

Environment and Communities Committee

Agenda

Date: Thursday, 29th September, 2022
Time: 10.30 am
Venue: Committee Suite 1,2 & 3, Westfields, Middlewich Road,
Sandbach CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision making meetings are audio recorded and the recordings will be uploaded to the Council's website

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

To note any apologies for absence from Members.

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. **Minutes of Previous Meeting** (Pages 3 - 10)

To approve as a correct record the minutes of the previous meeting held on 4 August 2022.

For requests for further information

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4. **Public Speaking/Open Session**

In accordance with paragraph 2.24 of the Council's Committee Procedure Rules and Appendix on Public Speaking, set out in the [Constitution](#), a total period of 15 minutes is allocated for members of the public to put questions to the committee on any matter relating to this agenda. Each member of the public will be allowed up to two minutes each to speak, and the Chair will have discretion to vary this where they consider it appropriate.

Members of the public wishing to speak are required to provide notice of this at least three clear working days' in advance of the meeting.

5. **Conservation Area Appraisals and Management Plans** (Pages 11 - 616)

To consider the Conservation Area Appraisals and Management Plans.

6. **Household Waste Recycling Centre Contract** (Pages 617 - 624)

To consider the Household Waste Recycling Centre Contract.

7. **Maintenance of Green Space** (Pages 625 - 630)

To consider the maintenance of Green Space across Cheshire East.

8. **Reporting of Officer Delegated Decisions**

To note the officer decision record for Environment and Communities since the last meeting of the Committee:

- To award a contract to CoWheels for the provision of a car club in Cheshire East to both replace the current pool car provision and be available to the general public.

[Officer Decision Record for Environment and Communities Committee](#)

9. **Standing Item: Member Advisory Panel: Cheshire East Planning Process Review**

To receive an oral update from the Chair of the Member Advisory Panel.

10. **Standing Item: Members Advisory Panel: Cheshire East Cemeteries Strategy Review**

To receive an oral update from the Chair of the Member Advisory Panel.

11. **Work Programme** (Pages 631 - 634)

To consider the Work Programme and determine any required amendments.

Membership: Councillors Q Abel, M Benson, J Bratherton, J Buckley, L Crane, T Dean, A Farrall, L Gilbert, P Groves, C Leach, J Parry, S Pochin (Vice-Chair) and M Warren (Chair)

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Environment and Communities Committee**
held on Thursday, 4th August, 2022 in the Committee Suite 1,2 & 3,
Westfields, Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor M Warren (Chair)
Councillor S Pochin (Vice-Chair)

Councillors J Buckley, L Crane, T Dean, L Gilbert, P Groves, C Leach,
J Parry, S Edgar, B Puddicombe and S Akers Smith

OFFICERS IN ATTENDANCE

Paul Bayley- The Director of Environment and Neighbourhood Services
Helen Davies- Democratic Services Officer
Kim Evans, Licensing Team Leader
Tom Evans, Neighbourhood Planning Manager and Interim Environmental
Planning Manager
Ralph Kemp- Head of Environmental Services

ACKNOWLEDGEMENTS

The Chair welcomed Chief Executive Dr. Lorraine O'Donnell to the meeting, who was in attendance for observation.

14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mike Benson (Councillor Steven Edgar was substituting), Councillor Joy Bratherton (Councillor Brian Puddicombe was substituting), Councillor Quentin Abel (Councillor Suzie Akers Smith was substituting) and Councillor Ashley Farrall (Councillor Anthony Critchley was substituting).

15 DECLARATIONS OF INTEREST

In the interests of openness, Councillor Charlotte Leach declared that in respect of agenda item 8, Developer Contributions Supplementary Planning Document (SPD), their employer was a property developer.

16 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the 01 July 2022 meeting be received and noted as a correct and accurate record.

17 PUBLIC SPEAKING/OPEN SESSION

There were no members of the public registered who wished to speak.

18 SINGLE USE PLASTICS UPDATE

Ralph Kemp, Head of Environmental Services presented the report and advised the Committee that this was a response to the resolution passed by this Committee in March to produce a report on the current use of single use plastics across the Council. The report showed a reduction of single use plastics across services. A campaign and community toolkit and resources have been developed to provide information on how to reduce plastic use in everyday life.

The Committee noted the correct balance had been found in certain circumstances, such as the decision to retain individual portion milk sachets so as not to waste milk in a milk jug. The Committee noted the continued use of single use plastic in vending machines within the building, the Head of Environmental Services took this as an action to follow up with Facilities Management. Councillor Dean requested where possible statistics to represent a before and after analysis of single use plastic usage.

Councillor Laura Crane requested further communications being pushed in respect of the toolkit resource.

The Committee requested the scheduling of an annual report on the subject of single use plastic.

RESOLVED:

That the report be received and noted.

19 HOUSEHOLD WASTE RECYCLING CENTRE USER GUIDE/POLICY

The Head of Environmental Services presented the Household Waste Recycling Centre User guide/policy report that asked the Committee to adopt both documents.

The Committee were advised that the policy provided the council expectations as it moved to appoint a new contract on the 1 April 2023. There would be an update to this Committee at the September meeting on the award of the new contract,

The Committee were given the opportunity to ask any questions. The question of whether household waste and recycling centres needed to be open 7-days a week was asked. The Head of Environmental Services noted that some facilities did open less than 7-days a week and this had worked well. A review of the efficiency of the Household Waste Recycling Centres in 2016 led to reduced opening hours based on user info and when the peaks were. The data showed that school closing times and lunchtime on weekdays were peaks and that when closure days were looked into there was no significant saving because each site is sub-contracted so there would be no significant staff saving costs. This could

be an area of review beyond current contract, the Committee were in agreement with this.

There was a query about the type of plastic that could be taken to household waste and recycling centres, the Head of Environmental Services confirmed that under the current contract it was plastic bottles only, however the kerbside collection was the focus for plastic recycling as all plastic could be taken.

The Committee queried how much revenue was generated by the cost to residents to dispose of rubble, and any potential increased in rubble flytipping as a result of the charge. The Head of Environmental Services advised that this charge made approximately £70k per annum revenue for the council, with the biggest benefit being the diversion of rubble to privately hired skips. There had been no evidence of increase in flytipping. The charge had taken into account opportunities for small traders who had no means to cheaply dispose of rubble. The Committee noted that the new Government legislation might prevent this DIY disposal charge by local authorities in the future.

There was some discussion about the possibility of including further expectations on safe driving within the charter based on anecdotal evidence given about irresponsible driving witnessed at Macclesfield. The Head of Environmental Services noted this was something that could be considered as part of the new contract.

RESOLVED (Unanimously):

That the user guide/policy and customer charter be approved for adoption.

20 DEVELOPER CONTRIBUTIONS SPD

Tom Evans, Neighbourhood Planning Manager and Interim Environmental Planning Manager presented the report to the Committee. The Supplementary Planning Document (SPD) considered the financial or other contributions to mitigate the impact of development.

The Committee was advised there was a request to change the recommendation within the report at 3.2 *“Approve the draft Developer Contributions Supplementary Planning Document (Appendix A) for six weeks of public consultation starting 15th August.”* To read *“12 September”* rather than 15 August because there had been updates to the consultation portal that would not be ready until September.

The Neighbourhood Planning Manager noted that there were proposals that the Section 106 funds and Community Infrastructure Levy (CIL) would become one, but the work undertaken now was still useful, to be in a position to respond to changes as they came forward. The Committee queried if the merge would be good or bad, and was advised that the intention behind it was more flexibility.

There was some discussed by the Committee, it was clarified that the key audience for the consultation would be the development industry.

Concerns were raised by the Committee on ensuring Section 106 funding was received by the council, it was spent and Councillors were updated.

The Neighbourhood Planning Manager noted that the council had taken a manual approach to managing the Section 106 funding and this had been difficult to keep track of. Specific software was now being used that could be interrogated, this will make for an improved process for the future.

Other Members emphasised the importance of keeping track of Section 106 funding, some had found significant amounts of funding that the community were unaware of. The Committee agreed that a mechanism to make Councillors aware would be helpful and were encouraged by the new software.

The Chair queried if this could be an issue for the planning deep dive. Councillor Tony Dean, Chair of the Planning Member Advisory Panel, advised that Phase One related to the planning backlog and perceived lack of enforcement action, but was sure it would be part of the review.

The Committee noted under the current policy residents on new developments pay for the maintenance of play areas which implies exclusivity when they are intended to be for all residents. In addition they pay through their Council Tax towards other play areas which have been adopted by the Council under the earlier policy. The Neighbourhood Planning Manager acknowledged that Play areas were not exclusive.

The Neighbourhood Planning Manager noted that feedback from the consultation was key and that it was as much for the Councillors as the community. The Chair encouraged Members to respond to the consultation to enable amendments to the policy to get things right for Cheshire East.

The Committee noted that an annual spreadsheet used to be circulated to Members and it included Section 106 money. The Director of Environment and Neighbourhood Services advised this document had been provided on request for last two-years, it was a manual exercise and the priority was transitioning to new database, the latest information was in transition to the new system but Members could contact the Section 106 officer if specific details were required.

RESOLVED (Unanimously): That

- a) the draft Developer Contributions Supplementary Planning Document (Appendix A) be approved for six weeks of public consultation starting 12 September. This includes publication of the associated Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report ("SEA") (Appendix B);

and the associated Equalities Impact Assessment Screening Report ("EQIA") (Appendix C); and

- b) the Head of Planning be authorised to make any other non-material changes to the consultation documents or supporting information ahead of the consultation and prepare any additional explanatory information to support the consultation.

21 HACKNEY CARRIAGE AND PRIVATE HIRE LICENSING POLICY

Kim Evans, Licensing Team Leader attended the Committee and presented the Policy to the Committee, the draft version of policy had been reviewed by this Committee in September 2021, where the resolution to consult had been agreed. Consultation finished in December 2021 and 230 responses were received, significantly more than in previous years. Officers had made some amends to draft policy based on the consultation responses that related to timescales for DBS and vehicle testing that were deemed admin and finance burdens for license holders.

On the 6 June 2022, the Licensing Committee considered the policy, it was supportive of it and recommended to this Committee for final adoption.

There was some discussion by the Committee that included:

- Avoiding the assumption that those who lived in rural areas would be able to afford taxis for trips such as the supermarket;
- The possibility of harmonisation of the three separate taxi zones and difference in fares. The Licensing Team Leader advised that there were current limits to the number of licenses administered in the Congleton zone and this policy would remove those. The conditions for drivers would be the same but the fare cards would be different. Currently a Hackney Carriage in Congleton cannot ply for hire in either of the other two zones. Any journeys it accepted must be pre-booked;
- The Committee noted that whilst Cheshire East had standards, other local authorities have their own standards too. If fares were sub-contracted out by drivers, Cheshire East would take the appropriateness of that driver on trust to meet acceptable standards; and
- The possibility of using technology (e.g. QR Codes) to ensure driver suitability.

The Licensing Team Leader advised that the reason to revise the policy had been because of the updated statutory guidance by the Department for Transport (DfT)

RESOLVED (Unanimously): That:

- a) the representations received to the consultation undertaken on the draft policy (Appendix 2) be considered; and

- b) the Cheshire East Council Hackney Carriage and Private Hire Licensing Policy (Appendix 1) be approved for adoption with an effective date of 1st November 2022.

22 STANDING ITEM: MEMBER ADVISORY PANEL: CHESHIRE EAST PLANNING PROCESS REVIEW

Councillor Tony Dean gave a verbal update to the Committee.

The Member Advisory Panel had not met since the last meeting, although this was intentional because Jayne Traverse, Executive Director of Place had requested for meetings to be every other month which had been agreed to.

Progress had been ongoing, a video had been launched as part of the ongoing recruitment campaign, this has been effective as there were 79 applications. However there had been no applications for the Senior planner role.

The Phase One report was scheduled for the September Committee, this related to the planning backlog and perceived lack of enforcement.

The Committee noted this was to be added to the Work Programme.

It was noted that the lack of applications for the senior position could be a requirement for a head-hunter.

RESOLVED:

That the verbal update be received and noted.

23 STANDING ITEM: MEMBERS ADVISORY PANEL: CHESHIRE EAST CEMETERIES STRATEGY REVIEW

Paul Bayley, Director of Environment and Neighbourhood Services updated the Committee that there had been work towards a consultation in autumn on the high-level objectives agreed by the Member Advisory Panel. The revised Cemeteries strategy was expected in February 2023.

There were no questions by the Committee.

RESOLVED:

That the update be received and noted.

24 WORK PROGRAMME

The Director of Environment and Neighbourhood Services noted there were a number of items to be added to the current published Work Programme, these were:

- 1) The Planning review report Phase One;
- 2) Conservation area appraisals;
- 3) Cheshire East Enforcement policy and Regulatory services enforcement policy;
- 4) Revised statement of gambling principles; and
- 5) Annual update on carbon neutral progress
- 6) Revised cemeteries strategy.

Councillor Dean noted an item for potential inclusion within the Work Programme would be food inspection services. He noted in the past, Members would receive a traffic light Red, Amber, Green (RAG) report and often food inspection services were rated red. The pandemic did change requirements but the Committee agreed that an update and the reinstatement of the RAG report would be preferred.

The Director of Environment and Neighbourhood Services advised that the Food Standards Agency (FSA) set a recovery plan following the pandemic, and the council followed this approach. The Council must produce an Annual Food Law Enforcement Plan for the FSA, it was agreed to circulate to Members.

RESOLVED:

That the update on the Work Programme be received and noted.

The meeting commenced at 10.00 am and concluded at 11.39 am

Councillor M Warren (Chair)

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Working for a brighter future together

Environment and Communities Committee

Date of Meeting:	29 th September 2022
Report Title:	Conservation Area Appraisals and Management Plans
Report of:	Jayne Traverse
Report Reference No:	EC/16/22-23
Ward(s) Affected:	Alderley Edge, Macclesfield and Ollerton

1. Purpose of Report

- 1.1.** This report seeks approval to adopt Conservation Area Appraisals and Management Plans for Alderley Edge, Macclesfield and Ollerton School Lane following a 4-week public consultation.

2. Executive Summary

- 2.1.** This report seeks approval to adopt Conservation Area Appraisals and Management Plans for Alderley Edge, Macclesfield Town Centre, and Ollerton School Lane. These appraisals have been subject to public consultation for 4 weeks and are part of a three-year work programme to review the Council's Conservation Areas.
- 2.2.** Cheshire East Council's Corporate Plan sets out three aims. These are to be an open and enabling organisation, a Council that empowers and cares about people, and to create thriving and sustainable places. In striving to create thriving and sustainable places, a key objective is to protect the historic environment and appropriately control development to protect and support our borough. As such, these Conservation Area Appraisals and Management Plans sets out guidance on how planning decisions can contribute to these aims
- 2.3.** The Conservation Area Appraisals add detailed guidance on how the policies of the Local Plan Strategy (LPS) and the Site Allocations and Development Policies Document (SADPD) should be applied to manage change in the Conservation Areas. Each conservation area has a management plan to assist in future management of the area and provide guidance and support for applicants and homeowners in decision making regarding their property or space.

3. Recommendations

3.1. That the Committee:

- 3.1.1. Consider the feedback from the public consultation (appendix D).
- 3.1.2. Approve the Ollerton School Lane Conservation Area Appraisal (including a boundary review) and Management Plan (Appendix A) for adoption.
- 3.1.3. Approve the Macclesfield Town Centre Conservation Area Appraisal and Management Plan (Appendix B) for adoption.
- 3.1.4. Approve the Alderley Edge Conservation Area Appraisal and Management Plan (Appendix C) for adoption.
- 3.1.5. Delegate authority to the Director of Environment and Neighbourhood Services, in consultation with the Chair, to take all necessary actions to serve the Article 4 Direction on the identified buildings in the Alderley Edge Conservation Area.

4. Reasons for Recommendations

- 4.1. Within the Cheshire East Local Plan there are policies set out for the protection of the Borough's designated heritage assets. However, these are not area specific. Conservation Area Appraisals and Management Plans are a recognised way of putting in place additional planning guidance and a material consideration in determining planning applications, providing a more detailed level of protection for heritage. They should assist applicants when making relevant planning applications, and the Council in determining them.
- 4.2. Alderley Edge has been on the Historic England Heritage at Risk register for a number of years, this is largely due to the development pressures in the area and the loss of a number of Alderley Villas.

5. Other Options Considered

- 5.1. The Council could choose not to adopt the Conservation Area Appraisals or Management Plans. Any relevant planning application would continue to be assessed against existing planning policies. However, this would not allow the Council to provide additional practical guidance on this matter or give clarity to the approach that should be employed by all parties in a consistent way that gives certainty to applicants and decision makers.

6. Background

- 6.1. The Conservation Area reviews have been undertaken by consultants on behalf of the Town and Parish Councils in the relevant area, with the exception of Alderley Edge which has been carried out by Conservation Officers within the Council's Environmental Planning Team. The documents have then been reviewed by the Council's Conservation Officer to ensure policy compliance and deliverability and made into Cheshire East branded documents.

- 6.2.** The Appraisal and Management plan for each area have been subject to a public consultation and full consideration has been given to the feedback of the proposed changes to each of the 3 conservation areas and their communities. The final drafts have been amended where required to take account of the feedback received. The documents are now ready to be considered for adoption.
- 6.3.** Once adopted, the Conservation Area Appraisals and Management Plans will provide additional planning policy guidance, primarily related to the implementation of Local Plan Strategy policy SE7 “Heritage” and SE1 “Design”. A suite of additional policies set out in the emerging SADPD also provide detailed requirements that applicants must satisfy to gain planning consent. The Conservation Area Appraisals once adopted, will be a material consideration in decision making and support the delivery of key policies in the Development Plan.

7. Consultation and Engagement

- 7.1.** There is no statutory requirement for consultation set out in the Planning (Conservation Areas and Listed Building) Act 1990. However, Historic England’s best practice guidance advocates wider community consultation as part of the review process.
- 7.2.** The public consultation on the 3 Conservation Area Appraisals took place between the 14th February and 14th March 2022. Homeowners and business within the conservation area boundary (and proposed) were sent letters informing them of the consultation period and where the documents could be viewed. The consultation was advertised in the local newspaper, on the Cheshire East website and social media platforms (Macclesfield only). There was also the opportunity to have a telephone call with a conservation officer to discuss any points.

Alderley Edge

- 7.3.** There were 27 responses from the Alderley Edge community to the consultation with 15 Supporting, 1 Neutral, and 11 Objecting. Several concerns were raised regarding the introduction of Article 4 Direction. Several responses objected to the use of Article 4 Directions of the buildings shown, or that the Article 4 Direction should cover the whole Conservation Area not only specific buildings. It is proposed to continue with the Article 4 Direction with the scope defined in the appraisal. The permitted development rights to be removed will be considered with Legal and the Direction made in the Autumn 2022 in accordance with the statutory process.
- 7.4.** There was no boundary change proposed to the conservation area, but several responses showed a misunderstanding of the extent of the conservation area and its relationship to the adjacent and bordering Trafford Road Conservation Area. The context map has been revised to include the other 3 conservation areas in Alderley Edge. A few minor amendments have been carried out in response to the feedback.

Ollerton

- 7.5.** Ollerton received 3 responses, one objection, one neutral and one in support. A minor change has been made to the appraisal in response to the feedback.

Macclesfield Town Centre

- 7.6.** Macclesfield received 3 responses; no changes have been required to the document.
- 7.7.** Local Ward Councillors were informed of the consultation and of the intention to proceed to adoption following minor amendments. Following adoption, formal notification must be provided to the London Gazette and to land charges in the case of Ollerton School Lane, where a boundary change occurs. The documents will be made available on the heritage section within the Council's website.

8. Implications

8.1. Legal

- 8.1.1.** Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the Council to determine which parts of their area are areas of special architectural or historic interest, and the character or appearance of which is desirable to preserve or enhance. Those areas should be designated conservation areas.
- 8.1.2.** Section 70 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local authority to notify the Secretary of State for Digital, Culture, Media and Sport and Historic England of the designation. Also, to advertise the designation both in the London Gazette and a local newspaper.
- 8.1.3.** The designation must be based on an up-to-date available evidence base to demonstrate the areas need for additional protection (the character appraisal and extension).
- 8.1.4.** The National Planning Policy Framework and the associated Planning Practice Guidance also set out national policy about the circumstances in which Conservation Area Review should be prepared.
- 8.1.5.** Once the Article 4 Direction has been prepared by Legal, the procedure involves notifying (amongst others) the owner of the land and Secretary of State. The owner will be given the opportunity to comment on the Council's proposal to make an article 4 direction. The Council must take account of those comments when deciding whether or not to confirm. At least 28 days must elapse before the direction can be confirmed. The Direction will take legal effect once it is confirmed by the Council.
- 8.1.6.** If the direction is confirmed the owner will thereafter be required to submit a planning application and secure planning permission for work which would have otherwise been permitted development.

8.2. Finance

- 8.2.1. There will be minor administrative costs associated with the adoption of the 3 appraisals, this will include notification to residents within the conservation area boundary extension in Ollerton, advertisements to be placed in the local newspapers advising of the formal adoption and notification within the London Gazette. These costs will be met within the Planning Service budget.
- 8.2.2. The Appraisals written by consultants have been funded by the relevant Town / Parish council.

8.3. Policy

- 8.3.1. The Conservation Area Appraisals will provide additional guidance to assist applicants and decision makers on how to apply relevant policies of the development plan.
- 8.3.2. The Conservation Area Appraisals are consistent with the neighbourhood plan where this is applicable.

8.4. Equality

- 8.4.1. The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a “relevant protected characteristic” and persons who do not share it; foster good relations between persons who share a “relevant protected characteristic” and persons who do not share it
- 8.4.2. The approach to the public consultation has been considered and has provided opportunities for all within each of the communities to engage and provide an input. There are no Equalities implications for the adoption of the CAA.

8.5. Human Resources

- 8.5.1. There are no implications for human resources.

8.6. Risk Management

- 8.6.1. The adoption of planning documents can be subject to judicial review. The risk is mitigated by following the process for the preparation of a Conservation Area Appraisal and boundary review, which is governed by legislative provisions (as set out in the legal section of the report).
- 8.6.2. The preparation of appraisals and management plans can assist planning application decision-making. They need to be carried out in line with relevant statutory requirements. Public consultation is recommended as a matter of good practice, and this will assist in enabling material weight to be given to the documents in decision making.

8.7. Rural Communities

- 8.7.1. Conservation area appraisals and management plans can cover rural and non-rural communities. The proposed extension to the conservation area covers peripheral more rural areas of the main village of Ollerton. Where this is applicable, the area will benefit more greatly from the progression of the plans to provide an up-to-date assessment of the heritage in the area and how this is to be positively managed.

8.8. Children and Young People/Cared for Children

- 8.8.1. There are no immediate implications for children and young people resulting from this report's recommendations, however, the progression and approval of the conservation area plans has the potential to provide wellbeing benefits to children and young people through long-term heritage, conservation and environmental benefits in the local area.

8.9. Public Health

- 8.9.1. There are no direct implications for public health

8.10. Climate Change

- 8.10.1. Whilst the conservation area reviews do not have any direct climate change implications, there is guidance on maintenance of historic buildings which contributes to making buildings more energy efficient and guidance on ensuing new building is of a high standard and in keeping with Government guidance on sustainability.

Access to Information	
Contact Officer:	Emma Fairhurst Senior Design and Conservation Officer Emma.fairhurst@cheshireeast.gov.uk 01625 383 744
Appendices:	Appendix 1: Ollerton School Lane Conservation Area Appraisal and Management Plan Appendix 2: Macclesfield Town Centre Conservation Area Appraisal and Management Plan Appendix 3: Alderley Edge Conservation Area Appraisal and Management Plan Appendix 4: Consultation responses
Background Papers:	N/A

School Lane Ollerton

Conservation Area Appraisal

Draft for public consultation
October 2021

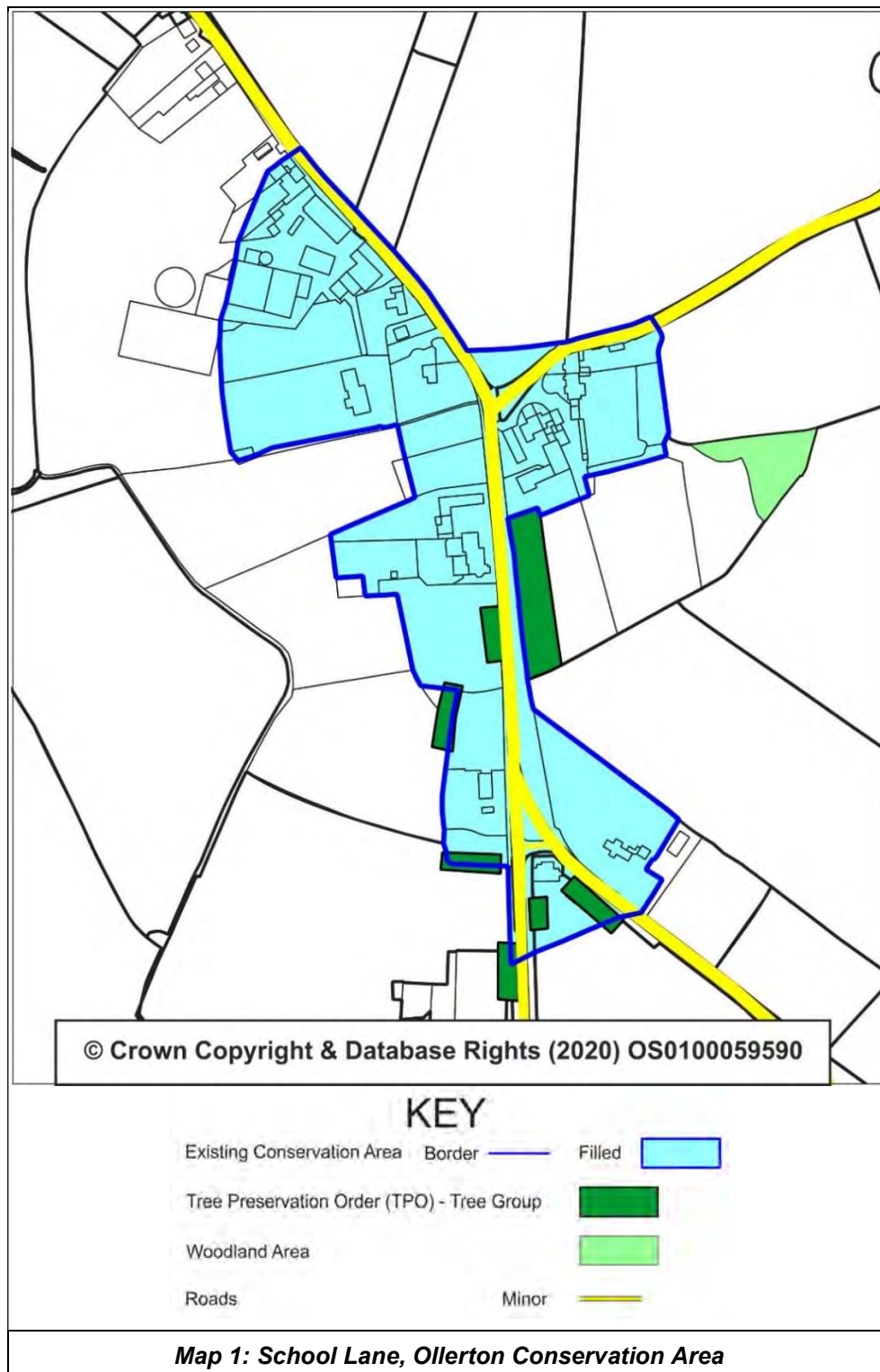
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Section 1 Introduction

1.1 Designation of School Lane, Ollerton Conservation Area

School Lane, Ollerton Conservation Area was designated a Conservation Area by Macclesfield Borough Council in 1995. The boundaries of the Conservation Area have not been altered since this date and there is no Conservation Area Appraisal. Ollerton with Marthall was designated a Neighbourhood Area in 2017. In the context of the preparation of the Neighbourhood Plan, and to provide a Design Guide and a Character Assessment, Ollerton with Marthall Parish Council has identified the need for a Conservation Area Appraisal.



1.2 Definition of a Conservation Area

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.

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 the contribution of features such as topography, layout of roads, pathways and property boundary treatments, street furniture, open spaces and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.

1.3 Value of Conservation Area Appraisals

The National Planning Policy Framework stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This appraisal fulfils 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

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. The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. It will form part of the local planning authority's Historic Environment Record and will be part of the evidence base for the local plan and a material consideration in planning decisions.⁴

The purpose of the Appraisal is, in accordance with the methodology recommended by Historic England,⁵ to define and record the special architectural and historic interest of the School Lane Conservation Area, including the landscape character, views and setting. The methodology also includes a review of the boundaries and identification of any issues which may be putting the special interest at risk. This Appraisal might then contribute to the preparation of a Management Plan which would set out suggested actions to preserve and enhance the special character of the area. Such a document would support the active management of the Conservation Area through the development control process, including support for appeals.

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

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

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

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

⁴ *ibid.*

⁵ Historic England: *Conservation Area Designation, Appraisal and Management, Advice Note 1*, 2nd ed. (London: Historic England, 2011) p 5, para 10.

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

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

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

1.4 Scope of the Appraisal

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

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

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

⁶ Ibid, para 12.

⁷ Ibid, p 8 para 18.

Section 2 **The Planning Policy Context**

2.1 Planning Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework provide the legislative and national policy framework for Conservation Area appraisals and management plans. The NPPF (paragraph 190) states:⁸

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

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

NPPF (Annex 2) defines a heritage asset as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and 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.

Ollerton with Marthall Parish Council has Civil Parish status within the Cheshire East unitary authority area; the local authority is Cheshire East Council. The new Cheshire East Local Plan Strategy was adopted in July 2017. The Site allocations Development Planning Document (SADPD) has been published in draft and consultation took place in late summer 2019; 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.

2.2 Conservation Area Policy Guidance

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

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

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

- Understanding Place: Character and Context in Local Planning 2011
- Streets for All
- Conservation Principles Policies and Guidance, 2008
- Neighbourhood Planning and the Historic Environment, 2018
- Conservation Area Designation, Appraisal and Management, Advice Note 1, 2nd ed. 2019

The English Heritage 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.

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.’

In addition, consultation of the Historic Environment Record for Ollerton, maintained by the Cheshire Archaeology Planning Advisory Service (CAPAS).

The proposals set out by this appraisal shall undergo a period of public consultation and will be 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

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.

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

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

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.

weeks written notice is required 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.

2.4 Ollerton with Marthall Parish Plan

Following extensive consultation, in 2007 the Parish Council published a Parish Plan. While this relates to the whole parish rather than just the Conservation Area, it provides a picture of local opinions, concerns and issues, several of which are relevant. These included traffic, unsuitable development and changes which detract from the village character, maintaining the footpaths, bridleways and landscape and avoiding light pollution. One of the proposed action steps was to develop a Village Design Statement. This has not yet been developed; however, the Parish Council see the preparation of the Conservation Area Appraisal as a step towards this, together with work associated with the preparation of the Neighbourhood plan which is underway.

Section 3 **Summary of Special Interest**

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

- **The historic rural, agricultural, spatial setting and qualities of a dispersed settlement.** The Conservation Area is surrounded by and interspersed with fields and woodland. The settlement comprises dispersed former farmsteads and cottages and two larger houses. The lanes are characterised by limited areas with pavement and grass verges; elsewhere there are hedgerows and ditches. Birdsong, horses and tractors are commonplace. Although enclosure was complete by the 18th century, the older field systems and evidence of common land remain apparent in both the existence of narrow strip fields and plot names. When the boundaries of the Conservation Area were drawn, they followed the widespread tendency to focus on the built heritage and thus were tightly drawn around the core of the settlement; even here buildings are often separated by fields. In recent years there has been an increasing recognition that the interest of the built heritage cannot be considered in isolation from the surrounding landscape and the wider settlement pattern.
- **The largely unchanged development pattern, dating from the post-medieval period, with a variety of vernacular brick buildings.** The buildings comprise modest farmsteads, cottages or crofts and a few houses of the gentry, often with associated stable blocks. While there have been alterations to individual buildings, which often reflect changes in farming and domestic life in the 19th and 20th centuries, there has been very little new development either within the Conservation Area or in the wider area. Thus, the dispersed layout of the 18th/early 19th century settlement can still be discerned and the historic core of the individual buildings is still apparent. In recent years, as farming has declined and buildings converted to residential use, some, more suburban architectural features have been introduced which are inappropriate to the simple, relatively small vernacular architectural structures characteristic of the area.
- **While the School Lane Conservation Area is only a small part of the historic township of Ollerton, of which the Egerton family/Tatton Estate are major historic landowners, it represents the centre of a cohesive core of 18th century land acquisition by the Potts family** and therefore has a strong association with this Cheshire family. Not only does it include Ollerton Hall, rebuilt and extended by Thomas Potts in 1728 and Ollerton Lodge with its stable block and crest, which was the 19th century home of the Potts family; additionally, most of the farms and cottages along School Lane and Moss Lane were in their ownership.
- **The Conservation Area contains both the earliest school in Ollerton, dating back to 1691, and the National School, set up in 1876.** Thus, the settlement around School Lane may not have had either a place of worship, public house or shop (which were located elsewhere in the township), but the school was an important community asset. Historic documents about the endowment and supervision of the school show the continuity of key families including the Egertons and Potts in the local community. The buildings, although now in private ownership, remain of local historic interest.
- **The public open spaces associated with road junctions.** Within the settlement there are no parks or formal open spaces, however the spaces at the junction of School Lane and Hall Lane and that of School Lane with Moss Lane may be said to fulfil this role. Historic accounts refer to recreational use of the land and pond near the 1876 School; the 1848 Tithe map shows how the roads bulged out, confirming this as open space. Both spaces are also characterised by both landmark buildings and important views.
- **Dairy and cattle farming constituted the core historical economic activity.** Despite the impact of two epidemics of foot and mouth disease, which has almost wiped out dairy and cattle farming in the Ollerton area, farming is a core part of the settlement's identity. Retaining and finding new and appropriate uses for redundant farm buildings as well as supporting activities which allow traditional farms to succeed economically is crucial to retaining the settlement's identity.
- **Wide green verges, hedgerows and overhanging trees are a feature of much of the Conservation Area and make an important contribution to its rural character.** These frame views along the roads and of the attractive historic buildings. These elements, together with the winding character and narrow width often mean that views are restricted and, as traffic includes

wide vehicles such as tractors and milk tankers, consideration of speed restrictions might be appropriate. Only one area, along the west side of School Lane, has a surfaced pavement.

- **Boundary treatments to houses are generally rural.** Hedges and picket fences predominate for smaller houses and cottages, with higher brick walls for the few, more substantial houses; drives tend to be gravel. The few houses which have low walls or paved courtyards tend to have a more suburban character which is at odds with the otherwise rural identity.
- **Horses have been a longstanding part of local life and riders are often seen on the roads.** Formerly essential for both agricultural vehicles and transport, horses have also been part of recreational life. Ollerton lies in historic hunting country, had its own smithy and at one point a stud farm; the large houses had extensive stable blocks.

A definition of the special interest of the Conservation Area is set out in section 4 of the character appraisal.

Section 4 **Assessing Special Interest**

4.1 Location, General Character and Uses

Location

Ollerton lies approximately two miles southeast of Knutsford, Cheshire. Equidistant from Altrincham, Macclesfield, Northwich and Wilmslow, School Lane Conservation Area lies south of Chelford Road (A537) which connects Knutsford to Macclesfield. It is accessed from the north off the A537 from School Lane and Hall Lane; from the southeast from Moss Lane.

The Conservation Area lies within Ollerton with Marthall Neighbourhood Area, a Civil Parish within the borough of Cheshire East. This was created in 1976; the villages of Ollerton and Marthall keep their identities and boundaries but share facilities and the Parish Council. It was designated a Neighbourhood Area in September 2017.

Ollerton is situated in the northeast corner of the Shropshire, Cheshire and Staffordshire Plain, an extensive, gently rolling pastoral plain. The topography and geology of the area is as follows:

“It is characterised by gently undulating, often flat country. This is dairy farming country and much of it is under grass. There are Keuper Sandstone outcrops to the west and north of the plain, along with areas of sands and gravels. However, most of the area comprises boulder clay overlying soft Keuper layers, while basin peat is found at a number of sites, which as a result of drainage, are now much reduced in size e.g. Lindow Common and Danes Moss.”¹³

School Lane Conservation Area constitutes the core of the small historic village of Ollerton, the focus of a dispersed rural farming settlement. School Lane extends north and south of the Conservation Area and only parts of Moss Lane and Potts Lane are within it. Today the boundaries of the village of Ollerton, population of approximately 300, extend around it, with a second nucleus of development to the northwest of the Conservation Area at the crossroads of Chelford with Marthall Lane and Seven Sisters Lane, near the Dun Cow public house. Elsewhere its location is described as “bounded by the Dun Cow to the north and the Egerton Arms to the south, the latter being the extent of the original Tatton Estate.”¹⁴ The developed area is surrounded by fields; the land is flat and the narrow lanes often bounded by hedgerows or overarched by mature trees.

General Character and Uses

The Conservation Area is centred around and between two road junctions, namely of School Lane and Hall Lane and of School Lane and Moss Lane, both junctions featuring areas of open space and overlooked by buildings of significance. In a village which today lacks community amenities, the junctions provide the only public open space and are the location of the community noticeboard and post-box and, formerly, of the village school’s informal extension to the playground. Much of the dispersed settlement of the south section of Ollerton lies outside of its boundaries, although this is very similar in character, particularly the area south of Chelford Road.

The Conservation Area is an irregular elongated polygon, extending along School Lane and just to the north of the junction with Hall Lane and to the south of its junction with Moss Lane. Even within the village core, there is space between the houses. Most buildings are now residential, often set in gardens, comprising a mixture of purpose-built homes of various sizes from a variety of periods, and those converted from earlier agricultural use. Unusually the boundaries of the Conservation Area often cut through plots, including the buildings but not their historic setting. To the north, up to Chelford Road, School Lane with its associated buildings, constitutes a continuation of the Conservation Area in terms of general character and use.

¹³ Cheshire County Council. *Cheshire Historic Landscape Characterisation Study*, 2007, 9.

¹⁴ Cheshire Federation of Women’s Institutes, *The Cheshire Village Book* (Newbury: Countryside Books, 1990) 176-7.

More specifically the Conservation Area includes on the west side of School Lane the buildings but not the original plot boundaries of Beech Farm, Beech Cottage, Ivy Cottage and the modern Oak Tree House to its rear, Ollerton Lodge and Stable Cottage and Ollerton School House. On the junction with Moss Lane to the south it includes The Old School and what was formerly Cherry Tree Cottage, now The Grange, and further north on the east side of School Lane the buildings of the former Hall Farm (the home farm, now comprising The Old Shippon, Old Stables, Fern Cottage and Stud Cottage) and Ollerton Hall. All but one of these buildings appear on the 1848 Tithe Map; many date from at least the previous century and are mainly vernacular in style. They are generally two-storey in height and detached; in a few cases small crofts or cottages are linked. Often buildings are separate by fields, so that even within the nucleus of the settlement its dispersed character is apparent. The primary building material is brick, although in some cases such as Beech Cottage the timber framing is apparent. Slate is the dominant roof material; thatch is present but unusual. Many of the buildings are lime-washed and others have been rendered, generally associated with substantial extensions to the property such as with Ollerton Hall and Rose Bank.

In recent years some changes have occurred. There has been a need to find new uses for buildings, as former businesses and functions prove no longer viable; thus, the school has been converted to residential use and Ollerton Farm has been sub-divided and converted to residential units. This has allowed the buildings to be restored while maintaining their historic character. In parallel existing farming businesses in and around the Conservation Area have added contemporary plant and structures and garages have been added to homes, sometimes new and sometimes repurposing former outbuildings.

To the south of the Conservation Area on School Lane, Percival Lane and Moss Lane there are a number of dwellings and farms, similar in age and character to those of the Conservation Area. As elsewhere they are set in large plots, with outbuildings; some have their own paddocks. At the south end of School Lane is Lower Moss Wood, an educational reserve and wildlife hospital for over 30 years; west of Moss Lane is another area of woodland. To the north of the Conservation Area on School Lane are more dispersed dwellings, up to the junction with the busy A537.

The roads are narrow, sometimes bordered with grass verges, and generally quiet, although there is regular agricultural traffic comprising tractors and milk tankers. In many areas two cars can pass only with care and the combination of high hedgerows, overhanging branches and curves in the line of the road mean that visibility for overtaking is limited. Currently there is no speed limit on School Lane and Moss Lane beyond that common to country lanes i.e. 60 m.p.h.

Landscape Setting

The Conservation Area is surrounded by fields, although the flat land and the high hedgerows often mean that these views are largely concealed, with views only opening up through 5-bar timber gates. The Cheshire Historic Landscape Characterisation Study identifies the field system to the west of School Lane as primarily ancient enclosure and elsewhere as post-medieval enclosure, with some later areas of plantation. The Tithe Map apportionment includes the field names, which include references to Common Land. The pastoral landscape is an important heritage element of the special interest both in its own right and in the way each building sits in the landscape and was historically functionally linked to it.

The fields are bordered by a combination of hedgerows, ditches and banks, and sometimes with paddock fencing. In addition to the narrow roads, there are also a number of footpaths which follow the field boundaries and formerly served to connect the dispersed farm settlements. Formerly largely owned by a few, major landowners, offering sought after farm tenancies, most of the land is now owner-occupied. Historically dairy farming was of great importance; however, since the two outbreaks of foot and mouth disease in 1967/8 and 2001 and other economic changes, the land use has changed to mixed farming with mixed fortunes.

4.2 The Historic Development of Ollerton

4.2.1 Chronological Development

Prehistoric, Roman and Anglo-Saxon Periods

It is uncertain when settlement commenced in Ollerton. In Roman times there was probably a scattered population of Celtic Britons, living in isolated enclosures or tiny villages, with a little arable land, cattle and a few sheep; much of the land was wooded.¹⁵ The Historic Environment Record contains no entries relating to the early history of the area. The earliest rendering of the name appears in the Domesday Survey as “alretune”, allegedly meaning settlement with alder trees; the suffix -ton generally implies Anglo-Saxon origins. Therefore, the settlement pre-dates the Norman Conquest. Other later renderings are ‘Olreton (1293), Ollretone (1300) and Holreton (1334). The first rendering in the current day spelling was in 1319.¹⁶

Medieval

At the time of the Domesday Survey Ollerton lay within the Bucklow Hundred; it is listed under more than one owner (Godric of Lawton and Wulfric) under Earl Hugh of Chester. It comprised four households and may well have been laid waste during the “Harrying of the North” around 1070.¹⁷ According to Dodgson, the manor was held in two moieties by Hamon of Dunham Massey and Ranulphus, ancestor of the Mainwarings but, over time the Masseys of Tatton acquired by purchase or exchange more of the land, including two parts of a mill with a pool.¹⁸ There is a reference from 1281-90 to a mill (“molendum de Olreton”) located between the road from le Bothes to Olreton and the watercourse of Marthall (Martall Brook running north and east of Ollerton).¹⁹ This was probably a cornmill, suggesting a reasonable amount of arable land in the vicinity. The land to the west of School Lane is characterised in the Cheshire Historic Landscape Study as Ancient Field Systems, while that to the east of School Lane and Moss Lane as Post Medieval Field Systems.

During the medieval period the early English organisation of the area in Hundreds was retained but reduced in number to seven. The manor of Ollerton was part of the Bucklow Hundred, in the Parish of Rostherne and part of the Deanery of Frodsham, within the Diocese of Chester. The closest church and graveyard to Ollerton was, until 1839, in Over Peover; the bridleway from Ollerton through Bowden Bank Farm to Over Peover was known as the Coffin Walk.²⁰ The nearby town of Knutsford was established by charter in 1290, one of twenty-three medieval market centres in Cheshire; it was also one of the four Sessions towns of Cheshire, along with Nantwich, Northwich and Middlewich, where minor offences were tried before magistrates.²¹

Post-Medieval

An account from the sixteenth (probably Leland) describes Cheshire as a county laid out in farms and a prosperous people engaged in cheese-making. Defoe’s later account also points to intensive farming; he referred to estates and farms being laid out, prosperity from trade and industry being invested into mansions and parks, roads, farmhouses and buildings. The land was kept fertile through marling.²² By the mid-18th century there were virtually no remaining open common fields and little common waste in Cheshire although the characteristic strip form is visible still in field boundaries; over time owners had sought to consolidate their holdings through exchange of sale.

¹⁵ Mercer, W.B. *A Survey of the Agriculture of Cheshire* (London: Royal Agricultural Society, 1963).

¹⁶ Dodgson, J.McN. “*The Placenames of Cheshire, Part II*,” English Place Name Society, Vol. XLV for 1967-8 (Cambridge: University Press, 1970) 79.

¹⁷ <https://opendomesday.org/place/SJ7776/ollerton/>, viewed 21/10/2019.

¹⁸ Ormerod, *A history of Cheshire: Vol. 1 The Bucklow Hundred*, p396-762, 509.

¹⁹ Ibid.

²⁰ Cheshire Federation of Women’s Institutes. *The Cheshire Villages Book* (Newbury: Countryside Books, 1990), 176-7.

²¹ Crosby, Alan. *A History of Cheshire* (Chichester: Phillimore, 1006) 50-1.

²² Mercer, W.B. *A Survey of the Agriculture of Cheshire* (London: Royal Agricultural Society, 1963)

Evidence of this process is present in Ollerton – the 1848 tithe map and apportionment shows that the narrow strip of plot 157, owned and occupied by Henry Potts is still named Common Land as is a second field 245a; Thomas Bewick is shown as owner and occupier of an adjoining narrow strip. The narrow strips of the former medieval field systems exist to this day.

With regard to the buildings, most Cheshire country houses were rebuilt or altered during the 16th and 17th centuries but between 1580 and 1820 only 36 completely new country houses were built on new sites in the county. Similarly it is unlikely therefore that much remains from before this date in smaller farmsteads and crofts and therefore to be expected that some may date from the 18th century.

At some point the manor and township of Ollerton had passed into the ownership of the Warburton family of Arley. However, in 1745 the manorial rights were purchased by Samuel Egerton from Peter Warburton of Arley, presumably as part of an effort to consolidate the landholdings of the Tatton Estate.²³

Ormerod lists as some of the charterers or landholders in Owlerton in 1666, some names which recur in later times:

- Legh of Booths, underage at the time, had 50 acres leased to Randle Cadman, John Wainright, John Ridgeway, Richard Ward.
- Hugh Massy of Tatton held about a sixth of the land
- William Baggiley junior held 4 acres of Priest land
- Edmund Howe
- Richard Wright of Ashley

18th Century

The re-construction of Ollerton Hall fits into this pattern of rebuilding in Cheshire described above. It may have been built by William Bigelow who owned land in Ollerton in 1666. At its core is a 17th century brick H-Plan house with twin-gabled cross-wings and small-paned windows, still visible from the rear. It was built for one of the Bigelow family, descendants of the Bagueleys of Bagueley Hall in Wythenshawe, originally a Norman family. The plaque on the front of the house is dated 1728 bearing the initials THP (Thomas Hubert Potts) refers to the building's extension and external rendering by the new owner or alternatively to Thomas and Hannah, his wife.

The Potts family already had a significant interest in Ollerton in 1707, as Thomas Potts is listed as paying 7s and 4d for the Poor of the township of Ollerton, second only to John Leigh who paid 12s 10d, out of a total of £4 10s 9d to the Overseer, Samuel Siddeley.²⁴ The county archives hold records of a number of indentures which show that Charles Potts, an attorney with offices in Chester, was steadily acquiring land in and around Ollerton at this time, including from John Partington in 1754, Peter Legh in 1786 and Sir Henry Mainwaring of Allostock in 1778.²⁵ In 1746/7 a balance sheet for some of his holdings in Ollerton shows that he paid taxes for Land Tax, the Poor, to the Constabulary and for the Highway, as well as to the Schoolmaster. Documents also show that Charles Potts of Ollerton became county treasurer in 1734 and in 1768 was succeeded by his son Charles, who in turn was succeeded by Henry Potts in 1815. The Potts family were prominent worshippers at Knutsford chapel (before the consecration of St. Johns in 1744, there was a chapel on King Street and the parochial chapel near Booths Hall), rather than Over Peover, suggesting that Knutsford remained the focus for local society.

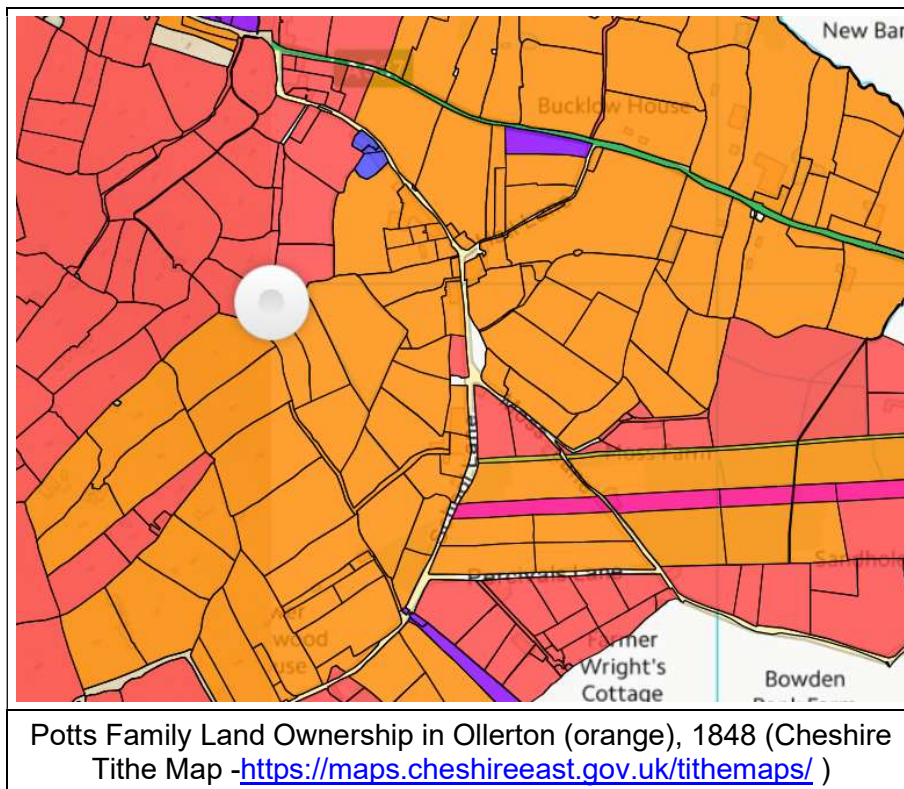
During the 1780's they built Ollerton Lodge, a substantial, designed three-storey house, which appears to have become the main residence. It has a large stable block to the side, adorned with a large ornamental crest of codestone, a royal warrant for the Manchester Cotton and wool Manufacturers, believed to taken from a mill in Manchester. The presence of the stable block and that at Ollerton Hall is evidence of the importance of horses both for transport and recreation at the time; within Cheshire the Tarporley Hunt Club was founded in 1762 and the Cheshire Hunt in 1763.

²³ Cheshire Archives, Township Pack.

²⁴ Cheshire Archives, CR66/1/175.

²⁵ Cheshire Archives, CR66/1.

A later tenant, Charles Edward Thorneycroft, who was presumably attracted by the stables, was President of the Tarporley Hunt Club in 1899, while living at Ollerton Lodge. The 1848 Tithe Map apportionment shows the extend of the Potts family ownership in the core of the village.



The origins of the first school date to 1690, when a school charity was founded under will of Samuel Leigh, 19th November 1690. He contributed £100 and John Egerton of Tatton provided the land. Ollerton School House, the small former schoolhouse, is still standing with a date-mark on the lintel; it is part of a cottage on School Lane, which was also the schoolmaster's house. In 1808 a new schoolmaster was sought for the village school following the death of the former master, William Dale. The post was offered to William Giles, a schoolmaster from Holywell, Abergele, by the landholders and chief inhabitants of Ollerton, written by Josiah Potts on behalf of his older brother Charles Potts and signed by Joshua Siddleley, John Crimes, Joseph Lockett, Thomas Pearson, James Read, Joseph Johnson, Joseph Tomlinson, John Banks and Matthew Brown.²⁶ It is curious that, although Ollerton School House was in the ownership of the Egerton family, they are not listed as being involved with its management.

A significant change to the area and to the wider settlement of Ollerton occurred in 1780 when the main road connecting Knutsford and Macclesfield (today Chelford Road, the A537), part of the main historic route from the Mersey Basin across the Pennines, became a turnpike. A turnpike gate with associated cottage, dated 1740, was located at Ollerton Crossroads (the junction with Seven Sisters Lane and Marthall Lane). Today these are Old Tollgate Cottages. A second cottage, which later housed the post office, was demolished to facilitate road widening. This spot is the second nucleus of Ollerton. Today it is the location of the bus stop. The village inn, the Dun Cow just to the northwest probably functioned as a coaching inn, providing both accommodation and stabling; there is still a water trough and mounting block. There was a second inn in Ollerton, the Egerton Arms, to the south of the township, which dates from the 15th century; both were owned by the Egerton family.

19th Century

In the 1760s the agricultural writer, Arthur Young visited Cheshire during his northern tour and his findings, together with those of the 1805 Holland Report to the Board of Agriculture, point to the rising

²⁶ Cheshire Archives, CR66/1/16.

population in the county and increasing demand for agricultural land and the associated trend to farm more intensively. Locally there was heavy competition for tenancies, as most of the land in Ollerton was owned by the Egertons and the Potts. Until the repeal of the Corn Laws, land available for dairy and pasture was ploughed and sown for wheat. Thereafter the number of cattle in Cheshire, both dairy and beef, grew and grew to some 100,000 dairy cattle and 182,000 beef cattle. While cheese had been the historic dairy product, with its trade-off between a longer shelf-life but an irregular income stream, with the coming of the railways milk became a more important business. This in turn led to new farm buildings and more root crops for winter feeding. Additionally, from the 1840s, mass production of cylindrical drainage pipes facilitated widespread improvements in drainage, bringing more land into productive use and lime began to replace the traditional marling as fertiliser. At the same time the industrial revolution and growth in these new areas of employment resulted in a new impetus for less labour-intensive farming practices.²⁷

In Ollerton, the Potts landholdings appear to have been largely managed by the younger brother of Charles, Josiah Potts (who wrote the letter about the schoolmaster, on behalf of his brother). He seems to have been interested in agricultural improvements (he bequeathed to his nephew a silver cup, a prize from the Agricultural Society) and served as an unofficial land agent, occasionally arguing on behalf of tenants in difficulties. He later was appointed to act for the Crown as a Crown Commissioner in 1805 to resolve the enclosure issues of common land near Claverton, a matter of some delicacy as the MPs supporting the bill were William Egerton and two members of the powerful Grosvenor family.²⁸

It is not known whether there was a family connection, but the local blacksmith in 1848 was a Joseph Potts, occupier of what is now Smithy Cottage on the corner of School Lane and Chelford Road, described as a House, Smithy and Garden, owned by William Egerton in the Cheshire tithe map and apportionment. The forge served the horse owners in a radius of some miles, until it later became a garage.²⁹

The church of All Saints was designed and built by Edmund Sharpe in nearby Marthall, thanks to the generosity of Wilbraham Egerton; it was consecrated by the Bishop of Chester in 1839 and completed in 1841. Initially a chapel of ease to Rostherne Parish church, to serve the townships of Marthall-cum-Little Warford and Ollerton, it became a separate parish in 1856, named Marthall. It rapidly became too small for its congregation and in after which it was no longer necessary for people to walk to Over Peover. In 1886 it was enlarged, also at the expense of Baron Egerton of Tatton. Not until 1886 was a Methodist Chapel built locally, near Ollerton Crossroads.



Tollgate Cottages, Marthall Road



Toll Cottages from South (Cheshire Image Bank C04319)

²⁷ Mercer, W.B. *A Survey of the Agriculture of Cheshire* (London: Royal Agricultural Society, 1963)

²⁸ Higson, P.J.W. Landlord Control and Motivation in the Parliamentary Enclosure of St. Mary's on the Hill Parish, Chester, *Transactions of the Historic Society of Lancashire & Cheshire*, Vol. 137, 1987. 96.

²⁹ Cheshire Federation of Women's Institutes. *The Cheshire Villages Book* (Newbury: Countryside Books, 1990), 176-7.

In 1876 the original school was replaced by a National Elementary School (The Old School). Located just across the road from the original school on land donated by Baron Egerton on the junction of School Lane and Moss Lane, it was built to accommodate 117 children. However, the average attendance in 1892 was 61. The school mistress was a Mrs Mary Grainger. In the absence of a village hall nearby it was an important community facility.³⁰ In 1903 an agreement between Lord Egerton and Revd. Gresswell, George Stainier, Samuel Callwood and J.T. Smith, confirmed that the school could be used by tenants for educational purposes. The great lime tree in front was planted in 1897 to commemorate Queen Victoria's Diamond Jubilee. The space was also popular with pupils. An account from the 1930s recalls how pupils played with marbles and tops on the quiet lane and during frosty periods, made super slides across the village green and frozen pond.³¹

Kelly's Directory provides a snapshot of Ollerton in 1892. It had a population of 269, a post-box but no telegraph office. Lord Egerton of Tatton was Lord of the Manor and principal landowner, along with Arthur H. Potts. The two principal residences of Ollerton Hall and Ollerton Lodge were both let out, respectively to Louis Willoughby Andrews with 16 acres of meadows and to George Henry Spurrier. The directory lists 14 Farmers but also shop keepers, nurserymen, a blacksmith, a tailor and one public house.

