

Bollin Hill Conservation Area: Character Appraisal and Management Plan



Consultation Draft, January 2023

Summary

Conservation areas were introduced in 1967 and are now an established element of the planning process, designed to protect areas identified as being of “special architectural or historic interest”. The character of a place is unique and is derived from many elements including its historical development, the street patterns and buildings, the open spaces and views, the building materials, planting and green spaces. As change is inevitable, local planning authorities need to ensure that the character is understood in order to positively manage change in such a way that what makes a place unique is both preserved and wherever possible enhanced.

Bollin Hill Conservation Area was first designated in 1988 but a full character appraisal has only recently been commissioned by Wilmslow Town Council, together with a plan for its future management. These have been prepared by Kathryn Sather & Associates, in collaboration with Cheshire East, for review and consultation prior to their adoption as planning documents. The process and format follow Historic England guidance on conservation area appraisal. The document is for local people who live in Bollin Hill as well as for managers, developers, consultants and decision-makers. Once adopted the document will become a material consideration in planning decisions.

Part 1 of this document comprises the Character Appraisal. A summary of special interest describes those elements which together give the area its unique identity and, as a planning document, the planning policy context is summarised. The lengthy following section provides a comprehensive description of the location, landscape and history of the wider area. This is followed by analysis of the open spaces including green spaces and biodiversity, the views and other characteristics of the area, as well as an assessment of the buildings, the predominant materials, their architectural style and elements which are local to the area. Sometimes it is appropriate to recognise sub-areas of differing character. Lastly, the appraisal looks at the condition of the area and how it has changed, identifying problems or issues which may be damaging to the character, including around the boundaries. Maps and photographs in the text illustrate many of the points and an appendix lists all listed buildings, non-designated heritage assets and those which make a positive contribution to the Conservation Area.

Part 2 builds on the evidence provided in the Character Appraisal with a set of policies which will constitute a management framework for the Conservation Area to provide a sustainable strategy for protecting and enhancing it long into the future, as well as transparency and guidance for those with properties in or close to the Conservation Area.

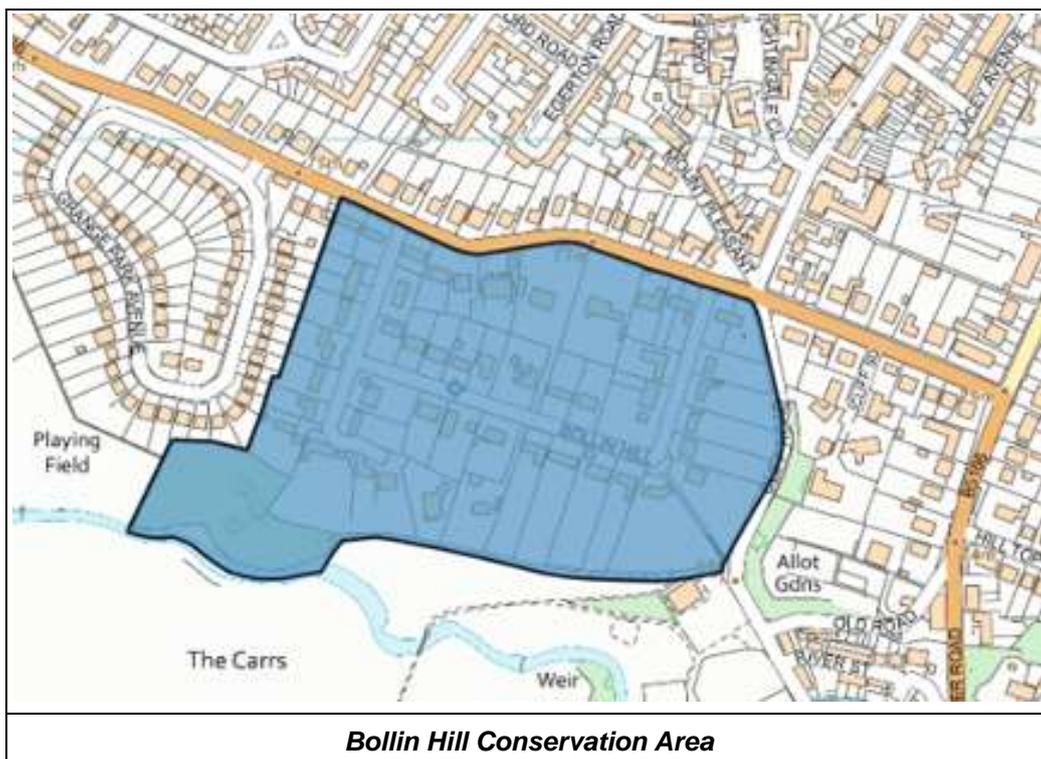


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Section 1 Introduction

1.1 Bollin Hill Conservation Area: Designation and Definition

Bollin Hill Conservation Area was designated as a Conservation Area by Macclesfield Borough Council in 1988. It is one of five Conservation Areas within Wilmslow. The boundaries of the Conservation Area have not been altered since this date and there is no Conservation Area Appraisal. It is part of the Civil Parish of Wilmslow, within the Lacey Green ward. Since 2009 it is part of the new Cheshire East unitary planning authority.

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.¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate.² If there is a conservation area appraisal, this will be reviewed; if not, one should be prepared. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas, also described as a management plan. Proposals should be publicised and incorporate public comment.

Conservation area designation recognises the unique quality of an area as a whole. An area's identity is formed not just by the contribution of individual buildings and monuments, but also the contribution of features, often specific to the locality, such as topography and views, layout of roads, pathways and property boundary treatments, street furniture, open spaces and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.

1.2 Purpose and Value of Conservation Area Appraisals

The National Planning Policy Framework stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment and individual conservation areas. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. Such appraisals fulfill the statutory duty placed on the local planning authority 'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'³.

Change is inevitable and often beneficial – the challenge is to manage change in ways that preserve or enhance the character and appearance of historic areas. Conservation areas may be affected by direct physical change or by changes in their setting. For this reason, a clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered. The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. It will form part of the local planning authority's Historic Environment Record and will be part of the evidence base for the local plan and a material consideration in planning decisions.⁴

The purpose of the Appraisal is, in accordance with the methodology recommended by Historic England,⁵ to define and record the special architectural and historic interest of the Bollin Hill

¹ Section 69 (1) (a) Planning (Listed Buildings and Conservation Areas) Act 1990.

² Section 69 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

³ Section 71 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴ Ibid.

⁵ Historic England: *Conservation Area Designation, Appraisal and Management, Advice Note 1, 2nd ed.* (London: Historic England, 2019) p 5, para 10.

Conservation Area, including the landscape character, views and setting. The methodology also includes a review of the boundaries and identification of any issues which may be putting the special interest at risk. This Appraisal might then contribute to the preparation of a Management Plan which would set out suggested actions to preserve or enhance the special character of the area. Such a document would support the active management of the Conservation Area through the development control process, including support for appeals.

The undertaking of an appraisal will lead to a better understanding of the development of the Conservation Area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the Conservation Area.

An adopted conservation area appraisal is a material consideration to prepare, evaluate and appeal decisions on planning applications and is also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development⁶ and result in an educational and informative document for the local community.⁷

The Town and Country Planning Act (General Permitted Development) Order 1995 (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.

This appraisal will provide a character assessment of the present Bollin Hill Conservation Area and adjacent areas. The document will seek: to identify those factors resulting in adverse harm to the special interest of the Conservation Area; to identify whether cumulative change is an issue and whether it might be addressed through Article 4 directions; and to assess if statutory action is required to safeguard significant buildings at risk. A review of existing boundaries has also been undertaken to determine if areas should be included or removed from the designation; this discussion is found in Section 5. Consequentially the document will provide background evidence for accessing the acceptability of development proposals.

1.3 Scope of the Appraisal

This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to the Bollin Hill Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the designated heritage asset.

As an area evolves evidence may emerge which provides a greater understanding of a heritage asset(s) and the contribution made to the special interest of the Bollin Hill Conservation Area. Such information should be considered in conjunction with the appraisal during the course of decision making by the local planning authority.

The positive characteristics as defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on its own merits and there are bound to be variations in the quality of individual developments. It will not be acceptable merely to emulate the least successful or highest density of these or to use such sites as an excuse for making matters worse. Instead, regard should be paid to those elements which make the Bollin Hill Conservation Area significant.

⁶ Ibid, para 12.

⁷ Ibid, p 8 para 18.

Section 2 The Planning Policy Context

2.1 Planning Policy Context

There is a hierarchy in planning (from national legislation to more a detailed national policy framework (NPPF) to local plans, neighborhood plans and conservation area appraisals), which apply to and provide a framework for planning and decision-making in relating to conservation areas and buildings within them. In addition, Historic England and other bodies provide guidance on heritage matters.

Specifically, The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework provide the legislative and national policy framework for conservation area appraisals and management plans. The NPPF sets out how the Government intends to deliver sustainable development through the planning process. Paragraph 190 states:⁸

(Local) Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

NPPF (Annex 2) defines a heritage asset as: ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets (eg listed buildings) and non-designated heritage assets identified by the local planning authority (including local listing).’ The guidance also states that a designated heritage asset is one that is classed as ‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.’⁹ A non-designated Heritage Asset is a building, monument, site, place, area or landscape identified as having a degree of significance that is not protected under legislative framework.

The local planning authority is Cheshire East Council. The Cheshire East Local Plan comprises two parts. Part 1, the Cheshire East Local Plan Strategy 2010-2030 (CELPS) was adopted in July 2017. In particular Policy SE7 on the Historic Environment outlines the strategy relating to historic assets, including conservation areas. Part 2, The Site Allocations Development Planning Document (SADPD) includes a suite of policies specifically for heritage assets within Cheshire East, these are HER1 through to HER 9.

Wilmslow Town Council, a civil parish within Cheshire East LPA, prepared a Neighbourhood Plan which was approved following consultation in October 2019. As part of the now ongoing Implementation Phase, it was recognised that not all of the conservation areas had comprehensive appraisals, including the Bollin Hill Conservation Area. Regarding Wilmslow’s heritage assets, the Vision expressed in the Plan is ‘to celebrate, protect and enhance Wilmslow’s designated and non-designated heritage assets whilst encouraging more opportunities for residents and visitors to enjoy and understand the town’s history.’ As part of the Neighbourhood Plan, a Landscape Character Assessment has been completed which alongside other policy guidance provides a greater level of detail than the Cheshire East Landscape Character Assessment.

⁸ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2021) para 190.

⁹ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2021) Annex 2.

Policy TH3 provides guidance for planning applications which are likely to affect a designated or non-designated heritage asset, requiring them to show in a Heritage Statement that they have considered the impact on the setting of the heritage asset.

2.2 Conservation Area Policy Guidance

This Appraisal was undertaken consulting guidance provided by Historic England in the subsequent documents;

- Understanding Place: Historic Area Assessments, 2017
- Streets for All Advice for Highway and Public Realm Works in Historic Places, 2018
- Streets for All North West, 2018
- Conservation Principles Policies and Guidance, 2008
- Neighbourhood Planning and the Historic Environment, 2018
- Conservation Area Designation, Appraisal and Management, Advice Note 1, 2nd ed. 2019

Further guidance has been issued by Historic England in the suite of documents Understanding Place with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. In particular “Understanding Place - Historic Area Assessments: Principles and Practice” stresses the importance in ‘identifying and understanding particular qualities, and what these add to our lives, is central to our engagement with our history and culture.’ As referenced in Understanding Place - Historic Area Assessments: Principles and Practice, Power of Place published by Historic England, ‘stressed the positive impact of local and ‘ordinary’ heritage – what might be termed the buildings and spaces in between ‘monuments’ – on the quality of people’s lives and its central role in constructing local identity.’

2.3 Generic Control Measures Brought About by Designation

In determining applications for development in conservation areas, local planning authorities must pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area.’¹⁰ This requirement, as set out in legislation, is also reflected in national and local policy.

In order to protect and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area and include the following;

- Planning permission is usually required to totally or substantially demolish buildings or structures within a conservation area.
- The extent of ‘permitted’ development is reduced, such as cladding, extensions to the side of the original dwelling or the installation of satellite dishes. Further control measures such as Article 4 directions may be placed upon an area (the introduction of such controls is the subject of consultation with owners to establish support). These may be served to protect elements such as windows, doors, chimneys boundary walls and gate posts and restrict certain types of extensions.
- Any works to prune or fell any protected trees requires the written consent of the Local Planning Authority. In the case of all other trees or shrubs over 75mm in trunk diameter, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.

¹⁰ Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

- Restrictions apply regarding the type and size of advertisements that can be erected without advertisement consent.

Section 3 Summary of Special Interest

The special interest of the Conservation Area derives from the following elements:

- **The layout of the estate and the architectural form of the buildings exemplifies the ideas of the Garden Suburb/City Movement.** While the primary focus of interwar housing reform may have been on the provision of improved social housing and Homes for Heroes, such as at Wythenshawe and the Highfield Estate, the ideas behind housing reform were also applied to private housing development. Bollin Hill is a rare example of a well-preserved, designed estate aimed at the professional classes. The spacious streets with grass verges and trees contribute to the sense of well-being and community, the footpath to Cliff Road facilitates pedestrian connectivity, the low density of the housing and the large gardens reflect the recognition of benefits of private outdoor space, while the individuality and quality of the dwellings support the development of a balanced community. Although the location is suburban, the aspiration was rural, reflected in the hedges and the setting back of the houses from the boundary line.
- **The estate is closely associated with James Halliday, a Manchester-based architect and proponent of both housing reform and the aesthetics of domestic architecture.** Senior partner of Halliday, Patterson and Agate, Halliday lectured on town planning at the Manchester School of Architecture, lectured and broadcast on domestic architecture and was also closely associated with the development of the Garden City of Wythenshawe. His firm designed and laid out Bollin Hill, designed many of the houses and Halliday lived within the Estate at 11 Styal Road from before 1923 to his death in 1932.
- **The architectural quality, individuality and decorative detail of the Arts and Crafts houses and gardens from the interwar period.** The interwar buildings, which were mostly designed by Halliday, Patterson and Agate draw on a common palette of materials, architectural and decorative features, combining them in different ways resulting in variety that is harmonious. The design of the gardens was integrated with the design of the house, an extension of the living space often with the concept of a series of outdoor rooms. Roofs are of stone slate, slate or red tile; walls are brick or rendered and the brick is not of a uniform colour; decoration to gables includes hanging tiles, half-timbering, and clapboard. Windows are small paned or leaded, some of timber and some with metal frames. The roofline is articulated and usually asymmetrical, houses generally feature cross gables, cross wings and dormers. Decoration is subtle and individual – door furniture and small decorative glazed window, brickwork detail and unusual ridge tiles. Thus, the houses and gardens are first and foremost characterised by their individuality but due to these common materials and features, together create a sense of unity.
- **The Conservation Area has a close historical association with The Carrs and in particular with the former Carr Mill.** Dating from the 1780s, the mill's location related to the flow of the river and formed part of Wilmslow's early textile industry. Its evolution from cotton to silk to fustian during the 19th century, along with ownership changes including bankruptcy, illustrates the economic challenges facing small entrepreneurs which also impacted on the employees. These included flooding of the river. The former access along Silk Road is still marked by the line of beech trees and the gardens to the south of the Conservation Area open on to this pathway. The land of the former mill lies within the boundaries of Rockwell.
- **The views and landscape qualities.** The Conservation Area occupies the land at the top of what was formerly known as 'the cliff'. Due to extensive trees grown on the steep side of the valley the buildings are largely concealed; views into the Conservation Area from the south are not suburban, despite the extent of housing development to the north, of which the Conservation Area forms but a part. From the Conservation Area, houses on its south side enjoy uninterrupted views across the valley; for this reason, many are oriented to the south, with their gardens designed to accommodate the steep gradient in a series of terraces.
- **Wide green verges, boundary hedges and overhanging trees are a feature of the Conservation Area and make an important contribution to its garden character, but their historic quality is altered.** The hedges and verges frame significant views along the roads which are characterised by their regularity and rural character. More recently the much greater height of the hedges has both diminished views of the houses and diminished the intended shared community character as have tall solid gates and walls or fences instead of hedges. These features are more suburban than rural in character and, along with brick enclosed raised beds in

the roads, dilute the original character. Additionally, at the west end the road remains unadopted while the adopted east end has a slightly different character.

- **As a desirable area of Cheshire there is pressure to extend or sometimes rebuild houses to meet contemporary aspirations.** Such changes do not always respect the character of the Conservation Area or the relevant house or setting and the cumulative impact is weakening the cohesive character of the designed garden suburb.

Section 4 **Assessment of Special Interest**

4.1 Location, General Character and Landscape

Location

Bollin Hill Conservation Area lies to the north of Wilmslow town centre, across and uphill from the River Bollin and to the west of Manchester Road. Specifically, it includes the area and properties on the south side of Styal Road between Cliff Road and Grange Park as well as those to the south of Styal Road on Bollin Hill. It comprises a single road, Bollin Hill Road, which is accessed from two junctions on the south side of Styal Road. The town of Wilmslow lies 64 km northeast of Chester but only 2km south of the boundary with Greater Manchester; the airport and conurbation stretches to the northwest of Wilmslow.

The Conservation Area lies within the Civil Parish of Wilmslow, created in 1894 and Wilmslow Urban District Council came into being in 1895. In 1974 it became part of Macclesfield Borough. Since 2009 it lies within the unitary authority of Cheshire East.

General Character and Uses

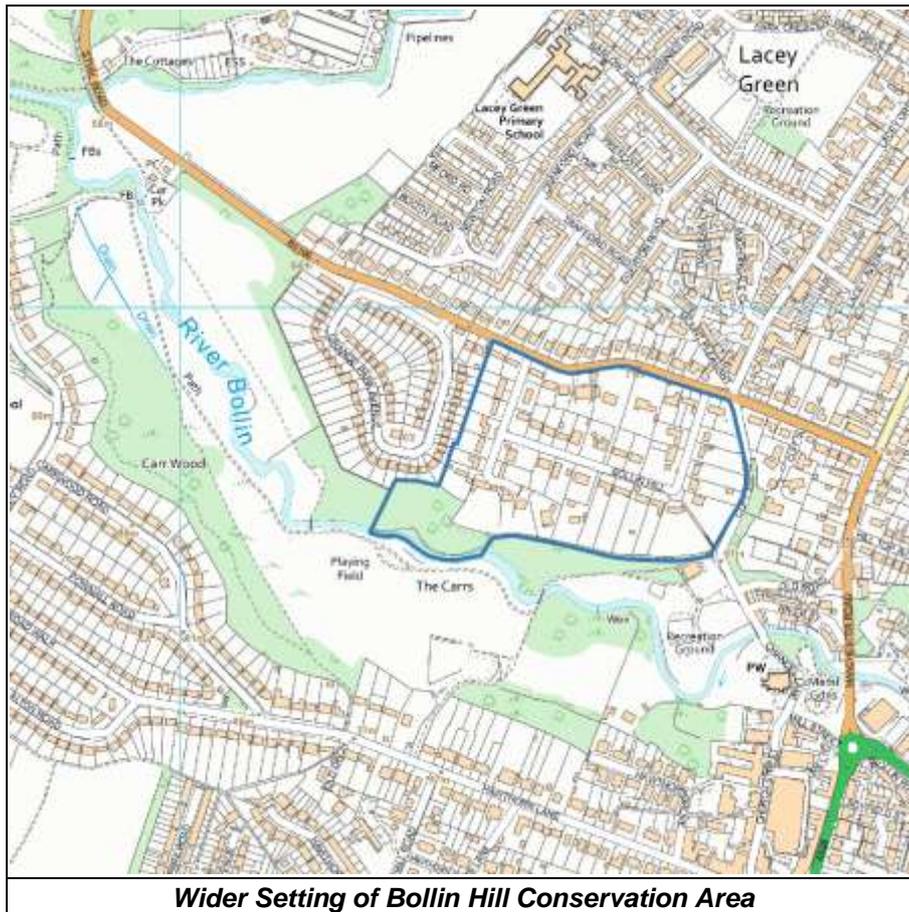
The Conservation Area is entirely residential in use. While Styal Road is a busy route connecting north Wilmslow to the airport and associated road network, Bollin Hill Road forms a quiet suburban enclave of large properties and plots on a tree-lined road. While the upper section of the Conservation Area is flat, the plots on the southern side include the steep wooded slope of the Bollin River Valley within their gardens; several have gates at the base giving access to the recreational area of The Carrs. There is also a flight of steps from Bollin Hill Road, leading down to this area, with the car park and the parish hall, and giving pedestrian access to the town centre.

The area to the north of Styal Road comprises suburban housing, mainly dating from 1st half of the 20th century. To the immediate west of the Conservation Area is a late 20th century estate of greater density. The area comprising the Conservation Area and the housing to the west, north and east is characterised in the Cheshire Historic Environment Record as '20th century housing', while the area to the south, the Bollin River Valley is characterised as '20th century recreational'.

The Conservation Area is relatively small in size, largely rectangular in form, and elongated in the southwest corner where a small section extends right down to the bank of the river. Its shape reflects the land ownership patterns documented in 19th century, and associated agreements for its commercial development in the early 20th century. While the earliest development was along Styal Road in the 19th century, with its own building lines and grain, the road layout and the plots of the majority of the Conservation Area date from the interwar period. They have the character of a planned estate, differing from the earlier Styal Road properties in terms of grain, building lines and orientation. The houses of the interwar period exhibit different combinations of elements from a common palette of architectural features and materials enhancing the feeling of a planned development, yet they are also characterised by their individuality. The houses on the north side of Styal Road, just outside the boundaries are similar in form and style, but in slightly smaller plots.

A significant proportion were not developed until later. These too are generally characterised by their individuality. More recently there has been some sub-division of the very large plots, particularly in the southwest corner, extending the road access to reach the new properties. Elsewhere the road condition also reflects a difference where it has been adopted and remains unadopted. The houses have also undergone alterations, with some rebuilding of later properties and, on Styal Road, infill development and building within gardens. Thus, the original character is being eroded, particularly along Styal Road. Not only is there substantial change to the houses within the Conservation Area but also to those on the north side which are in the setting of the Conservation Area.

To the south the Conservation Area occupies the north slope of the steep cliff, with the plots of the properties extending down the hill almost to the valley floor. Despite this, due to mature tree planting in the gardens, the wooded fringe characteristic of the valley was retained. More recently some garden clearance is being undertaken, altering the setting and changing views into the area.



