

CHADKIRK

CONSERVATION AREA CHARACTER APPRAISAL

October 2006 (Updated 2012)



Special Character of the Chadkirk Conservation Area

The special character of the Chadkirk Conservation Area derives from the following elements:

A definition of the special interest of the conservation area is set out in section 3 of the character appraisal.

- Dramatic visual relationship between built form, topography, farmland, river and surrounding ancient woodlands forming an oasis of peace and tranquility
- Architecture of the local vernacular tradition constructed of local stone, handmade local brick and natural slate
- An area rich in historical interest thought to have been settled during Anglo Saxon times and linked to the 7th century religious figure of St Chad
- a quiet rural retreat comprising a listed chapel and farmhouse, farmlands, outbuildings, Victorian Walled Garden, and a holy well, and to the north a hamlet of 18th/19th century residential properties
- Drystone walls and mature hedgerows make an important contribution to the conservation area as boundaries for gardens, fields, roads and lanes
- Rich variety of native woodland species, wildlife, flora and fauna
- Views, vistas and panoramas both into and out of the area remain locally outstanding and of key importance
- Contrast between dense woodland and open farmland
- Harmonious blend of the natural and built environment resulting from a limited palette of building materials
- Local craftsmanship embodied in buildings and structures

A definition of the special interest of the conservation area is set out at the conclusion of this document.

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1. Background

A conservation area is an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (according to Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within a framework of controlled and positive management of change. Designation automatically entails control over the demolition of unlisted buildings, strengthens controls over minor development and gives special protection to trees within an area. Further controls over minor developments may also be put in place under Article 4(1) or 4(2) of the Act.

Section 69(2) of the Act imposes a duty on Local Authorities to review their conservation areas from time to time, while Section 71 requires them to formulate and publish proposals for the preservation or enhancement of conservation areas. The Council’s Conservation & Heritage Strategy (approved in 2008) identifies the following key tasks as short to medium term objectives:

- Ensure all Conservation Areas are adequately protected and have up to date character appraisals and management plans in place:
 - Examine potential for further conservation areas.
 - 100% of conservation areas have recent appraisals (5 years old or less)
 - 100% of conservation areas have management plans
 - Implement actions of management plans
 - Article 4 directions, where appropriate, in place and monitored

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system and provides a framework for the production of distinctive local and neighbourhood development plans, which reflect the needs and priorities of their communities. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in the preparation of these local and neighbourhood plans, and is a material consideration in development management decisions. Planning policies and decisions must reflect relevant EU obligations and statutory requirements.

The policies and principles set out in the NPPF apply to the consideration of the conservation and enhancement of the historic environment in relation to the heritage-related consent regimes for which planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation and particular procedures apply to decisions that involve them. For the purposes of the NPPF, Conservation Areas are designated heritage assets.

Public consultation is at the heart of local authority responsibilities in protecting and enhancing conservation areas. In April 2005 Stockport Borough Council canvassed the views of the public and local amenity bodies as part of a borough-wide review of both existing and possible conservation areas. Stakeholders were invited to put forward suggestions for areas that they considered to be worthy of designation and a report was taken to Executive on 6th June 2005 outlining areas considered to merit further

investigation. A number of criteria have been taken into account in judging the suitability of areas for designation:

- buildings and spaces should be of special architectural and townscape merit
- areas should possess special qualities which contribute to local distinctiveness and sense of place
- areas should be representative of the historic, social and economic development of the borough
- areas should have largely unspoilt character and appearance

This document is one of a number prepared during 2005-08 and is the outcome of the process of consultation and appraisal. The Chadkirk Conservation Area was first designated by the Council's Executive on 30th October 2006, following extensive consultation with stakeholders, as outlined later in this report. This document has been further reviewed and updated in 2011-12.

The purpose of this document is to:

- set out the conclusions of the 2006 boundary review
- assess and define the special interest of the Conservation Area
- set out the results of public consultation on the revisions to Conservation Areas
- assess the action needed to protect and enhance the special qualities of the Conservation Area

It is, however, not intended to be comprehensive in its scope and content. Omission of any specific building, space, feature or aspect of its appearance or character should not be taken to imply that they have no significance.

2. Review and Updating

English Heritage advice states that conservation area character appraisals need to be reviewed regularly and that ideally existing appraisals should be reviewed every five years (Guidance on Conservation Area Appraisals 2006 p22). This process of review and updating of appraisals will provide an opportunity to record any changes that have occurred, to confirm (or redefine) the special interest that warrants designation, to set out any new recommendations and to revise the management strategy.

In accordance with English Heritage recommendations, the Chadkirk Conservation Area Appraisal was reviewed and updated in 2012.

2.1 Boundary Review

English Heritage guidance stresses that a conservation area review should address the desirability of both the extension and reduction of the existing designated area. The removal of conservation area status can be an appropriate course of action where alterations and redevelopments since designation have resulted in the loss of the special architectural or historic character that the original designation was designed to protect and enhance. Conversely, tightly-drawn boundaries may require extending to reflect the need to protect an area's setting, to take advantage of new planning controls or respond to

present development pressures, or to reflect new attitudes to architecture or advances in knowledge of the history of an area.

The Chadkirk Conservation Area was originally designated in 2006. Appendix 3 contains a map of the conservation area boundary. As part of the review in 2012, the boundary of the Chadkirk Conservation Area has been assessed and it has been agreed that there are to be no boundary changes made as part of this review.

3. Character Appraisal

3.1 Location and Context

Situated in the vale of the river Goyt, Chadkirk Country Estate and Local Nature Reserve is a quiet rural retreat on the edge of the Greater Manchester conurbation lying approximately half a mile south of the centre of Romiley. It comprises farmlands, a 17th century farm house, out buildings and Victorian walled garden, and a 16th century chapel, forming an oasis of peace and tranquility, surrounded on three sides by ancient woodlands and the river Goyt which flows alongside.

3.2 Origins and Development

Chadkirk Country Estate is rich in historical interest. It is thought that the area surrounding Chadkirk was settled during Anglo Saxon times and it is believed that there has been a Chapel at this site since the 7th century, linked to the religious figure of St Chad. The place-name Chadkirk means 'the church of Chad', the seventh-century bishop of Lichfield and saint. While Chadkirk has sometimes been identified with 'Cedde' listed in the Domesday survey of Cheshire this is now generally recognized as Cheadle, however, 'Rumelie' (Romiley) in which Chadkirk lies is named within the Hamstan Hundred. The first unequivocal occurrences of the name Chadkirk are found in the early fourteenth century with its derivation implying the existence of a church here at, or prior to, that date. The chaplain William de Chadkirk is mentioned in 1347 but it is uncertain whether the place-name is used as a surname or locates his chaplaincy. It has sometimes been supposed that the 'church of Chad' was an Anglo-Saxon foundation however an archaeological excavation carried out by GMAU in 1994 on the interior of the chapel produced no evidence of a pre sixteenth-century building although the existence of an earlier building on this site cannot be discounted given the degree of ground disturbance which had taken place from the sixteenth-century onwards. Alternatively an earlier church may have been sited elsewhere within the locality.

Chad himself was a seventh-century cleric who played a prominent role in the conversion of the Mercian's to Christianity and who from 669 to his death in 672 was bishop of the Mercian diocese of Lichfield. Local tradition makes him the founder of the first chapel at Chadkirk as part of that missionary work, however the place name is perhaps more likely to have arisen in another manner. Following the death of Chad his position was elevated to that of patron saint of the diocese of Lichfield and as a consequence many churches in the diocese, of which Cheshire was a part until the mid sixteenth-century, were dedicated to him.

In the sixteenth-century Chadkirk was one of the estates in Romiley owned by the Davenport family of Henbury who acquired lands in the late fourteenth-century, some time after this the name Chadkirk is first documented. The Davenports received these estates from the lord of Stockport, and an earlier holder of that lordship may have been responsible for the construction of a first chapel at Chadkirk. This would place the foundation of the chapel at sometime after 1248, since the lords of Stockport only obtained lands in Romiley after that date. If the chapel was a medieval foundation, its likely purpose was as a 'chapel of ease', serving the more outlying areas of the medieval parish of Stockport. One possibility for this choice of location for a chapel is raised by the presence of the nearby stone-built wellhouse fed by a natural spring which has been known since at least the nineteenth-century as St Chad's Well or Holy Well. The Wellhouse itself is of a

relatively recent date, probably eighteenth or early nineteenth-century, with its earliest mention being in the first edition Ordnance Survey Map of 1872, but 'holy wells' dedicated to saints can be sites of pagan worship which were later Christianized. This may have been the case at Chadkirk, with the first chapel being built next to a site which already had an ancient religious significance, although it is equally possible that a religious connotation was attached to the spring only after the chapel was built. Another explanation for the siting of the chapel at Chadkirk may be one of convenience for the local community which it was intended to serve. A ford across the Goyt at Chadkirk, and a bridge across the river at Otterspool are known to have been in existence in the medieval period, perhaps by the end of the thirteenth-century, and by this date the place was probably readily accessible by local roads.