20th Century

Whereas in the 19th century over 90% of the land in Cheshire was tenanted, with land-owners often not willing or able to invest in improvements, during the 20th century land was sold off as the estates had to prepare for the rising level of inheritance tax (from 15% in 1910 to 40% in 1919, 60% in 1939 and 80% in 1949) and found the labour costs rising and fewer people willing to work the land for them. A growing proportion of the land was managed by owner-occupiers. Milking machines became widespread during the interwar period and tractors replaced the horse-drawn appliances of the previous century. In 1929 there was the first major outbreak of foot and mouth disease in Britain; in Cheshire there were 1385 separate outbreaks, resulting in the slaughter of approximately 15% of the county's dairy cattle.

In Ollerton shortly after 1900 the Hall was let to Colonel Malcolm G.O. Melvill (who was still in residence in 1939). Arthur Potts died and in 1914 his estate was in the hands of his trustees. Colonel Melville bought Ollerton Hall and Sir John Chichester acquired Ollerton Lodge. Meanwhile average attendance at the school had declined to 54; the directory names William Daniels as schoolmaster, assisted by Miss Sarah Daniels. Ollerton School House was the schoolmaster's residence.



Ollerton Hall Front Elevation ca. 1914



Rear of Ollerton Hall with Garden ca 1914

³⁰ Kelly's Directory, 1892.

³¹ Ollerton with Marthall Village website, <http://ollertonwithmarthall.org.uk/School.htm>, accessed 3/11/19.

During the Second World War more land was brought under the plough to increase corn, roots and potato production; it was not at the expense of cattle. Post-war there was increasing mechanisation and agricultural wages lagged behind other sectors and this resulted in redundant buildings; a farm which had previously provided accommodation for an extended family and its workers was often worked by a farmer and his wife. Fewer people were attracted by the rigidity of morning and evening milking for an uncompetitive wage; as supermarkets grew to dominate the retail market, pressure on milk prices grew. In the 1967/8 outbreak of foot and mouth disease, which lasted eight months, Cheshire and Shropshire were the worst affected parts of Britain, with over 90,000 cattle slaughtered. After the war there had been 36 dairy farms in the parish of Ollerton and Marthall. During the 1967/8 crisis there was extensive slaughter and a massive burial pit near the junction of Seven Sisters Lane and Chelford Road. The 2001 outbreak affected other parts of the UK more.

During the 1960s Colonel Melvill died and his daughter Mary inherited. Following this some of the buildings of the former Home Farm were converted and sold on; the names "The Stables", "Stud Cottage" and "The Shippon" recall former uses for the Home Farm buildings. In 1962 Ollerton Lodge was put up for auction by Sir John Chichester, together with "A service cottage, excellent stabling, gardens and paddocks, totalling some 7.3 acres. The auction catalogue refers to the 1957 new wing being the work of the architect Harry Fairhurst, the grandson of the great Manchester architect.



Ollerton Lodge 1962 (Cheshire Archives SC/2/137)

More recent changes include the falling school roll, down to 30 by 1993, after which it was closed, sold and converted to residential accommodation in 1994, known as The Old School.

4.2.2 Maps Showing Sequential Development of the Area



Saxton's Map of Cheshire, 1577



Morden's Map of Cheshire, 1695



Tithe Map 1848 (Showing Egerton Estate Ownership in Pink, 1851, DET/1424/44)



1872-6 OS Map



1897-8 OS Map



1907-8 OS Map



1969

4.2.3 Significance of the Archaeological Resource

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

There are no Scheduled Ancient Monuments within the Conservation or in its vicinity. No archaeological work has been carried out in Ollerton, and therefore the quality and condition of below ground remains have not yet been assessed. The Cheshire Landscape Character Assessment Study identifies the field patterns to be a combination of medieval and post-medieval, with some later plantations and drainage works.

There is currently insufficient evidence to support a specific programme of archaeological works.

4.3 Architectural Interest and Built Form

The buildings of Ollerton and the School Lane Conservation Area are primarily historic farmsteads often with associated agricultural buildings and cottages. There are two higher status houses, with associated stable blocks. The Ollerton School House has a 1692 date above the lintel, Ollerton Hall pre-dates its 1728 datestone, Oak Farmhouse (not in the conservation area) has a 1725 datestone. Farmer Wright's Cottage is a farmhouse dating from the late 17th century lying to the south of the Conservation Area. Nearly all the other buildings appear in the same location as on the 1848 tithe map and it is therefore likely that many will have an 18th century core. They range in size from crofts or small cottages to larger dwellings appropriate to the landed gentry, reflecting the range in social and economic status of the local population. Most are detached but there are some examples pairs of cottages, such as Ollerton Well and Ollerton Cottage (just outside the conservation area). The residential buildings have been altered and extended over time; agricultural buildings have also been built or altered to meet changing requirements. However, the original plots and settings appear largely unchanged and alterations have generally been in the similar styles and materials.

Building Materials

The predominant building material is brick, which is often lime-washed or rendered (smooth or roughcast), and with slate roofs. While most of the brick is red in colour, there is inevitably considerable variation in tone. Beech Cottage is the only house in the Conservation Area which is both timber-framed and with a thatched roof, although there are other timber-framed buildings very close by; thatch is less common. Beech Cottage has a thatched roof and is the exception. Both historic and converted buildings have generally used timber for window frames and doors.



Barn Conversion (The Old Shippon)



Beech Cottage

Qualities of the Buildings

The buildings are characterised by their individuality and simplicity. With one exception, they are two-storey in height, sometimes with the second floor being within the roof space, with dormer windows. Most are modest in size, three bays being most common and detached. The majority are vernacular and often irregular in plan, reflecting the way they have evolved; even Ollerton Hall has grown from a simpler core to its current 5-bays, having been extended in 1728 with further additions in the late 19th or early 20th century. Ollerton School House may formerly have been two crofts with the single storey schoolhouse added to the side. The exception is Ollerton Lodge which is three-storey and largely in its designed form with a 2-storey bow window (not a vernacular form) overlooking the garden. Ivy Cottage is another example of a house that has been extended over time; while it is no longer has the scale of a cottage and the windows have all been replaced, the original window forms have been retained giving it a homogeneity which is sympathetic to the character of the conservation area. Similarly, the conversion of the former Home Farm and Stables (Stud Cottage, Fern Cottage, Old Stables and Old Shippon), retain much of their former character and form. There is only one completely new house within the Conservation Area, Oak Tree House, which is both larger in scale and more suburban in character; while there is no building appears in its location on the tithe map of later 19th century maps, the plot 227a is named "Croft".



Ollerton School House



Three Storey Ollerton Lodge

There is considerable variety in the treatment of entrances. Many houses have no porch and the entrance door, often timber plank, opens straight on to the path, such as at Fern Cottage, Beech Cottage, even Ollerton Hall and the extended Ivy Cottage. Where there is a porch, it is generally modest, larger ones under a gable roof are frequently later additions. Stables Cottage and Beeches Farmhouse have small porches, probably added later, while Beech Farm's separate range North End has a jettied upper storey over the open porch. The Old School may have had a porch, but it appears to have been extended and is now an open structure under a gable roof in front of the original porch. The Grange (former Cherry Tree Cottage) has a large added porch with gable roof.



The Old School Porch and Windows



North End (Part of Beeches Farm)

There is similar variety in the window forms, reflecting the different ages of the buildings. The older buildings had smaller casement windows with small glazing bars. Ollerton Lodge has large sash windows, appropriate to its late 18th century construction date. Fern Cottage has an oculus or bull's eye window under the gable, which is classical architectural feature, and a pair of arched windows; these are unusual in a vernacular building, suggesting a later remodelling of the original farmhouse. The Old School main hall was subdivided horizontally to create two floors, which is shown by the alterations to its main windows which, nevertheless remain as a feature, reflecting the building's past. Some properties have added windows in styles which are less appropriate to the character of both the original building and the area.



Original Casement Windows, Ollerton Hall



New Windows in Original Openings



New Window in Inappropriate Style



Beeches Farm

Non-Residential Buildings

Within the Conservation Area there is only one farm still operating as an agricultural business. The buildings of Beeches Farm comprise an L-shaped farmhouse, a 6-bay, two storey brick barn which is on the tithe map and formerly served as a hayloft and milking parlour, and a number of other 19th century brick buildings, as well as 20th century agricultural structures. These constitute an important element of the Conservation Area's identity; should they become redundant, it will be important to find new uses and adaptations which enable the special interest to be retained. To the south of the Conservation Area is Oak Farm, still operating as a dairy farm with 20th century shippons largely concealed from the road behind a leylandii screen. Here the Grade II historic farmhouse is now in separate ownership from the farm and a new farmhouse has been built to the rear.

Additionally, as outlined in the previous section on Ollerton's history, there were large stable blocks. Those at Home Farm have been converted to residential use and those at Ollerton Lodge have partly been converted, their presence and the retention of their recognisable form, including yards with setts, close to the houses with which they were formerly linked, contributes to the local character and identity. To the rear of Ollerton Hall there is also a single storey stable block which is in disrepair and a Coach House; to the north of the Conservation Area is Smithy Cottage, the site of the former village blacksmiths.



Stable Block, Ollerton Lodge (Converted Stable Cottage to Right)



Former Stable Block, Home Farm

Boundary Treatments

Within the Conservation Area there is a discernible pattern with regard to the boundary treatment of houses and an apparent trend to add suburban elements which detract from the character of the Conservation Area. Small and agricultural buildings are enclosed by hedges or timber fences or are close to the road. Gates are typically 5-bar timber gates. While the fields are generally enclosed by either paddock fencing or hedges, both of these can also be seen as boundary treatments to houses, in keeping with the rural character, e.g. at Ollerton School House and Beech Cottage, which also has timber picket fencing and a timber 5-bar gate. Ollerton Lodge is given a degree of privacy by its plain historic high brick wall in front of the house and a hedge round the garden; this combination is also seen outside the Conservation Area at Lower Mosswood House, another substantial old property. Ollerton Hall formerly had higher whitewashed brick walls either side of a low brick wall surmounted by iron railings. The latter was also applied the adjacent farmhouse. The railings have now been replaced by high hedges. Much of Beeches Farm is built on to the road frontage or enclosed by hedge; there is a small area of post-war plain iron fencing. With recent conversions, there appears to be a tendency to fully or at least partially enclose more modest properties with high brick walls; these are not always plain in character. There are also examples of decorative iron railings which are more suburban in character.



Former Boundary Treatment of Ollerton Hall



Picket Fencing and Hedge

4.4 Buildings which make a positive contribution to the conservation area

The appendix provides an audit of heritage assets. In addition to listed buildings, of which there are three in the Conservation Area (Ollerton Lodge, Ollerton Hall and Ollerton School House).

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

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

Against these criteria, the following map and the Audit of Heritage Assets in the appendix, identify a number of buildings within the Conservation Area as Positive Contributors, one of which is also identified as having landmark qualities, namely the Old School. These are:

- Beeches Farm, including North End and Barn on School Lane
- Beech Cottage
- Ivy Cottage
- Former Hall Farm, now Old Stables, Stud Cottage and Fern Cottage
- Stable Cottage and outbuildings of Ollerton Lodge
- The Old School

Other buildings, which are part of proposed boundary extensions, are also included in the audit of Heritage Assets and listed in relation to the individual proposal for each boundary extension.

4.5 Spatial Analysis

Character and Interrelationship of Spaces

School Lane constitutes the main route, which is rural in character grows narrower and more rural as one proceeds. It is not a major route however it is frequented by large milk tankers as well as other agricultural vehicles and there is no speed limit. Between buildings it is bounded by high hedgerows. There is a narrow pavement only on its west side for the central section; south of the junction with Hall Lane this is also characterised by wide verges. At the junction with Hall Lane there is an open space in front of Ollerton Hall, which has the characteristics of a landmark building. This space, which formally had buildings to the north as well as on the other three sides, constitutes the entrance to the core of the settlement, as well as a feeling of community space.

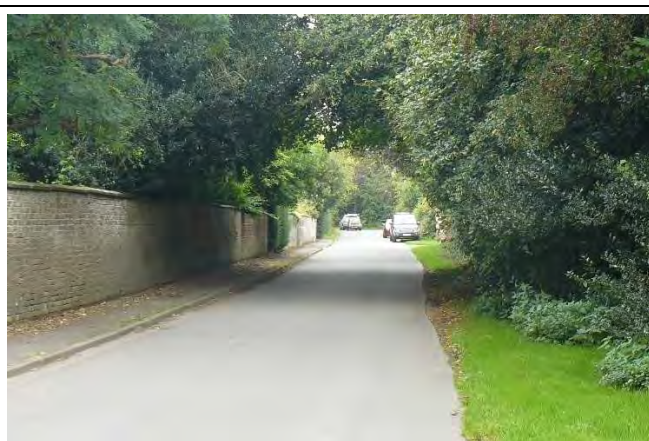


School Lane and Beeches Farm: View into Conservation Area



Open Space at Junction of School Lane and Hall Lane with View of Ollerton Hall

The central section of School Lane is marginally more developed, and some of the buildings have high brick walls; the quality of the trees is more formal and cultivated, overhanging from within gardens. A number of these groups are protected by Tree Preservation Orders. Further south on School Lane the road widens, as shown on the 1848 tithe map, to be flanked by public space including a small pond and the Jubilee tree with bench, in front of the former school, at the junction with Moss Lane; this lane is also rural in character.



Central Section of School Lane looking North



School Lane Junction with Moss Lane

To the north of the Conservation Area the junction with Chelford Road forms a natural entrance to the settlement, also marked by Smithy Cottage and Sycamore Farm. A number of former crofts on the west side, all but one present on the 1848 Tithe Map, form part of the dispersed settlement. To the, and outside of the Conservation Area, School Lane gradually becomes more rural, narrow and framed

by trees, as is the case with Moss Lane. Percival Lane which connects the two, forming the third side of a triangle, is narrow and rural. The houses are similar in style to those in the Conservation Area but more dispersed, generally surrounded by fields.



View South down School Lane from Chelford Road with Smithy Cottage



School Lane Junction with Percival Lane Towards Ivy Old Cottage

Public Realm, Open Spaces and Gardens

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

School Lane Conservation Area may lack community institutions today however, in addition to the roads, there are two areas which can be described as public realm, namely the area outside of Ollerton Hall and the triangle with the Jubilee Tree and pond at the junction of School Lane and Moss Lane. The former appears to have deteriorated into a neutral space over time. In the mid-19th century there were crofts on the north side creating the sense of a square, in the early 20th century it was framed by railings. Today the northern side of Potts Lane is overgrown, there is nothing in the way of public realm, but it does provide a possibility for parking. Around the corner, on School Lane, there is a post box in the wall.



Junction of Potts Lane and School Lane



School Lane Public Realm

North of this area School Lane has a single narrow tarmac pavement with concrete curb stones to the west, it has a poor surface in some places and in several places badly overgrown. South of the junction with Potts Lane the pavement on the west side and a grass verge of varying width on the east, which is sometimes used for parking. There are occasional telegraph poles along the roadside but no street lighting.



Public Open Space – Southern Half



Public Open Space – Northern Half with Pond

The open space to the south of the Conservation Area includes a triangular area of grass around the tree, a circular bench around the Jubilee Tree, the pond to the northeast and the Parish Council Noticeboard on the west side of School Lane. This area too has been challenged through planning applications to introduce new access to the north of the Grange (former Cherry Tree Cottage), which would result in reducing the public open space.

Most of the houses are set in relatively large gardens with extensive areas of grass, occasional trees and hedges, timber fences or plain brick walls on the road boundary. The gardens are often to the side and rear, from which the houses have views out over the fields. Ollerton Lodge has a mature garden behind its walls and hedge, with extensive mature trees. Ollerton Hall historically has a small garden to the west around the front entrance and a large area of garden to the east.

Green Belt and TPOs, Green Spaces, Public Footpaths and Biodiversity

The School Lane Conservation Area is washed over by Green Belt. The principal purposes with regard to Ollerton is to safeguard the countryside from encroachment and preserve the setting and character of the settlement.

A number of Tree Protection Orders are in place within the Conservation Area. These can protect individual trees and also groups of trees. Specifically:

- Ollerton Lodge: trees along the boundary with School Lane.
- The Old Shippon: trees along the east side of the field to the south of the converted barn.
- Ollerton School House: single tree in the northeast corner of the garden and group of trees along the rear west boundary.
- Land south of Old School House: five individual trees and a group of trees to the south.

It appears that the lime tree planted in front of the Old School to commemorate Queen Victoria's Diamond Jubilee is currently not protected individually, nevertheless as it is located within a Conservation Area and its diameter is more than 75mm, it is automatically protected. Near the parish noticeboard is a Common Oak tree, planted in 1980 by the Council for the Protection of Rural England to commemorate the Queen Mother's 80th birthday. A hundred yards beyond this is a Swedish Hornbeam, planted in 1977 by the village schoolchildren to commemorate the Queen's Silver Jubilee.

Just to the south of the Conservation Area is Little Paddock, an area of woodland in private ownership which is covered by a TPO; it is not overgrown and provides an attractive element on the fringe of the conservation area. There is a public footpath to Moss Lane along its northern boundary, connecting to Ollerton Bridleway BW20 and Ollerton Footpath 21, which together run past Moss Cottage and on up to the main road). Other public footpaths skirt the existing Conservation Area, namely Foot Path 4 and 5 running south from Sycamore Farm/School Road (the former route to the church in Over Peover) and Footpath 13 and 14 west running from the junction with School Lane and Potts Lane to the junction with Percival's Lane, which in turn links to the Bridleway BR22 running south and east to Over Peover.

There are two Sites of Biological Interest (also known as Local Wildlife Sites) close to the Conservation Area. An SBI is a non-statutory designation to protect locally valued sites of biological diversity. To the east of Moss Lane in multiple private ownership is Moss Wood, while to the south of School Lane is Lower Moss Wood, site of a charity-maintained wildlife hospital and a nature and educational reserve. The two are connected by what is effectively a wildlife corridor with the deep hedgerows either side of Percival Lane.

Setting and Views

The individual buildings are generally set within or close to the land which was worked by the occupants; thus, the visual setting is reinforced by a historical association, even if this is gradually being lost, as increasingly buildings and land are in separate ownership/occupancy. As discussed under the historical development, much of the land in and around the settlement was owned by the Potts family for a long period; some of it was let out and some worked by the family direct. Furthermore, in some areas, especially on the east side of Moss Lane, the outlines of the former strip fields of common land are still visible.

Visually the flatness of the land combined with the high hedgerows on lanes which often curve, result in many views having an enclosed, linear setting, such as those along School Lane. Particularly in summer when the trees are in leaf, the roads almost constitute tunnels. The contrasting views of the fields which surround Ollerton, glimpsed through five-bar gates or where hedges are lower, are enhanced by the framing of trees and hedgerows and provide a balancing sense of space.

Within the Conservation Area the views north and south long School Lane are considered key and characteristic. At the south the view into the Conservation Area from Moss Lane provides a vista taking in the Old School, including the Jubilee Tree and the open space towards the Old School House, including of the field to its south, through a gate, and another to the north. There is a similar vista looking south out of the Conservation Area, with School Lane and Moss Lane, with their natural grass verges curving away between trees and the Old School and Jubilee Tree in the foreground.

Regarding views of and within the areas proposed for extension of the Conservation Area (as discussed below under Section 5, the views along Moss Lane are of the same tree-lined enclosed character as the central area of School Lane, while the extension areas along School Lane combine the hedgerows with glimpses out across the fields through gates and drives, for example approaching Foxwood and along Percivals Lane.

While generally views are considered by daylight, it is of note that there is no street lighting within the Conservation Area or in its vicinity and the lack of light pollution is an important characteristic of the night-time setting and views.















Landmarks

Two landmark buildings have been identified. Landmark status can be given to a building or plot of land that is acknowledged as having some sort of historic, cultural, artistic, or aesthetic value. Ollerton Hall and The Old School.



Spatial Analysis of Conservation Area

KEY

Existing Conservation Area	Border		Filled		Tree Preservation Order (TPO) - Single Tree	
Extended Conservation Area	Border		Filled		Tree Preservation Order (TPO) - Tree Group	
Landmark Building					Woodland Area	
Listed Building					Roads	Major  Minor 
Positive Contributors					View	
					Vista	

Character Areas

The School Lane Conservation Area is currently too small to distinguish separate character areas. However, in Section 5 below, proposals for extending the boundary are put forward. These have been given names but do not in essence differ in character. Historically the boundaries of Conservation Areas were tightly drawn around the heritage buildings at their core. More recently there has been a greater recognition of the importance of the contribution of the setting to a heritage asset and of the homogenous character of dispersed settlements.

Development Opportunities

Underutilised or redundant farm buildings may represent a future development opportunity. Older buildings which contribute to the character and appearance of the Conservation Area should be retained. 20th century structures do not per se contribute to the special interest of the Conservation Area. However, where these are part of a farmstead, it is important to retain the character of the former agricultural unit, as has successfully been done to the north of the Conservation Area at Sycamore Farm Barn. This sensitive residential conversion retains the original orientation and form of the former farmyard. Historic England guidance on adaptive reuse of traditional farm buildings, as well as that on maintenance and repair of traditional farm buildings should be consulted.³²³³



Sycamore Farm Barn



White Cottage

4.6 Assessment of Condition

General Condition

The general condition of the Conservation Area is good. There are no buildings at risk; generally the buildings are in good condition. As discussed above, in some areas the pavement is in poor condition and overgrown and the surfaces of the junction between Potts Lane School Lane needs attention. While there are a few issues in the areas being proposed for extension, they are not major.

Intrusion and Negative Factors

There are no intrusive buildings although the suburban character and size of Oak Tree House does not contribute to the character and appearance of the conservation area. There has been usage of leylandii for screening purposes, which is suburban in character and inappropriate to the rural location, especially when poorly maintained – it should be trimmed annually and kept to a reasonable height. A large leylandii hedge has been removed from around the Grange (former Cherry Tree Cottage),

³² Historic England: *The Adaptive Reuse of Traditional Farm Buildings*. (London: Historic England, 2017).

³³ Historic England: *Adapting Traditional Farm Buildings*. (London: Historic England, 2017).

which is an improvement to the character of the area. However, it is important that any replacement is not similarly suburban. There are still leylandii at Oak Farm, to the south of the Conservation Area, where they provide screening to the modern shippsons overlooking School Lane.

This is a desirable area of Cheshire and additionally there is pressure to extend or sometimes rebuild houses to meet contemporary aspirations. Such changes should respect the character of the Conservation Area and of the relevant house or setting, including limiting external lighting so as not to create light pollution. Extension to the rear is preferable to a significant alteration of the scale of the building when viewed from the road. Similarly, architectural style should be sympathetic to the local forms without being pastiche; White Cottage (above) is a good example of a modern building, situated just outside the Conservation Area in the setting of the Grade II listed Oak Farmhouse.

Neutral Areas

Junction of School Lane and Hall Lane. Compared with the appearance of this area in the past, the area now lacks definition, is overgrown to the north and the ground is made up of a mixture of surfaces which are sometimes in poor condition. There are no public realm elements although, and as the gateway to the Conservation Area and with a landmark building, something to mark this might be appropriate.



Problems, Pressures and Capacity for Change

Ollerton faces a number of challenges which constitute a risk to preserving and enhancing the special interest of the Conservation Area. These include:

- Inappropriate boundary treatments and gates. Particularly on the boundaries with the roads, introducing materials or styles which are not traditional within the rural area and are suburban rather than rural in character has a negative impact which is cumulative in effect. Traditional treatments for small houses are timber picket or post and rail fences (which allow a degree of transparency) or maintained hedges and 5-bar gates. While it may be appropriate to move openings to the road on a case by case basis, adding new openings should be avoided.
- Large or poorly located extensions. Houses which were formally small in size increase over time in both footprint and scale, in such a way that they no longer bear a resemblance to the former cottage and lose their rural identity. Part of the special identity of the settlement lies in the historic variety in size of the buildings, especially viewed from the road.
- Inappropriate architecture. The addition of prominent architectural features, materials or styles which are inappropriate or not in the character of the rural village. This can also apply to garages, which are not always in keeping in terms of size or materials.
- Pressure on rural businesses. Agricultural businesses have been under economic pressure for some time and the majority in Ollerton have been sold and the buildings converted. It is important to find viable uses for redundant buildings.

- Limited Speed Controls. While no residents explicitly referred to this as a problem, it was observed that there is no specific speed limit in the Conservation Area; as a country road the speed limit which applies is 60 m.p.h. In many areas the roads are too narrow to accommodate two cars passing. Views are also often restricted by curves and high hedgerows, so that there may be little warning of a horse or a slow tractor ahead. Milk tankers are also common although there is a restriction on vehicles of over 7.5 tons, unless for access.
- Loss of public open space. The maps below show the extent of the roads and public space, as defined in 1848, and today.



Cheshire Tithe Map 1848



Today (Cheshire Archive)

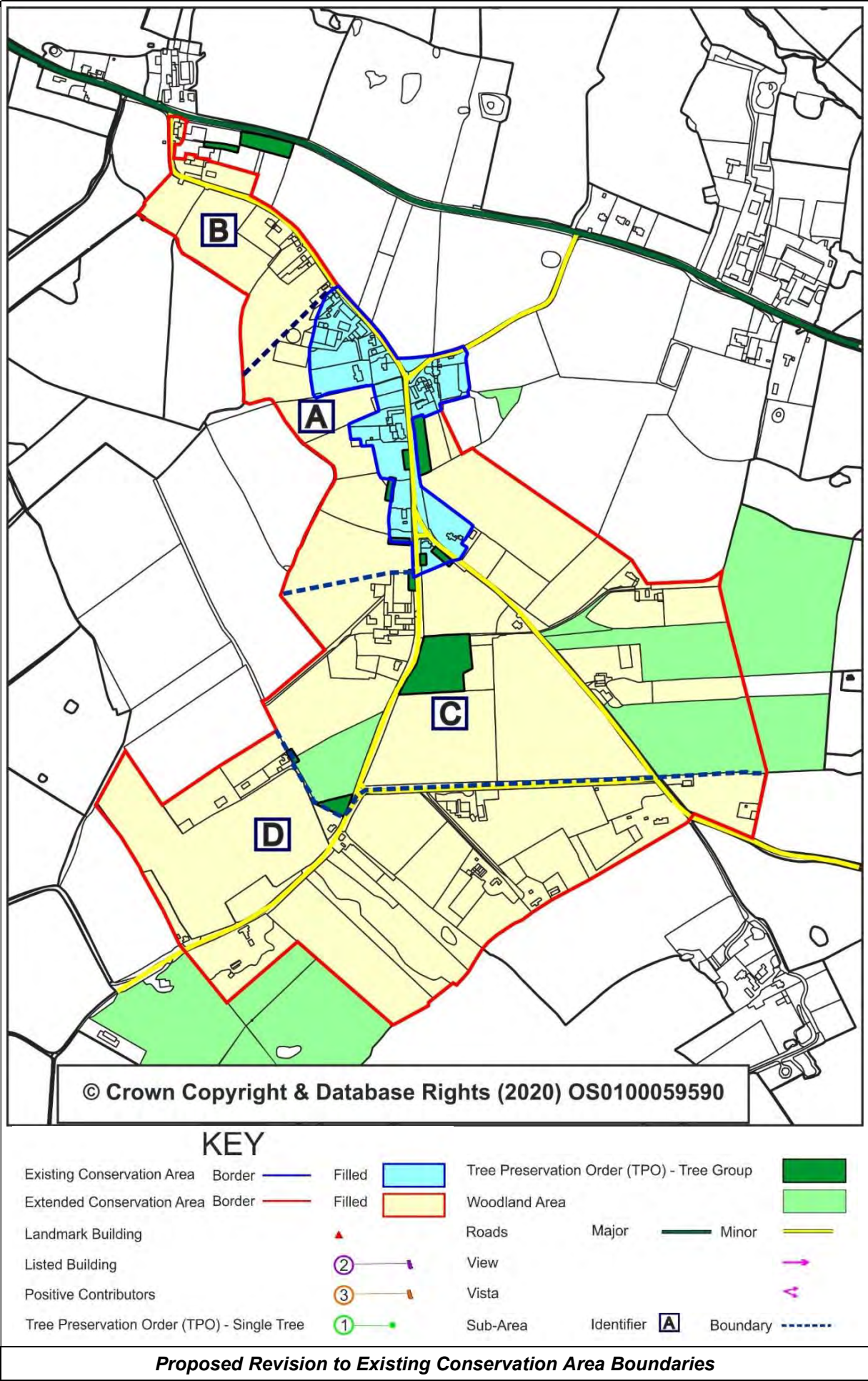
Section 5 **Suggested Boundary Changes**

An important aspect of the process of conservation area appraisal is a review of the existing boundary, something that should occur on a regular basis. In the case of the School Lane Conservation Area this has not taken place since its original designation in 1995. Furthermore, the boundary does not always follow the desirable approach of following the boundaries of plots; in some cases, it runs through plots or fields. Finally, the existing boundary is tightly drawn around the core of the settlement and its associated built heritage, rather than recognising and reflecting the settlement's special interest and identity as a historic, rural dispersed settlement. It excludes a number of farmsteads and buildings, together with their setting, which are integral to the settlement. Furthermore, the history of the settlement is closely entwined with the Potts family; it is therefore appropriate to reflect this in the boundaries.

The proposed extensions are discussed in sections below. It is of note that, in addition to their common historical development as being part of the Potts landholdings, they all share other characteristics, namely the same building materials and architectural forms, the same range of types of building and uses and they include a number of buildings identifiable as positive contributors and those which were also present in the early 19th century.

A. Correction of Boundaries to follow Plot Boundary Lines

It is proposed to make minor alterations to the boundaries, on the west side of the existing conservation area, positioning the boundary further west following historic field boundaries and Victorian drainage ditches.



B. Boundary Extension to the North

The boundary would be extended north along School Lane to the junction with Chelford Road, the logical historic gateway to the settlement. To the west the boundary encloses traditional field boundaries/drainage ditches; to the east it largely follows the line of the hedgerow of the road. Extension to the north would include the following buildings and the associated plots:

- Smithy Cottage
- Sycamore Farmhouse and Sycamore Farm Barn, off School Lane
- The Orchard
- The Cottage
- Ollerton Well and Ollerton Cottage
- Rose Bank and Rose Cottage

Of these Smithy Cottage, Sycamore Farmhouse and Barn and Ollerton Well and Ollerton Cottage are considered positive contributors and Smithy Cottage has a historical association with the stables and equine activities of the settlement.



View South down School Lane from Chelford Road with Smithy Cottage



Ollerton Cottage viewed from South

Rationale:

The extension constitutes the northern entrance to the nucleus of Ollerton, with the junction with Chelford Road moving from a busy trunk road to a rural lane, with dispersed buildings and fields between. All but the buildings but The Orchard appear to date back to 1848 and are mainly two-storey residential buildings with later extensions. The Smithy was historically the home and business premises of the village blacksmith, associated with the agricultural and recreational use of horses in the settlement and in 1848, occupied by Josiah Potts. Sycamore Farm and associated land was in the ownership of the Egerton family but the land to the southeast was owned by the Potts family; the farmhouse is an attractive 5-bay two-storey 19th century small country house and the barn and associated yard has been sympathetically converted to residential use. While part of Sycamore Farm has been developed into modern large retail showrooms, these buildings are accessed off Chelford Road and not proposed as part of the extension. In contrast Smithy Cottage, Sycamore Farmhouse and Sycamore Farm Barn are accessed off School Lane and are separated from the retail area.

Property boundaries are generally low hedges as elsewhere, while the field boundary has a high hedgerow.

C. Boundary Extension to the immediate South along School Lane and Moss Lane

The boundary would be extended from its current position to include:

- Oak Farm and Farmhouse and associated plots.

- White Cottage and grounds
- The fields, woods and buildings within the triangle formed by School Lane, Moss Lane and Percival Lane, including Little Paddock Wood (Old Gravel Pit Wood) and the modern house Little Paddock.
- The land to the east of Moss Lane, including the plots adjacent to the road south of The Grange, Moss Farm and Moss Cottage and their associated ancillary buildings and plots, together with the narrow strip fields close to these two properties, which are remnants of common land and mainly owned by the Potts family.

Rationale:

The roads feel very similar and have the wide grass verge of the core area, on both Moss Lane and School Lane, and are also characterised by their high hedgerows and overhanging trees. The buildings are with one exception residential and mainly date from the 19th century. Oak Farmhouse is an early farmstead (Grade II) as close to the settlement core as Beech Farm and the farm is still in operation. Moss Cottage is noted on the 1848 Tithe Map as a “house and garden”, whereas Moss Farm appears between 1848 and 1875. By 1911, with commercial woodland planted on much of the former common land, a “pheasantery” is noted to the rear of Moss Farm, possibly a gamekeeper’s cottage, suggesting that the Potts family were developing the woodland for shooting. This woodland is now an SBI. The current house at Moss Farm dates from 1921 and is attached to and incorporates the earlier building. Little Paddock dates from the 1960s and the White House is a little later. Moss Farmhouse is considered to be a positive contributor. The land and buildings were almost entirely owned by the Potts family in 1848. The extension includes Little Paddock, an area of woodland in a former quarry in private ownership which is covered by a TPO; it is not overgrown and provides an attractive element on the fringe of the conservation area. There is a public footpath along its northern boundary.



Oak Farmhouse



School Lane South

D. Boundary Extension South of Percival’s Lane

The boundary would extend from the South School Lane and Moss Lane Extension to the end of the dispersed settlement. Specifically, to include Percival’s Lane and the properties and plots of:

- Foxford, Acorn Bungalow/La Maison de l’Artiste and Meadow Lodge.
- Oak Cottage and Wood Cottage on the west side of School Lane.
- Ivy Old Cottage and Lower Mosswood House and grounds on the east side of School Lane.
- The surrounding fields which form the setting of this more dispersed area of the settlement, which were owned by Henry Potts in 1848.
- Agricultural buildings off Percival’s Lane.
- Blease Cottage, Farmer Wright’s Cottage (Grade II listed), Sycamore Cottage and Percival’s View.

Rationale:

While the character of this extension is a little more rural (roads are narrower and more overgrown, properties are further apart and generally set in larger plots), the proposed extension still forms part of the dispersed settlement and is orientated towards the nucleus of the settlement. The buildings include a further agricultural site on Percival's Lane (without farmstead); all the buildings are otherwise in residential use. Foxford, Acorn Bungalow and Meadow Lodge are a small group of houses to the west of School Lane; Foxford was formerly Louage Cottage and appears on the 1848 map as does a croft in the land to the west. This also shows cottages on the sites of both Ivy Old Cottage and Oak Cottage (these have been altered since) and a house on the site of Lower Mosswood House and Wood Cottage, as well as on the sites of Sycamore Cottage, Blease Cottage and Farmer Wright's Cottage. These houses represent a cross-section of the types of dwellings found elsewhere in the conservation area, from vernacular cottages to the larger Lower Mosswood House, while others have been significantly extended from their earlier form but in a sympathetic manner. The majority of the land and properties were parts of the Potts family estate. Lower Moss Wood is not proposed for inclusion.

Due to their appearance on the 1848 map, combined with relatively little change Foxford (1761), Wood Cottage, Lower Mosswood House and Sycamore Cottage are considered positive contributors. Lower Moss Wood is not included.



School Lane South of Percival's Lane



School Lane Junction with Percival Lane Towards Ivy Old Cottage

Section 6 **Action Plan**

The Conservation Area Character Appraisal has identified a number of action points which will provide the basis for developing a Management Plan for the Conservation Area.

Action 1

Recognising the need to protect the listed buildings within the Conservation Area, including the recently recognised Old School House, action may be considered under Section 215 of The Planning Act 1990, and/or sections 48, 54, and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to secure the repair of listed and unlisted buildings within the Conservation Area, and to ensure that untidy lands and sites are addressed where appropriate.

- Outbuildings of Ollerton Hall and Garden Wall attaching to building

Action 2

Identification of buildings which make a positive contribution to the Conservation Area

Action 3

Amend the boundary of the Conservation Area as shown on the proposals map to include:

- Field boundaries of properties within existing Conservation Area. In some cases the boundaries bisect a plot, which does not follow current guidance as properties should be included with the historic setting.
- School Lane North
- South of School Lane and Moss Lane
- Properties and land south of Percival's Lane

Action 4

A Management Plan will set out guidance for new development, to ensure that new development fits into the agricultural nature of the settlement and respects the character of the area. The rural setting of the conservation area requires new development to draw on the advice of Historic England's analysis of historic farmsteads³⁴ and on the adaptation of such buildings.³⁵

Action 5

An Article 4(2) Direction will be considered to bring within specific planning control certain classes of permitted development.

³⁴ Historic England, *Historic Farmsteads: Preliminary Character Statement: North West Region* (London: Historic England with University of Gloucester and Countryside Agency, 2006).

³⁵ Historic England: *Adapting Traditional Farm Buildings*. (London: Historic England, 2017).

Action 6

Consider a programme of community archaeological engagement to survey the landscape by way of field walking and organised metal detector surveys supervised by an accredited Metal Detector. This will identify areas of casual loss and unstratified artefacts which may indicate locations of potential archaeological deposits.

Action 7

Ensure that any and all building works, extensions and new services are offered for consultation to the development control archaeologist to identify those areas which hold likely archaeological deposits. Ensure any boundary alterations, extensions or excavations are offered for consultation by way of planning application. This will promote archaeological investigation and broaden the understanding of the archaeological deposits within Ollerton.

Action 8

Consider the introduction of speed controls within the Conservation Area.

Action 9

Protect the following public spaces from amendment to their historic plan form wherever possible within the scope of the Planning Legislation:

- Land shown on 1848 Tithe Map as public highway at the junction of School Lane and Moss Lane and of School Lane and Potts Lane (formerly Hall Lane)

Action 10

Preserve existing visually important trees and shrubbery and hedges which contribute to characteristic views. To protect via TPOs commemorative trees, which constitute part of the village's history and identity, including:

- Queen Victoria Jubilee Lime Tree, in the grass triangle at the junction of School Lane and Moss Lane;
- Oak Tree planted in 1980 next to the Parish Council noticeboard to mark the Queen Mother's 80th birthday;
- Swedish Hornbeam planted to south of junction on east side of School Lane in 1977 by the school children to mark the Silver Jubilee of Queen Elizabeth.

Action 11

Preserve and enhance important views including:

- View north along Moss Lane towards Jubilee Tree and pond at junction with School Lane;
- View south from School Lane across pond towards Old School and Jubilee Tree;
- View across of Ollerton Hall from School Lane across junction with Potts Lane;
- View south along School Lane from junction with Potts Lane, including Ollerton Lodge.

Action 12

A publication setting out the controls applying within a conservation area, the controls applying with an Article 4(2) Direction, if relevant, and a brief description of the area's history and significance will be produced. Building design guidance will also be developed and made available.

Action 13

A mechanism for monitoring change on a regular basis will be developed.

Consider that the Parish Council undertakes a programme of photographic documentation of the Conservation Area that is conducted at regular intervals.

Action 14

Unauthorised development within the conservation area will be managed using applicable sections of the Cheshire East Enforcement Strategy

Historic England guidance also recommends that the special character of conservation areas is protected and enhanced by enforcement of the controls applied. In March 1998 the Cabinet Office, in partnership with the Local Government Association, published the central and local government *Concordat on Good Enforcement*, a voluntary non-statutory code setting out best practice.³⁶

³⁶Cabinet Office and Local Government Association, *Enforcement Concordat* (London: Cabinet Office and Local Government Association, March 1998).

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- Conservation Principles Policies and Guidance, 2008
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- Conservation Area Designation, Appraisal and Management, Advice Note 1, 2nd ed. 2019

Maps and Plans

Saxton's Map of Cheshire, 1577

Morden's Map of the County Palatine of Chester, 1695

1848 Tithe Map

1875 Ordnance Survey

1998 Ordnance Survey

1911 Ordnance Survey

1969 Ordnance Survey

2009 Historic Environment Record Map (GIS data)

Plan of Land at Marthall & Ollerton belonging to Lord Egerton, undated, 6" to mile

Archives and Libraries Consulted

Cheshire Archives and Local Studies, Chester

Knutsford Library Local Studies Section

Ollerton Village Website

APPENDICES: SUPPORTING INFORMATION

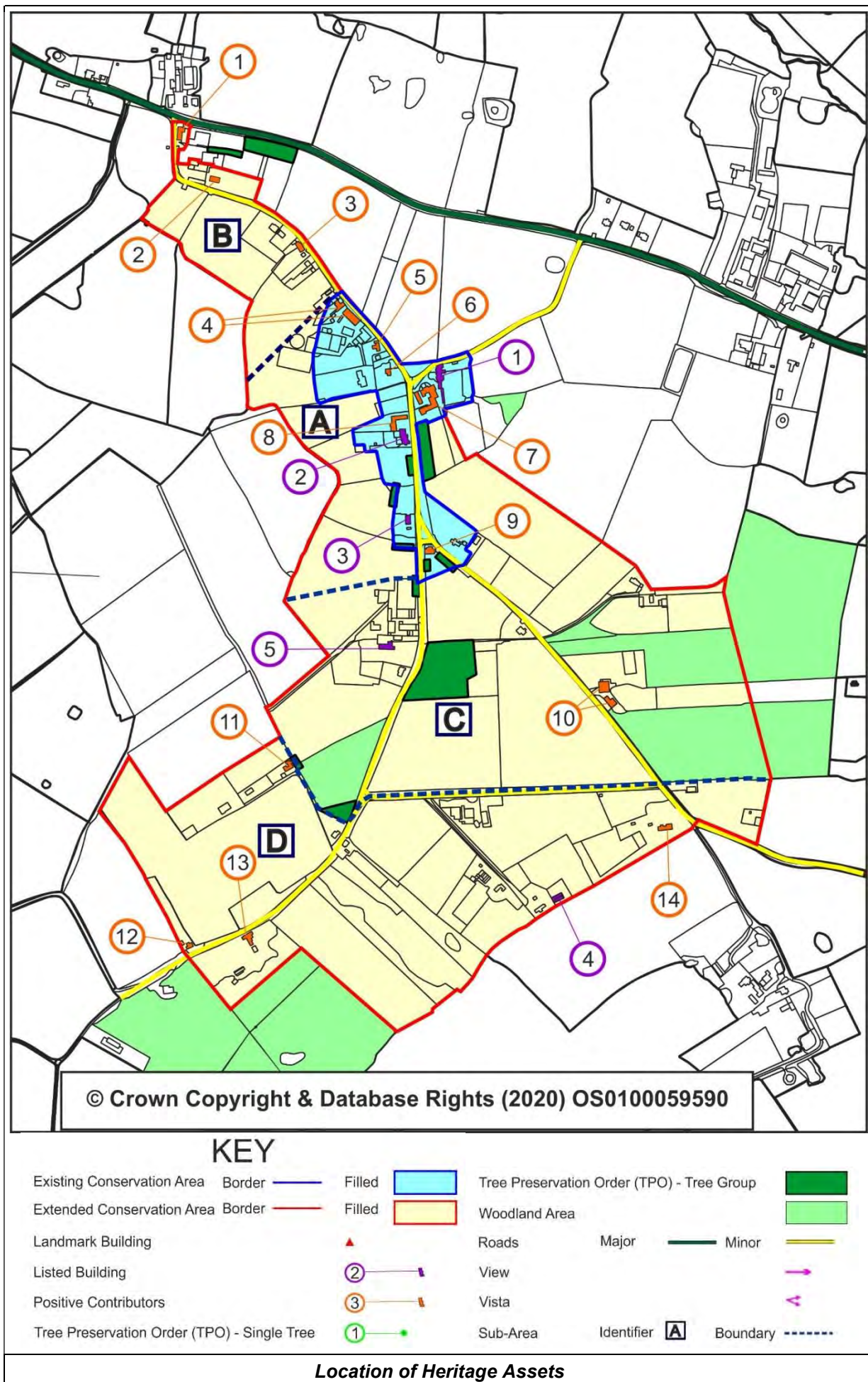
Appendix 1: Audit of Heritage Assets

Introduction

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

Listed Buildings

A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are four listed buildings within the proposed School Lane Conservation Area, which are shown on the following maps.



Listed Buildings	
1	Ollerton Hall and Ollerton End including Outbuildings
2	Ollerton Lodge
3	Ollerton School House
4	Farmer Wright's Cottage
5	Oak Farmhouse

Positive Contributor Buildings			
1	Smithy Cottage	8	Stables Cottage, Yard and Outbuildings of Ollerton Lodge
2	Sycamore Farm and Barn	9	The Old School
3	Ollerton Well and Ollerton Cottage	10	Moss Farmhouse and Outbuildings
4	Beeches Farm, North End and Barn	11	Foxford
5	Beech Cottage	12	Wood Cottage
6	Ivy Cottage	13	Lower Mosswood House
7	Fern Cottage, Stud Cottage, Old Stables and Old Shippon	14	Sycamore Cottage

Name: OLLERTON END AND OLLERTON HALL

Location: School Lane, Ollerton

Grade: II (1145828)

Date first listed: 28/11/1984

Type and date: Two houses (originally one), 1728, possibly with earlier core.

Summary: Former Manor House, rebuilt and extended by Potts family, extended in 19th and 20th centuries. Rendered brick with slate roof. Five bays, two storeys, irregular plan form around central projecting gabled wing and door arch to east.



Name: OLLERTON LODGE

Location: School Lane, Ollerton

Grade: II (1139027)

Date first listed: 05/03/1959

Type and date: House, late 18th century.

Summary: Red brick in stretcher bond, slate roof. Three storeys, three bays with central entrance to east and bow window to left. Sash windows. Two-storey rendered 19th century extension to north. Home of Potts family in 19th century. Outbuildings include extensive L-shaped stable block, excluded from listing in 1984.



Name: OLLERTON SCHOOL HOUSE
Location: School Lane
Grade: II (1471783)
Date First Listed: 19/10/20
Type and date: pre-1848 House
Summary: Identified in Tithe Map as Plot 249, House and garden, owned by William Egerton, occupied by Richard Page. Possibly formerly a pair of two-storey, two bay brick cottages, now one, with a single-storey extension to the south which was the former School House, established in 1692. The building has historic associations with local people and illustrates the early development of the settlement.



Name: FARMER WRIGHT'S COTTAGE
Location: Percival's Lane, Ollerton
Grade: II (1115137)
Date first listed: 28/10/1984
Type and date: House, formerly farmhouse, late 17th century, with 18th, 19th and 20th century additions.
Summary: Timber framed with whitewashed brick infill and thatched roof. Baffle-entry plan of rooms. One storey and attic.



Name: OAK FARMHOUSE
Location: School Lane, Ollerton
Grade: II (1139306)
Date first listed: 28/11/1984
Type and date: Late C17 farmhouse with 18th century addition – datestone PM 1725 – and later.
Summary: Timber frame with whitewashed brick infill and English garden wall bond brick with slate roof. Two storeys. T-shaped plan, the downstroke being the late C17 portion while the cross-stroke divides into the early C18 piece to the left and the C19 and C20 section to the right.



Positive Contributors

A positive contributor is a heritage asset that makes a positive contribution to the significance of the conservation area. They are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest³⁷. A single building, group or landmark can be classed as a positive contributor.

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

Name: SMITHY COTTAGE

Location: School Lane, Ollerton

Type and date: Cottage, pre 1848

Summary: Identified in 1848 Tithe Map as Plot 137 House, Smithy and Gardens. Owned by William Egerton, occupied by Joseph Potts, the local blacksmith. Two-storey, 3-bay brick with slate roof, single storey 2-bay extension with metal roof. It is positioned on the junction which constitutes the entry into the Conservation Area and its former use reflects the importance of horses to local life historically, as well as being characteristic of local cottages.


Name: SYCAMORE FARMHOUSE AND BARN

Location: School Lane

Type and date: House, pre 1848

Summary: Identified as Plot 185, House and Garden, with adjacent outbuilding yard, owned by William Egerton, occupied by Ralph Faulkner. Two storey, 5 bay brick with slate hipped roof, symmetrical around front entrance. Adjacent 6-bay brick barn with hayloft, converted to residential (buildings to rear later). The buildings, as a group, illustrate the development of farming in Ollerton, and the associated living accommodation of gentlemen farmers.


Name: OLLERTON WELL AND OLLERTON COTTAGE

Location: School Lane

Type and date: Pair of Cottages, pre-1848

Summary: Shown in Tithe Map as Plot 181 & 182, Ollerton Well (to right, 182) House, outbuildings, yard and garden, owned by Ralph Hough, occupied by Samuel Firth. Two-storey, two-bay semi-detached with single bay extension, small-paned casement windows. Ollerton Cottage (foreground, 181) Cottage and Garden, owned by Ralph Hough, occupied by Thomas Bower. Two-storey, two-bay semi-detached, brick and slate, with single storey-two bay extension. The pair of cottages exemplify agricultural labourers' accommodation, reflecting the traditional functional character of the settlement.



Name: BEECHES FARM

Location: School Lane

Type and date: pre-1848 Farmhouse and Barn

Summary: Identified in Tithe Map as Plot 178, House, outbuildings, yard, garden owned by Potts, occupied by Cyrus Dumville. L-shaped two-storey double-pile farmhouse of limewashed brick with slate roof and 5-bay two storey barn around yard. Modern single-storey extension to rear and two storey extension to north. This group of buildings is identified with the Potts family, illustrates the development of farming in Ollerton and reflects the traditional building materials and form the local farmsteads.



Name: BEECH COTTAGE

Location: School Lane

Type and date: pre-1848 Farmhouse and Barn

Summary: Identified in Tithe Map as Plot 226, Outbuildings, yard, garden, owned by Potts, occupied by Jos. Henshall. Beech Cottage is associated with the Potts family and contributes to the character of the area.



Name: IVY COTTAGE

Location: School Lane

Type and date: pre-1848 Cottage

Summary: Identified in the Tithe Map as Plot 227, Cottage and Gardens owned by Potts, occupied by Joseph Glover. Two story cottage of rendered brick, extended to rear and set in gardens. Ivy Cottage is associated with the Potts family and contributes to the character of the area.



Name: FERN COTTAGE, STUD COTTAGE, OLD STABLES AND OLD SHIPPON

Location: Potts Lane

Type and date: pre-1848 Farmhouse and outbuildings

Summary: Identified in the Tithe Map as Plot 229, House, outbuilding, yard and garden, owned by Potts, occupied by John Chrimes. Formerly Home Farm to Ollerton Hall, later location of horse stud and converted to residential in late 20th century. Historic association with the Potts family and the Grade II listed Ollerton Hall, as well as contributing to its setting.





The Old Shippon



Old Stables

Name: THE OLD SCHOOL

Location: School Lane

Type and date: National Board School, 1876

Summary: Built on Tithe Map plot 298/9, Far and Near Poor Field, owned by William Egerton and occupied by John Bower. Egerton donated the land for the school, built to accommodate 117 children. The building has historic associations with local people and illustrates the early development of the settlement.



Name: FOXFORD

Location: School Lane

Type and date: ca. 1760 Cottage

Summary: Identified in Tithe Map as Plot 360, Cottage, Garden and Road, owned by Potts, occupied by William Hindle. Two-storey three-bay brick cottage, extended to side and rear. The building has a historic association with the Potts family and reflects a substantial number of other elements in the area.



Name: WOOD COTTAGE**Location:** School Lane**Type and date:** pre-1848 Cottage

Summary: Identified in the tithe Map as Plot 405, House and Garden, owned by Potts and occupied by James Gray. Two-storey traditional-style brick cottage. The building has a historic association with the Potts family and reflects a substantial number of other elements in the area.

**Name:** LOWER MOSSWOOD HOUSE**Location:** School Lane**Type and date:** pre-1848 House

Summary: Identified in Tithe Map as Plot 403/4, House, Garden and Croft, owned by Egerton, occupied by James Bayley. Substantial two-storey brick house in traditional style reflecting a number of other traditional elements in the local area.

**Name:** SYCAMORE COTTAGE**Location:** Moss Lane**Type and date:** pre-1848 House

Summary: Identified on the Tithe Map as Plot 305, House, Outbuilding, Garden and Yard, owned by William Egerton, occupied by Peter Mottershead. Two-storey brick house, some half-timbering, set in garden, which reflects a number of traditional elements of the local area.



Name: MOSS FARM

Location: School Lane

Type and date: Farmhouse and barn built between 1848-1875, house 1921

Summary: Strip-shaped Plot 157 identified in Tithe Map as former Common Land, owned and occupied by Potts. Plot 246 to south as Plantation Field, owned and occupied by Thomas Beswick. Two storey brick farmhouse and barn later gamekeeper's cottage. 1921 house built adjacent two and incorporating original house, in Arts and Crafts style. Buildings have an historic association with the Potts family, as well as the land's earlier link to the settlement's common land.



Appendix 2: Historic Environment Record Map



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School Lane, Ollerton

Conservation Area Management Plan

Draft for consultation
October 2021

School Lane, Ollerton, Conservation Area Management Plan Consultation Draft: August 2020

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1. Introduction to the Management Plan

The aim of this management plan is to complement existing national and local policies by providing further advice on the management of the School Lane Ollerton Conservation Area. The Conservation Area Appraisal and Management Plan form part of the evidence base for planning matters relating to the historic environment within the Borough. The School Lane Ollerton Conservation Area Management Plan has been prepared in accordance with the Historic England documents *Conservation Area Designation, Appraisal and Management*, Advice Note 1, 2nd ed. 2019.

The purpose of the Management Plan is to set out management actions to ensure that the character and appearance of the School Lane Ollerton Conservation Area is preserved and enhanced, and assist in interpreting the Local Plan Strategy – in particular Core Strategy Policy SE7 Historic Environment, SE1 Design, SE4 Landscape and SE5 Trees, Hedgerows and Woodland.

The Management Plan has been developed from, and should be considered in conjunction with, the School Lane Ollerton Conservation Area Appraisal. An appraisal assists local authorities by providing an analysis of the significance of the area, by identifying opportunities for beneficial change, or for the need for additional protection and restraint. The role of the Management Plan is to address those threats to the character identified in the appraisal by setting out recommendations, opportunities and actions.

Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 places on local planning authorities the duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts. The character and appearance of conservation areas can change through incremental stages or quite suddenly and regular appraisals help to identify threats and opportunities which can be developed into a management plan.

2. Statutory Controls

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

- The extent of 'permitted' development is reduced, such as cladding, extensions to the side of the original dwelling or the installation of satellite dishes visible from the public highway.
- Further control measures such as 'Article 4 directions' may be placed upon an area (the introduction of such controls is the subject of consultation with owners to establish their need and support). These may be served to protect windows, doors, boundary walls and posts etc.
- Any works to prune or fell any protected tree requires the written consent of Cheshire East Council. In the case of all other trees over 75mm in trunk diameter measured 1.5m above ground level, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.
- Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.
- The desirability of preserving or enhancing a conservation area is a material issue in determining a planning application.

The Planning (Listed Buildings and Conservation Areas) Act 1990 also provides specific protection for listed buildings (Section 54) and areas of special architectural interest (Section 76) by affording Local Planning Authorities powers to take action in the following circumstances:

Urgent Works

Where a historic building has deteriorated to the extent that its preservation may be at risk, the Act enables the Local Planning Authority (or Historic England) to carry out urgent works for the preservation of listed buildings following notice to the owner. These powers can be used in respect of unoccupied parts of listed or unlisted buildings in conservation areas (in the case of the latter, only with the agreement of the Secretary of State, advised by Historic England). The powers are confined to urgent works, such as emergency repairs for example to keep the building wind and water tight and safe from collapse. The Local Planning Authority may recover the cost of such works from the owner.¹

Repairs Notice

If the Local Planning Authority (or Historic England) considers that a listed building is not being properly preserved it may serve a Repairs Notice on the owner. This notice specifies the works, which the authority considers reasonably necessary for the proper preservation of the building and can only be served on statutorily listed buildings.²

Building Preservation Notice

A Building Preservation Notice is a form of temporary listing served on the owner of a building which is not listed, but which the Local Planning Authority considers is of special architectural or historic interest and is in danger of demolition or alteration in such a way as to affect the character as a building of such interest. A BPN provides protection to a building in that, for a

¹ Planning (Listed Buildings & Conservation Areas) Act 1990, section 54.

² Planning (Listed Buildings & Conservation Areas) Act 1990, sections 47 and 48.

period of six months after service of the BPN, it is subject to the same rules as if it were in fact listed, allowing time for a formal assessment to be carried out.³

Section 215 Notice

Local Authorities have the power to serve a Section 215 Notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area, particularly a conservation area. This Notice requires the person responsible to clean up the site or building, or the authority may carry out the work and reclaim the cost.⁴

Compulsory Purchase Orders

The Planning Act 1990 affords Local Planning Authorities the power to serve Compulsory Purchase Notices, with the authorisation from the Secretary of State, on land or buildings that are required to secure development, re-development or improvement.⁵

The above controls are in addition to any which apply as a result of the Conservation Area's location within Green Belt.

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

⁴ Town & Country Planning Act 1990, section 215.

⁵ Planning (Listed Buildings & Conservation Areas) Act 1990, section 226.