Wider Setting of Bollin Hill Conservation Area

Geology, Topography and Landscape Setting

'Wilmslow's underlying solid geology comprises predominantly upper mottled sandstone, with a drift geology of glacial sand and gravel in the west of the settlement and boulder clay in the east. The soils of the surrounding area are generally argillic stagnogleys, which are graded class 3 and are suited to grassland. Along the courses of the Rivers Bollin and Dean are alluvial gleys and to the west of Wilmslow, Lindow Moss comprises earthy oligofibrous peat, surrounded by a band of sandy gleys.'¹¹

To the east of Wilmslow the land rises towards the foothills of the Pennines, while to the south and west the flatter land forms part of the Cheshire plain. In terms of the landscape characterisation, the Conservation Area combines both the urban flatter area above and part of the steep sides of the Bollin River Valley, including a small section of the valley floor in the area known as The Carrs. This area is defined as A4/Wilmslow Bollin in the recent Wilmslow Landscape Character Assessment:

'The landscape is characterised by mature wooded banks and grassland habitats, often used for recreation, along the flat, valley floodplain. There is strong human influence around the river with parks, pathways and development. This is a cherished local landscape which plays a significant role in the character and setting of the town, including the 16th century parish church, and provides routes and recreational opportunities for residents and visitors. Valley sides are often high and steep, in places closing in to create a narrow valley landscape. These steep slopes support mature woodlands which create a strong sense of enclosure and obscure, or more often block, views to surrounding properties whilst also creating an abrupt transition to the urban edge that lies beyond the character area.'¹²

¹¹ Cheshire County Council, Wilmslow Archaeological Assessment, 2003, 3.

¹² Wilmslow's Countryside: A Landscape Character Assessment (Wilmslow Neighbourhood Plan, Wilmslow, 2020) 32.

The area is characterised by a variety of mature trees and tall boundary hedges, with the variety reflecting the different phases of the area's development. The oldest trees are within the Victorian properties. The interwar properties originally had newly planted large gardens with low hedges to the road but in the intervening period of almost 100 years, the trees are now mature and the hedges have grown to a height where they provide a high degree of privacy to the properties which was perhaps not originally intended. Looking uphill into the Conservation Area from the south, the main fringe of the Conservation Area is of unmanaged woodland, with almost invisible green wire fencing but one section of recent timber boundary fencing. The woodland fringe almost entirely conceals the houses on the higher ground above

4.2 History and Archaeology

4.2.1 Chronological Development

Prehistoric and Roman Periods

There is considerable evidence of prehistoric human activity from a number of prehistoric periods in the area of the settlement and in the wider area around Wilmslow. Within the urban area; a small number of Neolithic tools and two Bronze Age funerary urns have been found at different locations. At Lindow Common to the west of the settlement a causeway of logs across the bog and two male human bodies were found preserved in the peat bog. These were originally believed to be prehistoric but more recent analysis has identified them to 1st and 2nd century AD. To the northwest, during excavations in the context of the building of the second runway of Manchester airport, evidence of an unenclosed Neolithic and Early Bronze Age settlement, a rare find in the North West was discovered. Occupation of this site continued through the Iron Age and Romano-British periods into the medieval period. To the south of Wilmslow, at Alderley Edge, there is well-documented evidence of mining of copper from the Mesolithic and Iron Ages and Roman period.¹³

Anglo Saxon Period

The placename points to human activity during the Anglo-Saxon period. It is suggested that the place name Wilmslow originates from the Old English with the meaning Wighelm's Mound. A further suggestion is that the suffix '-hlaw' may be associated with or refer to aristocratic pagan Anglo-Saxon burials i.e. Wighelmes-hlaw. The earliest documentary reference to the settlement dates from the 13th century, when it appears in a variety of forms. The curvilinear form of the churchyard, which is a characteristic of early medieval Christian places of worship, together with the suffix '-hlaw', supports the theory that there may have been an early medieval settlement. Counter to this is the fact that Wilmslow is not mentioned in the Domesday Survey. However, the land may have been held by another estate and included in their records, such as the large ecclesiastical establishment at Prestbury.¹⁴

Medieval

The land in the area fell into four holdings: Wilmslow, Bollin Fee, Fulshaw and Pownall Fee, which all lay within the medieval Hundred of Macclesfield. Following the conquest this was held by Earl Hugh, along with extensive areas within Cheshire. In about 1200 Robert de Fulshaw (whose name was taken from the place) passed the Lordship of Fulshaw to Sir Richard Fyton or Fitton. The document does not mention Wilmslow by name nor any market charters for the town. His son in turn granted the manor to the Knights of the Order of St. John of Jerusalem in 1230. Thereafter, the remainder of the estate was known as Le Bolyn. By 1421 it had passed to the Venables family and in that year was divided between two co-heiresses: Alice married Sir Edmund de Trafford and the patronage of the church in Wilmslow together with land in Chorley, Hough and Morley passed to the Trafford family. Her sister Douce married into the Booth family (of Dunham Massey) and transferred Styal and Dean

¹³ Cheshire County Council, Wilmslow Archaeological Assessment, 2003, 3.

¹⁴ Ibid, 4.

Post-Medieval

Cheshire was characterised by the long-continued succession of its historic families; many could trace their lineage back to the 11th century and in the mid-17th century all but 16 of the leading 106 families were well-established before the Reformation (a time of great transfer of estates). Intermarriage secured this stability. An account from the sixteenth (probably Leland) describes Cheshire as a county laid out in farms and a prosperous people engaged in cheese-making. Defoe's later account also points to intensive farming; he referred to estates and farms being laid out, prosperity from trade and industry being invested into mansions and parks, roads, farmhouses and buildings. The land was kept fertile through marling.¹⁸ By the mid-18th century there were virtually no remaining open common fields and little common waste in Cheshire although the characteristic strip form is visible still in field boundaries; over time owners had sought to consolidate their holdings through exchange of sale. In Wilmslow, Lindow Common was enclosed in 1777. However, this picture of apparent prosperity is both misleading and certainly not uniform. As the land rises towards the east of the county, cattle become less important and sheep grazing more so. However, this also resulted in consolidation of landholdings through exchanges as well as enclosure and loss of common land. Agriculture became more marginal and the need for additional sources of income through home working or cottage industry was widespread. The earliest recorded example in Wilmslow is of glove-making in the early 17th century.¹⁹

While the Civil War had no direct impact on Wilmslow, the Cheshire gentry were divided in their allegiances and it is likely that discontent and division was widespread. Between 1640-42 Sir William Brereton of Handforth, an active Justice of the Peace emerged as a radical leader and was appointed parliamentary commander-in-chief of Cheshire. While some two-thirds of the local aristocracy and gentry supported the Royalist cause, the parliamentarians had the support of most of the justices of the peace and middle-ranking gentry. Although Chester was a strategic royalist stronghold, the main market towns including Knutsford were garrisoned by parliamentary forces. The main sieges and armed conflict were around Nantwich and Chester but there were skirmishes around other towns including Stockport and a 'legendary siege of the rectory of Wilmslow'.²⁰ Local administration and markets would have broken down, crops were destroyed and the tax burden increased.²¹ In Wilmslow the ornate baptismal font was sold as the church came under the Puritan doctrine, and was replaced by a simple pewter basin. Prior to the Restoration, there was a widespread outbreak of plague and the parish records for 19th May 1658 'a day set apart for to humble ourselves in prayer, fasting and preachings for the sore affliction which is upon the nation'; 9 shillings was collected and distributed to the poor.²²

The 1664 Hearth Tax returns provide an indicative estimated population level: Pownall Fee 610, Bollin Fee 445 and Fulshaw 155, making an estimated total of around 1210. The first non-Conformist places of worship also appeared in this period. Dean Row Chapel is the oldest Nonconformist place of worship in the area, founded in 1688 and located north of the village on the meeting points of several roads. The first Friends' Meeting House dated from 1693 on the north side of Altrincham Road; prior to this, meetings had taken place in individual homes. The building was later converted to cottages.²³

In 1787 there is a record that the making of 'mohair and silk stitched and capped buttons' was one of the principal industries of Wilmslow parish; these were stitched by women and children, outworking from the silk manufacturers of Macclesfield.²⁴ However, since this industry was already established in Macclesfield by the early 17th century, this must have occurred in Wilmslow from a much earlier date. Spinning and weaving were also widespread. Although spinning became largely mechanised by 1800, home weaving continued much longer. Course woollen cloth was a major product of

¹⁸ Mercer, W.B. *A Survey of the Agriculture of Cheshire* (London: Royal Agricultural Society, 1963)

¹⁹ *The Wilmslow of Yesterday* (Wilmslow Historical Society, 1970) 4.

²⁰ *Ibid*, 1.

²¹ Crosby, A. *A History of Cheshire* (Chichester: Phillimore & Co. 1996) 60-61.

²² Westall, R. *Wilmslow and Alderley Edge* (Chichester: Phillimore & Co. 1994) 2.

²³ *The Wilmslow of Yesterday* (Wilmslow Historical Society, 1970) 19-20.

²⁴ *The Wilmslow of Yesterday* (Wilmslow Historical Society, 1970) 4

northeast Cheshire, woven in homes on handlooms and sold through textile merchants; cotton and silk were also produced in this way, with Dean Row being noted for its silk weaving. There is still a row of cottages with a weaving room attached (now used as a sitting room).

The first water-powered textile mill on the River Bollin in Wilmslow was built in the 1780s by Ralph Bower; it was located at the foot of what was called The Cliff, on the north bank of the river, west of the church and within the boundary of today's Bollin Hill Conservation Area. Initially a cotton spinning mill, it was part of the new industry which expanded rapidly in East Cheshire during the late 18th and early 19th century and thereafter it was operated as a silk mill by Charles Barber between the 1820s and 1870s, before being converted to fustian cutting.

Wilmslow was positioned on the main road from Manchester to Congleton along what is now Cliff Road, then ran south into the centre of the settlement. While references in 1770 referred to the highways being 'almost impassable', from 1775 a new road running north-south through Wilmslow was developed, the route of what was later the A34.²⁵ A roadside cross (now only the base, located in the garden of 11 Styal Road, which is within the Bollin Hill Conservation Area) had marked this route at Lacey Green at the top of 'the cliff', probably since the late 16th century. In the second half of the 18th century it had been suggested that the road be widened, in order to enable mail coaches to enter the village. To address concerns that this route would disrupt the churchyard, a new parallel route included Wilmslow Bridge over the River Bollin. The new road was completed in 1775 and led to a growth in coaching inns in Wilmslow, with The Swan being the most important.²⁶

While in previous years the church and its churchwardens had been the focus for supporting the poor and destitute, in 1773 a workhouse was built on Altrincham Road, on donated land (now occupied by Gorsey Bank Primary School). This was almost opposite Lindow Common which, as seen in the name, was formerly common land and the location of race meetings held on the last week of August. It was enclosed in 1777.

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| <p><i>Wilmslow Cross Base</i></p> | <p><i>Junction of Manchester Road and Cliff Road ca. 1910 (Cheshire Image Bank)</i></p> |

19th Century

During the 19th century Wilmslow was transformed from a small village to a modest but affluent town within easy reach of Manchester thanks to the direct rail connection, which also gave it a direct rail connection to the capital.

²⁵ Wilmslow Archaeological Survey, Cheshire Towns Survey. Cheshire County Council and Historic England, 2003, 9.

²⁶ Westall, R. *Wilmslow and Alderley Edge* (Chichester: Phillimore & Co.1994) 10

Administratively, by the mid-19th century, Wilmslow was still divided between different townships. Pownall Fee had descended to the Earls of Stamford and Warrington (as heirs of the Booths), and Bollin Fee had passed through the de Trafford family to the lord of the manor and chief landowner of Wilmslow, Sir Thomas Joseph de Trafford. In 1834 these townships became civil parishes. In 1878 authority was held by a Local Board and not until 1894 did Wilmslow assume close to its current size, when Fulshaw and Pownall Fee parishes were abolished with the former and half of the latter becoming part of Wilmslow, while the other half formed Styal civil parish. In 1895 Wilmslow Urban District Council came into being.

At the beginning of the 19th century census returns for Wilmslow Parish (comprising Bollin Fee, Pownall Fee and the townships of Chorley and Fulshaw) show a population of 3233 in 1801, suggesting it had more than doubled in little over 100 years. The population rose to 4952 in 1851 and 6344 in 1891 (although the validity of comparisons is limited due to administrative changes in boundaries). Mid-century the census revealed the range of trades practiced in Wilmslow, pointing to a wide range of services being available, several places of education but still 71 farmers, pointing to the ongoing importance of agriculture to the local economy.

However, it was a time of transition. In the 1830s agricultural wages were normally 10-12s per week. In contrast calico weavers could earn 18-19s per week, working at home. In 1827 the Rector of Wilmslow, J.M. Turner estimated that some 80% of Wilmslow's population were directly or indirectly employed in handloom weaving. About 1800 there were some 8-9 silk, cotton and paper mills near the village and church, including the mill on The Carrs, but by 1882 this had fallen to 2-3. Although the Greys Mill at Styal grew rapidly at this time, employing some 300 workers, it focussed on spinning; the first power looms were installed in the 1830s but not until 1896 did it completely transition to weaving.

The economic difficulties did not solely relate to the working class. In 1832 the Manchester Guardian carried an advertisement for the sale of a half share in the mill on The Carrs by 'John Bower the younger, late of Wilmslow, cotton spinner, a bankrupt'. The text explains that he was in partnership with Charles Barber and that the cotton factory was now being used for silk, was water powered with a plentiful supply of water and the business had 'extraordinary privileges and powers for diverting the water'. Bower's difficulties can be seen against the economic slump and fall in demand which followed the conclusion of the Napoleonic Wars in 1815 at the same time as the re-opening of markets to foreign competition, whose combined effect was a drop in prices. Many weaker and unprepared firms were forced into bankruptcy at this time. However, in 1824 the government lifted the duty on the importation of silk leading to an upturn for this industry.²⁷ The mill was powered by an undershot waterwheel whose water-power was boosted by the weir that was the only crossing between Pownall Bridge and Chancel Lane Bridge up to 1931. The implication is that the flow of the river was much more vigorous than today. In fact, the same newspaper reported that the mill had been the scene of exciting rescues in 1872.²⁸ Charles Barber kept the mill functioning and in 1851 the census identified he employed 12 men, 18 women and 50 children. By 1871 he had passed it on to his nephew.²⁹ However it was a time of increasing specialisation and concentration as well as foreign competition in the silk industry, which were particularly hard for small independent mills to survive.³⁰

Adjacent to the mill was a dwelling, known as Silk Mill Cottage, which in 1851 housed the nightwatchman in 1841, the steward or manager in 1851 and subsequently a variety of others until it was bombed during the 2nd World War.

²⁷ Calladine, A, & Fricker, J. East Cheshire Textile Mills (London: RCHME, 1993) 13.

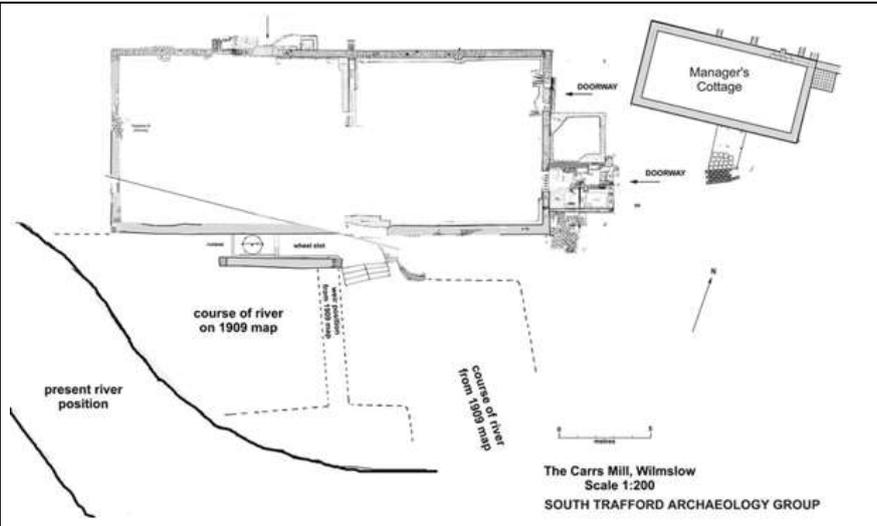
²⁸ Manchester Guardian, 5/5/1832 and 3/8/1910.

²⁹ The Carrs website. <http://www.friendsofthecarrs.org.uk/carrsMill.html>.

³⁰ Calladine, A, & Fricker, J. East Cheshire Textile Mills (London: RCHME, 1993) 15.



Carr Mill ca 1910 (Cheshire Image Bank)



Plan of Silk Mill, Weir and Silk Cottage from South Trafford Archaeology Group, included on Friends of The Carrs Website

The 1841 Tithe Map shows the housing along Hawthorn Lane but no further west, along Green Lane and around Bank Square, on Manchester Road and Church Street and around the church. The town is surrounded by fields and in the town centre there are also many small plots described as gardens, suggesting market gardening.

North of the River Bollin in Pownall Fee, the land of the Bollin Hill Conservation Area is shown as a combination of fields above the cliff and garden plots at the bottom of the cliff. The owner was Lord Stamford, often in association with another. Further west the tithe map shows the building of Mr. Barber's silk mill (plot 695) and a garden to its west (plot 694). Access to the mill is partly along a road and thereafter a track which is no longer visible today. On the higher ground to the west of the area was Wilmslow Grange, probably formerly a religious endowment (historically a Grange was a farm operated by members of a religious order, supporting a larger monastery). By the 19th century the associated house defined as a homestead had been subsumed into the Stamford landholdings who held it with John Walker Knight but it was occupied by Philip Williams. The map also shows Styal Road to the north of the area, with a single homestead (with three buildings) on plot 663. Cliff Road is shown as the main road from the north.

The coaching trade, including the mail coaches, which had brought employment and many Inns to Wilmslow was hard hit when the Manchester to Birmingham Railway was completed in 1842, running through Cheshire via Cheadle Hume, Wilmslow and Crewe. Wilmslow Station opened in May 1842. For householder of a property with a rateable value in excess of £50 living within 1 mile of the station, free season tickets were offered to encourage relocation from Manchester. The coming of the railway and the construction of the viaduct resulted in the demolition of Bollin Hall; the antiquated mansion had become little more than a farmhouse but its park included land on both sides of the river and was owned by the Stamford family. At the time Pownall Hall was owned and occupied by James Pownall and had been remodelled in the 1830s; the Pownall Hall Estate owned much of the land of The Carrs, west of St. Bartholomew's. The estate changed hands several times until it was acquired by the brewer Henry Boddington in 1886, who remodelled it in the Arts and Crafts style.

Although there had been a school building in the mid-18th century, according to a deed from 1741, possibly on the north side of what is now Station Road, in 1829 a new school was started on Parsonage Green, known as The Old National School. Around the same time land was bought from Lord Stamford for another school in Styal. Other schools opened as the century progressed but not until 1868 was the foundation stone laid for Chancel Lane School, a larger National School to accommodate 120 boys, 100 girls and 130 infants, funded by subscription, government grant and

donated land, close to the church and just north of the river. This was located at the foot of Cliff Road on the north side of the river.³¹

St. Bartholomew's had been restored in 1863 and, around the same time, a number of non-Conformist chapels were built in Wilmslow. Meanwhile the workhouse was closed and its functions transferred to the Union Workhouse in Knutsford; the building was converted to cottages. The 1st edition OS map surveyed in 1871-2 shows the development of Wilmslow from the central crossroads along Church Street and New Road to the north, Hawthorn Lane to the east and Swan Street to the west, as well as Old Street and Grove Street to the southwest.

Regarding the Bollin Hill Conservation Area, the 1st edition OS map shows Carr Milk (silk) next to the river, with a double line of trees planted along the track to the east. To the north Wilmslow Grange is shown as a substantial house set in gardens with a tree-lined drive leading to its access on Styal Road. East of this, in place of the single homestead shown in 1841, there are four substantial dwellings; three are named as Oakfield, The Oaks and High Meadow. Just west of Cliff Road the location of Wilmslow Cross (remains of) is marked. To the north and west there is development around Lacey Green. There are no changes in the area by the OS 2nd edition of 1896.

20th Century

The 20th century has been a period of expansion, particularly during the interwar and post war period, linked closely to the development and growth of Manchester. Northeast Cheshire and Wilmslow with it suffered from the collapse of the textile industry, as did the Macclesfield-based silk industry which had not kept pace with late 19th century technological developments. Disruption to the trade during the 1st World War resulted in loss of markets and silk, more than cotton, was negatively impacted by the development of artificial fabrics.³² These factors may explain why the Carr silk mill had been converted first to fustian (corduroy and velvet) and, in 1903 to the Wilmslow Laundry Co. Ltd. It boasted specialist machines for table damasks, shirt finishing, collars, goffering to name a few and had motorized transport for deliveries. However, a flood in 1910 and a fire five years later must have contributed to its problems. In the early 1920s the building's then owner, Henry Boddington refurbished it, replacing the roof and windows, apparently for new tenants who never moved in. Instead it was reportedly used for storage of gelatin. In 1923 there was a disastrous fire which destroyed the building.

The role of local government and the need for associated administrative accommodation was expanding and in 1915 Wilmslow Urban District Council commissioned a competition for the design and construction of new offices at Green Park. The winning design was by the Manchester architects Halliday, Patterson and Agate (these burnt down in the 1970s).



Wilmslow UDC Offices at Green Park

³¹ *The Wilmslow of Yesterday* (Wilmslow Historical Society, 1970) 17.

³² Crosby, A. *A History of Cheshire* (Chichester: Phillimore & Co. 1996) 124.

While housing development in the 19th century was usually undertaken either by individuals or by private developers on a speculative basis, recognition of the need for regulation was growing in the late 19th century, in response to the public health issues of unsanitary and over-crowded housing in industrial cities. Initially this led to the introduction building regulations and minimum standards to be observed as well as better sewers and provision of clean water. In parallel more visionary thinking led to a broader agenda for housing reform, recognising ideas of social reform, the desirability of both community building and of access to nature. In 1909 Raymond Unwin had published 'Town Planning in Practice', and in 1912, 'Nothing gained by Overcrowding', in both of which he outlined the principles of The Garden City and also put across his concern to avoid 'monotony and uniformity in the development by rethinking standard street layouts'. He was also involved in the design of the first English Garden City at Letchworth and was engaged by Henrietta Barnett as master planner for the Hampstead Garden Suburb. In 1912 the local Government Board had recommended that, 'Cottages for the working classes should be built with wider frontages and grouped around open spaces which would become recreation grounds, they should have three bedrooms, a large living room, a scullery fitted with a bath and a separate WC to each house with access under cover'.

The 1st World War brought recognition of the poor health and physical condition of many urban recruits and in 1918 the parliamentary committee, chaired by Tudor Walters, published a report which set the standards for council housing for the next 90 years; Unwin was also involved with this work. This formed the basis for the 1919 Housing Act, encouraging the construction of Homes for Heroes. In Manchester this was followed by a Manchester Corporation report concluding that the city needed 17,000 dwellings to replace slums but that there was no suitable building land in the city. The proposed solution was to acquire land south of the Mersey at Wythenshawe in Cheshire. Objections were raised but building started in 1930 and by 1939 8,000 homes had been built as a Garden City, increasing the local population from 6,000 to 40,000.

In parallel to the movement for social reform, the principles of the Garden City Movement also overlapped with the interests of the Arts and Crafts Movement in both Domestic Revival Architecture and the demand for fine but understated craftsmanship using vernacular materials and led to a new direction in suburban residential development.

