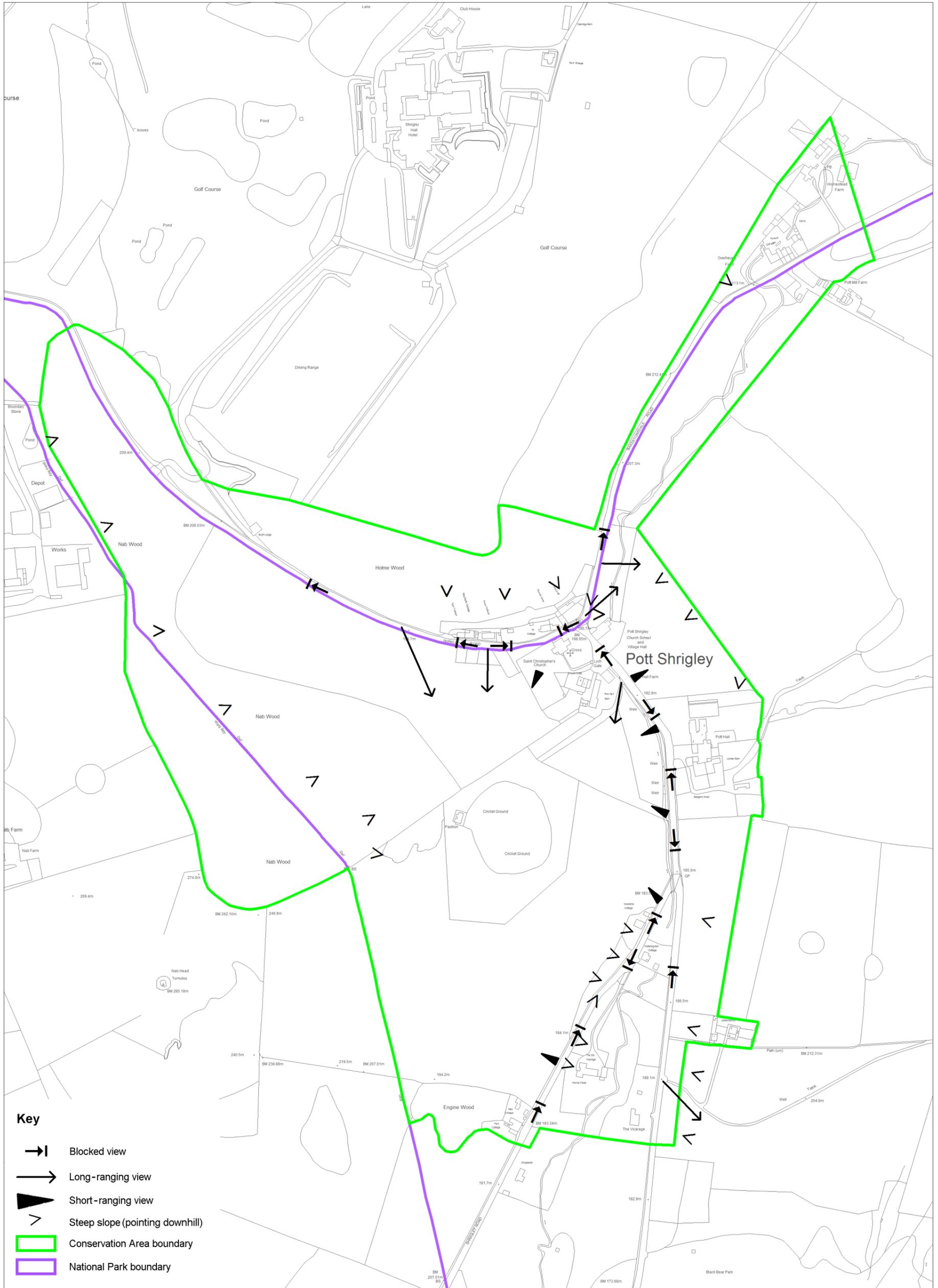


Fig. 11. Views within Pott Shrigley Conservation Area

8.0 GREEN AND OTHER NATURAL LANDSCAPE ELEMENTS

8.1 Pott Shrigley's distinctive character is not solely derived from its buildings. Trees, hedges, gardens, enclosed fields and other green spaces make an important contribution to the historic and aesthetic qualities of the place. Generally speaking, trees and hedgerows are integral to rural Conservation Areas as they form enclosures, screen structures and are part of an historic landscape. They also help maintain rural character and provide a harmonious transition from open countryside to built environment (P8.1).



P8.1 Trees provide a harmonious transition between countryside and the built environment

8.2 The Authority's 'Landscape Strategy and Action Plan' (LSAP 2009) locates Pott Shrigley in the South West Peak and, more specifically, in the Slopes and Valleys with Woodland landscape type. 'This landscape has a strongly wooded character, defined by hillside trees, wooded cloughs and scattered trees along field boundaries and watercourse trees. Tree groups exist around settlements and, in association with the steeply sloping topography, create a series of framed and enclosed views' (P8.1, P8.2).

8.3 The LSAP describes the key characteristics of this landscape type as having: undulating topography with incised valleys and rounded summits; patches of acid grassland on steeper slopes; irregular blocks of ancient woodland along cloughs and valley sides; permanent pasture in fields enclosed by hedgerows and trees; narrow winding, often sunken lanes; scattered farms and loose clusters of dwellings; variable shaped, small to medium sized fields of various dates; and coal-mining remains. The landscape within Pott Shrigley Conservation Area exhibits many of these characteristics; some of these can be seen on the aerial photograph (Fig 3) and P8.1- P8.3.



P8.2 Fields bounded by hedgerows and trees and narrow lanes are characteristic of 'Slopes and Valleys with Woodland'...