3. Identification and Protection

3.1. Introduction

Identification and protection are the first steps in managing conservation areas. To better identify and protect the heritage in the School Lane Ollerton Conservation Area, context, issues and actions are considered including: protecting listed buildings; identifying and protecting individual buildings with special local significance; reviewing the boundary of the conservation area; preparing development briefs for significant sites with development potential and controls over demolition. Additionally, in the context of development works, promote archaeological investigation and broaden the understanding of the archaeological deposits within the Conservation Area.

3.2. Listed Buildings

Context

The Conservation Area Appraisal recognises the important contribution the listed buildings within the Conservation Area make to the special character and appearance of the Conservation Area. C

Issue/ Threat

Inappropriate works to a listed building or its setting could damage the special character of the conservation area.

Action

Objective 1: Listed Buildings

- Carefully consider proposals in the context of policies BE 15, 16, and 18 of the Macclesfield Local Plan Strategy, Policy SE7 of the Local Plan Strategy and government guidance contained within the National Planning Policy Framework;
- Continue to provide pre application advice and seek to work with owners to develop strategy for maintenance and repair works.
- Monitor the listed buildings condition through the Cheshire East Buildings at Risk Strategy

3.3. None designated heritage assets

Context

Buildings which are not of national significance do not merit statutory listing. However, buildings which are valued for their contribution to the local scene, or for local historical

associations, may be included on lists of *locally important buildings*, or the *Local Heritage List*. Under the NPPF these are considered to be non-designated heritage assets. Historic England encourages the use of local designation to provide communities with the opportunity to identify and manage those aspects of their heritage that are important to them.⁶ Local planning authorities should ensure that local plans set out a positive, proactive strategy for the conservation of the historic environment in their area. Cheshire East Local Plan Strategy SE7 3(b) refers to "Non-designated Assets" but not explicitly to a Local Heritage List.

A Local List was published and adopted on 14th November 2010. It was the intention that future buildings within the conservation areas within Cheshire East were not added to the local list, as identifying those buildings/features as "making a positive contribution to the conservation area" was more appropriate and in line with guidance. There is one locally listed building within the conservation area boundary namely the Ollerton Water Tower on Moss Lane.

Omission from the Cheshire East Local List should not have an impact as to whether a building contributes to the special interest of a designated heritage asset. Those buildings which are considered to make a positive contribution are identified within the conservation area appraisal which is seen as a positive way to manage the conservation in the future.

Issue/ Threat

The conservation area appraisal identifies a number of unlisted buildings which make a positive contribution to the character of the conservation area.

The matter of whether a building can be classified as a NDHA is ultimately a judgement for the local planning authority, not the applicant.

Action

Objective 2: Buildings which make a positive contribution to the conservation area.

Seek the retention of buildings and structures which make a positive contribution to the conservation area as a designated heritage asset.

3.4. Review of the Boundary

Context

Section 69(2) of the Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities to carry out reviews 'from time to time' but there is no indication in law how often this might mean. Good practice is generally accepted to be every 5 years.⁷ Guidance suggests reviews should take place where there is pressure for change, and where the original designation took place many years ago. The following should be considered on boundary review: the boundary should be coherent and, wherever possible, follow features

⁶ Historic England, *Local Heritage Listing*, *Historic England Advice Note 7* (London: Historic England, 2016) 6.

⁷ Planning (Listed Buildings & Conservation Areas) Act 1990, section 69(1)(a).

on the ground, the boundary should not be drawn too tightly, so excluding integral parts on the periphery; the boundary should ensure the setting is adequately protected, including landscape features such as open spaces or roads (in such cases, the test should be whether the wider area justifies the controls that conservation areas bring); the boundary should ensure all relevant legislation is used, including that in relation to trees; and the boundary should consider more recent architecture and history which might now be regarded as having special interest.

Issue/ Threat

The School Lane Ollerton Conservation Area was designated in 1995 and the boundary has not been reviewed since then. The Conservation Area Appraisal considered that the boundary of the conservation area should be extended in several areas to protect the setting, protect integral parts of the periphery and to provide a coherent boundary. The Appraisal proposed that the Conservation Area boundary be altered and extended in several areas:

- on the west side of the existing conservation area, repositioning the boundary further west following historic field boundaries and Victorian drainage ditches;
- including the northern section of School Lane and placing the boundary at the junction with Chelford Road, the logical historic northern gateway to the settlement; to the west the boundary encloses traditional field boundaries/drainage ditches; to the east it largely follows the line of the hedgerow of the road;
- extending to the boundary to the south of the conservation area along both School Lane and Moss Lane as far as Percivals Lane, including the associated property plots on the roads as well as the land enclosed by these roads;
- extending further south to include the area to the south of Percivals Lane and associated properties at the south end of the dispersed settlement.

Action

Objective 3: Review of the Boundary

The Local Authority will:

- seek to review the boundary periodically, using relevant guidance and revise the boundary as soon as possible after review;
- seek to include early informal community consultation as well as the formal consultation procedures when reviewing the boundary.

3.5. Development and Development Briefs

Context

With regard to the development of housing in rural areas, NPPF is concerned to promote sustainable communities but to avoid the development of isolated homes unless one or more of the following circumstances apply:⁸

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it: is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and also would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Historic England guidance suggests local authorities prepare development briefs to demonstrate how policy and guidance apply to specific sites.⁹ Development briefs can be a useful tool for improving the quality and the consistency of advice provided to developers, the efficiency of the planning process and the quality of the built environment. Cheshire East utilise supplementary planning policies (SPG) and development briefs, not as part of the statutory development plan, but they may have the status of a material consideration. However Cheshire East's Local Plan Strategy does not explicitly recommend the preparation of development briefs for sites in conservation areas.

Issue/ Threat

Clear guidance for development of sensitive sites in or within the setting of conservation areas would benefit both developers, by saving money and time on proposals, and the local authority, on time spent reviewing inappropriate proposals. Underutilised or redundant farm buildings as a group may represent a future development opportunity and in such a case a development brief might be appropriate. In principal any development should ensure that the footprint of new buildings and their scale fits into the agricultural nature of the settlement and respects the character of the area.

Action

Objective 4: Development and Development Briefs

- Where possible and appropriate, a development brief (s) may be considered for key sites in Ollerton, whether for regeneration or complete new development.
- Historic England Guidance¹⁰ should be used as a guidance where agricultural buildings or setting are the focus of the site. ¹¹

⁸ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (London, 2021) para. 80.

⁹ Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1, 2nd edition* (London: Historic England, 2019) 37.

¹⁰ Historic England Best Practice Guidance; Adapting Traditional Farm Buildings 2017

¹¹ Historic England National Farmstead Assessment Framework 2015

3.6. Demolition

Context

NPPF defines the elements of the historic environment that are worthy of consideration in planning matters as 'heritage assets'. Conservation areas are defined as heritage assets. The process of designation identifies them as having a level of significance that justifies special protection measures.

Harm could be caused to the significance of the conservation area through harmful changes such as demolition of features which make a positive contribution to the conservation area; paragraphs 197-207 of the NPPF¹² are relevant when considering proposals within the conservation area.

The NPPF states "Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision."¹³

The Local Authority's Policy implies a presumption in favour of retention: SE7 states: The Council will support development proposals that do not cause harm to the significance of heritage assets and seek to minimise conflict by "requiring development proposals that cause harm to, or loss of, a designated heritage asset and its significance, including its setting, to provide a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated, proposals will not be supported."

Whether a feature of the conservation area positively contributes should be fully assessed using Historic England Guidance Note 1: Conservation Area Appraisal, Designation and Management¹⁴. All applications for proposals including demolition should be supported by a heritage impact assessment, from a suitably qualified heritage consultant (IHBC accredited or similar), or in the case where more in depth study and recording is required, a qualified archaeologist in line with current guidance.¹⁵ This can then be safeguarded within the Cheshire Historic Environment Record.

Issues/ Threats

The loss of buildings which make a positive contribution to the character of the conservation area damages the integrity of the area.

¹² Department for Communities and Local Government, *National Planning Policy Framework* (London: Department for Communities and Local Government 2021).

¹³ Department for Communities and Local Government, *National Planning Policy Framework* (London: Department for Communities and Local Government 2021) para.196.

¹⁴ Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1, 2nd edition* (London: Historic England, 2019).

¹⁵ Historic England, *Understanding Historic Buildings: A Guide to Good Recording Practice* (London: Historic England, 2016).

Action**Objective 5: Control of Demolition within the Conservation Area**

In considering applications for planning permission for the demolition of a building or feature that makes a positive contribution to the character of the Conservation Area,

- determine whether an unlisted building makes a positive contribution to the character and appearance of the conservation area with reference to the Conservation Area Appraisal guidance set out set out by Historic England¹⁶;
- only allow demolition after a contract for a replacement scheme with approval has been let, unless demolition without implementation of a replacement scheme would leave the character and appearance of the conservation area unharmed;
- take into account any evidence that there has been deliberate neglect or damage to the building when deciding if a building is beyond reasonable economic repair;
- not consider a building is beyond reasonable economic repair if the building was acquired at a price which reflected its perceived redevelopment potential rather than its condition or constraints;
- consider a change of use and/or extension rather than demolition.

3.7. Restriction on PD rights through Article 4 Directions**Context**

Permitted Development rights refer to a range of minor developments to domestic dwellings. These permitted development rights are slightly more restricted in conservation areas for some types of development, but this does not prevent various alterations to houses being carried out without the need for permission, which might spoil the special interest or local distinctiveness of the area over time, resulting in a loss of amenity or well-being.

An Article, thereby to bring certain types of development back under their control so that they may consider potentially harmful proposals and decide whether or not to grant consent. They are normally used to control a proliferation of often minor alterations to buildings, which can cumulatively erode the character of the conservation area over time, reducing local amenity or well-being. They can relate to the entire conservation area or a specified section.

Research has found that the impact on resources due to an increase in planning applications is actually minimal because clear, concise controls, supported by

¹⁶ Historic England, *Local Heritage Listing, Historic England Advice Note 7* (London: Historic England, 2016) 9.

appropriate design guidance, encourage like-for-like repair or replacement in matching materials.¹⁷

Issue/ Threat

There is currently no Article 4 Direction in School Lane Ollerton Conservation Area. There is some evidence of cumulative harm to the character of the conservation area from a series of relatively minor alterations which would not have needed consent, including altering boundaries through replacing hedges with walls or railings, changing gates and altering porches and windows.

Provision of clear guidance on appropriate alterations and maintenance of properties, including boundary treatments to property owners and builders/developers can limit such harm.

The Article 4 Direction would mean certain works to a dwelling house (or within its curtilage) would need planning permission, if the works would front onto a highway, waterway or open space. The types of works affected include:

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

Action

Objective 6: Guidance on Appropriate Permitted Development and Restriction on PD rights through Article 4 Directions

¹⁷ RPS Planning, *Planning Research into the use of Article 4 directions on behalf of the English Historic Towns Forum* 2008, paras 3.18-3.19.

The Local Authority may:

- offer advice, guidance and encouragement to householders and developers in order to influence the impact of permitted development rights in the interests of preserving or enhancing the character and appearance of the area;
- seek to make an Article 4 Direction to control the impact of permitted development rights on dwelling houses in the conservation area or in specific parts of the Conservation Area;
- prepare clear and concise guidance on development likely to receive consent in applications for permission made as a result of the Article 4 direction;
- assess the impact of permitted development rights on the character and appearance of the area;
- on publication of any proposed amendment to the General Permitted Development Order (GPDO), assess its potential impact on the Conservation Area, and determine what measures, if any, would be needed, were the GPDO to be amended.

3.8. Promotion of Archaeological Investigation

Context

It is of note that the amount of archaeological investigation undertaken in Ollerton is unusually low, as recorded in the HER. Given the fact that there has been little change to both the landscape and the settlement and field patterns, there is potential for developing a greater understanding of the area's history. The lack of archaeological work undertaken in Ollerton is not a reflection of the lack of potential archaeological deposits; this should be considered an area with good levels of potential archaeological deposits due to its lack of development. The archaeological features, relating to buildings and landscapes seen on the old maps of the area, are most likely still intact as below ground features and any development should require an element of archaeological observation in order to identify where these potential deposits are, to what depth they survive and how any proposed developments will impact this preserved landscape.

Issue/Threat

It is imperative that any and all development work seek planning permissions where these will then be evaluated by the development control archaeologist and an assessment made through the planning process for the requirement of archaeological work. This will identify and record any below ground remains and also develop the archaeological and historical understanding of Ollerton and its surrounding preserved landscape.

Objective 7: Promotion of Archaeological Investigation

To promote archaeological investigation and broaden the understanding of the archaeological deposits within Ollerton, in considering applications for planning permission for development proposals within the Conservation Area, the Local Authority will seek:

- That all building works, extensions and new services are offered for consultation to the development control archaeologist to identify those areas which hold likely archaeological deposits.
- Ensure any boundary alterations, extensions or excavations are offered for consultation by way of planning application. Ensure the proposal is fully justified against the criteria laid out in NPPF;
- Encourage the Parish Council to consider a programme of community archaeological engagement to survey the landscape by way of field walking and organised metal detector surveys supervised by an accredited Metal Detector. This will identify areas of casual loss and unstratified artefacts which may indicate locations of potential archaeological deposits.

4. Street, Traffic and Highway Management

4.1. Introduction

Traffic management and highways maintenance schemes can have a significant impact on the character of conservation areas. It is important that a corporate approach is adopted and that potential impacts are addressed in the planning stage.

4.2. Street and Traffic Management

Context

The Historic England guidance, *Streets for All: North West* states that,

“Traffic calming measures should be fitted sensitively into the street scene as though they were part of the original design of the area. Local highway and planning authorities are encouraged to integrate their activities to minimise the impact of traffic management on the historic environment.”

With specific regards to Conservation Areas they advise,

“In conservation areas, particular care needs to be exercised. Local authorities have a duty to ensure that new development preserves or enhances the character or appearance of the area and that should include highway works and traffic calming measures. Major schemes in conservation areas should always be referred to Historic England for advice and guidance.”

The application of appropriate planning policies will be more effective if the requirements of highway policies can be implemented sensitively rather than routinely. This would allow consideration to be given, where implementation of highway policies would be in conflict with the preservation or enhancement of the area's character or appearance.

Issue/ Threat

There is no specific speed limit in the Conservation Area; as a country road the speed limit which applies is 60 m.p.h. However, in many areas the roads are too narrow to accommodate two cars passing. Where there is a pavement, in many places it is overgrown, restricting its effective width. Views are also often restricted by curves and high hedgerows, so that there may be little warning of a horse or a slow tractor ahead. Milk tankers are also common although there is a restriction on vehicles of over 7.5 tons.

Action**Objective 7: Street and Traffic Management**

The Local Authority will, in collaboration with the Parish Council:

- review the need for both enhancing visibility and introducing a speed limit within the conservation area;
- advise residents of the need to regularly prune garden vegetation which impacts on pavement accessibility.

4.3. Highway Works**Context**

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

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

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

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

Issue/ Threat

Historic maps document two areas of highway within the Conservation Area which effectively served as public open space. In more recent times these have come under threat, possibly exacerbated by the apparent absence of map data of the extent of the public highway/public

space and despite the sense of community ownership exhibited through community maintenance activities.

Street furniture within the Conservation Area is limited to Parish Council noticeboards, the postbox within the wall and the bench around the Jubilee Tree. There is no marking of the entrance to the Conservation Area nor public interpretation, both of which could contribute to promoting the awareness of the settlement's identity and special interest. The junction of School Lane and Hall Lane, which formerly had well defined boundaries, is now overgrown with a mixture of surfaces. There is no street lighting, which contributes to the rural character and the preservation of dark skies.

Action

Objective 8: Highway Works

The Local Authority should:

- in collaboration with the Parish Council seek to register the land at the junction of School Lane and Moss Lane comprising the Jubilee Tree and the Pond as a Village Green;
- in collaboration with the Parish Council introduce appropriate interpretation and street furniture enhance the open space and to strengthen the identity and communicate the special interest of the Conservation Area;
- retain and reintroduce historic surfaces including kerbs, stone sets and gullies, as well as grass verges;
- preserve the dark skies approach with the absence of street lighting;

5. Trees, Open Space and Green Infrastructure Strategy

5.1. Introduction

Open spaces in conservation areas may include historic routes, public footpaths, surfaces, furniture, green spaces and trees. Consideration of the open spaces, trees and green infrastructure should be firmly integrated into management of the overall area. Historic England also encourages protection of trees, and addressing biodiversity within conservation areas. The open spaces within the School Lane Conservation Area and the proposed extensions are currently categorised as streets and have been therefore discussed in the previous section.

5.2. Open Spaces

Context

The NPPF introduced Local Green Space Designation, a discretionary designation to be made by inclusion in a local development plan or a neighbourhood development plan. Paragraphs 101 and 102 explain that it is intended for small areas of land which are local in character and close to the community and additionally is demonstrably special. Reasons can include beauty, historic significance, recreational value, tranquillity or richness of wildlife. Thus, should it not be possible to register the junction of School Lane and Moss Lane as a Village Green, it could be registered as an Asset of Community Value as part of the development of the Neighbourhood Plan.

Issues/Threat

Part of the School Lane Conservation Area's special character derives from its rural qualities and the way its character and setting are indivisible from the surrounding fields and countryside. Most of the land is privately owned but there is public access along the roads and footpaths. Maintenance of these paths, the verges and hedgerows, as well as the area around the road junction is haphazard.

Action

Objective 9: Open Spaces

There are currently no designated Local Green Spaces within the conservation area.

5.3. Trees and Landscaping

Context

Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree with a diameter greater than 75mm at a height of 1.5m from the ground in a conservation area must give six weeks' notice to the local planning

authority. The purpose of this requirement is to give the authority and opportunity to make a tree preservation order.

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

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

For any planning application in the area involving development which may affect trees, it will be necessary for the applicant to provide a detailed tree survey, together with a specification of any proposed work to the trees. The application should be specific with regards to external and landscaping works, including levels, hard surface construction, and service trenches.

In addition, protection of trees shown as being retained will be required during construction. A scheme showing how this will be achieved will need to be submitted and agreed by the Local Authority before work starts, and adhered to throughout the construction works. Trees and the area underneath them will need to be securely fenced, to protect them during the use of machinery or other vehicles and stock piling of soil or materials.

Issue/ Threat

The number and diversity of mature trees as well as the hedgerows are important to the character of School Lane Conservation Area. Many of the trees in the gardens on School Lane are protected through individual and group TPOs. However, the Jubilee Tree at the junction of School Lane and Moss Lane is not explicitly protected, nor are a number of trees planted as commemorative trees by the community. Trees can also be damaged through earthworks in their vicinity.

Action

Objective 10: Trees and Landscaping

The Local Authority will where possible:

- consider the need for further TPOs, such as for the Jubilee Tree and commemorative trees, and as the need arises for trees which make a significant contribution to their surroundings, considering the tree's visual, historic and amenity contributions;
- support the maintenance of existing hedgerows, prominent trees and tree cover, and to enhance landscaping in the area;
- seek to protect any trees that may be affected by a proposed scheme of development;
- seek to ensure a scheme to protect trees during development is submitted and agreed in writing before work starts and adhered to throughout the construction works in accordance with BS5837:2012 – Trees in Relation to Design, Demolition and Construction - Recommendations;
- seek to avoid damage to trees or tree roots during works to the highway by ensuring that works are carried out in accordance with National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4);

6. Enforcement and Remediation Strategy

6.1. Introduction

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

6.2. Monitoring Change

Context

Historic England guidance recommends the development of procedures¹⁸ for monitoring change in conservation areas on a regular basis, such as photographic surveys and recording.

Issue/ Threat

The lack of a detailed dated photographic record can frustrate enforcement actions as the enforcement action cannot be taken unless the un-authorised alteration can be shown to have been carried out within the previous four years. The cumulative effects of the deteriorating condition of a conservation area generally, and buildings at risk in particular, can go unnoticed without regular monitoring.

Action

Objective 11: Monitoring Change

- Where there is individual interest within the local community , a nominated champion(s) could monitor change within the Conservation Area at a local level. This could also include; dated photographic survey of every building, boundary wall and significant area of public realm in the Conservation Area; update the photographic survey periodically;
- Listed buildings within the conservation area are also being surveyed at the time of writing as part of the listed building survey work.

¹⁸ Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1, 2nd edition* (London: Historic England, 2019) 42-3.

6.3. Enforcement and Remediation Strategy

Context

Historic England guidance recommends that the special character of conservation areas is protected and enhanced by enforcement of planning controls.

Issue/ Threat

The Conservation Area is currently in good condition. However, unauthorised works erode the character and appearance of the conservation area. To positively manage the area in the future, suspected breaches of planning control will be investigated by relevant officers to ensure a positive outcome for the conservation area where possible.

Action

Objective 12: Enforcement and Remediation Strategy

Unauthorised works within the conservation area will be passed to enforcement officers to investigate. What/ if any can appropriate action can be taken, will follow Cheshire Easts service specific enforcement policy for Planning. Within this strategy relates to Conservation Areas and Listed Building. Much of the unauthorised works within conservation areas or works to listed buildings fall under .1 Priority 1 – High - Site visit within one working day

- Unauthorised works to listed buildings
- Unauthorised demolition in a Conservation Area
- Unauthorised works to, or affecting, trees covered by a Tree Preservation Order, or in a Conservation Area.

7. Community Involvement Strategy

7.1. Introduction

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

7.2. Community Involvement

Context

National planning guidance promotes early public involvement in policy formulation and decision making. Historic England guidance on the management of conservation areas also stresses the need for local involvement and suggests consultation activity should generally be in line with the Statement of Community Involvement, whether or not it applies technically.¹⁹ Regular information, consultation and participation with the Local Authority and Parish Council, local amenity societies, environmental groups, residents' associations, chambers of commerce and local business organisations helps sustain community involvement.

Issue/ Threat

Given the dispersed character of the Conservation Area with the very limited community facilities, the level of active local community involvement with regards to local heritage and conservation areas is unclear. Nevertheless, it appears that interest in and commitment to local heritage and the preservation of the special interest of the Conservation Area is strong. Ollerton is a small community where most members have been resident for a long time.

Action

Objective 13: Community Involvement

Conservation Officers within the Development Management team can be contacted to discuss issues and also to assist residents and support the future management of the conservation area.

¹⁹ Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1* (London: Historic England, 2016) 4.

8. Design Guidance

8.1. Introduction

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

8.2. Building Design

Context

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

To be considered as appropriate, any development proposal must preserve or enhance the character of the conservation area. The specific aspects of architectural style have been summarised in the Conservation Area Appraisal. New developments will, accordingly, need to be of the highest standards of design and materials. The important building styles in the area are generally vernacular farmsteads, often with an 18th century core, although there are smaller numbers of designed buildings from the late 18th and early 19th centuries, as well as later buildings which contribute to the character of the Conservation Area.

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

- How does the proposed building relate to its specific site?
- Is there a positive and imaginative response to any problems and constraints?
- Have the physical aspects of the site been considered, eg any changes in level within or beyond it? Are access arrangements convenient and existing routes respected?
- Can the amount of accommodation required be fitted on the site in an elegant way?
- How does the proposal relate to its wider setting?
- Are the street pattern and grain of the surroundings respected?
- Are there changes in height between the existing and new development and if so how are they managed?
- Will the result enhance or damage the quality of the townscape?
- How is the density of the proposal related to that of existing and neighbouring uses?

- If there are differences, are they acceptable?
- Has the impact of the building in close views been assessed? Is it either weak or overpowering? Does it respect the scale and rhythm of its neighbours?
- What materials are used?
- How do they relate to those of the surrounding buildings?
- Is the quality as high?
- Are there interesting comparisons or contrasts in the use of materials?
- How will the colours work together?
- Is the architecture of the building suitable for the uses it contains?
- Is it trying to be too grand or pretending to be more modest than it really is?
- How does the architecture present itself to the viewer?
- Is there a strong composition in the pattern of solid to opening in the façade?
- Does the detailing of the materials show signs of careful thought or originality in the way the building is put together?
- What contribution, if any, does the proposal make to the public realm?
- If new open space is created, is it clear that it will provide a positive benefit and have a genuine use?
- In the wider setting, has the impact of the building in views and vistas been considered?
- Does it make a positive or negative impact?
- Does it form an harmonious group with existing buildings or features in the landscape?
- Does it distract the eye from the focus of the view and if so does it provide something better to look at?

Issue/ Threat

Work that negatively affects the external appearance of a building can include the replacement of existing elements or the addition of an extension. Also, new development within the Conservation Area can have a negative impact on the character of the area if the development is not appropriate.

Action

Objective 14: Building Design Guidance
<ul style="list-style-type: none"> • encourage best practice in the use of Design & Access Statements, particularly regarding the need to demonstrate how design has responded to the special character of the site and the conservation area; • encourage applicants to use design to enhance the conservation area; • consider from time to time the need for specific topical guidance. <p>All new design in the conservation area should aim to</p> <ul style="list-style-type: none"> • respond to and enhance local distinctiveness and special architectural and historic character; • relate to the history of the area as well as the topography and setting;

- sit harmoniously in the pattern of development, uses, spaces, routes & views;
- reflect the layout, height, scale and massing of the surrounding structures;
- reflect a careful choice of brick or stone and choice of mortar colour;
- not propose glass as a cladding material;
- not imitate the historic themes of the surrounding buildings, but harmoniously complement them.

8.3. **Boundary Treatments**

Context

Due to the rural nature of the area, the paddock fences and hedgerows of the fields and the boundary picket fences and hedges of the houses, sometimes with plain brick walls near the house, make an important contribution to the character and appearance of the area. Historic England guidance advocates the retention of historic boundary treatments and the use of traditional materials.

Issue/ Threat

There are several examples of where traditional boundary treatments have been replaced with more elaborate and/or extensive brick walls, ornate railings or solid gates rather than the traditional 5-bar timber gates, which are more suburban in character.

Action

Objective 15: Boundary Treatments- Design Guidance

- Historic boundary treatments should be retained where possible, whether hard or soft landscaping
- Repairs to historic walls should be carried out using traditional materials and methods.
- Proposals for new boundary treatments should respect the rural character of the conservation area.

8.4. **Extensions**

Context

As stated in Historic England guidance “The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and

treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate".

Issue/ Threat

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

Action

Objective 16: Extensions – Design Guidance

New design to existing buildings should:

- reflect the detailed architectural and historic characteristics of the building;
- reflect a careful choice of brick and choice of mortar colour;
- include materials salvaged from the building where appropriate;
- retain as much historic fabric as possible;
- seek a balance between protecting character and appearance and meeting other requirements such as building regulations and access;
- ensure the junction between old and new fabric is well thought through;
- be reversible, where possible;
- take care to retain historic openings.
- Recording of the building where appropriate.

8.5. Windows

Context

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

Issue/Threat

During research carried out by Historic England in 2003 they found that small scale changes such as replacement plastic windows, satellite dishes and paved over front gardens to conservation areas were slowly degrading the historic character of these areas. Alterations

and modern additions to windows and the introductions of new windows in forms that are not in keeping with the age or style of the building have a negative effect on the character of the conservation area.

Action

Objective 16: Windows – Design Guidance

When considering proposals involving windows within the Conservation Area proposals shall aim to

- Retain structural elements of the window, historic glass and original window furniture;
- Replacement windows should match the original in opening function and fabric detail where retention is not possible
- Carefully consider the windows in new buildings or extensions to be of an appropriate style in comparison to those in the area;
- ensure windows have timber frames or material that is original to the building;

8.6. Doors and Porches

Context

Government guidance advocates the retention of historic material and features within conservation areas to preserve the historic character of the area. While the most common form of door in traditional cottages and houses of the Conservation Area was a timber plank door, the Georgian houses usually have a timber panelled door, possibly with a fanlight above. Doors are generally painted not stained. Where there is a porch it is generally small; larger porches with a gable roof or in another style are usually later additions. The design of a porch should take the style and scale of the original building as a starting point and aim to be proportionate and sympathetic.

Issue/ Threat

Due to the lack of controls in the proposed extension area, there are very few traditional doors remaining in some areas. The loss of historic doors and replacement with inappropriate modern materials has negatively affected the character of the Conservation Area. Some more recent porches are out of proportion to the size and/or character of the original building.

Action**Objective 18: Doors and Porches - Design Guidance**

Proposals involving doors should aim to :

- Retain the original door-cases and door furniture wherever possible;
- Use colours and materials similar to those already present in the area;
- Ensure replacements match the original in proportion, style and materials and have a painted finish where appropriate;
- Ensure that the style and scale of a porch is proportionate to the original building.

8.7. Roofs, Chimneys and Rainwater Goods**Context**

Roofs are one of the most important elements of any building. They are also a very important visual element within the Conservation Area. The degree of pitch, the nature of the roof construction and the types of covering have varied over the past few centuries due to the availability of materials, building type and architectural style. These influences combine to give the building its individual character which should be respected when any restoration work or alterations are progressed. The roofs are predominantly of Welsh slate. Chimneys and chimney pots are historic features of the Conservation Area.

Issue/Threat

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

Action**Objective 19: Roofs - Design Guidance**

Proposals involving roofs within the conservation area should aim to:

- avoid alterations to existing roofs;
- usually propose pitched roofs on extensions, garages and other outbuildings;
- retain leadwork, fascias, eaves, bargeboards, diminishing courses and decorative timber barge boards;
- rooflights on rear roof slopes; these should be conservation rooflights;
- repair rainwater goods if original or reinstate in original materials
- where plastic guttering and downpipes have been installed or are proposed, seek a more appropriate material consistent with the area.
- guttering and downpipes;
- Seek retention of historic chimneys and chimney pots;
- terminate chimney liners in appropriately detailed flue vents;
- incorporate flue terminals into chimneys or locate flue terminals on the side or rear elevations below the ridgelines.

8.8. Maintenance and Outbuildings**Context**

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

Maintenance and repair are needed to tackle the inevitable decay and deterioration of building fabric that occurs because of climatic conditions, wear and tear by building users, neglect or other threats. Maintenance can be defined as "routine work necessary to keep the fabric of a place in good order" The main objective of maintenance is to limit deterioration. Repair can be defined as "work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration" (Conservation Principles 2008).

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

The appearance of brick and stone masonry owes as much to the character of the mortar joints as to the stone and bricks themselves. Unsuitable re-pointing can affect not only the look but also the durability of masonry, and is amongst the most frequent causes of damage to the character and fabric of historic buildings..... Two modern styles of pointing are often found on older masonry but should be avoided as they give the joint too much emphasis against the masonry. They also tend to be associated with

hard cement based mortars. These are weather-struck pointing to brickwork, which is slightly proud of the masonry and smoothed off at an angle and ribbon or strap, a style similar to weather-struck being proud of the masonry and smoothed off.

****In the case of Listed Buildings, works of repointing will often require listed building consent****

Issue/ Threat

As a historic agricultural settlement of dispersed farmsteads and crofts, a number of properties in the Conservation Area include outbuildings, barns and stables. It is important that these remain in use and are kept in good repair. Within the area there are still farms operating as agricultural businesses and others which have found ways to diversify, through converting redundant old farm buildings to new uses such as recreational, residential or commercial. Such buildings both illustrate the economic traditions and agricultural identity of the area and provide a counterpoint to the residential buildings with their larger scale and groupings, often around a courtyard. Where buildings become redundant (especially the 19th century or earlier buildings), it is important to find new viable uses and adaptations which enable the special interest to be retained. This includes respecting and retaining the character of the yards and traditional groupings of buildings and the way they open on to the yard rather than the road frontage. Similarly, many of the larger houses had their own outbuildings, including large stable blocks. These too form part of the local character and history and where they are redundant, any conversion should retain their recognisable form, including yards with setts if present.

Some underused buildings are showing the effects of poor maintenance and in some cases inappropriate repairs. This is the case both with houses and outbuildings. A building's life can be indefinitely extended by ensuring that roof tiles are replaced, gutters and downpipes checked and where necessary cleared of leaves and debris and greenery growing out of cracks cleared, including roots. Timber door and window frames should be regularly repainted. Where mortar joints decay, appropriate re-pointing should be undertaken.

Action

Objective 20: Guidance on Maintenance and Repair

Encourage individuals to take pride in their homes including outbuildings, understand appropriate techniques including pointing and ensure that the buildings are well-maintained.

8.9. Car Parking and Garages

Context

The Historic England guidance *Streets for All North West* states that, “Car parking is a dominant feature that detracts from the visual coherence of the public realm. Authorities are encouraged to adopt comprehensive initiatives, such as the Historic Core Zones project and integrated transport strategies. These strategies encourage alternative modes of transport by reducing through traffic, restricting cars from central areas, implementing pedestrian-oriented schemes, and providing more comprehensive networks”.

Issue/ Threat

Most houses within the School Lane Conservation Area have repurposed existing outbuildings as garages or built garages. However where there is a perceived need for more facilities (garages or hard standing) this should be carefully sited and follow the guidelines with regard to roof form and materials. Safe on-street parking is limited in much of the area but, with the absence of communal facilities, there is little demand.

Action**Objective 21: Car Parking – Design Guidance**

- Developments will need to comply with Local Authority’s car parking standards as found in the Local Plan Strategy, Appendix C and the 2010 revision to Cheshire East's Parking Strategy.
- Carefully consider conversion of existing garages into domestic accommodation if this places further pressure to accommodation vehicle storage.

8.10. Micro Energy Generation**Context**

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

- the change will not result in loss of special interest;
- the visual impact of the equipment is minor or can be accommodated without loss of special interest;
- in fixing the equipment to the building there is no damage to significant historic fabric and installation is reversible without significant long-term impact on historic fabric;
- the cabling, pipework, fuse boxes or other related equipment can be accommodated without loss of, or damage to, significant historic fabric;

- that as part of the justification, the applicant can demonstrate that other energy-saving measures or other locations with less impact on the historic fabric and the special interest have been considered and are not viable;
- the applicant can demonstrate that the proposal has net environmental benefit;
- the local authority imposes a condition requiring removal of the equipment, including cabling and boxes, and making good of the historic fabric as soon as it falls out of use.

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

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

Issue/ Threat

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

Action

Objective 22: Micro Energy Generation – Design Guidance

The use of micro energy generation systems is to be generally encouraged, equipment should, where possible not be fixed to building frontages, principal or visible elevations or prominent roofscapes where they would have a negative impact upon the character of the School Lane Conservation Area.

8.11. Satellite Dishes

Context

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

Issue/Threat

Inappropriately sited satellite dishes have a negative impact on the special character and appearance of conservation areas as a result of being fixed in locations which are visible in the street scene. In all areas, it is a condition of installing any antennae or dish that you must site it in such a way that minimises its impact on the external appearance of the building. In many circumstances, planning permission will be required for the installation of a satellite dish or antennae. Where this is the case, all reasonable attempts will be made to ensure the impact of the installation is located where it would have least impact.

Action

Objective 23: Satellite Dishes – Design Guidance

When considering applications for the installation of satellite dishes, the Local Authority will aim to :

- ensure installations are not in locations visible from the road;
- continue to provide advice and information on unobtrusive and suitable locations for satellite dishes on buildings within the Conservation Area;
- enforcement inappropriately sited satellite dishes and antennas where possible.

8.12. Outdoor Lighting

Context

External lighting can be extremely disturbing to a variety of plants and animals, especially to nocturnal species by disrupting their circadian rhythms or by altering the feeding habitats of nocturnal hunting birds. Despite a widespread belief that ‘more light equals less crime’, published Home Office statistical evidence indicates that the presence or absence of light is of little or no importance. Historic England also maintain that poorly designed external lighting can result in light pollution (*External Lighting on Historic Buildings*, English Heritage, 2007, 11). Since 2006 light pollution from artificial light falls under the Statutory Nuisance Regime.

Issue/Threat

There is no street lighting within the Conservation Area and Ollerton benefits from the resultant ‘dark skies’. Inappropriately designed or excessive outdoor and security lighting erodes the character of the area. Lighting proposed for listed buildings or to other historic buildings in the conservation area should be carefully considered, so as not to cause damage.

Action

Objective 23: Outdoor Lighting – Design Guidance

When reviewing complaints about outdoor lighting, the Local Authority will consider:

- is it necessary and if so, does it have to be on all night;
- can security be achieved by other measures;
- can it be at a lower level or angled, so as to cause less harm.

8.13 Dormer Conversions

Context

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

Issue/ Threat

A poorly designed dormer extension could transform the building to a scale and massing that is not historically accurate and is inappropriate.

Action

Objective 24: Dormer Conversions – Design Guidance

When considering the application for dormer conversions the Local Authority will ensure that applications for the conversion of attic space and the insertion of dormer windows will be positively managed through the development management process.

Appendix

Relevant Legislation and National Planning Policies

The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) 2021 provide the legislative and national policy framework for conservation area appraisals and management plans.

Local Plan Policy

This document must be considered alongside the Local Authority's policies concerning development and the use of land as set out in the Cheshire East Local Plan Strategy, formally adopted on 27th July 2017. Of particular relevance are:

Policy SE1 (Sections 1 and 2): Design

Development proposals should make a positive contribution to their surroundings in terms of the following:

1. Sense of place
 - i. Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements;
 - ii. Ensuring sensitivity of design in proximity to designated and local heritage assets and their settings;
 - iii. Ensuring that places are designed around the needs and comfort of people and not vehicles, so that layout, street design and parking is in accordance with the principles set out in Policy CO 1 and Manual for Streets;
 - iv. Ensuring that proposals are underpinned by character and design assessment commensurate with the scale and complexity of the development;
 - v. Encouraging innovative and creative design solutions that are appropriate to the local context; and
 - vi. Ensuring a high quality public realm that enhances conditions for pedestrians and cyclists and creates opportunities for social interaction.
2. Managing design quality
 - i. Ensuring for larger scale and more complex developments that design proposals have positively responded to the Design Review process (62);
 - ii. Ensuring for major developments that Masterplanning and Design Coding forms an integral part of the design process;
 - iii. Ensuring that housing developments achieve Building for Life 12 (or as updated) standard; and
 - iv. Encouraging sustainable construction practices including the use of appropriate recycled and sustainable materials of high quality.

Policy SE7 - Historic Environment. This relates to designated and non-designated heritage assets. Below are the policies that relate to the protection and enhancement of Conservation Areas.

1. Cheshire East has an extensive and varied built heritage and historic environment, described in the justification text to this policy. The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.
2. Proposals for development shall be assessed and the historic built environment actively managed in order to contribute to the significance of heritage assets and local

distinctiveness. Where a development proposal is likely to affect a designated heritage asset (including its setting) the significance of the heritage asset, including any contribution made by its setting, must be described and reported as part of the application.

3. The council will support development proposals that do not cause harm to, or which better reveal the significance of heritage assets and will seek to avoid or minimise conflict between the conservation of a heritage asset and any aspect of a development proposal by:

- a. Designated Heritage Assets:

- i. Requiring development proposals that cause harm to, or loss of, a designated heritage asset and its significance, including its setting, to provide a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated, proposals will not be supported.
- ii. Considering the level of harm in relation to the public benefits that may be gained by the proposal.
- iii. The use of appropriate legal agreements or planning obligations to secure the benefits arising from a development proposal where the loss, in whole or in part, of a heritage asset is accepted.

- b. Non-Designated Assets:

Requiring that the impact of a proposal on the significance of a non-designated heritage asset should be properly considered, as these are often equally valued by local communities. There should be a balanced consideration, weighing the direct and indirect impacts upon the asset and its setting, having regard to the scale of any harm or loss. The presumption should be that heritage assets should be retained and re-used wherever practicable and proposals that cannot demonstrate that the harm will be outweighed by the benefits of the development shall not be supported. Where loss or harm is outweighed by the benefits of development, appropriate mitigation and compensation measures will be required to ensure that there is no net loss of heritage value

4. For all heritage assets, high quality design should be achieved. It should aim to avoid poorly executed pastiche design solutions and should foster innovation and creativity that is sensitive and enhances the significance of heritage assets in terms of architectural design, detailing, scale, massing and use of materials.
5. Cheshire East Council will seek to positively manage the historic built environment through engagement with landowners/asset owners and other organisations and by working with communities to ensure that heritage assets are protected, have appropriate viable uses, are maintained to a high standard and are secured and have a sustainable future for the benefit of future generations. Proposals that conserve and enhance assets on the Heritage at Risk register will be encouraged.

Policy SE4: Landscape

1. The high quality of the built and natural environment is recognised as a significant characteristic of the borough. All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.
2. Development will be expected to:

- i. Incorporate appropriate landscaping which reflects the character of the area through appropriate design and management;
 - ii. Where appropriate, provide suitable and appropriate mitigation for the restoration of damaged landscape areas;
 - iii. Preserve and promote local distinctiveness and diversity;
 - iv. Avoid the loss of habitats of significant landscape importance;
 - v. Protect and / or conserve the historical and ecological qualities of an area;
3. In Local Landscape Designation Areas, Cheshire East will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance and setting. Where development is considered to be acceptable in principle; measures will be sought to integrate it into the landscape character of the area by:
- i. Protecting, restoring and enhancing the character and appearance of the local area through suitable planting, landscape and / or woodland;
 - ii. Making suitable provision for better public access to, and enjoyment of, the Local Landscape Designation Areas;
4. Where development may affect a local or national designation a full understanding of the context, characteristics and significance should be provided and informed by the Cheshire East Landscape Character Assessment, Historic Landscape Assessment and the Local Landscape Designation Study. In Local Landscape Designation Areas, Cheshire East will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance.

SE5: Trees, Hedgerows and Woodland

Development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives. Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a net environmental gain by appropriate mitigation, compensation or offsetting.

The council will seek to ensure:

- 1. The sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity;
- 2. The planting and sustainable growth of large trees within new development as part of a structured landscape scheme in order to retain and improve tree canopy cover within the borough as a whole.

SE6: Green Infrastructure

Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, providing for healthy recreation and biodiversity and continuing to provide a range of social, economic and health benefits. This will be done by:

1. Linking the various assets of Cheshire East's unique landscape – its upland fringes, Cheshire Plain, lowland heath, parkland estates, rivers, canals and watercourses, valleys and cloughs, meres and mosses, trees and woodland and wildlife habitats and its distinctive towns and villages and their urban fringe.
 - i. This network of green infrastructure assets should be safeguarded, retained and enhanced through the development of green networks/wedges and corridors.
 - ii. Areas identified as having a shortage or opportunities for the provision of green infrastructure should be a particular focus for enhancement.
 - iii. Any development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.
2. Safeguarding green infrastructure assets to make sure that:
 - i. Development does not compromise their integrity or potential value;
 - ii. Developer contributions are secured wherever appropriate in order to improve their quality, use and multi-functionality; and
 - iii. Opportunities to add to the green infrastructure network are maximised through partnership working.
3. Working with partners, to support the potential of strategic green infrastructure assets to contribute to the aims of the wider green infrastructure. The strategic green infrastructure assets identified in Cheshire East, relevant to Bollington Cross and Lowerhouse are:
 - i. Weaver, Bollin, Dane and Wheelock river corridors including cloughs and floodplains
 - iv. Heritage town parks and open spaces of historic and cultural importance
 - v. Public rights of way, cycle routes and greenways
4. Strengthening the contribution that sport and playing fields, open space and recreation facilities make to Cheshire East's green infrastructure network by requiring all development to:
 - i. Protect and enhance existing open spaces and sport and recreation facilities;
 - ii. Encourage multiple use and improvements to their quality;
 - iii. Provide adequate open space (as outlined in Table 13.1);
 - iv. Contribute to the provision of outdoor sports facilities in line with Policy SC 2;
 - v. Create or add to the networks of multi-functional Green Infrastructure;
 - vi. Secure new provision to help address identified shortages in existing open space provision, both in quantity, quality and accessibility;
 - vii. Locate open space facilities in appropriate locations, preferably within developments; and
 - viii. Promote linkages between new development and surrounding recreational networks, communities and facilities.

Macclesfield Local Plan

Although the Cheshire East Local Plan Strategy has been adopted, some saved policies from the old Local Plans will continue to apply. The following saved policies are those which are relevant to this assessment.

Historic Fabric

BE2 The borough council will seek to preserve, enhance and interpret the historic fabric of the environment. Development which would adversely affect the historic fabric will not normally be permitted.

Buildings of Architectural and Historic Importance

BE15 The repair and enhancement of buildings of architectural and historic importance (listed buildings) will be encouraged. Development in accordance with the development plan which secures such improvements will normally be permitted.

BE16 Development which would adversely affect the setting of a listed building will not normally be approved.

BE18 Listed building consent for alteration, including partial demolition and extensions, will only be granted if the borough council is satisfied that the architectural and historic integrity of the building will be maintained, and that no original or other important features of the building will be destroyed. Proposals to alter or extend should normally satisfy the following criteria:

1. Extensions must respect the character and scale of the original building and not be allowed to dominate it
2. Replacement doors, windows and other features in non traditional materials will not be permitted
3. Particular attention must be paid to the retention of the original plan form, roof construction and interior features, as well as the exteriors of listed buildings
4. Extensions will normally be required to be built of materials matching those of the original building
5. Flat roofed extensions to pitched roof buildings will not normally be permitted

Sources

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- English Heritage. *Streets for All*. London: English Heritage, 2006.
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- Historic England. *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1. 2nd edition*. London: Historic England, 2019.
- Historic England. *Local Heritage Listing, Historic England Advice Note 7*. London: English Heritage, 2016.
- Historic England. *Heritage Champions*. London: Historic England, 2016.
- Planning (Listed Building and Conservation Areas) Act 1990

9. Contacts

Cheshire East Council Contacts

General development control enquiries concerning the Ollerton Conservation Area should be referred to the North Team. Telephone 0300-1235014/email: planning@cheshireeast.gov.uk.

General enquiries concerning the Ollerton Conservation Area and listed buildings should be referred to the Local Authority's Conservation Officer. Telephone: 0300-1235014.

Enquiries relating to trees within the conservation area should be addressed to the Local Authority's Arboricultural Officer at the above number.

Enquiries relating to the Cheshire Historic Environment Record should be addressed to Cheshire Historic Environment Record, The Forum, Chester, CH1 2HS, Tel: 01244 973997.

National Organisations

Historic England

North West Office Canada House Chepstow Street Manchester M1 5FW

Tel: 0161 242 1400 www.english-heritage.org.uk Email: northwest@english-heritage.org.uk

Victorian Society

The Victorian Society

1 Priory Gardens Bedford Park London W4 1TT

Tel: 020 8994 1019 www.victorian-society.org.uk Email: admin@victorian-society.org.uk

Georgian Group

6 Fitzroy Square, London W1T 5DX

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

Twentieth Century Society

70 Cowcross Street London EC1M 6EJ

Tel: 020 7250 3857 www.c20society.org.uk Email: coordinator@c20society.org.uk

Institute of Historic Building Conservation

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

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Macclesfield Town Centre Conservation Area Appraisal

Draft for public consultation October 2021



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Executive Summary

Macclesfield is a special town with a strong identity. Its geography literally sets it on a pedestal, giving it a dramatic topography which provides striking views to the Pennine hills. Its character is further reinforced by the strength of its 18th and 19th century townscape and medieval origins; from the central Market Place including the Greek revival Town Hall and 13th century St Michael's Church to the intimate passageways, cobbled meandering streets and steps and impressive continuous groups of listed buildings and historic shop frontages. Whilst some parts of the conservation area have deteriorated and historic buildings have been lost, new development has largely been contained within the prevailing scale, therefore minimising any harmful impact. There are also a number of exemplar schemes of the adaptive reuse of historic buildings from former industrial buildings, to public houses, the Drill Hall and now the Picturedrome which all represent the positive impact that retaining such buildings has on the overall character of the town. The greatest threat the conservation area faces is the cumulative impact of piecemeal alterations, primarily replacement windows and poor quality shopfronts, roller shutters and signage. Furthermore as our high streets face unprecedented change and as we as a society focus on sustainability, and greater emphasis is placed on the role of the outdoors in our health and well-being consideration needs to be given to the public realm, green spaces and the spaces between buildings, particularly the expanses of hard landscaped surface level car parks within the conservation area.

The primary objective of this document therefore is to harness the identity and pride which is abundant in Macclesfield and the desire of people to improve their urban environment, promoting the economic benefits that a well-managed historic environment can bring as well as the role that it plays in our sense of identity, belonging and mental health. It will provide the tools necessary to promote heritage-led development and to ensure that all proposals for change are underpinned by an understanding of what is significant about the conservation area.

To achieve this the document comprises three elements: the Appraisal which provides an understanding of the significance of the conservation area and the character and appearance of its constituent part; the Management Plan providing recommendations, which seek to manage change in a sensitive manner; raising the quality of the urban environment and; the gazetteer which provides an assessment of each individual building in the conservation area.

This Appraisal was written by Donald Insall Associates in conjunction with Macclesfield Town Council for Cheshire East Council and replaces the earlier appraisal written in 2005.





1.0 Introduction

1.1 Defining Conservation Areas

Conservation areas are 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance',¹ and are recognised for their distinctive townscape, including their buildings, streets and public realm. The National Planning Policy Guidance (NPPF) conservation areas are considered as 'designated heritage assets'; any proposals for change or development must assess the effect that the development might have on the character and appearance of the area. The Macclesfield Town Centre Conservation Area was first designated in December 1968.



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

1.2 Related Policy and Guidance

Once designated, Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to review the character and boundaries of its conservation areas; this appraisal of the Macclesfield Town Centre Conservation Area provides the evidence base for this review process. It will support the policies contained within Cheshire East's Local Plan Strategy 2010-2030 (adopted July 2017), including Policy SE7: The Historic Environment. The revised Site Allocations and Development Policies Document (SADPD) is yet to be adopted and the saved policies of the Macclesfield Local Plan, which will be superceded by the SADPD, therefore remain in use. The overall appraisal strategy is based on Historic England's English Heritage Guidance, in particular, Historic England's 2019 Advice Note 1 – Conservation Area Designation, Appraisal and Management which clearly sets out guidance on the production of management plans and conservation area character appraisals.



1.3 Aims of the Appraisal

The Local Plan Strategy guides development in the Borough and recognises the need to actively manage the historic built environment to ensure that: 'heritage assets are protected, have appropriate viable uses, are maintained to a high standard and are secured and have a sustainable future for the benefit of future generations.'

This appraisal builds upon the Macclesfield Town Centre Conservation Area Character Appraisal prepared by The Conservation Studio for Macclesfield Borough Council in 2005. It describes the historical development and character and appearance of the conservation area. It aims to identify and explain important local features, highlighting buildings which contribute to the area, distinctive streetscapes and important local views. It also identifies features which detract from the area's character and outlines opportunities for positive change.

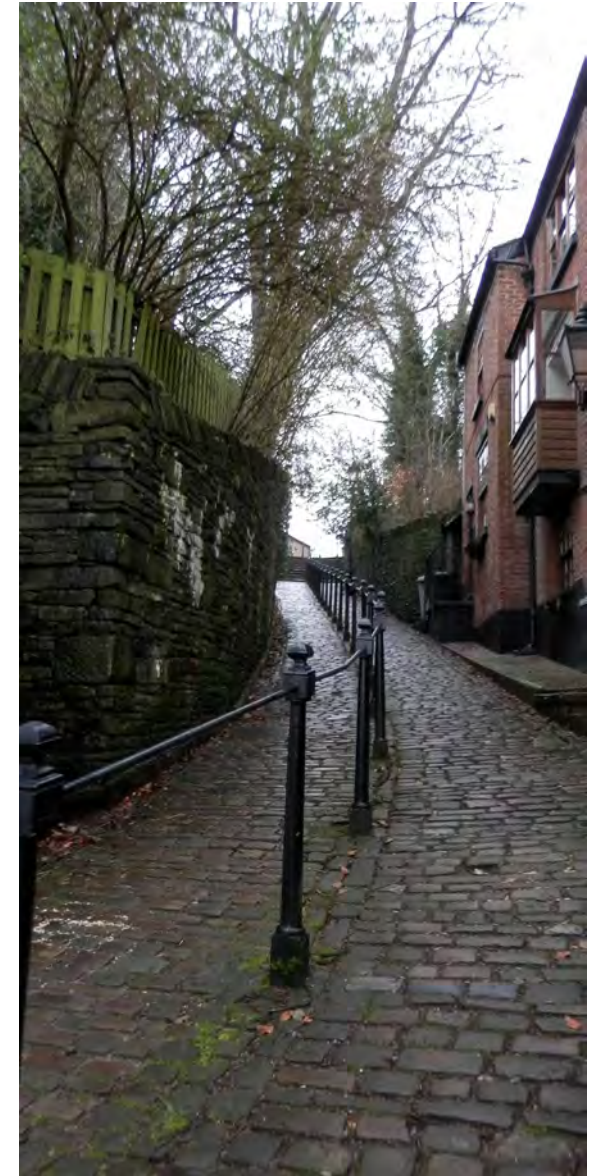
Paragraph 186 of the National Planning Policy Framework states that 'when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest.' The appraisal has carefully considered whether there are any further opportunities to extend the boundary of the conservation area since those extensions made in 2005 and makes recommendations for two minor alterations to the boundary. It also highlights buildings which are considered to make a positive contribution to the character of the conservation area and those which detract.



1.4 Future Use

This Appraisal document serves as a precursor to the accompanying Management Plan, both of which have been generated following consultation by both the local authority and the local community. Site visits were undertaken during March 2021. The adoption of this document will serve the following key purposes:

- Address the challenges facing the area;
- Understand the significance of the conservation area and suggest opportunities to enhance its character and appearance;
- Stimulate local interest in both the protection of and careful development of the conservation area for present and future generations;
- Encourage wider use and enjoyment of assets within Macclesfield Town Centre;
- Encourage the conservation, repair, reuse and management of the area's historic features;
- Be a tool in the development management process;
- Support town centre regeneration and promote high-quality design in development proposals.



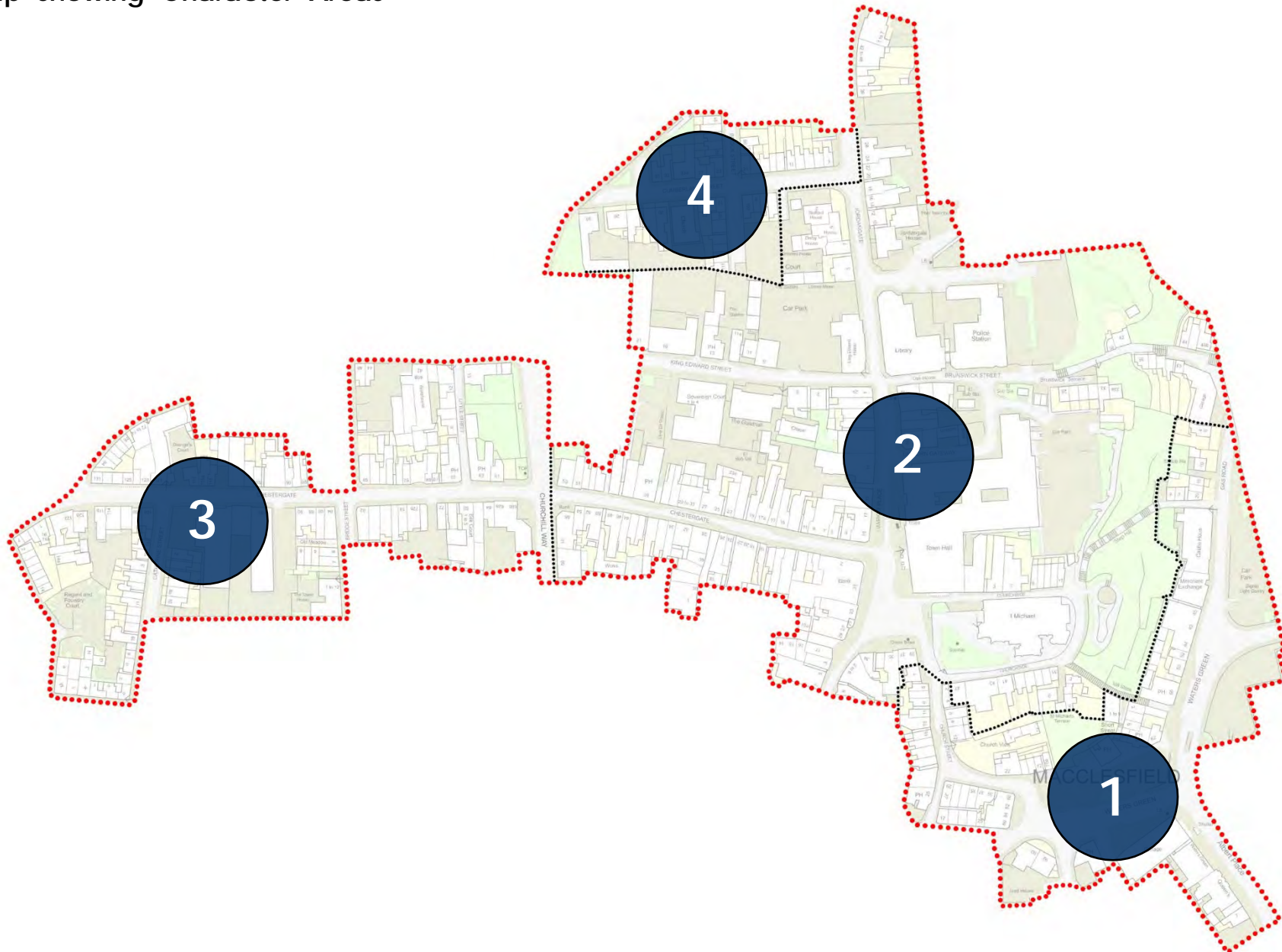
1.5 Interactive Format

This document has been designed to serve as a practical guide for the present and future care of the conservation area. The digital version features interactive navigable elements which enhance its range and ease of use by the Council and both the local and development communities. These include:

- Front cover links which navigate directly to the Appraisal, Management Plan or Gazetteer sections as required;
- A contents page with headings which directly link to the different sections within the appraisal and plan;
- Navigable headings at page corners, including one which returns users to the contents page;
- Interactive map keys which link to relevant sections within the text where applicable; and
- Interactive icons at the base of the Gazetteer pages which navigate to conservation area buildings and buildings within proposed conservation area extensions.