Development of Bollin Hill and Halliday, Paterson and Agate

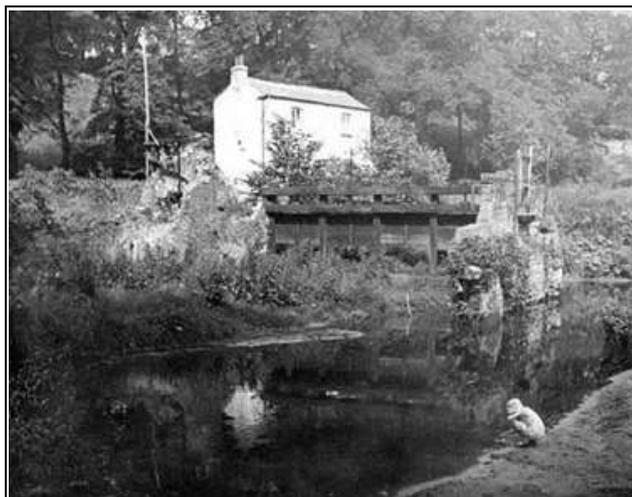
In Manchester James Theodore Halliday was closely associated with all these ideas. Born in 1882, he had opened his architectural practice in 1912. He also lectured in Town Planning within the Manchester School of Architecture and was an ardent supporter of housing reform. At the same time, he was passionate about the aesthetic properties of building materials and broadcast on a series of talks on domestic design in housing and in the architecture of the north. He also served a double term as President of the Manchester Society of Architects. He was actively involved with the development of the Wythenshawe Estate, as well as honorary architect to Manchester Housing Ltd which developed extensive areas of Newton Heath.³³ Halliday, Paterson and Agate formed a partnership in 1916-1926, thereafter Halliday and Agate from 1926-1932 when Halliday died. The practice was responsible for a significant amount of domestic architecture, including records of some 130 houses in Wilmslow, several early housing estates, as well as offices and industrial buildings both in the northwest and further afield. Halliday was also associated with Gilbert Scott in the design of Battersea Power Station.

His connection to Wilmslow had already been established when in 1915 he won the competition to design the Wilmslow UDC offices. In Wilmslow too there was a demand for social housing and in 1921 the Council built the Highfield Estate to the designs of Halliday, Paterson and Agate as a designed estate following the principles of the Garden City Movement and standards set down in the 1919 Act. However, the practice also designed houses large and small in the wider area around Manchester and particularly in Cheshire. Most of these were individual commissions but in 1921 the practice became involved with the development of a small estate on land south of Styal Road. The

³³ Obituary of James Theodore Halliday, Manchester Guardian, Nov 16. 1932.

1907 OS map showed that a few houses had been built on the east side of Cliff Road but the west side was largely still fields, apart from the few properties on Styal Road.

The former estate of Wilmslow Grange, with the associated landholdings to the east of the house, was formerly held by the Earl of Stamford and the Hulmes. To the north of the plot on Styal Road, shown on the 1841 Tithe Map, had been a homestead (plot 663) and a croft (plot 662) which were both occupied by Joseph Hulme. By 1874 these had been developed into four villas (including Oakfield, The Oaks (later Lacey Oaks), High Meadow and Grange Farm) but the rest of the land remained fields, with gardens to the south. What is today no.23 Bollin Hill, now accessible down a drive on the south side, was formerly accessed from The Carrs along an avenue of beech trees known as Silk Lane, and was built in 1920 as a house for the manager of the mill in a far simpler style than the surrounding houses.

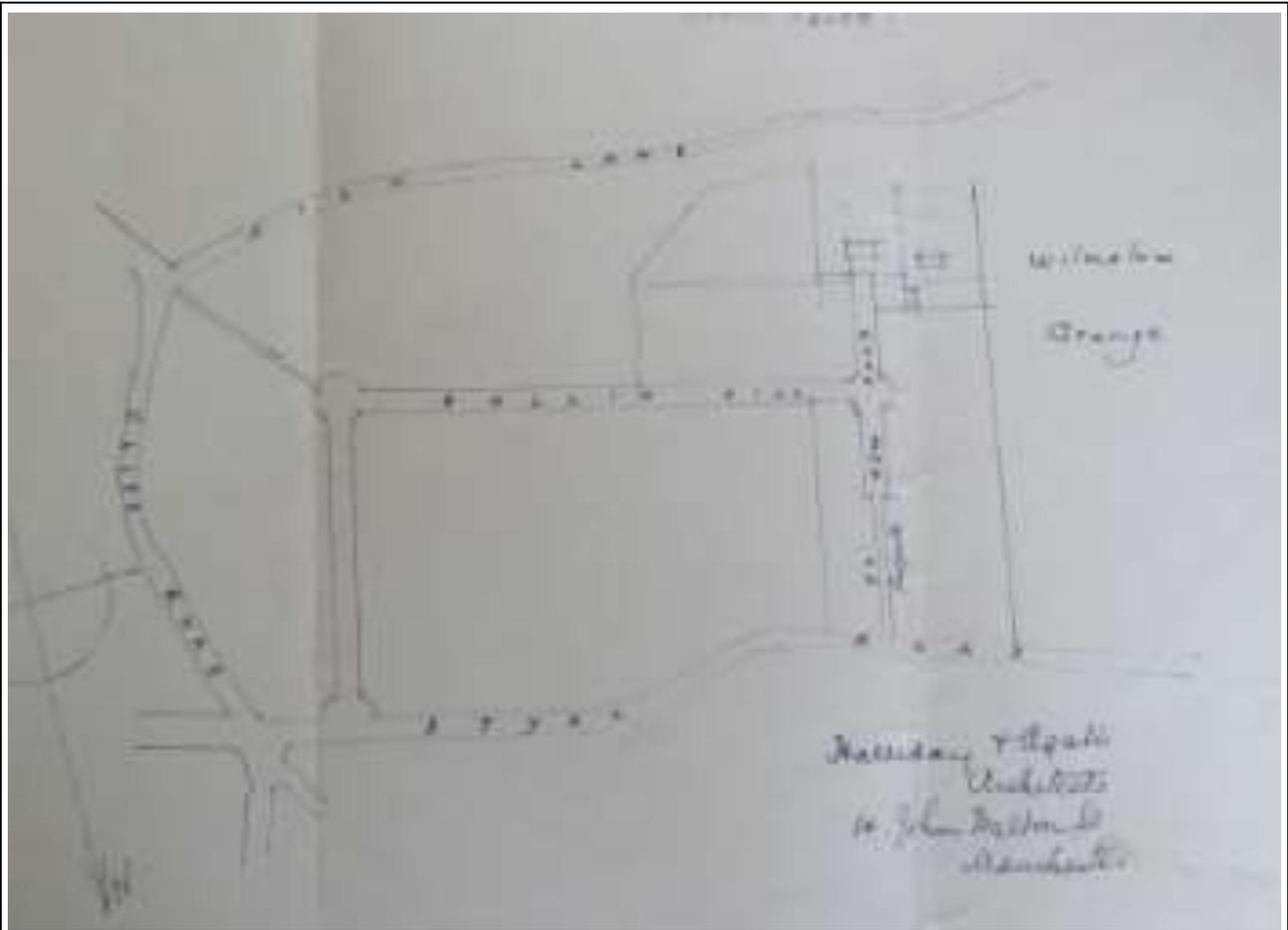


Silk Mill Cottage ca. 1930 (Cheshire Image Bank)



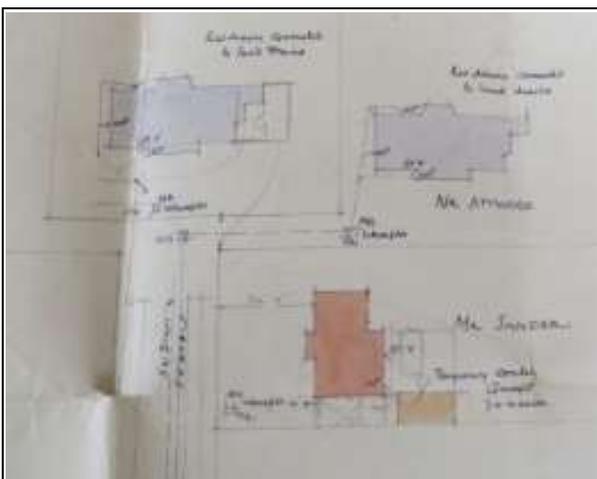
Mature Beech Trees on the Remains of Silk Lane

It is this land which between 1921 and 1930 was laid out as a small estate. From plans it appears that the first the first houses to be designed were Dacre (39) for a Mr Sander, Timbercombe (37) for Mr Atwood and Rockland (35). The draft layout shows that originally instead of the subsequent western road access to Styal Road, only a footpath was planned. Although not dated, as no other buildings are shown, it is likely that they date from ca. 1921.



Early Halliday, Paterson & Agate Plan for Bollin Hill (courtesy of Angela Giles)

The same document shows a more detailed plan for Dacre, Timbercombe and Rockwood, identifying all three as designed by Halliday, Patterson & Agate. Some original architect's blueprints for Dacre are also still owned by Mr Sander's granddaughters, together with early photographs of the area. The blueprints show some of the brick detailing which is characteristic of houses in Bollin Hill.



Layout Plan for 33-37 Bollin Hill



Front Elevation of Mr Sander's House (33)

By 1923 James Halliday is shown as resident at Stonecross, today 11 Styal Road, a semi-detached house built in Arts and Crafts style, where Halliday lived until his death in 1932, showing that he had a personal interest in the development of Bollin Hill. His partner, the builder of Bollin Hill, lived in the other half (now 1 Bollin Hill). The same directory also shows a Gerald Sanville living at Brow Cottage,

now 5 Bollin Hill.³⁴ This house was not designed by Halliday but by Sanville himself in 1921, of the Manchester architectural practice Oakley and Sanville of 60 King Street. The designs were published in *The Builder* in 1925 and the current owner still has copies of the original drawings. Sanville designed a wide variety of buildings, including residential, commercial and ecclesiastical; he was a keen amateur photographer and during the 2nd World War was employed by the Ministry of Works to photograph historic buildings of Cheshire. He also worked for the Council for the Care for Churches and was still resident at Brow Cottage in 1952; he died in 1966. Kelly's directory includes no further entries for Bollin Hill.



Stonecross, 11 Styal Road (Halliday's Home)



Rear of Brow Cottage, 5 Bollin Hill

The architect's drawings for Brow Cottage show many similarities with the designs for both Dacre and those realised at Stonecross: steep pitches to the roof with interruptions including chimney stacks, small-paned windows, brick detailing and semi-circular arches. It is also of note that the window frames are not shown as white. The drawings include both decorative details, such as the doorplate of the front door and the design of the summerhouse, which includes irregular clapboard panelling and other details seen in the original garage at Stonecross.



Sanville's Elevations for Brow Cottage



Detail of Brow Cottage, 5 Bollin Hill

Regarding the early appearance of Bollin Hill, while the garden boundaries were formed by hedges, it is clear that they were low in height and allowed for views into and out of the gardens, as did the

³⁴ Kelly's Directory, 1923.

timber gates which were never solid in design. These elements related to the social reform concept of community building within estates. Additionally, the use of hedges, possibly above low walls, rather than timber fences or high walls reflected the ideas of Garden Suburbs and is for example still the norm in Hampstead today.



1959 Height of Hedges and Original Gate



West Side of Bollin Hill in 1959

Within the boundaries, particularly the rear, there was a great deal of privacy. Many of the houses were designed to be viewed from within the rear garden, particularly those on the south side where the gardens stretched down the cliff edge to valley below.



**Illustration of Brow Cottage, 5 Bollin Hill
(Wilmslow Trust)**

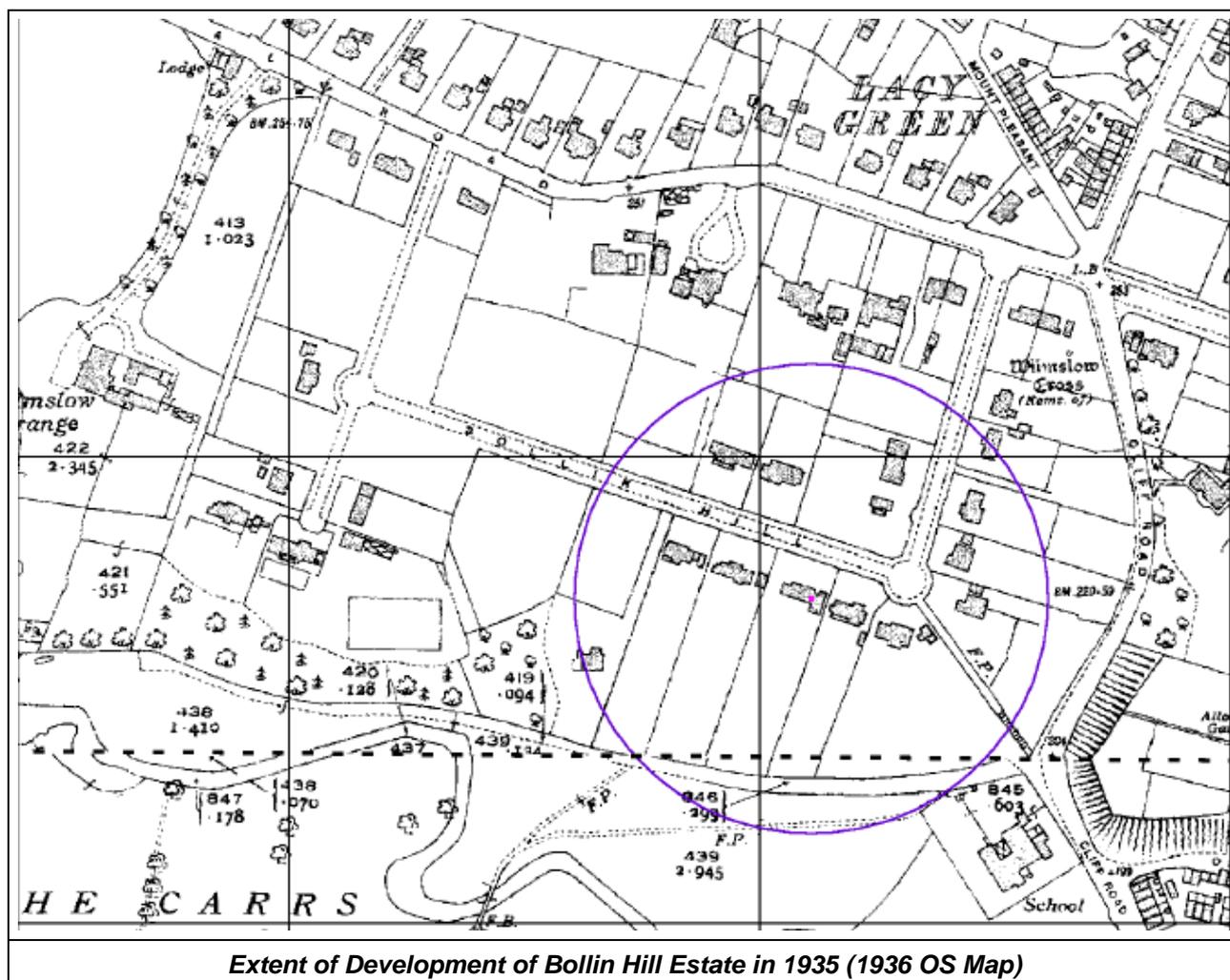


**Timbercombe Facing South (Main Photograph from
Early Sales Brochure)**

The impact of the 1929 Depression was that not all the plots were developed. The 1935 OS map documents this point in the development of the estate, at which time the building of Wilmslow Grange is still present. It is clear that the priority had been to develop the houses at the two entrances to the estate on Styal Road, hence two pairs of semi-detached villas (11/13 and 17/19 Styal Road) flank the

east entrance which was marked by a semi-circular entrance. To the west, 31 and 33 are two detached houses flanking the entrance which is a road not a footpath; 35 is also present. The U-shaped road with its characteristic turning circles and named Bollin Hill is shown, with a short extension to the southwest. The footpath to Cliff Road is also shown.

Development of the east side of the estate is complete, curving around the older properties on Styal Road. Apart from the two pairs of semi-detached dwellings already mentioned, the houses are all detached, irregular rectangular in plan and placed with a small garden to the street and a larger garden to the rear. From the plot outlines on the 1935 map it appears that there was an intention to build houses on the west side of Cliff Road but even here the garden proportion appears to follow the one/two third proportion. Most of the properties had much larger gardens, especially the corner plots and those to the south. To the west only five properties had been developed; Rockland, Timbercombe and Dacre and, additionally Rylands (33) and Mayfield (41). The undeveloped land for 41-45 was acquired in 1933 as a single plot by the heirs 'the personal representatives of the late J. Halliday from Basil Hill-Wood'. Between 1933 and 1935 a house was built in the centre of the plot and sold to Mr. R.C.Roy. In 1936 and 1937 the adjacent plots were sold to Miss Alison Currie and Mrs Norah Lowcock respectively. Rockland included land to the east, complete with tennis court and swimming pool and the land to the southwest down to the river and including the land of the former mill and cottage. The map also shows the adjacent house built for the mill manager, on a different building line to others of the development.



The map also shows Wilmslow Grange to the west. This was later replaced by a housing estate, with the name Wilmslow Grange being retained in the name of a local primary school. The 1935 map also documents that the housing on the north side of Styal Road is contemporary with the Bollin Hill estate, is characterised by similar plot sizes and irregular rectangular plan forms.



*Steps up from Cliff Road 1960s
(Cheshire Image Bank)*



Bollin Hill in 1960s – Boundary Treatments

The Bollin Hill Estate became a Conservation Area in 1988. The roads to east part of the area are adopted by Wilmslow Town Council, while the section of Bollin Hill to the west is privately maintained.

Other 20th Century Developments Affecting the Area Around Bollin Hill

There were changes around this time which affected the character of the area around the Bollin Hill Estate related to The Carrs. At the time of the final fire in the factory (Carr Mill), much of the land south of the river formed part of the Pownall Hall Estate, which had been acquired by Henry Boddington in 1886. From 1925 Boddington had been in discussion with WUDC regarding granting some of the land for public enjoyment. Although he died before the transfer was completed, his widow honoured and realised his wishes, leading to the official handover in 1930 of 'The Boddington Playing Fields', the land closest to the church, the school and to the town centre, and the erection of the arch which carries the inscription, 'Given by Henry Boddington JP of Pownall Hall for the recreation, health and pleasure of Wilmslow and her children for ever, 1925'. Boddington also wished to transfer some of the land further west and in 1935 a further tranche including the land between Hawthorn Lane and Pownall Bridge passed into public ownership. In addition, Ernest Greg transferred ownership of his land on the Carrs between Pownall Hall and Twinnies Bridge to the Council. Meanwhile the other land of the Pownall estate was developed for housing, while the land to the east of The Carrs was sold off to create the Wilmslow Park development. Thus, The Carrs has become an important recreational area for Wilmslow and part of an extended network of footpaths along the Bollin Valley and the surrounding land was developed for residential accommodation. In 1960 the school was closed and in its place a Parish Hall with associated car park has been built at the foot of Cliff Road.

Another important local development which began in the interwar period was the opening of a temporary airport at Ringway, northwest of Wilmslow by Manchester Corporation in 1928, the first municipal aerodrome in the country. In 1935 it was reconstructed as a permanent airfield and scheduled flights began in June 1938. With the outbreak of the 2nd World War, it soon expanded beyond its original boundaries with the establishment of RAF Wilmslow and was where the new

techniques associated with inserting troops by parachute into enemy territory were pioneered. Not only did the surrounding area need to accommodate the associated personal but aircraft construction companies established facilities in the vicinity. RAF Wilmslow closed in 1962 and the base was redeveloped for housing, located on the right of Dean Row Road. On the opposite side is former RAF housing with road names recalling historic aircraft such as Lancaster and Anson.

After the war Manchester Corporation invested in the airport to update the facilities; the Manchester-New York service commenced in 1953 and was the beginning of a major expansion. A new terminal was built in 1959-63 and the runway was extended but already by 1967 this had to be further extended, with the main Altrincham-Wilmslow Road being diverted through a tunnel. It has continued to expand and with it the associated road network. However, Styal Road still forms a 'rat run' from Wilmslow to Styal and the rear of the airport.

4.2.2 Archaeology

Sites and extant buildings identified on the *Historic Environment Record* (HER) are described and located on a map at Appendix 1.

There are no Scheduled Ancient Monuments within the Conservation Area or in its vicinity. South Trafford Archaeological Group is understood to have carried out an excavation and investigation of the site of the Carr silk mill but this was not included in the HER. This referred only to a desk-based assessment of the designated rivers and tributaries in the catchment area.

The area comprising the Conservation Area and the housing to the west, north and east is characterised in the Cheshire Historic Environment Record as '20th century housing', while the area to the south, the Bollin River Valley is characterised as '20th century recreational'.

4.2.3 Morphology of Bollin Hill

The morphology of the area is its arrangement of street and blocks, plot subdivision and positioning of buildings and how this has changed over time. In the case of Bollin Hill, until the early 19th century the land was in agricultural use with the land subdivided into fields, as shown on the tithe map. Subsequently some smaller plots on the southeast fringe were used for market gardens while a few large residential generally rectangular plots were developed on Styal Road.