P8.3 ...as are undulating ground and blocks of woodland

8.4 The Conservation Area contains a significant amount of open green space which contributes significantly to the character of Pott Shrigley. The valley bottom setting surrounded by woodlands on hillsides gives a sense of a bowl-like location (see P8.1).

8.5 To the south and west of Shrigley Road there is an open area containing the village green and the cricket ground. This area is prominent in the centre of the hamlet and is an important focal point. Containing scattered clumps and individual mature trees, it has the appearance of parkland, almost providing a continuation to the grounds of Shrigley Hall. The Tithe Map apportionment of 1848 describes this area as Church Meadow and field. Any similarity to parkland is likely to be coincidental.



P8.4 Scattered trees give the impression of parkland

8.6 Fields to the east of Shrigley Road provide a significant open space and contribute to the open feel of the immediate setting of the Conservation Area by providing short-ranging views. Although there is a large amount of green space, the overall feeling is one of enclosure given the gradient of the surrounding land and the density of woodland (P8.1).



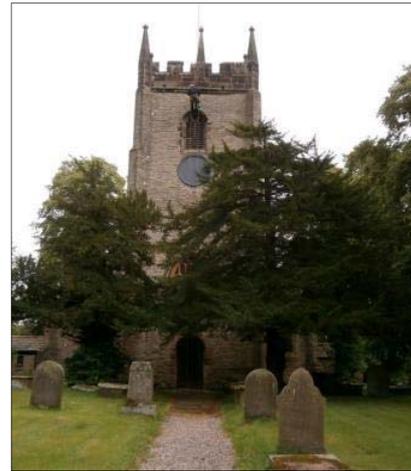
P8.5 Large field opposite the church

8.7 Pott Shrigley village green is located to the west of St Christopher's Church on land purchased by the Parish Council in the 1990s. The aim was to benefit residents by fostering community spirit providing a range of recreational facilities, now and in the future. (www.fieldsintrust.org). Planning permission was obtained from the National Park Authority in 1999 for change of use from agricultural land to village green.



P8.6 The Village Green is just beyond the church boundary wall

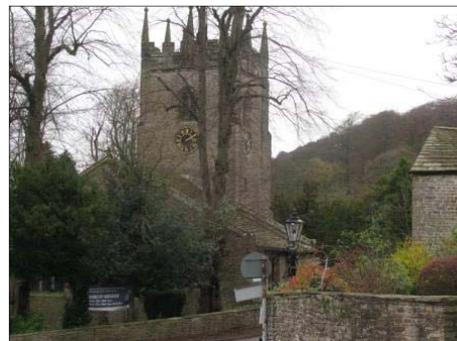
8.8 St Christopher's churchyard is a semi-public space. It contains some good examples of mature trees including Yew and Lime.



P8.7 Mature trees in the churchyard, Yews (above), P8.8 mature Limes (below)



8.9 Pott Shrigley is surrounded by woodlands of mixed age and species, some of which are semi-natural. These provide vistas and backdrops from many points in the hamlet. They include Nab, Holme and Engine Woods.



P8.9 Woodlands provide backdrops to views



P8.10 Trees add to the scenic quality of views

8.10 The LSAP for the South West Peak, page 15, notes that species associated with the Slopes and Valleys with Woodland landscape type 'tend to be Oak dominated, with some Downy Birch, Silver Birch and Rowan.... In the mineral-rich lower slopes, a more diverse flora is found with Ash in the canopy and a rich ground flora including Ramsons, Wood Anemone and Bluebell'.

8.11 There is a watercolour painting dated 1890 by William Robinson, the English landscape painter (1835-1895). This depicts Bluebell woods at Pott Shrigley, demonstrating that historically the bluebell has grown in abundance locally and is a valued characteristic of the woodlands in spring.

8.12 There is some specimen planting in gardens, particularly around Pott Hall and the Old Vicarage (Harrop Close), notably conifers. Many mature specimens date back to the eighteenth and nineteenth centuries. Specimen planting was typical of Victorian taste and species would have been chosen for their picturesque qualities.



P8.11 Specimen planting at Pott Hall

8.13 Conifers were particularly popular and many varieties were newly introduced to this country from about 1840 onwards. They would have been considered both exotic and fashionable at the time of their planting. This

timescale corresponds to the building of the Old Vicarage and remodelling of Pott Hall.



P8.12 Specimen Conifer at the Old Vicarage (Harrop Close)

8.14 A photograph from circa 1910 shows the gardens opposite the cottages on Shrigley Road (P8.14). This shows gardens bounded by hedges and containing small trees or shrubs. Some of the hedge is still extant (P8.15).



P8.13 Gardens to cottages on Shrigley Road c1910 ©Bollington Discovery Centre



P8.14 Gardens on Shrigley Road: much of the boundary hedge remains

8.15 Planting in private gardens can contribute positively to the character of a Conservation Area.



P8.15 Planting at Pott Hall Farm contributes to the Conservation Area

8.16 Hedges are often used as boundaries in Pott Shrigley, often in conjunction with stone walls to add privacy to dwellings (see P8.12 and P8.15 above). P8.17 below shows a mature Yew hedge on Shrigley Road: this also contains Hawthorn and Holly. The hedge to the gardens in P8.15 can be seen in the distance (the Yew hedge is in the Conservation Area but outside the National Park).



P8.16 Yew hedge on Shrigley Road

8.17 There is quite a lot of ivy in the Conservation Area, growing over walls and under and up trees. Ivy and other climbing plants soften the appearance of walls.