The earliest unequivocal mention of a religious building at Chadkirk occurs in the *Valor Ecclesiasticus* of 1535 which refers to a chantry worth four pounds and eighteen pence, with the chaplain being named as Ralph Green. The revenues of the chapel were subsequently confiscated under the dissolution of the chantries, but this seizure was contested by the Davenports who claimed the chapel to be their private property used for baptisms, marriages and burials. Results from recent excavation work carried out on the Chapel revealed a series of alterations and uses of the Chapel building revealing numerous phases of activity. This confirmed that the earliest phase comprises the surviving remains of the timber-framed Chapel dating to pre 1534. No walls of the pre 1534 nave were standing but these could be traced as footings and foundations, thought to date from the fourteenth century, below the walls of a later phase.

By the early seventeenth century the chapel building was evidently disused. William Webb, writing at the time described it as *an old Dearn and Deavly chapel, so people call desert places out of company and resort, called Chad-Chapel, where seems to have been some monkish cell*. However in the 1640s marriages are reported here and the chapel was sufficiently well-established for the post of a regular minister to be offered, although this position does not appear to have been taken up until the appointment of Thomas Norman in the early 1650s. The chapel was later used as nonconformist place of worship and in 1689 was registered by its minister, Gamaliel Jones, as a dissenter's meeting house. The reuse of the chapel in the mid to late seventeenth century after a period of neglect probably accounts for the replacement of two of its timber-framed walls with stone.

In 1705 the nonconformist congregation was evicted and the building ceased to be a chapel for thirty years. During this period it is reported that the building was for a time used to stable cattle. This is supported by excavation work which showed that at some point during the first half of the eighteenth-century the interior of the chapel had been laid with cobbles set into a sandy clay base, with sandstone footings which appeared to represent dividing walls possibly in the form of wooded partitions.

In 1747, following a proposal to the rector of Stockport that the building should be reinstated as a place of worship, the chapel was restored by subscription and a curate was appointed. This restoration saw the complete rebuilding of the south wall and the laying of a new floor. Further additions followed with the erection of the bell cote in 1750 and the dormer window over the west door and the gallery at the west end of the chapel being added in the 1760s. This period of reuse also saw the interior of the chapel being used for burials in the form of both graves and burial vaults. According to the excavation work carried out on the chapel the latest burial was dated from 1863 and in 1865-6, a new church of St Chad was built at Cross Moor in Romiley to accommodate a growing population resulting, once again, in the abandonment of the old chapel.

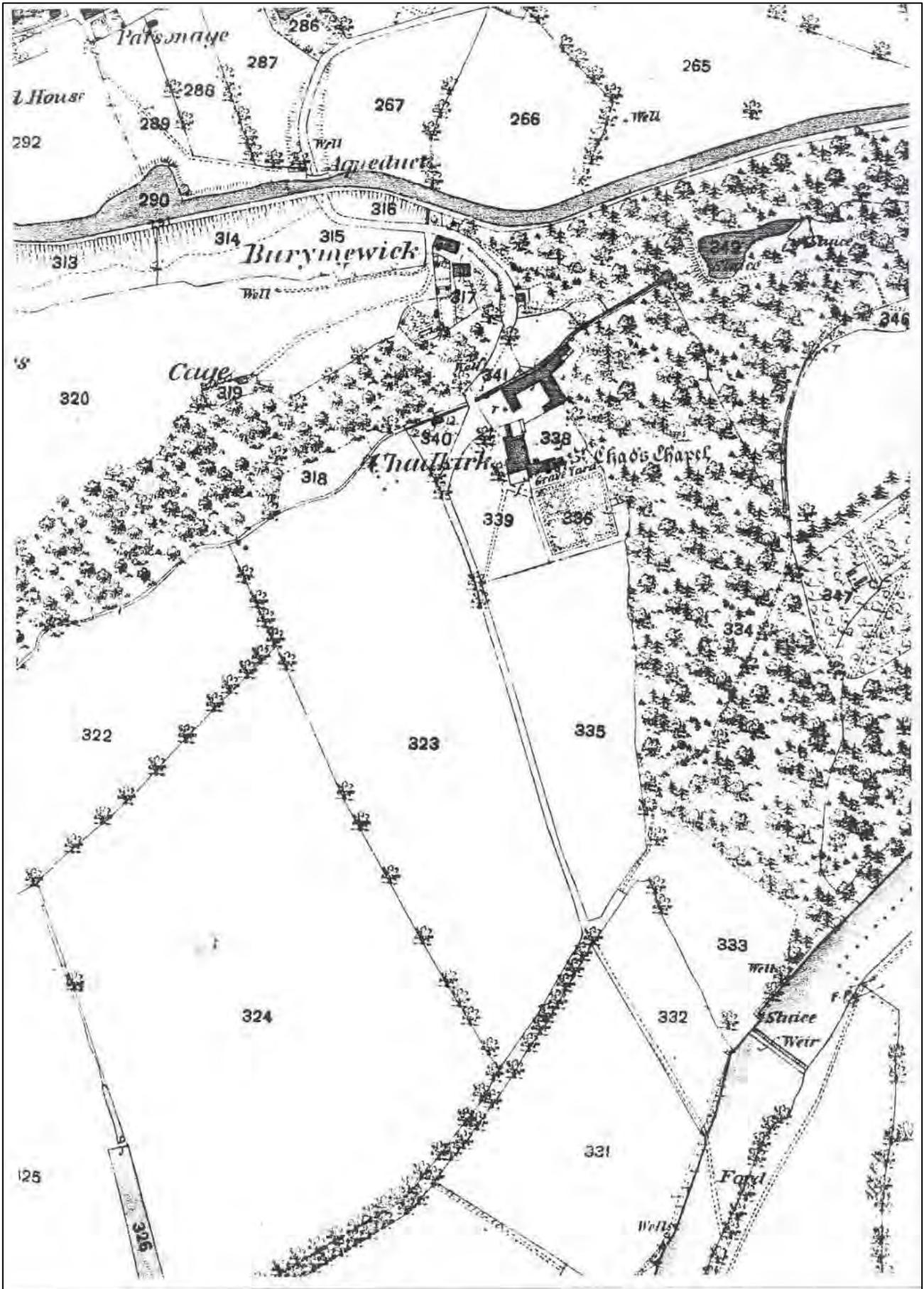
Following a decade of disuse, the chapel was restored at the instigation of the vicar of Chadkirk and Mr. Syddall, owner of the Chadkirk print works and tenant of Chadkirk House. As part of this work the gallery, the wooden screen between the chancel and nave, and the old pews were removed, and the earlier floor was replaced. The building was then used for private services held on Sunday afternoons for the Syddall family and their employees, in effect becoming their private chapel. After 1920, however, services were held at the chapel only occasionally. Following the death of Mrs. Syddal in 1950 the Chapel fell into disrepair and has been renovated on several occasions. Following a complete restoration in 1994, this grade II listed chapel, now owned by Stockport MBC, is open to visitors.

Chadkirk Farm is almost 60 acres in area and it is probable that the lands have been in cultivation since the Saxon period, or possibly earlier. The farmland is flat and fertile with its soils being laid down over a long period of time by the flood waters of the River Goyt. These deep fertile soils contrast sharply with the shallow infertile soils which have developed on the shale and sandstone of the wooded slopes which surround the farm.

