

Bollington Cross and Lowerhouse Conservation Area

April 2020

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Conservation Area Appraisal

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1. Introduction

1.1. Designation of Bollington Cross Conservation Area

1. Bollington Cross Conservation Area was designated a Conservation Area by Macclesfield Borough Council in 1993. The boundaries of the Conservation Area have not been extended to date. There are three other local Conservation Areas: Bollington, Kerridge, both designated in 1973, and Macclesfield Canal designated in 1975.
2. The Conservation Area Appraisal would normally only look at potential extensions in the appropriate section. However, as the Lowerhouse extension is both so large and so intrinsic to the special interest of Bollington Cross Conservation Area, it has already been included in the proposed name and the area is referred to in other sections of this appraisal.



Map 1: Bollington Cross Conservation Area- Pre 2020

1.2. Definition of a Conservation Area

1. 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 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. Proposals should be publicised and incorporate public comment.
2. Conservation area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, 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.

1.3. Value of Conservation Area Appraisals

1. 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. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This appraisal fulfills 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
2. Conservation areas may be affected by direct physical change or by changes in their setting. 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.⁴
3. 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 Bollington Cross Conservation Area. This Appraisal might then contribute to the preparation of a Management Plan which would set out suggested actions to preserve and enhance the special character of the area. Such a document would support the active management of the Conservation Area through the Development Management process.
4. 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.
5. An adopted conservation area appraisal is a material consideration to appeal decisions and 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

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 Historic England, *Guidance on Conservation Area Appraisals* (London: Historic England, 2006) para. 2.8.

⁵ Historic England, *Guidance on Conservation Area Appraisals* (London: Historic England, 2006)

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

6. 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 or not 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.
7. This appraisal will provide a character assessment of the present Bollington Cross Conservation Area and those within the extensions. The document identifies those factors resulting in adverse harm to the special interest of the conservation area, identify whether cumulative change can be addressed through Article 4 directions and 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 8 and the new extensions are also shown. Consequentially the document will provide background evidence for accessing the acceptability of development proposals.

1.4. Scope of the Appraisal

1. 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 Bollington Cross 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.
2. 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 Bollington Cross Conservation Area. Such information should be considered in conjunction with the appraisal during the course of decision making by the local planning authority.
3. 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 Bollington Cross Conservation Area significant.

⁶ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management* (London: Historic England, 2011) para 1.7.

⁷ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management* (London: Historic England, 2011) para 1.9.

2. Planning Policy Context

2.1. Planning Policy Context

1. The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) provides the legislative and national policy framework for Conservation Area appraisals and management plans. The NPPF (paragraph 185) states:⁸

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognize that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities 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.
2. 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 asset includes designated heritage assets 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.
3. Bollington Town Council has Civil Parish status; previously part of the Borough of Macclesfield, it is now a Cheshire East unitary authority area, still with borough status, and the local authority is Cheshire East Council. The new Cheshire East Local Plan is currently under preparation and will be in two parts. Part 1 is the Cheshire East Local Plan Strategy (CELPS), adopted in July 2017; Part 2, the Site Allocations Development Planning Document (SADPD) at the time of writing remains under preparation. The saved policies of the Macclesfield Local Plan will remain in use until superseded by adoption of the CELPS, after which a number of saved policies will remain in place until adoption of the SADPD. Appendix B of the CELPS sets out those policies that will be saved/replaced.

⁸ Department of Communities and Local Government, *National Planning Policy Framework* (Department of Communities and Local Government, 2019) para 185.

⁹ Department of Communities and Local Government, *National Planning Policy Framework* (Department of Communities and Local Government, 2019) Annex 2.

2.2. Conservation Area Policy Guidance

1. This appraisal was undertaken consulting guidance provided by Historic England in the subsequent documents;
 - Measuring and Assessing Change in Conservation Areas 2005
 - Guidance on Conservation Area Appraisals 2006
 - Guidance on the Management of Conservation Areas 2006
 - Understanding Place: An Introduction 2010
 - Understanding Place: Historic Area Assessments in a Planning and Development Context 2010
 - Understanding Place: Historic Area Assessments: Principles and Practice 2010; Understanding Place: Conservation Area Designation, Appraisal and Management 2011
 - Understanding Place: Character and Context in Local Planning 2011
 - Streets for All
 - Conservation Principles Policies and Guidance
 - Conservation Area Designation, Appraisal and Management, 2016
2. The Historic England document *Conservation Principles*, published in 2008, provides policies and guidance for identifying significance. Four heritage values are assigned through which a site or place can be interpreted; evidential, historical, communal and aesthetic.
3. 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.'
4. In addition, consultation of the Historic Environment Record for Bollington, maintained by the Cheshire Archaeology Planning Advisory Service (CAPAS), has been undertaken and also assessment of the Cheshire Historic Towns Survey for Bollington of 2003.
5. The proposals set out by this appraisal has been through a period of public consultation and submitted for consideration at a public meeting in the area to which they relate.¹⁰ The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting¹¹ or during the period of consultation.

2.3. Control Measures Brought About by Designation

1. 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.'¹² This requirement, as set out in legislation, is also reflected in national and local policy.

¹⁰ Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

¹¹ Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.

¹² Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990

2. 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. 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, at a height of 1.5 meters above ground level is required to give the Local Authority six weeks written notice to allow consideration for protection. Should a tree be felled, a replacement is usually required.
 - Restrictions apply regarding the type and size of advertisements that can be erected without advertisement consent.

3. The Summary of Special Interest

1. The special interest of the Bollington Cross and Lowerhouse Conservation Area derives from the following elements:
 - The history of the settlement and the evolution of the community are inextricably linked with its association with the Greg family. While they did not bring the textile industry to the area, as there was previously both cottage outworking, smaller mills and the development of the Lowerhouse Mill, Samuel Greg Junior both brought the mill into production and implemented his vision of a rural workers' community going beyond the provision of social housing. After Samuel's direct involvement ended, the Greg family continued to live locally, both managing the mill and contributing to the local community.
 - Bollington Cross is a rural agricultural settlement overlaid with 19th century industry and retains a distinct rural identity with a significant number of pre-19th century buildings. It is surrounded by greenbelt land, with views out of the Conservation Area into fields, woods and hills. While the settlement has been significantly extended in the 20th century with new housing, much of this is social housing with gardens which, in the case of the earlier 1931-33 houses, are quite extensive.
 - The palette of building materials and local details repeated throughout the Conservation Area gives the area a sense of visual harmony; these include the stone boundary walls of the properties.
 - The number and variety of mature trees is evident in both historic photographs and today's views, adding interest to and framing views. These include both those in mature gardens in both Bollington Cross and Lowerhouse and in green land, including Hall Hill which is subject to a blanket Tree Preservation Order. The hedges vary in species with laurel, privet and beech for gardens and hawthorn for the traditional hedgerows bordering fields.
 - Bollington Road, Flash Lane and Moss Brow are historic routes; it is probable that the eponymous Bollington Cross was positioned in front of Orchard House, near the junction of Moss Brow with Bollington Road. The valley of the River Dean, is equally important to the special identity of Bollington Cross, as the manipulation of its water power was crucial to the evolution of the settlement; it is inextricably linked to the names 'Happy Valley' and 'Goldenthal' and the views associated with the uphill and downhill parts of the settlement are characteristic.

4. Assessment of Special Interest

4.1. Location and Setting

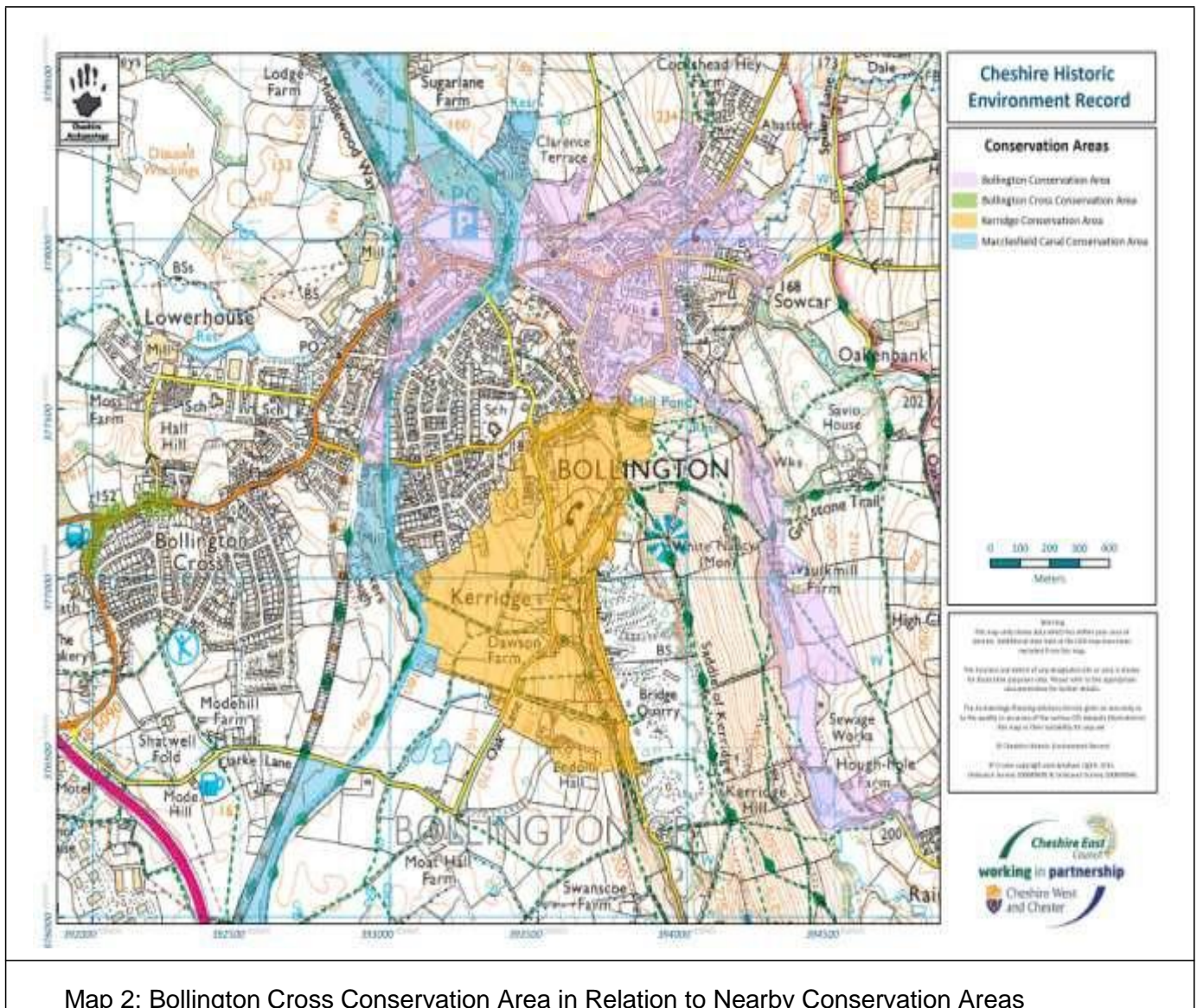
1. The main section of the appraisal comprises a detailed analysis of the special interest of the Bollington Cross Conservation Area with regard to its location and setting, historic development and archaeology, architectural quality and built form, open space, parks and gardens.

Location and Setting of Bollington Cross and Lowerhouse Conservation Area

2. The Bollington Cross Conservation Area is situated to the east of Bollington, approximately 2 km east of Prestbury and 5 km north of Macclesfield and close to the eastern boundary of the county of Cheshire and the boundary of the Peak National Park. This town lies 1 km east of the A523, which connects Macclesfield with Stockport. Bollington is located within the Cheshire East unitary authority.
3. Bollington is situated between the foothills of the Pennines and the edge of the Peak District on the east and the Cheshire Plain to the west. Bollington Cross constitutes the western entrance to the town of Bollington. The Conservation Area is formed around Bollington Road (B5090), from just south of the junction with Flash Lane and to the east of the junction with Moss Brow and Princess Drive. To the north of Bollington Cross the land slopes down to the valley of the meandering River Dean, which flows east-west through a deep valley to the north of the Conservation Area and is the historic source of water power for the mills. This area is known as Lowerhouse, named after the 19th century mill. The river is a tributary of the River Bollin but may have shared the name at an earlier time, a possible explanation to the town's name.¹³ Moss Brow is the historic route which leads downhill from Bollington Cross to the river valley and the settlement of Lowerhouse on its banks.
4. The geology of the area consists of pebble beds of the Sherwood Sandstone group; the drift geology combines glacial sand and gravel and fluvio-glacial gravel. There are also outcrops of coal.¹⁴ To the east of the town of Bollington rises Kerridge Hill which gives its name to local gritstone. Bollington is the only largely stone-built town in Cheshire and the widespread use of the local stone is a characteristic feature.
5. The Bollington Cross Conservation Area is one of four conservation areas sited in Bollington or close to the town (see Map 2). The Conservation Area lies to the west of the Bollington town centre and is not contiguous with any of the other conservation areas. The other three conservation areas are Bollington, the historic town centre characterised by narrow streets; Macclesfield Canal and its banks, a short stretch as this waterway passed through Bollington; and Kerridge, a settlement to the south of Bollington and partially contiguous with the Bollington Conservation Area.

¹³J. McN. Dodgson, *The Place-Names of Cheshire: Part 1. The Place-Names of the Macclesfield Hundred* (Cambridge University Press, 1970).

¹⁴J. Brown, *Bollington Archaeological Assessment*, Cheshire Historic Towns Survey (Cheshire County Council and Historic England, 2003) 1.