P8.17 Climbing plants help soften the appearance of walls

8.18 It is important to note that some plant and tree species are under threat from disease such as the various forms of Phytophthora and Ash Die-Back. If these were to reach Pott Shrigley, they could have a significant impact on the appearance of the village. Some mature trees are reaching the end of their lives and their loss will have an impact on the appearance of Pott Shrigley Conservation Area (see Section 11 paragraphs 11.18-11.20).

8.19 There are some sites of ecological interest within the Conservation Area boundary. Two are noted as Cheshire SBIs (Sites of Biological Importance). These are Holme Wood, which is an area of ancient woodland, and Lower Harrop Brook meadows. In addition, Nab Wood is an area of ancient woodland and Jumber Clough an area of semi-natural woodland.

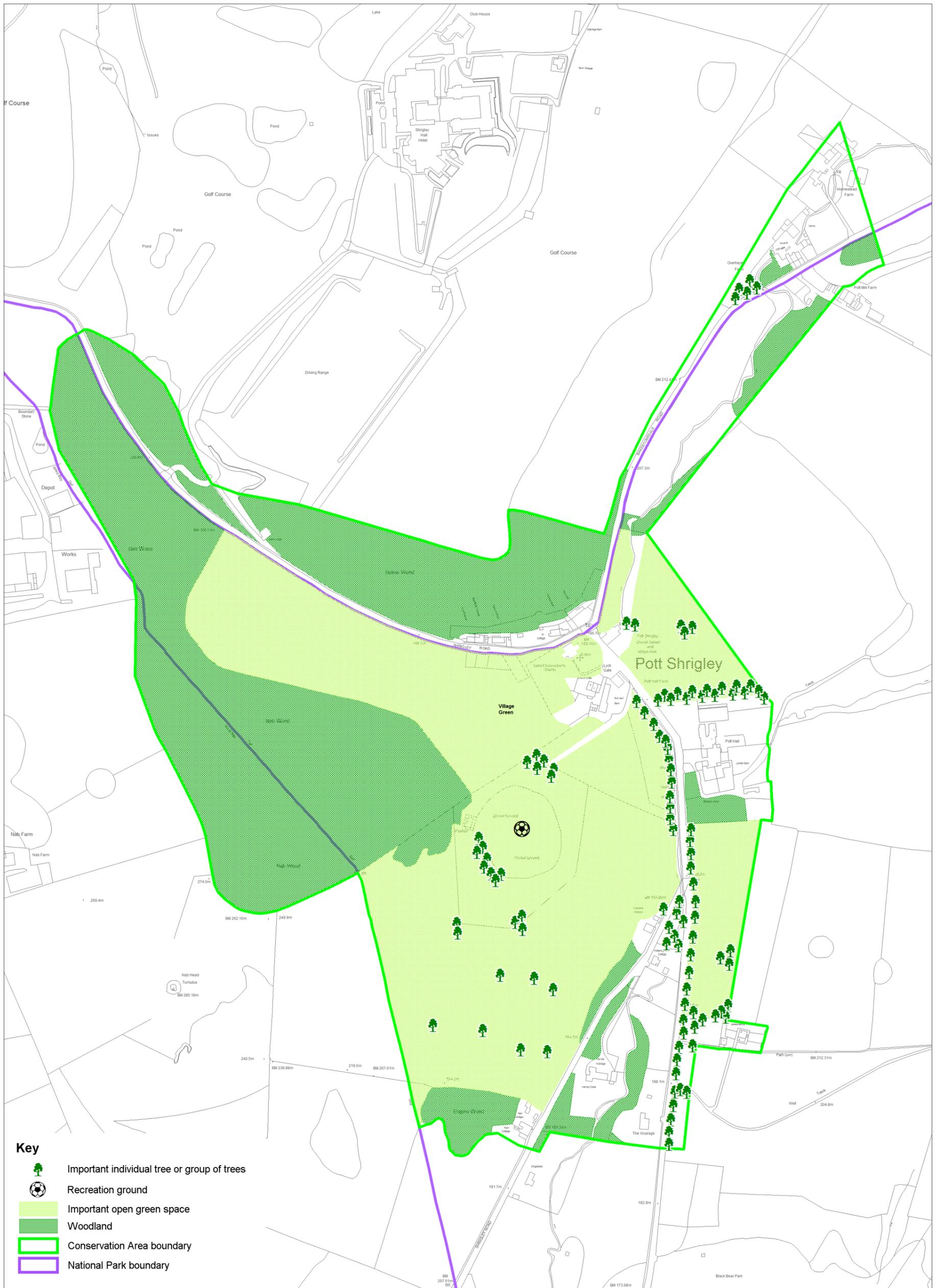


Fig. 12. Landscape Features within Pott Shrigley Conservation Area

9.0 CONSERVATION AREA SETTING

9.1 Considering the rural location of Pott Shrigley within the Peak District National Park, it is surprising to note how close the village is to the conurbation of Manchester. The city centre is approximately 13 miles, 20.9 km away to the north-west. The hamlet is also close to the towns of Bollington (1 mile, 1.6 km) south, Macclesfield (3.5 miles, 5.6 km) south-west, Poynton (approximately 4.3 miles, 6.9 km) north-west and Buxton (7.9 miles, 12.7 km) south-east.



P9.1 Manchester and the Cheshire Plain are just visible in the distance

9.2 The Peak District Landscape Strategy and Action Plan (2009) for the South-West Peak states (page 2) that Pott Shrigley is located within the South-West Peak. 'This is an area of upland and associated foothills in the south-west part of the Peak District National Park'. It goes on to say that this area is bounded to the west (beyond Pott Shrigley) by the extensive lowlands of the Cheshire (and Staffordshire) Plain.

9.3 Close to the Conservation Area border are some small pockets of development and industry. Two of these can be clearly seen on the aerial photograph (Fig 3). One is to the north around Shrigley Hall Hotel and Country Club; another is to the north-east around Bakestonedale and another to the west at Nab Quarry and Works. These three sites are all located outside the Peak District National Park.