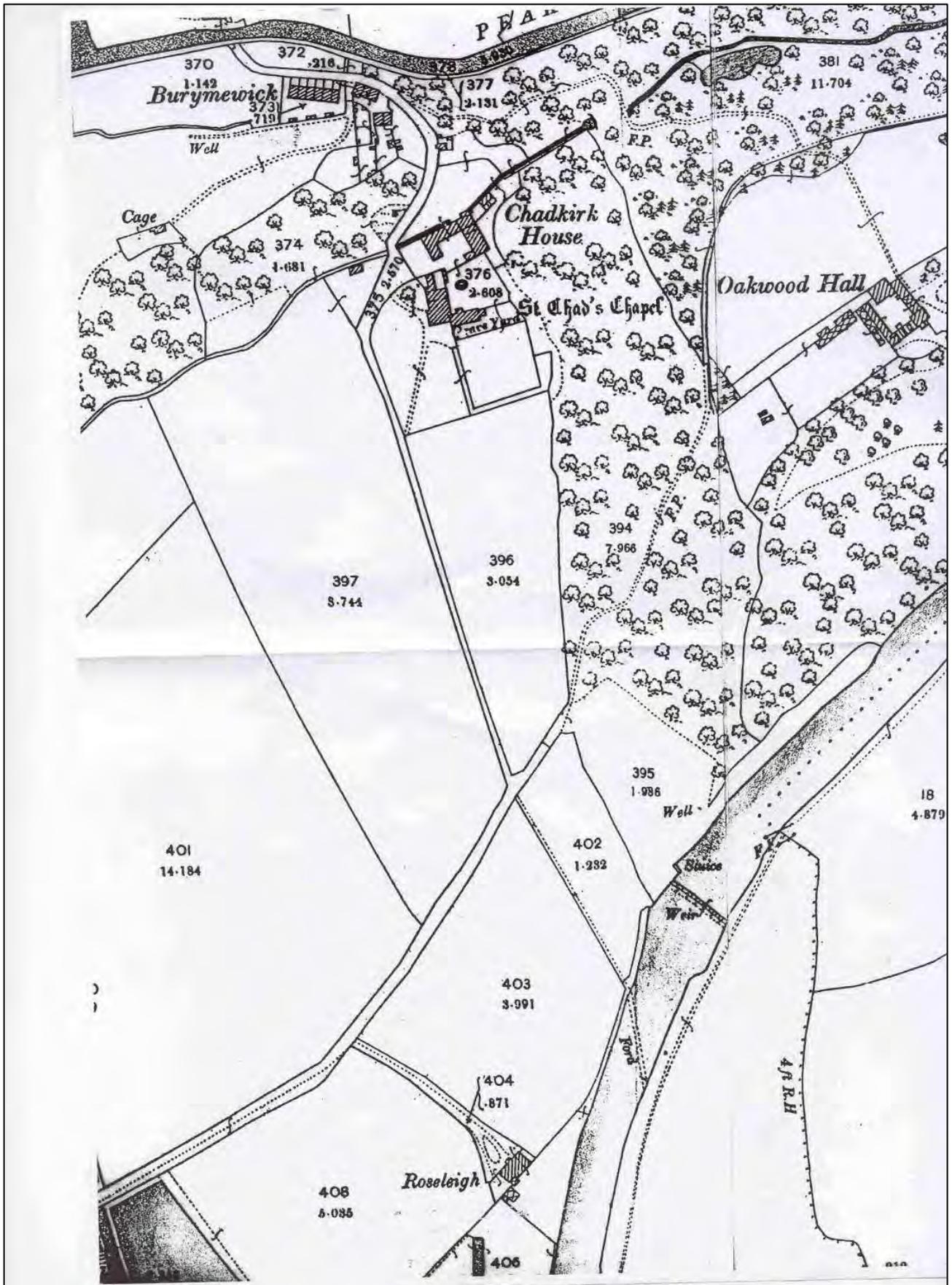
Chadkirk Farm is probably site of the messuage of Chadkirk, documented in the 16th century, which was originally held by the chantry priest at the chapel, and which after dissolution of the chantries in the middle of that century was occupied by members of the Davenport family. The outbuildings of farm are mid to late 19th century, as evident from the 1872 Ordnance Survey map of the area. The Grade II farmhouse was originally built in the 17th century. During the mid 18th century the Nicholson family occupied the site, and it was George Nicholson who extended the farmhouse in 1748 with the addition of the south wing (the date can be seen on the head of the drain pipe G N 1748), laid out the walled garden, and was instrumental in the 18th century restoration of the chapel. Nicholson also leased land by the river for the development of a cloth print works and bleaching ground in 1755. The Chadkirk Print Works (just south of the proposed Conservation Area) with its associated sluices and reservoir is thought to be amongst the very first (possibly the first) in the region.

As shown on The 1830 Swire and Hutchings Map a group of residential properties had been built to the north of the proposed conservation area on the south side of Vale Road, named *Burymewick* on the 1839 tithe map, and evident from a comparison of the 1872 and 1898 Ordnance Survey plans of the area, is the addition of a further row of cottages to this site by the late 19th century. Also apparent on the 1839 Tithe Map is Kirkwood cottage on the east side of Vale Road to the north east of the conservation area.

Chadkirk Farm was purchased in 1972/3, by Bredbury & Romiley UDC, and following local government re-organization in 1974 became the property of the new Metropolitan Borough of Stockport.



1872 Ordnance Survey Map



1898 Ordnance Survey Map

3.3 Archaeology

The Greater Manchester Archaeological Unit has undertaken an enhancement survey to improve the quality of information within the Stockport Historic Environment Record (HER). This document utilises results from this survey to identify sites and features of historic interest. Sites, monuments and extant buildings identified on the HER are described at Appendix 4 of this document, and located on the plan at Appendix 5.

3.4 Character and Appearance

Situated in the vale of the river Goyt, Chadkirk Country Estate and Local Nature Reserve is a quiet rural retreat. It comprises farmlands, a 17th century Grade II listed farm house, outbuildings, and Victorian Walled Garden, and a 16th century Grade II* listed chapel, forming an oasis of peace and tranquility, surrounded on three sides by ancient woodlands and the river Goyt which flows alongside. To the north of the conservation area there are a cluster of 19th century residential properties, some with allotment gardens. Local building materials are a predominant feature in the conservation area with the use of natural stone in buildings, dry stone walling, boundary walls and stone setts, as well as some use of brick and slate. The farmland and woodland are a wildlife haven for birds, mammals & invertebrates as well as containing a wide variety of flora and fauna. Wildlife corridors in the form of established hedgerows contribute to the landscape. The renovated Victorian Walled Garden, containing shrub beds, fruit trees and a large Herb Garden is a lovely, tranquil place to sit and reflect with all the scents and colours associated with this peaceful area and the pleasant sound of bird song. St. Chad's Well is 'dressed' each year during the lively Chadkirk festival week and is one of the few to be dressed outside of Derbyshire.

3.5 Landscape Setting, Views and Vistas

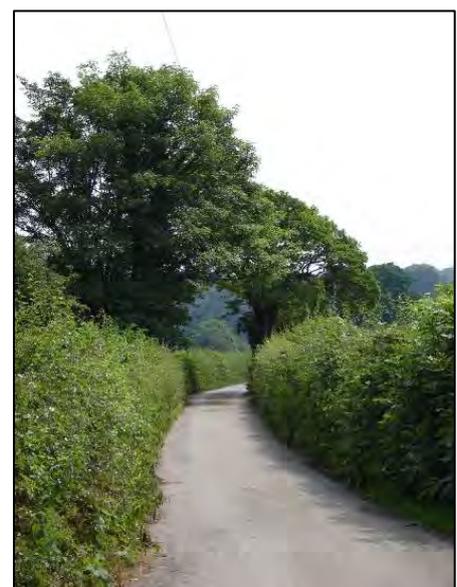
Constantly changing and extensive views of an outstanding nature characterise the conservation area where the beautiful rural setting of the country park, ancient woodlands, and the picturesque Goyt valley provide not only a breathtaking backdrop for the key historic buildings but afford stunning panoramas of the wider landscape. Little Wood and Kirk Wood situated on either side of Vale Road to the north contain and frame progressive, curving views and vistas through this part of the conservation area before opening up to reveal the open nature of the farmland and the Chapel and farm buildings nestled within it. Continuing along Vale road southwards the eye is lead by the linear nature of the mature hedgerows by the road sides.



Progressive views along Chadkirk Road opening up to the wider landscape



Elevated views of the farm building group from Little Wood



Mature hedgerows along Vale Road lead the eye

3.6 Key Historic Buildings

3.6.1 Listed Buildings

- *Chadkirk House and Farm (listed grade II)*

House. "G : N 1748" on rainwater head on a façade which George Nicholson added to an earlier house. Dressed stone with brick chimney stacks and a slate roof. 4 bay 2 storey façade with gable entrance and a slightly older wing to the rear. Rusticated quoins and 4 windows to each floor each with stone surround and Victorian sash. The third first floor window and the gable doorway each have rusticated keystone surrounds similar to those of the adjoining Chadkirk chapel (q.v.) The doorway also has an enriched cast-iron overlight. Gable stacks.