Map 2: Bollington Cross Conservation Area in Relation to Nearby Conservation Areas

Plan Form, General Description and Character

- The existing Conservation Area is a narrow elongated curve along the course of a historic road on the ridge above the valley of the River Dean, drawn tightly to encompass the early settlement around the junction of Moss Brow with Bollington Road to the east and a group of early cottages to the west, near the junction with Flash Lane, supplemented by early 19th century workers terraced housing. It does not include the whole of the 18th century settlement nor the historic settlement of Lowerhouse with which it is linked by Moss Brow. The settlement of Bollington Cross today extends both along the road to the south and east, a group of houses to the north on Moss Brow and a large housing estate to the south as well as the settlement of Lowerhouse at the bottom of Moss Brow. Topographically, the Conservation Area lies slightly higher than the land to the south, north and east. Access from the south and east is along Bollington Road, from the west along Flash Lane and from the north up Moss Brow.
- The surrounding agricultural area is characterized by winding roads, undulating land and a variety of trees, often by the roadside; the consequence is constantly changing perspectives and often enclosed spaces. The south entrance of the Bollington Cross settlement is marked by the spacious house and grounds of The Rookery on the west and a small historic brick house on the east. Beyond these there are a number of older houses on both sides of the roads, with more recent developments added in between and a large 1930s estate to the

east. One can also reach the Conservation Area from Prestbury coming uphill along Flash Lane; there is a theory that this holloway was an ancient footpath leading east to the gap in

the hills at Bollington, with Bollington Cross constituting the original settlement.¹⁵ To the east coming from Bollington, the Henshall Road curves and climbs slightly; views to the north include the wooded rising land that leads to Hall Hill and the stone houses of the settlement either side of the road, including the school and St. Oswald's Church. The settlement is ringed by Green Belt.

8. Climbing Bollington Road from the south, the space has an enclosed character with houses built on to the pavement; there is an area of traditional flagstones outside the terrace along 19-51 Bollington Road. It opens out at the top of the hill in front of the Cock and Pheasant. This historic Public House has a car park and playground to its rear going through to Flash Lane. The wide junction in front of the Cock and Pheasant provides good views of the Greg fountain and the grounds of Barley Grange on the north side of Bollington Road, with its hedge and tree-lined boundary. The section of Bollington Road to the eastern boundary of the Conservation Area is more open with wide green verges on one side and the gardens of the 1930s council housing and as well as the nucleus of the older settlement around the junction with Moss Brow. The garden walls of dark Kerridge stone, generally with rounded coping stones, contribute to the character of the open spaces and contrast with the greenery of the hedges, trees and gardens. From Moss Brow the views open out to the fields and valley beyond.
9. The majority of the buildings are for residential use, with the exception of one shop, the Cock and Pheasant public house, the church and the school. The structures include 18th century cottages, 19th century cottages, houses and terraces; the scale is appropriate to the village community with the range of house sizes reflecting the social mix of the early community. The exception, which lies outside the current boundary to the north, is the 1818 mill at Lowerhouse, with later buildings around it. However the scale and styles of the majority of the buildings in the Lowerhouse community are similar in style, age and use to those in the existing Conservation Area. The buildings are generally constructed of stone; the earlier buildings have stone slate roofs, the 19th century roofs are generally of slate. Some 19th century cottages have front walls constructed of stone, and the sides and rear walls constructed of brick. Many of the windows are timber sash or casement windows and the doors are timber. The limited palette of building materials gives the area a sense of visual harmony. Most houses retain their chimney stacks and these add additional rhythm to the areas of terraced housing.
10. Bollington Road, the main road in Bollington Cross, is busy and a bus route. It is also busy visually, particularly east of the Cock and Pheasant; there is a pedestrian crossing with railings near the school, bus shelters outside the Cock and Pheasant and opposite Barley Grange, street lighting and road signage and a combination of wide grass verge and a path on the south side, with stone walls marking the boundaries of the houses. South of the Cock and Pheasant, there are the same stone boundaries however many houses are built straight on to the street. In front of the terraces and many cottages are areas of flagged stone paving, some marked off with black modern bollards to prevent parking, while in other areas pavements are of tarmac. On the east side some areas lack a pavement. These factors combine to give a more enclosed feeling.

¹⁵ George Longdon. 'The Lost Routes of Bollington,' *Bollington Live* No.13 (July 1998).

4.2. Historic Development of Bollington and Bollington Cross

Roman and Anglo-Saxon Periods

1. The Historic Environment Record contains no entries for the area from these periods. There may have been a Roman military outpost at Prestbury, with a ford over the River Bollin, and a route east along the route of Flash Lane, through Bollington Cross; a Roman coin was found just east of Bollington Cross in 1952 on the site of what was Grimshaw Farm, named on a 1611 map including Bollington.¹⁶
2. It is possible that the area later to become the medieval Hundred of Macclesfield was not originally part of what was to become the shire of Cheshire but lay within the territory of the Pecsæte or (Peak dwellers). Bollington is not mentioned in the Domesday Book. Macclesfield and Adlington (2km northwest) were important estate centres belonging to the Earls of Mercia. However, the Domesday Book records that the estate of Adlington had suffered a severe drop in value.¹⁷

Medieval Bollington

3. The Normans did not reach Cheshire until 1070, in the context of the 'Harrying of the North,' a violent campaign to take control of the land and the rebellious Anglo-Saxon landowners. Bollington belonged to the manor and royal forest of Macclesfield, which was so large as to encompass the area later occupied by a number of townships; it also fell under the jurisdiction of Forest Law and hunting rights, with landowners holding land for the Crown. This would not have precluded agriculture usage, but it points to a significant amount of woodland. Little is known of the settlement but it is referred to in a manuscript dated 1269-70 as 'the bounds of the Lord of Bolynton.'¹⁸
4. The origins of the name of Bollington is thought to reflect that the River Dean, which is a tributary of the River Bollin, was earlier called the River Bollin and there was a settlement here.¹⁹ The Bollington Civic Society offer a second theory, that a landowner called 'Bollo' lived here. The location of the original Bollington Cross is uncertain. It appears to have been associated with a junction of four paths. Betts thought it has last stood in the early 19th century, prior to the construction of Henshall Road. A local historian identified a source which suggested it stood in front of Orchard House, adjacent to Bollington Cross Primary School.²⁰

18th Century Bollington Cross

5. In the medieval period it is likely that the small settlement at Bollington Cross was the settlement of Bollington; with perhaps a second group of structures near the corn mill documented from the 14th century.²¹ These are still shown as the only development in the area on Burdett's map of 1777 (Map 3), and referred to as Bollington. Not until Bryant's map of 1831 is there a cartographic distinction made between Bollington to the east and Bollington Cross. Tax data from the Cheshire Mize of 1405 assessed *Bolynton* at 15s 2d; this is approximately one sixth the size of the highest assessed town, *Chedle*. It would have

¹⁶ *ibid.*

¹⁷ J. Brown, *Bollington Archaeological Assessment* Cheshire towns Survey (Cheshire County Council and Historic England, 2003) 3.

¹⁸ R.N. Betts, *Bollington through the Ages* (1934) 1-5.

¹⁹ J. Dodgson (1970) 187.

²⁰ G. Longden, personal comment.

²¹ J. Brown, *Bollington Archaeological Assessment*, Cheshire towns Survey (Cheshire County Council and Historic England, 2003) 10.

lain within reach of the church community of Prestbury, thought to have been established in the Anglo-Saxon period.

6. The combination of poor land and the undulating terrain meant that agriculture alone provided only limited income and the climate and location, close to early areas of textile development, makes it likely that home outworking started early. In general, the wider area of East Cheshire found home processing of flax, wool, silk and cotton as well as work on trimmings, such as lace, ribbons and buttons, from the 17th century onwards. The importance of Manchester as a textile centre and Liverpool as a port facing the Atlantic and the fast-growing American colonies added to the attraction of developing the resources of the East Cheshire hinterland.²² Just to the west the Macclesfield-Stockport turnpike had opened in 1762.
7. The textile industry on a larger scale came to Bollington Cross in the late 18th century. George Antrobus acquired the Turner Heath Mill in 1778. He lived at Rookery (later The Rookery) with his sons and they were active as Bollington 'check manufacturers' in 1789. In addition, the Antrobus family built Higher and Lower Mill in Bollington for spinning cotton during the 1790s. Therefore it is likely that they were putting out yarn to cottage weavers. At this time mills in the area were often used for both silk and cotton. The silk industry had established production processes but profitability was subject to changes in fashion and depended on protectionist legislation. At this time, the cotton industry was evolving rapidly and needed high capital investment in new technology. Water-powered mills allowed for this and Antrobus was moving from silk into cotton in the 1790s.²³ Water-powered mills were built in the valley of the River Dean, between Rainow and Bollington, Lowerhouse Mill was built on this river in 1774.²⁴



Photograph 1: Turner Heath 1910

²² A. Calladine & J. Fricker, *East Cheshire Textile Mills*. (RCHME, 1993) 6-7.

²³ *Ibid*, 43

²⁴ M. Spink, *Draft Appraisal for Bollington Cross Lowerhouse Extension* (September 2016).

19th Century Bollington Cross

8. The Turner Heath Mill next door to The Rookery appears to have continued into the 19th century. This comprised a warehouse, a dyehouse, a weaving shop and a steam engine, valued in 1829 at £47. It was George's son Philip who went on to build the much larger Lowerhouse Mill in 1818, despite this being a period of depression following the Napoleonic Wars. Christopher Greenwood's map of 1819 (Map 4) names Lowerhouse but does not show the mill. This original mill was a large water-powered, 4-storey cotton-spinning mill, built of stone and including the latest designs for reducing the risk of fire, including cast iron beams, columns and roof trusses, with brick arching. Such building designs of this period were known in Manchester but it is thought to be the earliest example in East Cheshire and represents a very large capital investment.²⁵ Philip Antrobus died in 1829 or 1830, by which time he owned property in Cheshire and Staffordshire. He left a wife, five boys and three girls. His will and the subsequent private Act of Parliament needed to authorise it provides detail of his local properties, including The Rookery, Turner Heath, a public house and several cottages and Moss Farm in Lowerhouse, in addition to the mills. At the time the unoccupied mill was water-powered but he was looking ahead and the description includes land for the steam engine, boilers and gasworks. Lowerhouse Mill was advertised for sale with 53 workers cottages (Long Row and those on either side of Moss Brow) and a Manager's House. Antrobus also had substantial land holdings in Lowerhouse. The extent of the area's contemporary development is shown in Bryant's map of 1831 (Map 5). In Bollington Cross there are seven buildings at the top of Moss Brow and one on the south side of Bollington Road, as well as Barley Grove (at this time the Barley Mow pub) and the Cock and Pheasant buildings and five houses to the south including those at Turner Heath. The terraced housing along this section of Bollington Road had not yet been built.
9. Robert Hyde Greg's ledger describes in 1832 how the Greg family took 'a handsome new stone mill, built for spinning of silk, but never filled of work, with many handsome stone cottages ... on a long lease from the Antrobus executors.' Samuel Greg, his younger brother, was made managing partner and given a double capital share, while Robert, John and William also had shares. John Holme, the manager from the Greg's Bury mill, was encouraged with £1,000 to delay his retirement for a year in order to "arrange the new machinery and set it going, (steam engines and looms) producing 'an excellent quality of calicos and domestics.'"²⁶ Samuel Greg Junior came to live at Turner Heath and remained there until he built a new house at The Mount in 1845/6. At Turner Heath he equipped the adjacent Coach House as a school room; this was where the Sunday School initially operated from and he continued to use it for his evening parties for the workers later on, integral to his attempts to influence the formation of their characters.
10. The designed provision of housing for workers can be seen in the development of estate villages, often a response to implementing landscape design projects for country parks necessitating the relocation of earlier housing. It became common in other industries where the workforce needed to be brought to the resources, such as in mining and in water-powered mills. This was the case at Quarry Bank Mill, Styal, the Greg family Mill where Samuel Junior had grown up. According to a letter to Leonard Horner, a factory inspector, when he took over Lowerhouse Mill 'he found the place nearly empty ... few people in the village, no machinery in the mill.' As his family had done previously at Styal in the 1820s, he had to bring people from elsewhere and to this end, although Antrobus had built the housing, Samuel Greg refurbished the cottages, which were in extremely bad repair, adding water,

²⁵ Ibid, 38, 51-2.

²⁶ Quarry Bank Archives 765.1/9/18/5/13.

coal sheds and cupboards.²⁷ Greg also provided allotments, a Schoolhouse on Moss Lane, a Library, a recreational field, a bath house as well as new housing for the managers.²⁸

11. Samuel Greg Junior's upbringing was not only framed by his close involvement in the textile industry and the factory community of Styal. His families were Dissenters, following the Unitarian faith, and attached great value to education. One should not underestimate the influence of his mother in the formation of his character and aspirations. Hannah Greg had attended school until the age of 20, studying French, mathematics, history, religion, the classics, including ethics, literature, geography and probably debating, in addition to the more traditional female subjects. Furthermore, the school exposed her to leading educators, radicals and reformers.²⁹ Her diary reveals the range of her reading, including Mary Wollstonecroft, her appreciation of serious conservation and the importance of giving practical advice and encouragement to the working class to teach reliability, frugality and the rudiments of health.³⁰ She married Samuel Greg in 1785, only a year since he had built the mill at Styal, although the family did not move there until much later. Her longstanding interest in education and in writing expressed itself in a guide for the upbringing of apprentices *Virtue made Easy*. Her children were also encouraged to get involved with the teaching of the apprentices and education of the workforce. She also wanted her children, male and female, to enjoy the benefits of an extended education.³¹ Samuel Junior studied at Unitarian schools in Nottingham (where he met his later wife), then Bristol and later at Edinburgh University. Her husband also favoured education, even if he was less enthusiastic about the study of literature and poetry, especially for boys; for him learning was to a means to an end, namely that of developing the business. Samuel Junior clearly took after his mother, having a book of poems published at an early age and following a quest for moral development throughout his life. From 1811 she instituted a domestic Literary and Philosophical circle, where the family members were all required to present, defend and discuss papers they had written. Most of her children went on to express their views in the public arena.