P9.2 The Old Brickworks Industrial Estate

9.4 Approaching Pott Shrigley from the north-west, from the Adlington direction, the route is comparatively flat. The road bends as it enters the Conservation Area and from this point there is woodland on either side. Beyond Shrigley Lodge (outside the National Park) trees on the south side of the road are replaced by hedges. This allows long-ranging views over the undulating landscape characteristic of the South-West Peak (see Fig 3 and P9.3).



P9.3 Long-ranging views south from Shrigley Road

9.5 Approaching Pott Shrigley from the north-east, from the Kettlethume direction, the landscape is more noticeably hilly and open. There is still dense tree cover, much of it along the roadside, but not the large blocks of woodland found on the north-eastern approach to the hamlet.



P9.4 Tree-lined road near Pott Mill Cottages



P9.5 The north-east end of the Conservation Area is more noticeably hilly with scattered trees

9.6 Approaching the village from the south-west along Shrigley Road from the Bollington direction the road is tree-lined on both sides. Glimpses of undulating hills can be gained through the trees, especially in the winter months.



P9.6 The tree-lined road from Bollington

9.7 Heading out of the Conservation Area by Fern Cottage, the road towards Bollington is long and straight with views interrupted by overhanging trees. Properties in Bollington can be seen in the distance, particular in the winter months when the trees are bare.



P9.7 Looking towards Bollington from the southern edge of the Conservation Area

9.8 Approaching Pott Shrigley from the south along Spuley Lane from Rainow, trees are again a dominant feature.



P9.8 Spuley Lane, looking towards the junction with Shrigley Road



P9.9 Looking in the opposite direction along Spuley Lane

10.0 AMENDMENTS TO THE BOUNDARY

10.1 No changes to the existing Conservation Area boundary within the National Park are proposed.

10.2 The boundary for Pott Shrigley Conservation Area was approved on 20 July 1979. The boundary was drawn quite widely to encompass some woodlands and green open space which significantly contribute to the character and setting of the Conservation Area. For this reason it is not felt necessary to amend the boundary within the National Park.

10.3 Buildings excluded from the Conservation Area are either outside the National Park boundary, or do not have sufficient architectural or historic merit to warrant inclusion.

10.4 Shrigley Hall is outside the National Park and it is totally concealed from the village behind Holmewood. South Lodge to Shrigley Hall is within the Conservation Area boundary and there may be an argument for extending it to take in the Hall and designed parkland as there is an obvious historic link with the settlement. However, the visual link is weak and the area is outside the jurisdiction of the National Park so any such consideration will need to be made by Cheshire East Council.

10.5 Since the Conservation Area boundary was first designated in 1979, some development has taken place at Homestead Farm and the boundary now cuts through buildings. It is desirable to amend the boundary so that this is regularised: however, Homestead Farm is outside the National Park so any amendment in this area will need to be made by Cheshire East Council.

11.0 POTENTIAL FOR IMPROVEMENT

11.1 The purpose of this Section is to examine the special character and appearance of the Conservation Area and identify opportunities for improvements.

11.2 The Pott Shrigley Conservation Area Report (September 1979) identified a number of potential improvements to the proposed Conservation Area, including street improvement schemes and building refurbishments. One of the projects identified was re-surfacing the car park in front of St Christopher's Church and this was carried out with assistance from the National Park Authority. Pott Shrigley Parish Council paid for substantial repairs to the setts in this area in 2013.



P11.1 The car park before re-surfacing (above) P11.2 ... and after (below)



New development

11.3 Any new development needs to be designed with care to ensure that it preserves

and enhances the character of the Conservation Area.

11.4 The use of construction materials that are not in keeping with the local traditions or are of poor design can have a detrimental impact on the character of the Conservation Area.

Repairing historic buildings and structures

11.5 Most buildings within Pott Shrigley Conservation Area are in relatively good condition. Buildings need continual maintenance and repair; poorly maintained buildings can have a negative impact on the character of the Conservation Area.

11.6 Unsympathetic alterations, additions and repairs can have a detrimental impact on the appearance and structural performance of a building. Minor works, such as the installation of windows and doors that are inappropriate in design and/or materials (e.g. upvc), the replacement of traditional roof coverings with artificial products, the removal of chimneys and the use of cement-based mortars and/or strap pointing, soon accumulate and erode the special character of a place.



P11.3 and P11.4 Examples of strap pointing

11.7 Unsympathetic extensions and additions to a traditional building may not only have a negative impact on the historic quality of the building, but can also detract from the character of the Conservation Area.

11.8 The use of non-traditional materials (e.g. cement renders and imported and/or artificial materials, such as concrete roofing tiles and upvc) should be avoided on historic buildings, as these detract from their architectural and historic significance. The use of modern materials in new developments within the Conservation Area will only be considered in exceptional circumstances. In these instances, the materials and detailing should be the highest quality.

11.9 Traditional stone boundary walls should be retained and where necessary repaired. The use of alternative boundary treatments, particularly timber boarding, concrete posts and timber post and rail fencing, should be avoided as they are alien to the area and likely to have a negative effect on the character of the Conservation Area.



P11.5 and P11.6 Modern boundary treatments are alien to the area

11.10 Unsympathetically located modern fixtures on prominent elevations and roofs, such as satellite dishes, roof-lights, solar panels and wind turbines, can quickly accumulate and have a detrimental impact on the character of the Conservation Area. Please check with the Authority's Planning Service (on 01629 816200), before installing any such item, as permission may be required.