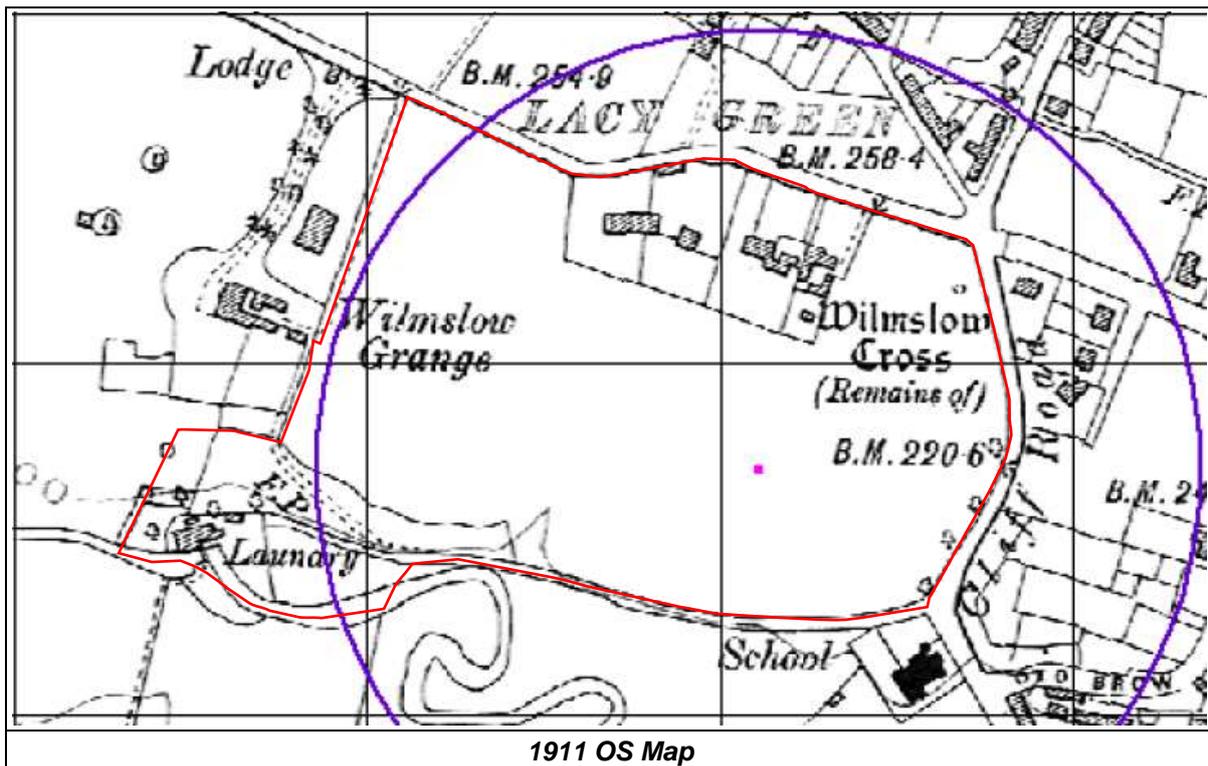
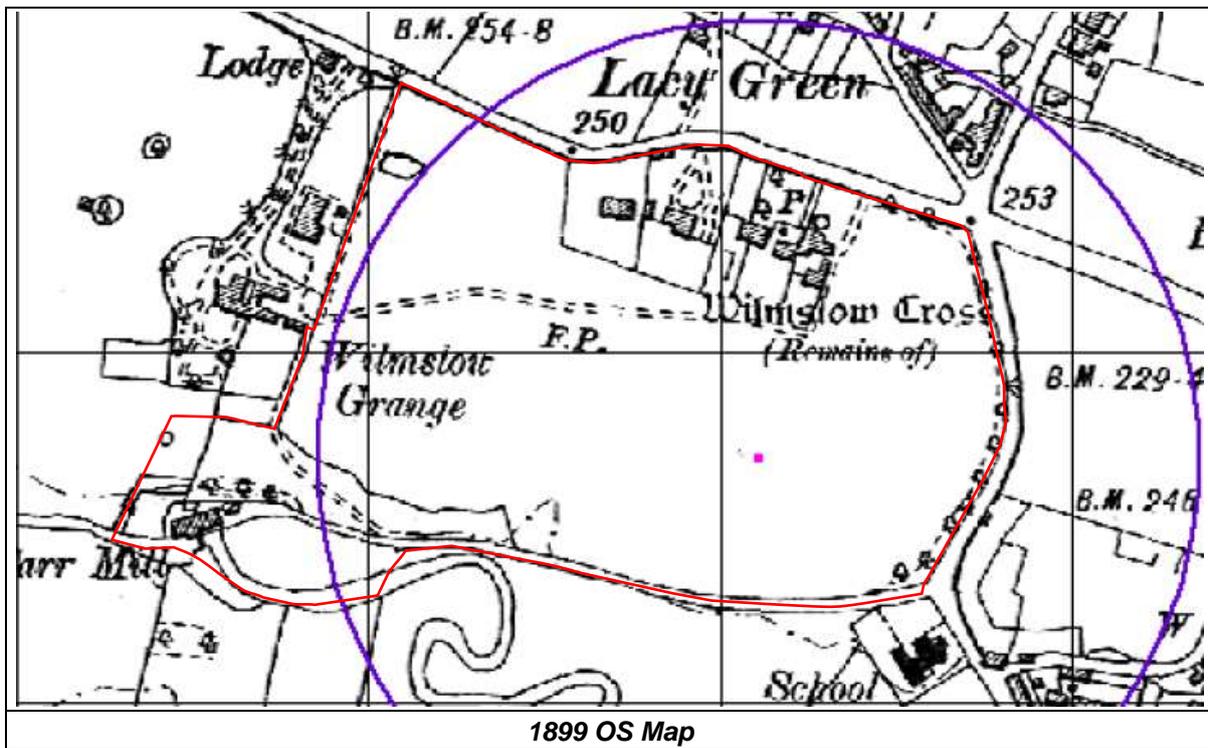
During the interwar period the much of the Bollin Hill development was laid out around the U-shaped road with an east tail down the hill and a semi-circular entrance from Styal Road. Density was higher than the Victorian houses and more regular. Plots were primarily narrow rectangles with houses positioned on a clear building line with a front and a significantly longer back garden. The interwar buildings included detached and semi-detached properties. During the immediate post-war period up to 1954 further plots were developed on the west side of Bollin Hill, following a similar grain and style. Since then, the remaining land has been developed into plots of similar size, including the subdivision of the very large plot of Rocklands (35), but retaining the garden suburb character. No other subdivision of plots has occurred.

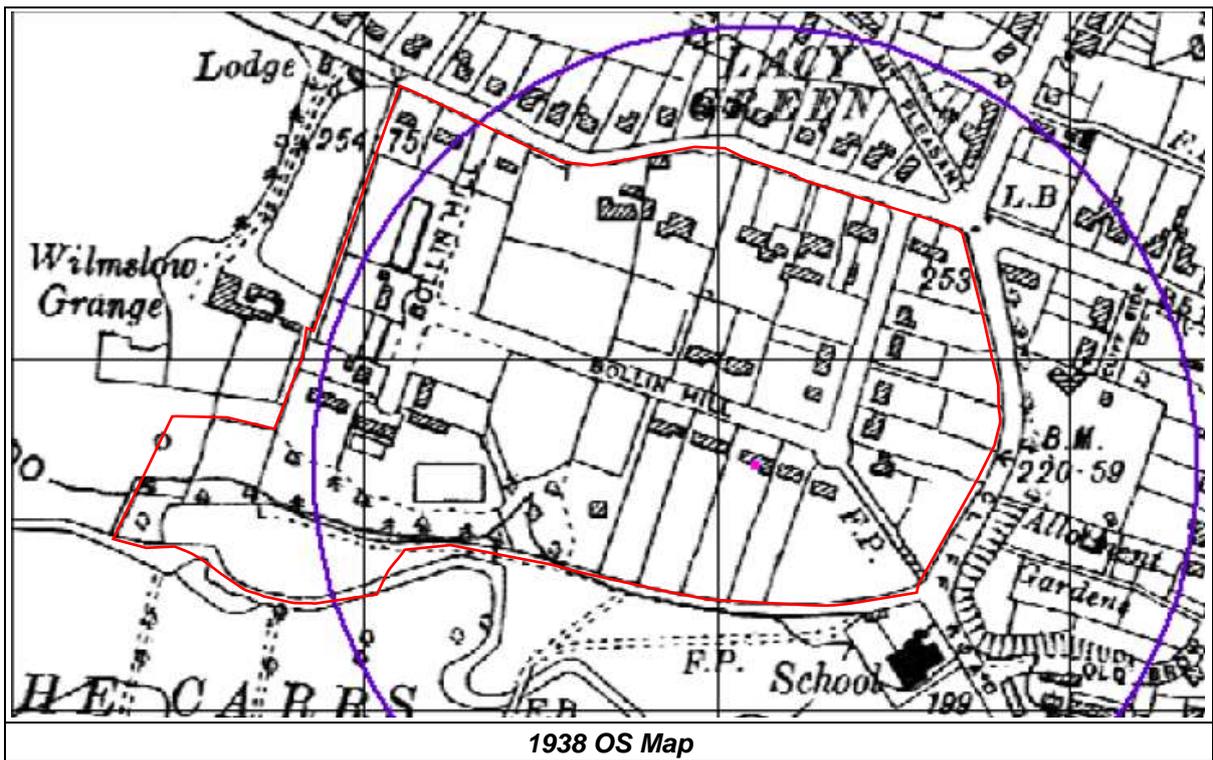
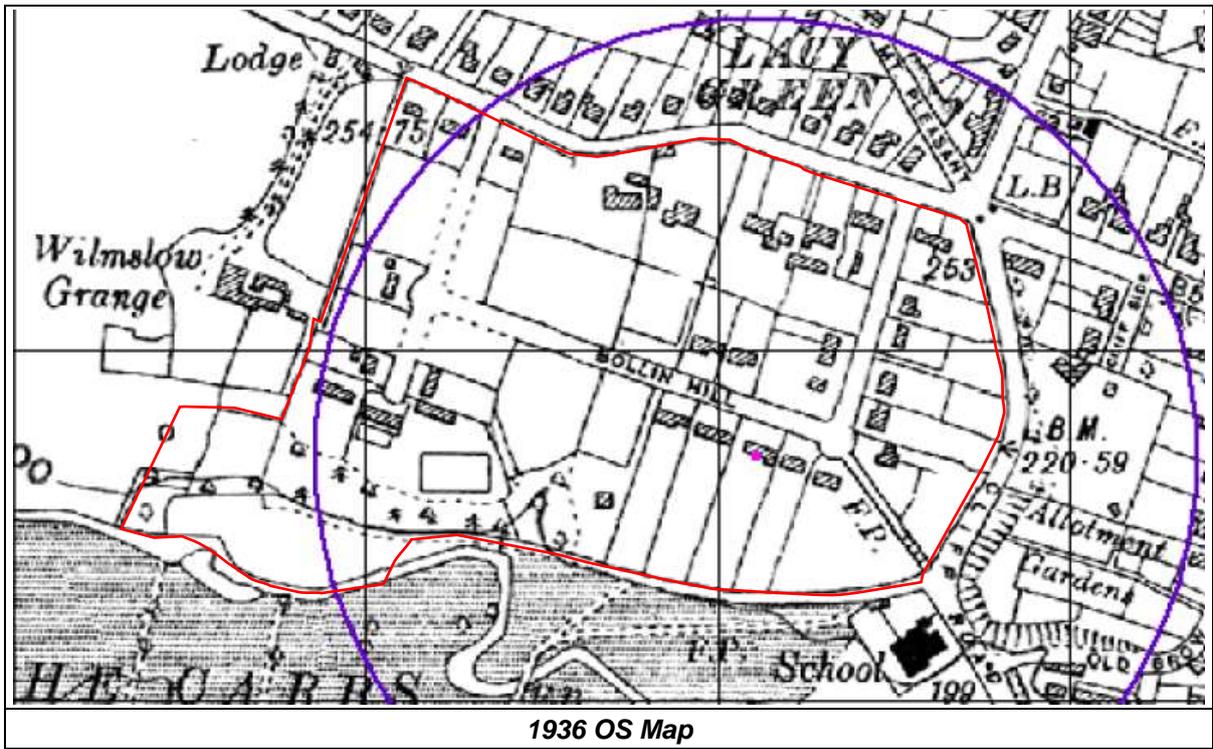


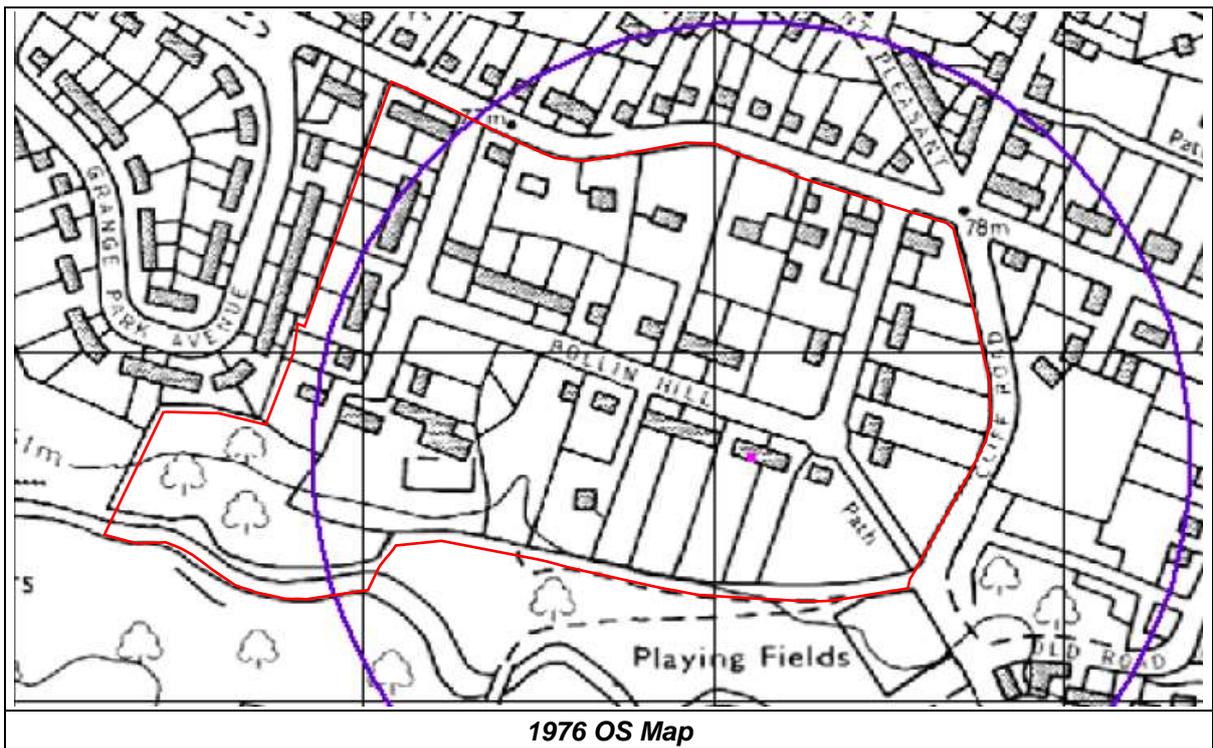
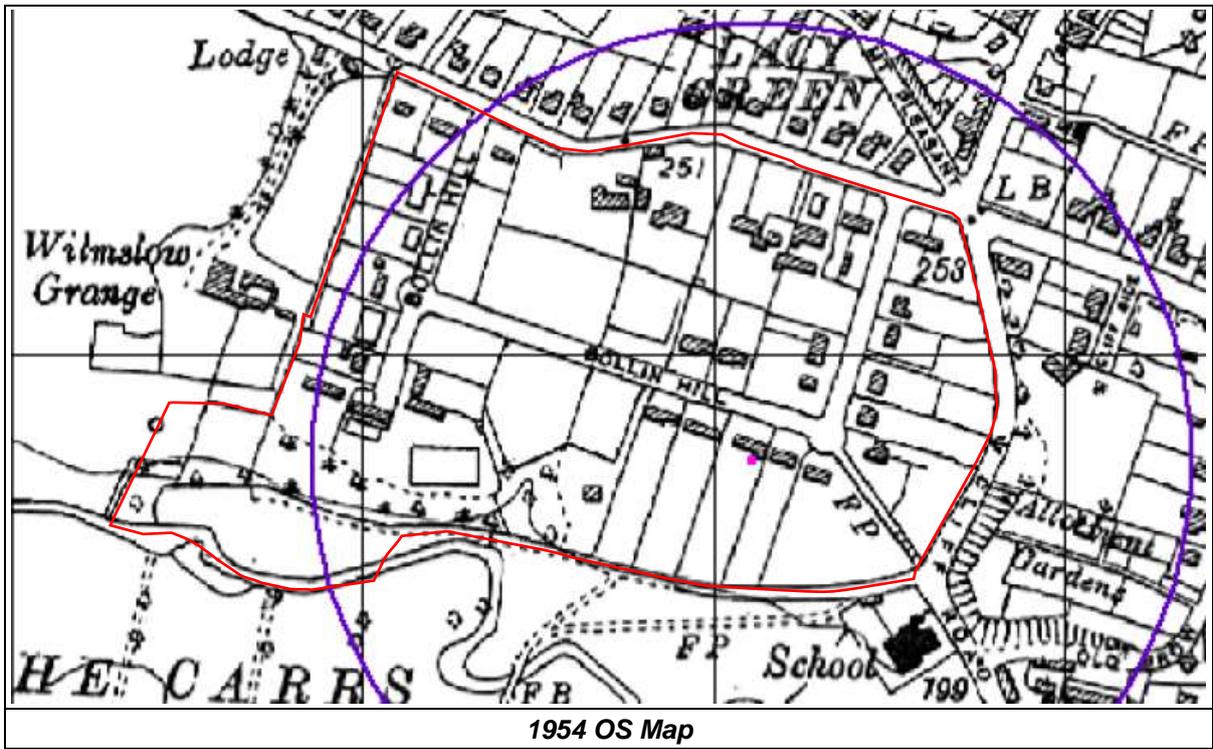
Tithe Map 1841 (Cheshire Tithe Map Online, Cheshire East)

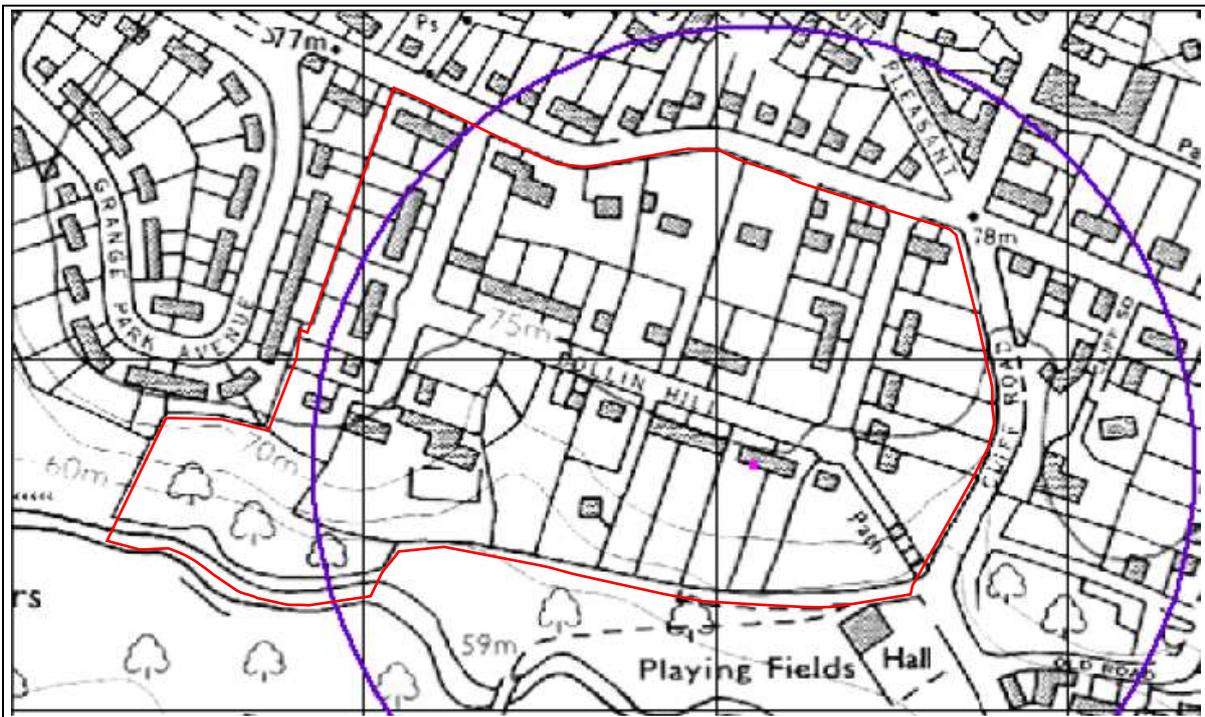


1882 OS Map

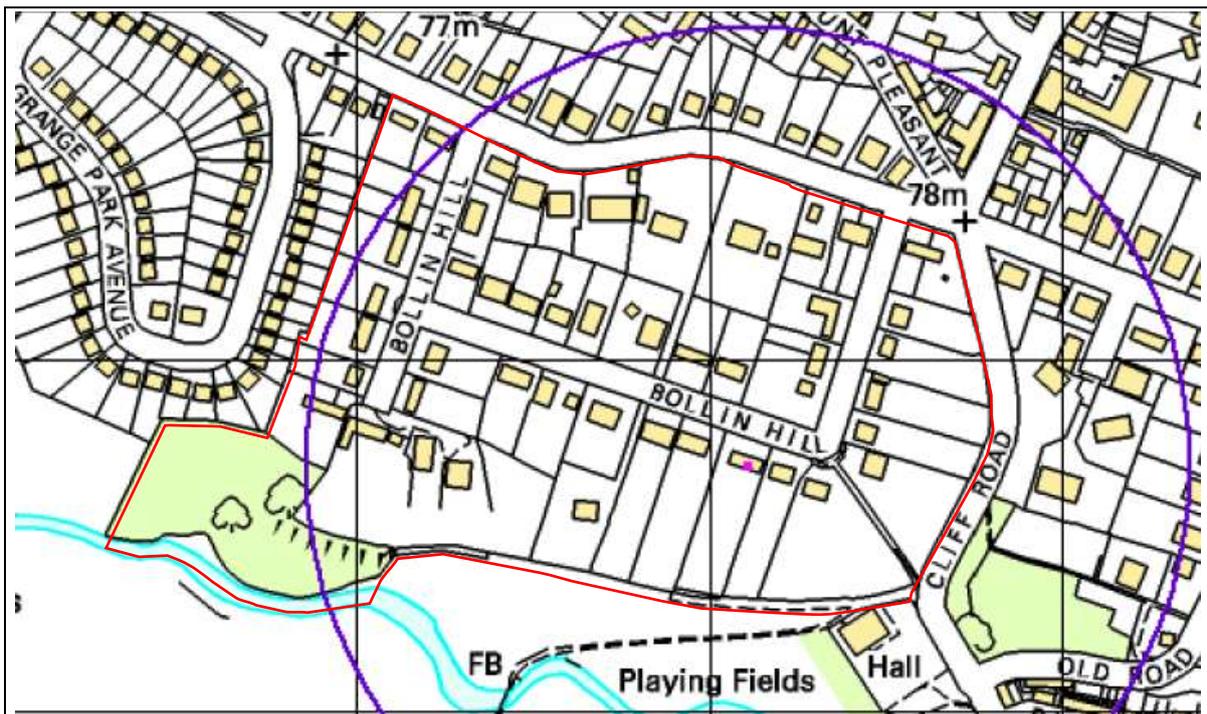








1990 OS Map



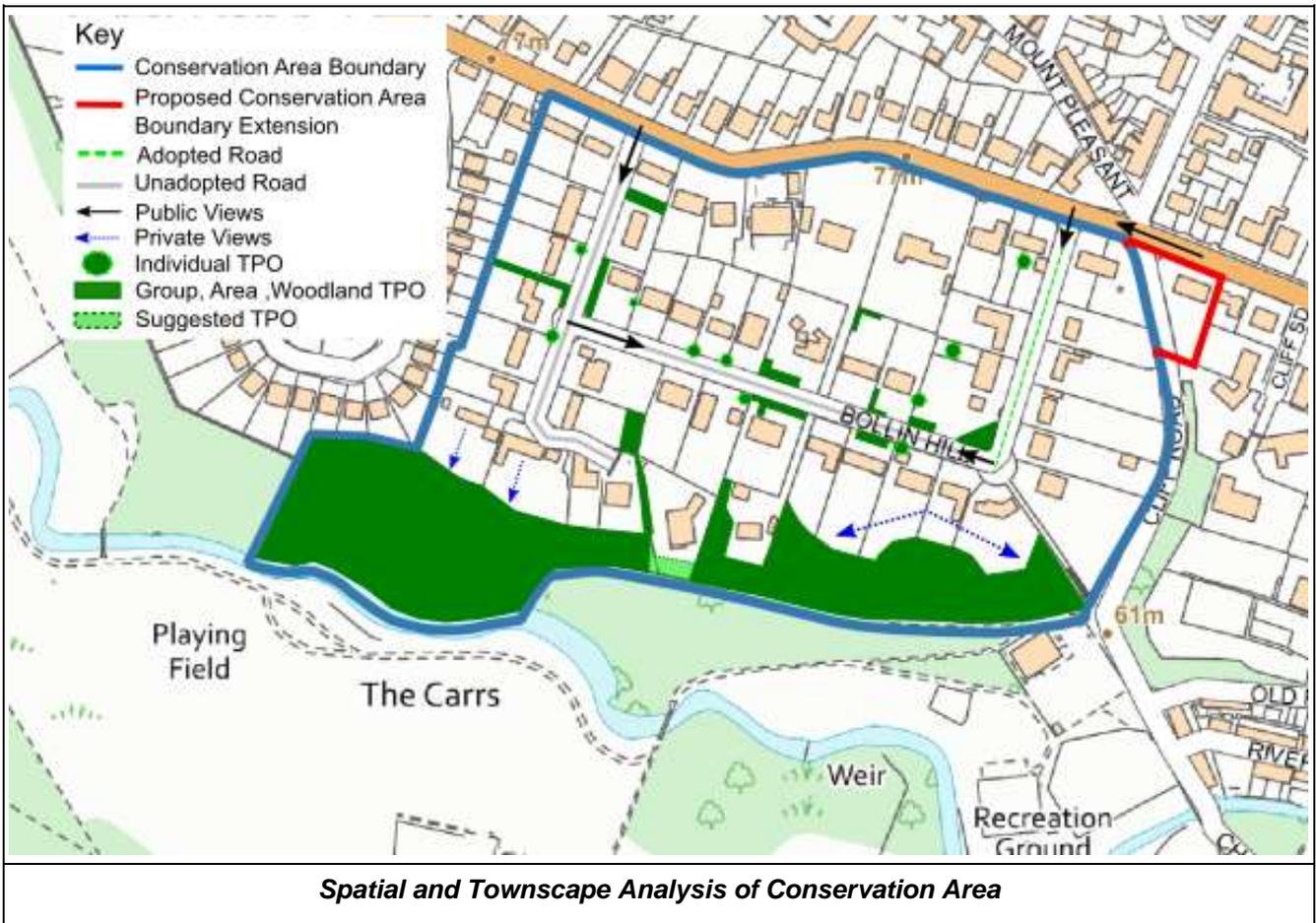
1999 OS Map

4.3 Character and Appearance – Spatial and Townscape Analysis

4.3.1 Introduction

In addition to the evolving distribution and density of the buildings, the quality of the open spaces and how these interrelate contributes to the overall character. These form or frame key views, which may be into or out of or indeed enclosed within the area and may include landmark structures or have

gardens or planting that make the identity unmistakable. The map below shows the key elements, which are discussed in greater detail in the following text.