Photograph 2: Hannah Greg



Photograph 3: Samuel Greg Junior

²⁷ S. Greg, *A Memoir*. 2nd Ed. rev. (Book Room, 1883) 19-20.

²⁸ A. Calladine & J. Fricker, *East Cheshire Textile Mills* (RCHME, 1993) 156-8.

²⁹ D. Sekers, *A Lady of Cotton* (The History Press, 2013) 26.

³⁰ Ibid, 68.

³¹ Ibid, 136-7.

12. While the paternalist model of mill villages, such as at New Lanark and Quarry Bank, seems on the surface to differ little from that established by Samuel Greg Junior at Lowerhouse, the difference lies in the aspirations. Without doubt Hannah, Samuel and Samuel Junior were fully aware of both the ideas of Robert Owen for both New Lanark (which he managed from 1800-1827; he published his related work *The Principles of the Formation of the Human Character* in 1813) and the wider socialist utopian community concept which he went on to work with in the USA afterwards. Furthermore it seems likely that Hannah was also concerned about bettering the lot of those working at Quarry Bank Mill. Yet the focus was generally on interventions that would ultimately benefit the mill, e.g. healthcare to increase productivity and reduce the impact of accidents, better housing and the provision of a shop and allotments to improve the quality of life and consequently reduce employee turnover, and better education to develop a capable workforce. These were the pre-cursors of other company towns. However, at Lowerhouse Samuel and his wife Mary sought to promote an idyllic factory community or colony as a model of a future industrial society.³² Instead of Bollington Mill, he called it Goldenthal (golden or happy valley), after a book by the Swiss author, reformer and educationalist Heinrich Zschokke published in 1833. In addition to the provision of housing, allotments and a school, he sought 'not to raise any individuals above their condition ... but elevate the condition itself.'³³ He believed that social harmony within and between classes could be developed if employers guided behaviour through encouragement, example and involvement, in addition to providing for their physical needs. He not only provided for sports, musical, artistic and educational activities for the adults beyond school age but often taught them himself, and was equally interested in promoting the development of women. Yet he was from the start in the paternalist mould - he wanted to start with a clean slate and his first care was to get rid of the 'aborigines' who were resident in Lowerhouse when he arrived.



Photograph 5: Lowerhouse School 1905



Photograph 6: Long Row and Allotments 1910

13. The form of the village at this period can be seen in the tithe map of 1849 (Map 6). Compared with the 1831 map, Greg has added the management housing to the west of the mill, the school house and the terraced housing on the west corner at the bottom of Moss Brow. Much of the rest of the land in Lowerhouse is utilised for allotments, with a triangular space near the School House for recreation. In Bollington Cross there is a school building next to Orchard House and another next to 10-12 Bollington Road. Also at this time, south of the Cock and Pheasant there are two terraces of housing and some buildings opposite. Thus it is apparent that the community is growing; census data for the whole of Bollington shows that between 1831 and 1841 the population grew from 2685 to 4350 and the number of houses from 495 to 928. During this time it was not only the Lowerhouse Mill area which was expanding.

³² Ibid, 238.

³³ M.B. Rose, *The Greys of Quarry Bank Mill* :citing a letter to Leonard Horner (Cambridge, 1986) 129.

14. Samuel Greg has had a lasting impact on education in Bollington Cross and Lowerhouse. Not only did he set up the first Sunday School which operated out of the Coach House at Turner Heath. He also built the School House at Lowerhouse in 1839. This contained a Reading Room for employees of the mill and, from 1848, the Sunday School also met there. The Lowerhouse School House operated as a day school until 1907. Samuel Greg had also donated the land for the construction of Bollington Cross School on Bollington Road at the top of Moss Brow which opened in 1845; this served as both a school and a church for 63 years.³⁴



Photograph 7: Bollington Cross School 1900



Photograph 8: Coach House

15. Although Samuel's regime didn't last, it is the recollection of this time that survives in the area's identity today. In the early years he appears to have been equally involved in the development of the mill and the community and Robert Hyde Greg reported that the mill was profitable. Latterly it seems that he became less focussed on the mill's profitability, upon which his workers' job security ultimately depended. From 1839, periods of financial loss were far more frequent than periods of profit. Although Samuel Greg walked away from the mill in 1847, feeling deeply betrayed by his workforce who had gone on struck about new machinery, and suffering a nervous breakdown, Samuel Greg remained resident in Bollington Cross for the rest of his life. He devoted the rest of his life to writing and preaching, mainly at the Unitarian Chapel in Macclesfield. His sister Agnes moved to the Mount in 1851, presumably to support the household.
16. The future of Lowerhouse Mill was the subject of prolonged discussion between Samuel's two elder brothers, Robert and John, which also concerned how to resolve the debts incurred by Samuel and to balance their various capital accounts. Robert Greg refers to the adverse conditions (caused by the American War) and the greater loss borne by Samuel as he had a double share as managing partner. Samuel's younger brother William was 'extremely desirous of having a chance with Bollington Mill.'³⁵ William took over initially but then passed the responsibility to John, who involved his two sons Albert and Francis. They invested in two weaving sheds between 1849 and 1875.

³⁴ G. Longden & M. Spink, *Looking back at Bollington* (Willow Publishing 1986) 7-9.

³⁵ Quarry Bank Archives, *Letter from Robert Hyde Greg to John Greg* (13/4/1853, QBA1/9/18/5/13)



Photograph 9: Lowerhouse Mill 1914



Photograph 10: Aerial View of Lowerhouse Mill

17. The 1873 OS map (Map 7) shows greater detail, including the designation of terraces into individual units and the outlines of the plots, but there appears to be little change in Bollington Cross and Lowerhouse since 1849, with the exception of the addition of Albert Road. Barley Grange, set in extensive gardens appears, as does the organized planting of avenues of trees around the mill reservoir and in Bollington Cross. This does not imply that they are necessarily a new feature but it is the first time the extensive presence of trees is recorded. By 1897 the School House has appears to have been extended and the triangular playing fields are still marked as dedicated to that purpose.

20th Century Bollington

18. Lowerhouse Mill remained in the hands of the Greg family until 1907, when it was sold to their manager. Francis Greg came to live at Turner Heath and was very involved in the community. Samuel Greg's daughter Amy also stayed in Bollington Cross and taught at Lowercross School and her sister Isobel ran the Lowerhouse Choral Society. Samuel, his wife Mary, their daughter Amy and nephew Francis were commemorated by the community with the erection of a fountain and seat on the corner of Bollington Road and Flash Lane in 1903. It is situated just in front of Barley Grange, once the Barley Mow public house, but after this closed in 1860 it became the home of Amy and Isobel Greg. Their brother Herbert lived at The Mount. In 1906 Herbert Greg donated the land for the construction of St. Oswald's, a separate church building (the church community had been using the school premises) which was completed in 1908; some of the fittings which were installed in the new church had been donated to its previous premises by his cousin Francis. At this time, Bollington Cross School was being extended to accommodate the additional pupils resulting from the closure of Lowerhouse School; Herbert donated the ground for the school playground.³⁶ The 1910 OS map (Map 9) does not show the church but does show some new housing on Bollington Road opposite the terrace south of the Cock and Pheasant.

³⁶ M. Spink, *Draft Appraisal for Bollington Cross Lowerhouse Extension* (September 2016).



Photograph 11: Greg Fountain 1904



Photograph 12: Bollington Cross School 1914

19. During the 20th Century Lowerhouse Mill provided premises for a number of businesses, although continuing as a textile business into the 1930s. Slater Harrison moved there in the 1930s and has been the dominant occupant with their paper coating business. After the big jump in population between 1831 and 1841, the population of Bollington had crept up to 5,245 in 1901. It stayed around this level until it began to increase again after 1950. In 1991 it had reached 7040.
20. Henshall Road, which had descended steeply from Bollington Cross towards Bollington, was rebuilt in the early 20th century, bridging the small brook and changing the perspective. Over time and with the advent of more road traffic this route has become a busy thoroughfare and more suburban than rural.



Photograph 13: Bollington Road 1919



Photograph 14: Henshall Road 1905

21. Social housing took a new direction in Bollington Cross in the early 1930's. Semi-detached council houses were built, some on the south side of Bollington Road and others more extensively along the both sides of the new road, Kingsway, between 1931-33. Most were spacious semi-detached buildings set in green spaces and fields near-by. Denser development followed in the immediate post-war period, with the addition of Princess Drive and Wycker Close by 1954 and further development by 1967. This is now the most densely developed area of Bollington Cross. In Lowerhouse changes did not come until between 1954 and 1967 when Ridley Road was laid out with the semi-detached houses on either side; this is on the land of the former sports field. More dramatic change came by 1974 with the construction of the row of houses on Albert Road on the land of the former allotments in front of Long Row. Further development on the old allotments west of the mill took place after 1976. Now there are only 12 of the original allotments left.

Archaeology

22. There are no Scheduled Ancient Monuments within Bollington.

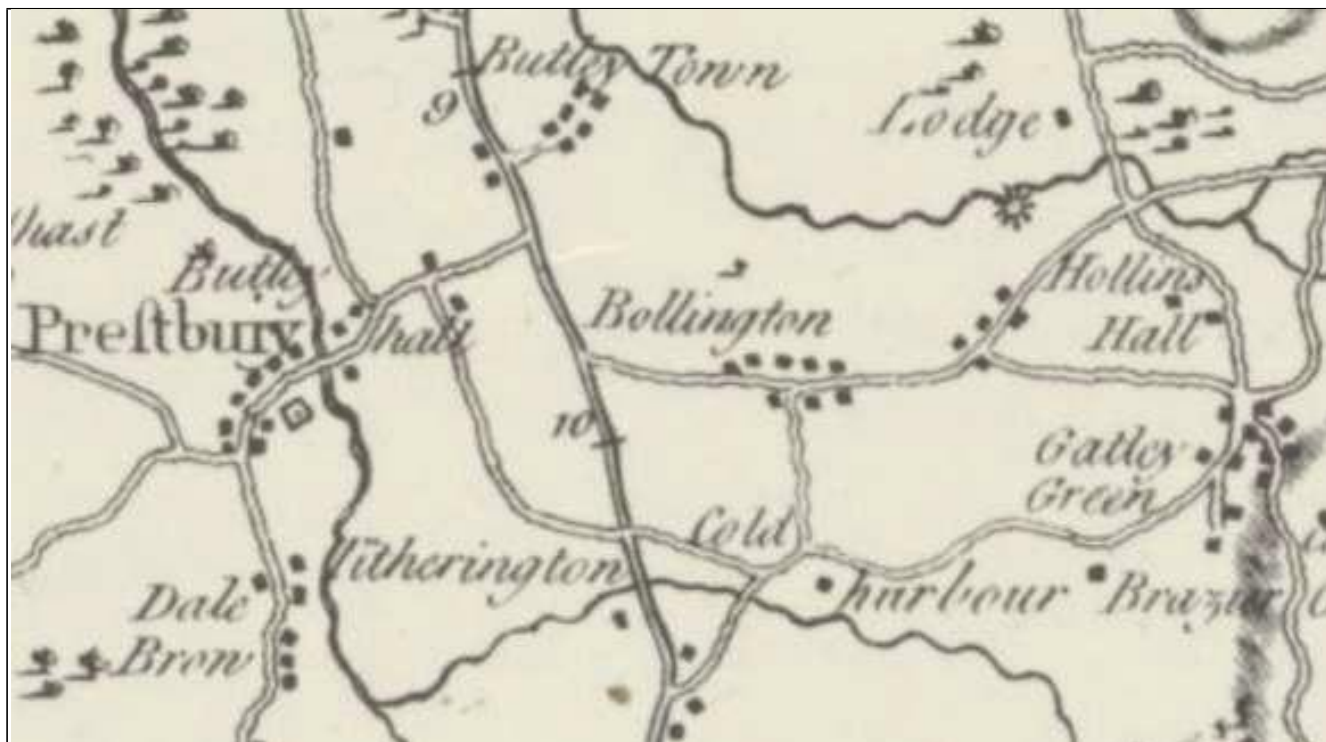
Previous Archaeological Work

23. No archaeological work has been carried out in Bollington, and therefore the quality and condition of below ground remains have not yet been assessed.

Priorities for Archaeological Work

24. The Archaeological Assessment of 2003 details priorities. These include examining the origins of settlement at Bollington Cross including whether the original site of the cross could be located and its function identified.