Curtilage Listed Buildings:

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948 is by law to be treated as part of the listed building. To determine whether a structure is within the curtilage of a listed building (and thus potentially subject to listed building control), it is necessary to consider:

1. the physical 'layout' of the listed building and the structure;
2. their ownership, past and present; and
3. their use and function, past and present

As such, the buildings listed below are considered curtilage listed buildings and are thus subject to listed building control.



Chadkirk House, south wing



Chadkirk House, west wing

- *Farm out-buildings*

Mid 19th century farm out-buildings shown on the same footprint as on the first edition Ordnance Survey plan (1872). Of group value with the grade II listed farm house and II* listed chapel.

- *Chadkirk Chapel (formerly listed as Church of St Chad) Listed Grade II**

16th century chapel, although the south walls were rebuilt in 1747 and various other alterations and restorations have occurred. Timber-framed with stone slate roof although most of the walls are rebuilt in dressed stone. Nave and chancel under a continuous roof ridgeline. Projecting plinth and stone quoins. 3 bay nave has doors in bays 1 and 3 with rusticated keystone surrounds. Semi-circular headed windows in bays 2 and 3 with stone surrounds, impost blocks and keystones. Gabled dormer window in bay 1 with 2-light casement window. West bell-cote in timber with pyramidal roof and a weather-vane. North and east chancel walls have C16 close-studded timber framing with stone plinth and a mid-rail. South window similar to nave windows; east window with semi-circular head. North nave has 3 2 and 3-light mullioned windows.

Interior: 4 C16 roof trusses, 3 inclined queen-post and 1 (chancel end) vertically studded and retaining an angle brace. Curved wind bracing to Purlins which support C20 rafters. C18 baluster-type font.



Chadkirk Chapel

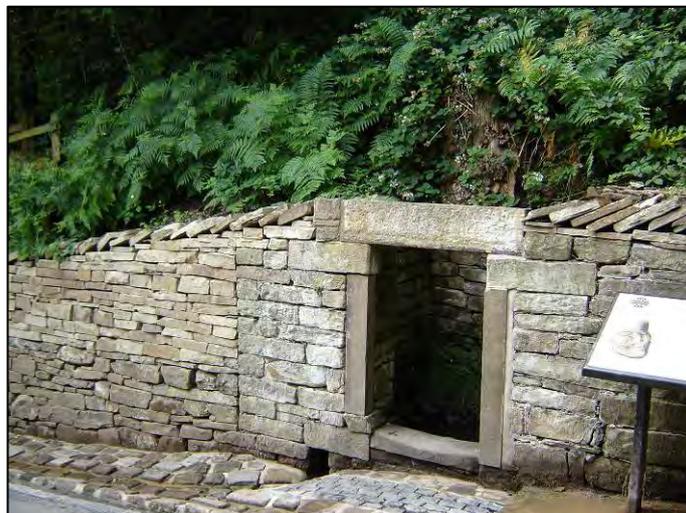
3.6.2 Locally Listed Buildings

There are currently no locally listed buildings in the Chadkirk Conservation Area.

3.6.3 Key Unlisted Buildings

- *St. Chads Well House*

Built of coursed sandstone blocks and set within the hill slope by Vale Road.



St Chads Well House

- *Kirkwood Cottage*

This building is shown on the 1839 tithe map. 2 storey house, with polygonal bay to road; rendered.

- *Bury-me-Wick Settlement*

Buildings on location on the Swire & Hutchings 1830 map. Named 'Bury-Me-Wick' on the 1839 tithe map. Buildings comprise from east to west: 2 storey house, stone slate roof, modern windows, rendered; row of low 2 storey cottages, brick-built, painted white, possibly 18th century; row of 2 storey cottages, late 19th/early 20th century.

3.7 Architecture and Building Materials

Architecture of the local vernacular style along with local building materials are a predominant feature in the conservation area with the use of natural stone for earliest buildings, dry stone walling, boundary walls and stone setts. Brick and natural slate particularly feature in the construction of the farm outbuildings and the cluster of residential properties to the north of the conservation area.

Chadkirk chapel is a simple two-celled building in the Anglo-Saxon style comprising a rectangular nave with a slightly narrower chancel. It is a timber-framed building with a stone slate roof, although most of the walls are rebuilt in dressed stone. The east and north walls of chancel are timber-framed above a projecting stone plinth, and are thought to be 16th century in date. The north and west walls of the nave are stone built and are likely to 17th century, dating from the reinstatement of the chapel in the 1640s. The south wall of the nave, with doors on the west and east, was rebuilt in 1747. Stone quoins, doorways with rusticated keystone surrounds, semi-circular headed windows with robust stone surrounds, and impost blocks and keystones are the dominant decorative features of the chapel. To the west is a bell-cote in timber with pyramidal roof and a weather-vane which was added to the building in 1750. There is a gabled dormer window, which was added in 1760, over the west door in the first bay which has a 2-light casement window, and an east window with a semi-circular head. The north nave has three, 2 and 3-light mullioned windows.



Chadkirk Farmhouse, as indicated on the rainwater-head of the property, dates largely from 1748, built in the Georgian style, and is constructed of dressed stone with tall, brick stacks and a slate roof. The four-bay two-storey façade has a gabled entrance and an earlier west wing to the rear which is thought to date from the 17th century, or perhaps earlier. Here windows display a horizontal rather than a vertical emphasis. Embellishment of the primary façade can be seen in the employment of rusticated quoins and in the four windows to each floor which have robust stone surrounds occupied by Victorian vertical sliding sashes. Both the third window to the first floor and the gable doorway each have rusticated keystone surrounds which are similar to those of the adjoining Chapel. The doorway also has an enriched cast-iron overlight.



**18th century Farmhouse (top), west wing of Farmhouse possibly 17th century (bottom).
Detail: Rain water head displaying G.N 1748**

To the immediate north of the Farmhouse, set around the farmyard, are the mid to late 19th century out-buildings which are shown on the same footprint as on the first edition Ordnance Survey plan of the area. All the buildings are constructed of brick and stone coursed masonry with pitched slate roofs. The building range comprises a large barn to the east, a single-storey stable or shippon range to the north, and a two-storey range on the west. A single-storey building to the north-east is brick-built on its north elevation with a stone-built west gable.



The Well house of St Chad's Holy Well, set within hill slope by Vale Road, is built of coursed sandstone blocks. Its doorway has a flat stone lintel and retains evidence of an inner door and later outer door, probably a replacement. On the left, south, side of doorway a machine-cut jamb has replaced the original stone jamb. The doorway leads, via stone flagged steps, into rectangular well chamber and there is an overflow visible at the lower left side of the door leading into a stone channel to floe down the hill. It is likely that the well house was originally roofed over to protect the clarity of the water.



St Chads Holy Well, Vale Road

Kirkwood Cottage situated on the north east side of Chadkirk Road, is likely to date from the early - mid 19th century. It is a rendered, two-storey house, with a slate roof and a polygonal bay to the road. Window openings have a vertical emphasis with stone sub-sills, while windows themselves are modern replacements.



Kirkwood Cottage, Chadkirk Road

To the north of the conservation area along Chadkirk Road is the Bury-me-wick settlement comprising a cluster of residential properties:

Burymewick Cottage is a two-storey rendered house, with a stone slate roof, and brick stacks. Window openings display a horizontal emphasis while the windows themselves are modern replacements. Modern intrusions belie the age of this building which is likely to date from before 1830 as evident from the Swire and Hutchings Map.



Bury-me-wick Cottage, Chadkirk Road

32 – 36 Chadkirk Road is a short row of low two-storey cottages possibly dating from the 18th century, constructed of handmade brick with a stone slate roof. Nos. 32 and 34 are painted white while no.36 is rendered. The plain, undecorated façade of these properties display horizontal window openings emphasised by narrow, projecting, stone lintels and sub-sills. Windows and doors however are modern replacements.



32-36 Chadkirk Road

20 – 30 Chadkirk Road is a short row of two-storey brick-built cottages of the late 19th century (1872 – 1898). Decoration of the façade takes the form of stone lintels and sills, with a continuous stone sill band extending along the length of the terrace row at first floor level. Welsh blue slate constitutes the roofing material of these cottages. Many of the cottages now feature additions in the form of small front porch entrances, mostly of a ‘lean-to’ style with a sloped roof hung with Welsh blue slates. 30 Chadkirk Road retains its original doorway which are emphasised by carved stone lintels and deep, glass lights over timber panelled doors. Each of these properties features a well stocked front garden bounded by drystone walls.