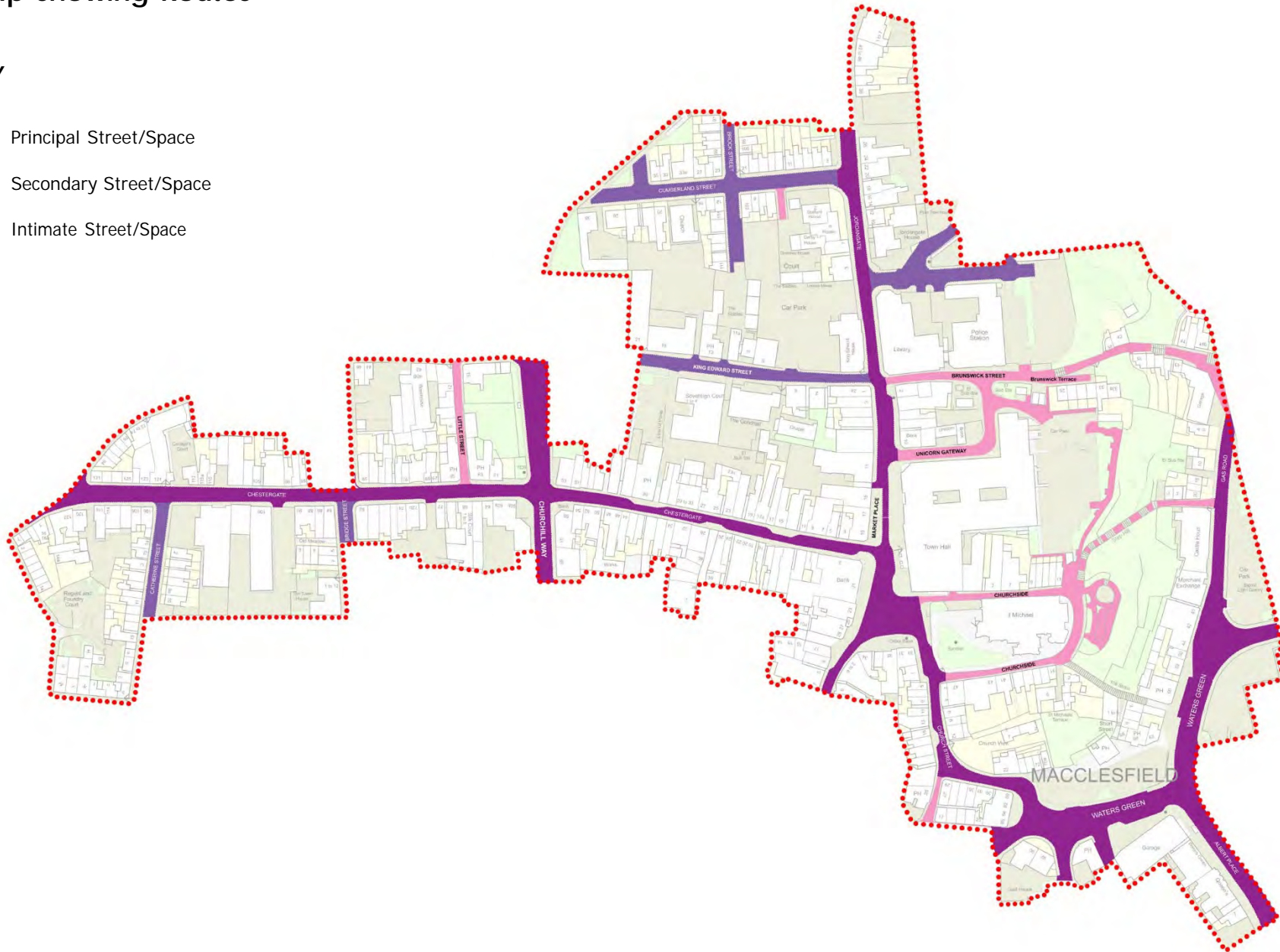
Map showing Character Areas



Map showing Routes



KEY

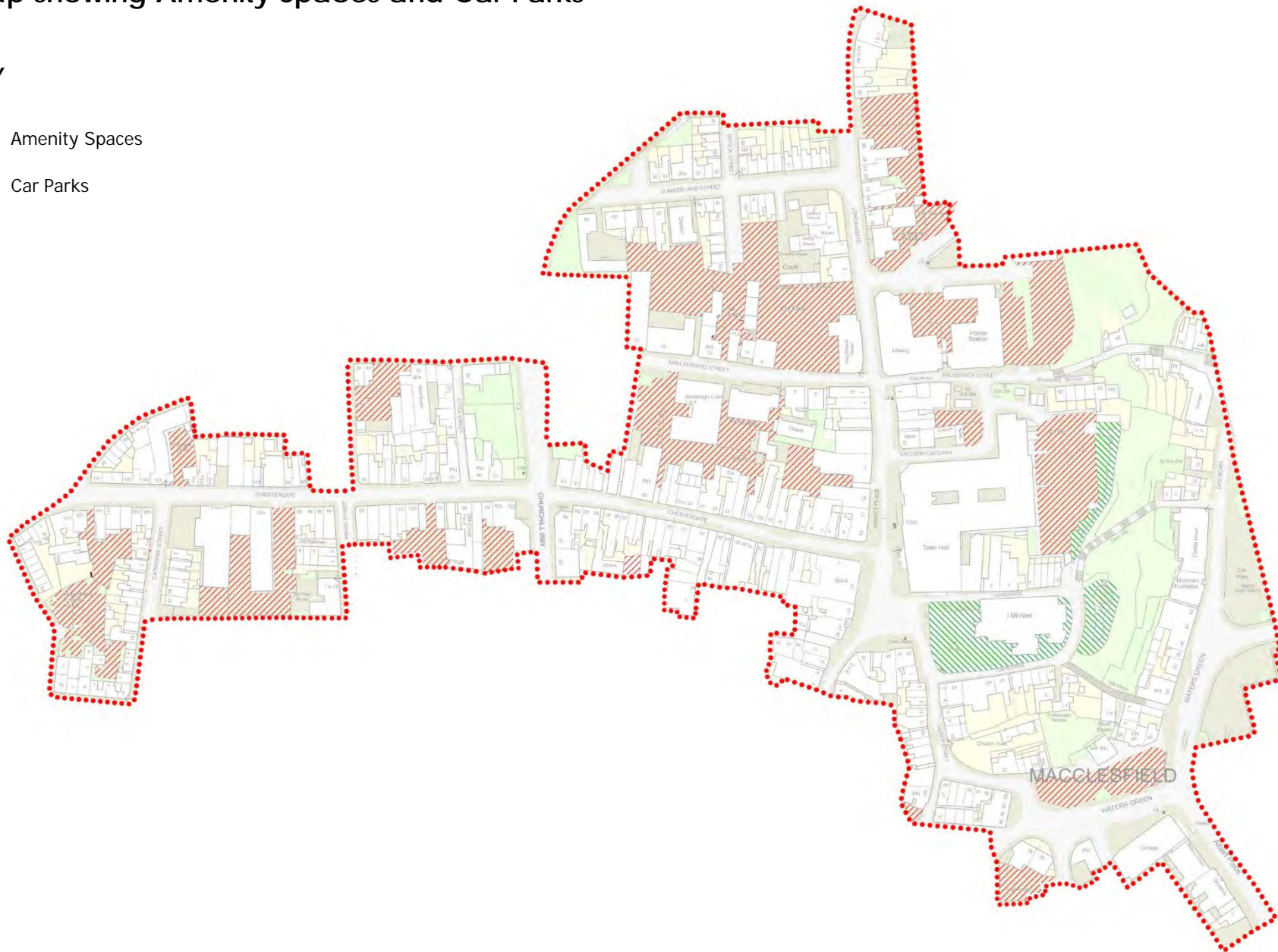
- Principal Street/Space
- Secondary Street/Space
- Intimate Street/Space



Map showing Amenity Spaces and Car Parks

KEY

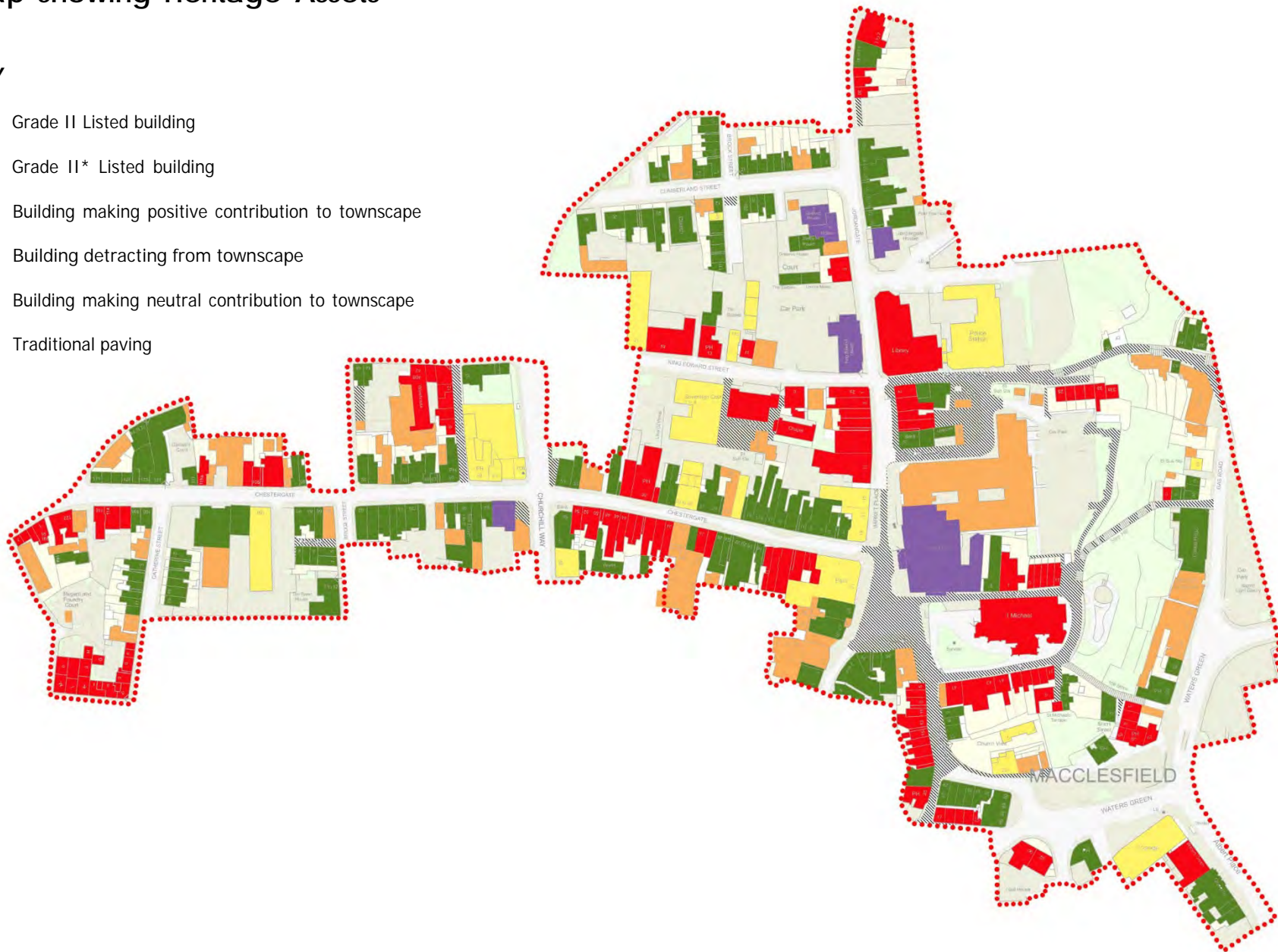
-  Amenity Spaces
-  Car Parks



Map showing Heritage Assets

KEY

- Grade II Listed building
- Grade II* Listed building
- Building making positive contribution to townscape
- Building detracting from townscape
- Building making neutral contribution to townscape
- ▨ Traditional paving



2.0 Assessment of Significance



Macclesfield Town Centre Conservation Area has a strong identity – its character defined by the largely 18th and 19th century townscape laid over a medieval settlement – established in the 13th century with St Michael's Church and the Market Place key remnants of this period. One of its principal defining features however is its position on top of the hill which gives it a dramatic topography and striking views over the River Bollin to the Pennine hills beyond, capturing an entire cross-section of Macclesfield and its surroundings in a single frame. Its hillside position has also given rise to its intimate cobbled, meandering streets, lanes and steps which navigate its slopes and which again are fundamental to the character of the town. The core of the town centres on the Market Place, an important public space with key civic buildings – its role enhanced by its pedestrianisation. The three principal streets which retain the medieval street pattern, Chestergate, Jordangate and Church Street, all extend from the Market Place – each with its own distinct character. The high concentration of listed buildings (nine at Grade II*) and those which positively contribute, often within continuous runs, is reflective of the town's historic significance and connection to the silk industry. However only a handful of buildings within the conservation area are directly linked to the town's industrial past including the early-19th century Little Street Mill complex and remains of silk weaver's cottages in Short Street.

Architectural style and materials vary throughout the conservation area – however domestic-scaled terraces of two or three storey brick buildings built hard up against the pavement edge with pitched roofs dominate with intervening grander, set-piece buildings primarily along Jordangate and within the Market Place. Whilst some 17th century buildings remain such as the rubble stone cottages at 1-7 Chester Road, evidence of these timber-framed buildings has largely been concealed by the later refronting of buildings. The shopfrontages along Chestergate and to Market Place maintain a sense of lively commerce, enhanced by the absence of cars, Jordangate however retains much more of its original air of formality, leading into Market Place at the civic heart of the town. The cobbled and terraced streets and narrow footpaths east of the Market Place offer a more intimate, domestic scale and lead down to Waters Green which by contrast has a busy environment dominated by cars and infrastructure.

The general townscape is a characteristically dense urban environment with very limited green space – Sparrow Park itself is a hard landscaped area. Whilst this is typical of post-industrial towns, the sheer expanse of surface-level car parks and hard surfaced backland areas detracts significantly from the conservation area although at face value could provide the space needed to address the pressing issues of this generation relating to sustainability, greening and the quality of the environments in which we live. The public realm otherwise contributes positively to the character of the conservation area, the enhancement scheme to Market Place has created a quality public space whilst planters, festoon lighting, traditional lighting columns and remaining sections of historic paving throughout the conservation area add to its character. Whilst the pedestrianisation of the eastern end of Cheatergate enables a better appreciation of the local townscape the red clay pavers, which also extend along the pavements to Jordangate detract.

A number of exemplar adaptive reuse schemes have been undertaken which highlight how the role of such buildings in the conservation area can be retained despite their original use being lost. The conservation area, however, is not without its issues with the regrettable loss of historic buildings – whilst principally in the town's more distant memory, the demolition of the Old King's Head Public House demonstrates that even under current planning law and policy heritage assets can be lost. Modern interventions, of varying quality and typically unsympathetic to their context, have generally followed the prevailing scale of the townscape and as a consequence, their impact overall has been limited. The greatest threat to the significance of the conservation area however is small-scale, incremental change, principally modern windows, poor shopfronts, roller shutters and signage.



3.0 Location and Setting



Macclesfield is the largest town in north Cheshire; located to the north-east of the borough of Cheshire East it forms a principal town, alongside Crewe. It is located 36 miles east of Chester with Greater Manchester to the north. The A523 runs north to Stockport and south to Leek (the Silk Road) whilst the A537 runs west to Knutsford and east to Buxton. The town is surrounded by contrasting geographies, with the Peak District National Park located 1 mile to the east and the Cheshire Plains to its west. The hilly topography of the town is one of its principal defining features and the views of the Pennine hills particularly make a significant contribution to its character. Macclesfield is a medieval settlement laid out on a hill to provide a defensive outlook over the River Bollin, this topography affords striking views of the surrounding area and retains a sense of its historic context with the steep slope to the river side marking the edge of the historic town – the river itself now culverted. 'Modern' Macclesfield now spreads beyond, having expanded over last two

hundred years - principally to the north, west and south. Beyond is designated Green Belt and the protections that this affords against further expansion. The three principal roads meet at the Market Place, the civic core and centrepiece of the conservation area with the Town Hall and St Michael's Church.

The topography of the town centre, the presence of the A523 (Silk Road) and the mainline railway gives the eastern side of the conservation area a very clear definition. Viewed alongside the dominance of cars and car parking both inside and outside of the conservation area in this location the character very quickly changes from the historic town core to a harsh urban environment before a more historic townscape rises up on the facing side of the river with key buildings including the Arighi Bianchi building, Union Mill and St Paul's Church [Plates 3.1 – 3.3].



Plate 3.1 Pedestrian tunnel under the railway line at the bottom of Brunswick Hill



Plate 3.2 Harsh urban environment at Waters Green with Arighi Bianchi building beyond



Plate 3.3 Dominance of car parking and railway facing east side of conservation area

The sharp contrast between the conservation area and its surroundings continues around its northern edge including the Royal Mail Delivery Office and office buildings which make use of the hill slope to accommodate their increasing height before Hibel Road cuts through the townscape. The road forms a significant intervention and a distinct boundary to the conservation area, only cutting in around the Jordansgate Car Park. Whilst views are afforded through to the residential areas beyond – the manner with which roads such as Cumberland Street, Pownall Street and Brock Street have been truncated has had a divisive impact on the town – particularly in terms of pedestrian permeability [Plates 3.4 – 3.6].

To the north-western edge of the conservation area the boundary is less defined as Chestergate protrudes out westwards whilst excluding those areas of modern development around the northern end of Churchill Way which make no contribution. There are buildings and spaces around this northern fringe which are of historic interest, however they are rather detached from the town centre both geographically and in terms of its character and are statutorily protected through their listed status including the former Kings School and Stanley's Almshouses. As King Edward Street curves round to become Chester Road the open Whalley Hayes Car Park on its north side provides a clear boundary line [Plates 3.7 – 3.9].

To the south-western and southern edge of the conservation area, its boundary is blurred with the domestic terraces continuing outside of the conservation area; these are largely contained within the Christchurch Conservation Area. Along Chester Road (and outside of both conservation areas) there are some shared characteristics within the townscape which continue, however the level of alteration to the buildings here tends to increase and this combined with the distance from the heart of the town centre means that they are not worthy of inclusion in the conservation

area. Once again this does not preclude the value of some individual buildings along this fringe including St Alban's Church and its associated buildings [Plates 3.10 – 3.11].

The south-eastern corner is framed by two significant interventions of the late-20th century – The Grosvenor Shopping Centre and its associated car park on Churchill Way, the road has a fairly harsh urban environment as it extends south with large retail units and surface level parking. The southern end of Market Place falls away into Mill Street where the high street meanders down towards Park Green with an open view through to the countryside beyond. Whilst in term of the town centre, Mill Street very much forms part of its retail and commercial core – the character of the townscape is much more mixed with a higher variety in architectural style and quality and a greater degree of modern intervention. It does however make one of the greatest contributions to the setting of the conservation area as a principal entry points, further emphasised by its continuation of the town centre pedestrianisation and the cobbled narrow street of Back Wallgate which runs along the southern edge. To the west side of Mill Street are the bus station and large retail stores which, owing to their location towards the lower side of the hill, are largely tucked away from view [Plates 3.12 – 3.16].



Plate 3.4 Royal Mail Depot



Plate 3.5 Jordansgate Car Park



Plate 3.6 Hibel Road bisecting historic residential townscape



Plate 3.7 Modern development at north end of Churchill Way



Plate 3.8 View through to the former Kings School



Plate 3.9 Whalley Hayes Car Park



Plate 3.10 View along Chester Road and Prestbury Road



Plate 3.11 Residential terraces south along Catherine Street in Christchurch Conservation Area



Plate 3.12 Churchill Way and Grosvenor Car Park



Plate 3.13 View south along Mill Street



Plate 3.14 Mill Street leading into Market Place



Plate 3.15 View east down Back Wallgate

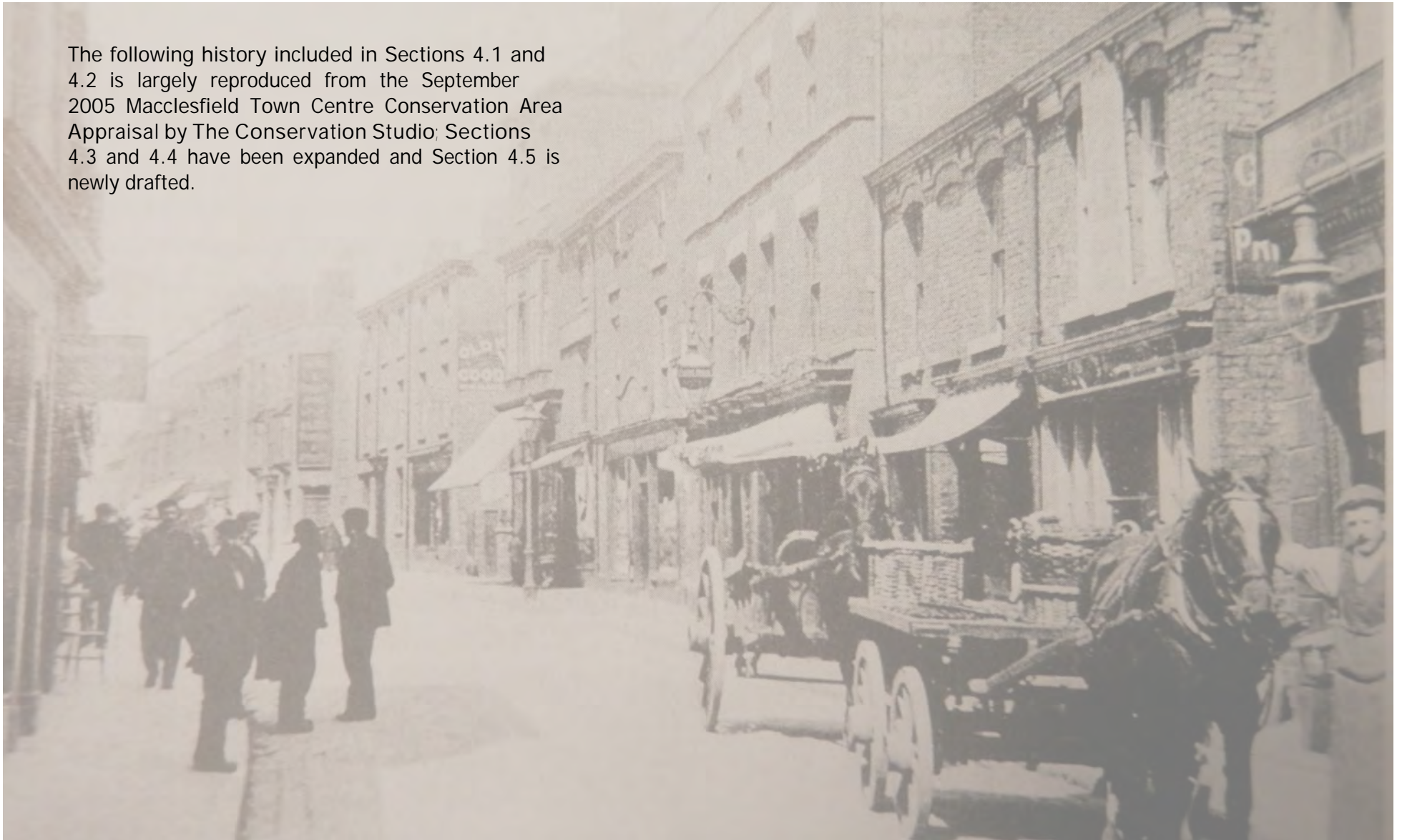


Plate 3.16 Large retail units and bus station to south of Queen Victoria Street

4.0 The Historical Development of Central Macclesfield



The following history included in Sections 4.1 and 4.2 is largely reproduced from the September 2005 Macclesfield Town Centre Conservation Area Appraisal by The Conservation Studio; Sections 4.3 and 4.4 have been expanded and Section 4.5 is newly drafted.



4.1 Archaeology

There are no Scheduled Ancient Monuments in the Macclesfield Town Centre Conservation Area, although the Cheshire Historic Towns Survey (Cheshire County Council 1997 – 2001) confirms that the whole conservation area, which largely lies within the boundaries of the medieval settlement, has archaeological potential. In West Park, Macclesfield, are three standing Crosses of possibly 11th century date, which are Scheduled, although not in their original locations. A further standing Cross on the Prestbury Road and a bowl barrow at Tytherington, are Scheduled.

Around the town Bronze Age burial mounds and further remains have been discovered, suggesting that the Macclesfield area was clearly of some importance in the Prehistoric period. There is no evidence of Roman activity in the town. Further details are included in the Cheshire Historic Towns Survey.

4.2 The Development of Macclesfield

Before the shire of Cheshire was laid out in the late 9th to 10th centuries the Macclesfield area may have been included in the territory of the Pecsæte (Peak dwellers), which covered parts of Cheshire, Derbyshire and Staffordshire. By the 10th century it appears probable that there was a large royal estate centred on Macclesfield and by Domesday in 1086 Macclesfield was one of two large estates (the other being Adlington) belonging to the Earls of Mercia within the hundred of Hamestan. The survey records a hall and a mill but also that the value of the land was only 20 shillings, and that the area was waste, presumably because of the crushing of the rebellion against the Normans in 1070. Macclesfield remained in the hands of the Earls of Chester until the last earl died in 1237, after which it reverted to the crown along with the earldom. Thereafter, the Manor was held by the monarch until 1835 and rented out from time to time to various local families, including the Earls of Derby and the Savage's.

The borough of Macclesfield was created by Ranulph de Blundeville, Earl of Chester, in around 1220, and its economy was based on agriculture and associated trading in the Market Place. The original charter has been lost, but a new charter was granted by Edward I in 1261 and it can be assumed that this contains similar provisions. The land around the Market Place was divided up into approximately 120 plots, facing Jordangate, the Market Place, Mill Street and the newly created Chestergate. The new burgesses were given the right to form a merchant guild and were exempt from tolls in Cheshire. Each burgess was allocated an acre of land within the town fields to the west of the town. They also had the right to dig peat in the Danes Moss to the south-west of the town and to pasture sheep, horses and cattle on the common land to the east of the River Bollin.

Some time in the 13th century a medieval guildhall was also built, on the site of the present Town Hall, and this was replaced by a stone building above an arcade of three shops in the late 16th century. A new church, All Saints, was provided by Queen Eleanor, wife of Edward I, in 1278, subsequently renamed as St Michael's. It acted as a chapel of ease to the larger church at Prestbury until 1835 when it became an independent parish.

A market hall was provided by the Black Prince in c1357 and this building survived until 1826 when the Market Place was cleared. At this time, it appears that the medieval Manor of Macclesfield was located slightly out of the settlement on the Congleton Road, in an area known as Castle Fields, where there is some documentary evidence for a motte and bailey castle. However, nothing now remains.

In c1398 John de Macclesfield built a large and prestigious house on four adjacent burgage plots on the east side of Mill Street. By 1585 it was ruinous and the only remaining features, a porch and central turret, were demolished in 1933.

Throughout the Middle Ages Macclesfield continued to act as an important administrative and trading centre for the surrounding region. By the 16th century, the town had spread from the Market Place along the main streets and down Wallgate and Church Street to Waters Green. William Smith described Macclesfield at the end of the 16th century as being 'one of the fairest towns in Cheshire.'²

2 The Vale-Royal of England or County Palatine of Cheshire, 1656, <https://archive.org/details/valeroyalofengl00king> [accessed March 2021].

In 1684 Charles II granted a town charter that confirmed the existing privileges, and gave the town greater autonomy including the right to bring water into the borough from the common – an important right that was to encourage the development of industries. Quarrying of stone and coal were known from at least the 16th century, with a brick works being established in 1696 and a copper works in 1758. Additionally the burgesses were allowed to enclose strips of land. Many enclosures were for houses, but others were for small-scale industries such as silk works and dye houses. The commons were eventually divided up and enclosed in 1804, and by the 18th century the town's open fields had already been consolidated into separate farms. St Michael's Church was extensively rebuilt in 1739, although the tower and the chapels to the Legh and Savage families were retained. Further restoration took place between 1898 and 1901.

The Macclesfield Canal was built by William Crosley in 1881, connecting the Peak Forest Canal at Marple with the Trent and Mersey Canal at Talke in Staffordshire. However, it had only a brief period of success. Only a few years later, in 1845, the railway line from Macclesfield to Manchester and Birmingham was opened and soon after that, in 1849, a line to London and the Potteries. This entailed major alterations to the layout of the area around Waters Green and much of the course of the River Bollin was culverted. A new station for both lines was constructed in Hibel Road and a tunnel was cut under Beech Lane. In 1872 a third railway line was brought into the town and another new station, the Central Station, was opened in 1873.



4.3 The Macclesfield Silk Industry

The town's association with silk goes back almost four centuries, when silk-covered buttons were manufactured in the area. The preparation of yarn began in the mid-17th century with hand throwing taking place in long and narrow brick sheds known as shades. Silk weaving in Macclesfield continued as a hand industry carried out in weavers' garrets – three-storey cottages. Over six hundred of these were built and more than two hundred are thought to survive.³ The key innovation which sparked the growth of the silk industry was water-powered factory-based spinning introduced to Britain by John and Thomas Lombe who imported mill design from visits to Italy and built their first on the River Derwent near Derby. This became the model for other industrialists and was imported to Macclesfield by Charles Roe.⁴

The first water powered throwing mill in Macclesfield was built by Roe in 1744 and the town quickly became a centre for the throwing industry, supplying yarn to silk weavers in Spitalfields, London. Broadloom weaving was introduced to the town in the late-18th century and Macclesfield became a centre for the production of newly fashionable silk, aided by investment from local families. The town rapidly expanded from 8,743 people in 1810 to 23,129 in 1830 due to this burgeoning industry and this is also reflected in the numbers of mills – of which there were just 30 in 1814 but by 1840, 70 were in operation. This quite rapid expansion was due to the introduction of power looms to the industry in 1820 and the preference of manufacturers to have their workers in mills rather garrets.⁵

A substantial cause of the population growth in the industrialising years of the later-18th century was due to the migration of workers from the nearby rural areas and from parts of Staffordshire and Derbyshire. Following the initial establishment of the industry, workers were drawn from further afield including Dublin, London, Coventry and Leek. The mid-19th century census returns show that 79% of the population were born in Cheshire in 1841 but by 1851 58% were native to Macclesfield with 15% from elsewhere in the country, 10% were migrants from Ireland and 1% from London.⁶

The success of the industry saw many local firms exhibit Macclesfield's silk wares at the Great Exhibition of 1851. However the industry was also impacted by the loss of American and European markets after the Napoleonic Wars and further following the 1860 Cobden Treaty with France, which allowed cheaper goods to be imported to Britain. Many people emigrated to Patterson, New Jersey which was the centre of the American Silk industry, founded by John Ryle from Macclesfield. Artificial fibres were first woven in Macclesfield from c.1900 and by the 1920s artificial silk fibres were woven and printed along with silk before gradually replacing them. Macclesfield companies worked with chemical manufacturers to create new artificial fibres, adapting the established processes and techniques. The Second World War provided a further boom for the silk trade in the town, with essential war work being the weaving of parachutes, silk underwear for airmen and producing the 'escape maps' for jungle warfare.⁷

By the late-20th century the silk industry in Macclesfield was just a fraction of its former size, but a small number of companies survive and are engaged in yarn processing, knitting, dyeing, weaving and printing.⁸

3 Collins L and Stevenson M, Macclesfield: The Silk Industry (Chalford 1995) p.7.

4 Malmgreen, G, Silk Town: Industry and Culture in Macclesfield 1750-1835 (Hull University Press 1985) p.10.

5 The Silk Industry, p.7.

6 Silk Town: Industry and Culture in Macclesfield 1750-1835, p.7.

7 The Silk Industry, p.8.

8 The Silk Industry, p.9.

Plates 4.1a & 4.1b

The view looking towards the Town Hall in the 1890s, shows a row of high-quality buildings with ground-floor shops fronting the Market Place, demolished in the mid-20th century. The archway on the left was the opening of Unicorn Gateway and led the Shambles. The present-day photo shows the major change that the construction of the Town Hall extension in 1992 created at this gateway into the Market Place incorporating an area of landscaped public realm.



Plate 4.1a Market Place looking south-east, 1890s (Pickford 2003)



Plate 4.1b Market Place looking south-east (Insall)

Plates 4.2a & 4.2b

This early-20th century photograph looking east along Chestergate highlights the important historic relationship with the Town Hall as a set-piece public building, framed by the street. Many shopfronts are fitted with awnings and although window displays appear to be rather busy, there are relatively few hanging signs. The present-day photo shows the results of mid-20th century pedestrianisation of the street and a general deterioration in the quality of shopfronts.



Plate 4.2a View east along Chestergate, early-20th Century (Macclesfield Library)



Plate 4.2b View east along Chestergate (Insall)

Plates 4.3a & 4.3b

The historic view of Mill Street shows the southern boundary of the conservation area at the entrance to Market Place. A fair amount of rebuilding has taken place, for example at 3-7 Mill Street, but the corner building at the entrance to the Grosvenor Shopping Centre remains, albeit with a new shopfront comprising an oversized fascia.



Plate 4.3a Mill Street looking north towards Market Place, c. 1900 (Pickford 2001)



Plate 4.3b Mill Street looking north towards Market Place (Insall)

4.4 20th Century Development

In the 20th century, Macclesfield's population continued to expand from over 34,000 in 1901 to around 49,000 in 1991. Inter-war and post-war housing was added, principally to the north towards Prestbury, to the west towards Knutsford, and to the south. The natural boundaries created by the rivers and the Pennine hills have prevented similar expansion to the east, where the proximity of Macclesfield Forest and the Peak District National Park has provided a wide range of leisure opportunities for the local and visiting population. Today there are still several working mills in the town, and the silk industry has also left another important legacy with the survival of a large number of silk workers' houses, characterised by long rows of continuous windows which provided light for silk throwing and weaving.

Early-20th century developments in central Macclesfield included the extension of Little Street Mill in 1909. Formerly a silk mill, the extension was completed for Wood and Son, victuallers and replaced the steam engine house (formerly horse-powered) creating an enclosed mill yard. This period also saw the clearance of housing to the immediate east of St Michael's Church, laying the foundations for the creation of Sparrow Park. From the late 1960s the area behind Jordangate was redeveloped as a Post Office Depot, replacing former gardens and a number of buildings were cleared along the north side of King Edward Street. The declining silk industry had an undoubted effect on the town, and gradually a number of former industrial buildings fell out of use, which offered opportunities for the redevelopment of those sites.

In 1971, alterations to the south end of the Market Place included the re-setting of the Market Cross remains within a traffic island and the demolition of the Angel Hotel and Parr's Bank on the corner with Chestergate for the construction of the present-day NatWest.⁹

The Grosvenor Shopping Centre was also constructed at this time, set behind retained frontages along Chestergate and Mill Street but truncating Stanley Street and replacing almost its entire eastern end.

By the mid-1980s a number of redevelopments had taken place within the town centre some of which involved complete demolition of buildings while others were converted. By 1986, the former Iron Foundry on the south side of King Edward Street was replaced with Sovereign Court, a substantial concrete building whilst, in contrast, the large industrial complex of Regents Foundry on Catherine Street was successfully converted into a residential complex at the end of the decade. Similarly, the former Royal George Mill at the western end of Chestergate (now George's Court) was gradually converted from 1988 to provide retail, office and residential units. The loss of historic buildings and piecemeal redevelopment has resulted in some large breaks in the street frontages, notably on the north side of King Edward Street.

In 1988 the eastern portion of Chestergate was pedestrianised as part of the wider scheme which created Churchill Way, cutting through Chestergate, King Edward Street and Cumberland Street to join Hibel Road at the north end of Jordangate. This involved the demolition of a number of buildings and effectively severed the relationship between the western and eastern sides of Chestergate. Further public works included the conversion of a redundant bank building on the corner of Jordangate and Brunswick Street into Macclesfield Library. An adjacent building which had formerly been a pub was demolished to allow an extension to serve the library, the works were consented in 1991. The following year, the Town Hall extension by Conder UK and HLM Architects was completed in the Market Place to accommodate expanded facilities.

⁹ Bentley Smith D, *Past Times of Macclesfield: Volume I* (Landmark, 2004).

Plates 4.4a & 4.4b

The c.1900 view east along Chestergate shows the form of traditional shopfronts, with modest-sized fascias, awnings and small projecting signs. This view takes in the buildings which were demolished in the late-20th century for the creation of Churchill Way, which has formed a physical boundary within the town centre and broken a formerly continuous stretch of historic buildings in the streetscape.



Plate 4.4a Chestergate looking west, c.1900 (Bentley Smith 2004)



Plate 4.4b Chestergate looking west (Insall)

Plates 4.5a & 4.5b

This early-20th century view of Brunswick Hill is remarkably familiar to that of the present-day, with historic railings, stone setts and rubblestone walls surviving.



Plate 4.5a Brunswick Hill, early-20th century (Pickford 2001)



Plate 4.5b Brunswick Hill (Insall)

Plates 4.6a & 4.6b

This view shows how continual change has affected the town centre. Modern for their time, the bold shopfront designs may have replaced more modest shopfronts and they show the transition towards many of the present-day designs. Whilst no.3 was entirely replaced in the 1970s as part of the Grosvenor Shopping Centre development.



Plate 4.6a 3-7 Mill Street, late-1950s (Pickford 2003)



Plate 4.6b 3-7 Mill Street (Insall)

Plates 4.7a & 4.7b

The shopfronts in this 1966 view of 125-131 Chestergate are a uniform design. Their splayed entrances have been removed and the fascias are all much deeper and the consistency between the units has been lost. Large signage on the gable end now detracts from this gateway to Chestergate from the west.



Plate 4.7a 125-131 Chestergate, 1966 (Macclesfield Library)



Plate 4.7b 125-131 Chestegate (Insall)

4.5 21st Century Development

In the 21st century, Macclesfield's industry centres on its international reputation in science and the pharmaceutical industry, along with professional services such as architecture, engineering, advertising and market research. The population has seen a steady growth to 52,500 in 2017. The fabric of the conservation area has been affected by the redevelopment of a number of historic buildings and modern extensions to them. In many cases, this has taken the form of providing residential accommodation for town centre living, such as the former George Hotel at 48 Jordangate (2003) and the Guildhall (former County Police Offices) on King Edward Street (2005).

Other development has focused on retail and business use, including the substantial new wing to the former Rural District Council building at 19 King Edward Street, which was approved in 2000. The conversion of the former industrial works at Castle House in Waters Green started in 2008 and now comprises the Travelodge Hotel and offices in the adjacent extension, Merchant Exchange. Both schemes again demonstrate that historic buildings can be adaptively reused to secure their conservation – although in these instances with substantial contemporary extensions. A scheme which proposed the redevelopment of the former Old King's Head and Three Pigeons public houses was approved in 2008. This was to include the partial demolition of the buildings and the construction of two, three and four storey buildings to create a mixed-use of retail and business. In November 2019, parts of the Old King's Head were demolished due to structural instability and redevelopment work is yet to start.



Plates 4.8a & 4.8b

The eastern end of Chestergate, opening onto Market Place is marked by tall high-quality buildings. The Town Hall still forms the focal point of the streetscape, but is somewhat obscured by landscaping in the form of trees and lampposts. Again, some historic shopfronts have been lost and replaced with ones of lower quality using inappropriate colours and materials.



Plate 4.8a View east along Chestergate to Market Place, 1966 (Macclesfield Library)



Plate 4.8b View east along Chestergate to Market Place (Insall)

Plates 4.9a & 4.9b

108 Steps retains an intimate historic feel and highlights the sharp topography of the town. The growth of trees has obscured views to some extent and adaptations to allow for car parking somewhat remove the historic feel of this street.



Plate 4.9a 108 Steps, 1966 (Macclesfield Library)



Plate 4.9b 108 Steps (Insall)

Plates 4.10a & 4.10b

The impact of Waters Green Car Park on the southern gateway to the Town Centre via Church Street is clear to see here. This 1970s view shows both far fewer cars and a great deal less signage. The view from the Station across Waters Green and up Church Street is now cluttered with both and create a complicated streetscape. The buildings have been altered to varying degrees, including the replacement of some traditional windows with uPVC. Church View now looms over the buildings on Waters Green.



Plate 4.10a View towards the Church from Waters Green, 1970s (Pickford 2001)



Plate 4.10b View towards the Church from Waters Green (Insall)

Plates 4.11a & 4.11b

This 1994 photograph shows the former layout of the south end of the Market Place which included a traffic island. The present-day view shows the now pedestrianised public realm which offers the Market Place as an accessible open space. It also shows how the quality of shopfronts has deteriorated within a relatively short space of time, especially on the corner with Mill Street where a contemporary shopfront with oversized modern fascia has been inserted which bears no relationship to the historic building which hosts it.

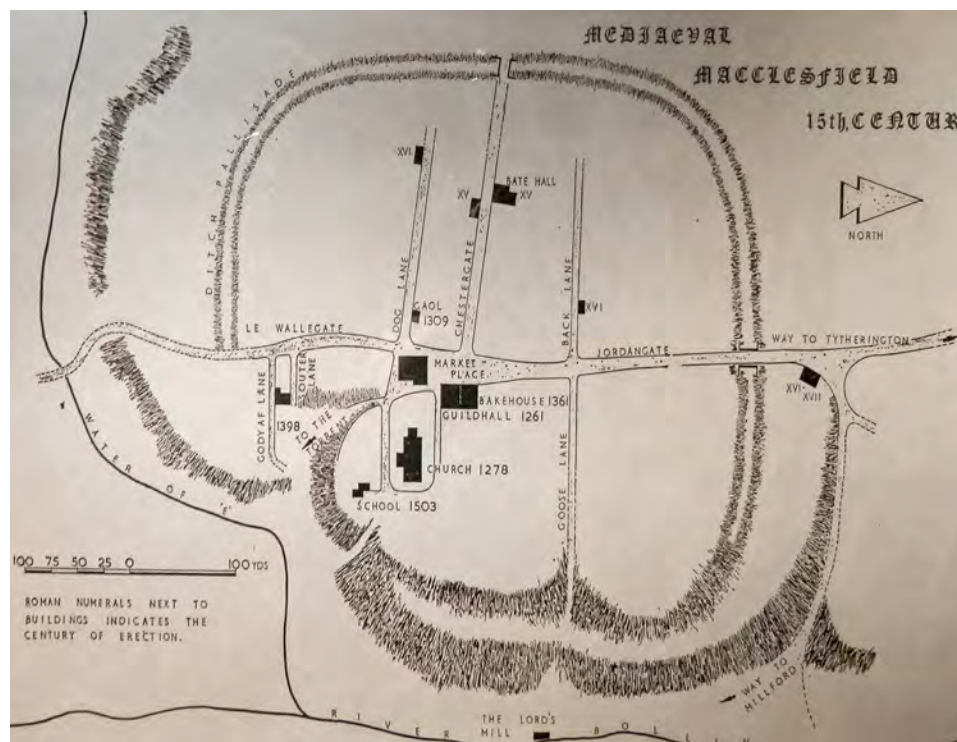


Plate 4.11a Market Place looking west, 1994 (Bentley Smith 2004)



Plate 4.11b Market Place looking west (Insall)

4.6 Map Regression



Medieval Macclesfield

The medieval map of Macclesfield in the 15th century shows the assumed extent of the town at that time. It emphasises the town's elevated defensive position overlooking the River Bollin to the east, encircled by a ditch and palisade to the north, south and west. The principal streets – Market Place, Chestergate, Jordangate and Mill Street – which were laid out with burgrave plots after the 1261 Charter, are shown along with the 13th-century Church of St Michael and the Guildhall.



1853

The town plan of 1853 shows how centuries of development along the medieval streets had resulted in dense urban blocks in the central area, with the town starting to expand to the north and west. Cumberland Street is shown part-way through its development as a residential area, along with the Railway Station on Hibell Road. The development on Waters Green associated with the driving through of the railway line and subsequent culverting of the Bollin can also be seen.



1873

By 1873, the laying out of Cumberland Street was complete, although it mainly consisted of gardens with the first houses having been built on the north-east corner with Jordangate and also at the junction with Brock Street. The detail of building plots arranged along the lines of the original medieval burgage plots is clear along Chester Gate, King Edward Street and Stanley Street, and the intricate alleys which stretch back from the streets commonly interconnected to form backland courts. Toward the western end of Chester Gate is a large cleared area on the south side, occupied today by Bridge Street, which was mostly likely being laid out at this time. On Waters Green, the area was still occupied by silk mills and dye works along with a number of pubs and inns, serving workers and visitors and travellers brought in by the new railway station, Waters Station.



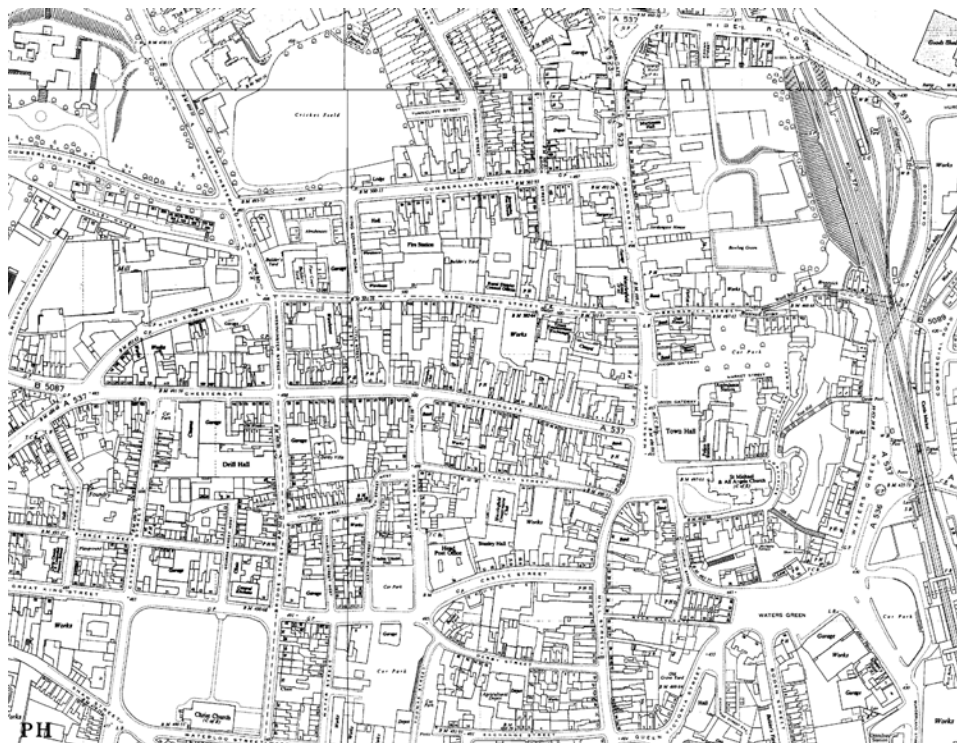
1898

By the end of the 19th century, the development of housing along Cumberland Street had been extended to replace the former gardens, also including a Sunday School (now Macclesfield Spiritualist Church) and terraced housing on Brock Street. The northern portion of Bridge Street had been completed and now included the Gothic frontage to the Drill Hall (now The Tower House) and terraced housing opposite. In Waters Green, the station had been renamed Central Station and the buildings which had previously stood to the west had been cleared, opening up the approach to the bottom of Church Street and the town centre beyond.



1909

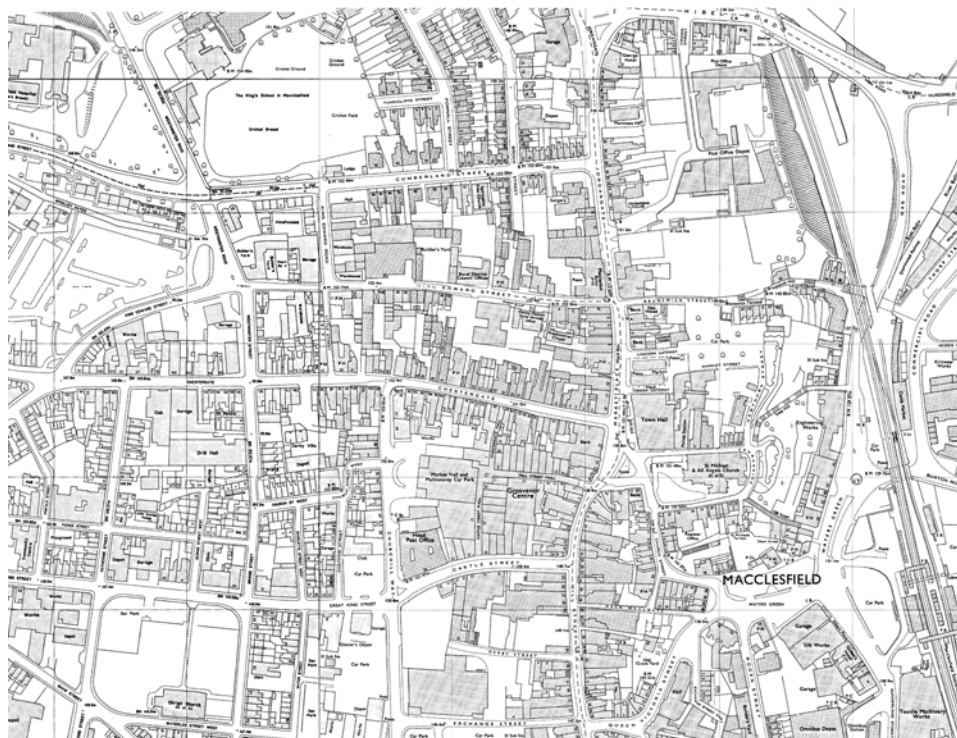
By 1909, very little change is apparent. The most significant alteration was the demolition of what appears to have been former housing to the east of St Michael's Church prior to the creation of Sparrow Park.



1965-69

By the late-1960s there had been a number of significant changes within the town centre. At the northern end of Jordangate, former terraced buildings had been replaced with a large garage, opposite the junction with Hibel Road. Additional clearance was taking place at this time to the rear of the buildings on the eastern side of Jordangate on land formerly occupied as gardens. On King Edward Street, a terrace to the west of the Rural District Council Offices (now no.19) was cleared and in use as a Builder's Yard. Further west, at the junction with Prestbury Road, terraced housing at Hayes Yard was cleared and replaced with the Grosvenor Street Mill complex which stood opposite the Royal George Mill on Cheestergate. The map also shows the location of Castle Street, which was constructed in 1923 to join Mill Street with Derby Street to the west.

On Waters Green, a surface-level car park had been created in front of the station and buildings on the corner of Albert Place had been replaced by a garage. A large-scale clearance was undertaken to the north-east of the Town Hall, in Unicorn Gateway, which demolished a number of buildings fronting Market Place and the site of the Shambles. They were replaced by a surface-level car park and to the east of this, an extension to Sparrow Park was made following the clearance of a short terrace.



1973-86

By the time of this map, significant large-scale developments had occurred in the town centre which in places altered its historic form. To the rear of the east side Jordangate, the Post Office Depot had been constructed on land previously occupied by gardens. To the south of this, a large plot of land fronting Brunswick Street which formerly housed a bowling green had been cleared to make way for the Police Station. On the south side of King Edward Street, the brutalist Sovereign Court was built on the site of a former iron works. The surrounding open hard landscaping opened up the backland area between Chestergate and King Edward Street. The Grosvenor Street Mill at the western end of King Edward Street was completely replaced with an extensive surface-level car park (Whalley Hayes Car). On Waters Green, another surface-level car park was laid out at the eastern end of Church Street and obscuring the open relationship which had previously existed with the station. In Market Place, by far the largest development in this period was the building of the Grosvenor Shopping Centre (1971) occupying the urban block bound by Chestergate, Mill Street and Castle Street. While the frontages to Chestergate and Mill Street were retained, the historic footprint of Stanley Street was almost entirely replaced by the centre and multi-storey car park. To the west of the Shopping Centre, the road formerly called Derby Street was widened and re-named Churchill Way, running south from Chestergate.



Present-day

The map of present-day Macclesfield shows how the town centre has developed since the late-20th century. Perhaps the most important change was the driving through of Churchill Way which passed through Chestergate, King Edward Street and Cumberland Street to join Hibel Road at the northern end of Jordangate. This scheme effectively cut both Chestergate and King Edward Street in half and created a wide boundary to the town centre to the north. The Town Hall Extension on the eastern side of Market Place was completed in 1992 which infilled a formerly open area however in other places buildings were cleared creating large empty plots between buildings and in backland areas, mostly used for parking. Examples of this are found on the north and south sides of King Edward Street and at the north-east end of Jordangate.

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5.0

Area

5.1 General Character

Macclesfield town centre has a distinct character defined by its dramatic topography as it rises up from the River Bollin. This gives the town striking views both out towards the Pennine hills and inwards to the medieval church sat on top of the hill, providing an understanding of the town's geographical context which underpins its character. The hillside location has also created a historic townscape both intimate and impressive as the cobbled Church Street, 108 Steps, Step Hill and Brunswick Hill all navigate its hillside position and Churchside cuts round behind the church. This gives an inherent hierarchy to the townscape as they open out at the top of the hill, where Church Street joins Chestergate and Jordangate at the Market Place [Plates 5.1.1 – 5.1.5].

Despite the prevailing Georgian and Victorian townscape, the alignment of the principal streets with the medieval street pattern, its defensive hilltop position and the heart of the town centred on the 13th century St Michael's Church and Market Place all retain evidence of its medieval origins. This however has been significantly eroded by the loss of the medieval burgrave plots to infill and expanses of hard landscaping, the 18th and 19th century development of the town and the re-fronting of those 16th and 17th timber-framed buildings which remain.



Plate 5.1.1 St Michael's Church above Waters Green



Plate 5.1.2 Church Street leading to Market Place

Long continuous rows of intact and handsome 18th and early-19th domestic-scaled terraces now form the backbone of the town's character. They are now largely in commercial use with office or residential accommodation above; to the fringes of the conservation area they remain in full residential use. This is interspersed by grander, more prestigious Georgian houses on Jordangate and King Edward Street, now converted, reflective of the status and wealth associated with the silk weaving industry [Plate 5.1.5 – 5.1.8]. Whilst the silk industry was integral to the development of Macclesfield, the associated mills, weaver's houses and cottages were largely concentrated further south on Mill Lane closer to the River Bollin (for water power and damp conditions), a handful are however located in the conservation area including the former Little Street Silk Mill in the Little Street and nos.2 - 6 Short Street [Plates 5.1.9 – 5.1.10]. In addition a number of civic buildings characteristic of a town centre remain including the Greek Revival Town Hall [Plate 5.1.11]; although most have now been converted into new uses including the former borough and country police offices, alongside a number of remaining public houses – again a number now converted to residential use.



Plate 5.1.6 Chestergate looking towards Market Place



Plate 5.1.7 Market Place leading into Jordangate



Plate 5.1.3 Step Hill



Plate 5.1.4 Market Place, the Town Hall and Church



Plate 5.1.5 Churchside



Plate 5.1.8 North side of Jordangate



Plate 5.1.9 Little Street Mill



Plate 5.1.10 Short Street



Plate 5.1.11 The Town Hall and former borough police offices

The town centre is a characteristically hard urban environment with little in the way of green space largely limited to the churchyard and Sparrow Park to the east of the church itself a largely hard landscaped space [Plate 5.1.12]. There is a pocket of greenery to the east of the Town Hall extension and small amenity spaces towards the north end of Jordangate and on the corner of Chestergate and Churchill Way whilst planters throughout the town centre add visual interest. Furthermore, the break in townscape which the steep slopes of the hillside afford and views out to the countryside give a sense of openness. The pedestrianisation of the town centre and the removal of traffic to Market Place and Chestergate significantly enhances its character and perhaps more importantly the opportunity for it to be enjoyed and appreciated. Whilst traditional lighting columns, the remaining sections of historic paving and schemes such as the festoon lighting to Chestergate, Market Square, Church Street and Back Wallgate add to the quality of the environment. The remodelling of the Market Place with setts is of particular note; this is undermined by the uncharacteristic surfacing to Chestergate and along the pavements extending northwards along Jordangate [Plates 5.1.13 – 5.1.14].



Plate 5.1.12 Sparrow Park



Plate 5.1.13 Pedestrianisation of Market Place



Plate 5.1.14 Pedestrianisation of Chestergate east

More modern development has been kind to the character of the conservation area; whilst of varying quality architecturally and almost always out of context with its historic character, it is largely contained within the prevailing scale of the buildings and this has limited the harmful impact in almost all cases except to Sovereign Court owing to the prominent red roof storey and surrounding hard landscaping and the NatWest bank due to its important position on Market Place. Whilst historic buildings have been lost to the detriment of the conservation area – principally during the middle of the 20th century – there are numerous examples of the successful adaptive reuse of historic buildings within the conservation area including the Guildhall and Macclesfield Library, a number of former industrial buildings including Regents Foundry, Waters Green House and St George's Court as well as public houses such as the Bull and Gate on Water's Green, The George Hotel and King Edward House (formerly the Macclesfield Arms) [Plates 5.1.15 – 5.1.19]. The reuse of the Picturedrome particularly has had a positive impact on the conservation area - drawing people across Churchill Way and reinvigorating the commercial offer at the western end of Chestergate. The threat that the loss of viable uses has on historic buildings and therefore the conservation area however remains ever present, the partially demolished site previously occupied by the King's Head and the Three Pigeons public houses stands testament to that [Plate 5.1.20].