4.3.2 Character and Interrelationship of Spaces

As a suburban residential area, Bollin Hill Conservation Area’s open spaces comprise the private space within the gardens of the properties, some of which are very large, the public space of the roads (Styal Road and Bollin Hill) and the footpath and steps to Cliff Road. The gardens are relatively large with more space to the rear than to the front and feature mature trees. The trees on the boundary to the road overhang the road and contribute to the street scene. The gardens on the south side of Bollin Hill include the steep bank of the river valley and enjoy views out.

Regarding private space, Arts and Crafts architects sought to root their buildings in the landscape and connect, even extend them into their setting. Crafted paths extended the architectural lines of the house into what were sometimes a series of outdoor living spaces, as well as the verandas and terraces closer to the house with large, glazed doors and windows blurring the boundaries. Formal seasonal planting common to the Victorian era gave way to less formal and more abundant planting which reflected the changing seasons and a desire to work with nature rather than tame it in schemes evocative of country cottage gardens ³⁵

Today there is a trend to increase the proportion of hard landscaping in the front gardens, which is diluting and damaging both the Arts and Crafts and the garden suburb character of the area. In some cases there is practically no garden left to the front, even when this has been designed with care or an urban design has been chosen. The incorporation of a small area of planting and the idea of a

³⁵ Hitchmough, Wendy. Arts and Crafts Gardens (London: V&A Publications, 2005) 7-10.

sub-division of space can be achieved without compromising functionality if it is planned into the design from the outset.



A Front Garden Combining Planting with Hard Landscaping



An Altered Front Garden

In the private space to the rear of the house some gardens appear to retain the idea of a series of spaces, often defined by high hedges or other planting or using the steep slopes of the south-facing gardens to create a series of terraces. In all these cases it is clear that the relationship of the house to the surrounding garden and the importance of planting, the low density and the grain of the area is a key part of the character of the Bollin Hill Conservation Area.



A Subdivided Garden



Garden on South Side

Regarding the character of the public space, curving Styal Road is a busy thoroughfare; since the completion of the airport relief road traffic is reportedly a little diminished. There is no planting in the public space but the trees and hedges of the gardens to either side frame the road in green and largely conceal the houses, in particular the historic houses to the south. There are pavements to either side, although sections are quite narrow, especially on the south side. This makes trimming hedges and shrubbery hazardous and is understood to make householders reluctant to undertake necessary work. The volume and speed of traffic has also contributed to increasing off-road parking space and the desire to widen access to improve visibility.



In contrast, Bollin Hill is a quiet road, used only by residents. Administratively and in terms of responsibility, the L-shaped south and west sections are not adopted and the responsibility of residents; the east section has been adopted by the Council. The original property boundaries extended halfway across the road. The entrance to the east side is marked by an open semi-circle but this has no street furniture or anything to mark the area. The road layout comprises two straight sections running north-south connected by an east-west section; the junctions are emphasised by turning circles. The road and in particular the turning circles comprise the largest area of public space in the Conservation Area. The eastern section has narrow pavements (often damaged by tree roots) narrow verges including trees and kerbstones; the western section has wide grass verges, with some planting to the east.



The perspective of distance and width of these straight roads is particularly strong in the connecting longer south section of Bollin Hill with grass verges (often damaged by people parking) and no kerbs, partly due to the turning circles at either end and also with the buildings being barely visible, set back as they are from the property line. In contrast, the new extension of Bollin Hill with 35 a, b and c curves and the buildings are very visible, with no garden boundaries to the street.



The treatment of property boundaries is an important element of the character of the spaces, as discussed in section 4.4.

4.3.3 Public Realm

Public realm comprises the external places that are accessible to all and the physical built elements, such as benches, parking areas, noticeboards, lighting and so on that are part of them. They are the everyday spaces that we move through and sometimes linger within. Public realm is also associated with community, be it a place of gathering or community services like bus stops or post boxes.

Bollin Hill Conservation Area has little in the way of public realm and no identification or interpretation which might encourage anyone to enter it. The east junction of Bollin Hill with Styal Road, which is marked by a semi-circular inset and flanked by the two pairs of characteristic semi-detached houses, might offer an opportunity to mark it, as could the foot of the steps and public footpath.



The entrance and roads of Bollin Hill are marked by double yellow lines in the adopted area. Additional posts with signs reinforce the restrictions. The remains of one post points to an issue with parking in the area (which provides easy access without charge to the recreational area of The Carrs). There is streetlighting, provided by functional grey metal lamps, whose efficacy will be compromised by the overhanging trees in some places. The width and condition of both the grass verges and pavements varies considerably. This may partly be a function of the differing administrative status within the area which has resulted in a treatment of public realm which is not uniform. Heave due to

tree roots is also an issue as is pooling of water following heavy rain, suggesting that there may be problems with the drains.



Streetlamp with Parking Notice



Heave from Tree Roots on Pavement

The pavement on Styal Road is very narrow. It was observed during the period of assessment that utility works on Styal Road were done and the resultant intervention has left an intrusive pipe against the historic Victorian boundary wall.



Drainage Issues



Pipe Against Historic Wall

4.3.4 TPOs and Green Spaces, Public Footpaths and Biodiversity

In addition to the general protection to trees above a certain diameter provided by the Conservation Area, there are a large number of individual tree protection orders which also cover hedges and the green boundaries to the street, as can be seen on the map below. Within the Conservation Area are a number of house names which include the word 'oak', as well as many mature oak trees, suggesting that they may have been a dominant species. However, as an area of mature gardens, the area contains a wide variety of tree species.



Tree Protection Orders (Cheshire East)

The mature wooded banks of the river valley on the south side of the Conservation Area, which form part of the Bollin River Valley (specifically Character Area A4 Wilmslow Bollin), contribute to a sense of enclosure as well as being part of an important ecological corridor which includes a diverse range of habitats.³⁶ To the southwest a TPO protects an area of mixed woodland, while the lower part of each of the gardens is covered by separate orders naming particular tree species. Additionally, all but a small area beyond the gardens forming part of The Carrs is protected – given that this comprises an avenue of beech trees along the former road to the historic silk mill, the lack of protection to this small section should be investigated. Most of the garden boundaries to The Carrs are of invisible high green wire fencing, however a large section of timber board fence has been added which is highly visible.



Looking East Along Former Silk Road



View into the Conservation Area from Silk Road

³⁶ Wilmslow Landscape Character Assessment (Wilmslow Neighbourhood Plan, 2020) 31-33.

4.3.5 Setting and Views

The characteristic view of the Conservation Area reflects the designed layout of the estate. The key views are:

- Views into the Conservation Area along Styal Road from the east;
- Views into Bollin Hill from Styal Road from both the east and west;
- Views within the Conservation Area along Bollin Hill;
- Views out of the Conservation Area from the gardens on the south side of Bollin Hill.

The tree-lined straight road gives the perspective of both vanishing into infinity, and thereby making the estate seem larger than it is and, being a loop of the main road, it is set apart. Where boundary trees are removed, traditional boundary treatments replaced with a more urban form or built structures added in front of the boundaries, this affects the character of the view and should be avoided.



The Conservation Area's position on the top of a hill would imply that views into and out of the Conservation Area are important. Views out across the Bollin valley are restricted to private gardens and are surprisingly rural, of the tree lined valley. From the south the trees on the slopes and in the gardens largely conceal the buildings of Bollin Hill and the top of "The Cliff". As identified in the Wilmslow Landscape Character Assessment, it is important that this green fringe concealing buildings is retained, which has implications for managing the trees in the gardens and on the public footpath. The recent 35c Bollin Hill is more visible; it may be that appropriate planting at the foot of the property has been done and has not yet reached maturity.



There are no landmarks. The layout of the estate and the way that the houses are set back from the road which in turn is largely a private road means that none stand out and none should be identified as landmark buildings.

4.4 Architectural Interest and Built Form

The Bollin Hill Conservation Area tells the story of the area's transformation from farmland and local industry (of which little remains) to aspirational suburban living. A building named Grange Farm, located on Styal Road and appearing to date back to the 1841 Tithe map was replaced sometime after 1988. The physical remains of Carr Mill are reduced to a few bricks but the former manager's house remains at 23 Bollin Hill. The first phase of the area's transformation is illustrated by the two remaining large Gothic Revival Victorian houses, High Meadow (23 Styal Road) and Lacey Oaks. High Meadow is smaller, rendered and has a post-war house or extension built on the footprint of earlier outbuildings; Lacey Oaks is 3-storey, of brick with decorative bargeboards and similar timberwork on the porch; it too has been extended. These have very large gardens to the front with mature trees. Just outside the Conservation Area boundary, 9 Styal Road was a flagship for the area's subsequent development; built between 1887 and 1907 it is a substantial 2-storey house in Arts & Crafts style, individual in character and with decorative features.



Victorian House



Early 20th Century Arts and Crafts House

The U-shaped road of Bollin Hill, with its turning circles, verges and most of the plots, was laid out by Halliday, Paterson & Agate in the early 1920s and the first houses date to this period. Signature Arts & Crafts houses were built on the corner sites of each of the two junctions with Styal Road, as well as houses in the southwest corner (33,35,37,39 and 41) and on most of the plots on the east side. Documentary evidence for Halliday, Paterson & Agate is available for only a few of the houses; at least one of the interwar houses was not built by them but by Gerard Sanville, another Manchester architect. However, the buildings from this period are all in Arts & Crafts style, substantial 2-storey individually designed homes in generous plots with a smaller garden to the front and a large garden to the rear. They are characterised by their individuality while drawing on a palette of materials and design characteristics and decorative features which appear in different combinations. The decoration is subtle and understated but its presence is a feature of these houses. This combination of characteristics, together with the style and grain, contribute strongly to the architectural character of the area.

More recently there has been some sub-division of plots, not only the very large 35 Bollin Hill; the plot of post-war 12 has been subdivided and the new houses occupy the full width of the plot, with no allowance for garden and planting to frame the buildings.



Halliday, Patterson & Agate Houses

The Second World War interrupted the area's development. A few houses appear to have been laid out on the west side and their characteristics are almost indistinguishable from those of the earlier houses (43,45,47 and 49). Between 1954-65 the plots on the northwest side of Bollin Hill were developed. The rectangular plots are similar in size to many of the other plots of the estate and the houses are also located towards the road, with a smaller garden to the front and a larger garden to the rear; the houses are not in Arts & Crafts style but are individually designed 2-storey homes with variety in the roofline and some decorative features. The only bungalow on the estate appeared between 1966-87; it is a generously proportioned building with individual characteristics. Since 1992 there have been a significant number of new buildings within the Conservation Area, both on Styal Road as well as within Bollin Hill, many of which lack both the architectural quality and individuality of the earlier buildings and have a higher built and hard landscaped area of the plot, which is diluting the architectural character.



Mid-20th Century House



Late 20th/Early 21st Century House

The post-war houses appear until recently to follow the grain of the inter-war development, being detached houses in plots of similar size, following the building line and retaining the proportions of the front and back gardens. Most but not all demonstrate both individuality as well as a varied roofline, appropriate choices of materials and decorative features. Decisions on gates and boundary treatments, garage design and the proportions of hard landscaping to garden show a greater degree of divergence from the original character of the development; such decisions relate also to some of the original properties.

Building Materials

The predominant building material is brick, brownish but not uniform, with a broad range of colour in the light brown-reddish spectrum. The walls are variously brick, painted and rendered, or just painted and brick is frequently used in a variety of ways for decorative detailing. Particularly on gables and cross gables there is use of a variety of materials including hanging tiles, weatherboarding and half-timbering. Many of the roofs have small rectangular tiles of stone slate, but pantiles, tiles and slate are also found. Ridge tiles are often heavy and a decorative feature in their own right. Windows are generally timber framed but occasionally metal; small paned windows and leaded windows are common, as are feature windows which may use different materials for decorative surrounds. Porches and doors utilise a variety of materials including stone, timber and stone slate.



Brick Walls, Stone Slate Roof, Leaded Timber Windows



Rendered Walls and Pantile Roof

Qualities of the Buildings

The buildings are characterised by their individuality. Apart from the two Victorian houses, with one exception, they are two-storey in height, sometimes with an additional half-storey in the roof space. In plan form they are irregular, featuring cross-wings, projecting ranges often at a lower height and a variety of porches. The roof line is also characterised by this irregularity. Often steeply pitched, with areas with a longer slope, the roof lines are also interrupted by tall chimneys and gables and given a stepped character by dormers and side wings. Some of the recent buildings have successfully included these characteristics.



Roofline of an Interwar House



Roofline of a Recent House

A detail of the roofline concerns the decorative use of ridge tiles. Sometimes these are in a contrasting colour and sometimes they have a form which also serves to emphasise the line of the ridge. This in

turn is not always straight but sometimes curves slightly upwards towards the eaves. A characteristic form of tile has the shape of an overlapping shell. Alternative forms include clay tiles on tiled roofs and heavy stone copings on some stone slate roofs.



Characteristic Ridge Tiles



Stone Coping on Stone Slate Roof

There is considerable variety in the treatment of entrances. Amongst the Halliday, Patterson & Agate interwar houses, there are small stone slate canopies supported by timber pillars, internal porches with arches of different forms, marked by decorative stone or brick panelling, porches built into corners and no porch at all. However, they are modest in size and integrated into the building, unlike larger porches with pitched roofs which may be found on houses from an earlier or more recent period, such as at Victorian Lacey Oaks. One of the largest interwar properties, Rocklands, does not have a porch.



Corner Porch



Canopy Porch Supported by Timber Pillars

The internal porches, such as at 11 Bollin Hill, Twigmoor and Dacre are emphasised externally by decorative features but these tend to emphasise craftsmanship and the materials rather than be over ornate.



Decorative Craft Brickwork Emphasising Internal Porches

The front doors are timber and individual in design, often featuring small glazed features or other decorative craft details. Rocklands has a vertically panelled door with a line of three rectangular lights while High Close has a single coloured curved triangular light, set into a carved panel in a heavy timber door with its original wrought iron furniture. At 5 Bollin Hill the door features vertical panelling and an ornate brass numberplate, beneath a cantilevered rectangular flat stone canopy.



Entrance to Rocklands, 35 Bollin Hill



Porch and Door of 11 Bollin Hill

There is similar variety in the window forms. Mention has always been made of the number and variety of dormer windows. Many Arts & Crafts houses have windows which are either small pane windows or have decorative leading, usually in a rectangular pattern but occasionally in a diamond pattern. The first floor windows are often positioned directly beneath the eaves but the ground floor windows sometimes have a lintel of soldier bricks above them or, where the house is rendered, the window may be enhanced by brick detailing. And not all of the interwar houses have either small pane or leaded windows; both 8 and 23 have large pane casement windows.



Leaded Windows with Brick Soldier Lintel



Small-Paned Windows

The semi-circular brick arch is a common decorative feature but expressed in a number of different ways. It can be used to make a feature of what is otherwise a standard size window. This is found both in the interwar houses as below and in more recent houses, such as at 35 a and b.



Decorative Brick Features Around Windows

Additionally, while the fenestration of each house may follow a basic pattern, there is often a feature window, perhaps above the front entrance or under the gable and these may be large or small. This is also common in the more modern houses, for example as at 16 and 27 Bollin Hill.



Feature Windows

Brickwork detailing has been mentioned in relation to emphasising porches, doors and windows, both where it contrasts in colour against rendered or painted walls and where it is used to either sculptural or mosaic effect on a brick house. It is also found imitating corbelling under the eaves, using thin tiles to achieve an almost sculptural effect, as well as in the form of decorative brick infill panels as shown above at Rocklands, above the porch at 33 Bollin Hill and around the feature window at the modern 31.



Brickwork Corbelling under Eaves and as Mosaic Effect Around Dormer

Over the years many of the original houses have undergone alteration and extension, in order to adapt to changing requirements for living space. These have generally been executed in a way that adds more interest to the roofline, extending to the rear rather than to the side, so as not to increase the width of the building when viewed from the street and using the same materials and decorative elements.

Ancillary Buildings

The development of the Bollin Hill Estate falls into the era of the motor car and many houses retain their original garages. One house even had the original summerhouse with weatherboarding. The

garages are generally built with pitched or hipped roofs of the same material as the main house, the timber doors vary in design. Where these have been replaced with up-and-over doors, those with a vertical design imitating timber planks are more in character.



Original Garage with Stone Slate Roof



Original Summerhouse

Gardens and Boundary Treatments

The hedges, walls and other forms of boundary treatments, together with the gates contributed to the character of the Conservation Area as do the gardens, particularly those at the front. The concept of the garden suburb, by its very name, attaches importance to the contribution of gardens to the area. Traditionally this was defined by the presence of grass, trees and planted areas within the boundaries, possibly with a more formal arrangement to the front. Many of the properties of the Bollin Hill Estate had both a pedestrian gate and path to the house and an entrance for the car. Gates were generally timber and either lower at the base with vertical bars in the upper section, which was sometimes curved, or entirely of vertical bars. The boundaries to the street were generally formed either by hedges no higher than shoulder height or by low stone walls with hedges above. High walls or fences were also rare, particularly to the street. Railings are more associated with urban settings although Rocklands has railings; the aspiration was to emphasise rural qualities in the setting. Higher hedges might divide the properties one from another to the side, particularly in the back garden. The intention was that such suburbs should create a safe community, which entailed a visual connection between the street and the house and garden.



Original Boundary Treatments



Pedestrian Gate and Original Boundary



Modern Gate in Traditional Style (with Original Double Garage to Rear)

Today there is greater variety of materials and some treatments are diluting the character of the area. The original hedges have grown to the point that they almost prevent views of the houses and some properties have added fences on the street side of hedges or replacing hedges. Where original gates have been replaced with higher, solid gates this compounds the loss of transparency and can contribute to a loss of community through limiting visual contact between people.



High Hedge and Solid Gate



Solid Boundary Treatment without Hedge

Largely as a consequence of a household having multiple cars, there has been a tendency to both widen openings or to remove boundary treatments altogether and to reduce soft landscaping and grass and replace it with a very large expanse of gravel or hard landscaping. The cumulative effect of these changes is diminishing the qualities of the garden suburb and the character of the area.



Expanded Opening and Hard Landscaping



New Houses without Boundaries

The Conservation Area also includes a section of the south side of Styal Road. Again, the traditional boundary treatments appear to have been either just hedges or stone walls with hedges and trees. Much of the stone wall is identical in materials, suggesting that it was the external wall of a single property (since subdivided) and thus forms a unifying element pointing to the former identity. Here too the height of the hedges is considerable. However, with regard to the two Victorian properties, these constitute the boundary to gardens so large that they might be considered parkland rather than suburban gardens and are more in keeping. Furthermore, they serve to provide a degree of insulation from the greater volume of traffic on Styal Road today.



Boundary to Lacey Oaks



Hedges on Styal Road

Today some of the new properties have followed the traditional boundary treatment and other characteristics and materials, this is not always the case. Brick rather than stone walls and railings are increasingly common, to the detriment of the character.

4.5 Locally Important Buildings and Positive Contributors

The Cheshire Heritage Environment Record (HER) identifies two monuments in the Conservation Area but no listed buildings or other designated heritage assets. The monuments are identified in the map in this section:

- 1. The base of the 16th century Wilmslow Cross
- 2. The remains and location of Carr Mill

These are described in the appendix. Regarding non-designated heritage assets, the Cheshire East Local List of Historic Buildings does not include any within the Conservation Area or its immediate vicinity. As the level of protection derived from non-designated heritage status and location in a conservation area is the same, non-listed buildings which make a positive contribution to the conservation area are marked on the relevant map within the appraisal and are highlighted individually below.