Sequence of Maps Showing Development of Bollington Cross and Lowerhouse



Map 3: 1777 (Peter Burdett)



Map 4: 1819 (Christopher Greenwood)

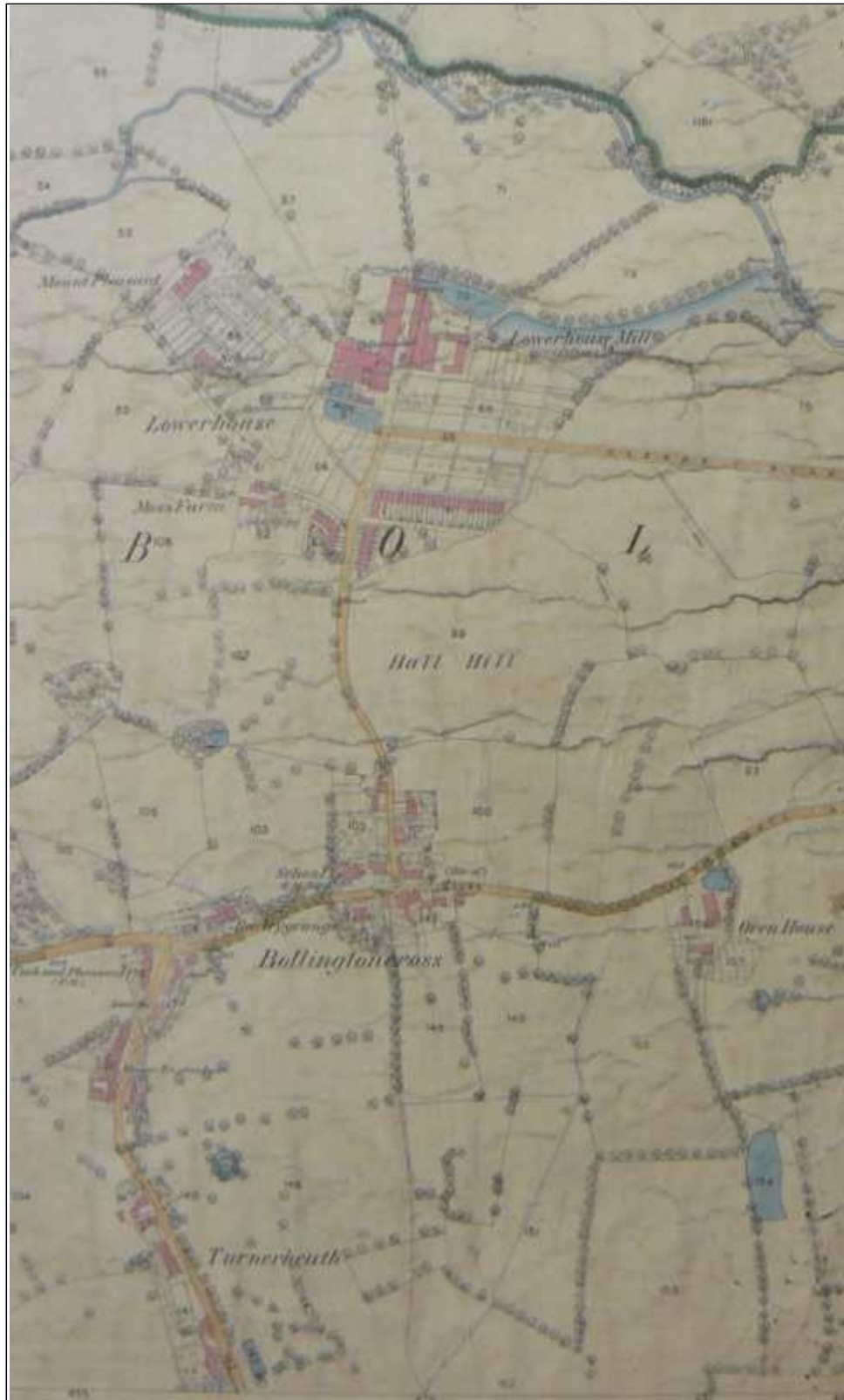


Map 5: 1831 (A Bryant)

Bollington Cross and Lowerhouse Conservation Area: Conservation Area Appraisal



Bollington Cross and Lowerhouse Conservation Area: Conservation Area Appraisal

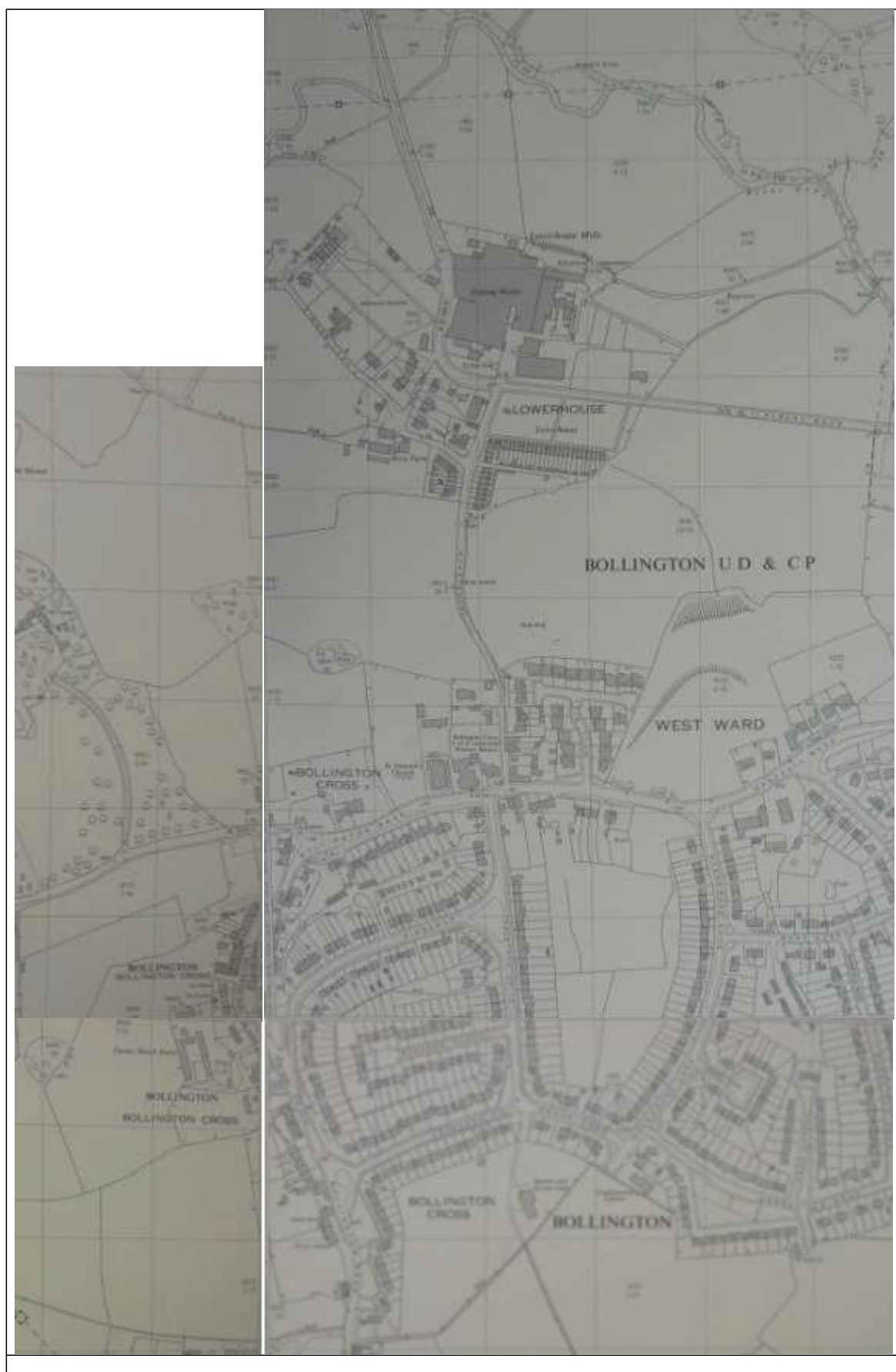


Map 7: OS Map 1873

Bollington Cross and Lowerhouse Conservation Area: Conservation Area Appraisal







Map 10: OS Map 1967-1969

4.3. Architectural Quality and Built Form

Qualities of the Buildings

The following discussion does not limit itself to the qualities of the existing Bollington Cross and Lower House Conservation Area but considers areas in its vicinity as well.

1. There are a number of listed buildings in Bollington Cross and Lowerhouse. In addition there are many that also have a high level of character which are considered to be positive contributors to the character of the Conservation Area. The structures are mainly two or three-storey, stone terraced cottages that date to the 18th and 19th centuries (Photograph 15). However there are also some larger houses. The buildings have retained many original features such as windows, roofs, chimneys and timber doors and windows and garden walls and retain a high quality and level of historic character. (Photograph 16).



Photograph 15: 50-52 Bollington Road



Photograph 16: Orchard House

Building Materials

2. The predominant building material is stone although there are a number of high quality brick buildings, often with stone features. The stone is the sandstone. The later Victorian houses sometimes have a stone facade but the side and rear elevations are of red brick. The roofs of the early cottages are often of Kerridge stone slate while those of later buildings appear to be Welsh slate; some 20th century buildings have tile roofs. The majority of windows are timber framed although there are examples of PVC windows and rooflights of different materials.



Photograph 17: 10-12 Bollington Road



Photograph 18: 22 Bollington Road

3. There has been recent development to the area around Lowerhouse Mill, north of the Conservation Area. This includes industrial buildings being added to the mill site, new housing on Albert Road (brick), Ridley Road (brick) and Woodlea Drive (stone). In addition to the industrial development on the mill site, there are a number of commercial buildings in its vicinity, generally one-storey structure of brick or timber, with metal roofs. The Scout Hut is another 20th century building, possibly pre-fabricated, with a metal roof and but a traditional style porch with a pitched tile roof.



Photograph 19: Woodlea Drive



Photograph 20: Scout Hut

Buildings and Dominant Architectural Styles

4. There are several identifiable historic architectural styles within the Conservation Area. There are several buildings which remain or else have at their core a vernacular farmhouse or barn, dating from the 17th century. These are two or three storey in height, from 1-3 bays in width, some fronting the street some sideways on. These include all of the older buildings on the upper part of Moss Brow and 2-4 Bollington Road. They are more likely to have smaller window openings with sliding sashes or mullioned windows and timber plank doors. Those which have been substantially altered include Orchard House and Barley Grange. There are also late 18th /early 19th century vernacular buildings e.g. Moss Farm, 16 Moss Lane, Mill Cottages and 50-52 Bollington Road, which are in the tradition of the earlier vernacular buildings.
5. Georgian architecture is exemplified by 10-12 Bollington Road, Turner Heath and Heath House and stables. The brick buildings, generally in Flemish bond, have stone dressings, timber panel doors with fanlights and larger sash windows; these generally date from the late 18th and early 19th century. Also of the early 19th century but in the style of the model industrial village is the settlement of Lowerhouse, with the 4-storey stone mill with high brick chimney, internal cast-iron beams and pillars and brick jack-arching, the latest in fire-proof technology.
6. The 24 cottages in Long Row have a uniformity and linear quality which contrasts with the groups of 2 and three cottages which were more common earlier. The cottages on Moss Brow are three-storey, in comparison with the two-storey Long Row cottages, their appearance varying due to their position on the gradient of the hill. Both groups have gardens to the front and rear, set within stone walls with rounded coping stones and regular openings. The timber doors and sash windows provide further uniformity although in later years these have undergone change in many cases, particularly at the rear of the properties. The terraced housing in Bollington Cross is slightly later, developed between 1831 and 1849, and is similar in style but without the front garden, giving a more urban feel, with rectangular door openings (no fanlights) and sash

windows. Within the terrace, 35 Bollington Road is an exception, being slightly taller and with an arched doorway with stone surrounds.



Photograph 21: Long Row



Photograph 22: 21-51 Bollington Road



Photograph 23: 35 Bollington Road

7. There is greater individuality in the 19th and early 20th century institutional buildings, including Lowerhouse School, Bollington Cross School and St. Oswalds, as well as the larger houses whose redevelopment dates from this period and which are mentioned above. The two schools date from the mid 19th century and are largely functional in form, with the requirement of providing a large internal space and good light. The Lowerhouse School is simpler and smaller, although the building is now significantly altered and extended. The Bollington Cross School is Victorian gothic in style, with pointed arched windows, a porch and a small steeple; the building provided accommodation for the church community for over 60 years. It was extended in 1907, about the time that the neighbouring St. Oswald's Church was built in an elaborate decorated style, with porches to the west and south-east, traceried windows, segmental headed doorcase and a castellated bay window to the baptistery.
8. The two-storey 1930's council housing on Bollington Road rises above the front gardens behind stone retaining walls, forming the highest point (not in the current conservation area). They are pairs of semis, built of rough coursed stone with quoins, tiled roofs and stone chimneys, characterised with a projecting central double bay under a pitched roof.



**Photograph 24:
Bollington Cross School**



**Photograph 25:
St. Oswald's Door**



**Photograph 26:
22-24 Bollington Road**

Shop Fronts

9. There is only one shop front within the Conservation area, at number 38 Bollington Road. This is comprised of a shallow square bay with timber corbels. The window is multi-paned, of white timber. Above the window is a simple sign in red with white writing. The shop front has been designed in a sympathetic nature, and it does not dominate the façade of the building or have a negative impact in the character of the surrounding area.



Photograph 27: Shopfront



Photograph 28: Stone Pavement

Local Details

10. Throughout the area many of the houses are faced in stone, with brick to the rear and side elevations. This is a predominant element of the local character of both Bollington Cross and Lowerhouse. This detail has also been recreated by some of the newer houses within the Conservation Area.
11. The local Kerridge stone is used widely throughout the area. Stone boundary walls with round coping stones are also a repeated element of the street scene.
12. Details such as stone lintels and sills to windows in the terraces and the first floor windows extending to eaves height are repeated throughout the area,
13. Elements of the landscape that relate to the early social housing in the area and also community buildings such as the former school at Lowerhouse and the church in Bollington Cross are illustrative of the philanthropy of the Mill owners who contributed so much to the evolution of the village, as are the allotments.