Plate 5.1.15 Macclesfield Library, Jordangate



Plate 5.1.16 Regents Foundry Court



Plate 5.1.17 Waters Green House, Albert Place



Plate 5.1.18 70 Waters Green



Plate 5.1.19 Picturedrome



Plate 5.1.20 The Three Pigeons, Little Street

Development which has had the greatest impact on the character of the conservation area is small-scale and cumulative – principally the replacement of historic windows and doors with poor quality uPVC units, the installation of poor quality shopfronts, roller shutters and inappropriate box fascia and projecting signs. Poor quality retail frontages have a particularly harmful impact on the appreciation of the conservation area given their dominance at the human scale and largely divorcing them from the historic façades above. Redundant fixtures and fittings and modern security measures such as alarm boxes, satellite dishes and wiring running across facades all detract [Plates 5.1.21 – 5.1.22]. The many good examples which remain highlight the positive impact that undertaking alterations sympathetically can have – particularly in terms of adding character and interest – therefore attracting customers – to retail shopfronts. The extent of open, poor quality hard landscaping behind and surrounding buildings – largely given over to surface level car parking, has also had a significant impact on the character and appearance of the conservation area forming chasms in its townscape whilst the dominance of cars and car parking around Waters Green is overbearing [Plate 5.1.23].



Plate 5.1.21 Impact of variety of modern uPVC windows



Plate 5.1.22 Variety in quality of shopfronts and signage on Chestergate



Plate 5.1.23 Dominance of parking and cars in Waters Green

5.2 Streets and Spaces

5.2.1 Principal Streets/Spaces

The principal streets and spaces in Macclesfield are those which follow the medieval street pattern including Church Street, Chestergate, Jordangate and Market Place. They make up a dense historic urban environment, predominately three storeys, some two, and largely comprising terraces built hard up against the pavement edge. Church Street and the eastern end of Chestergate exhibit the best and most intact historic frontage. The pedestrianisation of Chestergate (east), Market Place and part of Church Street significantly enhances the quality of the urban environment and the ability to appreciate the townscape; the red clay pavers to Chestergate (east) and to the pavements extending into Jordangate detract [Plates 5.2.1 – 5.2.4a/b].

To Jordangate the townscape is of similarly high quality but is more varied with substantial Georgian houses interspersed by modern development and gap sites. Market Place extends south from Jordangate and opens up into a triangular public space with the churchyard and wooded hillside contributing to its general character.

Waters Green (including Albert Place and Gas Road) forms the gateway to the conservation area from the east and the station. It retains the highest concentration of buildings linked to the town's industrial past as well as a number of historic public houses. It is much more open however is dominated by cars and car parking [Plate 5.2.5].

Churchill Way is a principal street insofar as it is the main vehicular thoroughfare to the west side of the town centre, it is however a modern intervention which cut through the historic streets and only forms part of the conservation area for a short stretch [Plate 5.2.6].



Plate 5.2.1 Church Street



Plate 5.2.2 Chestergate



Plate 5.2.3 Jordangate



Plate 5.2.4a Market Place



Plate 5.2.4b Market Place



Plate 5.2.5 Waters Green



Plate 5.2.6 Churchill Way

5.2.2 Secondary Streets/Spaces

The secondary streets within the conservation area tend to lead off the main streets with a more restrained character typical of their secondary nature. Catherine Street and Bridge Street have a domestic character with residential terraces whilst Westminster Street is a mixed street dominated by gaps in the townscape. King Edward Street has a similarly mixed character, buildings tend to be larger in scale and set-pieces with the historic frontage interrupted by modern development and gap sites [Plates 5.2.7 – 5.2.10].

Brock Street and Cumberland Street comprise mid-late 19th century residential cottage terraces built hard up against the pavement edge with grander, semi-detached houses to the western end of Cumberland Street; both streets truncated by Hibel Road bringing an abrupt end to the conservation area [Plate 5.2.11].



Plate 5.2.7 Catherine Street



Plate 5.2.8 Bridge Street



Plate 5.2.9 Westminster Street



Plate 5.2.10 King Edward Street



Plate 5.2.11 Cumberland Street and Brock Street

5.2.3 Intimate Streets/Spaces

The intimate streets and spaces in Macclesfield are as intrinsic to its character as the grander main streets. The narrow footpaths down Brunswick Hill, Step Hill and 108 Steps to Waters Green and Gas Road are peaceful, wooded spaces with no traffic away from the commercial core and are steeped in historic character [Plates 5.2.12 – 5.2.14].

Churchside has one of the best and most intact frontages which alongside its cobbled surface and the manner it loops behind the church creates an intimate townscape of particular note [Plate 5.2.15].

Streets including Little Street and Short Street give a snap shot into the fabric of Macclesfield's industrial past, again retaining their cobbled surfaces which adds to their historic character [Plates 5.2.16 – 5.2.17]. Stanley Street – once a secondary street – has been truncated by the Grosvenor Shopping Centre and again gives the experience of walking into a snap shot of the town's industrial past.

Riseley's Passage is one of the main passageways in the town centre running between Chestergate and King Edward Street which may mark an earlier boundary. It is one of many passageways running underneath buildings, some open, some closed, some leading to intimate courtyards which give a sense of how the buildings and their backland spaces were used – reinforcing the historic character of the town [Plate 5.2.18].



Plate 5.2.12 Brunswick Hill



Plate 5.2.13 Step Hill



Plate 5.2.14 108 Steps



Plate 5.2.15 Churchside



Plate 5.2.16 Little Street



Plate 5.2.17 Short Street



Plate 5.2.18 Riseley's Passage

5.3 Land Use

Macclesfield is a principal town with the Borough of Cheshire East and supports a large catchment, providing numerous services for employment, retail, education and leisure. It is a busy town centre with pedestrians and vehicles alike, the pedestrianised areas in Market Place at its core and at the eastern end of Chestergate provides a particularly pleasant environment for the shopping area and the ability to better appreciate the surrounding townscape.

The uses are generally grouped and often respond to the townscape they inhabit including the buildings themselves and their public realm. They are predominantly commercial, with some office and residential use - activity in the town centre is predominantly during the day. Uses at upper floors are often less easy to define but typically are those which don't require a street presence such as office and commercial services and increasingly residential.

5.3.1 Commercial

The conservation area is predominately commercial, the shopping streets comprising Chestergate, Market Place and Mill Street and spilling down into Church Street. The Grosvenor Shopping Centre is located immediately to the west, whilst this obliterated the historic townscape to the eastern end of Stanley Street (outside of the conservation area) it utilises historic buildings on Chestergate and Mill Street and quite discreetly links into the conservation area. Churchill Way splits Chestergate into two – the west side forming a secondary commercial street although the adaptive reuse of the Picturedrome into a food hall now increasing footfall. Public houses and other food and beverage offers are also located within the retail frontage. The commercial activity around Waters Green is mixed, including estate agents, a car showroom, public houses and the hotel and office complex in the former silk mill to the north end.

5.3.2 Residential

Residential uses tend to be located on secondary streets to the fringe of the conservation area including to the north end of Jordangate (including Cumberland Street and Brock Street), Brunswick Hill, Catherine Street and Pinfold Street. Residential uses are however starting to permeate further into the conservation area, both on the upper floors of commercial buildings and in historic buildings through their adaptive reuse including former civic buildings, industrial buildings and public houses.

5.3.3 Offices

Office uses are predominately located on Churchside, Jordangate and King Edward Street but again they also occupy the upper floors of the retail terraces. Professional services do also occupy street frontages with the retail core where there is some degree of access required by the public. The Town Hall extension forms a substantial office building in the town centre.

5.3.4 Civic

A number of buildings associated with civic uses have now been converted including the former county (Guildhall, King Edward Street) and borough police offices (Churchside) and the Rural District Council office (19 King Edward Street). The Town Hall and its modern offices, alongside St Michael's Church, Macclesfield library (located in the former bank on Jordangate), the Cheshire Constabulary Police Station off Brunswick Street and the Post Office depot (despite being located outside of the conservation area) all contribute to the sense of a civic core to the conservation area.

5.4 Buildings

Macclesfield has a high-quality townscape, principally dating to the 18th and 19th centuries but with some earlier 16th / 17th timber framed buildings now concealed behind new frontages and the 13th century St Michael's Church (heavily restored in late-19th century by Sir Arthur Blomfield). Buildings typically are domestic in character, of two or three storeys constructed in stone, brick or with rendered frontages, pitched slate (Welsh slate or Kerridge stone slate) clad roofs and built hard up against the pavement edge; features are characteristically late-Georgian with sash windows and panelled doors. Whilst many have historic shopfronts, these were typically added later to the townhouse facades. The town centre has a high number of listed buildings including 9 Grade II* listed, some of these play an important role in the conservation area as local landmarks including St Michael's Church, the Town Hall (by Francis Goodwin, extended by James Stevens), the Library and Jordangate House.

Differing building typologies in the conservation area, principally around Market Place and Waters Green where different uses are predominant, tend to exhibit a contrasting architectural style employing different materials and detailing. These include the Town Hall, St Michael's Church, hotels, public houses and industrial uses. Detailed descriptions for all buildings can be found in the accompanying gazetteer.

5.4.1 Industrial Buildings

Despite the fact that much of the built form of the silk industry including mills, weaver's houses and cottages is largely concentrated further south on Mill Lane closer to the River Bollin (for water power and damp conditions), a handful are located in the conservation area including the former Little Street Silk Mill (Grade II, 1804), an intact complex of buildings including mill, dye-house, managers' and workers' housing dating to 1804. Originally horse powered it was converted to steam in 1909 as part of its conversion and extension for Wood and Son, victuallers. Further large buildings reflective of the town's industrial past include former mills and works such as the former silk mills at Waters Green House (1875, Grade II) and Castle House in Waters Green (1903), George's Court (mid-19th century) which spans between Chestergate and King Edward

Street, nos.72 - 74 King Edward Street (late-19th century), the former Stanley Street Works (early-mid 19th century) and Regents Foundry (c.1800, Grade II) – all now converted to new uses. Weaver's cottages also remain at nos.2 - 6 Short Street (mid-19th century, Grade II) – likely to have had a weaving garret on the upper floor with the adjoining public house, the Old Millstone added in 1840-50 [Plates 5.4.1 – 5.4.8].





Plate 5.4.1 Little Street Mill, extension to west of King Edward Street range



Plate 5.4.2 Waters Green House, Albert Place



Plate 5.4.5 72-74 King Edward Street



Plate 5.4.3 Castle House, Waters Green, with Merchant Exchange



Plate 5.4.4 George's Court, Chestergate



Plate 5.4.6 Stanley Works, Stanley Street, east elevations



Plate 5.4.7 Regent's Foundry



Plate 5.4.8 2-6 Short Street, rear

5.4.2 Listed Buildings

There are over 100 listed buildings and structures within the conservation area (highlighted on the Heritage Assets map at the beginning of this Appraisal), most 18th or early 19th century, some refronted earlier structures. Predominately these were originally townhouses but some were commercial buildings including public houses, hotels, silk mills and warehousing as well as religious and civic buildings such as St Michael's Church (13th century, Grade II*), the Town Hall (1824, Grade II*) and King Edward Street Unitarian Chapel (1690, Grade II*). The highest concentration of listed buildings is found in Church Street, Churchside, Jordangate, Chestergate and Market Place – where the town's two most important buildings, St Michael's Church and the Town Hall, are located – which form the focal point of the town centre [Plates 5.4.9 – 5.4.11].

Refronted 16th and 17th century buildings can be found at 41 Chestergate (Grade II, 1691), nos.50 - 54 Chestergate (17th century, Grade II), nos.115a - 115c Chestergate (late-17th century, Grade II) and the former Bate Hall Hotel (late-16th / early-17th century, Grade II*). 1-7 Chester Road (early-17th century, Grade II) presently the best example of domestic 17th century buildings in the conservation area [Plates 5.4.12 – 5.4.16].

Georgian buildings of note include Cumberland House and Jordangate House on Jordangate (early-18th century, Grade II*), King Edward House - (former Macclesfield Arms Hotel) on Jordangate (late-18th century, Grade II*) and Charles Roe House at nos.60b, 62 and 62a Chestergate (c.1700, Grade II*).

Ranges of late-18th century and 19th century terraces (Grade II) can be found to Chestergate (where they may hide earlier structures), Market Place, Brunswick Terrace, Church Street and a particularly fine group on Churchside [Plate 5.4.21 – 5.4.22].



Plate 5.4.9 St Michael and All Angels Church, Market Place



Plate 5.4.10 Town Hall, Market Place



Plate 5.4.11 King Edward Street Unitarian Chapel



Plate 5.4.12 41 Chestergate



Plate 5.4.13 50-54 Chestergate



Plate 5.4.14 115-115a Chestergate



Plate 5.4.15 Bate Hall Hotel, Chestergate



Plate 5.4.16 1-7 Chester Road



Plate 5.4.17 Cumberland House, 9 Jordangate



Plate 5.4.18 Jordangate House



Plate 5.4.19 King Edward House, Jordangate



Plate 5.4.21 9-17 Churchside



Plate 5.4.20 Charles Roe House, 60b - 62a Chestergate



Plate 5.4.22 27-31 Brunswick Terrace

5.4.3 Buildings Which Make a Positive Contribution to the Conservation Area

Throughout the conservation area there are buildings and groups of buildings which reinforce its character, these are identified as buildings where the external appearance is considered to make a positive contribution to the character and appearance of the conservation area either through their townscape contribution or their architectural quality. They are typically good examples of their type or style and are relatively unaltered, largely dating to the 19th or early 20th century; they are identified on the Heritage Asset map at the beginning of this Appraisal and described in detail in the accompanying gazetteer.

Of particular note are the unlisted buildings which provide evidence of the town's industrial past including Castle House in Waters Green, St George's Court which spans between Chestergate and King Edward Street, nos.72-74 King Edward Street and the former Stanley Street Works (see section 5.4.1).

Public houses and their distinctive architectural styles also make a positive contribution including The Swan with Two Necks on Chestergate, The Cock in Treacle on King Edward Street, Waters Green Tavern, Queen's Hotel, Nag's Head and the former Bull and Gate on Waters Green and the Three Pigeons on Little Street despite its derelict state [Plates 5.4.23 – 5.4.27].

Terraces of particular quality also make a positive contribution to the conservation area including nos.29 - 39 Church Street (c.1850), nos.3 - 27 Chestergate (c.1840-1860) and nos.1 - 19 Catherine Street (c.1840-1860) [Plates 5.4.28 – 5.4.29].

The recently converted Picturedrome (1911) – the first purpose built cinema in Macclesfield and now a market-style restaurant with outside seating – makes a positive contribution to the conservation area, its distinctive art-deco frontage and its use both adding interest and vitality to its character [Plate 5.4.30].



Plate 5.4.23 The Swan with Two Necks, 65 Chestergate



Plate 5.4.24 The Cock in Treacle, 13 King Edward Street



Plate 5.4.25 Waters Green Tavern, Waters Green



Plate 5.4.26 Queens Hotel, 5 Albert Place



Plate 5.4.27 Nag's Head, 60 Waters Green



Plate 5.4.28 27-33 Church Street



Plate 5.4.29 Catherine Street



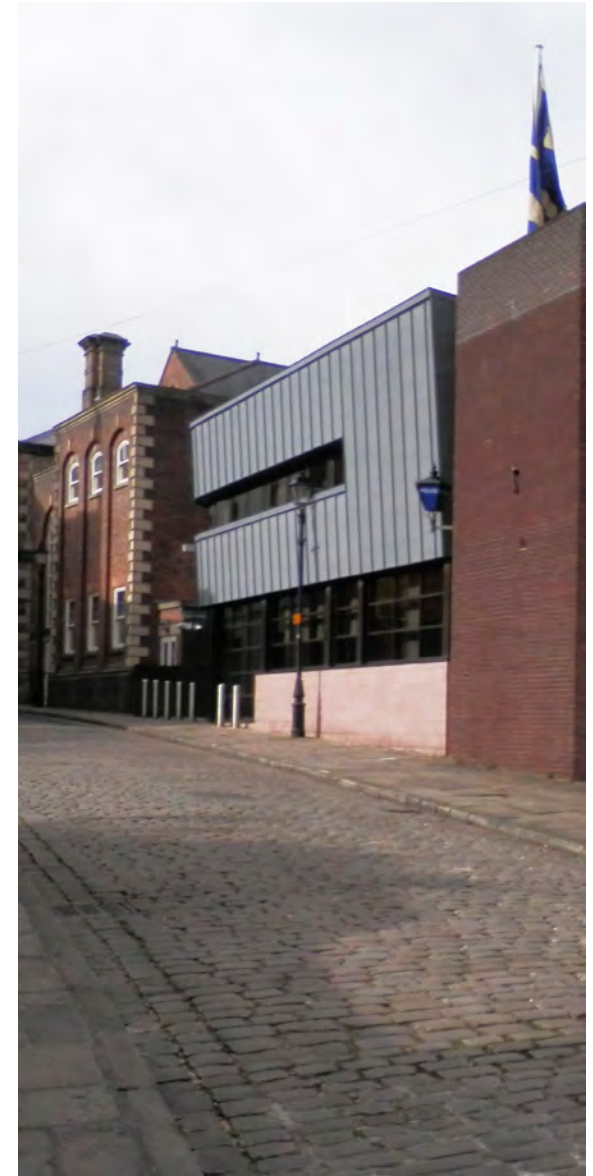
Plate 5.4.30 104 Chestergate, The Picturedrome

5.4.4 Buildings Which Make a Neutral Contribution to the Conservation Area

In some cases, buildings may have been so severely altered that their character has been irreversibly damaged however their scale and materials still blend into the surrounding townscape. These have generally been identified as neutral. Similarly, buildings which do not strictly follow the established character and appearance of the conservation area but not to the extent that this is immediately apparent or considered harmful are also identified as making a neutral contribution.

5.5.5 Buildings Which Detract from the Conservation Area

Negative buildings are identified as those which, due to their scale, detailed design, materials or condition are incongruous in relation to the predominant character of the conservation area. These are described in more detail in Section 8.



5.5 Materials

The following description is reproduced from the September 2005 Macclesfield Town Centre Conservation Area Appraisal by The Conservation Studio which outlines the prevailing materials utilised within the area.

The earliest buildings in Macclesfield were built from timber or from local sandstone. This versatile stone can be roughly shared into blocks and coursed, or it can be spilt and used for paving and roof slate. St Michael's Church and nos.1-7 Chester Road are the only buildings in the conservation area which are faced in this stone, although some stonework remains on the back elevations to some of the listed buildings in Chestergate. The sandstone is also evident in some of the boundary walls within the conservation area, most notably 108 Steps and Step Hill, where the pathways are lined with long, sinuous stone walls which fall down the hill towards the River Bollin.

Timber-framing, with wattle and daub infill panels, would have been common in Macclesfield until the beginning of the 18th century when brick became fashionable. Most of the buildings fronting Chestergate were probably once built from this material, and several buildings retain evidence for such timber frames although the buildings have subsequently been refronted. In 1696 a brickworks was sited on Macclesfield Common, to the east of the town, and the early 18th century Enclosure Awards record a brickyard in what is now Bank Street. After this date, brick became the almost universal material for new buildings, although there was a brief period in c.1900 when false timber-framing became popular (e.g. The George Hotel, Jordangate).

The Macclesfield Town Centre Conservation Area is therefore notable for the many examples of good quality brick built Georgian and Victorian buildings which face the four principal streets – Chestergate, Market Place, Jordangate and Church Hill. The best quality brick building is probably Jordangate House, listed Grade II*. The three storey symmetrical building is dated 1728 on the lead hoppers on the front elevation and provides an example of exemplary Georgian detailing, with stone quoins, architraves, keystones and string courses. The central doorway is accessed via a short flight of stone steps which leads to a six-panelled front door and a fine doorcase with Ionic pilasters supporting a heavy stone pediment.

By contrast, a much more modest terrace of late Georgian properties can be found at nos.9-17 (odd) Churchside. These are brick with slate roofs, two storeys and just one windows wide, with eight-over-eight pane sash windows. Stone has been used for simple robust decoration: flat-arched painted stone heads and stone cills, above a stone plinth. These are typical of this part of Macclesfield and many of the other listed houses in the conservation area.

Towards the western end of Chestergate, the majority of the buildings tend to be late-19th century and of a more industrial nature. More are rendered and painted although like many of the earlier buildings in Chestergate they were built as houses and have subsequently been converted into shops. Nos.88-90 are typical – red and white brick, modillions to the eaves, simple sash window without any glazing bars, and a good quality shopfront. One building is, however, entirely unique: the Picturedrome, a 1911 cinema with some Art Deco details which has recently been subject to a scheme of adaptive reuse.

Generally, the buildings in the Macclesfield Town Centre Conservation Area display the following characteristics:

- Buildings sit on back pavement
- Stone slate or Welsh slate roofs
- Brick elevations with late-Georgian details
- Sash windows, made from timber
- Panelled front doors
- Simple doorcases with pilasters and door hoods most common feature
- Good quality late-19th century shopfronts
- A few more prestigious buildings have greater decoration and more front gardens.



5.6 Shopfronts

There are numerous examples of good shopfronts throughout the conservation area, both historic – dating from the 19th and early-20th centuries – but also newly inserted shopfronts which are well-detailed and replicate the traditional style including stallrisers, transom lights, mullions, pilasters, fascia boards and features such as pointed arches to the transom lights. Whilst these can be found throughout the commercial core, those illustrated in the accompanying images demonstrate the inviting appearance of such shopfronts and the positive impact they can have on attracting customers [Plates 5.6.1 – 5.6.13]. By contrast poor quality shopfronts and signage can have a particularly harmful impact, overbearing the public realm and severing the architecture of a building in two - typically divorcing the upper floors and removing them from the human experience of the conservation area. Roller shutters can be particularly harmful, creating a dead frontage which can create a hostile environment – particularly at night time (discussed in more detail in Section 8 below).



Plate 5.6.1 17 Church Street



Plate 5.6.2 19 Church Street



Plate 5.6.3 29-33 Church Street



Plate 5.6.5 80-86 Waters Green



Plate 5.6.4 8 Church Street



Plate 5.6.6 21 Back Wallgate



Plate 5.6.7 7 Albert Place



Plate 5.6.8 5 Market Place



Plate 5.6.9 6a Market Place



Plate 5.6.10 4 Chestergate



Plate 5.6.12 11 Chestergate



Plate 5.6.11 28 Chestergate

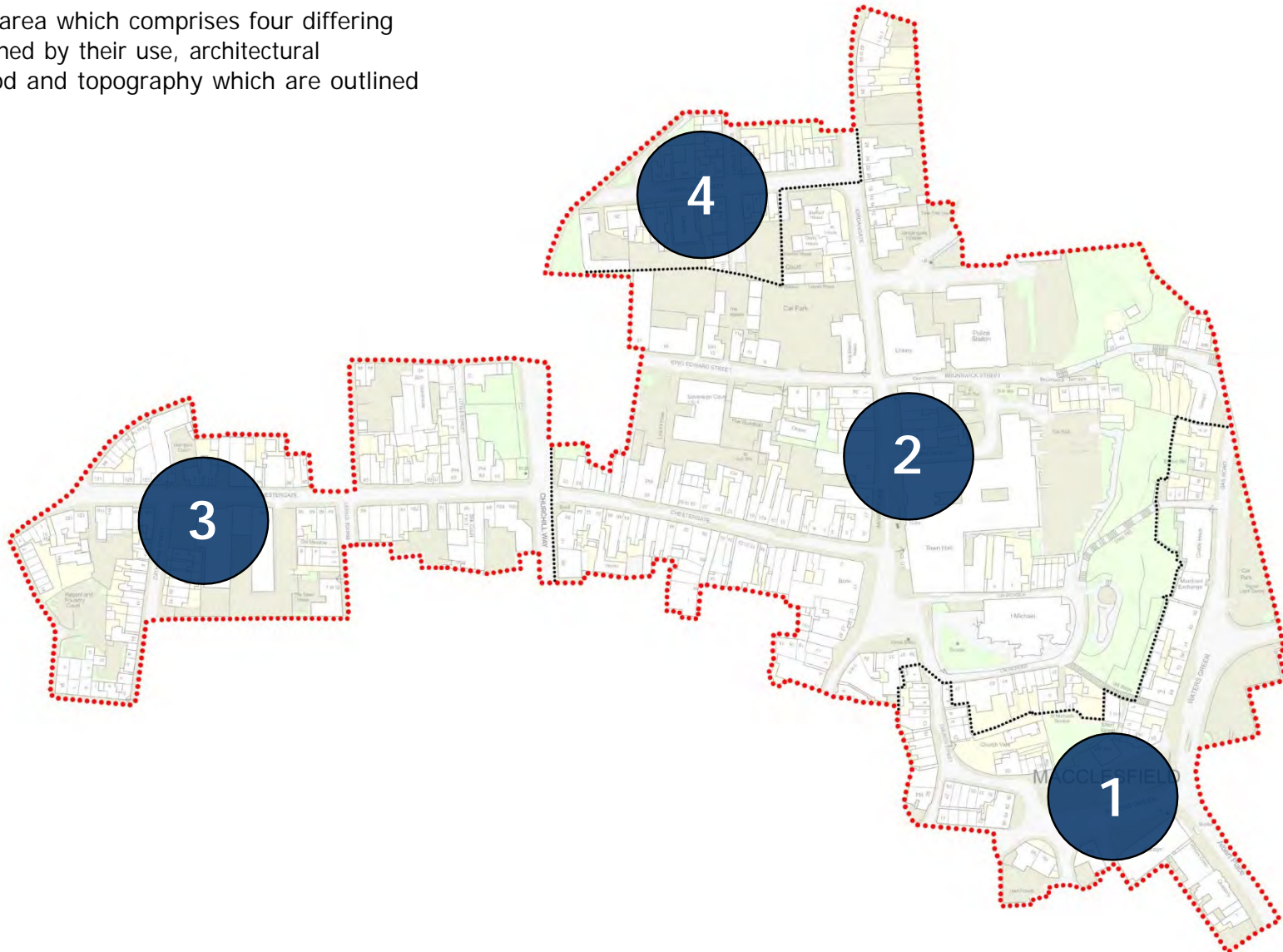


Plate 5.6.13 3 Chester Road



6.0 Character Areas

Macclesfield Town Centre Conservation Area is a large conversation area which comprises four differing character areas defined by their use, architectural character and period and topography which are outlined in more detail below.



6.1 Waters Green and Church Street

Located at the bottom of the hillside Waters Green has medieval origins and serves as a key entry point into the conservation area from which Church Street meanders up the steep hill with St Michael's Church at its peak. The area has some of the greatest variety in building styles and includes the highest concentration of industrial buildings reflective of its position next the River Bollin – now culverted. The collection of public houses of architectural merit which sprung up to serve the railway are also of interest. The A523 Silk Road and railway have a major impact on the character of the area, providing a hard edge to the conservation area boundary which is reinforced by the extent of car parking which dominates, creating a harsh urban environment which detracts. This also impacts negatively on the pedestrian connection between the railway and the conservation area, which although highly visible upon arrival, is challenging to navigate towards. It is not until pedestrians reach the northern end of Waters Green that the character and appearance of the conservation area is evident and engaged with. At this point the key feature of Church Street exhibits some of what is best about the conservation area with stone setts and listed buildings and buildings which make a positive contribution to the conservation area including traditional shopfronts of note. The steps which lead up the hillside including 108 Steps, Step Hill and Brunswick Hill all spring from Waters Green and offer intimate views, steeped in historic character which draw people up and into the conservation area [Plates 6.1.1 – 6.1.2].

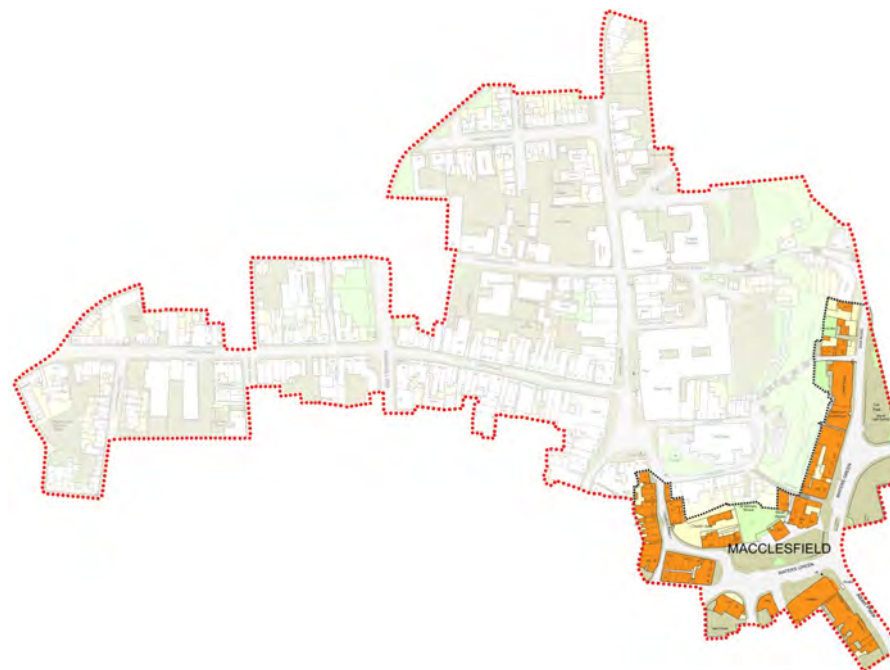




Plate 6.1.1 Waters Green and Church Street



Plate 6.1.2 Step Hill alongside Castle House

6.2 Market Place, eastern end of Chestergate, King Edward Street and Jordangate

This area forms the core of town, centred on the medieval Market Place and 13th century church which then extends out along streets including Chestergate and Jordangate. The regeneration of Market Place and the public space created within the setting of the Town Hall and the church is integral to the special interest of the conservation area - the ability for people to linger and appreciate its character and appearance is key in terms of the identity of Macclesfield. The continuous terraces of listed buildings and those which make a positive contribution and high-quality shopfronts which line Market Place and the pedestrianised part of Chestergate (east) further reinforce its historic character. This is diminished to a degree by out of context red clay pavers to Chestergate and the pavements into Jordangate, the modern buildings which bookend Chestergate and sporadic poor-quality shopfronts, signage and roller shutters.

The peaceful qualities of the churchyard and Churchside contrast with the activity of the town centre, Churchside is steeped in historic character with stone setts, traditional lamp standards and early-19th century listed buildings which spill into Sparrow Park with views out to the Pennine hills. This character continues to Brunswick Terrace and down all three sets of steps with sandstone setts and walls through the wooded hillside to Waters Green. The modern Police Station, the rear of the Town Hall extension and large areas of parking serving both detract from this intimate character.

To Jordangate and King Edward Street the character changes to one of larger scale detached buildings including the library and high-quality Georgian houses – although their gardens given over to car parking; towards Hibel Road the character steps back down to more domestic scaled terraces. This part of the conservation area is particularly affected by gap sites given over to surface level parking whilst buildings including the 1960s Sovereign Court and 21 King Edward Street detract [Plates 6.1.3 – 6.1.4].

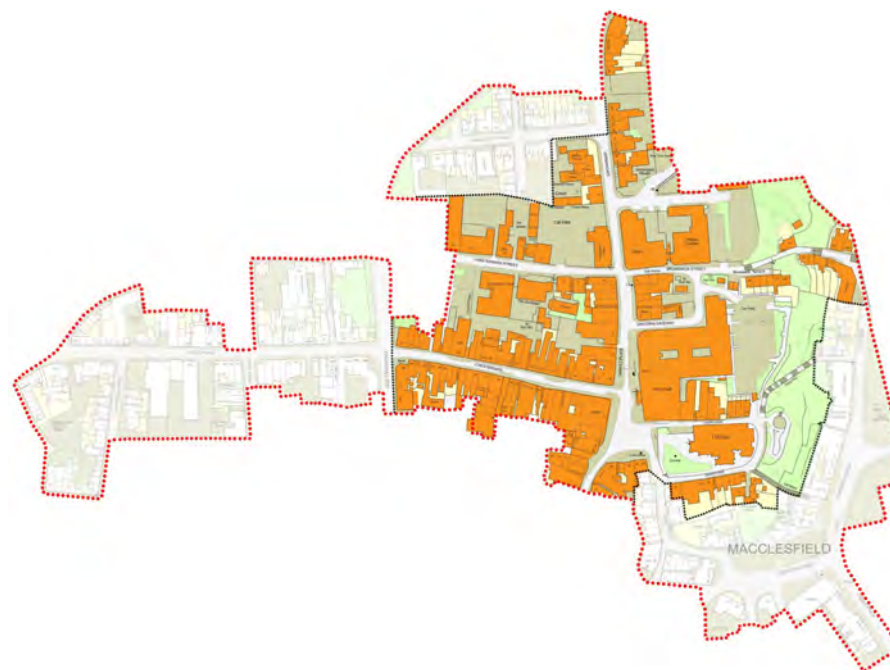




Plate 6.1.3 Jordangate looking towards Market Place



Plate 6.1.4 The Guildhall, King Edward Street

6.3 Western end of Chestergate

The western end of the conservation area is detached by Churchill Way which cuts along its eastern edge. It has a more mixed character, whilst the retail frontage continues along Chestergate (west) the architectural style of the buildings is more varied although still largely of high quality. The buildings here are predominately mid-to-late 19th century with the 17th century stone cottages at nos.1 - 7 Chester Road at the western edge of the conservation area. This part of the conservation area also has the highest concentration of the adaptive reuse of former industrial and large-scale buildings including, George's Court, Regents Foundry, Tower House (Drill Hall) and the Little Street Mill. The recent conversion of the Picturedrome to a market style food hall has reinvigorated the commercial offer at the western end of Chestergate. Smaller residential terraces also make up the character of this part of the conservation area to Catherine Street, the south-west end of King Edward Street and Pierce Street. The new single house development behind Pierce Street demonstrates how contemporary architecture can be successfully integrated into the conservation area. Surface level parking once again fills the backland spaces however it is the partially demolished site of the former King's Head and Three Pigeons public houses which is particularly detracting – especially given the otherwise high quality and intimate historic townscape along Little Street [Plates 6.1.5 – 6.1.6].

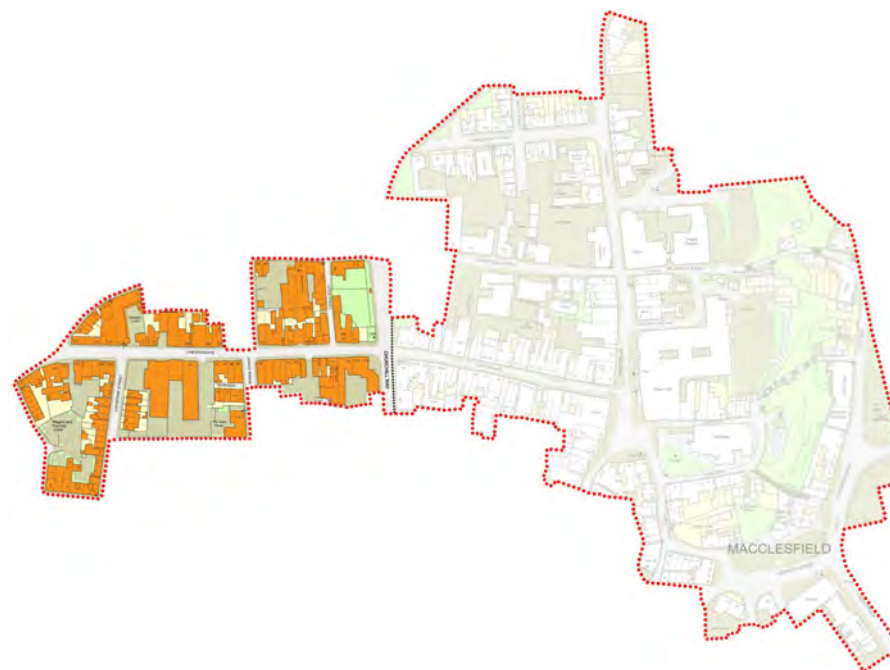




Plate 6.1.5 Chestergate West



Plate 6.1.6 The Tower House, Bridge Street

6.4 Cumberland Street, southern end of Brock Street

Cumberland Street and the southern end of Brock Street are located at the northern end of Jordansgate, truncated by Hibel Road they form an abrupt end to the conservation area. The two streets are made up of mid-late 19th century terraces of cottages – their relative uniformity diminished through the insertion of uPVC windows and doors of varying designs. The western end of Cumberland Street comprises a short run of grander semi-detached houses of the same period set back from the road. Views eastward along Cumberland Street provide a snapshot of the Pennine hills whilst southwards along Brock Street the red roof storey of Sovereign Court intrudes into the setting [Plate 6.1.7 – 6.1.8].

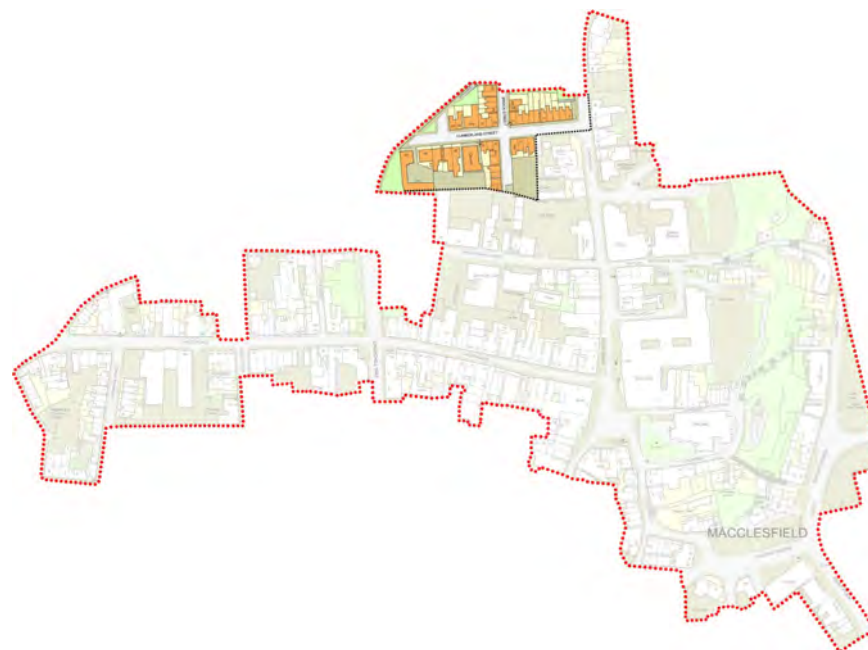




Plate 6.1.7 91-99 Brock Street



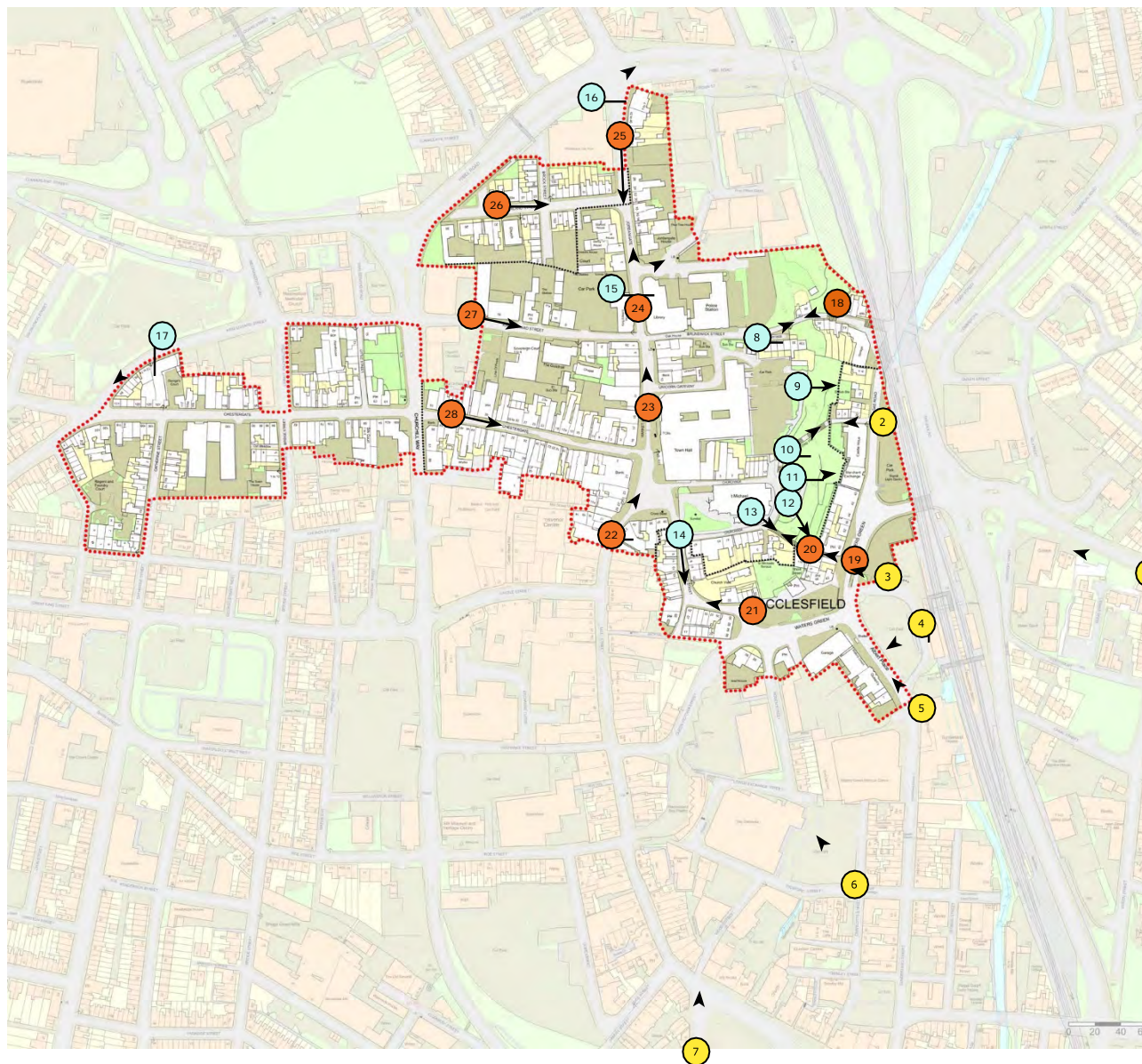
Plate 6.1.8 Sovereign Court viewed from Brock Street



70 Views and Vistas

Macclesfield's position on a hill gives it a dramatic topography and striking views over the River Bollin to the Pennine hills beyond, capturing an entire cross-section of Macclesfield and its surroundings in a single frame. Its elevated location also draws views towards the conservation area – particularly the tower of St Michael's Church. The hillside position has also given rise to shorter views along the lanes and steps which navigate its slopes which again are fundamental to the character of the town alongside more formal townscape views along its principal streets. The views are highlighted on the map on the following page.





Group 1 - Views Into the Conservation Area

1. View west from junction of A537 and Fence Avenue
2. View west of Step Hill
3. View west from Station car park
4. View of Albert Place from the Station
5. View north-west along Albert Place
6. View north from corner of Pickford Street and Charlotte Street
7. View north from Paradise Mill, Park Lane

Group 2 - Views Out of the Conservation Area

8. View north-east from Brunswick Hill
9. View east from gardens to rear of Town Hall Car Park
10. View north-east from Step Hill
11. View east from Sparrow Park
12. View south-east from Sparrow Park
13. View south-east from 108 Steps
14. View south from Church Street
15. View north-east from Jordangate
16. View north-east from junction of Jordangate and Hibel Road
17. View south-west from King Edward Street

Group 3 - Views Within the Conservation Area

18. View up Brunswick Hill
19. View from the bottom of 108 Steps
20. View up 108 Steps
21. View west up Church Street
22. View from Mill Street into Market Place
23. View north along Mark Place
24. View north along Jordangate
25. View south along Jordangate
26. View east along Cumberland Street
27. View east along Kind Edward Street
28. View east along Chestergate

7.1 Views into the Conservation Area



View 1 View west from junction of A537 and Fence Avenue



View 2 View west of Step Hill



View 3 View west from Station car park



View 4 View of Albert Place from the Station



View 5 *View north-west along Albert Place*



View 6 *View north from corner of Pickford Street and Charlotte Street*



View 7 *View north from Paradise Mill, Park Lane*



View 8 View north-east from Brunswick Hill



View 9 View east from gardens to rear of Town Hall Car Park



View 10 View north-east from Step Hill



View 11 *View east from Sparrow Park*



View 12 *View south-east from Sparrow Park*



View 13 *View south-east from 108 Steps*



View 14 *View south from Church Street*



View 15 *View north-east from Jordangate*



View 16 *View north-east from junction of Jordangate and Hibel Road*



View 17 *View south-west from King Edward Street*



View 18 View up Brunswick Hill



View 19 View from the bottom of 108 Steps



View 20 View up 108 Steps



View 21 View west up Church Street



View 22 View from Mill Street into Market Place



View 23 View north along Market Place



View 24 View north along Jordangate



View 25 View south along Jordangate



View 26 View east along Cumberland Street



View 27 View east along King Edward Street



View 28 View east along Chestergate

8.0 Townscape Details



8.1 Public Realm

Macclesfield has an urban town centre, characteristic of its medieval origins and 18th and 19th century development. Whilst small rear gardens and front yards do exist to the some of the domestic terraces lining Catherine Street, Bridge Street, Brock Street and Cumberland Street as well sporadically throughout the conservation area, they are limited and make a minimal amenity contribution. The larger gardens that once served the grander Georgian houses have been lost, either redeveloped or now hard landscaped for car parking.

Market Place is a high-quality public space which forms the heart of the town centre, whilst clearly a modern reinstatement owing to the contemporary simplicity of the stone sett road and stone slabbed pavements with low kerb lines, it reinforces the significance of the flanking historic buildings and allows them to be better appreciated. The provision of a space in the core of the town centre which allows people to dwell, orientate themselves and appreciate some of the key buildings which make up its identity is integral to engaging with the character and appearance of the conservation area. This is reinforced through the addition of street trees, seating (both traditional and contemporary), 'heritage' cast iron finger posts, lamp posts and planters.

The pedestrianisation of the town centre which extends out from Market Place to the eastern half of Chestergate and south along Mill Street makes a significant contribution to its character, giving emphasis to the pedestrian experience and allowing the buildings fronting these spaces to be better appreciated. Conversely, this allows detracting features such as poor retail frontages to also dominate. Whilst streets such as Churchside and Church Street are not pedestrianised, the cobbled streets and the steps which navigate the hillside further reinforce this character.

Waters Green was historically an important open market space, however its value as a public space or one of amenity value is completely undermined by car parking and the dominance of traffic.

8.2 Amenity Spaces

Other than Market Place the town centre offers little in the way of public amenity space. Sparrow Park Memorial Garden is the key space located to the east of the church. It was subject to a scheme of restoration completed in 2016 which saw the repair and redecoration of the hard landscaping, seating, lighting columns and bins etc, the installation of lights to the trees, CCTV, the relandscaping of the plant beds and the removal of three trees and pruning of others to open up the views eastwards to the Pennine hills. Whilst these works have uplifted the quality of the park and therefore its contribution to the enjoyment of the conservation area, it is a small formal park space with limited opportunity for any activity other than sitting on the benches provided [Plate 8.1].

In addition St Michael's Churchyard leads directly from the south-east corner of Market Place, partially grassed over with seating lining, it offers a peaceful space in the setting of the church, its boundary wall, railings and gates providing a sense of detachment from the activity of the town centre [Plate 8.2].

A small area of 'Gardens' is located to the eastern boundary of the Town Hall car park, opened in the 1950s, with trees and benches however this would benefit from extension and a reduction in the extent of car parking to enhance its setting and amenity value [Plate 8.3].

A small space is also located to the northern end of Jordangate on the east side, elevated from the street level, hard landscaped with trees and a bench. However tucked away, opposite the Jordangate car park near the heavily trafficked Hibel Road its amenity value is limited.

Similarly on the corner of Chestergate and Churchill Way a planted bed which runs along the edge of the road softens the harsh environment brought about by the heavily trafficked road – however this road diminishes the amenity value of the seating area on the corner with trees and a planter [Plates 8.4 – 8.5].



Plate 8.1 Sparrow Park Memorial Garden



Plate 8.2 St Michael's Churchyard



Plate 8.3 Gardens to east of Town Hall car park



Plate 8.4 Amenity space on Jordangate



Plate 8.5 Pocket of amenity space on Churchill Way

8.3 Hard Landscaping

Historic (or replica) paving can be found throughout the conservation area with Kerridge sandstone used for setts, kerbstones, gutters, paving slabs. The extent which remains is highlighted on the Heritage Asset map at the beginning of this Appraisal including Back Wallgate, Church Street, Waters Green, Churchside, 108 Steps, Step Hill, Brunswick Street, Brunswick Terrace, Brunswick Hill, Unicorn Way and Little Street as well as patches to forecourts and access between buildings. Historic paving can also be found on the roads which frame the conservation area including Pierce Street, Pinfold Street and Church Street West. Poor quality materials typical of modern town centres are also present throughout the conservation area including tarmac, concrete pavers and slabs. Despite the beneficial impact that the pedestrianisation of the town centre has had on its character, the red clay pavers to Chestergate, the upper end of Mill Street and along the pavements to the northern end of Market Place and Jordangate are completely at odds with the character of the adjoining buildings and the overall historic appearance of the conservation area [Plates 8.6 – 8.10].



Plate 8.6 Historic paving in Churchside



Plate 8.7 Historic paving meeting red clay pavers in Unicorn Gateway



Plate 8.8 Low kerb line and reinstated setts in Market Place



Plate 8.9 Inappropriate red clay pavers to Chestergate east



Plate 8.10 Inappropriate red clay pavers to Jordangate

8.4 Trees and Soft Landscaping

A band of trees runs across the eastern side of the conservation area from Hibel Road southwards including mature trees located behind the Police Station and the wooded hillside between Churchside and Waters Green. The wooded hillside can be appreciated from the stepped paths otherwise it is largely inaccessible. The trees to the hillside present a management challenge, they offer an amenity value to the conservation area however, largely self-seeded and intrude into the important views out to the Pennine hills which are intrinsic to the identity of the conservation area. The hillslopes themselves however appear a missed opportunity in terms of greening within the conservation area and areas such as the one immediately to the east of Sparrow Park could present the opportunity for a scheme of rewilding with or without public access which would enhance the conservation area. Street trees are also located in Market Place and along Chestergate which further adds to the amenity value of these public spaces [Plates 8.11 – 8.12].



Plate 8.11 Band of trees running alongside hillside



Plate 8.12 Bank below Sparrow Park

8.5 Street Furniture

Street lighting within the conservation area is mixed; traditional lamp standards to streets and spaces including Market Place, Churchside, Brunswick Street/Terrace, Chestergate and to the steps add to their historic character whilst modern concrete posts are of no value. In places where both types of lighting are in close proximity it appears rather awkward, as does the contrast between the modern lighting to the rear of the Town Hall and the traditional lamp standards on Churchside and Brunswick Street [Plates 8.13 – 8.14].

Street lights fixed directly to buildings in streets such as Church Street resolves the issue of available space in the highway however the modern fitments are at odds with the historic character of the buildings, add clutter and detract. Wall mounted carriage lamps which replicate a traditional style are much more sympathetic and inkeeping with the buildings [Plates 8.15 – 8.16].

Festoon lighting through the conservation area including to Chestergate, Market Square and Back Wallgate adds to the character of the conservation area [Plate 8.17].

Planters are located throughout the conservation area with a high concentration in its pedestrianised core, these are well-maintained and add considerable amenity value to an otherwise 'hard' public realm. Other than those outside of the Town Hall the planters themselves are of no particular merit. There are a high number of litter bins (both traditional designs and modern recycling bins) within the conservation area – particularly in the central area. Seating is typically unobtrusive and either traditional metal or timber and metal benches. Within Market Place are large contemporary metal seats which have a sculptural quality, this style is continued through to the

cycle stands located at the Jordangate end [Plates 8.18 – 8.21].

In terms of wayfinding the 'heritage' cast iron finger posts are appropriate to the conservation area context. The gold postbox at the southern end of Jordangate in honour of Sarah Storey's success at the 2012 Olympics is also of interest whilst the stone base to the Market Cross is located to the south-east corner of Mark Place [Plates 8.22 – 8.23].



Plate 8.13 Traditional lamp standard on Churchside near modern lighting to rear of Town Hall



Plate 8.13 Traditional lamp standard to south of Market Place



Plate 8.15 Modern fitment on Church Street



Plate 8.16 Carriage lamp at 80-86 Waters Green



Plate 8.17 Festoon lighting to Chestergate west



Plate 8.18 Planters outside the Grosvenor Shopping Centre on Chestergate



Plate 8.19 Planters outside the Town Hall



Plate 8.21 Cycle stands in Market Place



Plate 8.20 Modern seating in Market Place



Plate 8.22 Gold postbox in honour of Sarah Storey



Plate 8.23 Stone base for the Market Cross

20 Negative Features and Opportunities for Enhancement



Modern piecemeal development within the conservation area is relatively limited and is typically accommodated within the prevailing scale of the townscape. As a consequence any harmful impact is limited to the immediate setting rather than the overall character and appearance of the conservation area. However modern development is of varying quality and in almost all instances is out of context within the conservation area. This can range from 'any place' set piece architecture down to poor quality detailing which does not replicate the richness of the historic townscape. Of greatest impact however is small scale incremental change such as the replacement of windows and doors and inappropriate shopfronts, signage and roller shutters and it is this retail frontage which also presents one of the greatest opportunities for enhancement to the human experience in the conservation area.

The numerous gap sites within the conservation area and large breaks in the townscape, hard surfacing of backland areas and surface level car parks also present a major opportunity for enhancement in terms of new development and also when looking to green the town centre and provide additional amenity space – particularly given the increase in town-centre living.

Whilst the loss of historic buildings and removal of ancient streets is less of a threat than during the 20th century when major change was forced upon the town, the partially demolished site previously occupied by the King's Head and the Three Pigeons public houses highlights that this threat does remain [Plates 9.1a/b]. The numerous schemes of adaptive reuse outlined in Section 5 however demonstrate how the retention and reuse of historic buildings often presents a much more successful means of place making.



Plate 9.1a The Three Pigeons and Old Kings Head derelict site



Plate 9.1b The Three Pigeons and Old Kings Head derelict site

9.1 Detracting Buildings

The detracting buildings within the conservation area are highlighted on the Heritage Asset map at the beginning of this Appraisal. Sovereign Court (1960s) on King Edward Street has had the greatest impact in terms of its prominence in the immediate setting owing to the surrounding gaps in the townscape and the visibility of the red roof storey in longer views. To Market Place, 2 Chestergate/21 Market Place (1970s) step up from the prevailing roofline on both Market Place and Chestergate and its design bares little relationship to its context, detracting from the overall historic character of this space – this is further compounded by the modern developments at 1 Chestergate/17 - 19 Market Place (1980s) and 15 Market Place. Other large-scale 20th century buildings in the conservation area which detract from its character include 100 Chestergate, 21 King Edward Street, and the Cheshire Constabulary Police Station whilst modern buildings inserted in the townscape such as 29 - 33 Chestergate break the general uniformity of the townscape. To Waters Green the car showroom and its surroundings add to the dominance of cars in this area over the historic environment whilst plates 4.10a and 4.10b highlight how the development of Church View has intruded into what was previously a more open view from Waters Green to St Michael's Church [Plates 9.2 – 9.10].



Plate 9.2 Sovereign Court, King Edward Street



Plate 9.3 2 Chestergate and 21 Market Place



Plate 9.4 1 Chestergate and 17-19 Market Place



Plate 9.6 100 Chestergate



Plate 9.7 21 King Edward Street



Plate 9.5 15 Market Place



Plate 9.9 29-33 Chestergate



Plate 9.8 Police Station, Brunswick Street



Plate 9.10 JJ Cookson Garage, Waters Green

9.2 Car Parks and Vacant Sites

Multi-storey car parks are located outside of the conservation area and therefore the detracting impact they can often have on a historic townscape is avoided, although both the Jordangate Car Park and Grosvenor Car Park (to a lesser degree) have a harmful impact on its setting. The conservation area is however dominated by surface level car parking (highlighted on the Amenity Spaces and Car Parks map at the beginning of this Appraisal) including the formal car parks at the Town Hall and Waters Green, the hard surfacing to backland areas and cleared vacant sites. These cleared sites leave chasms in the townscape which detract from its character and create a sense of dilapidation – the site which spans between King Edward Street and Jordangate has had a particularly harmful impact given its position in the heart of the town centre [Plates 9.11 – 9.14].