20-30 Chadkirk Road

3.8 Contribution of Trees, Hedges and Green Spaces

Trees, hedgerows and green spaces are essential to the special character of Chadkirk conservation area. The boundary of the conservation area takes in a good portion of Chadkirk Country Estate and Local Nature Reserve, set in the heart of the beautiful and picturesque Goyt Valley, and comprises low lying farm land bounded on three sides by Ancient woodlands, by the Peak Forest Canal to the north and to the south by the River Goyt. These Ancient woodlands are designated as Sites of Biological Importance due to the rich flora and fauna with which they are associated and are a haven for a variety of wildlife.

The mature deciduous woodlands consist of a mixture of deciduous woodland trees and shrubs. The dominant species are Beech, Oak and Sycamore with Birch, Ash, Alder, Rowan, with Holly and Elm also present. The shrub layer contains Elder, Holly and Hawthorn, with a rich ground layer particularly at the woodland fringes. The boundary of the conservation area takes in a portion of Little Wood which lies in the valley and as its name depicts is small in comparison to Kirk Wood which surrounds the site on higher ground.

The division of the farmland at Chadkirk into a number of fields with hedgerows and drystone wall boundaries creates a mosaic of greenery in the landscape. The conservation area takes in two of these fields. Chapel Field to the south of the walled garden is a wet field with a small man made wildlife pond surrounded by a good selection of wild flowers at the southern end, a ‘wildlife strip’ running along the eastern boundary, and a wild bird

feeding station. 'Big Field' to the west has been transformed from pasture into a beautiful wildflower meadow in which 'old fashioned' meadow flowers such as chamomile daisies, cornflowers, corn cockle & field poppies can grow. The result during the summer months is a picturesque mix of all these flowers.



Big Field, wildflower Meadow

A mature unmanaged Hawthorn hedge separates 'Big Field' from 'Broad Heys' while a low, maintained hedge, runs from the south to the eastern side adjacent to Vale Road. These established hedgerows not only contribute visually to the special character of the conservation area but also act as wildlife corridors.



As well as the farm and woodlands, the estate has an enchanting walled garden, with beds, lawns and a large herb garden. The adjacent 'Chapel' gardens also have mixed flower beds, a scented garden and a semi wild raised bed, with both wild and cultivated plants. These afford the visitor the chance to relax in a variety of habitats, with seats and picnic tables placed around the country estate and gardens. Various stopping points within the conservation area allow an opportunity to take in the colours and scents which are encountered around the gardens, fields and woodlands. These attractive and well used formal areas also play a valuable roll in adding to the conservation of wildlife by providing a rich and varied source of nectar and pollen for, Butterflies, Moths and Hover flies.



Walled Garden



Chapel Gardens

The conservation area is further enhanced by the well stocked mature cottage gardens, and allotment gardens, of the residential properties in the north of the conservation area.

3.9 Floorscape and Street Furniture

The use of stone is crucial to the special character and appearance of Chadkirk conservation area as seen in the drystone walling which runs along either side of Chadkirk Road, drystone walls to the eastern end of the Chapel, drystone field boundary walls, small sections of low drystone walling along parts of and in the construction of the small stone bridge over Chadkirk Brook, a small stream which runs around the Farm, from east to west before curving south to join the River Goyt.

In addition mortared walls built in hand made brick, topped with milled stone copings surround the Walled Garden which was rebuilt in 2001 using traditional materials.

Little of historic interest remains in the floorscape of Chadkirk. The carriageway surface is largely of tarmac. There are courses of stone setts at the foot of the drystone walling on the upper west side of Vale Road, which contribute some welcome texture and differentiation to the floorscape and are complimentary to the local building material.



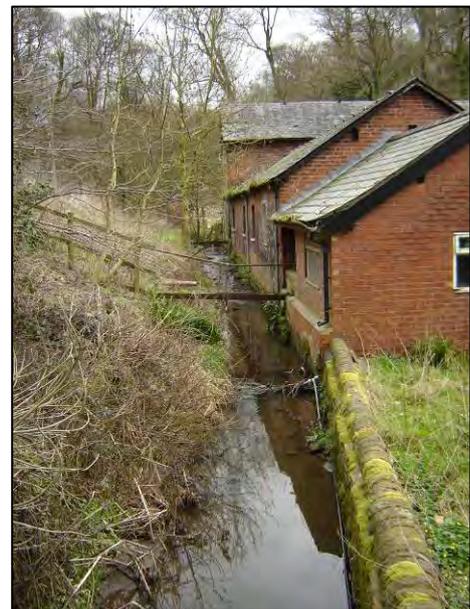
Drystone walls along Vale Road



Drystone walls by Chadkirk Chapel



Small stone bridge over Chadkirk Brook



Chadkirk Brook

3.10 Definition of the Special Interest of the conservation area

The special interest of Chadkirk conservation area is derived from its rich historical interest, topography and buildings which combine to create an area which is unique in the borough. Chadkirk is a quiet rural retreat, consisting of, farmlands, a 17th century Grade II listed farmhouse and outbuildings, a Victorian walled garden, a holy well, and a 16th century Grade II* listed chapel, which together form an oasis of peace and tranquility.

Trees, gardens, established hedgerows and green spaces are essential to the special character of the conservation area, which is set in the heart of the beautiful and picturesque Goyt Valley, comprising low lying farm land bounded by ancient woodlands, making the area a wildlife haven for birds, mammals & invertebrates as well as containing a rich variety of native woodland species, flora and fauna.

Architecture of the local vernacular style along with a limited palette of local building materials are a predominant feature in the conservation area with the use of natural stone for earlier buildings, drystone walls and setts, while brick and natural slate particularly feature in the construction of the farm outbuildings and residential properties to the north of the conservation area, resulting in a harmonious blend of the natural and built environment. Drystone walls and mature hedgerows also make an important contribution to the conservation area as boundaries for gardens, fields, roads and lanes.

As a result of the dramatic visual relationship between built form and topography, and the contrast between dense woodland and open farmland, constantly changing and extensive views, vistas and panoramas, both into and out of the area, remain outstanding and of key importance to this area.

4. Preservation and Enhancement Issues

4.1 Condition of the Building Fabric

A formal survey has not been carried out, but initial impressions indicate that the physical condition of most of the building fabric is good. However, long-term lack of maintenance, during previous farm tenancies, has resulted in a decline in structural integrity of the farms outbuildings.

4.2 Extent of Loss and Intrusion

- Electricity pylons - Several of the fields have either Low voltage electricity 'Pole' lines or High Voltage Power lines running through them.



Modern intrusions in buildings take the form of painting and rendering of facades, and the replacement of doors and of timber casement and sash windows with modern designs in timber and PVCu.

4.3 Development Issues

Planning Status

- The Chadkirk Country Estate is designated as strategic/local open space under the Unitary Development Plan and as such is subject to a high level of protection via various policy statements.
- The Chadkirk Country Estate is situated in 'Green Belt' area.
- The Chadkirk Country Estate has Local Nature Reserve Status.
- The Chadkirk Country Estate and associated woodlands have SBI (Site of Biological Importance) status
- Chadkirk Chapel and Chadkirk Farmhouse are Statutory Listed Grade II* and Grade II (respectively) with the farm out-buildings as curtilage buildings

4.4 Preservation and Enhancement

Detailed proposals for the preservation and enhancement of the conservation area will be set out in a future Conservation Area Management Plan. The plan will formulate objectives and outline a programme to address the issues identified within this appraisal.

Initial suggestions of management measures that came out of the 2006 public consultation include:

- An Article 4 Direction should be considered to protect the special interest of the conservation area and prevent further losses and alterations under permitted development rights
- Preparation of design guidance to assist householders in carrying out repairs and alterations to their property
- Review of protection afforded to trees through Tree Preservation Orders.
- Preparation of management guidelines to protect the important contribution made by trees to the conservation area
- A management plan should include guidance on future development within the conservation area
- Liaison with SMBC Highways Division to secure improvements to the design of signs, lighting and highways materials
- Liaison with British Waterways to secure improvements/repair works to bridge at Vale Road
- The rebuilding/repair/restoration of some sections of drystone walling is required
- Farm outbuildings: These buildings are in need of complete refurbishment, due to a long-term lack of maintenance during the previous Farm Tenancies, which has resulted in a decline in structural integrity. There are two open barns, which are primarily used for storing tractor equipment, and other machinery

Chadkirk Article 4 Direction (2007)

The retention of original materials and architectural details is crucial to the character and appearance of the conservation area. At the same time, such features are vulnerable to loss through permitted development rights. As such an Article 4(2) Direction has been made in 2010 to extend control over householder alterations in the Chadkirk Conservation Area.