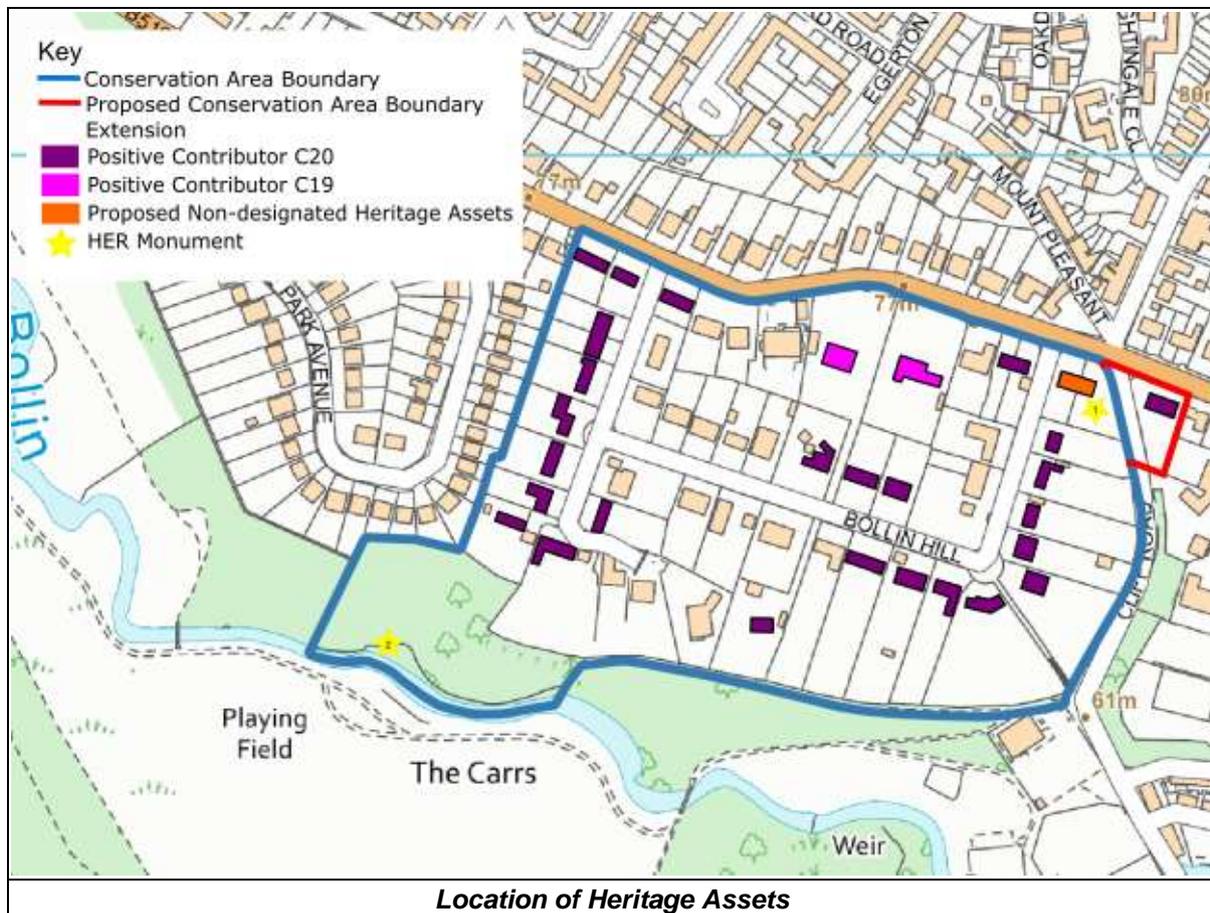
Historic England recommends that a Conservation Area Appraisal should identify “Individual buildings or groups that contribute positively to the special architectural interest or character or appearance of the area and those that are distinctive, rare or unique”. Criteria for identifying positive contributors include:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

Against these criteria, the following map and the Audit of Heritage Assets in the appendix, identify a number of buildings within the Conservation Area as Positive Contributors. In addition, 11 Styal Road and 1 Bollin Hill, are identified according to Cheshire East’s approach as making a high level of positive contribution. These positive contributors, which are also described in the Appendix, are:

- 17-19 Styal Road
- 23 Styal Road (High Meadow)
- Lacey Oaks
- Spindle Cottage, 31 Styal Road
- 33 Styal Road
- 35 Styal Road
- Newlands, 3 Bollin Hill
- Kenmore, 4 Bollin Hill
- Brow Cottage, 5 Bollin Hill
- 6 Bollin Hill
- Croftlands, 7 Bollin Hill
- Woodfields, 8 Bollin Hill
- Rosse House (formerly Cregneish), 9 Bollin Hill

- 10 Bollin Hill
- High Close, 11 Bollin Hill
- Twingleigh, 13 Bollin Hill
- Longroyd, 15 Bollin Hill
- Grayshott, 17 Bollin Hill
- Brendon, 19 Bollin Hill
- The White House, 21 Bollin Hill
- Beechwood, 23 Bollin Hill
- Rylands, 33 Bollin Hill
- Rocklands, 35 Bollin Hill
- Timbercombe, 37 Bollin Hill
- Dacre, 39 Bollin Hill
- Carrwood, 41 Bollin Hill
- Mayfield, 43 Bollin Hill
- 45 Bollin Hill
- Hill Cottage, 47 Bollin Hill
- 49 Bollin Hill



Character Areas

The Bollin Hill Conservation Area is currently too small to distinguish separate character areas. However, in Section 5 below, proposals for extending the boundary are put forward.

Development Opportunities

In recent years there appears to have been an unfortunate tendency to replace some of the later buildings with larger buildings and in some cases to subdivide the very large land divisions. It should be emphasised that the two large land divisions adjacent to Lacey Oaks and as part of Rocklands were much larger than the plots otherwise characteristic of the area. Other development to date has been on undeveloped plots or replacing post-war houses; currently 12 Bollin Hill is being redeveloped

with two houses. As has been discussed, the character of the Conservation Area derives from its Arts and Crafts houses and their gardens. Any subdivision of plots or redevelopment such that the grain is altered would diminish the character.

4.6 Assessment of Condition

General Condition

The general condition of the Conservation Area is good, as might be expected of a popular residential area. There are no buildings at risk and generally the buildings are in good condition. There appears to be pressure to extend houses or replace them with larger ones; this, along with the tendency to increase hard landscaping at the expense of planting and the changes to the boundary treatments, is diluting the character of the area. In some areas the pavement is in poor condition, either through root heave or from parking on the verges.

Intrusion and Negative Factors

There are no intrusive buildings. It might be argued that some of the boundary treatments are verging on intrusive, especially when associated with built up beds in place of green verges.

This is a desirable area of Cheshire and additionally there is pressure to extend or sometimes rebuild houses to meet contemporary aspirations. Such changes should respect the character of the Conservation Area in their design and landscaping, as well as respecting the character of the relevant house or setting. Extension to the rear is preferable to a significant alteration of the scale of the building when viewed from the road. Similarly, architectural style should be sympathetic to the local forms without being pastiche.

Neutral Areas

A neutral area is one which does not make a positive contribution to the Conservation Area and could without attention become a negative area. The footpath which was formally Silk Road at the southern boundary of the Conservation Area is an area of public open space which could potentially be defined as a neutral area; it is defined in its tree protection order as an area of mixed woodland. It also includes an historic row of beech trees. The consequences of inappropriate clearance and new fencing are contributing to an alteration of its character and damaging the wooded character of the area, defined in the Landscape Assessment. Bollin Hill Conservation Area would benefit from some interpretation or public identification. The semi-circular entrance at the junction with Styal Road and the top or base of the steps would both lend themselves to this.



Silk Road Footpath



Top of Steps

Problems, Pressures and Capacity for Change

Bollin Hill faces a number of challenges which together constitute a risk to preserving and enhancing the special interest of the Conservation Area. It is important to emphasise that Styal Road and its properties are integral to the Conservation Area; the amount and type of development in recent years has wrought considerable change, as have changes to the houses on the north side of the road which are within the setting of the Conservation Area. The challenges include:

- Inappropriate boundary treatments and gates. Particularly on the boundaries with the roads, the introduction of materials, heights or styles which are not traditional to the character of the Garden Suburb, or allowing hedges to grow to excessive height, is having a negative impact which is cumulative in effect. The appropriate form, particularly within Bollin Hill, is either medium hedge or hedge in combination with a low wall with timber gates with a degree of transparency.
- Front gardens with planting being replaced by hard standing or gravel. It is recognised that there is little on-street parking and the generous size of the front garden is sufficient to allow for parking of multiple cars, however this is not incompatible with retaining some planting within the area. Furthermore, such planting should avoid town-house style urban styles.
- Erosion of the architectural character through designs and materials which lack the individuality and decorative quality of the earlier buildings and are bland or pastiche. While many of the later additions and extensions have been designed using materials and architectural elements from the common palette of the original houses, some do not and lack individuality. Asymmetry, an irregular roofline and subtle decorative elements can be achieved in contemporary design without being pastiche.
- Alteration of the grain through extensions or new builds which are inappropriately located or too large in scale, thereby reducing the garden setting and the gap between buildings. Subdivision of plots would have an even greater detrimental effect. Both diminish the quality of the Garden Suburb, whereby the design of house and the garden are integrated.
- Lack of care of pavements and drainage, especially in the eastern section of Bollin Hill which is adopted. The design and materials of this section differs from the western section, resulting in a visual discontinuity.

Section 5 **Community Involvement**

There is a mixed level of awareness of conservation issues in Bollin Hill. Site visits involved numerous conversations with residents and additionally a separate visit with three local councillors. Wilmslow Town Council involved various community groups and individuals in the preparation of the Town Plan, produced by the community, in conjunction Cheshire East Council. This process led to the identification of the need for detailed review of the Conservation Area and the development of specific and relevant management proposals.

This draft Character Appraisal and Management Plan has been produced working in partnership with Wilmslow Town Council and Cheshire East.

Following internal review by Cheshire East, a public consultation on the draft document will be led by the Cheshire East consultation team, including public sessions. Representations may lead to amendment prior to the approval process leading to the formal adoption of the document.

Section 6 **Boundary Review**

A detailed survey has been undertaken to identify whether there was a need to widen the boundary to include further areas to ensure protection via additional controls and consideration afforded by their designation as part of a conservation area. Review of the existing boundary is something that should occur on a regular basis. In the case of the Bollin Hill Conservation Area this has not taken place since its original designation in 1988. The rationale for the definition and boundary of the Conservation Area as originally drawn related to its identification as a small, planned estate, largely laid out and with the early houses designed by Halliday, Paterson & Agate. Further research has shown that, on the one hand, at least some of the houses attributed to the architects were not built by them and secondly that there is other Arts and Crafts inspired housing of good quality with a similar grain in the immediate vicinity. It is therefore proposed to include:

- **9 Styal Road.** This Arts & Crafts style house occupies the corner site on the south side of Styal Road and Cliff Road, opposite the corner site occupied by Stonehouse/11 Styal Road and forming part of the gateway to the Conservation Area. Although it predates the Bollin Hill development, as it appears on the 1907 OS map, its external appearance is very similar in character and it makes a positive contribution to the setting of the Conservation Area.



Hilltop, 9 Styal Road

The houses along the north side of Styal Road, which also date from the inter-war period and are not dissimilar in style, were also considered for inclusion. In particular, the houses west of the junction of Styal Road with Lacey Green/Mount Pleasant and east of the footpath to the west (22-48). These plots were all laid out and developed between 1907 and 1935 on the former land of the Earl of Stamford. The plot size and grain are historically very similar to those of Bollin Hill. The predominant materials are red tile roofs, wholly or partially rendered brick walls, timber windows, often with stained glass decorative panes, and timber doors. The dominant architectural style is Arts & Crafts. The houses, which are not built to a single plan form, feature asymmetric plan forms, interrupted roof lines and individual decorative elements, such as bow windows, stained glass, timber porches and timber on the gables. They have gardens to the front and rear; the front boundary treatments are varied but similar to those of the Conservation Area.

However, as they were not part of the original estate and are somewhat more modest, it is not proposed to include them. Nevertheless, they form part of the setting of the Conservation Area and change here has the potential to impact on the character and appearance of the Conservation Area. Some houses have been altered and extended, including subdivided in one case and with garden infill in another.



Interwar Housing on Styal Road

Section 7 **Summary of Issues**

The following summarises the key negative issues to be addressed in the Management Plan. Currently there is no design guidance specific to the Bollin Hill Conservation Area. Cheshire East has published a design guide in two volumes as a supplementary planning document. Primarily aimed at developers rather than householders, it provides useful context and generic design guidance for areas (Wilmslow is in Area 5/North Cheshire Fringe).

Bollin Hill faces a number of challenges which constitute a risk to preserving and enhancing the special interest of the Conservation Area. Styal Road and the properties on the south side are part of the Conservation Area, while those on the north side form part of its setting. The scale and style of development in recent years has wrought considerable change as have changes to the houses on the north side of the road which are within the setting of the Conservation Area.

The challenges include:

- **Inappropriate boundary treatments and gates on Bollin Hill and Styal Road.** These include the introduction of materials, heights or styles for boundaries which are not traditional to the character of the Garden Suburb as well as allowing hedges to grow to excessive height, which is having a negative impact which is cumulative. The appropriate form, particularly within Bollin Hill, is either medium hedge or hedge in combination with a low wall with timber gates with a degree of transparency.
- **Front gardens with planting being largely replaced by hard standing or gravel.** While there is little on-street parking, the size of the front gardens is sufficient to allow for parking of multiple cars. However, this is not incompatible with retaining some planting within the area. Furthermore, such planting should avoid town-house style urban styles of garden design.
- **Erosion of the architectural character through designs and materials which lack the individuality and decorative quality of the earlier buildings and are bland or pastiche.** While many of the later additions and extensions have been designed using materials and architectural elements from the common palette of the original houses, some do not and lack individuality. Asymmetry, an irregular roofline and subtle decorative elements can be achieved in contemporary design without being pastiche.
- **Alteration of the grain through subdivision, extensions or new builds which are inappropriately located or too large in scale,** thereby reducing the garden setting and the gap between buildings. Subdivision of plots would have an even greater detrimental effect. Both diminish the quality of the Garden Suburb, whereby the design of house and the garden are integrated.
- **Inappropriate garden boundary treatments adjacent to The Carrs.** The Wilmslow Landscape Assessment identifies the importance of preserving this green fringe at the foot of the Bollin Hill gardens and concealing buildings. Although TPOs cover much of the area, introduction of high timber fencing in areas is potentially harmful to the setting and views.
- **Poor condition of pavements and drainage and differences in public realm appearance.** Only part of Bollin Hill is adopted. The pavements of the east (adopted) part of Bollin Hill combine a strip of tarmac, a grass verge with occasional mature trees and a curbstone. The tarmac is damaged by root heave in several places, as well as cracked and partly overgrown with moss. Excessive pooling of water may indicate drain blockage. In other areas there are wide grass verges, often with stones added to prevent parking. In some areas raised beds with stone walls have been added outside the property boundaries, replacing the grass verge.
- **Traffic and Parking.** Despite yellow lines and signage for restricted parking (9.30-10.30 and 2.00-3.00) at the east end, parking e.g. for deliveries and contractors as well as those avoiding paying for parking at The Carrs recreational area can be an issue and result in damage to pavements and verges.
- **Lack of interpretation and unsympathetic streetlamps.** There is nothing to identify the Conservation Area, its history or special interest and the only public realm elements (the streetlamps) are utilitarian and do not contribute to the character of the area. Signage at the semi-circular entrance and/or near the footpath to The Carrs could help build appreciation and the identity of the area.

Bollin Hill Conservation Area: Management Plan



Consultation Draft, March 2022

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PART TWO MANAGEMENT PLAN

Part 1, the Character Appraisal, has provided the evidence base for developing management proposals for the Bollin Hill Conservation Area. The aim of the following Management Plan is to complement existing national and local policies by providing further details concerning the management of the Bollin Hill Conservation Area.

The appraisal assists local authorities by providing an analysis of the significance of the area, by identifying opportunities for beneficial change, or for the need for additional protection and restraint. The role of the Management Plan is to address those threats to the character identified in the appraisal by setting out recommendations, opportunities and actions specific to the area. Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 places on local planning authorities the duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts. Recognising that the character and appearance of conservation areas can be altered through incremental change, the formulation of the management plan is not a one-off process.

Designation as a conservation area brings with it a degree of additional statutory protection under planning legislation, the main consequences of which are as follows:

- The extent of 'permitted' development is reduced. Planning permission is needed to add cladding, add any extensions to the side of the original dwelling, add a dormer window or install a satellite dish on the chimney or front of the building.
- Further control measures such as 'Article 4 directions' may be placed upon an area or part of an area. The introduction of such controls is the subject of consultation with owners to establish their needs and support, such as clear design guidance. These measures are not retrospective but may be served to maintain for example the characteristic appearance of windows, doors, garden boundaries and gates, etc.
- Any works to prune or fell any protected tree requires the written consent of Cheshire East Council. In the case of all other trees over 75mm in trunk diameter measured 1.5m above ground level, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.
- Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.
- The desirability of preserving or enhancing a conservation area is a material issue in determining a planning application.

Additional control measures include:

Building Preservation Notice. A form of temporary listing served on the owner of a building which is not listed, but which the Local Planning Authority considers is of special architectural or historic interest and is in danger of demolition or alteration in such a way as to affect the character as a building of such interest. A BPN provides protection to a building in that, for a period of six months after service of the BPN, it is subject to the same rules as if it were in fact listed, allowing time for a formal assessment to be carried out.³⁷

Section 215 Notice. Local Authorities have the power to serve a Section 215 Notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area, particularly a conservation area. This Notice requires the person responsible to clean up the site or building, or the authority may carry out the work and reclaim the cost.³⁸

Compulsory Purchase Orders. The Planning Act 1990 affords Local Planning Authorities the power to serve Compulsory Purchase Notices, with the authorisation from the Secretary of State, on land or buildings that are required to secure development, re-development or improvement.³⁹

³⁷ Planning (Listed Buildings & Conservation Areas) Act 1990, section 3.

³⁸ Town & Country Planning Act 1990, section 215.

³⁹ Planning (Listed Buildings & Conservation Areas) Act 1990, section 226.

Section 8 Management Proposals

8.1 Boundary Review and Amendment

Policy Context

Section 69(2) of the Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities to carry out reviews 'from time to time' but there is no indication in law how often this might mean. Good practice is generally accepted to be every 5 years.⁴⁰ Guidance suggests reviews should take place where there is pressure for change, and where the original designation took place many years ago. The following should be considered on boundary review: the boundary should be coherent and, wherever possible, follow features on the ground, the boundary should not be drawn too tightly, so excluding integral parts on the periphery; the boundary should ensure the setting is adequately protected, including landscape features such as open spaces or roads (in such cases, the test should be whether the wider area justifies the controls that conservation areas bring); the boundary should ensure all relevant legislation is used, including that in relation to trees; and the boundary should consider more recent architecture and history which might now be regarded as having special interest.

Issue/Threat

The Bollin Hill Conservation Area was designated in 1988 and the boundary has not been reviewed since. The rationale for the definition and boundary of the Conservation Area as originally drawn related to its identification as a small, planned estate, largely laid out by Halliday, Paterson & Agate, who also designed the Arts & Crafts inspired interwar houses. Research established that other architects were involved and that there is other housing of similar quality and style nearby.

The Appraisal proposed that the Conservation Area boundary be extended to include the house and plot of:

- **9 Styal Road.** This pre-war Arts & Crafts house occupies the corner site on the south side of Styal Road and Cliff Road, a gateway site on the larger junction which marks the beginning of Bollin Hill. Although it predates the Bollin Hill development, as it appears on the 1907 OS map, its external appearance is very similar in character and it makes a positive contribution to the setting of the Conservation Area.

8.2 Areas with the Potential to Influence the Setting of the Conservation Area

Policy Context

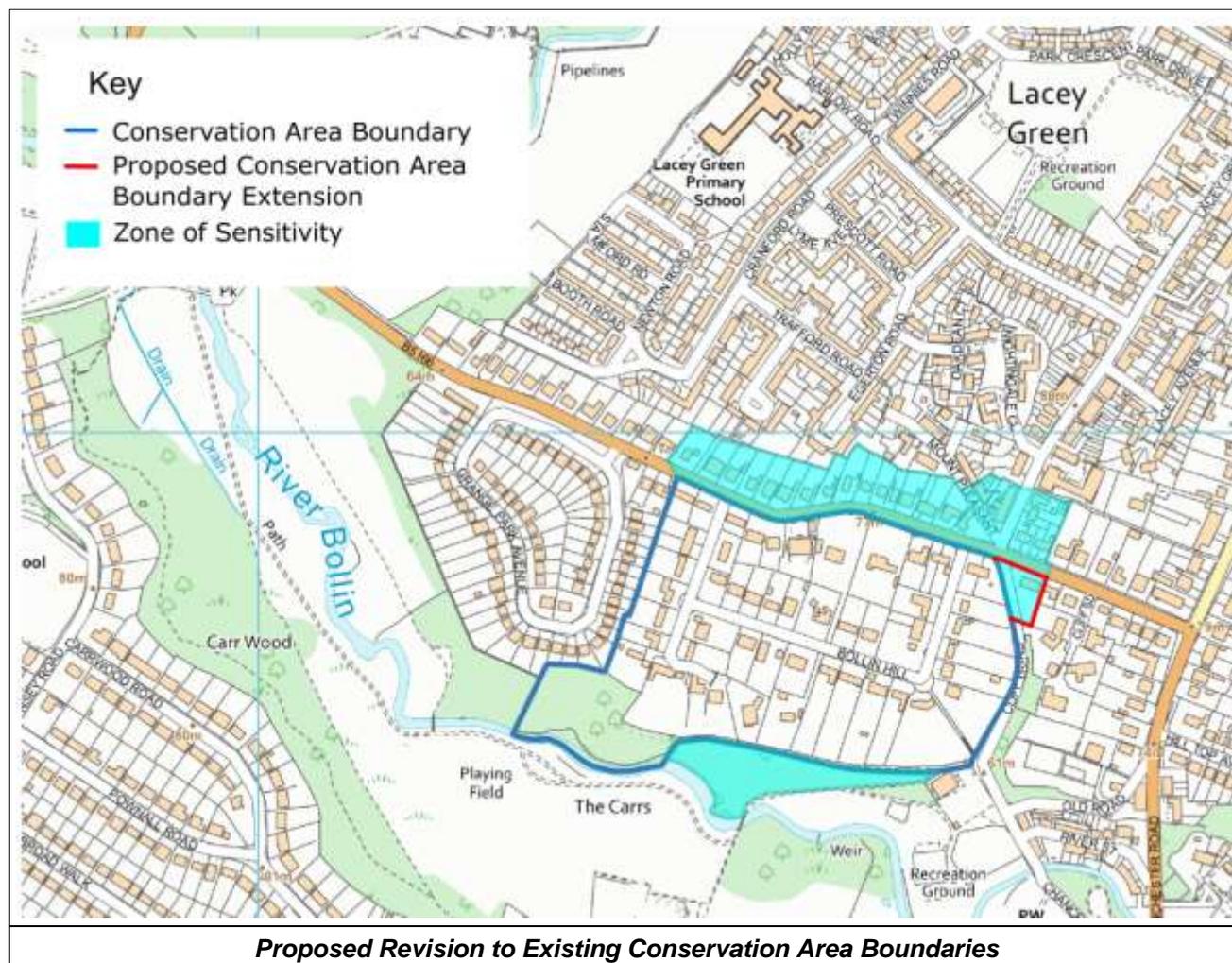
It was considered inappropriate to extend the Conservation Area boundary to include areas to safeguard its setting. However, it is seen as an issue that should be highlighted in the Management Plan. Sites on its periphery have the capacity to influence perception and appreciation of the Conservation Area and it is important that this be taken into account in managing change around its edges.