11.11 Owners seeking advice on alterations and/or extensions to their property should contact the Authority's Planning Service. The Authority's Design Guide (2007) also contains general advice on extensions, alterations and new development. See the Authority's website (www.peakdistrict.gov.uk) for further details.

Maintaining spaces and streetscape

Street furniture

11.12 There is little street furniture within Pott Shrigley Conservation Area. There are some bins, benches, street-signs and so on. Not all of the existing examples are fit for purpose and some are sited inappropriately. Together these factors create a fragmentary appearance within the Conservation Area.

11.13 All lighting, including street lighting and exterior lighting on residential and business properties should minimise, where possible, the impact of light pollution, as this can detract from the Conservation Area.

11.14 Better quality street furniture, reduced signage and better co-ordination of all street furniture would significantly enhance the appearance of the Conservation Area. Historic street furniture should be retained wherever possible.



P11.7 A collection of street furniture on Shrigley Road

Conserving traditional paving

11.15 There are a variety of ground surfaces, old and new, in the Conservation Area. Roads are predominantly covered with tarmac. Traditional treatments such as stone kerbs survive in places and a variety of materials are used for paving.

11.16 Wherever possible traditional gritstone surfaces should be retained. Where there is evidence of historic kerbs and paving their reinstatement should be encouraged.

11.17 Some of the tarmac surfaces have a patchy appearance due to roadworks and, although serviceable, they detract from the quality of the street-scene.



P11.8 and P11.9 Examples of patchy tarmac

11.18 Road markings have been used for parking restriction and traffic calming purposes: this too detracts from the Conservation Area street-scene.



P11.10 Road markings and signs on Bakestone Road (left) and P11.11 markings on Shrigley Road (right)

Protecting trees and shrubs

11.19 Trees and shrubs make an essential contribution to the character of Pott Shrigley and their removal would have a negative impact on the Conservation Area. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations 1997. The Town and Country Planning Act 1990 makes special provision for trees in Conservation Areas which are not the subject of Tree Preservation Orders: anyone proposing to cut down or carry out work to a tree, is required by law to give the Planning Authority six weeks' notice of their intention to do so. The Authority's Tree Conservation Officers should be contacted (on 01629 816200) before any lopping or felling of trees, shrubs or hedges takes place, and before carrying out any other work to hedges.

11.20 There are several diseases, including Phytophthora and Ash Die-Back Disease, which are currently affecting broadleaf tree species in this country. These diseases could potentially have a significant impact on the appearance of the National Park. The main species at risk are Horse Chestnut, Oak and Ash. The loss of these species could have a dramatic effect on the character and appearance of Pott Shrigley Conservation Area and its setting.

11.21 There are some Rhododendron Pontificum in the Conservation Area which need to be managed to prevent the spread of this non-native species. The plant can also spread the disease Phytophthora Ramorum to a variety of plants and trees.



P11.12 Left, healthy Rhododendron. P11.13 Diseased specimen

11.22 Steps can be taken to help reduce the spread of plant disease. Ensure any new trees and plants are purchased from a reputable nursery which can guarantee that its stock is disease-free. Ensure any work to trees is carried out by a competent tree surgeon operating to BS 3998. Look after existing trees: for example, avoid depositing garden refuse beneath them and seek early assistance if they appear diseased. The

Authority's Tree Conservation Officers can offer advice.

Sustainability

11.23 Conservation Areas are inherently supportive of sustainability, as they promote the re-use of traditional buildings, encourage the use of local materials and repair over replacement, and ensure the protection of trees. There is always potential to improve sustainability within a Conservation Area. This can be achieved by improving the energy efficiency of buildings and reducing their energy consumption and carbon footprint. These issues shall be considered in more detail in any future Conservation Area Management Plan.

12.0 PLANNING POLICY

12.1 The planning policy outlined below underpins the National Park Authority's purposes and its approach to sustainability. This information was applicable when Pott Shrigley Conservation Area Appraisal was drafted. Always check with the Authority's Planning Service to ensure that the information in this section is still current.

12.2 The Authority's Development Plan is the starting point for making decisions on development affecting the Conservation Area. At the time of writing, 2015, this comprises the Authority's Core Strategy (2011) and saved policies from the Authority's Local Plan (2001). The development plan is supplemented by the Authority's Supplementary Planning Guides (SPG) and Supplementary Planning Documents (SPD). These include the Design Guide (2007), Building Design Guide (1987) (a technical supplement to the 2007 Design Guide), Meeting the Need for Affordable Housing (2003), Agricultural Developments (2003) and Climate Change and Sustainable Building (2013), Alterations and Extensions (2014) and Shop Fronts (2014). Other specific guidance that has been adopted by the Authority includes, the Landscape Strategy and Action Plan (LSAP 2009) and Conservation Area Appraisals. The Landscape Strategy in particular, provides the wider landscape context to Pott Shrigley.

12.3 The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas, by preventing harmful development in accordance with Local Plan Policy LC5.

12.4 There are currently no Article 4 Directions, removing specific permitted development rights, in Pott Shrigley Conservation Area. Assessment of any development proposals will take place within the context of approved development plan policies and this Conservation Area Appraisal. Details of works that require Conservation Area Consent can be found in the introduction to this document or alternatively, contact the Authority's Planning Service.

12.5 The Core Strategy policies GSP 1 to 4 apply to Pott Shrigley Conservation Area as they set out the Authority's general principles governing all development. Other key policies in the Core Strategy that relate to any proposed new development in Pott Shrigley Conservation Area include DS1: development strategy; L1: landscape character and valued characteristics; and L3: cultural heritage

assets of archaeological, architectural, artistic or historic significance.