Plate 9.11 Car parking to Waters Green



Plate 9.12 Car park to rear of police station



Plate 9.13 Car park to rear of Town Hall extension



Plate 9.14 Gap site between Jordangate and King Edward Street

9.3 Retail Frontage

One of the most significant detracting features within the conservation area is poor-quality shopfronts, signage and roller shutters within the retail frontage. Within the commercial core to Market Place, Chestergate (east) and the north end of Mill Street owing to the pedestrianised the human experience at ground level is dominated by a ground floor-level of buildings unhindered by traffic. Whilst the absence of traffic is a major benefit, poor-quality contemporary shopfronts, projecting box signs and internally illuminated or oversized box fascias, dominate otherwise handsome buildings above and overly intrude into the streetscene. External, solid roller shutters are also detracting, creating a dead frontage when closed and adding to the perception of crime and antisocial activity at night time [Plates 9.15 – 9.25]. Extensive examples of either historic or modern traditional shopfronts however remain within the conservation area which demonstrate the positive impact that appropriately detailed units have both in terms of the architectural quality of the individual building and the commercial attraction of the retail offer itself.



Plate 9.15 Build up of projecting signs to Chestergate west



Plate 9.16 Build up of projecting signs to Cheestergate east



Plate 9.17 Poor quality shopfronts, signage and roller shutters



Plate 9.19 Excessive signage to end wall of terrace and roller shutter housing



Plate 9.18 Fascia spanning across two buildings



Plate 9.20 Oversized fascia signage



Plate 9.21 Mix of shopfronts and signage which highlights both the positive and negative impact they can have



Plate 9.24 Contemporary shopfront which does not relate to the character of the building



Plate 9.22 Contemporary shopfronts that do not relate to architectural style of the building



Plate 9.23 Contemporary shopfront and oversized signage which does not relate to host building



Plate 9.25 Variety of shopfronts and signage detract from uniformity of upper floors

9.4 Small-Scale Change

Small-scale and incremental change can often have a major impact on the appearance of buildings and their contribution to the conservation area. To the unlisted residential streets including Catherine Street, Pierce Street, Cumberland Street and Brock Street the replacement of timber sash windows with uPVC casements and the insertion of uPVC doors has had a significant impact on the historic character of these buildings, the variation in designs has further compounded this issue by diminishing the uniformity which these terrace groups once had. Refronting, rendering and painting buildings within otherwise brick terrace groups has also had a harmful impact, detracting from the uniformity once held and also obscuring architectural features of interest. The addition of satellite dishes, flues and vents and proliferation of wiring, modern light fittings and security equipment often have a cluttering impact which once again detracts [Plates 9.26 – 9.30].



Plate 9.26 Variety in modern uPVC windows, doors and frontages detract from historic character of terrace groups



Plate 9.27 Variety in modern uPVC windows, doors and frontages detract from historic character of terrace groups



Plate 9.28 Variety in modern uPVC windows, doors and frontages detract from historic character of terrace groups



Plate 9.29 Variety in modern uPVC windows and doors detract from historic character of terrace groups



Plate 9.30 Variety in modern windows and shopfronts across terrace group detract from their uniformity

9.5 Threats / Risks

The biggest threat facing the Macclesfield Town Centre Conservation Area is the impact of small-scale, incremental change and the potential for poor development of the vacant sites. In both instances the solution lies in engaging all those with an interest in the conservation area from residents and the general public through to retail and business owners, developers and architects with the conservation area and this Appraisal and Management Plan. Fostering a better understanding of the significance of the heritage assets within the town centre and the role they play in economic and social vitality should assist in a process of enhancement. There is clearly a strong sense of pride and identity in Macclesfield and this should be harnessed to ensure that all new development is contextual and contributes to what is important about the town centre.

The significant shift in the nature of retail in recent times and the impact of the pandemic are likely to have a long-term impact on the town centre, creativity and forward thinking is required to ensure that the retail core stays ahead of its time and adapts and changes as necessary.

9.6 Opportunities

There are a number of opportunities for enhancement of the conservation area, which are outlined in detail in the accompanying Management Plan. These range from small-scale reinstatement of historic features and improvements, to shopfronts and signage, to the redevelopment of vacant sites and detracting buildings and the introduction of greening into the conservation area.



10.0 Proposed Extensions



Cheshire East has a statutory duty to review the character and boundaries of its conservation areas. As part of this appraisal two minor extensions are proposed to the existing conservation area to include buildings which appear to have no grounds to have been excluded at 12-20 Bridge Street and Cooney Building, Riseley's Passage which both are contemporary with, and follow the character and appearance of, their immediate context [Plates 10.1 – 10.3].



Plate 10.1 12-20 Bridge Street



Plate 10.2 Cooney Building, Riseley's Passage



Plate 10.3 Cooney Building, Riseley's Passage, rear

Macclesfield Town Centre Conservation Area Management Plan

Draft for public consultation October 2021

Introduction

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’* as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69). When dealing with planning applications in conservation areas Cheshire East Council is required to ensure that *‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’* (Section 72). Also, Cheshire East Council has a duty *‘from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas’* (Section 71). The 1990 Act (as amended by the Enterprise and Regulatory Reform Act (2013)) prevents the demolition of buildings in conservation areas without planning permission and allows for the service of Urgent Works Notices for vacant buildings in a similar way to those for listed buildings. This Management Plan is an example of the sort of proposal envisaged in Section 71.

The sections of the 1990 Act form the foundation for Cheshire East Council to help manage the built environment in such a way as to retain the special qualities of conservation areas. There are, however, a wide range of other pieces of legislation, national guidance and local policy which assist in this task. They deal with other types of heritage assets, such as listed buildings, additional controls to supplement those included in the 1990 Act (often called Article 4 Directions), various types of repair and enforcement notices, and advice on how to assess the impact of development on the setting of an area or building and many other related topics.

Consequently, it is important that this document is not read in isolation from additional guidance and policy documents. Where applicable, links to the documents have been listed in the relevant policy sections below to provide additional guidance.

The following set of management aims are based upon the understanding of the conservation area outlined in the Appraisal, most critically the negative features and opportunities for enhancement identified in Section 9. They seek to provide guidance in determining planning applications for development, but also to building owners and developers when preparing development proposals.

It is essential that any Management Plan supports a modern community and is considerate of both social and economic factors. Conservation areas are not frozen entities and should not be seen in isolation from their surrounding context. Therefore, it is essential that these policies remain flexible and are reviewed and monitored on a regular basis to ensure that they remain relevant to the changing ambitions, issues and priorities of Macclesfield Town and Cheshire East Councils and the people who live in, work in and visit the town, as well as the conservation area's contribution to the broader context of Macclesfield and Cheshire East.

The principal aim of the following policies is the preservation and enhancement of the character and appearance of the conservation area through the protection and improvement of existing buildings and townscape features which make a positive contribution and the introduction of good quality, contemporary design. There is also a presumption against demolition, except where buildings have been identified as having a negative impact on the conservation area.

There will be some cases of overlap between this Management Plan and existing policy documents and guidance. It is not the remit of this document to address those matters associated with the wider management of items such as parking, housing or crime.

Each set of management policies is prefaced by a series of aims which sets out the overarching strategic principles that form the basis of the management policies. Recommendations have also been included where additional guidance on management processes could be adopted to further support the preservation and enhancement of the conservation area.

Through the understanding of the Macclesfield Town Centre Conservation Area provided in the Appraisal it is clear that there are a number of key objectives that, if implemented, would contribute to achieving the following key ambitions:

- Understand the significance of the conservation area and enhance its character and appearance;
- Stimulate local interest in both the protection of and careful development of the conservation area for present and future generations;
- Encourage the conservation, repair, reuse and management of the area's historic features;
- Engage with and encourage owners of properties within the conservation area in respect of repair and reuse
- Support the economic and social prosperity of Macclesfield town centre
- Encourage wider use and enjoyment of assets within Macclesfield town centre;

- Stimulate interest in the provision of public amenity space in the town centre.

The following aims and recommendations therefore include opportunities for both long-term and short-term change which cumulatively would secure the following three key objectives:

- A. Enhancement**
- B. Regeneration**
- C. Community Engagement**

Enhancement

A.1 Repair and Maintenance of Heritage Assets

Aim: Where possible reverse the cumulative negative impact that alterations and the poor upkeep and maintenance of buildings has had on their appearance and the character of the conservation area.

A.1a

Buildings should aim to be maintained on a regular basis. This should include the following:

- Re-painting of window, door and shopfront joinery;
- General minor repairs to fenestration, including replacement of glazing where necessary;
- Re-painting and/or re-rendering of façades;
- Repointing;
- Removal of debris from gutters;
- Removal of redundant fixtures and fittings;
- Repairs, including repair of missing or slipped roof slates to prevent water ingress.

A1.b Historic boundary and retaining walls should be maintained and repaired to ensure their structural stability.

A.1c

Repairs should be made on a like for like basis for the architectural period. Salvage and existing materials should be used as far as possible; unpainted external walls such as stone or brick should not be painted or rendered.

A.1d When applications for works to historic buildings are proposed it will be expected that poor-quality modern windows and doors are replaced with timber windows and doors following the historic fenestration pattern.

A.1e When applications for works to buildings are proposed it will be expected that ventilation ducts, air-conditioning units, security equipment and wiring will be relocated to more discreet locations and redundant services/ wiring removed. Applications for future proposals must take into consideration the impact such equipment has on the appearance of buildings and the conservation area.

A.1f Enforcement action, will be pursued

where it can be demonstrated that it is expedient to do so.

Recommendation A.1i Macclesfield

Town Council could produce an information sheet for
in the conservation area and highlight through social media
channels and website the need for sympathetic alterations.

Further Guidance Links:

Historic England online guidance: Looking after Historic Buildings
<https://historicengland.org.uk/advice/technical-advice/buildings/>

A.2 Shopfronts, Retail Frontage and Signage

Aim: To better connect the retail frontage with the historic façades above, celebrating the architectural quality of Macclesfield and uplifting people's experience and the perceived quality of the urban environment in order to enhance its character and appearance.

A.2a New shopfronts to be in-keeping with the character and appearance of the host building and relate satisfactorily to the design of the upper parts of the facade.

A.2b New shopfronts within historic buildings Should retain elements that contribute to the traditional character of the building including historic corbels, pilasters, fascias and stallrisers, or seek to reinstate them where missing [See accompanying diagram]. Size, scale, elaborate or simple design and detailing, the use of correct materials and colour schemes are all important in ensuring a sympathetic design.

A.2c sensitively designed signage and integrated into the shopfront and streetscene.

A.2d Signage should relate to its character, scale and architectural features.

A.2e Internally illuminated signage is not appropriate .

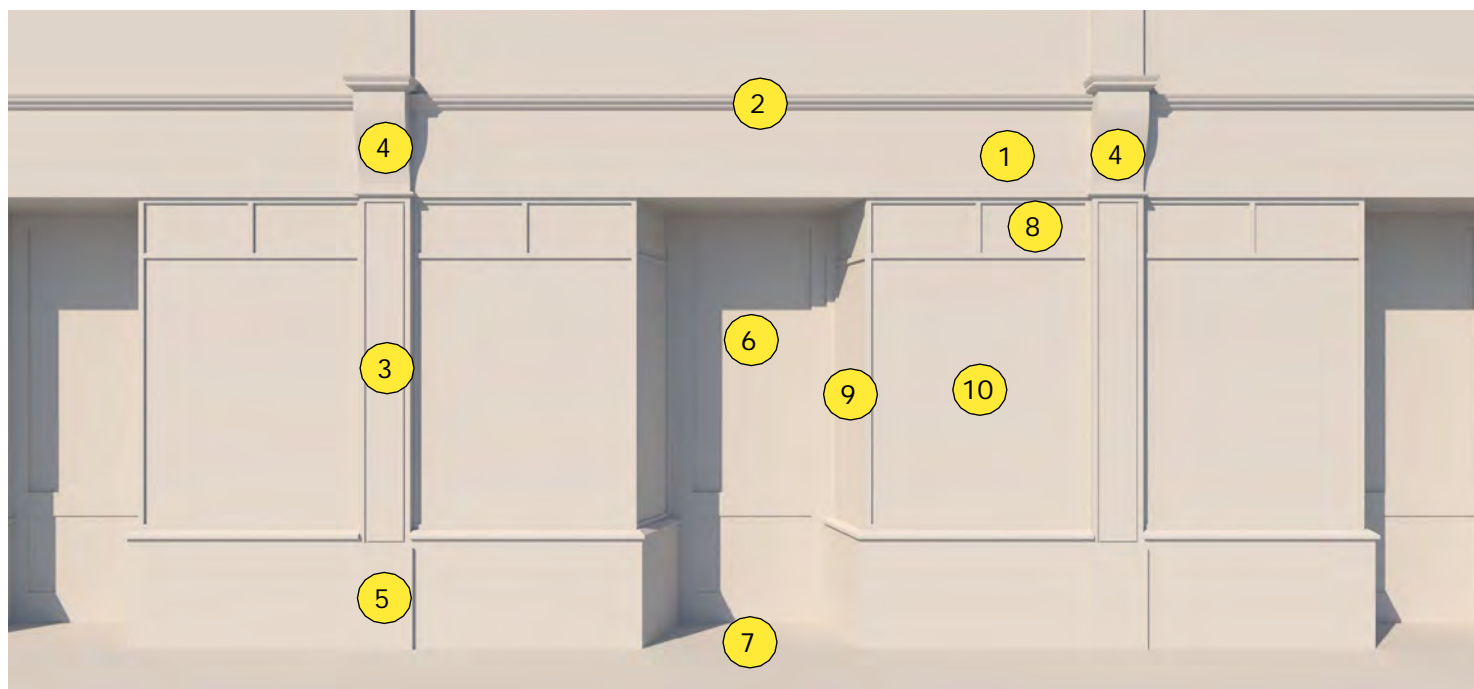
A.2f Where there is more than one business operating in a single building , sensitive solutions to minimise the impact of the signage should be developed.

A.2g The location of signage on non-retail buildings must be carefully considered so as to not harm the appearance of the building.

A.2h When applications for works to buildings are proposed it will be expected that detracting elements of shopfronts and signage will be removed. Enforcement action will be taken where it is expedient to do so.

A.2i Shop security is a fundamental design process not a secondary consideration. Standard roller shutter solutions should be avoided. Glass can be functional and aesthetic

Glass (toughened and laminated) can also perform an acceptable security function as an alternative to roller shutters. Internal lattice grilles would be acceptable alternatives. Security solutions should aim to create an attractive and welcoming street scene



- 1 Fascia
- 2 Cornice
- 3 Pilaster
- 4 Console
- 5 Plinth
- 6 Door
- 7 Door recess
- 8 Fanlight (or transom light)
- 9 Mullion
- 10 mGlazing

Recommendation A.2i

Positively manage the negative aspects of the conservation area roller shutters and signage, including serving discontinuance notices for advertising which benefit from deemed consent.

Recommendation A.2ii When

determining applications by national retailers

,sympathetic shopfronts and

branding rather than accepting standard corporate designs should be adopted. .

Recommendation A.2iii It is recommended that Macclesfield Town Council engages with commercial owners to promote the benefit of heritage led alterations through means such as producing an information sheet and sharing best practice examples which could be highlighted on social media, websites and noticeboards.

Further Guidance Links:

National Advertisement Guidance (March 2014)

<https://www.gov.uk/guidance/advertisements>

A.3 Vacant Heritage Assets and Sites

Aim: To secure the viable reuse of vacant heritage assets and sites to prevent decay and dereliction and ensure their long-term preservation and contribution to the character and appearance of the conservation area.

A.a Proposals for the use of vacant upper floors would be welcomed subject to an assessment of any associated alterations.

A.3b Short-term temporary uses should be sought for vacant buildings and sites which would engage the local community with the conservation area.

A.3c Proposals for parking in backland areas will not be acceptable where they will cause harm to the setting of the buildings and character of the conservation area.

A.3f Proposals which enliven the frontage of vacant buildings and sites such as public art should be actively pursued as a means of engaging the local community with their built heritage.

A.3h New development schemes within and around the conservation area should consider how they can introduce new uses into the town centre to support its vitality and, where possible, the provision of public amenity space.

Further Guidance Links:

Vacant Historic Buildings: Guidelines of Managing Risks (Historic England, updated 2018)

<https://historicengland.org.uk/images-books/publications/vacanthistoricbuildings/heag183-vacant-historic-buildings/>

Stopping the Rot: A Guide to Enforcement Action to Save Historic Buildings (Historic England, updated 2016)

<https://content.historicengland.org.uk/images-books/publications/stoppingtherot/heag046b-stopping-the-rot.pdf/>

Regeneration

B.1 Demolition

Aim: To ensure the significance of the conservation area is preserved and that any future development enhances its positive characteristics where possible .

B.1a Any replacement buildings must complement the character and appearance of the conservation area and the setting of heritage assets.

B.1b New buildings must be fully accessible and provide an active frontage where they address the streetscene to ensure that 'dead' frontages are not created which would impact detrimentally on the conservation area.

Recommendation B.1i

consider opportunities to enhance the character of the conservation area and its setting as part of future regeneration initiatives through the provision of solutions to address buildings and sites which are identified as making a negative contribution to the conservation area and to support the reuse of vacant heritage assets.

Further Guidance Links:

National Planning Policy Framework (updated 2019)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

National Planning Practice Guidance (updated 2019)
<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

B.2 Development

Aim: To ensure that only applications for development which reflect careful consideration of the character and appearance of the conservation area are approved, and to encourage the redevelopment of vacant sites within the conservation area and its setting.

B.2a All new development must be of high quality. It should respect the character and appearance of the conservation area and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design.

B.2b Exemplary modern design is encouraged where it is well-designed, of an appropriate scale, using good quality appropriate materials and carefully considered to respond to the character and appearance of the conservation area. Imitation of earlier styles is not encouraged.

B.2c Original building plots, where their relationship with the pattern of development and other plots makes a positive contribution to the character or appearance of the conservation area, should be retained or reinstated.

B.2d The change of use of buildings should include careful consideration of the consequent physical changes required, among others, to provide delivery access, parking, external services, such as condensing units and obscuring active street frontages.

B.2e Changes that have a detrimental impact on the conservation area will not be permitted; the cumulative impact of the loss of existing uses must be taken into consideration.

B.2f New extensions must have regard to the character and appearance of the principal building. They must be of an appropriate design, mass, scale, height, colour, material, layout and form to ensure that they are subservient to the original building and that it is not obscured or overdeveloped. In the case of roof extensions they must not disrupt uniform rooflines or visually intrude into surrounding views.

B.2g Development proposals must protect existing street patterns, open spaces, walls, railings, materials and other elements that are an integral part of the conservation area.

Recommendation B.2i Cheshire East Council, in consultation with Macclesfield Town Council, should consider opportunities to redevelop vacant sites within the conservation area and its setting - working with private owners as required.

Recommendation B.2ii Macclesfield Town Council could make an assessment of the surface level parking and vacant sites within the town centre, both public and private, with

consideration given to alternative uses or developments which would enhance the character and appearance of the conservation area - working with private owners as required.

Further Guidance Links:

National Planning Policy Framework (updated 2019)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

National Planning Practice Guidance (updated 2019)

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

B.3 Views and Setting

Aim: To protect the established and valued views of the surrounding area which contribute to the historic context and setting of Macclesfield Town Centre Conservation Area, as well as local views within the conservation area.

B.3a Any future development within the setting of the conservation area must preserve (or better reveal) those elements of its setting that make a positive contribution to its overall character.

B.3b Development within or outside of the conservation area which would harmfully intrude into the views identified in the Appraisal and cause harm to the character and appearance of the conservation area overall will not be permitted.

B.3c Development within the setting of St Michael's Church must preserve its significance and respect its important townscape role in forming the peak of the conservation area.

B.3d Verified views may be requested by Cheshire East Council in support of applications for redevelopment to impartially show the impact on the setting of the conservation area and its views.

Recommendation B.3i

a review of Waters

Green aimed at reducing the dominance of cars and car parking and improving the pedestrian experience - including access from the station - and sense of arrival into the conservation area.

Further Guidance Links:

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England, updated 2017)
<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf/>

B.4 Public Realm

Aim: To ensure new interventions in the public realm are considered carefully in the context of good surviving examples of street furniture and surface coverings to preserve and enhance its essential character and to encourage the introduction of appropriate greening and landscaping.

B.4a Proposals for additional street trees and planting need to be carefully considered and not be positioned so as to obscure positive buildings or block views.

B.4b Options for additional green spaces in which to sit and dwell should be considered as part of future redevelopments within the conservation area or its setting.

B.4c New street furniture should be carefully placed so as to not lead to the build-up of street clutter. It must be of a suitable standard of design, accord with the patterns of items already in use and generally be sited so as to be visually unobtrusive, having regard to the character and quality of the existing townscape.

B.4d Existing street signage should be consolidated and new signage carefully placed so as to not lead to the build-up of street clutter, having regard to the character and quality of the existing townscape.

B.4e Opportunities for public art which reinforces the identity of the conservation area should be pursued as part of redevelopment proposals.

B.4f Suitable paving materials should be used in all areas, including new developments, and existing historic and sympathetic modern coverings must be preserved.

B.4g New interventions into the public realm should consider the needs of those with mobility problems, pushchair use and disabilities.

Recommendation B.4i

Chestergate and Jordangate / Unicorn Way pavements with traditional pavers and setts and the pedestrian access across Churchill Way improved.

Recommendation B.4ii Cheshire East Council, in consultation with Macclesfield Town Council and the Town Centre Regeneration working group, should undertake a review of the pedestrianised area for potential extension and/or increased hours to allow Market Place to become a more meaningful amenity space.

Recommendation B.4iii Cheshire East Council, in consultation with Macclesfield Town Council, should consider the provision of enhanced lighting in areas such as 108 Steps, Step Hill and Brunswick Hill without compromising their historic character.

Recommendation B.4iv Heritage street signs should be utilised for wayfinding to local amenities.

Recommendation B.4v It is recommended that Cheshire East Council, in consultation with Macclesfield Town Council, make an assessment of the surface level parking and vacant sites within the town centre, both public and private, with consideration given to their potential to be 'greened' or provide public amenity space. In the case of vacant sites this could be on a temporary basis in advance of their redevelopment.

Recommendation B.4vi Cheshire East Council, in consultation with Macclesfield Town Council, should undertake a scheme of enhancement of the pocket amenity spaces on Jordangate and Chestergate/Churchill Way whilst the Gardens to the rear of the Town Hall should be better promoted as an amenity space.

Recommendation B.4vii Opportunities for rewilding and encouraging habitats on the hill slopes should be considered by Cheshire East Council with support from Macclesfield Town Council Rangers, such as to the area immediately to the east of Sparrow Park.

Community Engagement

C.1 Identity

Aim: To give the conservation area a clear identity, engage the public and celebrate the heritage of Macclesfield whilst incentivising the care and conservation of its buildings and character and appearance overall.

C.1a The full interactive Conservation Area Appraisal and Management Plan will be made available on the council's website and in interactive format to encourage its use.

C.1b Macclesfield Town Council will continue to engage with stakeholders through the Town Centre Manager to deepen their understanding of the significance of the conservation area, the social and economic benefits of heritage-led development and invite their input into how its character and appearance can be enhanced.

C.1c Public art should be explored as a means of engagement; enlivening the conservation area and defining Macclesfield identity.

Recommendation C.1i Cheshire East Council, in consultation with Macclesfield Town Council, should work with stakeholders to develop proposals to engage the community with the conservation area and its heritage assets, using the CAAMP as a tool.

Recommendation C.1ii Cheshire East Council and Macclesfield Town Councils should work with schools to better promote the value of the built heritage of Macclesfield as an educational resource and utilising the Appraisal document as a tool.

Recommendation C.1iii Cheshire East Council and Macclesfield Town Councils should consider how the Town Hall can better serve the local community to become a more accessible and engaged with building.

Recommendation C.1iv It is recommended that a Councillor at Macclesfield Town Council takes on the role of heritage champion.

C.2 Well-being

Aim: To create a place that people find welcoming and which contributes to their sense of identity, local pride and well-being.

C.2a Proposals which reinforce Macclesfield's identity and the character and appearance of the conservation area will be welcomed.

C.2b Redevelopment proposals must take into account the spaces around buildings and their potential to be uplifted.

C.2b Proposals which introduce short-term temporary uses into vacant buildings and sites that are focused on community engagement and well-being will be welcomed.

Recommendation C.2i Macclesfield Town Council should work with stakeholders to develop proposals to engage the community with the conservation area and its heritage assets including heritage walks / talks etc as well as promoting items of local interest through social media channels. How the heritage of the town can be plugged into wider social and well-being projects should also be explored.

Further Guidance Links:

Heritage Counts (Historic England, updated 2018)
<https://historicengland.org.uk/research/heritage-counts/>

Management

D.1 Adoption and Enforcement

Aim: To ensure that the conservation area is correctly managed and the tools available to Cheshire East Council are used to effectively enforce the conservation area status.

D.1a Building owners are responsible for ensuring the appropriate consents are in place before undertaking any changes to their property including, but not limited to, planning permission, listed building consent and advertisement consent.

D.1b Cheshire East Council will investigate unauthorised development and take necessary action to ensure compliance with national and local policy, including the management principles set out above.

D.1c Utilising the Gazetteer as a record of every building in the conservation area, Cheshire East Council will actively pursue unlawful works where it is expedient to do so.

D.1d Macclesfield Town Council will undertake a regular review of this Conservation Area Appraisal and Management Plan, updating policy as required ensuring the plan remains a useful, relevant working document. A full review should be undertaken within three years of adoption and every five years thereafter.

Further Guidance Links:

Stopping the Rot: A Guide to Enforcement Action to Save Historic Buildings (Historic England, updated 2016)

<https://content.historicengland.org.uk/images-books/publications/stoppingtherot/heag046b-stopping-the-rot.pdf/>

D.2 Additional Powers

Aim: Cheshire East Council seeks to make best use of the powers available to it to secure the enhancement of the conservation area.

D.2a Macclesfield Town and Cheshire East Councils will actively pursue relevant heritage funding streams including Partnership Schemes in Conservation Areas (PSICA) and Heritage Action Zones (HAZ) to secure funding.

D.2b Cheshire East Council will consider the use of additional planning powers including enforcement action and introducing Local Development Orders where it is expedient to do so.

Further Guidance Links:

Partnership Schemes in Conservation Areas (Historic England)
<https://historicengland.org.uk/services-skills/grants/our-grant-schemes/partnership-schemes-in-conservation-areas/>

Breathe New Life into an Old Place - Make It a Heritage Action Zone (Historic England)
<https://historicengland.org.uk/services-skills/heritage-action-zones/breathe-new-life-into-old-places-through-heritage-action-zones/>

National Lottery Grants for Heritage
<https://www.heritagefund.org.uk/funding/national-lottery-grant-heritage>

Future High Streets Fund
<https://www.gov.uk/government/publications/future-high-streets-fund-call-for-proposals>

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Macclesfield Conservation Area
Gazetteer

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3. Western end of Chestergate

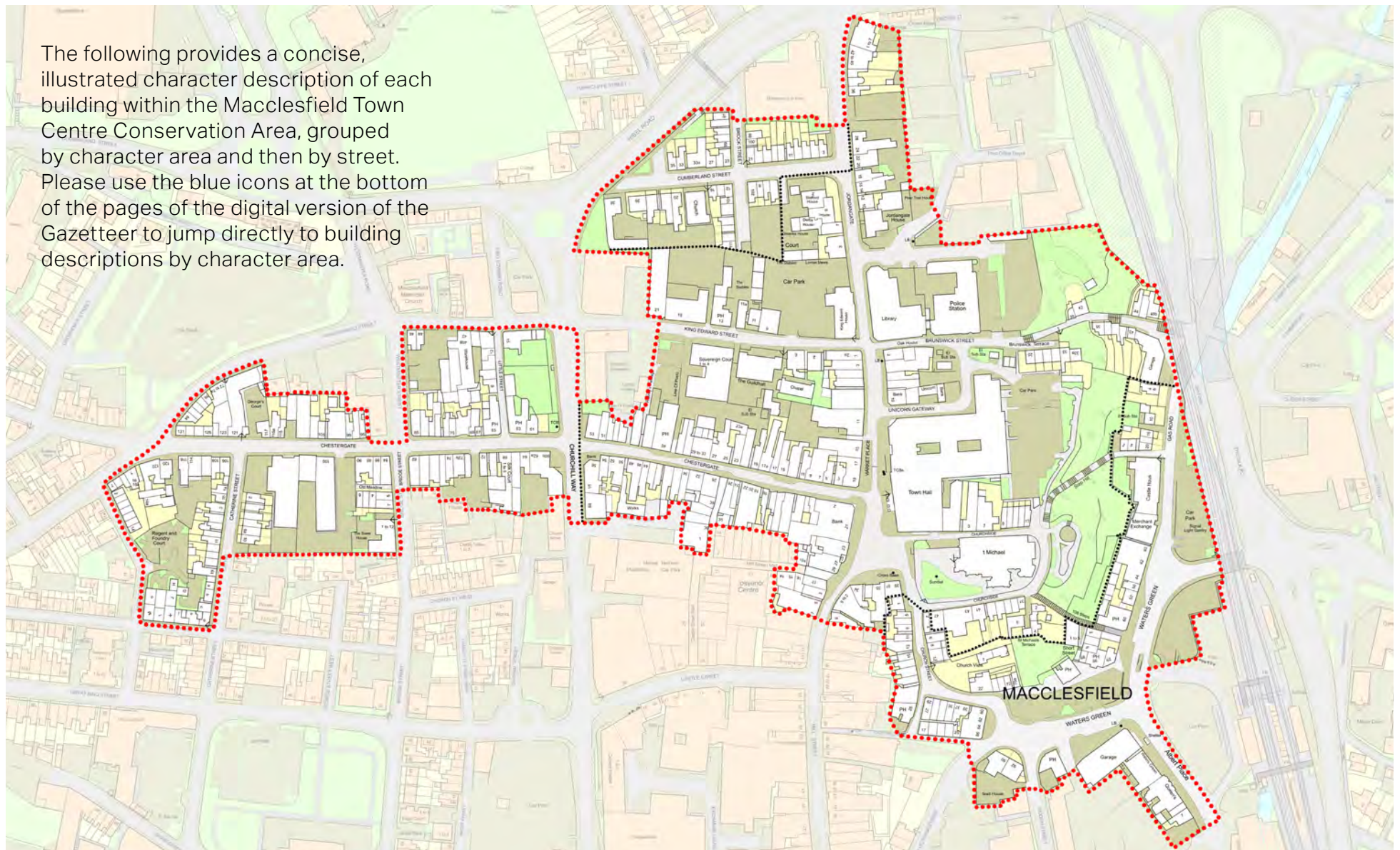
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Westminster Street	209

4. Cumberland Street, southern end of Brock Street

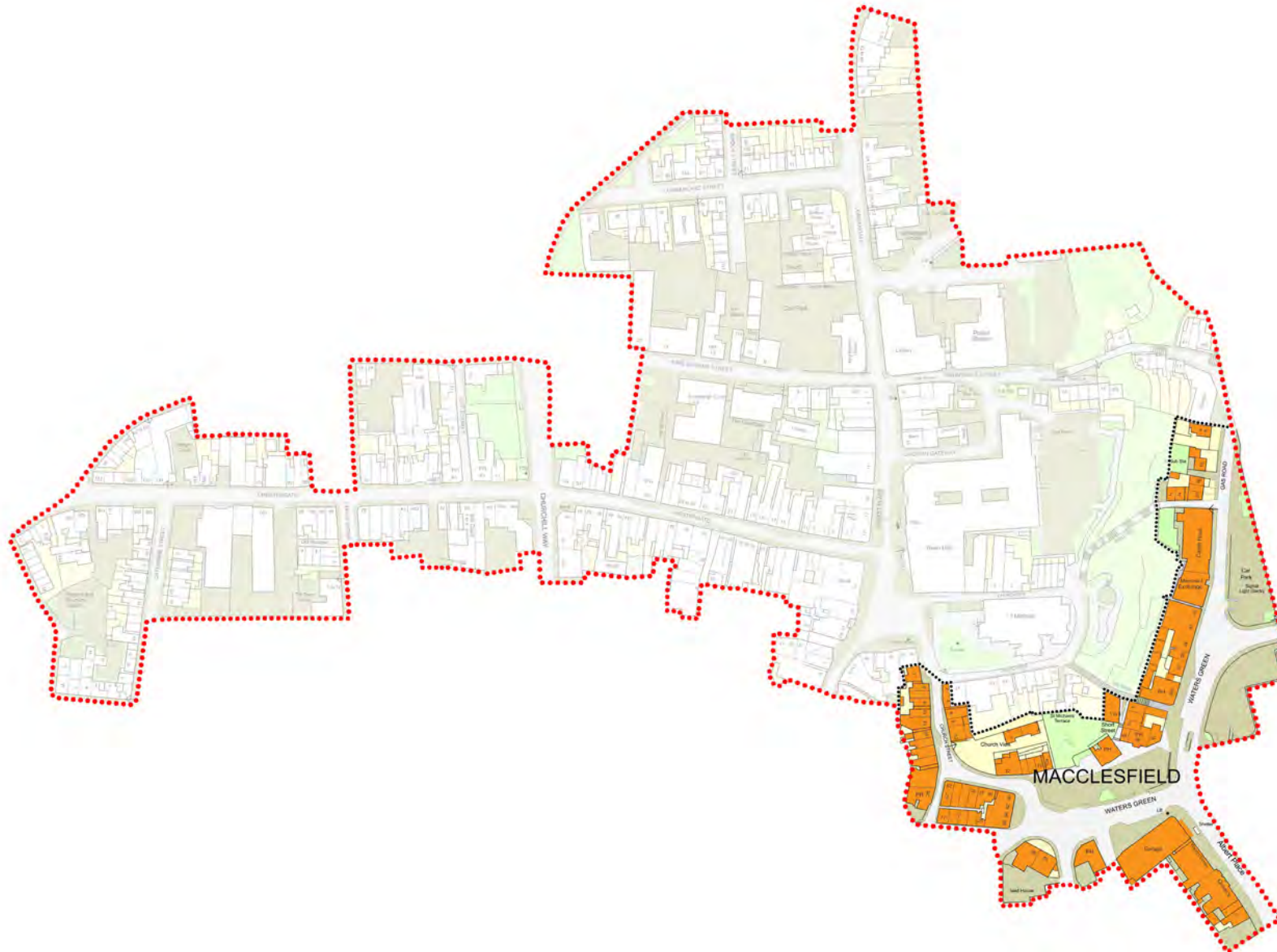
Brock Street (east)	211
Brock Street (west)	213
Cumberland Street (north)	215
Cumberland Street (south)	221

Gazetteer

The following provides a concise, illustrated character description of each building within the Macclesfield Town Centre Conservation Area, grouped by character area and then by street. Please use the blue icons at the bottom of the pages of the digital version of the Gazetteer to jump directly to building descriptions by character area.



1. Waters Green and Church Street



Albert Place

Waters Green House (formerly Waters Green New Mill)

Status: Grade II

Date: 1875

Overall condition: Good

Use: Commercial at ground floor with office accommodation above

Notes: A former silk mill, converted into commercial premises in the late 20th century it is a good example of the adaptive reuse of industrial buildings. It is constructed in brick with a stone-flagged roof; set over four storeys and eight bays with white brick string courses. Chimney stack remains to south gable. The twelve-over-four sash windows at upper floors are set under red and yellow banded brick heads. Ground floor windows are modern replacements with one enlarged to form a new entrance door, to the right-hand side are paired doors - decorative heads retained to all. Signage to the front elevation is restrained but doesn't fit with the architectural composition. Piecemeal extensions to the rear, part rendered, part painted brick – windows are replacement uPVC casement and high level sign detracts.



Waters Green House, Albert Place



Waters Green House, Albert Place, rear

Queen's Hotel, Waters Green

Status: Positive contributor

Date: 1860

Overall condition: Good

Use: Public House

Notes: A two storey public house arranged over six bays and faced in red brick with cream terracotta string courses. The façade is stepped with a rendered frieze and cornice surmounting; at ground floor three shallow bays project with a decorative arched entrance flanked by arched tripartite windows with rendered mullions and architraves. The window is repeated before an arched opening (now bricked in) and a larger arched opening with board timber gates and strap hinges. First floor windows have brick heads with keystones and rendered curved edges. The roof is pitched with single dormer windows and brick chimney stacks with white brick dentil detailing. The signage and lighting is characteristic of a public house; however the banner sign to the left-hand side detracts. To the rear windows are two-over-two timber sashes with simple brick heads; rooflights in the rear roofslope and a substantial chimney stack to the rear of the projecting wing.



Queens Hotel, 5 Albert Place



Queens Hotel, 5 Albert Place, rear

7 Albert Place

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: Two storeys constructed in red brick with pitched roof. Windows at first floor are two-over-two sash under the red and black brick pointed heads with stone lintels. Head is repeated to the ground floor entrance door, set to the side with large fanlight and panelled door. Good example shopfront with restrained signage. To rear, projecting wing with perpendicular pitched roof; windows are uPVC casements. The gable end is rendered with detracting high level signage relating to the garage forecourt with extends round to the rear.



7 Albert Place



7 Albert Place, flank elevation



7 Albert Place, rear

Back Wallgate

17 - 25 Back Wallgate

Status: Grade II

Date: Early 19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: Terrace of brick, small-scale two storey double-pile buildings with pitched slate roofs which step up to address the sloping hill creating an interesting roof profile. Single bay compositions with flat arched painted stone heads to eight-over-eight timber sashes at first floor. At ground floor are traditional-style shopfronts with moulded pilasters to side entrance door with fanlight above and central eight-over-eight sash windows with brick surrounds, flanking pilasters and curved timber panels above. No.25 has a full shopfront which contrasts but retains the pilaster detailing. Signage is retained across the group; high level sign at no.19 would be better located at fascia level. No.17 addresses the corner with Church Street; the shopfront returning for one bay with a further bay with six-over-six sashes at ground and first floors.



19-25 Back Wallgate



17 Back Wallgate



23-25 Back Wallgate

Church Street (east)

2 Church Street

Status: Neutral

Date: Early-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A shallow fronted, two storey building which returns to Churchside. It has been rendered and windows to the three bay composition are uPVC casements with painted heads and sills. The tall proportions of the shopfront are largely in part due to the change in level but otherwise has a traditional character, with transom lights and a moulded corbel. uPVC casements in single bay of windows to return elevation with simple sill detail and tall painted plinth.



2 Church Street



2 Church Street, side return

4 Church Street

Status: Positive contributor

Date: Early-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: Red brick, single bay, three storey building which steps down the street. Windows are modern uPVC casements which detract with painted heads and sills. The shopfront is traditional with corbel, mullions and a fascia which extends across into no.6 adjoining blurring the distinction between the two buildings despite their change in scale and accommodating two separate businesses. Pitched roof and chimney stack to the gable end.



4 Church Street

6 Church Street

Status: Positive contributor

Date: Early-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: Two storey building which steps down the street; painted brick. Three windows at first floor; four-over-four timber sash to the centre flanked by eight-over-eight timber sashes all with painted heads and sills. The traditional shopfront is a good example with tiled stallriser, corbels and moulded mullions flanking the recessed central opening. Fascia which extends across into no.4 adjoining blurring the distinction between the two buildings despite their change in scale and accommodating two separate businesses. Passageway to left-hand side with gate and fanlight above.



6 Church Street

8 - 12 Church Street

Status: Positive contributor

Date: Early-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A group of three properties within the terrace; red brick and three storeys with pitched roof and chimney stack to brick gable end. Single window bays to each with eight-over-eight timber sashes at first floor and four-over-eight to second floor, all with painted heads and sills. The ground floor commercial use at nos.10 and 12 spans across the two buildings; the shopfrontages to both buildings are good examples of traditional design with transom lights, mullions, recessed entrances and appropriate signage. The tiled stallriser and general colourway at no.8 makes it a distinctive building. Passageway to right-hand side of no.12 is set under brick arched opening with panelled door. Wiring to nos.10 - 12 clutters.



8-12 Church Street



12 Church Street, south elevation

1 - 4 Church View, Church Street

Status: Detracting

Date: Early-21st century

Overall condition: Good

Use: Residential

Notes: A modern residential development within the backland area behind Church Street and Waters Green. The building infills a previously open gap, bound by a tall historic stone wall which has a modern timber gate now inserted, and rises above the buildings in Waters Green, blurring the definition that the steep topography brings to the conservation area. It comprises an interlocking gable roof with two pronounced gabled bays. Constructed in red brick with slate roof and stone heads and sills; windows are uPVC casements set flush with the brickwork. The side elevation addresses Church Street with a large side garden and single window opening, utility boxes and a utilitarian metal stair set to the rear garden wall.



1-4 Church View, Church Street



1-4 Church View, Church Street, side elevation

22 Church Street

Status: Detracting

Date: Mid-19th century

Overall condition: Fair

Use: Commercial at ground and first floors

Notes: The building comprises two elements; three storeys to the left and two storeys to the right. The proportions of the building suggest an original link to the silk industry however the rendered façade and modern windows and openings have eroded all apparent evidence with two bays of UPVC casements at second floor; large window openings at first floor. Shopfronts are well-proportioned modern insertions with restrained fascia signage; projecting sign would be better located at fascia level. uPVC door to upper floors with additional signage which detracts. Pitched roofs with chimney stacks to gabled ends of taller element; exposed return facades also rendered with a small window at first floor to the east façade; wall mounted a/c units to west façade detract.



22 Church Street, west elevation



22 Church Street, east elevation



22 Church Street

Church Street (west)

1 - 3 Church Street

Status: Neutral

Date: Mid-20th century

Overall condition: Good

Use: Commercial at ground and first floors with office use at second floor

Notes: A three storey brick building that continues from Market Place and follows the proportions of the wider streetscape. Brick banding between first and second floors and curved cornice at eaves level. Large window openings set over three bays at upper floors with brick heads; original casements at second floor, replacement at first. Rendered shopfront with large windows detracts from the prevailing historic character of shopfront; oversize fascia sign further detracts. Plaque highlights street widening improvements in 1818 and 1939 over passageway to left-hand side with small modern casement to first floor above.



1-3 Church Street



1-3 Church Street plaques

5 - 21 Church Street

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: The terrace group steps down to address the sloping site, comprises seven buildings built in three phases. Constructed in Flemish bond brown brick over three storeys with pitched slate roofs, chimney stacks and moulded wood eaves cornice; contrasting red brick to no.21. Shopfronts design varies but all are good examples of traditional designs; inserted shopfronts at nos.5 - 13 with an interesting set back curved detail and supporting column to no.5. No.15 has a renewed shopfront in a traditional style, stone stallriser jars; shopfronts at 19 and 21 are again renewed with integral mullions and recessed entrances – internal lattice shutter at no.19 and gate across recessed entrance (also at no.21) is a good example. No.17 retains its late 19th/early 20th century shopfront with round-arched transom lights with decorative spandrels and moulded consoles to the pilasters.

Nos. 5 - 9 comprise single bays at upper floors with painted heads and sills; original four-over-eight sash at first floor to no.5 – otherwise all modern replacements:



5-7 Church Street

detracting casements to no.5 at first floor and no.9 – two-over-two sashes at no.7. Passageway to left-hand side at no.9. Nos.11 - 13 have a grander character with eight-over-eight windows set in round-arched recesses brick arches at upper floors and painted banding. To nos.15 - 21, single



7-9 Church Street

bay window composition comprising are eight-over-eight sashes at first floor and four-over-eight at second floor; all with flat-arched heads. Additional narrower bay over round arched passageways flanking either end. Detracting uPVC casements at first floor to no.15.



11-13 Church Street



15-17 Church Street



19-21 Church Street

23 Church Street

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A two storey building arranged over three bays, now rendered and painted. Large window openings at first floor with arched heads with ten-over-ten sashes windows. Coping to the parapet at roof level. At ground floor the central bay has a splayed recessed entrance with large window openings with pointed head mullions; further entrance to the right-hand side unit with fanlight above. The main signage is oversized and the various lights fixed to façade adds clutter.



23 Church Street



23 Church Street, ground floor

The Castle, 25 Church Street

Status: Grade II

Date: Late-18th century, remodelled in 19th century

Overall condition: Good

Use: Public House

Notes: The public house is likely to have been remodelled from late-18th century dwellings in the 19th century and comprises a large extension constructed at that time to the rear. Comprises two storeys with painted brickwork and painted faux-timber framing. To the main part of the building windows are tripartite casements with leaded lights; to right-hand side at ground floor is a double window with extract vents not completely infilling opening to the side. Main entrance has panelled door with leaded light fanlight; signage is suited to the use as a public house. The roofline of the side wing steps up but otherwise the detailing repeats other than at ground floor where windows are small with a large entrance and panelled door. Pitched roof with brick chimney stack; render to gable end. Tall wing to the rear with pitched roof, brick façades and rendered gable end; metal fire escape stair and blocked openings detract; car park to the side also detracts.



25 Church Street, The Castle, side wing



25 Church Street, The Castle, rear wing and car park



25 Church Street, The Castle

27 - 33 Church Street

Status: Positive contributor

Date: c.1850

Overall condition: Good

Use: Commercial at ground floor

Notes: Former residential terrace with inserted shopfronts. Constructed in red brick over two storeys with an attractive stepped, pitched roofline with modelled cornice and prominent chimney stacks. Single bays at first floor with brick heads (two bay to no.27) – painted to return elevation of no.29 and no.27 behind – eight-over-eight timber sash windows, six-over-six to no.31. Shopfronts are good examples with stallrisers, arched or pointed mullions and transom lights and cornices to the fascias. Canted entrance at no.29 addressing the corner. Signage is appropriately located at fascia level; lighting and other fixings detract at no.29. Further bay to rear of no.27 is infilled at ground floor with inserted access provided to the rear of the terrace; six-over-six sash above.



27-33 Church Street



27 Church Street and rear access



31-33 Church Street

35 - 39 Church Street

Status: Positive contributor

Date: 1868

Overall condition: Good

Use: Commercial at ground floor

Notes: Former residential terrace with inserted shopfronts. Constructed in red brick, now painted, over two storeys with an attractive stepped, pitched roofline with modelled cornice and prominent chimney stacks. Single bays at first floor with brick heads, painted to nos.37 and 39 and eight-over-eight timber sash windows. Shopfronts are good examples with stallrisers, pointed mullions and transom lights and recessed entrances. Unit at 37 - 39 now spans both buildings and there is no entrance at no.39; otherwise the distinction between the two buildings is maintained. Signage is appropriately located at fascia level; wiring across no.35 detracts. Passageway to left-hand side of no.39 with arched opening and timber door.



35-39 Church Street



37-39 Church Street

Short Street

1 - 5 Short Street

Status: Grade II

Date: Mid-19th century

Overall condition: Good

Use: Commercial

Notes: A two storey, light red brick building comprising four bays built hard up against the pavement edge. Off-centre main entrance door with cambered brick head and two light modern casement above; window openings are otherwise three-light modern casements all set under cambered brick heads. Signage is restrained. Plain brick façade to return elevation set off the 108 Steps – fixings for previous signage detract. Openings in the south façade have modern doors and stone steps providing access to side garden.



1-5 Short Street, north elevation



1-5 Short Street



1-5 Short Street, south elevation

2 - 6 Short Street

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Residential

Notes: Former silk mill, possibly built with a weaver's garret, converted to residential cottages. Adjoining public house – the Old Millstone was added in 1840-50. Constructed in brown brick hard up against the stone flagged pavement edge with pitched slate roofs and chimney stacks – set in the front wall at no.6. Fronting Short Street two storey cottages; four storeys to the rear – now part of the public house. Six window range built in two phases with no.6 added at the same time as the public house. Wide loading door at first floor to no.2 – now block with timber board with a two-light casement adjacent. Windows at first floor are otherwise three-light casements with brick heads – arched at ground floor. Two window bays to the return elevation at no.2 set hard up against the 108 Steps; ground floor windows now infilled with brick and new casements inserted at lower ground floor. Doors are timber plank with plain brick lintels. The window openings repeat to the rear façade with new stone lintels, eight-over-eight timber sash to the rear ground floor at no.6 – high level signage detracts. An interesting remnant of the



2-6 Short Street



2-6 Short Street, rear



2 Short Street, return elevation

town's industrial past and the link between domestic and industrial uses characteristic of the silk industry.

Step Hill

3 - 5 Step Hill

Status: Neutral (no.3) / positive contributor (no.5)

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A pair of small scale cottages which form a block with 16 - 20 Waters Green. Build hard up against the pavement on plinths with a step up to the entrance. No.5 is the only remaining example within the block that retains its historic character, constructed in red brick with brick arch to the ground floor doorway, replacement door. Windows are two-over-two timber sash in a single bay with a further smaller sash over the entrance to the passageway set to the right-hand side – brick head at ground floor. No.3 has been rendered with uPVC door and casement windows; return elevation is also rendered – all of which detracts. Roofs are pitched with chimney stacks.



3-5 Step Hill



3 Step Hill, return elevation

Waters Green

4 - 6 Waters Green

Status: Neutral

Date: Mid-20th century

Overall condition: Good

Use: Residential

Notes: A three storey red brick building set back from the street with raised terrace, stone retaining wall and step /railings. Simple detailing, two and three light uPVC casements with brick heads. Coping to parapet at roof level. Ground floor has a central door set within a shopfront-style windows with mullion and transom lights; flanking modern doors with steps. Plain fascia board spans full width. North elevation rendered with small casements at second floor, high level signage detracts; south elevation also rendered with single small casement – scars of now demolished building at no.8 evident below.



4-6 Waters Green



4-6 Waters Green, north elevation



4-6 Waters Green, south elevation

10 Waters Green

Status: Detracting

Date: 20th century

Overall condition: Good

Use: Commercial

Notes: Single storey building with mono-pitched corrugated metal roof, red brick exposed above what appears to be a remodelled façade with painted brick work. Central glazed entrance door with detracting roller shutter and box; adjacent roller shutter and box also detracts – signage is awkwardly located.



10 Waters Green

16 - 20 Waters Green

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A small terrace group of cottages – truncated roof and keyed brickwork to no.16 show that the terrace used to extend further. Forms block with nos.3 - 5 Step Hill to rear. Comprises two storeys with pitched roof and chimney stacks. Set back from street with hard landscaping in front; raised ground floors with steps leading up. Brick arched openings with blocked fanlights and replacement doors. Windows are all uPVC casements with painted heads and sills. Return elevation to Step Hill with single bay of windows to rear which repeats detailing from front elevation. Side elevation to no.16 in later contrasting red brick with modern casements inserted, including in the roof storey.



16-20 Waters Green



16 Waters Green, side elevation

Castle House, Waters Green

Status: Positive contributor

Date: 1903

Overall condition: Good

Use: Hotel

Notes: A former silk mill subject to a scheme of adaptive reuse in the early 21st century (consented 2008). The building comprises four storeys arranged over seven bays set on a stone plinth with exposed basement openings now infilled with vents. The central bay has a stepped stone, arched doorcase with surmounting bracketed pediment with date stone and timber panelled door; the windows above are tripartite with a projecting clock tower at roof level. Cornice and parapet to roofline with ball finials. The remaining windows are paired openings with flat stone mullions, heads and sills form part of continuous string courses. The side return to Step Hill comprises four bays which continues the detailing from the front elevation; former loading bays in the first bay at ground, first and third floors and to the rear at ground floor have modern infills; windows are all modern casements. At roof level is a recessed extension; more pronounced to the rear where the brickwork of the top floor has also been reconstructed/extended. The



Castle House, Waters Green

rear elevation has a plain brick façade with cambered brick arches to window openings. Contemporary extension to the south as part of the 2008 consented scheme with roof extension spanning the two (see Merchant Exchange). High level signage detracts. An example of the adaptive reuse of former industrial building which to the historic building is successful; the relationship with Merchant Exchange, less so.



Castle House, Waters Green, entrance



Castle House, Waters Green, with Merchant Exchange



Castle House, Waters Green, rear elevation



Castle House, Waters Green, side elevation to Step Hill

Merchant Exchange, Waters Green

Status: Neutral

Date: 2009

Overall condition: Good

Use: Commercial at ground floor with hotel, office and residential uses

Notes: Replaced subsidiary buildings serving the mill as part of a redevelopment scheme consented in 2008. The building has sought to form a sensitive extension to the former mill, however owing to its scale and the height of the central glazed section it competes with the main building. The overall architectural aesthetic, a mix of red brick and large sections of glazing relate poorly to the mill and the local context. Retail frontage is simple with fully glazed shopfronts characteristic of modern developments. High level signage detracts.



Merchant Exchange, Waters Green



Castle House, Waters Green, with Merchant Exchange

40 - 44 Waters Green

Status: Neutral

Date: 20th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A two storey block with showroom to the ground floor. White brick to first floor with pitched corrugated metal roof. Seven bays with large window openings to six bays with two lights and three light transoms; seventh bay has smaller casement over vehicular access with plain doors. Shopfronts not inspected but external roller shutters detract. Arranged as two wide shopfronts each with a central door, low stallrisers and wide moulded pilasters/consols.



40-44 Waters Green

50 - 52 Waters Green

Status: Neutral (no.50) / positive contributor (no.52)

Date: Late-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A pair of two storey buildings with a shared pitched roof but differing facades which suggest a remodelling to no.50 – supported by the large full width rear extension. First floor at no.50 is red brick with wide casement window and simple brick head. Shopfronts are later insertions with shallower pitched roofs – tiled to no.50, slate to no.52. Shopfront at no.50 not inspected, roller shutters detract. No.52 comprises two bays with flat brick corbels to the roof and a decorative band under the eaves. Windows are large two-over-two timber sashes with painted lintels and sills. Shopfront is a good example with stallriser, mullions and transom lights; moulded flat pilasters and recessed entrance. Signage to shopfront is restrained, to the adjacent bay detracts. Rear and side elevations at no.52 has a contrasting character with mix of windows and altered openings, canopy to side access which detracts and tall boundary red brick wall to rear.



52 Waters Green



50 Waters Green



52 Waters Green, rear



50 Waters Green, rear

Nag's Head, 60 Waters Green

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Public House

Notes: A two storey public house arranged over three bays defined by flat brick pilasters and faced in red brick with stone dressing. Over the main body of the building is a slate-clad mansard roof with gabled dormers and a central stone pediment with pilasters, modelled corbels, ball finial and paired windows with central mullion. A further, flat roofed wing projects to the side. The central bay has a single window opening at first floor; prominent gabled doorcase with horse head, moulded pilasters and timber panelled door at ground floor below. Windows are otherwise paired with stone lintels and central painted mullions and sills. Beer drop at lower ground floor to right of doorway. Signage is a mix of traditional pub signage and detracting banners; proliferation of satellite dishes detract. Cornice detailing at first and second floors returns before façade steps with two bays of windows (second bay ground floor only) repeating detailing from main facade. Truncated gable end with chimney stacks. Single storey rear extension with railings and spiral staircase and further outbuildings to rear.



Nag's Head, 60 Waters Green



Nag's Head, 60 Waters Green, side elevation to 108 Steps



Nag's Head, 60 Waters Green, north elevation



Nag's Head, 60 Waters Green, rear outbuildings

The Old Millstone Inn, Waters Green

Status: Grade II

Date: 1840 - 50

Overall condition: Good

Use: Public House

Notes: Part of the former silk mill complex on Short Street to the rear - added in 1840-50 adjoining no.6 Short Street constructed at the same time. Four bays to principal façade with two angled returns to the south and south-east on the corner – each with two bays. First floor windows are modern uPVC casements whilst at ground floor are one-over-one modern sashes (two-over-two to east façade); all set under flat-arched gauged, painted brick heads with keystones. First bay to east façade with no opening at ground floor and blocked at first. The original doorway remains to the western end with architrave with clustered shafts and roll moulding; blind fanlight above. Pitched slate roofs with prominent chimney stacks, small high level dormer and moulded eaves cornice. Porch to centre of main façade is a later addition and detracts. North elevation has a gable end and connects to Short



Old Millstone, 62-68 Waters Green, original doorway



Old Millstone, 62-68 Waters Green

Street terrace. Boundary wall with gate to east, canopy to rear beer garden and small outbuildings with pitched roofs; rendered on the corner with blocked windows and stepping up to a red brick structure with a single window opening.



Old Millstone, 62-68 Waters Green, east and rear facade and outbuildings

70 Waters Green, former Bull and Gate Public House

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Commercial / office

Notes: The former public house comprises two storeys with a slate, clad double-pitch mansard roof. Constructed in red brick with rusticated stone front at ground floor and stone dressing including a large oculus window with 'Bull and Gate' in the arched architrave and dentil cornice at eaves level. Two large dormers in mansard with casements; otherwise the public house retains historic timber window; six-over-one at first floor with gauged brick heads and casements at ground floor with multi-pane transom lights including to the door fanlight. Single storey red brick wing with flat roof which steps up to a recessed two storey wing with pitched, slate roof and small dormer – window details repeat (and to the north-east elevation). Chimney stacks with stone dressing to mansard and two storey wing. Whilst the loss of the public house use is regrettable, the adaptive reuse has retained its historic detailing and character and contribution to the local townscape.



70 Waters Green



70 Waters Green, north-east elevation



70 Waters Green, side wings

70a - 76 Waters Green

Status: Neutral (no.70a) / positive contributor (nos.72 - 76)

Date: Mid-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A terrace group of four, constructed in brown brick – no.76 in red - and comprising three storeys with pitched roofs and chimney stacks. The wide window opening with multi-pane timber casements at no.76 suggestive of their former role in the silk industry. At first floor is a two-over-two timber sash with brick head; repeated at first and second floor to no.74. Otherwise the windows to the upper floors detract with uPVC casements to no.72 and projecting bay windows with uPVC windows at no.72a on brackets. Shopfronts inserted at ground floor; at nos.74 - 76 now serving a single business but aside from the loss of the entrance to no.76 retains the definition of the individual buildings with traditional shopfronts including stallrisers, pilasters, mullions and appropriate fascia signage. The high level sign at no.76 detracts. The shopfront at no.72 is simple contemporary unit which repeats traditional



70a-76 Waters Green

detailing including stallriser, mullion and fascia signage; the barber's pole adds interest. The red tiles to the contemporary shopfront at no.70a is unsympathetic and the projecting sign would be better located as fascia level. Passageway to the left-hand side of no.70a with door. Satellite dishes at nos.70a and 72 detract.