Issue/Threat

Styal Road is the gateway to Bollin Hill. The properties on the south side are included within the Conservation Area but those on the north side are not. Not part of the original Bollin Hill development, nevertheless they date from the same period, are in a similar architectural style and make an important

⁴⁰ Planning (Listed Buildings & Conservation Areas) Act 1990, section 69(1)(a).

contribution to the setting of the Conservation Area. Some houses have been altered and extended, including subdivided in one case and with garden infill in another. In order to highlight and safeguard the setting of the Conservation Area, it is proposed that an 'area of sensitivity' be identified around the edge of the Conservation Area on Styal Road numbers 22-48 that has the potential to influence its setting. These are also indicated on the Boundary Amendment Plan below. Proposals for development in these areas must have regard to and ensure the setting of the Conservation Area is preserved or enhanced.



8.3 The Local Heritage List

Policy Context

There are no listed buildings within the Bollin Hill Conservation Area. Buildings which are not of national significance do not merit statutory listing. However, buildings which are valued for their contribution to the local scene, or for local historical associations, may be included on lists of *locally important buildings*, or the *Local Heritage List*. Under the NPPF these are considered to be non-designated heritage assets. Historic England encourages the use of local designation to provide communities with the opportunity to identify and manage those aspects of their heritage that are

important to them.⁴¹ Local planning authorities should ensure that local plans set out a positive, proactive strategy for the conservation of the historic environment in their area.

Cheshire East Local Plan Strategy SE7 3(b) refers to "Non-designated Assets" but not explicitly to a Local Heritage List. A Local List was published and adopted on 14th November 2010, stating: 'Inclusion in this list, however, does not afford any additional statutory protection or grant aid, but it is intended that every effort will be made to conserve those buildings and structures contained within it, in order to benefit the Borough as a whole. This will be achieved by persuasion and the careful consideration of development proposals as they arise.' This supplementary planning document also includes the criteria for identifying such buildings, namely they should be "the best of the non-statutory listed buildings in the borough, be substantially unaltered and retain the majority of original features" and, in addition, meet one further criterion from the list.⁴² However, while preparing this plan, it was stated that Cheshire East do not accept NDHAs within conservation areas, categorizing such buildings which would qualify instead as positive contributors, perhaps making a higher level of contribution.

Issue/ Threat

Cheshire East Local Authority's HER currently includes two monuments within the Bollin Hill Conservation Area (base of Wilmslow Cross and Site of former Textile Mill) but these are not included on the Local List nor are any other buildings in the Conservation Area. The Conservation Area Appraisal identifies a pair of semi-detached houses which together would appear to meet the criteria for selection for a local heritage list. In addition, a number of buildings are identified as making a positive contribution to the Conservation Area, for reasons set out in an appendix to the appraisal.

8.4 Control of Development – Demolition and Redevelopment

Policy Context

Not all buildings make the same contribution to the character and appearance of a conservation area. Amongst those identified as 'positive contributors', some will make a higher level of contribution than others. Consequently, applications for demolition must always be accompanied by the proposals for redevelopment which should respect the character of the conservation area but avoid bland or pastiche architecture, in order to assess the overall impact.

Specifically, the total demolition of any building in a conservation area in residential use, or any buildings attached to that, or any buildings exceeding 50 metre² requires prior approval by the local planning authority. Similarly, approval is also required for the demolition of any wall higher than 1 metre if adjacent to a road or public open space or higher than 2 metres elsewhere. NPPF defines the elements of the historic environment that are worthy of consideration in planning matters as 'heritage assets', which include conservation areas. The process of designation identifies them as having a level of significance that justifies special protection measures. NPPF states,

"Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site;

⁴¹ Historic England, *Local Heritage Listing, Historic England Advice Note 7*, 2nd ed. (London: Historic England, 2021) 6.

⁴² Cheshire East, Local Development Framework, Local List of Historic Buildings Supplementary Planning Document (Cheshire East, 2010) 6

- and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;
- and the harm or loss is outweighed by the benefit of bringing the site back into use.”⁴³

The NPPF states “Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.”⁴⁴

The Local Authority’s Policy implies a presumption in favour of retention of buildings within conservation areas. SE7 states: The Council will support development proposals that do not cause harm to the significance of heritage assets (both designated and non-designated) and seek to avoid or minimise conflict between the conservation of a heritage asset and any aspect of development. “Development proposals that cause harm to, or loss of, a designated heritage asset and its significance, including its setting, to provide a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated, proposals will not be supported.”

Issues/ Threats

The loss of buildings which make a positive contribution to the character of the Conservation Area generally damages the integrity of the area. Deliberate neglect, or damage to a building to ensure it is beyond reasonable economic repair, for example in order to redevelop a site, is occasionally a problem in conservation areas. Particularly where plot sizes are generous by contemporary standards, proposals may include subdivision which may have a negative impact on the grain and density of the Conservation Area.

8.5 Control of Development-Article 4 Direction Restricting PD Rights

Policy Context

Permitted Development rights refer to a range of minor developments to domestic dwellings. These permitted development rights are slightly more restricted in conservation areas for some types of development, but this does not prevent various alterations to houses being carried out without the need for permission. However, over time the cumulative effect of such changes may spoil the special interest or local distinctiveness of the area.

An Article 4 Direction is a legal device available to local authorities enabling them to exert tighter controls on changes to the outside of houses facing a road or open space. They can be introduced to bring certain types of minor development back under local authority control so that they may consider potentially harmful proposals and decide whether or not to grant consent. Such Directions are normally used to control a proliferation of often minor alterations to buildings or associated structures, which can cumulatively erode the character of the conservation area over time. They can relate to the entire conservation area or to a specified section. Their introduction is accompanied by clear guidance on appropriate design and materials.

⁴³ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (London: Ministry of Housing, Communities and Local Government 2021) para.201.

⁴⁴ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (London: Ministry of Housing, Communities and Local Government 2021) para.196.

Research has found that the impact on resources due to an increase in planning applications is actually minimal because clear, concise controls, supported by appropriate guidance, encourage like-for-like repair or replacement in matching materials.⁴⁵

Issue/ Threat

There is currently no Article 4 Directions in Bollin Hill Conservation Area but there is evidence of cumulative harm to the character of the Conservation Area from a series of relatively minor alterations which would not have needed consent. These include altering boundary walls, widening openings, changing gateposts and gates and increasing hard standing at the expense of the front garden, as well as garden boundaries onto the public open space of The Carrs and alterations to the simple grass verges which form part of the property boundary.

The Article 4 is not retrospective but would mean certain works to the front of a house or facing public space (or within its curtilage) would need planning permission. Within the area of Bollin Hill Conservation Area that is unadopted, the property boundary extends to halfway across the road. The types of works affected include:

- enlargement, improvement or alteration to a dwelling house, including re-pointing,
- cladding, and alteration to windows and doors,
- erection or alteration of an outbuilding, enclosure or pool,
- erection of a porch,
- alteration of a roof including rooflights, dormers, or changes to the material,
- erection, alteration or removal of a chimney,
- painting of exterior walls,
- installation or replacement of a satellite dish and associated cabling,
- erection, alteration or removal of gate, fence, wall or other means of enclosure,
- making or extending a hard-standing
- works to the verges, pavement and road outside the property.

8.6 Highway Works to Pavements and Roads

Policy Context

The Historic England guidance *Streets for All: North West* contains detailed advice for the management of highway works in conservation areas. Historic England states that treatments of roads within historic areas should reflect their purpose and location. The general principles for highway works in historic areas are:

- Surface treatments should relate to their urban character
- Retain or reinstate setted edges, cobbles and grass verges, taking into account the needs of all users
- Avoid the unnecessary introduction of kerbs in rural areas
- Use surface dressings to reinforce local distinctiveness
- Use road markings sparingly in sensitive areas, consistent with safety standards
- Consult local disability organisations on detailed design

They also state that in many conservation areas inappropriate street furniture can mask the special character of the area. They advise that Local Authorities should:

- Identify and remove superfluous or redundant items

⁴⁵ RPS Planning, *Planning Research into the use of Article 4 directions on behalf of the English Historic Towns Forum* 2008, paras 3.18-3.19.

- Reduce new furniture to a minimum by good design
- Locate signs, traffic signals and lighting onto existing street furniture and buildings
- Co-ordinate style, colour and siting of street furniture
- New designs should be simple, elegant and appropriate to context
- Consult local access groups or disability organisations

Issue/ Threat

Although the Conservation Area is small, the Conservation Area Appraisal identified issues requiring the attention of highway works. The condition of the road and pavement in the adopted part of Bollin Hill and the different appearance of the adopted and unadopted areas have a negative impact on important views within the Conservation Area and detract from its character. The streetlights on in the Conservation Area are of an unsympathetic modern design.

8.7 Trees, Landscaping and Views

Policy Context

Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a conservation area must give six weeks' notice to the local planning authority. The purpose of this requirement is to give the authority and opportunity to make a tree preservation order. In the case of all other trees over 75mm in trunk diameter measured 1.5m above ground level, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.

Legislation gives powers over trees in conservation areas – essentially, anyone proposing to cut down, top or lop any tree has to give notice to the local authority, which can then decide whether to make a tree preservation order (TPO) based on its contribution to the area.

Cheshire East Local Strategy Policy SE5 protects trees, hedgerows and woodlands and where development is concerned, "the sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity".

For any planning application in the area involving development which may affect trees, it will be necessary for the applicant to provide a detailed tree survey, together with a specification of any proposed work to the trees. The application should be specific with regards to external and landscaping works, including levels, hard surface construction, and service trenches. In addition, protection of trees shown as being retained will be required during construction. A scheme showing how this will be achieved will need to be submitted and agreed by the Local Authority before work starts and adhered to throughout the construction works. Trees and the area underneath them will need to be securely fenced, to protect them during the use of machinery or other vehicles and stock piling of soil or materials.

Issue/ Threat

As a garden suburb, the number and diversity of mature trees is important to the character of Bollin Hill Conservation Area. As a conservation area, there is automatic protection of all trees above a specified diameter (75mm, measured 1.5m above ground level). Many are also protected through individual and group TPOs, including all trees at the bottom of the gardens and on The Carrs. In addition, there are TPOs on several hedges and many trees within gardens but other gardens with

mature trees have no TPOs and those on the grass verges on Bollin Hill are not included. These trees provide an important screen and reinforcement of historic boundaries as well as being integral to key views, such as those along Bollin Hill Road and from The Carrs up to Bollin Hill. Some trees are causing root heave to pavements on Bollin Hill. In some circumstances the future of these trees may be threatened.

8.8 Safeguarding Green Infrastructure

Policy Context

East Cheshire Local Strategy SE6 recognises the importance of a good quality, accessible network of green spaces, referring in particular to the River Bollin river corridor. Para 2 refers to "Safeguarding green infrastructure assets to make sure that development does not compromise their integrity or potential value." The Wilmslow Landscape Character Assessment identifies as landscape opportunities that "the woodland valley sides should be well maintained and actively managed" and that "development should not encroach onto the wooded slopes so the sense of enclosure created by the woodland is maintained.

Issues/Threat

Bollin Hill Conservation Area includes a section on the wooded valley bottom and lower slopes of The Carrs, the location of the historic textile mill, as well as land within the Bollin Hill gardens which forms part of this landscape. The majority of the gardens are mature, landscaped and planted to accommodate the steep slope, maintaining the tree cover, with secure but discreet boundary treatments. There is a risk, especially in plots which have been subdivided and/or redeveloped, that changes to the planting, landscaping and boundary treatment encroach on and negatively impact on the character of the wooded slopes and diminish the sense of enclosure. Furthermore, an adjacent zone of sensitivity has been identified, comprising an avenue of mature trees marking the former historic road (now footpath) which leads from The Carrs. Within this, works to the trees without an apparent replacement strategy are impacting on the tree cover.

8.9 Monitoring, Enforcement and Remediation Strategy

Policy Context

Effective conservation area management requires enforcement and remediation to resolve breaches of planning requirements, non-compliance with conditions on schemes which have consent, and unauthorised works and infringements of planning law. Enforcement and remediation actions are also very effective when used to secure the repair and full use of buildings at risk and to remedy the poor condition or unsightly nature of land or buildings, where it is adversely affecting the amenity of a conservation area.

Historic England guidance recommends the development of procedures⁴⁶ for monitoring change in conservation areas on a regular basis, such as photographic surveys and recording. Beyond this Historic England guidance recommends that the special character of conservation areas is protected and enhanced by enforcement of planning controls.

⁴⁶ Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1* (London: Historic England, 2019) 38.

Issue/ Threat

The lack of a detailed dated photographic record can frustrate enforcement actions as the enforcement action cannot be taken unless the un-authorized alteration can be shown to have been carried out within the previous four years. The cumulative effects of the deteriorating condition of a conservation area generally, and buildings at risk in particular, can go unnoticed without regular monitoring. The Conservation Area is currently in fairly good condition. In the future the Local Authority can take enforcement action against unauthorised works which have been carried out in the Conservation Area using the detailed dated photographic record to support enforcement actions.

8.10 Community Involvement, Interpretation and Guidance

Policy Context

Both Historic England and Government guidance recommend the involvement of residents, interest groups and businesses within conservation areas. Government guidance emphasises the need for local planning authorities to work with the local community to understand the significance of heritage assets. Community involvement can also assist in efficient conservation area work, ensuring valuable local knowledge is available to influence new development and regeneration within the conservation area. The local community can also assist in the promotion of good design and conservation, and in the appreciation of the value of the conservation area.

National planning guidance promotes early public involvement in policy formulation and decision making. Historic England guidance on the management of conservation areas also stresses the need for local involvement and suggests consultation activity should generally be in line with the Statement of Community Involvement, whether or not it applies technically.⁴⁷ Regular information, consultation and participation with the town Local Authority and Town Council, local amenity societies, environmental groups, residents' associations, chambers of commerce and local business organisations helps sustain community involvement.

Issue/ Threat

Historically it is understood that there was a strong sense of community within this small area. Today some descendants of early residents remain but not all are familiar with the history and significance of Bollin Hill. Thus, the lack of any interpretation boards and the absence of information on the historic development and design guidance may contribute to ill-informed and inappropriate alterations to properties.

⁴⁷ Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1* (London: Historic England, 2019) 13.

Section 9 Design Guidance

9.1 Introduction

Design within a conservation area needs to adhere to specific guidance to ensure that it is appropriate and does not erode the character of that area.

9.2 Building Design

Context

East Cheshire Local Plan Strategy Policy SE7 para. 4 states: 'For all heritage assets, high quality design should be achieved. It should aim to avoid poorly executed pastiche design solutions and should foster innovation and creativity that is sensitive and enhances the significance of heritage assets in terms of architectural design, detailing, scale, massing and use of materials.' The Cheshire East Borough Design Guide 2017 provides more details of landscape and architectural character and identifies Wilmslow as within the Settlement Character Area 'North Cheshire Fringe'.

To be considered as appropriate, any development proposal must preserve or enhance the character of the Conservation Area. The specific aspects of architectural style have been summarised in the Conservation Area Appraisal. New developments will, accordingly, need to be of the highest standards of design and contextual materials. The important building form and style in the area is of individually designed, two-storey detached or semi-detached dwellings from 1920s-1950s built in the Arts and Crafts style including feature decorative elements, as well as later buildings which contribute to the character of the Conservation Area.

It is in this context that the design of new developments will be considered. The main requirement for new building design is that it should be compatible with both the character and the setting of the area. This is a job for a skilful and sensitive architect and cannot be achieved by following simple guidelines. However, it is appropriate to draw attention to some aspects. Successful designs have usually followed the character of the area as expressed in width relative to plot, proportion (e.g. of window height to width), roof styles, building form and materials. The existing line of the street should be adhered to. The CABE and Historic England guidance, *Building in Context, New Development in Historic Areas* urges developers to consider the following questions to ensure that any new design within a Conservation Area is appropriate:

- How does the proposed building relate to its specific site?
- Is there a positive and imaginative response to any problems and constraints?
- Have the physical aspects of the site been considered, e.g. any changes in level within or beyond it? Are access arrangements convenient and existing routes respected?
- Can the amount of accommodation required be fitted on the site in an elegant way?
- How does the proposal relate to its wider setting?
- Are the street pattern and grain of the surroundings respected?
- Are there changes in height between the existing and new development and, if so, how are they managed?
- Will the result enhance or damage the quality of the townscape?
- How is the density of the proposal related to that of existing and neighbouring uses?
- If there are differences, are they acceptable?
- Has the impact of the building in close views been assessed? Is it either weak or overpowering? Does it respect the scale and rhythm of its neighbours?
- What materials are used?
- How do they relate to those of the surrounding buildings?
- Is the quality as high?
- Are there interesting comparisons or contrasts in the use of materials?
- How will the colours work together?

- Is the architecture of the building suitable for the uses it contains?
- Is it trying to be too grand or pretending to be more modest than it really is?
- How does the architecture present itself to the viewer?
- Is there a strong composition in the pattern of solid to opening in the façade?
- Does the detailing of the materials show signs of careful thought or originality in the way the building is put together?
- What contribution, if any, does the proposal make to the public realm?
- If new open space is created, is it clear that it will provide a positive benefit and have a genuine use?
- In the wider setting, has the impact of the building in views and vistas been considered?
- Does it make a positive or negative impact?
- Does it form a harmonious group with existing buildings or features in the landscape?
- Does it distract the eye from the focus of the view and if so does it provide something better to look at?

Bollin Hill Design and Materials

The interwar Bollin Hill houses exhibit a considerable range of building materials. The predominant building material is brick, brownish but not uniform, with a broad range of colour in the light brown-reddish spectrum. The walls are variously brick, painted and rendered, or just painted and brick is frequently used in a variety of ways for decorative detailing. Particularly on gables and cross gables there is use of a variety of materials including hanging tiles, weatherboarding and half-timbering. Many of the roofs have small rectangular tiles of stone slate, but pantiles, tiles and slate are also found. Ridge tiles are often heavy and a decorative feature in their own right. Windows are generally timber framed but occasionally metal; small paned windows and leaded windows are common, as are feature windows which may use different materials for decorative surrounds. Porches and doors utilise a variety of materials including stone, timber and stone slate.

The pre-dominant style of Bollin Hill is Arts and Crafts-inspired. The two-storey houses (sometimes 2 ½) are detached or semi-detached, with gardens to the front and a larger garden to the rear and some space either side. Their design is characterised by their individuality, while drawing on a palette of materials and design characteristics and decorative features which appear in different combinations. The roofline is varied, broken up by chimneys, cross gables, sections of catslide roofs and dormer windows. The decoration is subtle and understated but its presence is a feature in the design of these houses, including curving ridge tiles, stacked tiled corbelling, brick arches, including blind arches. Additionally, the designs usually include an individual feature element, such as an integrated porch or door surround or an unusual window.

Issue/ Threat

Work that negatively affects the external appearance of a building can include the replacement of existing elements or the addition of an extension, particularly where it is positioned to the side or front of a building, altering the appearance and rhythm of the street. Also, new development within the Conservation Area can have a negative impact on the character of the area if the development is not appropriate in terms of design or materials.

9.3 Boundary Treatments and Hard Standing

Context

Designed as a garden suburb facilitating community living, the gardens of Bollin Hill were conceived as an extension of the house, providing outdoor living space. The space to the rear was generally

not private, separated by high hedges, but the front garden was visible over a low hedge or hedge and wall combination which were no higher than shoulder height. The front gardens were characterised by a combination of some hard standing and grass, trees and planted areas within the boundary. Many of the properties of the Bollin Hill Estate had both a pedestrian gate and path to the house and an entrance for the car. Gates were generally timber and either lower at the base with vertical bars in the upper section, which was sometimes curved, or entirely of vertical bars. Outside the wall or hedge there is generally a simple grass verge edged with curbstones to the road and drive. On the garden boundaries to the public space of The Carrs, while there is a need for robust high boundary treatments to provide security, these have traditionally been predominantly green (wire fences or fences or railings inside a high hedge), so that the wooded appearance of the slopes is retained. Historic England guidance advocates the retention of historic boundary treatments and the use of traditional materials.

Issue/ Threat

There are several examples of where traditional boundary treatments to the street have become much higher; hedges have grown or been replaced by other high boundary treatments. Some are non-traditional such as more elaborate and/or extensive brick walls or timber fences, ornate railings or high solid gates. Additionally, the areas of hard standing within the front gardens have in cases been so far extended that little or no planting or grass remains. The changes can reduce views of the houses, reduce the former community character and alter the garden character to one that is more urban. New development has not always retained the appropriate treatment of grass verges, not introducing curb stones, replacing verges with raised beds or paving over drains. Regarding the garden boundaries to The Carrs, some recent boundary treatments do not blend in visually.

9.4 Extensions

Context

As stated in Historic England guidance “The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate”.

Many of the houses of Bollin Hill have been successfully extended but in other cases extensions to the side have been at the expense of green space between the buildings.

Issue/ Threat

Inappropriate extension of historic buildings in terms of size of location can not only diminish the historic character of the individual structure but can also have a negative effect on the significance of the Conservation Area.

9.5 Dormer Conversions

Context

As stated in Historic England guidance “The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate”. When having a dormer conversion, there is an alteration to the scale of the property.

Dormer windows are a common feature in Bollin Hill and take a variety of forms, enabling use of the roof space, and contributing to the varied roof line.

Issue/ Threat

A poorly designed dormer extension could transform the building to a scale and massing that is not historically accurate and is inappropriate. Dormers should not be at the same height as the roofline.

9.6 Windows

Context

Government guidance advocates the retention of historic material and features within conservation areas to preserve the historic character of the area. To retain the historic character, it is desirable that future works should be in the historic character of the building.

In Bollin Hill the window forms are varied in form and position; most are timber-framed but some are metal. In addition to the number and variety of dormer windows. Many Arts & Crafts houses have windows which are either small pane windows or have decorative leading, usually in a rectangular pattern but occasionally in a diamond pattern. The first-floor windows are often positioned directly beneath the eaves but the ground floor windows sometimes have a lintel of soldier bricks above them or, where the house is rendered, the window opening may be enhanced by brick detailing. And not all the interwar houses have either small pane of leaded windows; both 8 and 23 have large pane casement windows

Issue/Threat

During research carried out by Historic England in 2003 they found that small scale changes such as replacement plastic windows, satellite dishes and paved over front gardens to conservation areas were slowly degrading the historic character of these areas. Alterations and modern additions to windows and the introductions of new windows in forms that are not in keeping with the age or style of the building have a negative effect on the character of the Conservation Area.

9.7 Doors and Porches

Context

Government guidance advocates the retention of historic material and features within conservation areas to preserve the historic character of the area.