Uses/Formers Uses

14. The uses of the properties within Conservation Area were historically mainly residential, a mix of cottages, farmsteads, and later workers housing. There were also some examples of larger houses, but these were not common in the area. Other uses in the Bollington Cross area included a school house and meeting room and a public house. To Lowerhouse was

the Mill and further workers housing. Today the area is predominantly residential, the only commercial properties being the public house, and a shop converted from a residence.

15. Many of the privies which were built to provide amenities for the terraced housing are now used as garden sheds or as bin storage. These are quite numerous in Lowerhouse, providing evidence of the nature of the provision of housing for the workforce and contribute to the special interest of the area. However many are in poor condition, whether overgrown, or with defects in stonework and pointing, or timber doors and windows being poorly maintained.



Photograph 29: Long Row Privies



Photograph 30: Lowerhouse Privies

4.4. Townscape and Spatial Analysis

Public Realm

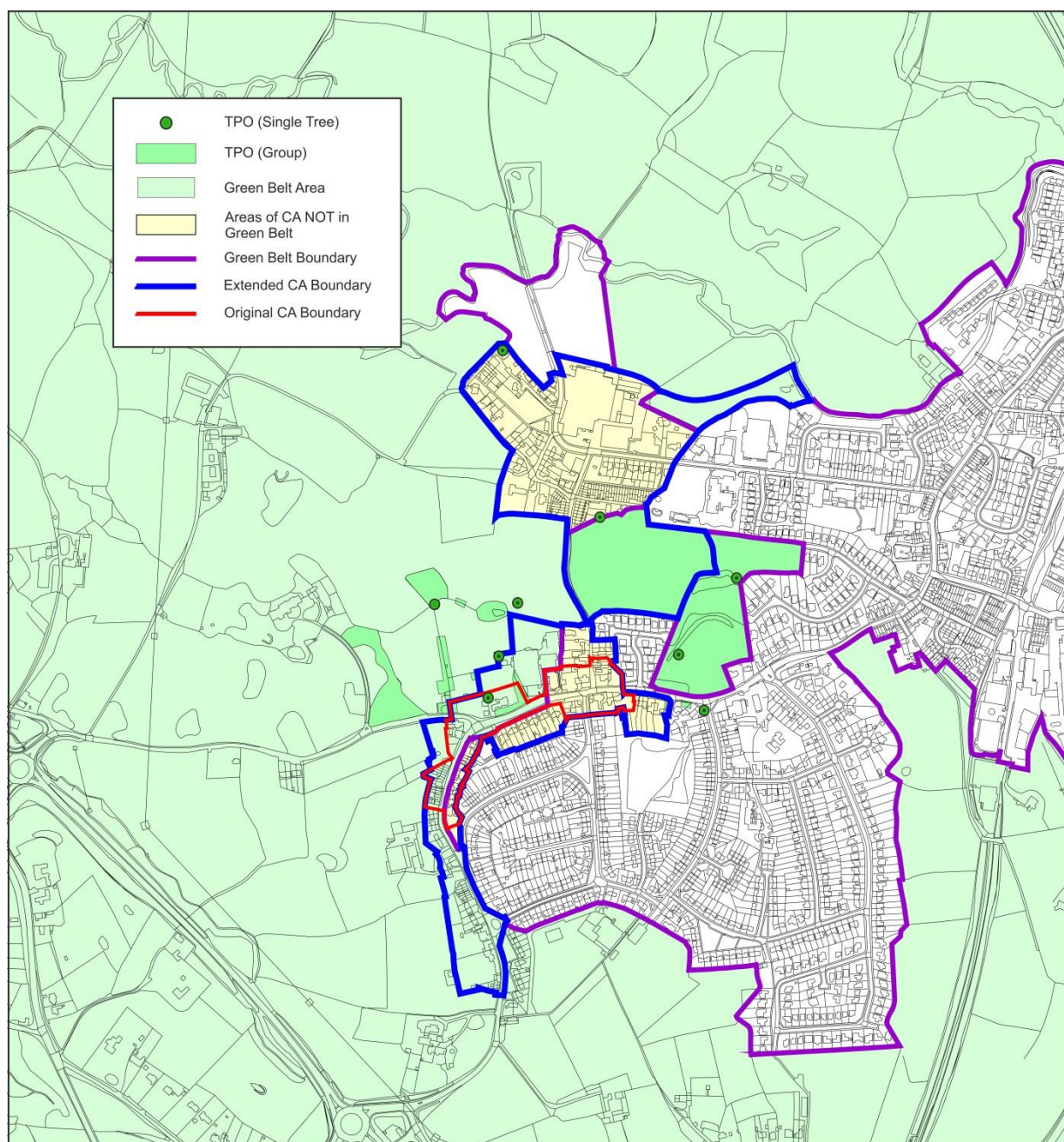
1. The hard surfaces in the Conservation Area are a combination of tarmacked pavements with areas of stone flags to both the pavements and the entrances to driveways. Other street furniture includes modern metal lamp posts, metal railings outside the school, a small number of slim bollards to the corner of Bollington Road and Kingsway, and modern bus stops, such as that to the front of the Cock and Pheasant. The bus stops are very prominent and do detract from the historic nature of the street scene. There are also benches either side of Greg fountain, and the new Millennium Cross located on a small triangle of open green space.
2. Particularly in the area of Lowerhouse, the gullies are formed using long rectangular setts positioned lengthways. In several areas these are immediately in front of the property boundaries and there are no pavements. Where there are kerbs, these are of stone. There are remnants of iron railings which surrounded the allotments both on Moss Lane and within the hedges at the bottom of Moss Brow, contrasting with the stone walls which otherwise form the property boundaries. Along the path in front of Long Row the entrances to the properties is marked by stone flags; however some of these have been removed and the path surface of cinders is overgrown and subject to puddles. Beneath the hedge the stone kerb bordering the path remains.



3. The terraced housing in Lowerhouse predated the advent of the car. There is little on-street parking in the area, and none for Long Row.

Green Belt and Tree Protection Orders

3. Bollington Cross is almost entirely surrounded by Green Belt, the only exception being a very thin strip on Henshall Road. This impact on the conservation in two ways. Firstly the surrounding undeveloped area is a major factor in Bollington Cross's character as a separate settlement, historically and physically separate from Bollington. Secondly the extent and quality of the surrounding Green Belt makes an important contribution to the views into and out of the conservation area.
4. The land to the south and west of Bollington Cross makes a "Major Contribution" to the town, the area to the North West of Bollington Cross, West of the road from Lowerhouse to the recycling site, makes a "Significant Contribution". Land to the North and East of Lowerhouse Mill including the mill pond, as well as the Hall Hill and a long narrow section extending south from Henshall Road, along Bollington Road to the East of Kingsway and Princess Drive are all classed as making a "Contribution". The land immediately either side of Albert Road to the recycling centre is not in the Green Belt; construction of a small housing development house commenced immediately north of the settlement of Lowerhouse.
5. In addition to the contribution to the character made by the surrounding open space, the number and diversity of mature trees is also important to the character of Bollington Cross and Lowerhouse Conservation Area. A number of Tree Protection Orders are in place to specifically protect individual trees as well as some groups: these include those in the gardens of Barley Grange, on Hall Hill, in the gardens of the Victorian houses built in the northwest corner of Lowerhouse between 1849 and 1873 and the group of trees just outside of the conservation area north of the mill and west of the road to the recycling centre.



Map 11: Green Belt and Tree Protection Orders in or Close to the Conservation Area

Open Space, Parks and Gardens

6. Within the Conservation Area extension the most significant open undeveloped land is Hall Hill, although this is in private ownership and not accessible to the public. It is a natural, unmanaged tract of grass land, with a variety of mature trees, especially to the southern section along Henshall Road, and also to the east all subject to a blanket Tree Preservation Order. The space also provides a welcome relief to an otherwise built up area. Views of this land can be appreciated from the village, in a village that has mostly linear and restricted views due to the tight grain of development. This space brings an element of the character of the surrounding landscape into the village and is a reminder of the historic relationship between the settlement and the surrounding open land.

7. A small park is located off Bollington Road, just outside the conservation area. The area is triangular in shape, with stone steps and several mature trees. A new cross was erected in the park for the Millennium.

Character and Interrelationships of Spaces

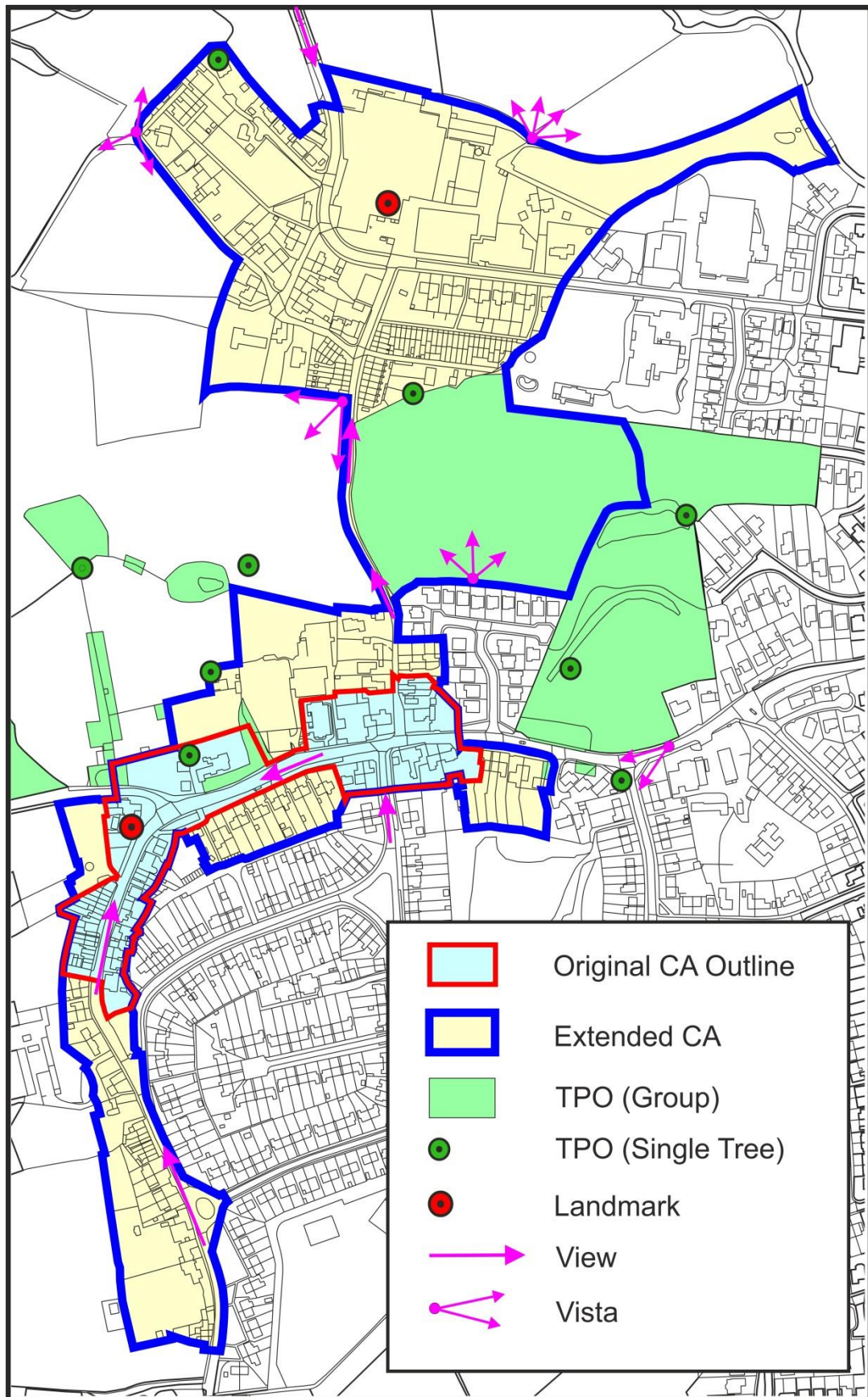
8. Bollington Road, Flash Lane and Moss Brow are historic routes through the area. Bollington Road influenced the linear form of the settlement throughout history. Today Bollington Road is a busy thoroughfare with heavy traffic that acts as the artery through the Conservation Area. Within the residential part of the Conservation Area there are restricted open areas due to the dense grain of development, however, green spaces such as Hall Hill provide a green finger and relief from the built up areas. The valley of the River Dean is an important landscape element within the setting of the Conservation Area, although it lies just outside of the boundary.

Key Views and Vistas

9. Key views and vistas are identified on the Townscape Analysis Map. These include views within, into and out of the conservation area, as well as vistas which are more panoramic in nature.
10. The important views within the conservation area include: looking north along Bollington Road both from the south and also towards the Cock and Pheasant and Greg's fountain; looking west along Bollington Road towards the pub, looking north from Princess Drive towards the nucleus of the old settlement. In addition looking north and south along Moss Brow; looking east and west along Long Row; and looking west along Albert Road.
11. Significant vistas include looking into the conservation area and up to the tree covered Hall Hill from Henshall Road and from the north, looking at Lowerhouse and beyond. Key vistas looking out of the conservation area are out of Lowerhouse include looking southwest from the northern end of Moss Brow; looking south and west from the north corner of Moss Lane; and looking northeast from the northwest end of the reservoir.