12.6 A range of saved Local Plan (2001) policies continue to apply to Pott Shrigley.

12.7 The Core Strategy will be supplemented in 2016 by a Development Management Policies document. (Consultation on the Development Management Policies ended on 7 December 2014). This will replace the remaining policies of the Local Plan (2001). Where any conflict exists between the Core Strategy and any remaining Local Plan policies the Core Strategy will take precedence.

12.8 When drawing up policies for Conservation Areas, the Authority is informed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF). Paragraphs 14 and 115 of the NPPF are of particular relevance. The NPPF states that planning authorities should set out a positive strategy for the conservation and enhancement of the historic environment. The Authority considers that the strategic principles of the Core Strategy remain consistent with the NPPF.

12.9 Development within Conservation Areas is controlled by the Town and Country Planning Act 1990, Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. Circular 01/01 also relates to the identification and protection of historic buildings, conservation areas and other aspects of the historic environment (DCLG).

12.10 There are no Scheduled Monuments in Pott Shrigley Conservation Area. There are no Scheduled Monuments within the Conservation Area boundary but four sites appear on the Cheshire Historic Environment Record (HER). Development affecting these sites or any other areas of archaeological potential, will only be permitted if in line with Local Plan policies LC15 and LC16. Where development has been permitted, the developer will be required to minimise its impact and, as appropriate, to record, safeguard and enhance the sites or features of special importance. Appropriate schemes for archaeological investigation, prior to and during development, will also normally be required.

12.11 There are 8 list descriptions covering the 9 buildings in the part of Pott Shrigley which lies within the National Park's Conservation Area. (see Section 13). Development that affects the character of these designated historic assets shall be assessed against national guidance and Local Plan policies LC6 and LC7. There are also a number of unlisted buildings in Pott Shrigley, of historic and/or architectural merit that contribute positively to the character of the Conservation Area. These structures will normally be considered non-designated heritage assets and will be a material consideration when development is proposed. The proposed conversion of any building of historic or vernacular merit within the Conservation Area will have to take into consideration the points set out in Local Plan policy LC8.

12.12 Buildings, watercourses, hedgerows and trees, particularly mature trees, in Pott Shrigley Conservation Area possibly contain protected species as identified in the Wildlife and Countryside Act 1981 (as amended). These protected species may include bats, barn owls, white-clawed crayfish and water voles. Development proposals for areas where protected species exist should include, and implement, a scheme for safeguarding the future survival of the protected species and their habitat. This will be a requisite condition of any relevant planning permission. For further information see the Authority's Planning Practice Note: Protected Species and Development in the Peak District National Park. Alternatively see the Authority's website, www.peakdistrict.gov.uk or contact the Authority's Natural Environment Team.

12.13 Some land in the Conservation Area has been identified as being within a flood risk area. Policy CC5 of the Authority's Core Strategy will apply to these areas. Proposals which may have a harmful impact upon these areas will not be permitted unless net benefits can be secured for increased floodwater storage and surface water management from compensatory measures. In addition, where flood management schemes are proposed to reduce the risk of flooding to established material assets, they should wherever possible secure wider benefits for the natural environment, such as habitat creation or landscape enhancement.

12.14 In the Conservation Area, trees with a trunk 7.5cm or more in diameter are protected, and the felling, lopping or topping of these trees may not be permitted without prior agreement from the Authority. Some

hedgerows are protected from destruction or damage under the Hedgerows Regulations of 1997. Anyone considering work to trees and/or hedgerows should contact the National Park Authority for advice.

12.15 All wild birds and their nests are protected under the Wildlife and Countryside Act (WCA) 1981. This protects wild birds from being killed or injured and protects their active nests, eggs and dependant young from damage or destruction. Therefore it is not advisable to undertake tree or scrub clearance works between 1 March and 31 August (with a few exceptions, e.g. for health and safety). Buildings can also provide habitat for birds, particularly swallows, swifts and house martins: these breed later into the season and any building works that may affect these species will need to be timed for when young birds have fledged (generally the end of September). A condition to this effect will normally be attached to planning permissions that include building works, tree, scrub and hedgerow removal. Development proposals for areas where protected bird species exist must include, and implement, a scheme for safeguarding the future survival of the protected bird species and their habitat. This will also be a requisite condition of any relevant planning permission and may require a specialist survey. Development proposals affecting habitats of importance are covered by Local Plan Policies LC17 to LC20, consecutively.

12.16 None of the roads in Pott Shrigley Conservation Area are part of the strategic road network. Core Strategy policy T7 and Local Plan Policy LT14, relating to car parking provision will also apply.

12.17 Although not classed as policy the Authority has published a number of documents that recommend, directly or indirectly, actions to safeguard the character of the Conservation Area and its setting. These include the 'Lead Legacy: The Prospects for the Peak District's Lead Mining Heritage' (2004), the Cultural Heritage Strategy (2005) and Landscape Strategy and Action Plan (2009). These documents can be viewed on the Authority's webpage, www.peakdistrict.gov.uk or obtained on request.

12.18 The above information is an overview of planning policies that relate to the Pott Shrigley Conservation Area. Other policies may also apply and if a particular policy is not referred to in this Section, this does not mean that it is of no relevance.