There is considerable variety in the treatment of entrances. Amongst the Halliday, Patterson & Agate interwar houses, there are small stone slate canopies supported by timber pillars, internal porches

with arches of different forms, marked by decorative stone or brick panelling, porches built into corners and no porch at all. However, they are modest in size and integrated into the building, unlike larger porches with pitched roofs which may be found on houses from an earlier or more recent period, such as at Victorian Lacey Oaks. One of the largest interwar properties, Rocklands, does not have a porch. Where there is a porch, it is generally small; larger porches with a gable roof or in another style are usually later additions and inappropriate. The design of a porch should take the style and scale of the original building as a starting point and aim to be proportionate and sympathetic. The internal porches, such as at 11 Bollin Hill, Twigmoor and Dacre are emphasised externally by decorative features but these tend to emphasise craftsmanship and the materials rather than be over ornate. The front doors are timber and individual in design, often featuring small, glazed features or other decorative craft details. Rocklands has a vertically panelled door with a line of three rectangular lights while High close has a single-coloured, curved triangular light, set into a carved panel in a heavy timber door with its original wrought iron furniture. At 5 Bollin Hill the door features vertical panelling and an ornate brass numberplate, beneath a cantilevered rectangular flat stone canopy.

Issue/ Threat

While there has been little replacement of original doors, new development has not always included doors or porches with the level of craftsmanship or individuality which characterises the Conservation Area.

9.8 Roofs, Chimneys and Rainwater Goods

Context

Roofs are one of the most important elements of any building and chimneys contribute to the variety of the roof line of the Conservation Area. The importance of a varied roofline and the variety of materials have been discussed under building design. However, it is also important that any roof replacement or repairs should be done with identical or visually similar materials and the roof form retained.

Issue/Threat

Alterations to the roof line or roofing material of a building can have a negative effect on the visual harmony of the Conservation Area. Where rooflights are installed, these should be conservation-style rooflights which are flush with the roofs rather than standing above the surrounding area, located on the rear slope of the property. Plastic guttering and downpipes are not appropriate in the Conservation Area. It is considered that the longevity and appearance of cast iron guttering, if properly maintained, repaired and installed outweighs the use of plastic rainwater goods. Where replacement is necessary, cast aluminium is an acceptable compromise.

9.9 Maintenance

Context

Historic England's guidance on *Looking after Historic Buildings* states with regard to maintenance and repair of older buildings, that:

Maintenance and repair are needed to tackle the inevitable decay and deterioration of building fabric that occurs because of climatic conditions, wear and tear by building users, neglect or other threats. Maintenance can be defined as "routine work necessary to keep the fabric of a place in good order." The main objective of maintenance is to limit deterioration. Repair can

be defined as “work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration” (Conservation Principles 2008).

In particular, Historic England’s Guidelines for Best Practice on Re-pointing Brick and Stone Walls states that:

The appearance of brick and stone masonry owes as much to the character of the mortar joints as to the stone and bricks themselves. Unsuitable re-pointing can affect not only the look but also the durability of masonry, and is amongst the most frequent causes of damage to the character and fabric of historic buildings..... Two modern styles of pointing are often found on older masonry but should be avoided as they give the joint too much emphasis against the masonry. They also tend to be associated with hard cement-based mortars. These are weather-struck pointing to brickwork, which is slightly proud of the masonry and smoothed off at an angle and ribbon or strap, a style similar to weather-struck, ie proud of the masonry and smoothed off.

Issue/ Threat

Similarly, many of the larger houses had their own outbuildings, including large stable blocks. These too form part of the local character and history and where they are redundant, any conversion should retain their recognisable form, including yards with setts if present.

A building’s life can be indefinitely extended by ensuring that roof tiles are replaced, gutters and downpipes checked and where necessary cleared of leaves and debris and greenery growing out of cracks cleared, including roots. Timber door and window frames and barge boards should be regularly repainted. Where mortar joints decay, appropriate re-pointing should be undertaken.

9.10 Car Parking, Garages and the Public Realm

Context

The Historic England guidance *Streets for All North-West* recognises the importance of the public spaces, the streets and paths through which people move, and how they contribute to the character of an area, even a small area. Today, the focus has shifted to making streets a better place for drivers and pedestrians alike, with the underlying principles to reduce clutter, co-ordinate design and to reinforce local character, while maintaining public safety. This includes Identifying the local detailing and materials of streets, pavements and the drives where they intersect with the houses as well as the design and location of street lighting and management of parking, recognising that: “Car parking is a dominant feature that detracts from the visual coherence of the public realm.”

The development of the Bollin Hill Estate falls into the era of the motor car and many houses retain their original garages. The garages were generally built with pitched or hipped roofs of the same material as the main house, the timber doors vary in design. Where these have been replaced with up-and-over doors, those with a vertical design, imitating timber planks, are more in character.

Signs limit on-street parking in the adopted section of the road. Elsewhere vehicles often park on the grass verges, causing damage. Many residents have placed stones on the verges to discourage this. Additionally, later development has not always observed the traditional detailing and materials for drives, verges and curbs, for which property owners in the unadopted section are responsible.

Issue/ Threat

Today most households have more than one car and delivery vehicles and contractors are frequently parked on the street. Where garages are replaced, sometimes with larger ones, it is important that

both in design and materials these are sympathetic to the house and area and that provision of hard standing is designed to retain a significant element of soft landscaping in character of the garden suburb.

9.11 Micro Energy Generation

Context

Historic England provide the following guidance for considering micro energy generation, "Proposals for microgeneration equipment attached to scheduled monuments that are buildings, listed buildings or historic buildings in conservation areas will generally be acceptable if all of the following criteria are met:

- the change will not result in loss of special interest;
- the visual impact of the equipment is minor or can be accommodated without loss of special interest;
- in fixing the equipment to the building there is no damage to significant historic fabric and installation is reversible without significant long-term impact on historic fabric;
- the cabling, pipework, fuse boxes or other related equipment can be accommodated without loss of, or damage to, significant historic fabric;
- that as part of the justification, the applicant can demonstrate that other energy-saving measures or other locations with less impact on the historic fabric and the special interest have been considered and are not viable;
- the applicant can demonstrate that the proposal has net environmental benefit;
- the local authority imposes a condition requiring removal of the equipment, including cabling and boxes, and making good of the historic fabric as soon as it falls out of use.

For freestanding equipment within scheduled areas, close to listed buildings, sites included in the register of historic parks and gardens, and register of battlefields:

- the appearance or setting of the site or building is not compromised;
- the ground disturbance caused by its installation is minimal and does not compromise the historic significance of the site."

Issue/ Threat

The installation of micro energy generation devices such as solar panels and micro wind turbines can be damaging to the exterior of historic structures and visually intrusive. These modern pieces of equipment can have a negative impact on the special character of the Conservation Area.

Action

9.12 Satellite Dishes

Context

Satellite dishes are viewed as inappropriate modern additions to conservation areas that negatively affect the streetscape and diminish historic character. The insertion of satellite dishes should be monitored by the local authority. The installation of a satellite dish or antenna installed on a building up to 15m in height, in a conservation area requires planning permission if it is installed on a chimney, wall, or a roof slope which faces onto, and is visible from, a road.

Issue/Threat

Inappropriately sited satellite dishes have a negative impact on the special character and appearance of conservation areas as a result of being fixed in locations which are visible in the street scene. In all areas, it is a condition of installing any antennae or dish that you must site it in such a way that minimises its impact on the external appearance of the building. In many circumstances, planning permission will be required for the installation of a satellite dish or antennae. Satellite dishes will therefore only be acceptable where they cannot be easily seen from public vantage points.

Section 10 **Contact Details and Sources**

For more information about the Bollin Hill Conservation Area, please contact:

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Historic England:

- Understanding Place: Historic Area Assessments, 2017
- Streets for All Advice for Highway and Public Realm Works in Historic Places, 2018
- Streets for All North West, 2018
- Conservation Principles Policies and Guidance, 2008
- Neighbourhood Planning and the Historic Environment, 2018
- Conservation Area Designation, Appraisal and Management, Advice Note 1, 2nd ed. 2019

Maps and Plans

Saxton's Map of Cheshire, 1577

1841 Tithe Map

Ordnance Survey: 1882, 1899, 1911, 1936, 1938, 1954, 1976, 1990, 1999

2009 Historic Environment Record Map (GIS data)

Archives and Libraries Consulted

Cheshire Archives and Local Studies, Chester

Wilmslow Library Local Studies Section

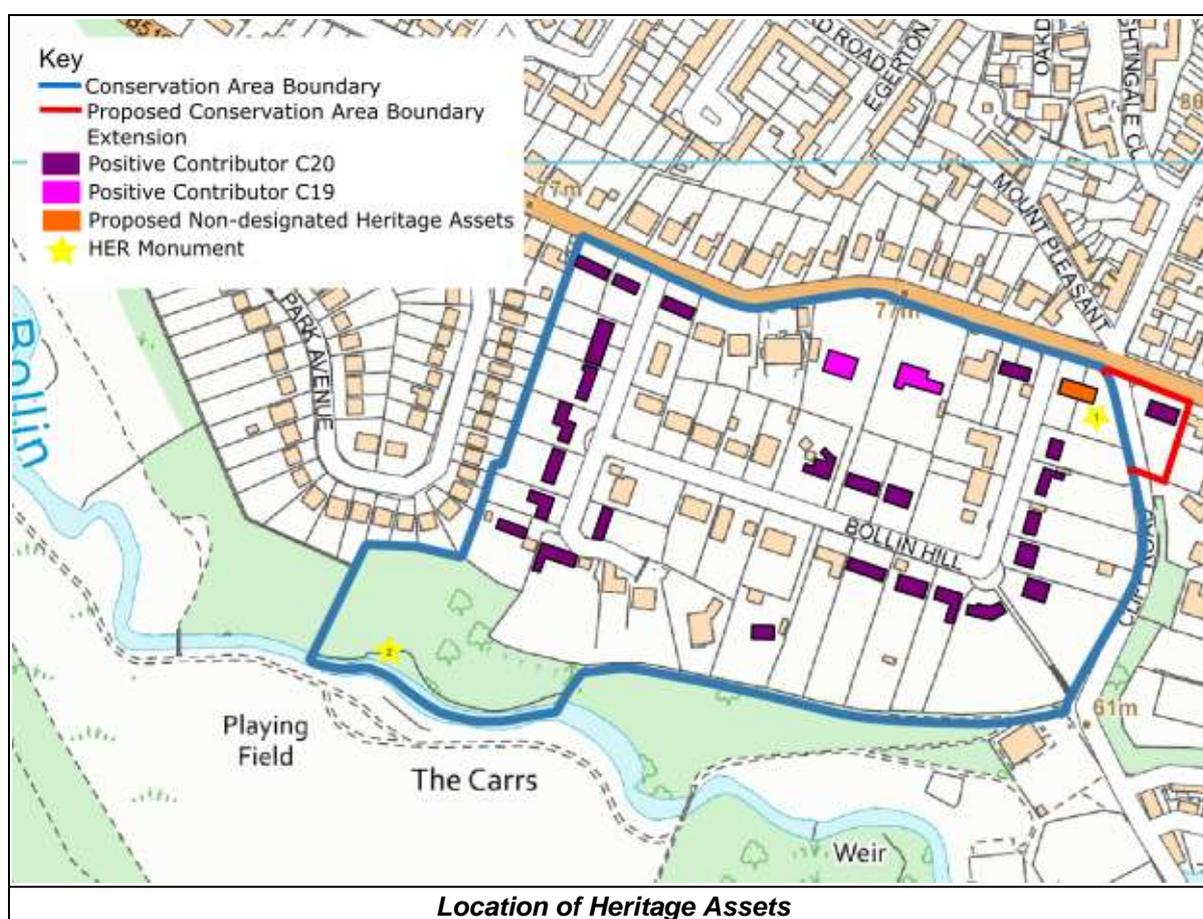
Appendix: Audit of Heritage Assets

Introduction

An audit has been undertaken of heritage assets within the Conservation Area and the areas considered for extension. These include Listed Buildings and Positive Contributors. These elements have been logged in tables and described. There are no Archaeological Sites and Monuments identified in the Historic Environment Record.

Monuments and Listed Buildings

A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are two monuments but no listed buildings within the Bollin Hill Conservation Area, shown on the map below.



| | |
|---|---|
| 1 | Base of Wilmslow Cross (HER 1482) |
| 2 | Site of former Textile Mill (HER 2898/2) |
| 3 | Proposed Non-Designated Heritage Asset or positive contributor: 11 Styal Road/1 Bollin Hill |

| Positive Contributor Buildings | | | |
|--------------------------------|--------------------------------|----|----------------------------|
| 4 | Hilltop, 9 Styal Road | 19 | Twingleigh, 13 Bollin Hill |
| 5 | 17 & 19 Styal Road | 20 | Longroyd, 15 Bollin Hill |
| 6 | Lacey Oaks | 21 | Grayshott, 17 Bollin Hill |
| 7 | Spindle Cottage, 31 Styal Road | 22 | Brendon, 19 Bollin Hill |

| | | | |
|----|---|----|---------------------------------|
| 8 | 33 Styal Road | 23 | The White House, 21 Bollin Hill |
| 9 | 35 Styal Road | 24 | Beechwood, 23 Bollin Hill |
| 10 | Newlands, 3 Bollin Hill | 25 | Rylands, 33 Bollin Hill |
| 11 | Kenmore, 4 Bollin Hill | 26 | Rocklands, 35 Bollin Hill |
| 12 | Brow Cottage, 5 Bollin Hill | 27 | Timbercombe, 37 Bollin Hill |
| 13 | 6 Bollin Hill | 28 | Dacre, 39 Bollin Hill |
| 14 | Croftlands, 7 Bollin Hill | 29 | Carrwood, 41 Bollin Hill |
| 15 | Woodfields, 8 Bollin Hill | 30 | Mayfield, 43 Bollin Hill |
| 16 | Rosse House (formerly Creigneish), 9 Bollin Hill | 31 | 45 Bollin Hill |
| 17 | 10 Bollin Hill | 32 | 47 & 49 Bollin Hill |
| 18 | High Close, 11 Bollin Hill | | |

Monuments

Name: WILMSLOW CROSS

Location: SJ 8473 8184 Garden of 11 Styal Road

HER Number: 1482

Type and date: Medieval Cross Base. Late 16th century.

Summary: The roadside cross at Lacy Green, Wilmslow is a block of stone recessed to receive a shaft with three steps. It was probably erected during the latter half of the 16th century, and the base can still be seen at the top of 'the cliff', Wilmslow. Standing Crosses are usually of stone and date from the medieval period, mid 10th to mid 16th centuries AD. They served a variety of purposes from places of prayer and pilgrimage to places of public proclamation.



Name: SITE OF CARR MILL

Location: SJ 8430 8170

HER Number: 2898/2

Type and date: Late 18th century textile mill.

Summary: Site of a textile mill. It is listed in the Gazetteer of the East Cheshire Textile Mill survey and shown on 1st Edition Ordnance survey 25 inch and 6 inch maps of Cheshire.



Proposed Non-Designated Heritage Asset

Name: 11 Styal Road/1 Bollin Hill

Type and date: Semi-detached 1920s houses in Arts & Crafts style.

Both were designed by James Halliday, who also lived at 11 Styal Road until his death in 1932.

Halliday was a Manchester architect and proponent of housing reform and a partner in Halliday, Paterson & Agate. His builder occupied 1 Bollin Hill.



Positive Contributors

A positive contributor is a heritage asset that makes a positive contribution to the surrounding area but is neither a designated nor a non-designated heritage asset. They are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest.⁴⁸ They should be considered in addition to both listed buildings and buildings entered into the local list. A single building, group or landmark can be classed as a positive contributor.

These elements have been assessed with reference to Historic England criteria set out in their document.⁴⁹ The guidance uses the following questions to assess if an element should be considered for positive contribution:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

⁴⁸ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2021).

⁴⁹ Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1, 2nd ed* (London: Historic England, 2019) 21.

Those buildings which have been assessed according to these criteria in the proposed Bollin Hill Conservation Area are identified on the map above.

Name/Location: Hilltop, 9, Styal Road

Summary: Early 20th century (appears between 1897-1907). Detached Arts & Crafts style 2-storey house with slate roof and painted pebble-dash walls, two half-timbered cross-gables and chimneys breaking up the roofline. Canted bay windows flank a stained-glass window on the first floor. Original garage.

Recommended as boundary extension and positive contributor which reflects a substantial number of characteristic elements in the conservation area



Name/Location: 17 & 19 Styal Road

Summary: Pre-1936 semi-detached houses on corner site marking east entry to Bollin Hill, probably designed by Halliday, Paterson & Agate. Pebble dash walls above brick base, red tile roof with irregular asymmetric roofline and catslide roof to side, small leaded windows, red brick detailing, including semi-circular arches.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Lacey Oaks, Styal Road

Summary: Pre-1872 large 3-storey red-brick Gothic Revival villa with slate roof, brick chimney stacks, decorative bargeboards, cross gables, casement windows under brick arches. Recently restored exterior but internal historic features previously removed. Large garden with mature trees, stone pillars to drive.

Recommended as a positive contributor because it illustrates the earliest development of the area.



Name: Spindle Cottage, 31 Styal Road

Summary: Pre-1936, probably designed by Halliday, Paterson and Agate. Occupies east corner site of west entrance to Bollin Hill. 2-storey light detached house of multicoloured brick. L-shaped with steep roof/dark roof tiles, stone ridge and tall chimney, leaded lights to windows.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: 33 Styal Road

Summary: Pre-1936, probably designed by Halliday, Paterson and Agate. Occupies west corner site of west entrance to Bollin Hill. 2-storey red-brick, tile roof, decorative brick tall stack, leaded lights.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: 35 Styal Road

Summary: Pre-1936, probably designed by Halliday, Paterson and Agate. 2-storey multi-coloured light brick, asymmetric roofline, small slate tiles, decorative stone ridge tiles, semi-circular brick arch over door, leaded lights

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Newlands, 3 Bollin Hill

Summary: Probably designed by Halliday, Paterson & Agate and occupied in 1934 occupied by Richard Gibson. Red brick with some colour variation, some leaded lights, corner porch with stone tiles, timber boarding to gable with small lozenge window. Small garden, low stone wall with hedge above, central pedestrian gate

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Broadlands, 4 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. Semi-detached, light multicoloured brick 2-storey asymmetric house with lean-to canopy of porch supported by two timber posts, stone slate roof to rear, slate to front slope, with some red tile ridge tiles, stone on the slopes, stone slate detailing on the cross gable, leaded lights.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Brow Cottage, 5 Bollin Hill
Summary: Pre-1936, designed by Oakley & Sanville, for Gerard Sanville. Detached Arts & Crafts style 2-storey house, several decorative features, stone slate roof, dormer windows to rear, brick, small paned windows, original garage and summerhouse.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Kenmore, 6 Bollin Hill
Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. Semi-detached, light multicoloured brick 2-storey house with projecting gable with timber boarding and lozenge window, leaded lights, side entrance. Original garage to south, now connected with car porch.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Croftlands, 7 Bollin Hill
Summary: Pre-1936, probably designed by Halliday, Paterson & Agate, occupied in 1934 by Arthur Clayton. 2-storey, stone slate roof, heavy decorative stone ridge. Asymmetric cross gable with tall (diamond leaded) window with semi-circular brick arch above, leaded windows. Hedge over low stone wall with central timber pedestrian gate.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Woodfields, 8 Bollin Hill
Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. Large brick 2-storey detached house with stone slate roof, projecting cross gable, feature semi-circular arched window on 1st floor, small lean-to porch.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Rosse House (formerly Creignish), 9 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick house with stone slate roof, extended to north, cross gable, leaded windows.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: 10 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick, partly half-timbered house with stone slate roof, dormers, jettied half-timbered cross gable over porch, catslide roof.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: High Close, 11 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey, dark brick, stone slate roof, outward sloping over front bay with chimney, terracotta ridge but stone on hipped roof, some half-timbering, casement and tall rectangular windows, leaded, stone corner porch.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Twingleigh, 13 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick house with stone slate roof with heavy ridge, stone corner porch in with Tudor arch, some half-timbering and weather-boarding. Feature porch, with stone and decorative surround.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Longroyd, 15 Bollin Hill

Summary: Pre-1936, 1927 datestone. Probably designed by Halliday, Paterson & Agate. 2-storey house with asymmetric cross gable, stone slate roof, rendered walls, semi-circular arched feature windows (sometimes blind arch) and entrance door.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Grayshott, 17 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick with stone slate roof, asymmetric cross gable, small-paned windows, semi-circular blind arch above some windows, small porch on timber pillars.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Brendon, 19 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick with stone slate roof, leaded windows, half-timbered cross gable. Flat soldier arches over windows. Original double garage.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: The White House, 21 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 1935 2-storey rendered house with stone slate roof. Brick detailing around windows and semi-circular arched entrance door.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Beechwood, 23 Bollin Hill
Summary: Former Mill Manager's house, 1920
Built far south of original building line, with access from Silk Lane. Rendered 2-storey house with hipped roof, bow windows to side and front

Recommended as positive contributor due to its historic association with Carr Mill, a designated heritage asset.



Name/Location: Rylands, 33 Bollin Hill
Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey painted brick detached house with stone slate roof, leaded windows, brick decorative semi-circular arch above windows.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Rocklands, 35 Bollin Hill
Summary: Early 1920s, designed by Halliday, Paterson & Agate. The largest plot, including pool and tennis court. Two storey brick with stone slate roof, designed to face south. Cross gable to front with semi-circular brick arch above leaded window on 1st floor above entrance door (no porch).

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Timbercombe, 37 Bollin Hill
Summary: Early 1920s, designed by Halliday, Paterson & Agate. Two storey brick with stone slate roof, designed to face south. Small-paned windows. Cross gable to north and to south where it features weatherboarding, catslide roof and tall chimney to west.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Dacre, 39 Bollin Hill

Summary: Early 1920s, designed by Halliday, Paterson & Agate. Early 1920s, 2-storey detached brick house and stone slate roof, cross gable with semi-circular interior porch.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Carrwood, 41 Bollin Hill

Summary: Plot sold off by Halliday's heirs in 1936, shown as an outline but not completed in 1954. 2-storey detached house with stone slate roof, leaded windows, open porch supported by timber pillars, following the design of interwar Bollin Hill properties.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Mayfield, 43 Bollin Hill

Summary: Possibly 1924, designed by Halliday, Paterson & Agate. Plots for 41 and 45 sold off by Halliday's heirs in 1936 and 1937 respectively. 2-storey detached house, mainly rendered, brick plinth and decorative door surround and to windows.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: New Barn, 45 Bollin Hill

Summary: Plot sold off by Halliday's heirs in 1936, shown as an outline but not completed in 1954. 2-storey detached house with stone slate roof, small-pane windows, small porch to side of asymmetric gable, following the style of the interwar Bollin Hill properties.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: 47-49 Bollin Hill

Summary: Shown as an outline but not completed in 1954, pair of semi-detached houses. Rendered walls, stone slate roof. Varied roofline with narrow cross gable featuring semi-circular arched window, with porch in return. Small-paned windows.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