Landmarks and Positive Contributors

12. There are relatively few landmark buildings featuring in the views, which is both a function of the largely residential character of the buildings and the enclosed quality of many of the spaces. The Cock and Pheasant is one, highly visible from the south and the east, enhanced by the way the road opens up in front of it. The second landmark building is Lowerhouse Mill, with its striking chimney. Many of the buildings within the Conservation Area and the extensions are considered positive contributors. These are listed in the Audit of Heritage Assets section.



Map 12: Townscape Analysis

Locally Important Buildings

13. In addition to the national and statutory designations, local authorities may formally identify heritage assets that are important to the area, for example through local listing, as part of the plan making process or during the decision making process. A local list recognises and identifies buildings, sites and spaces that help build a sense of local identity and distinctiveness, a sense of history place and belonging, but that are not statutory listed. The Greg Fountain has been included in the Local List. In the following section, the positive contributors of the Heritage Audit, are described and identified on a map.
14. The following buildings and structures in the Conservation Area and extensions are an initial set of possible nominations for a future local list. These suggestions should not pre-judge the process for the creation of a local list as described in the management plan. These are described in greater detail in the Audit of Heritage Assets.
 - Bollington Cross School
 - Nos 42 –44 Bollington Road, now 1 cottage
 - 21-61 Bollington Road
 - No. 75 Bollington Road, Farm or possibly 2 cottages
 - 77-91 Bollington Road
 - No. 13-15 Moss Brow, Cottages
 - Nos. 1- 24 Long Row Mill workers' cottages
 - Cottages going up both sides of Moss Brow from Long Row
 - School House plus adjoining house, Moss Lane
 - Farmhouse Moss Lane
 - No. 16 & 18 Moss Lane Cottage
 - Allotments, Lowerhouse 12+ allotments dating back to Samuel Greg
 - Mill Pond belonging to Lowerhouse Mill, but not Listed

Development Opportunities

15. Due to the compact grain of the development in the Conservation Area, there are limited development opportunities within the Conservation Area and new extensions. Where these opportunities do exist, guidance of new development is identified.

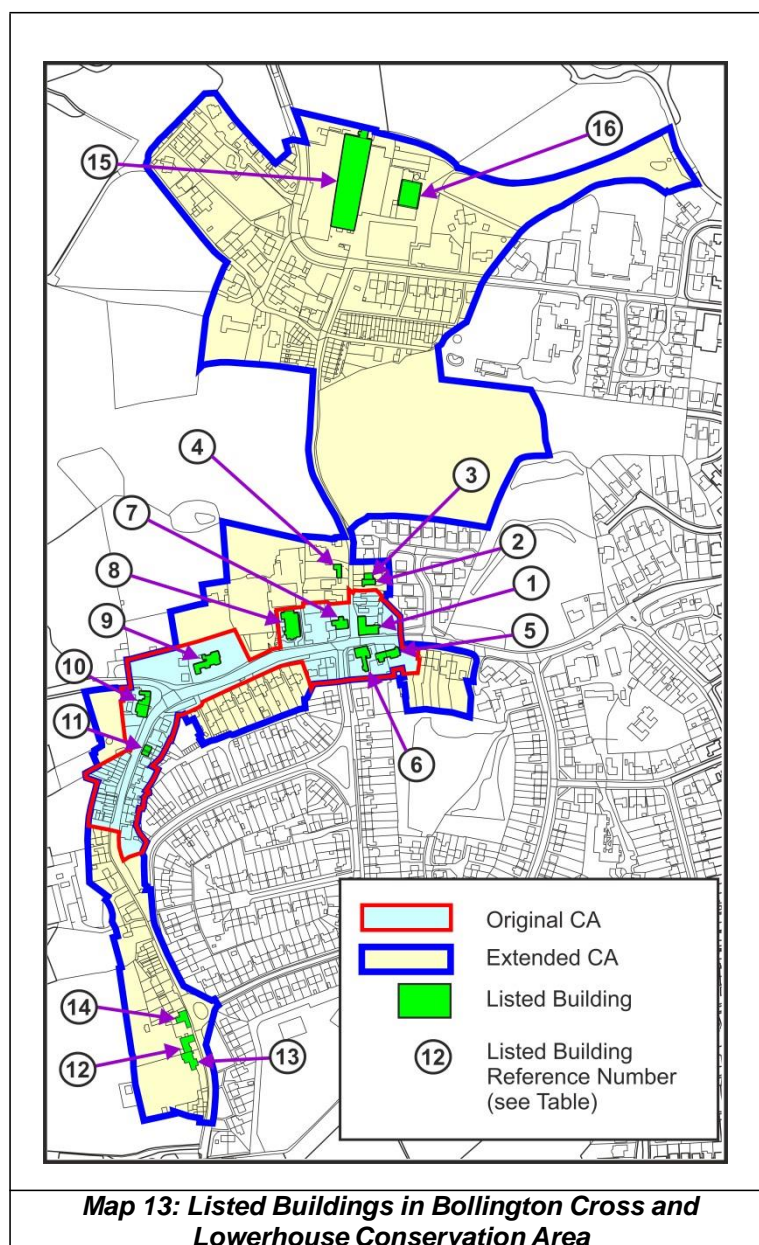
5. Audit of Heritage Assets

5.1. Introduction

1. An audit has been undertaken of heritage assets within the Conservation Area and the areas considered for extension. These include Listed Buildings, Archaeological Sites and Monuments and Positive Contributors. These elements have been logged in tables and described.

5.2. Listed Buildings

1. A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are sixteen listed buildings within the proposed Bollington Cross and Lowerhouse Conservation Area, which are shown on the following map.



1	The Corner Shop	9	Barley Grange
2	9, Moss Brow	10	Cock and Pheasant Inn
3	11, Moss Brow	11	50 & 52, Bollington Road
4	Moss Cottage	12	Heath House
5	Heywood's (2 & 4 Bollington Rd)	13	Turner Heath
6	Nos. 10&12 and railings	14	Stables at 101 Bollington Road
7	Orchard House	15	Lowerhouse Mill
8	Church of St. Oswald	16	Lowerhouse Mill Cottage/The Mews ¹

Name: THE CORNER SHOP (1)

Location: 1 Moss Brow, Bollington, Macclesfield, Cheshire, SK10 5HH

Grade: II

Date first listed: 09/12/1983

Type and date: C17 HOUSE. Date: from 1600 to 1699

Summary: Formerly house, now house and shop: C17 core, rainhead dated 1721, and mid C19 alterations. Coursed, squared buff sandstone rubble, sandstone dressings, Kerridge stone-slate roof, stone ridge and 1 brick and 1 stone chimney.



Name: 9, MOSS BROW (2)

Location: 9 Moss Brow, Bollington, Macclesfield, Cheshire, SK10 5HH

Grade: II

Date first listed: 09/12/1983

Type and date: Early C17 FARMHOUSE. Date: from 1600 to 1632

Summary: Formerly farmhouse, now house: early C17 with C20 alterations and small additions coursed buff sandstone rubble. Kerridge stone-slate roof, with stone-coped gables, one with ball finials, stone ridge and a stone chimney. House rectangular in plan and originally at right angles to the street.



¹Historic England undertaking reassessment at the time of writing. Remains on the statutory list.

Bollington Cross and Lowermill Conservation Area: Conservation Area Appraisal

Name: 11, MOSS BROW, MOSS COTTAGE (3)
Location: 11 Moss Brow, Bollington, Macclesfield, Cheshire, SK10 5HH
Grade: II
Date first listed: 09/12/1983
Type and date: Late C17 FARMHOUSE. Date: from 1667 to 1699
Summary: Formerly part of farmhouse and now house: late C17 core with C19 and C20 alterations. Coursed, squared buff sandstone rubble. Kerridge stone-slate roof, stone ridge and 1 stone chimney.



Name: MOSS COTTAGE, MOSS BROW (4)
Location: 6 Moss Brow, Bollington, Macclesfield, Cheshire, SK10 5HH
Grade: II
Date first listed: 09/12/1983
Type and date: C18 BARN OR STABLES, NOW HOUSE. Date: C18, 20C ALTERATIONS
Summary: Formerly barn or stables now house: C18 with C20 alterations. Coursed squared buff sandstone rubble. Kerridge stone-slate roof, stone ridge and 2 brick chimneys. Long rectangular plan. 2-storey, formerly symmetrical 3-bay front. Central bay projects slightly under low plain pediment. Some exposed timbers of C18 date. Unusual layout inside does not confirm original use. Listed for group value only.



Name: HEYWOOD'S (5)
Location: 2 & 4 Bollington Cross, Bollington, Macclesfield, Cheshire, SK10 5EF
Grade: II
Date first listed: 09/12/1983
Type and date: C17 FARMHOUSE. Date: from 1600 to 1699
Summary: Formerly farmhouse and barn, now 2 houses: house C17, barn early C18 all with mid C19 alterations. Coursed squared buff sandstone rubble. Kerridge stone-slate roof, stone ridge and 5 brick chimneys.



Name: NOS 10 AND 12 AND RAILINGS (6)
Location: 10 & 12 Bollington Road, Bollington, Macclesfield, Cheshire, SK10 5EG
Grade: II
Date first listed: 09/12/1983
Type and date: c1830 HEALTH WORKERS HOUSE. Date: from 1810 to 1850
Type and date: c1830 RAILINGS. Date: from 1810 to 1850
Summary: Formerly doctor's house and surgery now house and shoe repairers: c1830. House is in Flemish bond, orange pink brick, with buff sandstone dressings. Welsh slate roof and 2 brick chimneys. In front of No. 12 are heavy spear railings with light spear railings, scrolls and dog bars in front of remainder.



Name: ORCHARD HOUSE (7)
Location: 7 Bollington Road, Bollington, Macclesfield, Cheshire, SK10 5EG
Grade: II
Date first listed: 09/12/1983
Type and date: Early C17 FARMHOUSE. Date: from 1600 to 1632
Summary: Formerly farmhouse, now house: early C17, with early C20 alterations to the facade. Coursed, squared buff sandstone rubble, with red sandstone dressings. Welsh slate roof and 2 plastered, brick gable chimneys.



Name: CHURCH OF ST OSWALD (8)
Location: 101 Bollington Road, Bollington, Macclesfield, Cheshire, SK10 5EL
Grade: II
Date first listed: 09/12/1983
Type and date: 1908 CHURCH. Date: 1908
Summary: Church: 1908 by F P Oakley. Irregularly coursed buff sandstone with sandstone dressings, red tile roof with stonecoped gables and stone chimney to vestry. Florid Decorated style.



Name: BARLEY GRANGE (9)

Location: 9 Bollington Road, Bollington, Macclesfield, Cheshire, SK10 5EG

Grade: II

Date first listed: 09/06/1981

Type and date: Early C17 STRUCTURE. Date: from 1600 to 1632

Summary: Formerly farmhouse and farm building now house: early C17 core, later C17 addition to left, later C18 alterations, major additions late C19. Coursed squared buff sandstone rubble with sandstone dressings. Kerridge stone-slate roof, stone ridge and 4 stone chimneys. Rectangular plan.



Name: COCK AND PHEASANT INN (10)

Location: 15 Bollington Road, Bollington, Macclesfield, Cheshire, SK10 5EJ

Grade: II

Date first listed: 09/12/1983

Type and date: 1753 HOUSE. Date: 1753

Summary: Formerly house now public house: dated 1753 with mid C19 alterations Flemish bond red-brick with some yellow headers. Kerridge stone-slate roof, stone ridge and 2 brick chimneys. Double pile plan.



Name: 50 AND 52, BOLLINGTON ROAD (11)

Location: 50 & 52 Bollington Road, Bollington, Macclesfield, Cheshire, SK10 5EJ

Grade: II

Date first listed: 09/12/1983

Type and date: Late C18/Early C19 HOUSE.

Date: from 1767 to 1832

Summary: Pair of cottages: late C18/early C19. Coursed squared buff sandstone rubble. Kerridge stone-slate roof and 2 brick chimneys.



Name: HEATH HOUSE (Bollin Cross Court)
(12) Location: 101 Bollington Road, Bollington, Macclesfield, Cheshire, SK10 5EL
Grade: II
Date first listed: 09/12/1983
Type and date: c1820 HOUSE. Date: from 1800 to 1840
Summary: Formerly an addition to No. 103, now a house: c1820 with projecting end bay and other additions mid C19. Flemish bond, orange-red brick with white pointing. Kerridge stone-slate roof, stone ridge and 4 brick chimneys. Lshaped in plan.



Name: TURNER HEATH (13)
Location: 103 Bollington Road, Bollington, Macclesfield, Cheshire, SK10 5EL
Grade: II
Date first listed: 09/12/1983
Type and date: Early C18 STRUCTURE. Date: from 1700 to 1732
Summary: House: Early C18 origins, rebuilt c1780. Flemish bond red-brick with purple headers on buff sandstone plinth from an earlier house. Kerridge stone-slate roof, stone ridge and 3 brick chimneys



Name: STABLES AT NUMBER 101 (14)
Location: 101 Bollington Road, Bollington, Macclesfield, Cheshire, SK10 5EL
Grade: II
Date first listed: 09/12/1983
Type and date: c1820 STABLE. Date: from 1800 to 1840
Summary: GV II
 Stables and coach house: c1820. English garden wall bond red brick. Kerridge stone-slate roof, stone ridge and 2 brick chimneys. L-shaped in plan.



Name: LOWERHOUSE MILL | PREMISES OF SLATER HARRISON LIMITED (15)
Location: SJ 97 NW BOLLINGTON ALBERT ROAD (North Side)
Grade: II
Date first listed: 09/12/1983
Type and date: 1811 COTTON MILL. Date: 1811
Summary: Formerly cotton mill now paperworks: 1811 for George Antrobus, steam engine house added c.1835 for Samuel Greg. Hammer-dressed buff sandstone, and asbestos roof.