76 Waters Green

80 - 86 Waters Green

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: Two storey group which bookend the terraces on Back Wallgate and Church Street and mark the top of Waters Green. Constructed in red brick with pitched slate roofs, paired gabled dormers with timber casements and prominent chimney stacks. Single bays at first floor retaining eight-over-eight timber sashes with stone heads and sills. Inserted shopfronts are a good example with fluted pilasters, mullions forming three-lights (curved to all but front elevation of nos.80 and 82), stallrisers and appropriate fascia signage with cornice. The internal units each span two properties with entrances on the canted corner with glazed fanlights – door to no.80 is overtly modern. Shopfront extends one bay on side return to back Wallgate with sash window repeated at first floor and at ground and first floors in third bay to the rear. An arched window has been inserted and high level signage to the



80-82 Waters Green, return to Church Street

rear detracts; small multi-pane casement with stone head below. To Church Street shopfront extends full façade; sashes repeated over two bays at first floor; albeit with brick heads. Lantern lights are suited to character of building; high level projecting sign to Church Street would benefit from being lower to fascia level.



80-86 Waters Green



84-86 Waters Green, return to Back Wallgate

90 - 92 Waters Green

Status: Grade II

Date: Late-18th century

Overall condition: Good

Use: Commercial at ground floor,
residential above

Notes: Formerly a row of houses which may have houses domestic workshops; set back from the street behind dwarf stone wall. Constructed in brown brick with stone-flagged roof with axial chimney stacks and inserted conservation-style rooflights. Comprises two storeys to the front and three to the rear. Front elevation is arranged over six irregular bays with eight-over-eight sash windows at first floor with stone sills and flat-arched heads. To the left-hand bay, six-over-six sashes at ground and first floors which repeats for two bays in side return to Boden Street (with rear modern entrance door at ground floor). Two doorways with radial fanlights in moulded stone round-arched architraves to centre and right. Inserted shopfronts to traditional design with pilasters, stallrisers and three arched lights with mullions. Signage to no.90 is sympathetic, to no.92 detracts. The roof extends over a rear range with overhang in stepped elevation to Boden Street and with small single storey wing with pitched roof to Queen Victoria Street. Rear range



90-92 Waters Green

expresses likely original domestic industrial use with four bays of wide window openings to the attic storey with multi-pane, three light timber casements. At first floor gothic arched windows with interlace tracery and six-over-six sashes below with brick heads. Central doorway and single storey brick extension with pitched roof to left-hand side; car parking to rear which is set down from Queen Victoria Street.



90-92 Waters Green, rear elevation



90-92 Waters Green, rear carparking



90-92 Waters Green, return to Boden Street

Waters Green Tavern, 96 Waters Green

Status: Positive contributor

Date: Mid-19th / early-20th century

Overall condition: Good

Use: Public House

Notes: A two storey public house set on stone plinth with red brick ground floor and mock-Tudor render and timber frame to first floor. Pitched slate roof with red brick chimney stack. Windows at first floor are two bays timber casements with leaded lights. Window design is repeated at ground floor within two canted bays set on stone sills – single light opening to right-hand side. High level signage is characteristic of the public house use. Render and timber continues to the side elevation on Boden Street whilst a substantial two storey, three bay wing projects to the rear with interlocking pitched roof constructed in brown brick with timber sash windows (mix of two-over-two and one-over-one, stone lintels and red brick reveals) which is of an earlier date. Tall red brick boundary wall extends along Boden Street with timber gate.



Waters Green Tavern, Waters Green



Waters Green Tavern, Waters Green, earlier wing



Waters Green Tavern, Waters Green, Boden Street elevation

JJ Cookson Garage, Waters Green

Status: Detracting

Date: 20th century

Overall condition: Good

Use: Car Showroom

Notes: A two storey building with a largely glazed façade to Albert Place and pitched roof characteristic of a car showroom. Single storey wing extends along Waters Green, again substantially glazed with forecourt parking in front. Signage is large but appropriately located in terms of the composition of the building. Extensive forecourt area extends to the rear, behind buildings fronting Albert Place.

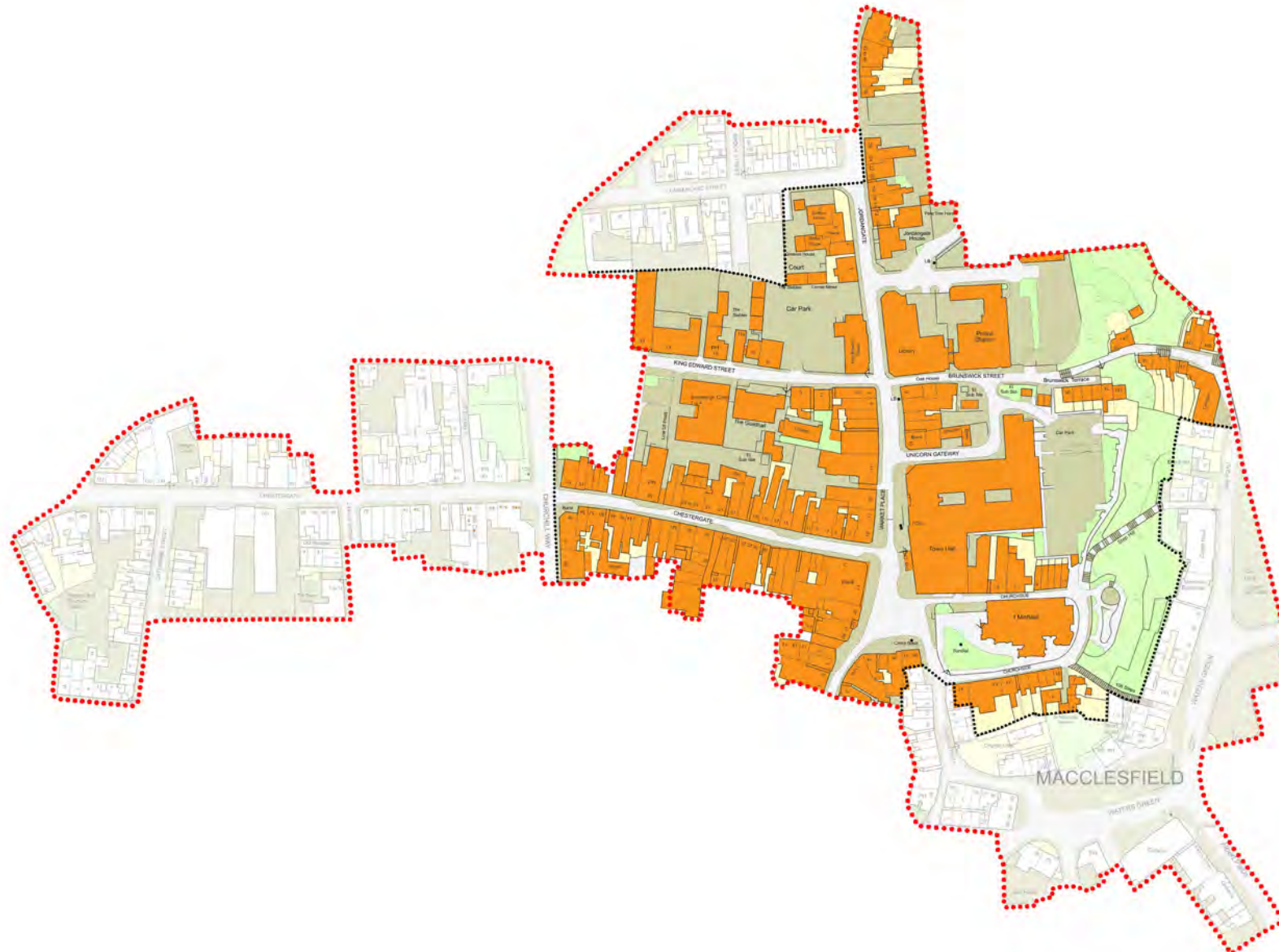


JJ Cookson Garage, Waters Green



JJ Cookson Garage, Waters Green, rear

2. Market Place, eastern end of Chestergate, King Edward Street and Jordangate



Brunswick Hill (north)

38 Brunswick Hill

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A two-storey red brick building with steps and railings serving raised entrance door with simple architrave and modern panelled door. Windows are eight-over-eight and six-over-six timber sashes at ground and first floors respectively with painted head at ground and simple lintel to first – both with painted sills. Pitched roof and rendered west elevation with slot windows – side access set within stone wall.



38 Brunswick Hill, west elevation



38 Brunswick Hill

42 Brunswick Hill

Status: Neutral

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A three storey red brick building formerly two set on a plinth which mediates the steep slope. The facade has been altered with two projecting square bay windows at first floor which detract; glazed to all sides with timber panelling below. Windows at second floor are three-light casements with simple lintels and stone sills, at ground floor are eight-over-eight sashes, oversailed by the bay windows above. The central entrance door is a modern timber panelled door with stone step and large carriage lantern above. Roof is pitched with a chimney stack, west elevation is rendered with a double-height triangular bay window, again glazed with timber panelling.



42 Brunswick Hill



42 Brunswick Hill, east elevation

44 - 46 Brunswick Hill

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A pair of three storey, red brick buildings with a shared pitched roof and chimney stack. Single window bays with gauged brick heads and entrance doors set to the right-hand side and with gauged brick heads. Windows are all uPVC casements to a variety of designs which detract whilst doors are modern albeit more sympathetic. Steps to entrances and a side access gate set in the stone wall serving no.44.



44-46 Brunswick Hill

48 Brunswick Hill

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A two storey building with additional lower ground floor served by lightwells with railings. Crossover steps provide access to the off-centred entrance door which has a detracting slate canopy. Originally three window bays at first floor, central opening now in filled; two flanking have stone sills and detracting modern uPVC windows which are repeated at ground and lower ground floors. Constructed in brick now painted with a pitched roof. Satellite dishes and cabling add clutter and detract.



48 Brunswick Hill

Brunswick Hill (south)

35 - 37 Brunswick Hill

Status: Neutral

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A pair of three storey buildings set back from the street with railings, no.35 is double fronted and may have originally been two dwellings. Both with later doorcases with bracketed pediments and panelled doors. Lights to the side of the doors are appropriate. The facades are rendered and painted which detracts; three bays of evenly sized window openings with stone sills and modest lintels; uPVC casements detract. Pitched roof with chimney stacks.



35 Brunswick Hill



37 Brunswick Hill

39 Brunswick Hill

Status: Neutral

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A two storey building built hard up against the pavement edge; plinth mediates the change in levels. Later doorcase with bracketed pediments and panelled door. The façade is rendered and painted which detracts; single bay sized window openings with stone sills and modest lintels; small windows in return elevation. uPVC casements detract. Pitched roof with gable end and chimney stack. Single light to side of doorway appropriate but other fixings, flue etc. detract.



39 Brunswick Hill



39 Brunswick Hill, east facade

41 - 43 Brunswick Hill

Status: Neutral (no.41) / positive contributor (no.43)

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: Two storey pair built hard up against the pavement edge; plinth mediates the change in levels with stone steps leading to raised ground floor at no.43. No.41 has been rendered and painted with modern casements and simple sills; modern panelled door. Aside from its shared scale with no.43 and shared pitched roof with chimney stacks its historic character has been largely lost. No.43 remains in red brick; single window bay with brick gauged arch at ground floor and simple sills to both. Modern panel door with brick head; passageway to right-hand side with brick gauged head, boarded timber door and fanlight. Windows are modern uPVC which detract. Wires across both buildings add clutter.



41 Brunswick Hill



43 Brunswick Hill

Brunswick Street

Oak House and 3 Brunswick Street

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Office

Notes: A red brick pair set over two storeys located to the rear of buildings fronting Market Place and formerly part of a continuing building frontage. Four bays of windows to first floor with stone heads and sills and dentil cornice to eaves. At ground floor to Oak House the entrance door is set to the right-hand side with pointed stone head with a tripartite sash windows with repeated stone head design and brick mullions. Windows are one-over-one timber sashes. To no.3 two large brick arch entrances' one with panelled timber door and fanlight now with extract vent and the other with modern doorway infill. Roof is pitched; the east elevation shows evidence of previously adjoining two storey building.



Oak House & 3 Brunswick Street



Oak House & 3 Brunswick Street, east elevation

Cheshire Constabulary Police Station, Brunswick Street

Status: Detracting

Date: Late-20th century

Overall condition: Good

Use: Police

Notes: The Police Station occupies a large plot, with a large car park to the east. It is a modern brick complex which fronts Brunswick Street with access to the car parking via the access road to the north. It is constructed in red brick and is very much of its time with a 20-bay composition to the east with glazed openings and a contrasting brick parapet. A large metal-clad roof storey has recessed dormer windows whilst a two storey extension was added following permission granted in 2003. This element is faced in metal at first floor with a slot window; curved to the corner with a largely glazed ground floor façade. Whilst it sits comfortably in the conservation area in terms of its scale, its materials, monolithic scale and car parking all detract.



Police Station, Brunswick Street, contemporary extension



Police Station, Brunswick Street, east facade



Police Station, Brunswick Street, access to north

Brunswick Terrace

25 - 33 & 33a Brunswick Terrace

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Residential

Notes: A terrace of six houses constructed in brick with slate roofs and chimney stacks. Two storeys aside from no.25 at the west end which is three storeys. Single window bays with eight-over-eight sash windows with stone painted voussoir heads, painted lintel to attic storey windows at no.25 (leaded canopy above at first floor to no.27; additional window over doorway at no.33). Doorways have reeded round-arched architraves with interlace fanlights and six-panelled doors. Moulded stone cornice to eaves. Basement lights, now infilled at nos.25 and 27. Railings at end of terrace provide no.33 with a front garden area. Flues in the front elevations detract. The west elevation to no.25 is plain brick with gable end, outbuildings to the side detract. Rear elevation is visible with largely two bays of eight-over-eight sash windows set under a variety of heads. No.25 with two bays;

smaller windows to the left-hand side appear later insertions; simple brick arch head at second floor to main window; meeting the eaves to the attic storey. Nos.33 and 33a single window bays; façades rendered which detracts and single storey red brick garage and access to south.



25 Brunswick Terrace



25 Brunswick Terrace, rear



27-31 Brunswick Terrace



27-31 Brunswick Terrace, rear



33-33a Brunswick Terrace



33-33a Brunswick Terrace, rear



33-33a Brunswick Terrace, garage to rear

Chestergate (north)

1 Chestergate (and 17 - 19 Market Place)

Status: Detracting

Date: 1980s

Overall condition: Good

Use: Commercial

Notes: As a modern development the building sits comfortably in the townscape in terms of its scale and the rough alignment of its composition. However its design bares no relationship to its context and owing to its prominent location on Market Place and at the eastern end of Chestergate it detracts from the historic character of the conservation area. It comprises three floors, constructed in red brick with lead capping to the parapet and a pitched roof behind. Facing Market Place it comprises four bays with a canted bay to the corner and two bays returning to Chestergate; each defined by brick columns, set on need. Each bay comprises three one-over-one casements with brick mullions and lintels above at first floor; the canted bay and northern bay to Market Place have two windows whilst the staircore to Chestergate has a vertical window spanning the two floors. The modern shopfronts and signage are largely appropriate to the character of the building however the projecting box sign on



1 Chestergate and 17-19 Market Place

Market Place detracts. The two entrances to the north and west and restrained although the recess to Market Place has the potential for anti-social behaviour and the painted brickwork panel to Chestergate is peeling. The lattice internal roller shutter is a good example.



1 Chestergate and 17-19 Market Place, Chestergate entrance



1 Chestergate and 17-19 Market Place, return to Chestergate

3 - 3a Chestergate

Status: Positive contributor

Date: c.1840 - 1860

Overall condition: Good

Use: Commercial at ground floor

Notes: A three storey building constructed in red brick and comprising two bays – each with two-over-two sash windows, stone sills and cambered gauged brick arches. Moulded timber to cornice to roof eaves with pitched roof behind. Strengthening wall ties have been painted which adds visual interest despite contrasting with the historic character. Other fixtures and fittings add clutter and detract. At ground floor the shopfront is a traditional design with moulded stallriser and mullion, it is however setback from the main facade with an unsightly roller shutter and box housing which detract. The setback also creates a disconnect with the fascia signage. The passageway to the rear is blocked with a modern door; signage above is accommodated within the fanlight area and there is a modern reeded architrave – both of which are fairly successful. A large wing stands parallel to the rear with a pitched slate roof and gable end with truncated chimney stack, infilled historic openings and a modern inserted window are visible from the rear.



3-3a Chestergate



3-3a Chestergate, shopfront



3-3a Chestergate, rear wing

5 Chestergate

Status: Positive contributor

Date: c.1840 - 1860

Overall condition: Good

Use: Commercial at ground floor

Notes: A three storey building constructed in red brick and comprising two bays – each with two-over-two sash windows, stone sills and cambered gauged brick arches. Moulded timber to cornice to roof eaves with pitched roof behind. Fixtures and fittings on the brickwork add clutter and detract. At ground floor the modern shopfront has sought to follow a traditional composition with mullions and a stallriser however its contemporary appearance, oversized box fascia sign with pigeon spikes on top, signage to the door and stallriser and illuminated sign internally all detract.



5 Chestergate

7 - 9 Chestergate

Status: Positive contributor

Date: c.1840 - 1860

Overall condition: Good

Use: Commercial at ground floor

Notes: A four storey building, constructed in red brick and arranged over four bays. Windows at first and second floors and eight-over-eight timber sashes with painted stone sills, painted lintels at first floor and gauged brick arches to second. The attic storey has fixed windows which appeared to be boarded and painted – including replica glazing bars; this is repeated in the 3rd bay at first and second floors. Whilst the casino branding and lettering to the fascia give the shopfront a rather brash appearance, it otherwise follows a traditional design with stallriser, mullion and flanking pilasters, a recessed entrance and projecting sign on a traditional iron bracket. A projecting wing with pitched roof and gable end is visible to the rear.



7-9 Chestergate, rear



7-9 Chestergate

11 Chestergate

Status: Positive contributor

Date: c.1840 - 1860

Overall condition: Good

Use: Commercial at ground floor

Notes: A three storey building constructed in red brick and comprising two bays – each with two-over-two timber sash windows, stone sills and fluted heads with keystones. Moulded timber to cornice to roof eaves with pitched roof behind. Fixtures and fittings on the brickwork add clutter and detract. The shopfront is one of the best examples in the conservation area with decorative mullions, arched transom lights, pilasters and a recessed entrance. Above is a painted fascia sign and cornice with a traditional awning with iron support brackets; a painted projecting sign is located at first floor on a decorative iron bracket. The passageway to the side has a boarded door with fanlight and gauged brick head. A modern uPVC window has been inserted at high level to the rear with a concrete element projecting at roof level.



11 Chestergate



11 Chestergate, shopfront



11 Chestergate, rear

13 - 15 Chestergate

Status: Positive contributor

Date: c.1840 - 1860

Overall condition: Good

Use: Commercial at ground floor

Notes: A three storey building constructed in red brick and arranged over five bays. Windows at first and second floors are decorative casements with margin and transom lights, painted stone sills and gauged brick heads with keystones. A bracket timber cornice to the eaves with pitched roof and tall chimney stacks to each end. Painted circular wall ties are located at first and second floors. The ground floor has two commercial units; both with appropriate traditional shopfronts however the signage is oversized; particularly to no.13 where it overlaps with the first floor. The cowl lights and wiring providing external illumination and disused fixings add clutter. To the rear are a series of projecting wings with a mix of window openings.



13-15 Chestergate



13-15 Chestergate, rear



13 Chestergate, shopfront



15 Chestergate

17 - 17a Chestergate

Status: Positive contributor

Date: c.1840 - 1860

Overall condition: Good

Use: Commercial at ground floor

Notes: A three storey building which steps down in scale with smaller window openings arranged over five bays. The symmetrical arrangement has a central bay with painted architrave to the first floor openings and painted splayed head to the first floor above whilst the flanking window openings have gauged brick heads. Stone sills at second floor and banding at each level. Dentil cornice at roof level with pitched roof behind and visible chimneystack. The ground floor has two commercial units; to no.17 is a modern shopfront which is of no particular merit and a detracting oversized fascia above which overlaps with the first floor. To no.17a a traditional shopfront with stallriser, mullions and transom lights which is overpowered by the crass branding and signage. Disused fittings and other fixtures add clutter to the façade and detract. To the rear deep projecting wings.



17-17a Chestergate



17-17a Chestergate, rear

19 - 21 Chestergate

Status: Positive contributor (no.19) / detracting (no.21)

Date: c.1840 - 1860

Overall condition: Good (no.19) / poor (no.21)

Use: Commercial at ground floor

Notes: A three storey building arranged over three bays; constructed in red brick and rendered at no.19 which is in a poor condition and detracts. To no.19 two bays with modern casement windows which detract, painted stone sills and lintels. Banding below the parapet and painted above the ground floor. The shopfront is a good traditional example with stallriser, pilasters, transom lights, restrained fascia signage and an awning with iron support brackets. The passageway to the rear has a recessed door, detracting roller shutter and an oversized blank signage area above. The render to no.19 detracts from its historic character although some of the detailing is evident below. One-over-one timber sash at first floor, window boarded to second. The shopfront and fascia are a good example of a modern replacement, replicating traditional features but with a sensitive contemporary aesthetic. To the rear an M-pitched roof with gable ends and projecting wings, part painted with a mix of original and altered openings, a/c unit fixed to the façade.



19-21 Chestergate



19 Chestergate



21 Chestergate



19-21 Chestergate, rear

23 - 23a Chestergate

Status: Neutral

Date: c.1840 - 1860

Overall condition: Poor

Use: Commercial at ground floor

Notes: A three storey building which steps down in scale; arranged over two bays with a rendered façade – the condition of which detracts as well as fixtures and fittings which clutter the façade. Dormer windows to the attic storey puncture the eaves line with gabled roofs and casement windows. At first floor are one-over-one timber sash. At ground floor is a traditional shopfront with stallriser, mullions, transom lights and a recessed entrance which is overpowered by the crass branding and proliferation of signage and flags. The passageway to the rear is has a door, surrounding signage is excessive and detracts – particularly to the pilasters. To the rear is no.23a a three storey brick building with pitched roof which forms the rear of the courtyard accessed via the passageway.



23 Chestergate



23a Chestergate



23 Chestergate, passageway

25 - 27 Chestergate

Status: Positive contributor

Date: c.1840 - 1860

Overall condition: Good

Use: Commercial at ground floor

Notes: A three storey building with a lower scale, constructed in red brick and arranged over three bays. The window openings are later insertions with the larger original openings at first floor still evidenced in the facades with the gauged brick arches which remain giving the building a particular charm. Windows at first floor are now six-over-six timber sashes with stone sills and heads which infill underneath the original arches. Openings at second floor have also been altered, now with three-over-three timber sashes which meet the moulded timber cornice to the eaves. Roof is pitched with a visible chimney stack. The ground floor shopfront is a good example of a modern replacement; replicating traditional detailing including the pilasters, stallriser and mullions. The internal lattice grille to the entrance bay is also a good example. Fixtures and fittings to the facade detract and the fascia signage is overtly modern for the character of the rest of the building. To the rear a projecting wing, end wall now rendered.



25-27 Chestergate

29 - 33 Chestergate

Status: Detracting

Date: Mid-late 20th century

Overall condition: Good

Use: Commercial

Notes: A three storey modern building arranged over six bays; four grouped with a plain brick bay before the final repeated bay. Each bay formed of concrete canted panels with casement windows; the upper two storeys set on a recessed plinth with a plain access door to the right-hand bay and a shopfront spanning the remainder. The shopfront is suited to the period of the building and repeats key details such as the stallriser; the signage however is poorly located between the ground and first floors and detracts as well as other redundant fixings on the façade. Whilst there is some merit in the architectural design of the building it is completely at odds with the prevailing character and detracts. To the rear is a two storey utilitarian building a mix of red and dark brick with a heavy concrete beam and modern casements above an open parking area.



29-33 Chestergate, rear



29-33 Chestergate

35 – 37 Chestergate

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Commercial

Notes: A pair of three storey buildings constructed in red brick, each two bays wide. To first floor six-over-six timber sash windows with stone lintels, arched brick heads and keystones. Attic storey windows repeat the detailing albeit smaller in scale with three-over-three sash windows. Bracket cornice to the eaves with a pitched roof and visible chimney stacks. Fixtures and fittings add clutter to the facade and detract. At no.35 the modern shopfront is set on angle recessing into the building with forms an odd feature, the fascia board is oversized and a redundant projecting sign fixing detracts; the internal lattice shutter however is a good example. The modern shopfront at no.37 is fairly sympathetic however the fascia sign is oversized and the modern canopy detracts. To the rear a single storey wing with a pitched slat roof, partially rendered and painted. A metal stair provides access to the upper floors whilst modern casements detract.



37 Chestergate



35-37 Chestergate



35-37 Chestergate, rear

Former Bate Hall Hotel, Chestergate

Status: Grade II*

Date: Late-16th / early 17th century

Overall condition: Good

Use: Public House

Notes: A public house likely to have been converted from an original dwelling. Internally it is timber framed, refronted in the early 19th century with render over brick and coursed rubble to the rear wing. It comprises three storeys arranged over four window bays which oversail the passageway to the right-hand side. Windows are six-over-six sashes at first floor with keystone lintels; at second floor three-over-three sashes with painted sills. The ground floor public house front is a late 19th century inserted with a central timber panelled doorway and traditional public house signage and lighting. Modern spotlights above the fascia and redundant fixings detract. The passageway has panelled gates with exposed beams to the oversailing ceiling; the rear is largely painted brick with a projecting wing with prominent chimney stack and side entrance, casements at ground floor and a large tripartite sash at first

floor. Adjacent is a modern two storey red brick with pitched roof which steps down to a single storey wing with an M-pitched roof, with a side infill adjacent. At upper level to the rear of the original building two stone mullion windows with iron lattice glazing are visible; otherwise they are timber sash as per the front elevation. A small beer garden area is located to the rear of no.41.



39 Chestergate



39 Chestergate, passageway



39 Chestergate, mullion windows



39 Chestergate, rear



39 Chestergate, rear extensions

41 Chestergate

Status: Grade II

Date: 1691

Overall condition: Good

Use: Commercial at ground floor

Notes: A three storey building with a red brick refronting which belies its historic character; coursed rubble to the rear. Windows are modern casement insertions with simple brick heads and stone sills. Originally a dwelling, a shopfront has been inserted at ground floor which is a traditional design with two arched lights flanking a central door and fascia with dentil cornice although slightly at odds with the simple character of the upper floors. The barber's pole adds interest. Riseley's Passage to the left-hand side leads through to the rear where the original building appears to stop short of the passageway, evidenced by a joint in the stone wall. Two inserted windows above the passageway, now infilled at first floor and a projecting gabled wing with casement windows under segmentally-arched brick heads and brick jambs; additional windows inserted at first floor detracts.



41 Chestergate



41 Chestergate, rear

43 Chestergate

Status: Detracting

Date: Mid-19th century

Overall condition: Poor

Use: Commercial at ground floor

Notes: A three storey building arranged over two bays. The façade has been rendered, the poor condition of which is detracting whilst modern casements at first and second floors detract further. Whilst the shopfront was not inspected the roller shutter, box housing and modern canopy above all detract alongside the high level projecting sign. To the side elevation the red brick is exposed, with a gable end and three storey projecting wing with evidence of the original openings – all now infilled except one remaining three-over-three sash under gauged brick heads. The a/c units fixed to the façade detract.



43 Chestergate, rear



43 Chestergate

45 - 49 Chestergate

Status: Neutral

Date: Mid-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A group of small-scale two storey buildings with a shared pitched roof; two bays to no.45 and a single bay to nos.47 and 49. No.45 has a rendered façade, modern casements and Dutch canopy which all detract; shopfront not inspected but roller shutter detracts. No.47 retains its red brick front, with stone sill and modern casement. Shopfront not inspected but roller shutter and housing detract as well as fixtures and fittings to the upper floor. The pilasters at no.49 are suggestive of a traditional shopfront but not inspected; roller shutter and box housing detract. The large glazed opening at first floor, French doors and balustrade and advertising panels are all at odds with the original character of the building. Pitched roof wings to the rear, rendered to no.49 with modern casements; staircase located in-between proving access to the upper floor.



45-49 Chestergate



45-49 Chestergate, rear

51 - 53 Chestergate

Status: Neutral

Date: 1786

Overall condition: Good

Use: Commercial at ground floor

Notes: A three storey building, arranged over four bays with a now rendered frontage and exposed red brick gable end to the return elevations. Windows are eight-over-eight timber sashes at first floor with painted heads with four-over-eight to the second floor. Banding runs across the sill level at second floor and to the parapet; quoins to corners. Inserted shopfront at no.51 is a good example of a traditional design with panelled stallriser, pilasters, recessed entrance and fascia. No.53 (Tudor House) retains the original frontage with eight-over-eight sash windows, the signage and goods laid outside however detract. Fixtures and fittings across the facade add clutter and detract. A single window at first floor in the return elevation which follows the

design from the front, prominent chimney stack above; signage fixed to this elevation detracts. A wing projects along Churchill Way with a interlocking pitched roof and axial chimney stack; two bays of windows repeat the detailing to the front, with simple stone lintels and heads. To the rear large modern windows have been inserted and a smaller side wing projects with two-over-two sash (also at ground floor in the main wing). Further concrete outbuildings within the garden area detract.



51-53 Chestergate



53 Chestergate



51-53 Chestergate, side elevation



51-53 Chestergate, rear wing



51-53 Chestergate, rear elevation

Chestergate (south)

2 Chestergate (including 21 Market Place)

Status: Detracting

Date: 1970s

Overall condition: Good

Use: Commercial

Notes: This modern development occupies a key position on the corner of Chestergate and facing the Town Hall. It comprises four tall storeys which step up from the prevailing roofline on both Market Place and Chestergate and its design bares little relationship to its context. As a consequence it detracts from the historic character of the conservation area and has a particularly negative impact on the quality of Market Place. It is faced in red brick with five shallow glazed bays to each elevation, the heads of which seek to replicate a gabled form. To the parapet is a heavy banded strip which is repeated between the floors. The ground floor is faced in granite panels with simple three-light glazed shopfronts with louvred transoms facing Market Place suited to the character of the building. To the corner is a recessed entrance with a projecting canopy; the same canopy design is repeated to the

rear entrance on Chestergate. Three further shopfronts are located on Chestergate; the first repeats the three-light design, the second has an entrance with margin lights and the third is blocked to accommodate ATM machines. Signage is a modern box fascia and projecting sign. At roof level is a projecting lift run or plant room.



2 Chestergate



2 Chestergate, facing Market Place

4 - 8 Chestergate

Status: Grade II

Date: c.1750

Overall condition: Good

Use: Commercial

Notes: Originally a house the building comprises four storeys, constructed in brick with stone quoins, painted stone string courses, decorative wall ties to no.8 and a pronounced moulded eaves concealed a pitched roof behind. It is arranged over six bays with six-over-six timber sash windows to the first and second floors with flat-arched brick heads and painted stone sills; six-pane casements to the attic storey. At ground floor an off-centre entrance doorway has a moulded stone architrave with 'J D Cooper's County Chambers' carved into the stone and a panelled timber door. The doorway is flanked by two 19th century shopfronts with decorative ironwork on top of the fascias and tiling to the recessed entrances. The fascia sign at no.4 is overtly modern and detracts whilst the shopfront at no.8 is a good example with decorative transom lights and mullions. A decorative hanging sign bracket remains at first floor whilst modern fixtures and fittings add clutter and detract. The passageway to the right-hand side has a timber boarded door and grille to the fanlight above.



4-8 Chestergate



4 Chestergate



4-8 Chestergate, central entrance



8 Chestergate

10 - 14 Chestergate

Status: Grade II

Date: Late-18th / early-19th century

Overall condition: Good

Use: Commercial

Notes: A red brick building, comprising three floors and arranged over six bays with a wood mullion eaves cornice to the eaves and quoins at either end. Window openings at first and second floor have flat-arched heads and sills; two-over-two sashes to no.10, six-over-six to no.12 and one-over-one to no.14 – the variation across the group detracts from its character. The shopfront at no.10 is a good example with two-over-two sashes set between pilasters, appropriate signage including a projecting sign on a decorative iron bracket and awning with iron support brackets. Whilst the shopfront is appropriately detailed at no.12 the crass branding, fascia sign, modern awning and excessive signage – including a high level sign – all detract. The shopfront at no.14 was not inspected but the recess from the street, roller shutter and housing and modern box fascia all detract; the passageway to the rear has a modern door.



10-14 Chestergate



10 Chestergate



12 Chestergate



14 Chestergate

16 - 22 Chestergate

Status: Positive contributor

Date: Early-mid 19th century

Overall condition: Good

Use: Commercial

Notes: This group forms two separate buildings; no.16 - 18 constructed in browner brick and a storey taller. However as is fairly typical of the high street at ground floor level the shop units spans across the two, with a smaller single unit at no.16. The shopfront at no.16 is a traditional design with pilasters and a moulded stallriser and signage confined to the fascia level above. The passageway between nos.16 and 18 appears to have been consumed into the larger retail unit. The larger shopfront replicates some traditional elements including fluted pilasters and moulded panels to the recessed doorway, the low stallriser and modern mullions are again appropriate although overly simple and of no particular merit. Whilst a definition is maintained between the two buildings in the shopfront, the manner with which the modern box fascia sign spans across detracts. To the upper floors a bay window with pitched tile roof has been inserted at first floor to no.16 with a two-over-two timber sash window above and a small casement to



18-22 Chestergate

the attic storey which collectively give the façade a disjointed appearance. The upper façade at no.18 appears to have been altered with the two-over-two sash window at first and second doors uncomfortably close and what appear to be modern gauged brick heads. The roof is pitched with a gable end. At nos.20 - 22 the windows are set off centre, with two-over-two timber sashes at first floor under arched brick heads (large and black-painted at no.22 which detracts) and three-over-six at first floor – all with stone sills. Decorative wall ties have been inserted across both buildings whilst further modern fixtures and fittings on the façade detract.



16-18 Chestergate

22 - 24 Chestergate

Status: Positive contributor

Date: Early-mid 19th century

Overall condition: Good

Use: Commercial

Notes: A three storey building comprising two bays with a rendered façade and moulded cornice to the eaves; pitched roof and visible chimney stacks. Owing to the rendered façade it is unclear if the window openings have been enlarged but they are larger than the prevailing character with modern multi-pane casements at both levels; arched head at first floor and all with stone sills. The ground floor shopfront is a good modern design which replicates traditional detailing including margin and transom lights and moulded stallrisers and pilasters. The temporary boarding to the fascia and advertising obscuring the shopfront glazing all detract. The cowl lights and wiring etc. and clutter detracts. The doorway to the passageway is a timber panelled door with fanlight.



24-26 Chestergate

28 Chestergate

Status: Grade II

Date: Late-16th / early-17th century

Overall condition: Good

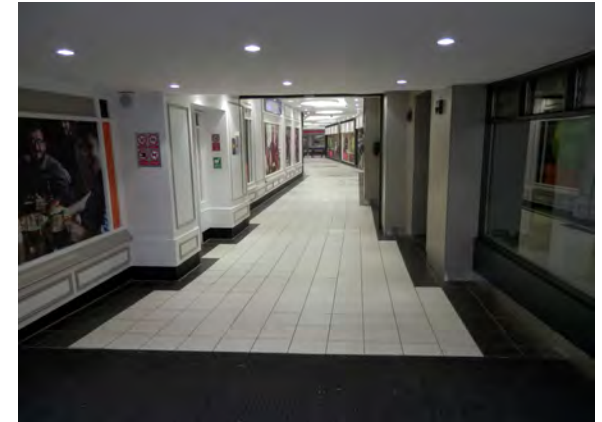
Use: Commercial

Notes: Originally a house and now retail this is a three storey, timber-framed building, refronted in brick with a slate roof and moulded cornice. It comprises two wide bays with tripartite timber framed sash windows, six-over-six to the centre with two-over-two flanking, under flat-arched brick heads and stone sills. At ground floor the left-hand side of the building has been cut through to form a passage into the Grosvenor Shopping Centre behind whilst the retail unit to the right-hand side spans across into the adjacent unlisted building (formerly no.30). This building stands slightly taller and comprises two bays with two-over-two timber sashes and simple brick heads and stone sills. The manner with which the shopfront spans the two detracts from the definition of the original buildings however the shopfronts themselves are early 19th century with shallow bow windows with small panes and a moulded cornice. Signage is relatively restrained across the buildings and appropriately located at fascia level with a traditional hanging bracket at high level; the modern projecting box sign at no.28 however detracts. Whilst the open frontage



28 Chestergate, open passageway

and modern column at no.28 also detract, the lattice grilles are an appropriate means of providing security to this open passageway. The poorly located security alarm at no.28 also detracts.



28 Chestergate, Grosvenor Shopping Centre



28 Chestergate

32 Chestergate

Status: Neutral

Date: Early-mid 20th century

Overall condition: Good

Use: Commercial

Notes: A three storey, rendered building which has an art-deco character which is of interest but is at odds with the general character along Chestergate. The arrangement of the three bays of first floor windows add to its art-deco character with three transom lights above and two lights below. The uPVC casements at second floor detract from this character. Moulded string courses run across the façade with a strong parapet at roofline. The contemporary shopfront at ground floor is suited to the character of the building however the fascia sign is oversized and the shutter boxes detract. The roller shutter, box housing and oversized fascia to the side access all detract however the barber's pole adds interest.



32 Chestergate

34 - 38 Chestergate

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Commercial

Notes: A three storey building constructed in red brick and arranged over three bays with modillion eaves cornice at eaves level. Windows are tripartite sashes; two-over-two to the centre with one-over-one flanking; flat arched heads and keystones and stone sills. An additional narrow blank bay over the passageway to the right-hand side with a simple door. Shopfronts are 20th century insertions to traditional designs with stallrisers, mullions and pilasters. The box fascia signs at no.s36 and 38 however detract alongside the advertising obscuring glazing to no.38. The modern shopfront at no.34 highlights how a contemporary aesthetic can still utilise traditional details – the manner with which the fascia projects from the façade however detracts. Wall ties have been inserted at upper levels whilst redundant fixtures and fittings add clutter and detract. To the rear no.36 has been rendered, with modern uPVC windows to all and roller shutters and box housing at no.34.



34 Chestergate



34-38 Chestergate



34-38 Chestergate, rear

40 - 42 Chestergate

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Commercial

Notes: A three storey building constructed in red brick with a moulded wood eaves cornice, pitched roof and central chimney stack. It comprises two bays with one-over-one timber sashes at first floor and two-over-two sashes at second; all with flat-arched painted stone heads and sills. Windows at no.40 have shutters. The shopfronts are contemporary and detract; the tall, fully glazed opening at no.40 and plain surround are at odds with its historic character whilst at no.42 the overtly contemporary design and materials again fail to relate to the building above. A narrow passageway and simple door is located to the left-hand side. To the rear modern casements have been inserted with a projecting red brick extension at ground floor and external stairs to the upper floors.



40 Chestergate



42 Chestergate



40-42 Chestergate



40-42 Chestergate, rear

44 - 48 Chestergate

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Commercial

Notes: This group forms a pair of stucco fronted buildings; the right-hand side a storey taller than the left; both with a slate roof. As is characteristic of high street frontages the retail unit at ground floor spans across the two with a smaller single unit to the left-hand side. The larger shopfront is modern, whilst of no particular merit it follows the composition of a traditional design with stallriser, mullions and a recessed entrance. The distinction between the two buildings is expressed in the shopfront however the fascia sign spans across the two and detracts. The shopfront to the left is a traditional design with stallriser, glazed and panelled door, fascia board and cornice above. To the smaller element are two tripartite timber sash windows at first floor; six-over-six in the centre flanked by two-over-two; moulded



44-46 Chestergate

cornice to the eaves. To the taller element two-over-two timber sashes at both floor levels with moulded architraves at first floor. A tiled passageway provides access through to the rear, with a small courtyard bounded by the tall projecting wing of nos.46 and 48 and the tall buildings associated with the former works on Stanley Street to the south. The signage and box housing for the roller shutter detract.



48 Chestergate



48 Chestergate, passageway



46-48 Chestergate, rear wing

50 - 54 Chestergate

Status: Grade II

Date: 17th century

Overall condition: Good

Use: Commercial

Notes: A group of three shops at ground floor with a timber framed interior, rendered façade over brick with mock timbering dating to c.1900. A small scale building comprising two storeys arranged over three bays with gabled dormers and finials to the bargeboards. The pitched, stone-flagged roof overhangs on brackets with tall chimney stacks. The return elevation is in brick with unsightly signage. Windows to nos.50 and 52 are three-light casements with a large two-over-two sash to no.54. Shopfronts are early 20th century insertions with stallrisers, multi-pane transom lights (to nos.50 and 52), slim fascias suited to the scale of the building and recessed doorways. Modern additions including roller shutters and box housing to nos.50 and 52 and modern canopy to no.54 all detract whilst redundant fixtures and fittings to the upper floor add clutter and detract – the internal shutter at no.50 is more appropriate.



50-54 Chestergate



50 Chestergate



50-54 Chestergate, return elevation

56 Chestergate

Status: Positive contributor

Date: Early-20th century

Overall condition: Good

Use: Commercial

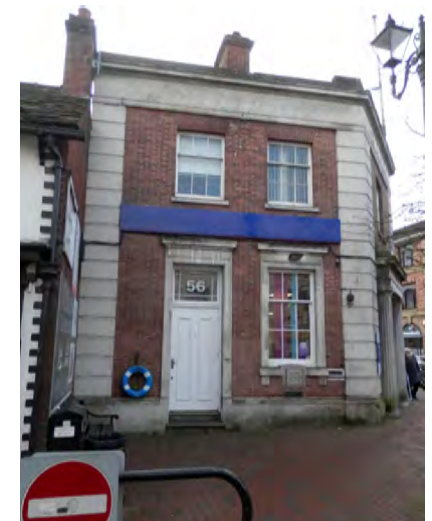
Notes: A grand neo-classical building set on a stone plinth which stands on the corner with Churchill Way. It comprises two storeys with rusticated pilasters and quoins, a stone plinth and deep cornice to the parapet. The principal frontage on Churchill Way comprises seven bays with three-over-six sash windows (foreshortened to the end bay to accommodate an ATM machine with stone architraves at ground floor and gauged brick heads at first floor. The canted corner return is a single bay with a classical doorcase including a pediment mounted on Doric columns. The bay to Chestergate is set back from the building line, it continues the composition of the elevation for two bays with a timber panelled entrance door in the end ground floor bay with fanlight and architrave. Tall chimney stacks at roof level are visible. Signage is poorly located and the main fascia cuts across the architectural detailing and detracts.



56 Chestergate, Churchill Way elevation



56 Chestergate, entrance bay to corner



56 Chestergate

Churchside (north)

Former Borough Police Station, Churchside

Status: Grade II*

Date: 1870

Overall condition: Good

Use: Civic (police use ceased in 1974)

Notes: The former police station adjoins the rear of the Town Hall and forms part of the extensions undertaken in 1870. Constructed in ashlar, it follows the Greek revival style of the main Town Hall. It comprises two storeys arranged over three bays with paired one-over-one sashes to the outer bays and a single one-over-one sashes above an entrance door with architrave. Lower ground floor openings and lightwells/pavement lights are now infilled. The windows have moulded architraves set in panelled recesses. A scrolled frieze surmounts with cornice and an open panel parapet. Over the ground floor carved letters state 'Borough Police Station'.



Former Police Station, Churchside

3 Churchside

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A red brick building, comprising two floors and arranged over three bays, the left-hand bay narrower with a one-over-one sashes set over the passageway to the rear (with gate). The two further bays have tripartite sash windows at first floor with stone sills and one-over-one timber sashes. Inserted late 19th/early 20th century shopfronts with panelled stallrisers, fluted pilasters, multi-pane windows and raised entrances with stone steps – detailing repeats to the passageway architrave. Modern doors have been inserted associated with their residential use which detract. Redundant fixtures and fittings, wires etc. clutter the façade and detract.



3 Churchside



3 Churchside, right hand side

7 Churchside

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Office

Notes: Originally a house with a possibly earlier core it is constructed in brown/red brick with a slate, pitched roof. Comprising three storeys it is arranged over two bays with a central entrance and a round-arched painted stone architrave. Windows at ground floor are tripartite timber sashes, two-over-two to the centre, flanked by one-over-one; above are paired six-over-six sashes with four-over-eight to the attic storey; cambered brick arches at ground and first and stone sills to all. Modern handrails detract. Side and rear elevations are rendered; with chimney stack to the gable end. A tall brick boundary wall with brick arched opening continues the building line.



7 Churchside



7 Churchside, side elevation

9 - 17 Churchside

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Residential

Notes: A terrace group of late Georgian houses, constructed in brick with pitched slate roofs. Comprising two storeys, set on a stone plinth, each is a single bay wide with eight-over-eight timber sash windows with flat-arched painted stone heads and stone sills. Entrance doors are set to the left with four-panelled timber doors and blind painted fanlights in round-arched stone architraves. The uniformity which is retained across the group is of particular merit. Window bays repeat for two bays to the return elevation; first bay first floor window infilled with brick and a new window inserted in place of a door to the rear. To the rear a gable end to the left-hand side with central arched opening now infilled; otherwise a uniform modern extension across the group at ground floor with pronounced rooflights. Modern casements at first floor under arched brick heads, whilst designed to replicate multi-pane sash these detract.



9-17 Churchside



17 Churchside, return elevation



9-17 Churchside, rear

Churchside (south)

31 - 35 Churchside

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Office / residential

Notes: A row of three houses at the east end of the terrace, built hard up against the pavement edge. Constructed in red brick and comprising two storeys with pitched slate roof and set on a plinth which mediates the sloping street. Each a single bay with modern one-over timber sash windows with flat-arched painted stone heads and stone sills. Decorative architraves to the six-panel door entrances. The retained uniformity of the group is of particular merit although modern house numbers detract. The east elevation is rendered with small modern uPVC casement at both floors which detract; modern windows also to the rear elevation which similarly detract.



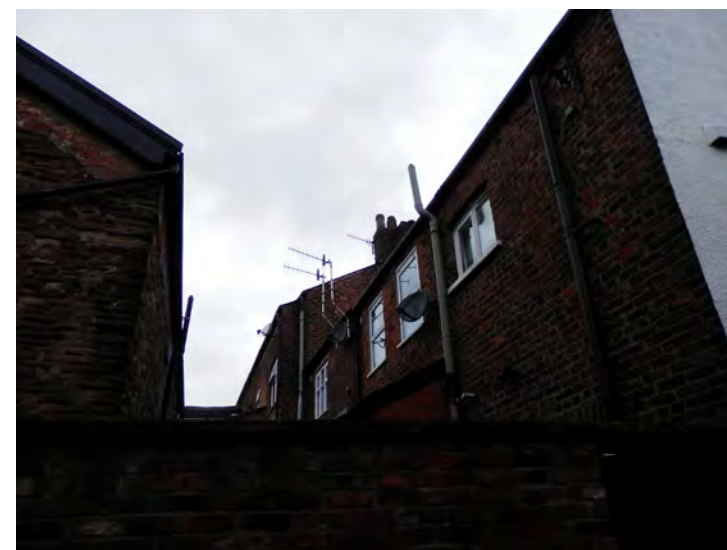
31-35 Churchside



31 Churchside



31 Churchside, side elevation



31-35 Churchside, rear

37 - 39 Churchside

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Office / residential

Notes: A pair of houses within the terrace, built hard up against the pavement edge. Constructed in red brick and comprising two storeys with pitched slate roof and stone steps to the entrances. Each two bays windows; two-over-two modern sashes to no.37 with flat-arched gauged brick heads and a blind window over the entrance door. To no.39 two-over-two timber sashes with the same detailing and a timber casement over the entrance door which detracts. Both entrances with round-arched reeded architrave with plain fanlights and six-panelled doors. Doorway to passage way on right-hand side with architrave to match.



37 Churchside



37-39 Churchside

41 Churchside

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Office

Notes: A former house within the terrace built hard up against the pavement edge, set on a painted plinth with stone step to entrance. Constructed in red brick and comprising two storeys with a pitched slate roof. Two bays flanked the central entrance with round-arched reeded architrave with plain fanlight and six-panelled door. Windows are large modern casements within original openings with cambered brick heads which detract. Wires across the façade detract.



41 Churchside

43 - 43a Churchside

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Office

Notes: Pair of former houses constructed in red brick and comprising two storeys. The façade is arranged over five bays with a further single bay pavilion at no.43a. To the centre of the main part of the building is a Tuscan doorcase. The first bay has blind windows; two-over-two timber sashes to the next bay and over the entrance before a large tripartite sash window at first floor over paired two-over-two sashes at ground floor – all with flat-arched brick heads, stone sills at ground floor and continuous sill band at first floor. Wires which run across the façade detract. To no.43a a large tripartite window at first floor with a squat tripartite sash below set in a segmental-arch recess with plain string course and a door with strap hinges inserted to the left. A moulded stone cornice runs across the façade with a parapet on top.



43-43a Churchside



43a Churchside

47 - 47a Churchside

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Offices

Notes: Heavily altered from its original form with roughcast render over brick or timber framing and a strong parapet line. Comprises two storeys set on a plinth which mediates the change in street level. Two one-over-one sash windows at first floor, entrance door to the left, one-over-one sash and inserted traditional shopfront at ground floor. The shopfront jars with the otherwise overtly modern character of the building which belies its history.



47 Churchside

Gas Road

Waters Green Garage, Gas Road

Status: Neutral

Date: Early-mid 20th century

Overall condition: Fair

Use: Commercial

Notes: A simple red brick building comprising two recessed bays framed by blank flat pilasters and set on a black brick plinth. Return to Brunswick Hill comprises four bays with window openings at ground floor (three light to first two bays and square four light window to third) entrance door to rear. Glazed clearstory at roof level, some panes now boarded. Whilst the red brick detailing is of some interest the general condition, roller shutters and high level signage all detract. A modern range is set back from Gas Road, in red brick with large simple windows openings and a corrugate metal roof – the general condition and roller shutter again detract.



Waters Green Garage, modern range



Waters Green Garage, Brunswick Hill elevation



Waters Green Garage

Jordangate (east)

Macclesfield Library, Jordangate

Status: Grade II

Date: 1881

Overall condition: Good

Use: Library

Notes: Formerly in use by the Manchester and Liverpool District Banking Company, subject to a successful scheme of adoptive reuse to be Macclesfield library. Constructed in coursed rubble to the principal elevations; the late-20th century extensions along Jordangate and Brunswick Street in red brick with stone dressings and a stone plinth. The building comprises two storeys; the stone corner block arranged over four bays to Jordangate, canted single bay return with entrance and three bays to Brunswick Street (with paired windows at first floor to end bay). Stone detailing includes coped gables, quoins, moulded cornice and plain cornice band broken by the keystone to the first floor window heads, plain sill band and moulded first floor cornice. Windows have stilted

segmented heads with keystones and one-over-one sash windows; framed by rusticated pilasters at ground floor. The entrance bay is capped with a parapet bearing the banking company name and date. The brick wings comprise a recessed bay with large multi-pane arched windows spanning both floors (entrance doors at ground floor to Brunswick Street) before a pronounced wing framed by quoins, three bays to Brunswick Street, six to Jordangate with recessed arched architraves with keystones, round head one-over-one sash at first floor and gauged brick heads at first floor with one-over-one-sash. A canted bay has been added at the north end which repeats the detailing and the rear is characteristically more restrained with a parking area set behind a low stone wall with rusticated gate piers.



Macclesfield Library, Jordangate



Macclesfield Library, Jordangate, Brunsick Street wing



Macclesfield Library, Jordangate, brick wing



Macclesfield Library, Jordangate, rear

Jordangate House, Jordangate

Status: Grade II* (and wall, piers, railings and gates)

Date: 1728

Overall condition: Good

Use: Offices

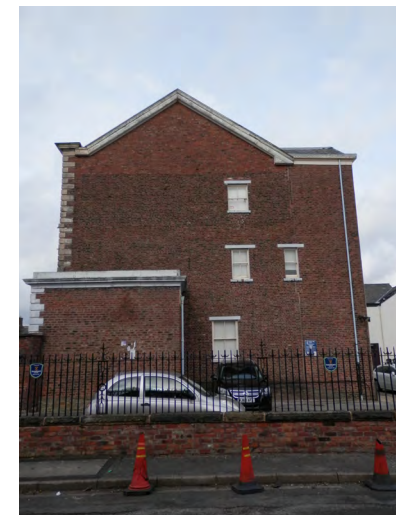
Notes: A very fine example of a Georgian house arranged over three storeys and set back from the street with steps leading to the raised ground floor with the original boundary wall and railings – the rear garden since lost and given over to parking. It is arranged over five bays, constructed in brick with stone quoins, architraves, keystones, string courses and moulded cornice to the parapet with a fine doorcase including Corinthian pilasters supporting a heavy stone pediment, a six-panelled front door and overlight with interlaced tracery. Windows are six-over-six timber sashes throughout. Single storey extension to the right-hand side repeats the detailing but likely added in the late-18th century. The pots to the axial chimney stack just protrude over the roofline. To the rear a 19th century wing; the façade is painted with largely six-over-six timber sashes, central doorcase with stone steps and moulded cornice.



Jordangate House, Jordangate



Jordangate House, Jordangate, rear



Jordangate House, Jordangate, side elevation

Peartree House, Jordangate

Status: Positive contributor

Date: Early-19th century

Overall condition: Good

Use: Residential

Notes: A two storey building comprising three elements; two wings with pitched roofs that step down in height before a three bay wing with pitched roof set perpendicular. Walls are rendered and roofs clad in slate; windows are modern casements and detract.



Peartree House. Jordangate

10 - 12 Jordangate

Status: Positive contributor

Date: Late-18th century

Overall condition: Good

Use: Commercial

Notes: The original building aligns with Jordangate House with the first floor exposed above the later ground floor addition which steps forward to align with the remaining terrace along Jordangate. The roof is pitched and clad in slate whilst the first floor is red brick with stone string course; windows are arranged over three bays with a further bay to the left-hand side with a smaller four-over-four timber sashes. The central window is an eight-over-eight timber sash whilst the two flanking bays have tripartite sashes, eight-over-eight to the centre with two-over-two flanking. Painted stone architraves and cambered brick heads with stone keystone. The later ground extension obscures the original façade; the red brick parapet and left-hand side bay with entrance door set under brick head with keystone retain a sense of its historic character, the contemporary shopfront and box fascia sign however detract. Security alarm at first floor is poorly located.



10-12 Jordangate

14 - 18 Jordangate

Status: Positive contributor

Date: Early-mid 19th century

Overall condition: Good

Use: Commercial

Notes: Two distinct three storey, red brick buildings, the pitched roofline stepping down between as the road slopes away. The ground floor commercial use spans both properties however a distinction is retained between the two in the shopfront and fascia. The first building comprises two bays with two-over-two timber sash windows set under arched brick heads at first floor, at second floor the arches puncture the moulded cornice. String courses at sill level run across the façade. The passageway entrance to the right-hand side again has an arched brick head with modern panelled door. Painted brick quoins frame the building. The second building again comprises two bays with eight-over-eight sashes windows with painted stone heads and sills; string course to eaves; the left-hand bay repeats the window detailing at ground floor. The 20th century shopfronts could better relate to the architectural character of the building above but are reasonable (the left-hand element is a better example); the modern box fascia signs however detract as well as wiring and security alarms etc. on the façade.



14-18 Jordangate



14-18 Jordangate, rear

20 - 22 Jordangate

Status: Positive contributor

Date: Early-mid 19th century

Overall condition: Good

Use: Commercial

Notes: A two storey building which steps down in scale; pitched roof and prominent brick chimney stack. The façade is rendered and painted at first floor comprising two bays with eight-over-eight timber sash windows with stone sills. The simple contemporary shopfront and side entrance door at ground floor do not relate to the architectural character of the building and detracts. The fascia sign similarly does not relate to the composition of the building and wiring which runs across the facade detracts. To the rear a brick faced with modern inserted window and door, with metal stair providing access and a pair of modern gabled dormers.



20-22 Jordangate



20-22 Jordangate, rear

24 - 26 Jordangate

Status: Positive contributor

Date: Early-mid 19th century

Overall condition: Good

Use: Office

Notes: A pair of two storey buildings; no.24 narrower and comprising two bays whilst no.26 arranged over three unequal bays. Constructed in brown-red brick with a small step down in the pitched roof with small brick chimney stack. Windows are two-over-two timber sash with stone heads and sills, one-over-one sash to the left-hand side with a two-over-one sash at ground floor and timber boarded door to passageway under arched brick head adjacent. The shopfronts are a traditional design with pilasters, narrow fascia and cornice. The modern red brick stallriser to no.26 detracts whilst the additional entrance door at no.24 gives a slightly odd composition. To the rear a deep projecting two storey wing; eight-over-eight sashes to the two end bays. The remaining modern casements and modern signage over the entrance door all of which detract.