13.0 DESIGNATED HERITAGE ASSETS IN POTT SHRIGLEY CONSERVATION AREA

With the exception of the Pott Shrigley Conservation Area, all designated assets within the Conservation Area boundary are listed buildings. These are as follows:

No.	Address	Grade	List Entry No.	Date
1	Parish boundary stone at SJ 9422 7897	II	407432	C18/C19
2	Pott Hall Farmhouse, Shrigley Road	II	407433	Early C19
3	1 and 2 Church Cottages, Shrigley Road	II	407434	Mid C19
4	Church of St Christopher, Shrigley Road	I	407435	Mainly C15
5	Cross in St Christopher's Churchyard	II	407436	Medieval with later repairs
6	Pott Hall	II	407437	Late C16 origins, later alterations
7	The School, Shrigley Road	II	407438	1861 restored and extended 1967
8	K6 Telephone Box	II	407795	c1935

The Croft
Grade II
Shrigley Road, Pott Shrigley, Cheshire
East

Is inside the Conservation Area but outside the National Park Boundary. For any queries regarding this property please contact the Conservation Team at Cheshire East Council

14.0 GLOSSARY

- Agrarian** Of the land or its cultivation.
- Ancillary** In architectural terms this usually refers to a secondary structure, for instance stables or outbuilding.
- Ancient Monument** Ancient monuments are legally protected archaeological sites and buildings designated under the Ancient Monuments and Archaeological Areas Act 1979. It is an offence to carry out works to them without the written consent of the Secretary of State.
- Ashlar** Masonry that has been carefully cut, dressed and squared, to be employed as facing stone in finely jointed level courses.
- Bargeboards** Projecting decorated boards placed against the incline of the gable of a building and hiding the horizontal roof timbers (Pevsner, 1986).
- Bronze Age** The prehistoric period which comes between the Neolithic and the Iron Age, dating roughly from 2000 to 800 BC. This was the time of the introduction of metals and more importantly of permanently laid out field systems used by sedentary farmers. In the first half of the period people continued to use ceremonial sites such as barrows and stone circles. Few if any monuments were built after about 1500 BC.
- Chapel of Ease** An Anglican chapel situated for the convenience of parishioners living a long distance from the parish church).
- Classical Architecture** The elements and rules of proportion of Classical architecture are derived directly or indirectly from the architecture of ancient Greece and Rome. Classical forms were introduced into England in the early sixteenth century, with the Renaissance, and Classical architecture was established from the early seventeenth century. There was a revival of Classical styles of architecture in the Victorian period.
- Coped gables** Gable walls that have a course of flat stone laid on top.
- Curtilage** Area/land attached to a house and forming one enclosure with it.
- Drip moulds** A horizontal moulding for throwing water off and so protecting the windows immediately below. Drip moulds are also used on chimneys.
- Early medieval** From 410 AD to 1065 AD. A term often used for the Anglo-Saxon period, i.e. from the collapse of the Roman occupation during the 5th century AD until the Norman Conquest. However, only the later Anglo-Saxon period can be strictly called "Medieval", a period distinguished by the development of towns, nucleated settlements and an organised agrarian landscape.
- Eaves** Overhanging edge of a roof (Pevsner, 1986).
- Gothic Architecture** A style of architecture which developed from the middle of the twelfth century, characterised by the pointed arch, the rib-vault and the flying buttress. There are several distinct phases in the development of Gothic architecture in England: **Early English** (1150-1300), characterised by high, narrow, pointed 'Lancet windows'; **Decorated** (1250-1400) including an early, 'Geometrical', phase in which window tracery is characterised by trefoils, quatrefoils and ogees, followed by a 'Curvilinear' period of flowing tracery patterns and surface decoration; **Perpendicular** (1350-1500), characterised by strong vertical lines with the rigid lines of window mullions often continuing upwards to the top of the arch itself, and with flatter, four-centred arches and pierced and battlemented parapets. **Tudor Architecture** (1485-1558): The Tudor period of architecture partly overlapped the late Perpendicular Gothic style, with an increasing use of Renaissance influence in ornament. The Perpendicular Gothic style was adapted for use on more domestic buildings, with pointed arches often replaced by bays, oriels and square-headed windows.
- Gothic Revival** The Gothic Revival in England lasted for about 150 years through the 18th and 19th centuries and saw the return of pointed casement windows, together with battlements and drip- and label-mouldings. The Revival passed through a number of different stages, reflected in varying interpretations of Gothic architecture, based on the different phases of its early development. The earlier phases of the Gothic Revival aimed to capture the picturesque composition, decoration and atmosphere of medieval architecture.

HER	Historic Environment Record (HER) sometimes also called Sites and Monuments Record (SMR).
Hood mouldings	Projecting moulding above an arch or a lintel to throw-off water (Pevsner, 1986).
Hopper	Small cistern or tank of lead, cast-iron etc. frequently ornamented, to collect rainwater from a rainwater gutter before it is discharged to a down-pipe.
Iron Age	The prehistoric period which comes between the Bronze Age and the coming of the Romans, in the Peak District dating roughly from 800 BC to the 70s AD. This was a time of settled farming communities living in scattered farms and hamlets, overlooked by hillforts. In the Peak District, there is little direct evidence for Iron Age occupation.
KEA	A Key Ecological Area is a non-statutory site containing species
Kneeler	Horizontal decorative projection at the base of a gable (Pevsner, 1986).
Lintel	Horizontal beam or stone bridging an opening (Pevsner, 1986).
Medieval	The period which dates from the Norman Conquest of 1066 AD to approximately 1500 AD. Also known as the Middle Ages.
Mullion	Vertical posts or uprights dividing a window into 'lights' (Pevsner, 1986). Mullions can be shaped or chamfered which can give an indication as to age.
Neolithic	The prehistoric period which comes between the Mesolithic (Middle Stone Age) and the Bronze Age, dating roughly from 4000 to 2000 BC. This was the time of the adoption of the first agricultural practices, including cereal cultivation, but more importantly the rearing of domesticated animals, including herds of cattle and flocks of sheep. In the beginning, farmers moved around the landscape with their herds, much as they had in the Mesolithic (except they took animals with them rather than following wild game). It was only after more than a thousand years that they settled in more 'permanent' farms which they surrounded by bounded fields. They built impressive ceremonial monuments, often used to establish traditional right to the use of land, by burying the bones of the ancestors to overlook the landscape.
Palatine	A county in which the earl or other lord exercised many royal powers, in particular judicial matters.
Parish	The smallest unit of local government is the civil parish. In some areas this covers the same area as an ecclesiastical parish which is the area of jurisdiction covered by the parish church. Ecclesiastical parishes are almost always the remains of Medieval manors especially in rural areas and many have remained unaltered in their boundaries since the Medieval period. However, in the Peak District many parishes became defined by the boundaries of Townships.
Pediment	The Classical equivalent of a gable, often used without any relation to a roof. Often used over an opening, particularly doorways.
Pinch point	A visual effect which suggests a narrowing of the street scene. It is typically caused by a bend in a road and the proximity of buildings on either side.
Polite	The ultimate in polite architecture will have been designed by a professional architect or one who acted as such though under some other title – surveyor or master mason; It will have been designed to follow a national or international fashion/style or set of conventions; towards an aesthetically satisfying result; and aesthetic considerations will have dominated the designer's thoughts rather than functional demands. (Brunskill 2000).
Post-medieval	The period after the Medieval, beginning at approximately 1500 AD and continuing up to the present day. Distinct from the Medieval because of the change from a feudal to capitalist society and the rapid development of industrialisation.
Quoins	Dressed stones at the (exterior) angles of a building.
SBI	Site of Biological Importance (SBI) is the name given to the most important non-statutory sites for nature conservation and provides a means of protecting sites that are of local interest and importance.
Tithe map	Shows the boundaries of land and property within the Tithe area. Usually refers to a map prepared following the Tithe Commutation Act 1836 which allowed tithes to be paid in cash rather than kind. A tithe was a tenth of a person's produce or income