Name LOWERHOUSE MILL COTTAGE / THE MEWS (16)
Location: SJ 97 NW BOLLINGTON ALBERT ROAD (North Side)
Grade: II
Date first listed: 09/12/1983
Type and date: C17 FARMHOUSE. Date: from 1600 to 1699
Summary: Formerly farmhouse and barn, now 2 houses: C17 with mid C19 and C20 alterations. Coursed squared buff sandstone rubble. Kerridge stone-slate roof, stone ridge and 3 stone chimneys. *currently under review for delisting.



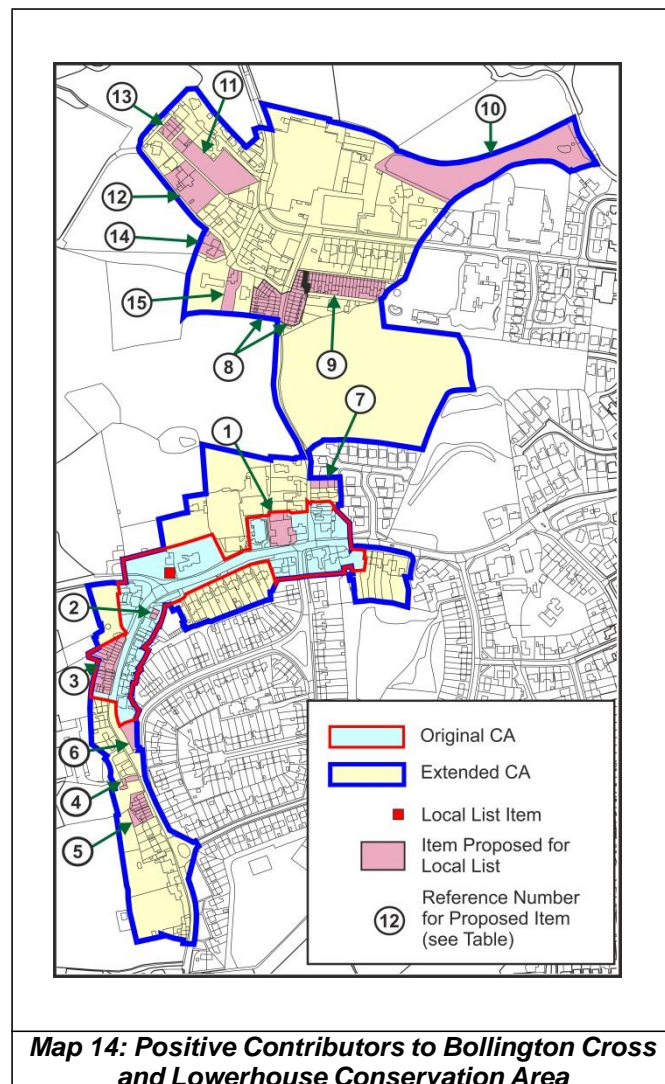
5.3. Positive Contributors

1. A positive contributor is a non-designated heritage asset that makes a positive contribution to the surrounding area. 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 interest³⁷. They should be considered in addition to listed buildings, and buildings entered into the local list. A single building, group or landmark can be classed as a positive contributor.
2. These elements have been assessed with reference to Historic England criteria set out in their document *Understanding Place: Conservation Area Designation, Appraisal and Management*, paragraph 2.2.21³⁸. 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?

³⁷ Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012).


³⁸ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: Historic England, 2011) para 2.2.21

- 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?
3. Those buildings or areas which have been assessed according to these criteria in the proposed Bollington Cross and Lowerhouse Conservation Area are identified on the following map, together with the listed buildings. They are the locally important buildings which have been proposed for inclusion on the local list.









Bollington Cross and Lowerhouse Conservation Area: Conservation Area Appraisal

1	Bollington Cross School	9	Nos 1 - 24 Long Row. Mill Workers' Cottages
2	Nos 42-44, Bollington Rd. Now 1 cottage	10	Mill Pond, belonging to Lowerhouse Mill, but not Listed.
3	21-61 Bollington Rd	11	Allotments, Lowerhouse. 12+ Allotments dating back to Samuel Greg
4	No. 75 Bollington Rd: Farm or possibly 2 cottages	12	School House plus adjoining House, 9 Moss Lane
5	77-91 Bollington Rd	13	26 - 30 Moss Lane. Mill managers' houses
6	Millenium Cross	14	No 16, Moss Lane. Cottage
7	13 & 15 Moss Brow	15	Farm House, Moss Lane
8	Cottages going up both sides of Moss Brow, from Long Row		




Asset	Description	Condition
	<p>Address: Bollington Road junction with Flash Lane:</p> <p>Date: 1903</p> <p>The Fountain was erected in memory of Samuel Greg and his wife Mary, daughter Amy and nephew Francis, following their deaths, in recognition of their qualities and huge contribution to the village.</p> <p>Already on Cheshire East Local List.</p>	Good

	<p>Bollington Cross School(1) Date: 1845, extended 1907 This building is associated with Samuel Greg Junior and illustrates the development of the settlement in which it stands.</p>	Good
	<p>Address: 42 - 44 Bollington Road (2) Date: 1831-1849 These cottages reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. As a group they illustrate the development of the settlement in which they stand.</p>	Good
	<p>Address: 21-61 Bollington Road (3) Date: 1831-1849 This terraced housing reflects a substantial number of other elements in the Conservation Area in age, style and materials. As a group they illustrate the development of the settlement in which it stands. 35-37 were once a pub and allegedly once a Quaker Meeting House.</p>	Good

	<p>Address: No. 75 Bollington Road (4)</p> <p>Date: 1777-1891</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style and materials. As a group they illustrate the development of the settlement in which they stand.</p>	<p>Good</p>
	<p>Address: 77-91 Bollington Road (5)</p> <p>Date: 1831-1849</p> <p>This terraced housing reflects a substantial number of other elements in the Conservation Area in age, style and materials. As a group they illustrate the development of the settlement in which it stands.</p>	<p>Good</p>
	<p>Address: Millenium Cross, north of junction of Bollington Road and Kingsway (6)</p> <p>This modern cross recalls the origins of the settlement and is set in an attractive new public space at the entry to Bollington Cross.</p>	<p>Good</p>

	<p>Address: 13-15 Moss Brow (7)</p> <p>Date: 18C</p> <p>This pair of cottages illustrates the development of the settlement in which they stand. The group reflects the traditional former uses in the area.</p>	<p>Good</p>
	<p>Address: Cottages both sides of Moss Brow from Long Row (8)</p> <p>Date: 1818</p> <p>These buildings illustrate the development of the settlement in which they stand. The group reflects the traditional former uses in the area.</p>	<p>Good</p>
	<p>Address: Nos. 1 - 24 Long Row (9)</p> <p>Date: 1818</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. As a group they illustrate the development of the settlement in which they stand.</p>	<p>Mixed</p>

	<p>Address: Mill Pond belonging to Lowerhouse Mill (10)</p> <p>Date:1818</p> <p>These element is integral to both the understanding and the setting of the adjacent Grade II listed Lowerhouse Mill. At the east end is the sluice gate to the River Dean.</p>	<p>Fair</p>
	<p>Address: 12 Allotments to the rear of Moss Lane (11)</p> <p>Date: 1832</p> <p>These have historic associations with Samuel Greg Junior and reflect the wider use of the area in former times.</p>	<p>Fair</p>
	<p>Address: School House and adjoining house, 9 Moss Lane (12)</p> <p>Date:18312-1849</p> <p>These have historic associations with Samuel Greg Junior and reflect the wider use of the area in former times.</p> <p>As a group they illustrate the development of the settlement in which they stand. The former use of number 9 contributes to the understanding of the area.</p>	<p>Good</p>

	<p>Address: 26 - 30 Moss Lane (13)</p> <p>Date: 1831-1849</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. As a group they illustrate the development of the settlement in which they stand. Their former use contributes to the understanding of the area.</p>	<p>Good</p>
	<p>Address: No.16-18 Moss Lane (14)</p> <p>Date: pre 1831</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style and materials. It illustrates the development of the settlement in which it stands.</p>	<p>Good</p>
	<p>Address: Farmhouse, Moss Lane (15)</p> <p>Date: pre 1831</p> <p>This building illustrates the development of the settlement in which it stands. It reflects the traditional former uses in the area.</p>	<p>Good</p>

6. Assessment of Condition

6.1. General Condition

1. The general condition of the existing Conservation Area is very good. In some of the areas which have been considered as extensions there are unsurprisingly more issues, particularly with inappropriate doors and windows, skylights and development which does not respect the character of the area; these have been included in the following discussion. In the Conservation Area the impact of traffic and traffic signage detracts from the historic character of the original settlement.

6.2. Intrusion and Negative Factors

Individual Structures

Within the Conservation Area there are negative factors and examples of intrusive alterations and additions that negatively affect the character of the Conservation Area and the proposed extensions. These include:

1. Poor quality of the window frames to a number of properties including numbers 5 and 7 Moss Brow.
2. The poor quality of pointing. Many of the buildings appear to have been re-pointed recently using an inappropriate cementitious material and a very poor finishing technique.



Photograph 33: 7 Moss Brow



Photograph 34: 5 Moss Brow

3. The variety of replacement doors and windows on Long Row. This is having a negative impact on the character of the Conservation Area (proposed extension).
4. To the rears of properties along Long Row there are a variety of extensions, conservatories, skylights, car parking solutions, and bin storage that are of an inappropriate style for the Conservation Area (proposed extension).
5. Examples of inappropriate modern alterations and additions, such as UPVC windows and doors and modern metal glazed units. These do not reflect the character of the Conservation Area, as they are not of an appropriate historic material or style.
6. The historic privies to the rear of the properties along Long Row are in varying states of repair (proposed extension).



Photograph 35: Example of Poor Quality Pointing



Photograph 36: Inappropriate Modern Additions to the rears of Properties on Long Row

7. The conservatory and solar panel to 7 Moss Lane, the former School House, are inappropriate (proposed extension).
8. The double height timber and metal garage belonging to 5 Moss Brow appears to be in poor condition and the corrugated metal siding is an inappropriate material.

Neutral Areas and Buildings

9. There are three buildings to west of Albert Road, opposite Lowerhouse Mill. These single storey sheds of different materials likely to be a target for redevelopment (proposed extension).



Photograph 37: 11 Moss Lane



Photograph 38: Garage of Corrugated Metal Siding

Open Spaces and Areas

9. The stone boundary walls are a characteristic feature of the Conservation Area but in some areas these are in poor condition. While a few houses have hedges, which are in keeping with the character, fences would detract from the character, especially at the

front of the property. Additionally retaining the original openings contributes to maintaining the historical rhythm of the streetscape.

10. The area behind Long Row is thought to be unadopted and in private ownership. Thus the cinder surface is in poor condition and a variety of solutions to car parking, bin storage, boundary treatments and levels of maintenance of the privies is apparent. Parts are overgrown, including the stone wall to Hall Hill at the end.

	
<p><i>Photograph 39: Example of Poor Condition of Stone Boundary Wall</i></p>	<p><i>Photograph 40: Area to Rear of Long Row</i></p>

11. There are relatively few open spaces with the existing Conservation Area - the wide pavements outside 21-51 Bollington Road, the playground of the Cock and Pheasant and the wide junction in front, and the wide verges on the south side of Bollington Road. These are generally in good condition, although car parking issues can result in damage to the grass verges and some of the tarmac pavements are in poor condition.

	
<p><i>Photograph 41: Cracked Pavement</i></p>	<p><i>Photograph 42: Damage Caused by Cars Parking on Verges</i></p>

12. The car park to the rear of the Cock and Pheasant is an important amenity for the community. The surface of the car park could be improved. The wide junction on the curve in front of the public house is dominated by road markings. The intrusive bus shelter immediately in front of the listed building damages a significant view of the listed building and a significant view within the Conservation Area.