5. Community Involvement

5.1 Public Consultation

Public consultation has been an integral part of the designation and appraisal process. Proposals were posted on the Council's web site together with an electronic questionnaire. A Press Release was issued. Letters were sent out to all residents of the conservation area informing them of the proposal for designation and inviting them to an afternoon and evening drop-in session held at the Life Centre, Romiley on 18th September 2006. Each letter contained a questionnaire canvassing residents' views and information on the link to the draft conservation area appraisal on the Council's web site. Fliers and posters were also distributed in the wider Romiley area and local history and amenity groups were contacted directly. The drop-in session was well attended and gave residents the chance to ask questions of Council Officers related to designation and possible Article 4 Directions. Copies of the draft conservation area appraisal were made available to read and take away. An exhibition was mounted on the history and special interest of the conservation area, and this will move to Bredbury Library for a week following the close of the drop-in session and Chadkirk Chapel for two consecutive weekends following the close of the drop-in session.

5.2 Response to Stakeholder Comments

"In the final analysis, heritage is what people value"
(English Heritage, 2005)

The consultation exercise generated a significant level of response from stakeholders. Letters and completed questionnaires were analysed to assess the level of support for both the designation of the proposed new extended conservation area and for the imposition of extra controls to protect the area's special character. Comments were also evaluated to determine those aspects of the area which stakeholders consider to be important to its appearance and character. English Heritage's *Guidance on Conservation Area Appraisals*, published in February 2006, highlights the importance for local authorities of recognising the values which are ascribed by stakeholders to historic environments when preparing appraisals of the special character of conservation areas.

Overwhelming support for the proposed new conservation area was indicated, with 100% of respondents considering that the area is of special architectural or historic interest which should be protected by designation. Residents of Chadkirk considered that the following aspects of the conservation area were important to its character: historic buildings, open space, trees, boundaries, open spaces, street furniture and street surfaces, as well as geological features, fields and field boundaries, and the areas Local Nature Reserve

status. The weight accorded these elements is reflected in the character analysis and the definition of the area's special character set out in this appraisal.

Stakeholders were also asked whether they considered that certain types of work were harmful to the special character of the conservation area. Another question sought to elicit suggestions on measures the Council could take to further protect and enhance the character and appearance of the conservation area. Responses indicated that, amongst other issues, a range of householder alterations are seen as inappropriate in Chadkirk. Specifically, these included the replacement of original roofs, windows, and doors with modern materials; the loss of original architectural features from buildings; the demolition of boundary walls; the removal of historic features from the street scene, the painting of exterior walls of buildings, and the conversion of gardens to hardstandings. This concern is reflected in a 92.8% level of support for special controls over permitted development.

Preliminary suggestions for conservation area management measures have been made in this appraisal document, addressing concerns raised by stakeholders. These include the making of an Article 4(2) Direction to unify controls over permitted development in the conservation area by applying them to houses within the conservation area not covered by the current Article 4 (2) Direction. This proposal was authorised in principle by SMBC Executive on 30th October 2006. Public concern over inappropriate alterations to buildings can also be addressed in ways that complement the extra planning controls put in place by an Article 4 Direction, including the preparation of local generic guidance to facilitate a sympathetic approach to design and choice of materials. Identification of further locally listed buildings can also help promote interest in, and respect for, the architectural qualities of buildings.

Concern was expressed more generally over inappropriate development which does not reflect the character of the conservation area, including unsympathetic or unsuitable renovation/reuse of the farms redundant out-buildings. It was also acknowledged that as a unique landscape careful and considerate conservation and management would be necessary. It is suggested that a future management plan should include guidance on these aspects of development within the conservation area.

Another issue is the importance of trees and hedges in the area. This is reflected in the suggestion of a review of protection afforded to trees through Tree Preservation Orders and the preparation of management guidelines to protect the important contribution made by trees to the conservation area.

The quality of the public realm also emerged as an area of concern within the conservation area with high traffic levels using Vale Road being an issue. The condition of street surfaces and lighting, as well as the design of street furniture, are highlighted for improvement as well as regular maintenance and street cleaning, effective litter and dog fouling controls, and the provision of litter bins of a sympathetic design. Resolution of these issues requires a corporate approach, and could be addressed as part of a future Conservation Area Management Plan.

A summary of responses to the public consultation exercise is included in Appendix 1.

6. References and Further Reading

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Stockport Local History Library Historic Photograph Archive:

Published Maps and Plans:

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OS Lancashire Sheet CXII.14 1922-1923 (surveyed 1871 -1872, revised 1917)

OS Lancashire Sheet CXII.15 1922-1923 (surveyed: Cheshire 1871 & 1878, Derbyshire 1872 & 1878 & 1879. Revised 1917)

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Chadkirk Chapel, Stockport: Excavation Report

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July 2005

Ruth Garratt

Chadkirk Chapel, Romiley: An Archaeological Evaluation

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Greater Manchester Archaeological Contracts, May 1994

Directories

Bagshaw, Samuel

History Gazetteer and Directory of the County Palatine of Chester 1850

White, Francis

History gazetteer and Directory of Cheshire 1860

7. Contacts

General Inquiries concerning the Conservation Area should be referred to the Council's Conservation Officer.

Telephone: 0161 474 2620 / 4561

Enquiries relating to development proposals and planning applications should be addressed to the Council's Planning Services department

Telephone: 0161 474 3896

Enquiries relating to trees within the conservation area should be addressed to the Council's Arboricultural Officer

Telephone: 0161 217 6111

Enquiries relating to the Historic Environment Record should be addressed to Greater Manchester Archaeological Advisory Service

Joule House,
School of the Built Environment
1 Acton Square,
University of Salford,
Salford,
M5 4NW

Tel: 0161 295 5522

Email: gmaas@salford.ac.uk

National Organisations

English Heritage

North West Office

Canada House

Chepstow Street

Manchester

M1 5FW

Tel: 0161 242 1400

www.english-heritage.org.uk

Email: northwest@english-heritage.org.uk

Victorian Society

The Victorian Society

1 Priory Gardens

Bedford Park

London W4 1TT

Tel: 020 8994 1019

www.victorian-society.org.uk

Email: admin@victorian-society.org.uk

Georgian Group

6 Fitzroy Square,

London W1T 5DX

Tel: 087 1750 2936
www.georgiangroup.org.uk
Email: info@georgiangroup.org.uk

Twentieth Century Society

70 Cowcross Street
London EC1M 6EJ
Tel: 020 7250 3857
www.c20society.org.uk
Email: coordinator@c20society.org.uk

Appendix 1

Summary of Chadkirk Questionnaire Responses

Total response = 14

Conservation Area Status

Agree = 14 = 100%

Disagree = 0 = 0%

Don't know = 0 = 0%

Article 4 Directions

Agree = 13 = 92.8%

Disagree = 0 = 0%

Don't know = 1 = 7.1%

Agree in reservation = 0 = 0%

Most important features in defining the special character of the area

Buildings = 13

Open Space = 10

Trees = 14

Boundaries = 11

Street furniture = 4

Street surfaces = 4

Others specified –

- Geological features
- Fields
- Local Nature reserve

Works which could harm the special character of the area –

Replacement of original roofs, windows, and doors with modern materials = 9

Loss of original architectural features from buildings = 10

Demolition of boundary walls = 12

Removal of historic features from the street scene = 8

New or replacement signs and shop fronts (where applicable) = 2

Painting of exterior walls of buildings = 6

Others specified –

- Litter
- Dog fouling

- Vandalism of public areas i.e. picnic area by the river
- The conversion of front gardens to hardstandings for parking vehicles

What can the Council do to further protect or enhance the conservation area?