given voluntarily or as a tax to the church or, following the dissolution of the monasteries, to a number of private landlords.

Verge

The edge of the sloping part of a pitched roof.

Vernacular

An indigenous building constructed of locally available materials, to local detail, without the benefit of an architect. Vernacular architecture can be defined as dwellings and 'all other buildings of the people' (Oliver, 2003).

15.0 REFERENCES

- Banks, F. R. (1975) **The Peak District.** Robert Hale & Co., London.
- Barnatt, J. & Smith, K. (2004) **The Peak District: Landscapes Through Time.** Windgather Press Ltd., Cheshire.
- Brunskill, R. W. (2000) **Vernacular Architecture.** Faber and Faber Limited, London.
- Clark, J (2003) **Cheshire Historic Towns Survey, Bollington.** (Cheshire County Council and English Heritage)
- Clifton-Taylor, A. (1987) **The Pattern of English Building.** (4th edition) Faber and Faber Limited, London.
- Cunnington, P. (2008) **How Old is Your House?** Stenlake Publishing Limited.
- Curl, J. S. (2006) **A Dictionary of Architecture and Landscape Architecture** (2nd Edition) Oxford University Press.
- Curl, J. S. (1990) **Victorian Architecture.** David & Charles, Newton Abbot, London.
- Dodd, A. E. and Dodd, E. M. (1990) **Peakland Roads and Trackways.** Ashbourne: Moorland Publishing Co. Ltd.
- Dodgson J. McN. (1970) **The Place Names of Cheshire.** Cambridge University Press.
- Fleming, J., Honour, H. & Pevsner, N. (1991) **Dictionary of Architecture and Landscape Architecture.** Penguin Books.
- Hey, D. (2001) **Packmen, Carriers and Packhorse Roads.** Landmark Publishing Ltd., Derbyshire.
- Kelly & Co (1896) **Kellys Directory of Cheshire**
- Lysons, D (1822) **Magna Britannia for the County Palatine of Chester,** England
- Mercer, E. (1975) **English Vernacular Houses.** Royal Commission on Historic Monuments 21.
- Pevsner, N, Hubbard, E (1971) **The Buildings of England: Cheshire.** Penguin.
- Spray, M. (1989) **Peak District Names.** J.N.M. Publication.
- Tarn, J. N. (1971) **The Peak District and its Architecture.** R.B. Macmillan Ltd, Derby.

Other Sources

Cheshire County Council
Cheshire Archives and Local Studies,
Department of the Environment

English Heritage, Brock, D.
English Heritage

Peak District National Park Authority
Notes from Ian Clarke, Pott Shrigley School
Notes on Pott Shrigley, no date, no name

Heritage Environment Record for Cheshire.

Downes Family Records

List of Buildings of Special Architectural or Historic Interest Vol. 60. Borough of Macclesfield. 1983

Architectural Glossary, 1984.

Strategic Stone Study: A Building Stone Atlas of Derbyshire and the Peak National Park. Stone Study 19, Derbyshire. September 2011.

Local Plan, 2001.

Design Guide, 2007.

Historic Landscape Characterisation, 1996

Landscape Strategy and Action Plan, 2009

Maps

1686 Map of the Survey of Lands belonging to Edward Downes of Shrigley (Cheshire Record Office)
1775 Burdett's Map of Cheshire

1848 Tithe Map of Pott Shrigley (Cheshire Record Office)

1871 First Edition Ordnance Survey Map

1897 Second Edition Ordnance Survey map

Ordnance Survey Outdoor Leisure 24, The Peak District, White Peak Area 1:25 000, 2008

Internet Sites

www.bbc.co.uk/history

www.fieldsintrust.org

www.genuki.org.uk

www.happy-valley.org.uk

<http://www.manchester2002-uk.com/about.html> (Papillon Graphics' Virtual Encyclopaedia and Guide to Greater Manchester UK)

<http://www.pdmhs.com/> (Peak District Mines Historical Society)

www.penforma.com/bricks_of_england14

<http://www.visionofbritain.org.uk/>

www.subn.org/whaleybridgehistory/tracks.html