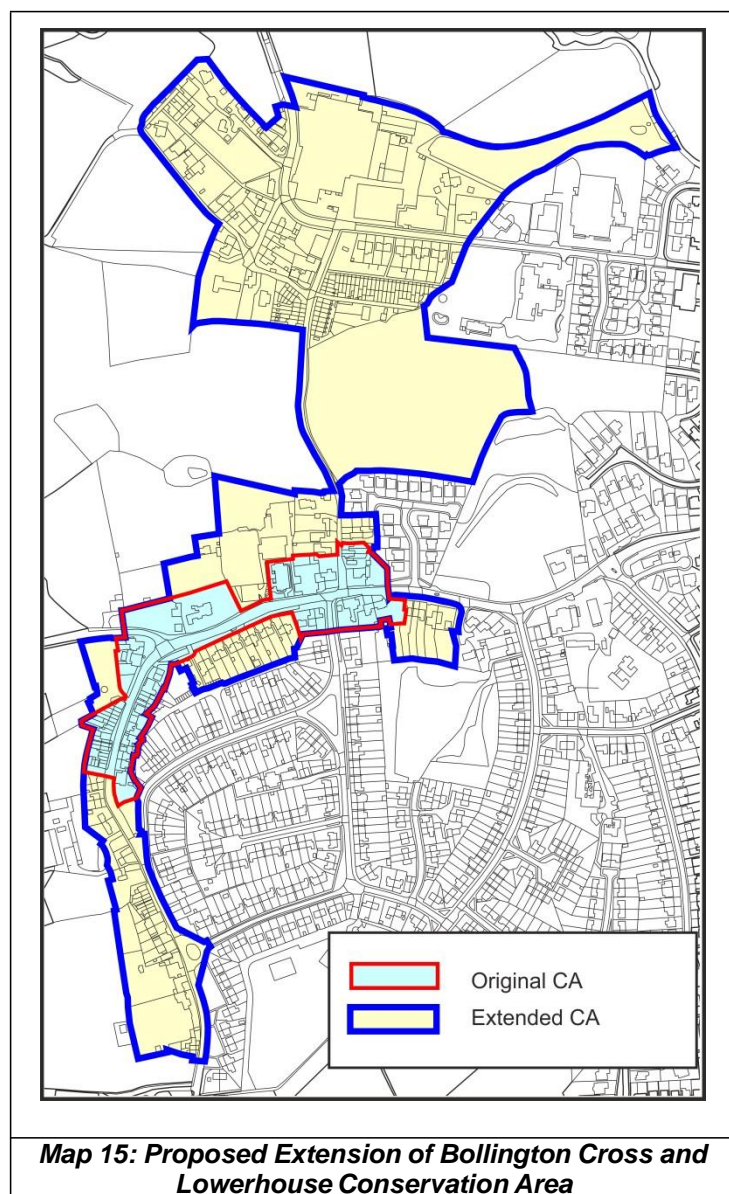
13. The area to the rear of 22-38 Bollington Road is comprised of an unmade road, the rear gardens and garages of various qualities. This area could best be considered neutral.
14. Only one of the allotments in front of Long Row remains. This is in very poor condition and the historic railings are broken and overgrown. Other historic allotments between Woodlea Drive and the north of the buildings on Moss Lane are in mixed condition.
15. The former mill pond is also an open space. There are overgrown paths on north side and the safety equipment appears to be in poor repair (proposed extension).

6.3. Problems, Pressures and Capacity for Change

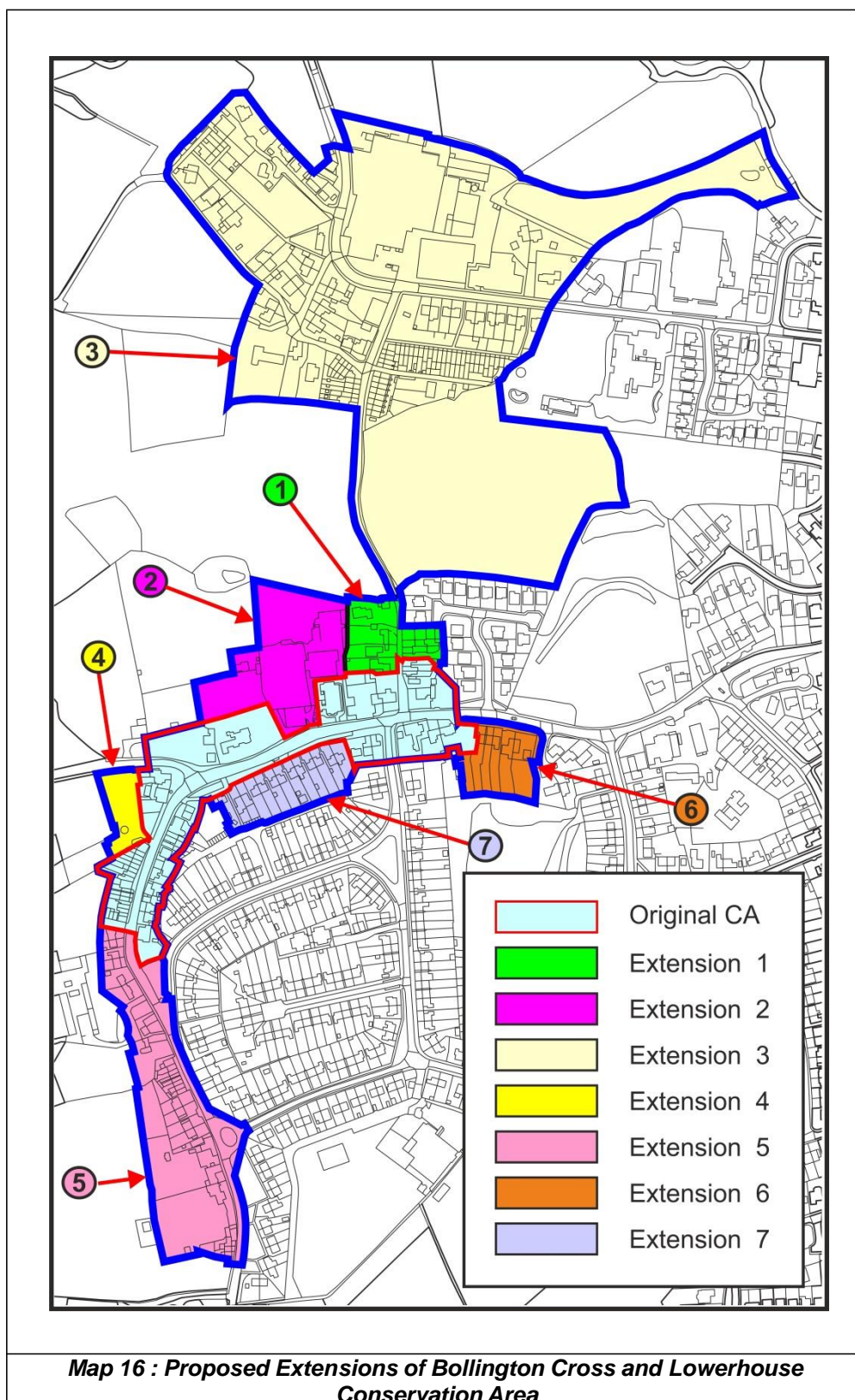
1. Traffic on Moss Brow and unsatisfactory arrangements for off-street parking (proposed extension).
2. There is also the possibility that original windows may be replaced by modern alternatives that are not of an appropriate style for the Conservation Area, especially where this occurs in houses which form part of a group. Appropriate styles within the Conservation Area are timber sash or side opening casement windows. Similarly when doors are replaced, the new door is often different in style. The loss of historic windows would result in the erosion of historic architectural character in the area.
3. A housing development is underway just outside the proposed new boundary and a further one has received outline planning permission. Both are already within the setting of a listed building and will affect views into and out of the conservation area. This will have an impact on the setting of the Conservation Area.

7. Identifying the Boundary

1. The Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF and best practice guidance produced by Historic England all state that the boundaries of existing conservation areas should be kept under review. Parts which are no longer special should be excluded. Where drawn too tightly, the Conservation Area should be extended to include more recent phases or plots associated with buildings of historic interest.
2. It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.
3. Taking this into account, it is proposed that the Conservation Area boundary be extended from its existing boundaries to include the area outlined on the map below as is shown on the map below.



4. While there had already been extensive discussion about the proposal to include Lowerhouse, prior to the commissioning of the Conservation Area Appraisal, as outlined in the introduction, during the appraisal process a number of other, smaller areas were also identified. The individual extensions are described and identified in the map below and following text:



- **Extension 1:** to include the houses off Moss Brow not currently included, namely 9-15 on the east and 2-8 on the west of Moss Brow. This area constitutes the northern edge of the original settlement of Bollington; currently only 1-7 are included on the east and Orchard House on the west. No 6 appears on the early maps and is listed as Moss Cottage. Although 11-15 do not clearly appear until 1871, the building appears to have a similar 17th century core, and be in a similar style and use of materials to others of the same period in the vicinity. 11 Moss Brow is listed Grade II and 13&15 are part of the same structure. While the other buildings are 20th century, they are visually part of the same group.



Photograph 45: 11-15 Moss Brow



Photograph 46: 6 Moss Brow

- **Extension 2:** to include the new school building of Bollington Cross School and its associated playing field at the rear of St. Oswald's Church, as well as the new annex and car park to St. Oswald's and the immediate land to the rear of the church, the car park and at the rear of Barley Grange, which was part of its garden which contains a number of mature trees. Land for the school and the church were gifted to the community by the Greg family and both institutions are integral to the community's historic development. The later developments are also on land that was originally belonged to the Greg family and the open land is important to the setting of the buildings.



Photograph 47: New School Building



Photograph 48: Church Car Park and Land Beyond

- Extension 3:** to include Hall Hill and Moss Brow, including its hedgerows, and the area and buildings of the original Lowerhouse Mill and associated community, including the allotments. Specifically Lowerhouse Mill and reservoir, houses and their associated plots west of the Fire Station and Dean Valley School on both sides of Albert Road, all houses and plots on Moss Brow, Moss Land, Ridley Road and Woodlea Drive and the three small commercial buildings on the west side of Albert Road opposite the northwest corner of the mill site. The history of Lowerhouse is inseparable from that of Bollington Cross, connected by the development of the local textile industry, the vision and contribution of the Greg family, and the similarity of architectural styles and building materials. Additionally the largely intact elements of the original development, with mill, reservoir, housing, school house and allotments which have remained in use tell the story of what was not merely a model village but an attempt to realise a new form of society. This extension area also includes Hall Hill and the lower area bordering Henshall Road. The wooded areas provide a buffer to the more built up elements of the area.



Photograph 49: Lowerhouse Mill & Moss Brow Cottages



Photograph 50: Allotments

- Extension 4:** To include the Car Park to the rear of the Cock and Pheasant. While this is not part of the original plot associated with the historic inn, historically the area at the top of Bollington Road was a visually arresting open space and to the west of the pub were trees and open fields on the both sides of Flash Lane. This open space is part of the setting of the Cock and Pheasant as well as the western entry into the village.



Photograph 51: Car Park to Cock and Pheasant



Photograph 52: 75 Bollington Road

- **Extension 5:** To include the west side of Bollington Road south as far as 103, bringing Turner Heath, Heath House and the Stables and Coach House into the Conservation Area, as well as the traditional cottages, such as No 75 and terraces which forms most of the housing on the west side of the road and constituted part of the early development of the settlement. On the east side of the road the proposed boundary would include the front boundary of the properties, many of which have traditional stone walls, and include the triangular open space with the Millennium Bollington Cross.



***Photograph 53: Open Space with
Millenium Cross***



Photograph 54: Turner Heath

- **Extension 6:** To include the houses and plots (front and rear) on the south side of Bollington Road/Henshall Road between Henshaws (2-4 Bollington Road) and Nursery Road and 18-38 Bollington Road. These all appear in the 1938 OS map. 18-38 were built between 1931-33, as part of an early council estate, a continuation of the tradition of social housing in Bollington Cross and, and all are built in the traditional stone with stone boundary walls.



Photograph 55: 18-38 Bollington Road



Photograph 56: Henshall Road

8. A Plan for Further Action

Below is a summary of the issues and pressures within the Conservation Area that will be addressed in the management plan.

- Ensure that any new development within the Conservation Area or the within the setting of the Conservation Area preserves and enhances the character of the Conservation Area.
- Ensure that the existing areas of greenbelt land surrounding the Conservation Area are retained and enhanced where possible.
- Consider introducing an Article Four Direction for historically significant structures in danger of being negatively affected by incremental change. Examples where this may be appropriate include the rows of historic of terraced housing, especially 1-24 Long Row.
- Provide supplementary planning guidance on appropriate installation of skylights and satellite dishes.
- Address the poor condition of paths to the front and rear of Long Row and work towards a solution for off-street parking.
- Consider conservation approaches for the historic privies within the Conservation Area.
- Consider how to preserve the remaining allotments including any remaining examples of original railings.
- Consider the design and layout of street furniture and bus shelters to mitigate the visual impact on the historic environment.
- Consider a sympathetic scheme of street lighting.
- Consider traffic or speed reduction methods for Moss Brow, to increase pedestrian safety.
- Address the issue of poor quality pointing as numerous properties in the Conservation Area have been badly re-pointed with an inappropriate cementitious mortar. This material may cause water retention within the pores of the stone, which when frozen and thawed will cause the stone to spall.
- Address ways to prevent inappropriate additions, alterations and extensions that erode the historic character of the area. These inappropriate additions include the replacement of windows and doors with UPV alternatives, modern metal garage doors and modern replacement rainwater goods.
- Consider creating a photographic record of the properties within the Conservation Area to serve as a record for future enforcement actions.

9. Sources

Cartographic Sources

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Cheshire Record Office

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Appendix 1: Contacts

Cheshire East Council Contacts

Trees: Trees@cheshireeast.gov.uk

Nature Conservation: Nature-Conservation@cheshireeast.gov.uk

Built Heritage: built.heritage@cheshireeast.gov.uk

The generic contact number for all of the above is: 0300 123 5014

Cheshire Archaeology Planning Advisory Service

Email: archaeology@cheshireeast.gov.uk Tel: 01244 977429

National Organisations

Historic England

North West Office Canada House Chepstow Street Manchester M1 5FW

Telephone: 0161 2421400. www.english-heritage.org.uk.

email: northwest@english-heritage.org.uk

Georgian Group

6 Fitzroy Square, London W1T 5DX

Telephone: 087 1750 2936 www.georgiangroup.org.uk email: info@georgiangroup.org.uk

Victorian Society

The Victorian Society

1 Priory Gardens Bedford Park London W4 1TT

Telephone: 020 8994 1019 www.victorian-society.org.uk email: admin@victorian-society.org.uk

Twentieth Century Society

70 Cowcross Street London EC1M 6EJ

Telephone: 020 7250 3857 www.c20society.org.uk email: coordinator@c20society.org.uk

Institute of Historic Building Conservation

Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA

Telephone: 01747 873133 www.ihbc.org.uk email: admin@ihbc.org.uk