- Sympathetic and suitable renovation/reuse of farm out-buildings (whilst avoiding turning Chadkirk into a 'honey-pot')
- Provision of meeting space including a kitchen
- Regular maintenance and cleaning of public realm and highways
- Reduce levels of motor vehicles using Vale Road
- Regular maintenance/management of trees within the conservation area
- Reinstate/introduce traditional street furniture inc. lampposts and street name plaques (i.e. Burymewick)
- Effective control of litter and provision of more litter bins (of a sympathetic design)
- Maintenance/repair of footpaths
- Repair and maintenance of canal walls, bridge, and steps

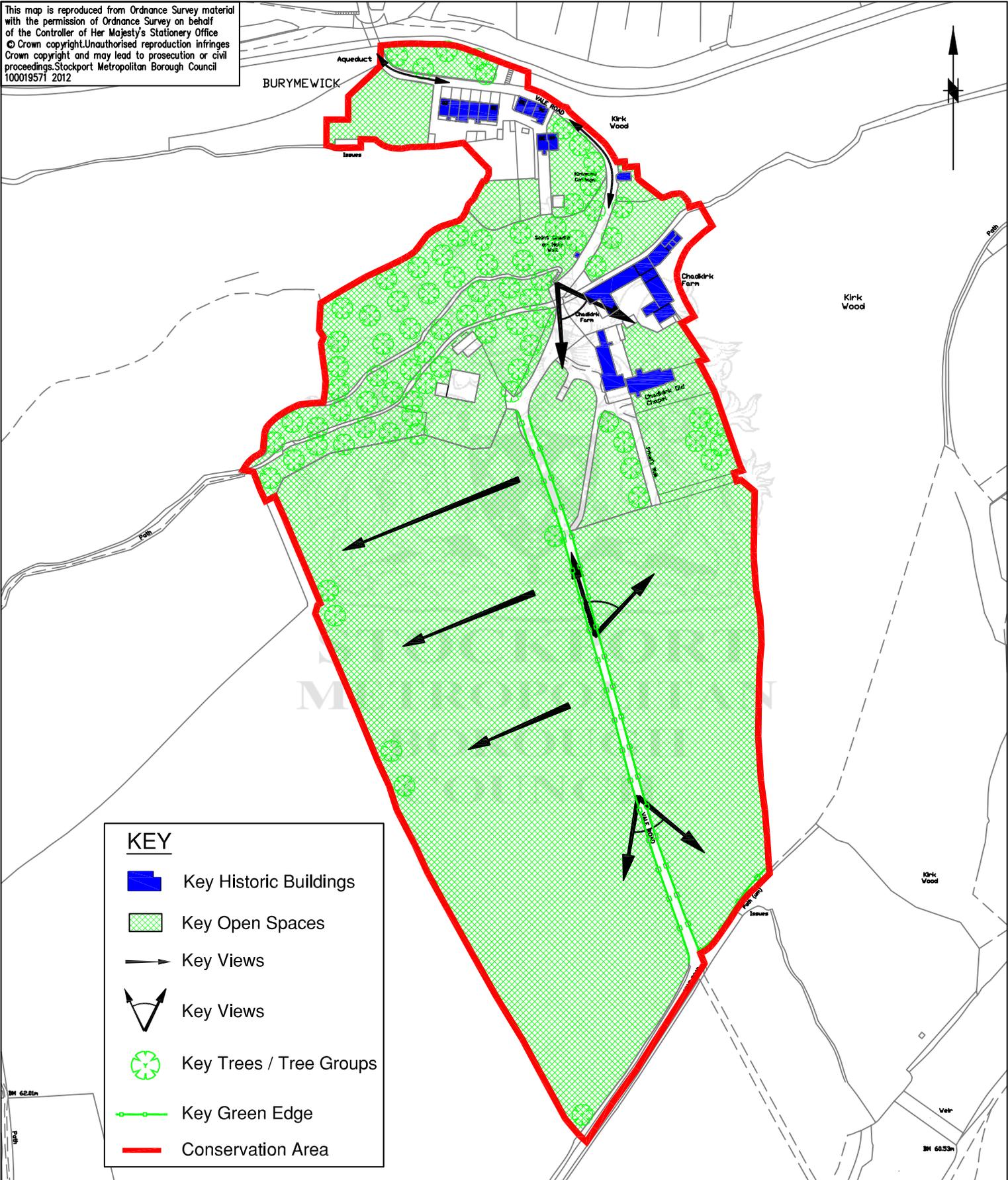
Other comments

- Consider enlarging the boundary of the proposed conservation area to include areas of adjoining woodland (Kirk Wood and Little Wood)
- Consider using the Victorian Walled Garden as an 'educational' garden promoting/explaining the uses and production of herbs, honey, fruit etc.

APPENDIX 2:

Townscape Appraisal Map

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KEY

-  Key Historic Buildings
-  Key Open Spaces
-  Key Views
-  Key Views
-  Key Trees / Tree Groups
-  Key Green Edge
-  Conservation Area



STOCKPORT

METROPOLITAN BOROUGH COUNCIL

PLANNING SERVICES
STOPFORD HOUSE
PICCADILLY
STOCKPORT
SK1 3XE

Ged Lucas
CORPORATE DIRECTOR
PLACE DIRECTORATE

JOB TITLE

CHADKIRK CONSERVATION AREA

FILENAME Z:\SCG\ARCHIVE\JOBS\M_JOBS\M1143\SCG\DATA

DRAWN FA	ENGINEER DP	AMENDED DH	APPROVED .
DATE 17/07/07	DATE 17/07/07	DATE 31/03/12	DATE .
SCALE NTS		SCG No. M1143_CHADKIRK	
DRAWING NUMBER M1143\CONSERVATION			Revision .

DRAWING TITLE

APPRAISAL MAP

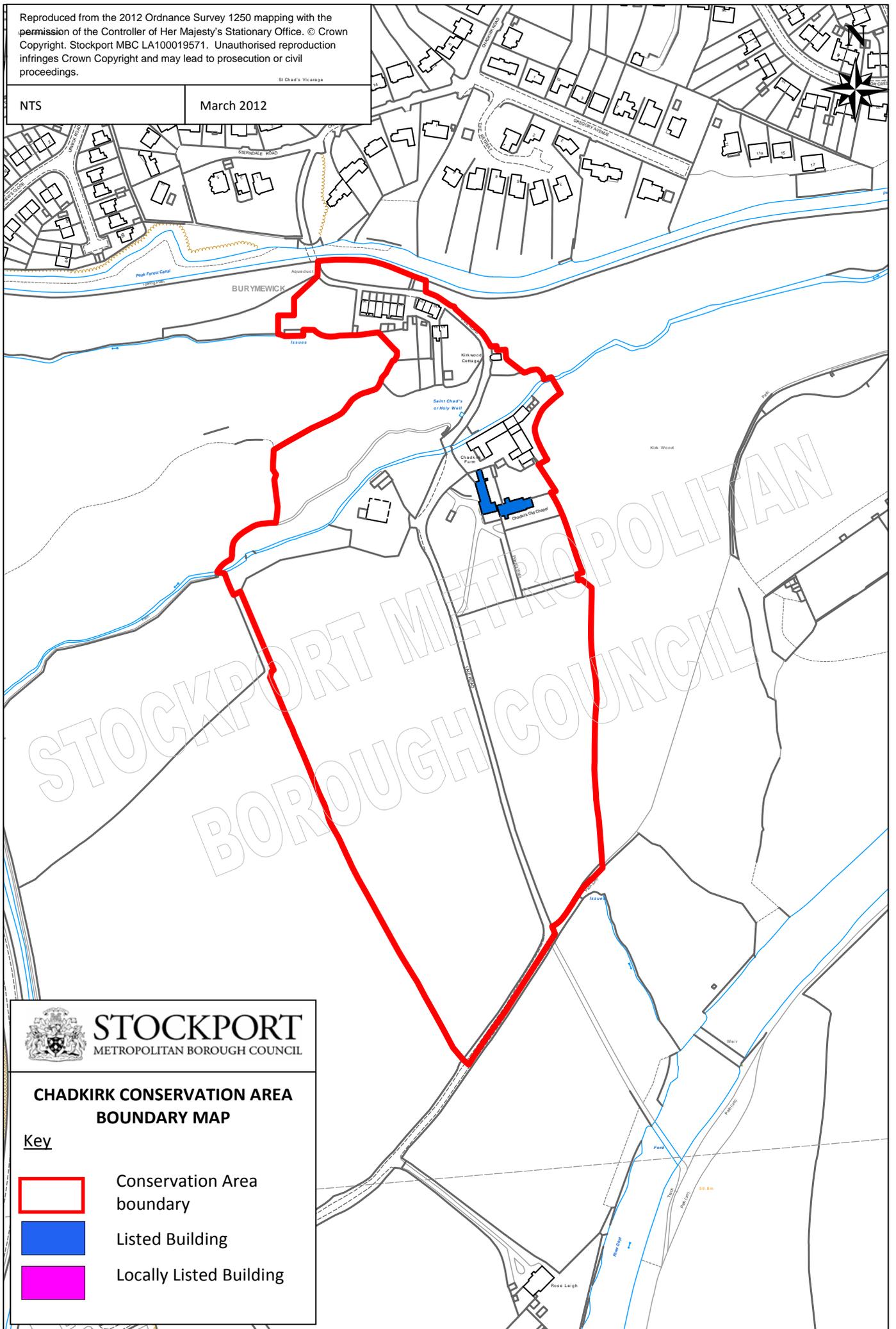
APPENDIX 3:

Conservation Area Boundary Map – Listed & Locally Listed Buildings

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March 2012



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**CHADKIRK CONSERVATION AREA
BOUNDARY MAP**

Key



Conservation Area
boundary



Listed Building



Locally Listed Building

Appendix 4

Chadkirk Conservation Area Historic Environment Record Entries

This appendix includes sites and monuments recorded in the conservation area and its immediate vicinity.

1. MonUID: MGM15071

Name: Chadkirk

Record Type: Settlement

Description: 'Chadkirk' and symbol for Church/Chapel depicted on Burdetts Cheshire map of the 1770s. A cluster of buildings to east of Vale Road and 'Chapel' noted within settlement on the 1849 tithe map.

2. MonUID: MGM15072

Name: Bury-Me-Quick

Record Type: Settlement

Description: Buildings on location on the Swire & Hutchings 1830 map. Named 'Bury-Me-Quick' on the 1839 tithe map, several buildings on south side of 'Vale Rd' including a short row of houses.

Buildings comprise from east to west: 2 storey house, stone slate roof, modern windows, rendered; row of low 2 storey cottages, brick-built, painted white, possibly 18th century; row of 2 storey cottages, late 19th/early 20th century (Site visit, P Arrowsmith, 22/9/2005).

3. MonUID: MGM4474

Name: St Chad's Well or Holy Well

Record Type: Monument

Description: Wellhouse built of coursed sandstone blocks and set within hill slope by Vale Road. Doorway has flat stone lintel and retains evidence of an inner door and later outer door, probably a replacement. On the left, south, side of doorway a machine-cut jamb has replaced original stone jamb. Doorway leads via stone flagged steps into rectangular well chamber, c 1.8 x 1.6m. Probably originally roofed. Water enters through iron pipe in upper stonework in north-west corner. Outlet in stonework in opposite corner led into external stone channel. Well traditionally associated with St Chad. Date of Wellhouse uncertain, but possibly 18th or early 19th century (Arrowsmith P 1996 Recording Stockport's Past, 66).

4. MonUID: MGM15090

Name: Kirkwood Cottage

Record Type: Building

Description: Cottage shown on the 1839 tithe map. 2 storey house, with polygonal bay to road; rendered (Site visit, P Arrowsmith, 22/9/2005).

5. MonUID: MGM1148

Name: Chadkirk Chapel (excavation)

Record Type: Monument

Description: Excavation carried out prior to renovation. Excavation results reflected the rebuilding of, and activities within, the timber framed chapel which was constructed pre 1535. The old building followed the same plan as the present structure. No evidence of an earlier structure was found.

Interior of chapel contained 18th and 19th century vaults and grave cuts, and cobbled flooring and remains of partitioning associated with early 18th century use of building as a cowshed (Arrowsmith P 1996 Recording Stockport's Past, 62-6).

6. MonUID: MGM14039

Name: Chadkirk Chapel Grave Yard

Record Type: Monument

Description: The present extent of the graveyard probably dates from the restoration of the chapel in 1747, with the exception that there may have been some slight reduction along its eastern boundary. There is tentative documentary evidence for earlier burials at the chapel, including possible burials on the plot of the land to the north of the chapel and present graveyard. On the evidence of the chapel registers, over 2,000 burials occurred within the graveyard between 1747 and 1868 when burials at the chapel ceased. This intensity of use of the graveyard, which was said to be already full in 1834, makes it likely that the uppermost burials lie at relatively shallow depth. The arrangement of gravestones within the graveyard seems to be largely unchanged from that in 1884 when their inscriptions were transcribed by John Owen. Some modification of the graveyard seems to have occurred at a prior date, probably during the restoration of the chapel in 1876, and to have involved the laying flat of upright stones and possibly some displacement of stones from the graves with which they were associated. The majority of stones within the graveyard are body stones, which were always laid flat, and any displacement is likely to have affected only a relatively small number of gravestones.

7. MonUID: MGM15853

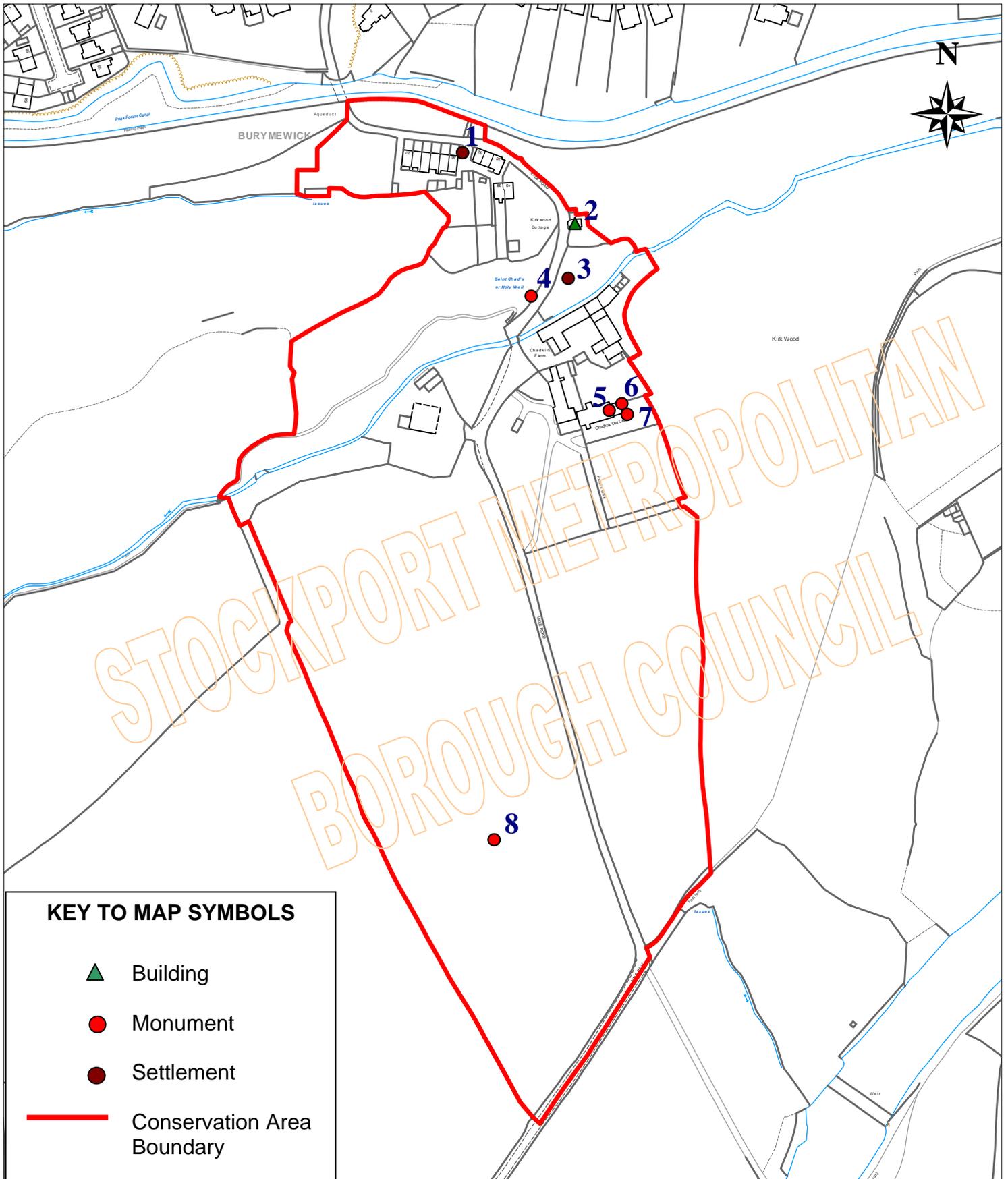
Name: Sub-circular feature N/W of Vale Road

Record Type: Monument

Description: A sub circular feature (c.11m) in diameter, faint traces of a possible second sub circular feature to the north.

APPENDIX 5:

Historic Environment Record Map



KEY TO MAP SYMBOLS

-  Building
-  Monument
-  Settlement
-  Conservation Area Boundary

<p>Title: Historic Environment Records within Chadkirk Conservation Area</p>	<p>Date: March 2012</p>
<p>Place Directorate</p>	<p>Scale : Not to scale</p>
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