24-26 Jordangate



24-26 Jordangate, rear



24-26 Jordangate, rear wing

36 Jordangate

Status: Grade II

Date: Early-mid 19th century

Overall condition: Good

Use: Residential

Notes: A two storey house with a stone flagged roof with brackets to the eaves. Arranged over two bays with the passageway entrance to the left set under brick arched head with timber boarded door and fanlight. This detailing repeats to the adjacent entrance door. Windows are set under flat-arched heads with stone sills windows are all modern replacements, a six-over-six sash and eight-over-eight casement at first floor and a multi-pane bow window at ground floor – all of which detract from its original character. To the rear a projecting wing with pitched roof, brickwork painted and modern uPVC casements.



36 Jordangate



36 Jordangate, rear

38 - 40 Jordangate

Status: Grade II

Date: Late-18th century

Overall condition: Good

Use: Residential

Notes: A pair of small-scale two storey houses, likely to have an earlier core – constructed in coursed rubble stone with stone-flagged roof and axial brick chimney stack. At first floor are late-19th century rectangular oriel windows with three-light timber casements and tiled roofs. At no.38 a central entrance with timber boarded door flanked by simple multi-pane 19th century shop windows all set under lintels. To no.40 a wide tow-over-two timber sash set low in the façade. Security alarm is at odds with the historic character.



38-40 Jordangate

42 - 46 Jordangate

Status: Positive contributor

Date: Early-19th century

Overall condition: Good

Use: Office

Notes: A three storey building arranged over four uneven bays. The façade is rendered and painted with a moulded cornice at eaves level and appears to have been remodelled alongside the George Hotel in the late-19th / early-20th century. To the left-hand side a wide recessed entrance with multi-pane doors with side lights and framed by an architrave. Otherwise windows are timber sashes with painted sills; eight-over-eight at ground and first floors – six-over-six to the narrower bay and four-over-eight at second floor. The modern signage is oversized and detracts whilst the entrance tiles are unsuited to its historic character. The rear remains red brick with a rendered extension, external stair to upper floors and modern casement windows.



42-46 Jordangate



42-46 Jordangate, rear

48 Jordangate

Status: Grade II

Date: Late-17th century

Overall condition: Good

Use: Residential

Notes: A three storey building located on the corner with Hibel Road and originally a public house (George Hotel Public House). Dating to the late 17th century it was extensively rebuilt in the 19th century and remodelled in the early 20th. It is rendered and painted with a pitched slate-clad roof. It is arranged over three bays with a central round-arched entrance and radial fanlight, otherwise windows are timber sash; eight-over-eight at ground and first floors and four-over-eight at second floor. Stone sills with panel detail below at ground floor. To the left-hand side a lower gabled single bay wing, slightly recessed with paired four-over-four windows at ground floor – otherwise the detailing repeats. To the rear the detailing repeats with arched two-storey window to left-hand side. Although its original use as a public house is not evident, a good example of the adaptive reuse of a building (consented in 2003) to secure its conservation.



48 Jordangate



48 Jordangate, rear

Jordangate (west)

King Edward House, Jordangate

Status: Grade II*

Date: Late-18th century

Overall condition: Good

Use: Office

Notes: Formerly a hotel (The Macclesfield Arms) and originally a house, the building was converted to office use in the late-20th century. A substantial building on the corner with King Edward Street and surrounded by detracting gaps in the townscape and hard landscaping. The main block comprises four storeys and is arranged over five bays with eight-over-eight timber sash windows with flat-arched gauged brick heads and painted stone sills – four-over-four to the attic storey. The central entrance has a reeded and roll-moulded stone architrave with radial fanlight. To either side are lower wings with pediments arranged over two storeys (three to return elevations) with Palladian window

at first floor whilst the ground floor repeats the detailing from the main block, all set in full-height segmentally arched recesses. To King Edward Street three storeys and two bays; paired six-over-six timber sashes at first and second floors with a tripartite window to the first bay and three smaller windows to the second at ground floor. To the north side a later recessed extension with poorly matched brick, partially painted which detracts; six-over-nine timber sashes at first floor and six-over-six at ground. This extension and the a/c units behind detract. To the rear prominent gables to both the main block and the wings; all but north wing rendered and painted with multi-pane sash to the main block and even three-light windows with two-over-two sashes and mullions to the rear of the north block. A good example of the adaptive reuse of a building (consented in 2003) to secure its conservation.



King Edward House, Jordangate



King Edward House, Jordangate, return to King Edward Street



King Edward House, Jordangate, rear of north wing



King Edward House, Jordangate, rear

3 Jordangate

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Commercial

Notes: A three storey brick building with slate roof arranged over three bay with recessed narrow entrance bay with open pedimented doorcase and stone steps with one-over-one timber sashes with arched brick heads and painted stone sills above. The flanking bays have paired one-over-one timber sashes with flat-arched brick heads and painted sills. Moulded cornice to the eaves and end wall chimney stack to the north. To the right-hand side a squat window serving the lower ground floor with metal grille. Sections of brickwork appear to have been replaced; primarily to the left-hand side advanced bay. The south elevation is blank with a high boundary wall linking to a rear range. To the rear is a tall pointed arch central window flanked by three-light multi-pane windows - inserted casement at first floor.



3 Jordangate



3 Jordangate, rear



3 Jordangate, south elevation

7 Jordangate

Status: Neutral

Date: Mid-19th century

Overall condition: Good

Use: Commercial

Notes: A two storey red brick building with pitched slate roof. The façade has been remodelled with replacement brickwork and an inserted shopfront which is a sympathetic traditional design with pilasters, moulded stallriser and three-light shopfront. Whilst the fascia board is appropriately sized, signage is located above and detracts. Two one-over-one sash windows at first floor; satellite dish and modern fixtures/wiring to façade detract.



7 Jordangate

Cumberland House and Stafford House, 9 Jordangate and 2 Cumberland Street

Status: Grade II*

Date: Early-18th century

Overall condition: Good

Use: Office

Notes: A two storey building set back from the street with raised ground floor; tall early-19th century boundary wall with railings. The original Georgian house is set to the left-hand side, successively extended and converted into two houses it has a rather disjointed composition. Constructed in courses square rubble with ashlar dressings and a pitched stone flagged roof. To the left-hand side a two window range with six-over-six timber sashes with architraves at first floor, painted sill band and Palladian window at ground floor. The main entrance is now located in the later right-hand range with a pedimented doorcase, arranged over two bays with six-over-six sashes with simpler architraves. A moulded modillion eaves cornice spans across the two phases. To Cumberland Street the third phase of the building (Stafford House), arranged over three bays with a central round-arched entrance with Tuscan architrave and radical fanlight. Windows are six-over-six timber sashes with flat-arched heads. A modern structure in the front garden obscures



Cumberland House, 9 Jordangate



Cumberland House, 9 Jordangate, ground floor

part of the façade; to the west façade a ground floor extension with pitched slate-clad roof and two window bays at first floor to the rear.



Stafford House, 2 Cumberland Street



Stafford House, 2 Cumberland Street, side elevation

Derby House and Greaves House, Cumberland Court

Status: Positive contributor
Date: Early - mid 19th century
Overall condition: Good
Use: Residential

Notes: Derby House and Greaves House are located in Cumberland Court – to the rear of Cumberland House. Architecturally they read as a projecting rear wing, constructed in red/brown brick and arranged over two storeys with a prominent pitched, slate clad roof and gable end; further gable to south façade. Windows are a mix of multi-pane timber sashes under brick heads – largely arched. A timber framed bay to the north face of Derby House has a pitched slate roof which is largely obscured from view by the boundary wall. To the west and south elevations ground floor openings have prominent cornices, in addition to a bracketed doorcase to the south, with three bays of large paired windows suggestive an original mew /stable use and a protruding chimney stack.



Derby House & Greaves House, Cumberland Court, west and south elevations



Derby House & Greaves House, Cumberland Court, north and west elevations

Lomas Mews and the Stables, Cumberland Court

Status: Positive contributor
Date: Early - mid 19th century
Overall condition: Good
Use: Residential

Notes: A two storey red brick range set to the rear of the listed buildings on Jordangate which it would have historically served. A prominent pitched roof in views from the rear with a gable end and conservation style rooflights; red brick boundary wall with coursed rubble below. A five bay composition with painted stone sills and heads and modern casements at first floor. To ground floor a mix of openings with paired window and entrances to the two left-hand bays repeating the detailing above; a large central entrance set under an arched brick head with multi-pane glazing; a further large glazed opening set under a bressumer beam before a window opening in the final bay which again repeats the detailing. To the south a tall blank wall, now painted, which projects over the boundary wall.



Lomas Mews & The Stables, Cumberland Court, Jordangate



Lomas Mews & The Stables, Cumberland Court, front



Lomas Mews & The Stables, Cumberland Court, rear

King Edward Street (north)

9 King Edward Street

Status: Neutral

Date: 1970s

Overall condition: Good

Use: Office

Notes: A three storey, red brick building arranged over five bays – paired to the outer two bays. Splayed brick sills and simple heads which contrast with the traditional downpipes and prominent cornice to the parapet. Projecting sign is awkwardly located and detracts. Recessed entrance to the corner bay; open to the front and side elevations, with two entrance doors and tiled steps; signage appropriately fixed to the inside face. Gable end to the east façade with two central bays which repeat the detailing with an entrance door set to the left-hand side.



9 King Edward Street



9 King Edward Street, side elevation

11 King Edward Street

Status: Grade II

Date: 1766

Overall condition: Good

Use: Office

Notes: A three storey, red brick building set back from the street with low brick wall with stone coping and railings. A two window range, set on a plinth, with six-over-six timber sash windows with flat-arched brick heads and painted stone sills. Entrance door to left-hand bay with decorative doorcase, fanlight and panelled door. The redevelopment of the adjacent building revealed medieval timbers suggesting an earlier core. Moulded cornice to eaves and historic hopper. Internal secondary glazing does not align with the window pattern and detracts. Signage is discreet. Side and rear elevations are partially rendered, coursed rubble at upper level with blocked stone mullion window, otherwise modern casements and protruding brick stack.



11 King Edward Street



11 King Edward Street, rear

11a King Edward Street

Status: Detracting

Date: Early-mid 19th century

Overall condition: Good

Use: Commercial

Notes: To King Edward Street a remodelled contemporary frontage with pitched roof and gable end. Large full width glazed shopfront with tiled stallriser and panelled above with extends to the east elevation with a modern entrance door to the rear. Fascia sign is oversized. The single storey west elevation retains the historic red brick with three bays of simple casements with a plain door and door to the rear. A two storey range to the rear with two bays; one square window and one segmental. Pitched roof and gable end with one window blocked and one with casement under brick heads at upper level.



11a King Edward Street



11a King Edward Street, west elevation



11a King Edward Street, rear range

The Stables, King Edward Street

Status: Detracting (east) / positive contributor (west)

Date: Late-20th century (east) / early-mid 19th century (west)

Overall condition: Good

Use: Commercial

Notes: A collection of buildings set to the rear of 11a King Street. To the east a building consented at the end of the 20th century constructed in red brick with a central three storey gabled bay and two flanking two storey ranges with pitched roof. To the central bay a glazed middle section, projecting balcony at second floor and large glazed openings above; projecting rectangle bays to the wings and open car parking at ground floor to the right-hand bay. To the west a single storey red-brick range, with pitched slate roof and inserted dormer windows with modern three-light casements. Facade is six bays; two with simple boarded entrance doors set under fanlights the others with two-light casements with fanlights above; all set under cambered brick heads. To the left-hand side a two storey gabled



The Stables, King Edward Street, east

wing; remodelled with a large glazed opening at first floor and mock timber above with glazed timber doors and fanlights at ground floor. The reuse of the former stables adds to the historic character however the attempt at contextual design to the modern building is fairly unsuccessful.

The Cock in Treacle,



The Stables, King Edward Street, two storey range



The Stables, King Edward Street, west

13 King Edward Street

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Public House

Notes: A three-storey red brick building with pitched roof and exposed gable end with chimney stack. It is arranged over three bays with a central entrance with panelled door and fanlight in a pedimented doorcase. Windows are two-over-two sashes with painted heads and stone sills; two-over-two casements to second floor and blocked openings at lower ground floor. Vents at ground floor detract. Signage is suited to the public house use – including painted signage to the east façade. A single storey wing projects to the east with an external stair to the rear proving access to a door at first floor; modern railings detract. To the rear a projecting gable wing with further pitched roof extensions; all with modern casements.



13 King Edward Street



13 King Edward Street, rear

19 and 21 King Edward Street

Status: Grade II (19) / detracting (21)

Date: c.1750 (19) / late-20th century (21)

Overall condition: Good

Use: Offices

Notes: Originally a house arranged over five bays and evidenced the stone quoins with a substantial extension to the east in 1927 as part of its conversion to offices for the Rural District Council. The original house has a central entrance in an advanced pedimented bay with a rusticated door surround with a Doric pedimented doorcase, the window above with a segmental pediment. The flanking Palladian windows were inserted at the time of the conversion and repeat to the 1927 range. The windows to the upper floors are one-over-one sashes with stone moulded architraves and channelled heads, also repeat to the 1927 range. The principal first floor to the 1927 range is reflected externally with a large tripartite windows set beneath a pediment with terracotta relief; bank windows to the second floor in the two flanking bays. A narrow bay connects the two phases with a segmental pediment and

window detailing repeated from the 1927 range; this is repeated to the left-hand side of the original building. To the side return the principal first floor is again reflected in the large window opening with brick mullions; otherwise windows are modern sashes under brick heads with a single entrance door at ground floor. To the rear the original house is more clearly defined with contrasting brick and a central gabled dormer; windows are a largely mix of multi-pane sashes with some casements including to the first floor of the original house. A/c units and the part-rendering of the rear left-hand wing detract. Adjoining at no.21 a substantial building consented in 1999 which connects internally and detracts; comprising a stepped façade with overhanging entrance set on a column and odd narrow triangular bay adjacent to the listed building. Two bays of narrow window bays at upper floors and large glazed entrance. To the rear a substantial building which again detracts; red brick on a stone plinth with large openings, a projecting glazed bay and cladding and third floor and louvered façade to the west.



19 King Edward Street



19 King Edward Street, original house



19 King Edward Street, side elevation



19 King Edward Street, rear



21 King Edward Street

King Edward Street (south)

2a King Edward Street

See 1-3 Market Place

2 King Edward Street

Status: Positive contributor

Date: Early-mid 19th century

Overall condition: Good

Use: Commercial

Notes: A two storey red brick building arranged over three bays; and set on a stone plinth with pitched roof and brick chimney stacks. Arched six-over-six timber sashes at first floor with brick arched heads and a stone sill band – additional two-over-two sash to the right-hand bay. At ground floor stone doorcase with pediment, six-panelled door and stone steps; simpler stone architrave to passageway opening to the left-hand side with boarded door and metal grille above. Tripartite window at ground floor with arched stone heads; six-over-six to the centre and two-over-two flanking. Large sign to left-hand side is poorly located in relation to the window.



2 King Edward Street

6 King Edward Street

Status: Grade II

Date: c.1800

Overall condition: Good

Use: Office

Notes:II Originally a house with possibly an earlier core it is constructed in red brick over three floors. Windows are arranged over three bays; to the upper floors six-over-six timber sashes at first floor – paired to the outer two bays – and three-over-six at second floor – again paired to the outer bays. Windows are flush framed with stone sills and flat-arched brick heads. To the ground floor a Tuscan pediment frames the entrance to the passageway which leads to the Chapel at the rear, open to the side where the building line steps forward and decorative iron gate; an inserted doorway with stone architrave adjacent and two paired window openings which repeat the detailing of the floor above. A moulded wood eaves cornice with pitched roof and end wall chimney stacks. One single window bay to stepped return to the east whilst west faced is rendered.



6 King Edward Street



6 King Edward Street, east return



6 King Edward Street, west elevation



6 King Edward Street, passageway

Unitarian Chapel, King Edward Street

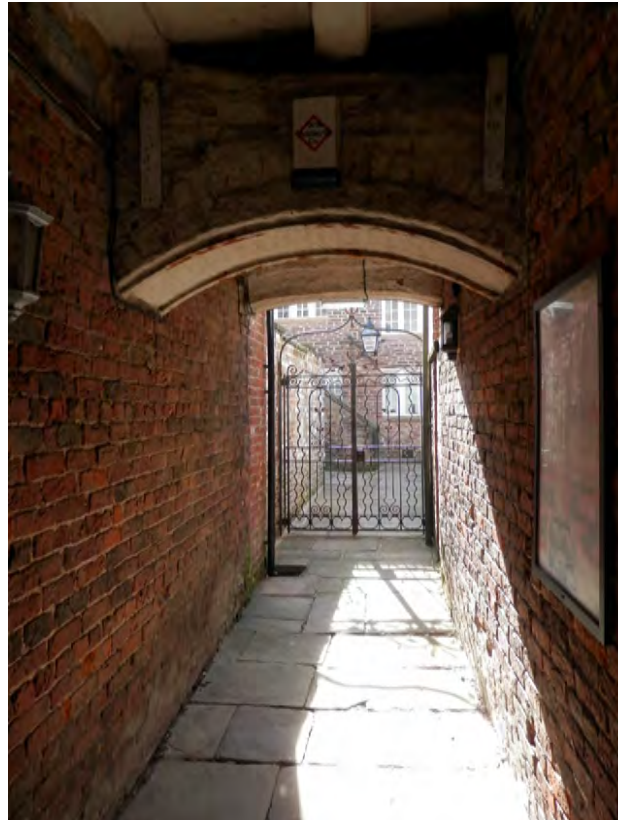
Status: Grade II*

Date: 1690

Overall condition: Good

Use: Religious

Notes: Located to the rear of the buildings fronting King Edward Street and accessed via the passageway under no.6. It is constructed in coursed and squared rubble with a stone-flagged roof. It comprises two storeys arranged over six bays with external staircases giving access to the galleries at each side with lower doorways beneath. Upper doorway has an ogee arch. Windows are two and three lights with mullions and traceried glazing aside from the central windows at each floor, blocked on the inside in 1929 when the other windows were renewed and retaining their 19th century glazing with interlaced tracery and coloured margin lights. Building not fully inspected owing to location. To the rear three-light windows at first floor repeat the detailing, paired over four bays with buttresses between. Tall vent at roof level detracts.



Unitarian Chapel, King Edward Street, passageway



Unitarian Chapel, King Edward Street, rear



Unitarian Chapel, King Edward Street

The Guildhall, King Edward Street

Status: Grade II

Date: c.1840

Overall condition: Good

Use: Residential

Notes: The former county police office which was subject to a scheme of adaptive reuse to residential apartments, consented in 2003. It is set back from the street with a low stone plinth wall with gate piers and steps leading to the raised ground floor. It is constructed in coursed and square stone with a pitched roof and arranged over seven bays with advanced gable bays to the centre (with final) and at either end. The entrance is located centrally within a four-point arched doorway with hood mould and paired one-over-one sashes above with mullions and arched openings. To the two recessed ranges are single and paired windows repeating the same detailing and paired windows to the outer gable wings. The axial chimney stacks and prominent roofline features. To the west brick elevation a further entrance with moulded stone architrave and hood and two-over-two timber sash windows. To the rear a tall pitched roof ranged with modern casements at upper floors and a glazed infill extension. A good example of retaining important historic buildings throughout their adaptive reuse.



The Guildhall, King Edward Street



The Guildhall, King Edward Street, rear



The Guildhall, King Edward Street, east elevation



The Guildhall, King Edward Street, west elevation

Sovereign Court, King Edward Street

Status: Detracting

Date: 1960s

Overall condition: Good

Use: Office

Notes: A channelled concrete building comprising four principal floors and arranged over ten bays with single light square casement windows and advanced panels between. At ground floor the entrance spans two bays, set from the left-hand side whilst five further bays have openings with grilles, windows otherwise follow the upper floors. To the rear is a further block, connected by a recessed brick range – both a storey taller – with a canopy at ground floor and windows which repeat the design from the front overlooking the open courtyard. The west facing faces are blank. The rear elevation of the rear block repeats the detailing from the King Street façade. At roof level is a parapet clad in red facing material and a red roof storey over the northern block. With telecoms masts to the rear. Sovereign Court is one of the few detracting buildings in the conservation area which has a wider impact on the conservation area – principally owing to the red roof storey and the prominence of the building generally owing to the surrounding open hard landscaping.



Sovereign Court, King Edward Street



Sovereign Court, King Edward Street, rear



Sovereign Court, King Edward Street long view



Sovereign Court, King Edward Street, west elevation

Market Place (east)

2 - 4 Market Place

Status: Grade II

Date: c.1800

Overall condition: Good

Use: Commercial at ground floor

Notes: Originally a pair of houses constructed in red brick with a pitched roof and end wall stacks, modillion cornice at eaves level. Comprises three storeys arranged over five bays with inserted shopfronts at ground floor – no.4 is a particularly good example with traditional detailing including pilasters, fascia and cornice. At no.2 the shopfront has a more contemporary design but retains the cornice to the fascia – the box fascia sign however detracts alongside redundant fixtures and fittings at upper floors. At upper floors a central window bay with painted stone architrave, flanking bays with flat-arched gauged brick heads – all with six-over-ix timber sash windows. Rendered return elevation to Brunswick Street has a gable end with shopfront returning for a bay with a pedimented doorcase and two window bays beyond. Two-over-one timber sashes at upper floors, detract casement and three-over-one sash at ground floor with detracting vents inserted; wiring across this façade also detracts. Rear elevation rendered, large modern casements and tall arched window with tracery, sash to the upper floor on Brunswick Street range.



2-4 Market Place



2-4 Market Place, rear



2-4 Market Place, Brunswick Street return

6 - 8 Market Place

Status: Grade II

Date: Late-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: Originally a pair of houses or shops with accommodation above in chequer board red brick and comprising three storeys. Moulded cornice and pitched roof. Each with two window bays at upper floors set under flat-arched gauged brick heads with stone sills; eight-over-eight timber sash at first floor to no.8, detracting casements at first floor to no.6 and tripartite casements at second floor. The shopfront to no.6 is a late-19th century insertion and a good example with pilasters, stallriser, transom lights, tiled recessed entrance and fascia with cornice. To no.8 a more recent insertion but again repeating traditional detailing, passageway to right-hand side with modern panelled door, fanlight and pilasters. Redundant fixtures and fittings, excessive wiring and cluttering cowl lights all detect. The rear facade is rendered with a tall projecting brick wing with gable end and further two storey wing again rendered with canopy at ground floor, windows are all modern.



6a-8 Market Place



6a-8 Market Place, rear

10 Market Place

Status: Positive contributor

Date: Early-mid 20th century

Overall condition: Good

Use: Bank

Notes: Red brick building comprising two storeys on a stone plinth with stone cornice below the parapet. Two bays to Market Place and three to Unicorn Gateway with a splayed single bay on the corner. Windows at ground floor are tall multi-pane windows with margin lights, brick heads with keystones and stone sills; design repeated to smaller windows at first floor. The entrance has a stone doorcase with keystone and a fanlight which repeats window detailing above. Given the absence of a fascia area the signage is appropriately located, redundant fittings detract. To Unicorn Gateway the building steps down with two further bays largely repeating the detailing from the main building with three lights at first floor to the end bay and a larger multi-pane windows at ground floor – entrance in rear façade with steps. Beyond is a recessed three storey block, arranged over five bays with four light casements with leaded lights, painted heads with keystones and stone sills. Projecting balcony at first floor and blank door at ground both detract. At the rear is a further red brick range, simpler in detailing with six window bays to the rear and tripartite window openings to Unicorn Gateway.



10 Market Place



10 Market Place, Unicorn Gateway elevation



10 Market Place, recessed range to Unicorn Gateway



10 Market Place, rear range

Town Hall, Market Place

Status: Grade II*

Date: 1823-24

Overall condition: Good

Use: Civic

Notes: A grand two storey building in the Greek Revival style by Francis Goodwin and extended in 1869-70 by James Stevens. The building comprises a nine-window range with an Ionic portico set on four columns. Behind the main entrance has a polished granite architrave with flanking one-over-one timber sash windows framed by plain pilasters; repeated at first floor (with window above the entrance door). Either side of the portico are two bays of tripartite one-over-one timber sash windows, bookended by a bay with a single window opening. A high cornice and entablature spans the façade. To Churchside the original entrance front from 1823 with a further central portico in a simple style with a screen wall at ground floor supporting the balcony above and concealed external stairs providing access; tripartite window at first floor with further single window to the left. The portico is flanked by tripartite sash windows at first floor, a single sash to the left-hand bay (all multi-pane) at ground floor and a double doorway to the rear with fanlight, pilasters and a single door to the left, louvres to the right.

Fitzgerald House, the 1992 extension, forms a substantial block arranged over three floors in red brick with stone facing at ground floor, stone dressings including window architraves and a stone parapet. Arranged over five bays, the central bay steps forward with a recessed entrance at ground floor on columns. Three window openings at second floor with one-over-one modern sash; two at first with multi-pane casements flanking the Cheshire East crest. Paired windows to each flanking bay which repeat the same detailing at upper floors with flat brick pilasters between; paired windows with stone mullions at ground floor with transom lights. One with entrance door to left-hand side and detracting signage. Low brick wall with stone posts and metal railings concealed ramped access with central steps. To the corner with Unicorn Gateway a round rusticated stone bay with one-over-one modern sash windows and columns at ground floor which is rather at odds with the overall character of the building. To Unicorn Gateway the detailing simplifies other than an entrance bay with stone architrave and tall arched window above and starts to become rather monolithic in nature, plain service doors with vents detract. To the rear the simple detailing repeats other than the stone architrave to the rear entrance, stepping down to two storeys to the right-hand side with two three-light dormers it is again rather monolithic in character. A taller tower projects above the roofline.



Town Hall, Market Place



Town Hall, Market Place, Churchside elevation



Town Hall, Market Place, Fitzgerald House



Town Hall, Market Place, rear



Town Hall, Market Place, Unicorn Gateway elevation

St Michael's Church, Market Place

Status: Grade II*

Date: 13th century

Overall condition: Good

Use: Religious

Notes: A church with 13th century origins, extensively rebuilt in 1739 and heavily restored in the late-19th century by Sir Arthur Blomfield. Constructed in roughly coursed and squared red sandstone with an ashlar tower and stone-flagged roof. The churchyard is set behind stone walls with cast-iron spearhead railings and stone piers to entrances; urns to the central pair and cast-iron gates with overarch. Facing Market Place is the west door with five-light Perpendicular windows above with string course and gable end. The tower is a prominent feature with angle buttresses and a decorated window above. Triple niche and clock above, paired bell lights before an embattled parapet with gargoyles and pinnacles. The Legh Chapel stands to the south with a hipped stone-flagged roof and stair tower. The north aisle which is built hard up against the north part of Churchside has six bays, defined by shallow buttresses and square headed Perpendicular traceried windows with continuous sill bands, a moulded cornice and parapet. To the east a large decorated window with five lights divided by a transom.



St Michael and All Angels Church, Market Place



St Michael and All Angels Church, Market Place, Legh Chapel



St Michael and All Angels Church, Market Place, west window



St Michael and All Angels Church, Market Place, east window



St Michael and All Angels Church, Market Place, north aisle

Market Place (west)

1 - 3 Market Place (including 2a King Edward Street)

Status: Grade II

Date: Late-18th century

Overall condition: Good

Use: Commercial at ground floor

Notes: a red brick building comprising three floors; two bays to Market Place with an angled corner return to King Edward Street. Tripartite sash windows at first floor, six-over-six timber sash to the centre flanked by two-over-two; four-over-four windows at second floor, all with flat-arched brick heads. To the angled corner six-over-six sash to the first floor and three-over-three at second. The shopfront to the left is a late-19th century insertion and a good example with decorative mullions, arched transom lights (signage behind detracts) and console brackets to the fascia and cornice; this extends across into the shopfront to the right which is a simpler design with mullions and a plain stallriser – the fascia curves to the return and steps forward from the building line above. To King Edward Street an irregular four bay composition with a central doorway with six-



1-3 Market Place & 2a King Edward Street

panelled door and side lights with attractive traceried fanlight above. Windows at ground repeat the tripartite design from the Market Place façade whilst at upper floors are multi-pane timber sashes suited to their scale; window at second floor to front is infilled. Pitched roof with tall brick stacks. Wiring and modern fixtures and fittings detract as well as signage to the rear of the King Edward Street elevation.



2a King Edward Street



1-3 Market Place, shopfront

5 - 7 Market Place

Status: Grade II

Date: c.1800

Overall condition: Good

Use: Commercial at ground floor

Notes: A three storey, red brick building arranged over four bays with six-over-six timber sash windows at first floor and three-over-six to the floor above – all with flat-arched gauged brick heads and stone sills. A plain cornice to the eaves and central chimney stack. A late-19th century shopfront to no.5 a recessed tiled entrance, mullions, stallriser and handsome leaded transom lights. Framed by pilasters with fascia and cornice. Detailing is repeated at no.7 which is another good example, with flush entrance and arched entrance to passageway with panelled door to the left. Redundant fixtures and fittings, wiring and vents at upper floor level all detract.



5-7 Market Place



5 Market Place

9 and 9a Market Place

Status: Grade II

Date: Late-18th century

Overall condition: Good

Use: Commercial at ground floor

Notes: Originally a house, now a shop at ground floor. Constructed in red brick and comprising three floors arranged over five bays with pitched roof, modillion eaves cornice and end wall chimney stacks. Central Doric doorcase with flanking later shopfronts, large single pane glazed openings framed by panelled rebates with stallriser. Fascia sign is appropriately but awkwardly steps forward. To the upper floor s central windows with stressed architraves; flat-arched gauged brick heads to flanking bays – all with six-over-six timber sash windows. To the left-hand side a single bay which architecturally appears to form part of the adjacent public house; six-panelled door with radial fanlight and open pedimented doorcase.



9 Market Place



9 Market Place, left-hand bay

11 Market Place

Status: Grade II

Date: Early-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: Formerly a public house, comprising three storeys set on a plinth and arranged over four bays with stucco quoins framing either end and in the centre. Windows to the upper floors are paired one-over-one sashes with thin hood moulds. To ground floor the doorway is set right of centre with an architrave, flanking openings are three-light windows with mullions and transoms. To the left-hand side a segmentally arched passageway with keystone archway; to the rear two bays of eight-over-eight windows with simple brick heads above. Pitched roof with prominent chimney stacks. To the rear a modern three storey wing consented in 2006, in red brick with largely glazed gabled bay which steps forward – windows otherwise with simple brick heads and two-over-two sash window, canopy and roller shutter at ground floor. Two further ranges to the rear; the first two storey with a pitched roof and two-over-two sash windows; the second a single storey perpendicular building with pitched roof, roller shutter and boxing and wall-mounted a/c units all detract.



11 Market Place



11 Market Place, rear ranges



11 Market Place, modern rear annexe

15 Market Place

Status: Detracting

Date: Early-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: As a modern development the building sits comfortably in the townscape in terms of its scale, however owing to its prominent location on Market Place it detracts from the historic character of the conservation area. It comprises three floors, constructed in red/brown brick with recessed sections arranged over four bays of single light window openings at upper floors with simple lintels. To the ground floor a simple contemporary shopfront suited to the character of the building, the box fascia sign and internal signage obscuring the window detract. Safe and ATM machine to the right-hand side. Detailing repeats to the rear, roof is pitched.



15 Market Place, rear



15 Market Place

17 - 19 Market Place

See 1 Chestergate

23 Market Place

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A distinctive three-storey red brick building with Dutch gable and stone dressings including ball finial. At first floor three bays of six-over-six timer sash windows with pedimented architraves, sill band above and four-light window at second floor with mullions and transoms and multi-pane glazing. To the ground floor evidence of the previous stone facing is exposed above the modern inserted shopfront which crudely obscures the historic detailing with a granite surround and oversized fascia which detract.



23 Market Place

25 Market Place

Status: Positive contributor

Date: 1897

Overall condition: Good

Use: Commercial at ground floor

Notes: A curious small-scale two storey building with small footprint. To first floor a gable end with barge board, timber boarding and rendered façade. A three-light windows with multi-pane light; above '1897' and below 'Ye Old Shop'. At ground floor the shopfront curves and the first floor oversails to the corner, red brick stallriser on plinth and flat red brick pilasters – decorative stained glass to transom lights and a panelled door with glazed top. Fascia sign is appropriately located although overtly contemporary; signage boards on the façade detract. To the south return a small bay window at high level on bracket. Modern security cameras and fittings/wiring detract.



25 Market Place, south return



25 Market Place

27 - 29 Market Place

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A three storey building constructed in red brick; two bays to Market Place which extends four deep bays to the rear with modern canopy for the Grosvenor Shopping Centre at roof level with hanging signage and between first and second floors behind – both of which detract. Windows at first floor are one-over-one timber sashes in brick arched recess with simple brick heads with moulded string course. To the second floor modern casements and a moulded cornice at roof level. To the shopping centre façade window details repeat at both floor levels. To the ground floor the modern shopfront, box fascia sign and roller shutter detract. Shopfront extends to the return elevation with the rear two bays now faced in tiles with display cases and utilitarian doors – all of which detract. Modern fixtures and fittings including lighting clutter the façade and detract.



27-29 Market Place, side elevation



27-29 Market Place



27-29 Market Place, rear bays

Market Place (south)

34 Market Place

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A three storey red brick building comprising three floors arranged over three bays with two light casement windows with transom lights to the upper floors under flat-arched brick heads with stone sills. To the eaves a moulded cornice. The shopfront is a traditional design with curved recessed central entrance and framed by decorative pilasters. Mullions to the windows, decorative transom lights and stallriser. Two narrow columns support the fascia above with traditional signage and awning. Shutter is open lattice which allows views through to the shopfront although would be better located internally. Arched passageway to the left-hand side with metal decorative gate.



34 Market Place



34 Market Place, shopfront

34 Market Place

Status: Positive contributor

Date: 1913

Overall condition: Good

Use: Commercial at ground floor

Notes: A prominent building on the south side of Market Place which references the Greek Revival style of the Town Hall arranged over five bays. Constructed in ashlar with the entrance framed by a pediment with Ionic columns in front of an arched opening with recessed modern entrance. Bottle balustrade above – repeated to the centre of the first this time on brackets. Central window at first floor has a segmental arched pediment, again on Ionic columns. Windows otherwise have moulded architraves, simpler to the second floor with bracketed sills. Windows are two light casements with transom light above. To the roof level a prominent dentil cornice with panelled parapet above. To the ground floor two contemporary recessed shopfronts and railings flush with the building line; awning housing accommodated within the recess. Signage above is letters only, restrained and appropriate.



35-35b Market Place



35-35b Market Place, ground floor

37 - 39 Market Place

Status: Neutral

Date: Mid-20th century

Overall condition: Good

Use: Commercial at ground floor with office use at first floor

Notes: A two storey brick building that continues round in to Church Street and follows the proportions of the wider streetscape. Constructed in red brick with brick quoins to the corners and framing the right-hand bay. Four window bays; four light timber casements to all but the larger six-light openings with simple brick heads and stone sills. Pitched roof with curved cornice to eaves. The entrance to the right-hand side has a granite architrave, panelled door and fanlight above. Shopfront follows a traditional composition with mullions, fascia and cornice however the colour and modern box fascia sign are unduly prominent and detract. Panelled entrance door repeats to the shopfront. Windows to the return elevation follow the design of the principal façade; central window paired with mullion. The ground floor is rendered and painted white, alongside the fascia which continues to this elevation this detracts. Two large multi-pane windows at ground floor which appear to be blocked internally which again detracts.



37-39 Market Place



37-39 Market Place, Church Street elevation

Mill Street

1 - 3 Mill Street

Status: Neutral

Date: 1970s

Overall condition: Good

Use: Commercial at ground floor with office use at first floor

Notes: A three storey building, two bays to Mill Street set at an angle. Constructed in red brick with stone plinth and cornice; three windows at second floor all with one-over-one sash windows with stone sills. The double height shopfronts set under metal bressumer beam are at odds with the character of the historic shop frontage, they are otherwise well detailed with decorative mullions and panelled stallrisers and would otherwise form a good example. The detailing repeats to the side elevation with extends into the Grosvenor Shopping Centre with canopy at roof level with hanging signage and set above the double height shopfronts.



1-3 Mill Street



1-3 Mill Street, side elevation

2 - 6 Mill Street

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A group of three red brick buildings set at an angle and comprising three floors; each with two bays at upper floors. Windows are eight-over-eight timber sash windows with brick heads and painted stone sills – a moulded cornice at eaves level. Shopfront to no.2 is a good example with stallriser, decorative mullions and framed panelled pilasters. Fascia signage is appropriate. To nos.4 and 6 the deep fascia board gives the shopfronts a stunted appearance which detracts despite the otherwise incorporating traditional detailing.



2-6 Mill Street

5 - 7 Mill Street

Status: Positive contributor

Date: Early-20th century

Overall condition: Good

Use: Commercial at ground floor with office use at first floor

Notes: A distinctive art deco building which is at odds with the prevailing character but adds interest to the townscape. Comprises three floors arranged over five windows bays framed by column tiled columns. Windows are casements with side-lights and transom lights – modern replacements at first floor – narrow to the two outer bays. Decorative panels between the floors which add interest. The modern shopfront does not relate to the architectural character of the building whilst the box fascia sign is oversized and detracts.



5-7 Mill Street, upper floors



5-7 Mill Street

8 Mill Street

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A red brick building comprising three floors; arranged over two bays at upper floors. Windows are eight-over-eight timber sash windows with brick heads and painted stone sills – a moulded cornice at eaves level. The fully glazed contemporary shopfront, oversized fascia and projecting sign are poorly suited to the architectural character of the building and detract. Passageway to the right with pedimented doorcase set on columns and metal gate – above a sign which states 'The Kings Goal – Entrance to the Old Town Prison – Circa 1358 to 1822.



8 Mill Street



8 Mill Street, passageway

St Michael's Terrace

2 - 4 St Michael's Terrace

Status: Positive contributor

Date: Early-19th century

Overall condition: Good

Use: Residential

Notes: A group of mews style houses arrange over two floors in red brick. A stepped pitched roofline, largely blank elevations to right-hand ranges with projecting bay entrance with pitched roof to no.4 and multi-pane casement window above. Central entrance to no.3 under brick arch with panelled door; two-over-two sash window above with stone sill – multi-pane casement in the stepped side elevation adjacent. The exposed gable end to no.2 steps down a storey to the rear; with rear wing – again with pitched roof. Windows are modern two-over-two timber sash with stone sills; projecting canopy with slate finish to entrance with panelled door.



2-4 St Michael's Terrace



2 St Michael's Terrace



4 St Michael's Terrace

5 - 6 St Michael's Terrace

Status: Grade II

Date: Late-17th century

Overall condition: Good

Use: Residential

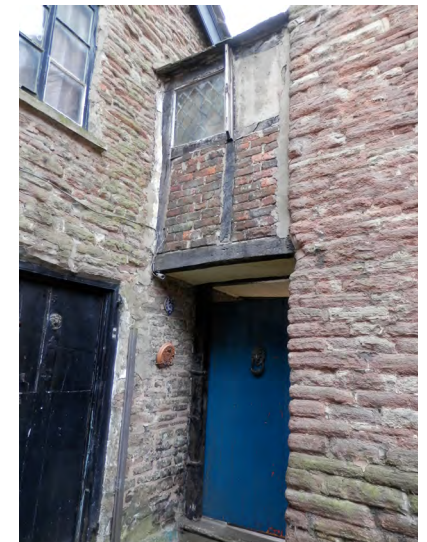
Notes: Two houses linked by a timber framed bridge with entrance door beneath and arranged over two floors in coursed and squared rubble with stone flagged roofs. To St Michael's Terrace no.6 has a gabled end with barge board; windows are modern casements; with two light window to the left-hand side at ground floor. No.5 again with gable end, simple timber boarded entrance door with fixed light nine-pane window at ground floor and earlier two-light casement above. Window to the apex now infilled.



5 St Michael's Terrace



6 St Michael's Terrace



6 St Michael's Terrace, timber link bridge

Stanley Street

89 Stanley Street

Status: Detracting

Date: Mid-late 20th century

Overall condition: Good

Use: Commercial

Notes: A red brick building facing Churchill Way and comprising two storeys. Four bays to Churchill Way, set within a rendered frame with single fixed light windows at first floor and contemporary shopfront below. The roller shutter to the entrance bay and oversized signage above detracts. Detailing continues for one bay to return elevation before a simpler three bays with no framing – again to the rear. Oversized signage detracts and infilled opening to rear does not follow the character of the building. Comfortably accommodated in streetscape owing to its scale but otherwise fails to relate to its historic context.



89 Stanley Street



89 Stanley Street, side and rear

89b Stanley Street

Status: Positive contributor

Date: 2000

Overall condition: Good

Use: Commercial

Notes: A small mews style range with date stone stating 2000. Comprising a single storey in red brick with gable end, stone coping and attractive shopfront with traceried transom lights and appropriate signage. The building extends behind a red brick wall with entrance gate and is rendered with various openings.



89b Stanley Street



89b Stanley Street, entrance to rear

Stanley Street Works, Stanley Street

Status: Positive contributor

Date: Early-mid 19th century

Overall condition: Good

Use: Commercial

Notes: To Stanley Street a tall brick range with coursed rubble to the lower part of the façade and three multi-pane fixed light windows with arched brick heads and a protruding chimney stack. Pitched roof with a gable end and modern windows under brick arched headers to west façade. To the east façade a rendered and painted section with modern glazed canopy and roller shutter – all at odds with the character of the building. To the rear large windows openings with multi-pane windows with simple lintels and sills – detracting roller shutter and housing at ground floor. A rear range, stands perpendicular – connected by a shallow brick bay – which extends into the courtyard accessed from Chestergate. Three storeys, the second a later extension, with pitched roof, windows again are largely multi-pane casements – with a number of detracting insertions.



Stanley Works, Stanley Street



Stanley Works, Stanley Street, ground floor to rear range



Stanley Works, Stanley Street, rear of Stanley Street range



Stanley Works, Stanley Street, east elevations

Stanley Mews, Stanley Street

Status: Positive contributor

Date: Early-mid 19th century

Overall condition: Good

Use: Office

Notes: A simple two storey block with pitched roof and gable end. The front elevation comprises three bays at first floor with a multi-pane casements under cambered brick heads; repeated at ground floor with the timber boarded entrance door centrally located. Constructed in red brick with a cambered multi-pane bay windows at ground floor in the gable end. To the rear elevation a high level paired window with four-lights to the left-hand side. High level and oversized signage detracts as well as other modern fixtures and fittings to the façade.

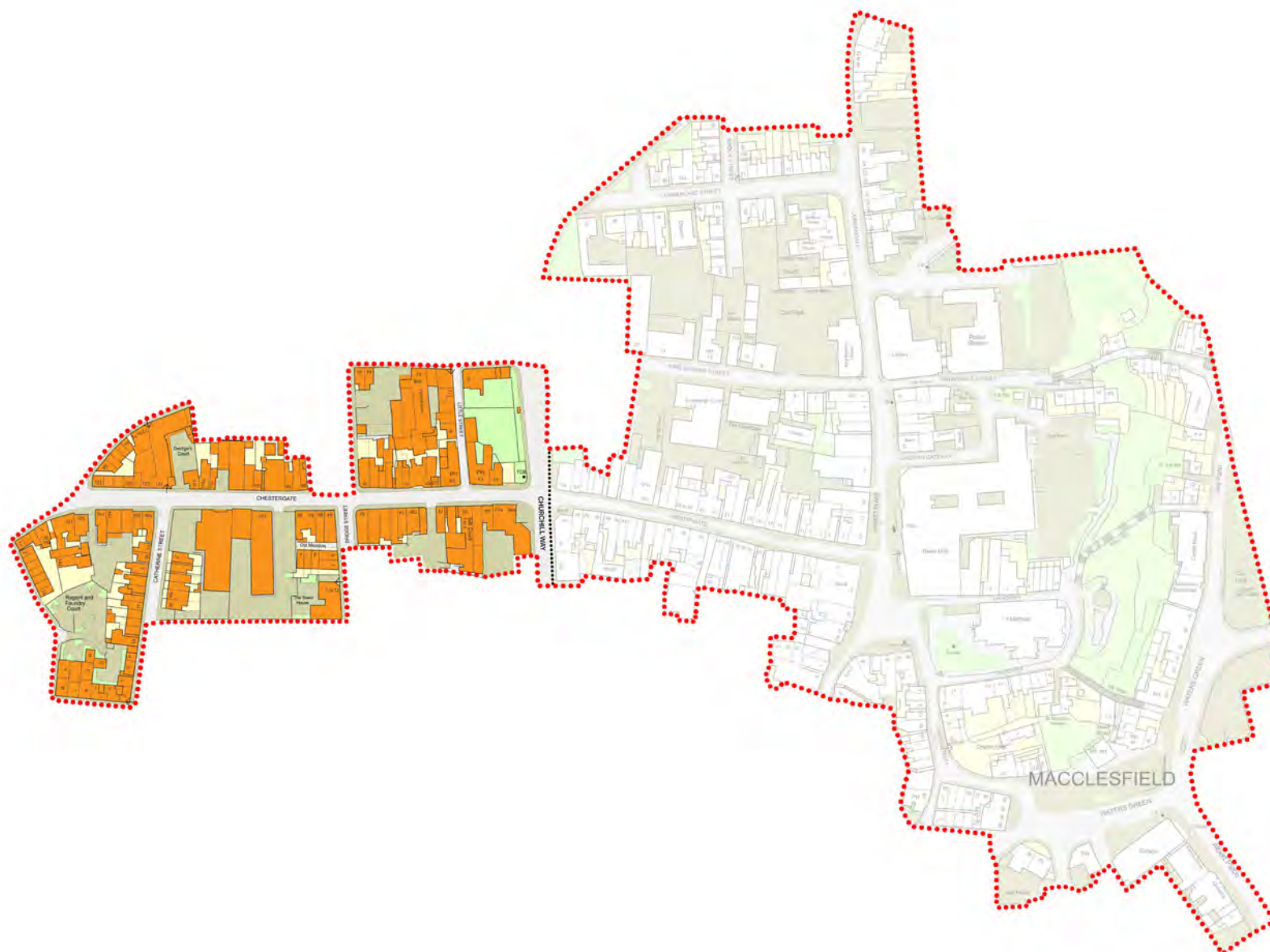


Stanley Mews, Stanley Street



Stanley Mews, Stanley Street, side and rear

3. Western end of Chestergate



Bridge Street

3 - 6 Old Meadow, Bridge Street

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A small mews set perpendicular to Bridge Street behind a red brick wall with modern gate. Two storeys in brown brick comprises single window bays with doors offset, all under cambered brick arches. Pitched roofs with tall chimney stacks. Eight-over-eight sashes at ground floor to no.4 otherwise windows are uPVC casements which detract. Doors are all modern replacements. Gable end visible to west; rear elevation visible in oblique views.



3-6 Old Meadow, Bridge Street



3-6 Old Meadow, Bridge Street, rear



3-6 Old Meadow, Bridge Street, west elevation

5 - 7 Bridge Street

Status: Positive contributor

Date: Mid-19th century

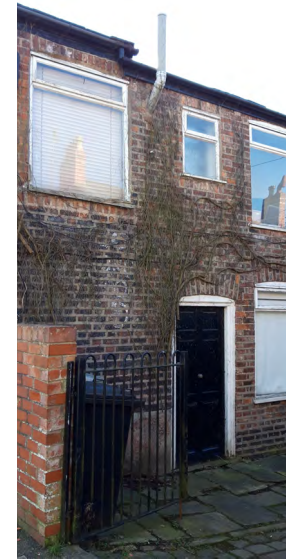
Overall condition: Good

Use: Commercial at ground floor

Notes: A symmetrical pair in red brick, bookending Old Meadow which extends to the west. Pitched roof punctured by central gable with dog-tooth brick band. First floor windows are two-over-two sash with brick and stone gauge arches and stone sills. Shopfronts at ground floor are good examples set in frames with stallrisers and subdivided glazing, doors set to either side. The side return to no.5 on Old Meadow is in brown brick and has an entrance door set under a cambered brick arch and modern timber casements inserted at first floor.



5-7 Bridge Street



5 Bridge Street, side elevation to Old Meadow

The Tower House, Bridge Street

Status: Positive contributor

Date: 1872

Overall condition: Good

Use: Residential

Notes: Former Drill Hall built for the 8th Cheshire Rifle Volunteers; machicolated tower with clocks and crests added the following year. Substantial building in the townscape with handsome Victorian Gothic detailing including brick and stone dressings and plinth and gables puncturing the eaves to the pitched roofline; rear wings with interlocking pitched roofs dating to conversion. 8TH C.R.V. Drill Hall, 1872 inscribed in pointed stone arched over main entrance. Following the decommissioning of the building in 1990 it was converted into residential apartments at the end of the 20th century with replacement windows and doors, a modern glazed extension between the two rear wings and parking to the rear. A good example of the adaptive reuse of an important historic building in the conservation area.



The Tower House, Bridge Street



The Tower House, Bridge Street 8TH C.R.V Drill Hall inscription



The Tower House, Bridge Street, machicolated tower



The Tower House, Bridge Street, rear

Catherine Street (east)

2 Catherine Street

Status: Positive contributor

Date: Late-19th century

Overall condition: Fair

Use: Residential

Notes: No.2 stands at the end of a uniform group with a differing character, emphasised by the step down in the roofline. Roof is pitched, slate clad with a chimney stack to gable end. It comprises two storeys and is constructed in red brick with stone banding aligning with the stone sills, keystone lintels and brick dog tooth detailing to the eaves. Windows at first floor are one-over-one timber sashes whilst at ground floor are uPVC. The entrance door and passageway are set under brick arches with fanlights; passageway has a door.



2 Catherine Street

4 - 8 Catherine Street

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Residential

Notes: A handsome group of two storey residential properties, constructed in red brick with white brick banding at first floor sill level, flat gauge brick lintels and stone sills. Roof is pitched and punctured by chimneys. Doors are a variety of timber panelled doors with plain fanlights above set in brick arches. Front yards are bound by dwarf stone walls to nos.6 and 8 with hedging to no.4. The passageway through to the rear at no.4 has a door with a narrow one-over-one sash above. Otherwise windows to no.4 are original two-over-two sashes; to no.6 are replacement two-over-two sashes and at no.8 are modern casements – the sequence of these windows demonstrates the impact that poorly designed replacement windows can have.



4-8 Catherine Street



4 Catherine Street

8a - 10 Catherine Street

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: Earlier pair than adjoining terrace to the north; two storeys set behind small front yards with a rendered and painted façade. Windows to no.10 and the central bay above passageway (now infilled) are two-over-two timber sashes; to no.8 are uPVC sashes – all with stone sills. Doors are six-panelled with overlights. South facing return is red brick with a gable end, roof is pitched – punctured by chimney stacks. Parking to rear; rear elevation is again rendered with uPVC casements across both buildings.



8a-10 Catherine Street



8a-10 Catherine Street, south facade



8a-10 Catherine Street, rear

Catherine Street (west)

1a – 1b Catherine Street

Status: Neutral

Date: 2015/6

Overall condition: Good

Use: Residential

Notes: Residential scheme replacing former warehouses, contextual design and scale with pitched roofs although the detailing including uPVC casement sashes and flat façade and absence of chimneys creates an inauthentic relationship with the rest of the street.



1a-1b Catherine Street



1a-1b Catherine Street, rear

3 - 5 Catherine Street

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A handsome pair of two storey residential properties built hard up against the pavement edge. Pitched roofs with chimneys and exposed gable ends. Constructed in red brick with painted banding at first floor sill level and plinth, arched brick lintels and stone sills and bracketed eaves. Door to no.5 is a four-panelled door with glazing to upper panels; to no.5 has full height glazed panels; both with bracketed doorcase and fanlight set under brick arch. Windows are two-over-two timber sashes. The passageway has a timber boarded door and to the fanlight. To the rear two storey wings continue from the roof pitch, plain brick and partially painted; uPVC casements to rear of no.5.



3-5 Catherine Street



5 Catherine Street, rear



3-5 Catherine Street, rear

7 Catherine Street

Status: Positive contributor

Date: 1795

Overall condition: Good

Use: Residential

Notes: A small scale, two storey building with a wide frontage. Date on façade states 1795 however it has clearly been refronted with rusticated render; painted quoins and bracketed eaves. Curved windows at first floor and a wide curved windows to the left-hand side at ground floor; flat to right-hand side. Windows are multi-pane timber casements. Rear is rendered and painted with casement windows and projecting single storey wings.



7 Catherine Street



7 Catherine Street, rear

11 - 17 Catherine Street

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A three storey group of four buildings; constructed in red brick with pitched roofs and chimneys. Wide window openings at second floor suggest a link to the silk industry. A number of alterations have been undertaken to the façades which have eroded their character to a degree, of greatest impact is the rendering and painting of nos.11 and 13; patched brickwork at nos.15 and 17 suggest shopfronts have been removed and infilled. Windows are uPVC casements; other than two-over-two sash windows at no.17. Doors are a variety of modern panelled; arched brick lintels to doors and windows at ground and first to nos.15 and 17. uPVC windows to rears and ground floors painted (visible extension to no.11).



11-17 Catherine Street



11-17 Catherine Street, rear

19 Catherine Street

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A taller three storey, red brick building than the adjoining group to the north. Windows are modern uPVC, sills have appear replaced and lintels repointed. Banding aligns with first floor sills. The arched passageway opening remains at ground floor, with a door inserted. A previous shopfront has been removed and infilled with the fascia and plain pilaster retained which have compromised the proportions, and poorly detailed brickwork and windows which detract.



19 Catherine Street

Regents Foundry, Catherine Street

Status: Grade II

Date: c.1800 with 19th century additions and 20th century alterations

Overall condition: Good

Use: Residential

Notes: A former foundry, this presents a successful conversion of a former industrial complex into a large development of flats, consented in 1987. The border of the conservation area lines along three frontages with cobbled streets in front of the ranges to Pinfold Street and Pierce Street. L-plan range enclosing a courtyard with traditional paving adjacent to the building; each part of the complex style retaining its distinctive scale, character roof form and detailing. To Catherine Street a shopfront remains in the right-hand bay of the three storey block whilst signage and what appears to be access for bins infills the former arched entrance to the north. The car parking to the north is of no particular merit with modern setts but otherwise the development has stood the passage of time well.



Regent's Foundry Court internal courtyard and access to Catherine Street



Regent's Foundry Court, Catherine Street

Chester Road

1 - 7 (odd) Chester Road

Status: Grade II

Date: Early-17th century

Overall condition: Good

Use: Commercial at ground floor with residential above

Notes: Handsome and best example of early-17th century cottages, small scale terrace of three in local sandstone with Kerridge stone-flagged pitched roof, brick chimney stacks and original stone mullion windows at first floor. Irregular composition with gables to nos.1 and 3 and no.1 double width. Ground floor 19th century shopfronts add charm although signage at nos.5 and 7 demonstrate the challenge of retail uses in small-scale buildings of this nature. Further access from alley to rear on Pinfold Street with exposed gable end and side door to no.7. Important in the understanding of the historic development of the conservation area.



1-7 Chester Road



1-3 Chester Road



7 Chester Road, flank elevation

Chestergate (north)

61 and 63 Chestergate

Status: Detracting

Date: Early-mid 19th century

Overall condition: Demolished

Use: Public house and outbuildings

Notes: Following the demolition of the King's Head Public House only fragments of the historic building remains fronting Little Street. The Little Street frontage steps down along the street and is characteristic of a secondary façade; red brick with red brick lintels this remaining section contributes to the historic character of Little Street. However windows are largely boarded with a uPVC casement at first floor. Otherwise the site is vacant behind boarding and in need of redevelopment.



61-63 Chestergate, Former Kings Head Public House



61-63 Chestergate, fragments of remaining buildings to Little Street



61-63 Chestergate, demolished site



61-63 Chestergate, return to Little Street

No.65 Chestergate

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Public House

Notes: The Swan with Two Necks stands on the corner with Little Street and is set over three storeys; roof is pitched with a chimney stack. It is rendered and painted with quoins to the canted corner and lintels with keystone to the ground floor windows and windows in the side return which continues the detailing of the main façade for a single bay. The high level signage and lantern lights is characteristic of the use, the high level lights are more utilitarian and modern casements detract. Brick outbuildings step down and project to the rear with the first section painted; openings are largely infilled with a single window opening at first floor with a pair of modern sashes.



65 Chestergate



65 Chestergate, return to Little Street

67 - 69 Chestergate

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Commercial at ground floor and to rear

Notes: Simple red brick, three storey building with brick lintels to first floor and two-over-two timber casements. The shopfront at no.67 is a good example, fascia in poor condition; shopfront and shutter housing at no.69 detract. Timber fixings on the façade and flue all add clutter and detract. Passageway to the right-hand side provides access through to the rear when a large three storey wing projects with timber sashes and further small scale modern outbuildings. Chimney stacks to the gable ends of the pitched roofs.



67-69 Chestergate



67-69 Chestergate, outbuildings to rear



67-69 Chestergate, passageway and rear

71 - 77 Chestergate

Status: Positive contributor

Date: Nos.73 – 77 late-19th / early-20th century; no.71 early-mid 19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: Nos.73 - 77 are stylistically different from the prevailing character with Edwardian detailing including projecting central bays at first and second floors with gables puncturing the roofline, with cornice, tiles to the bays at first floor and stained glass to toplights. Otherwise arranged over three storeys, with pitched roof and chimney stacks set perpendicular to one another. No.71 is a smaller scale earlier building with a sash window at first floor with keystone lintel. Shopfronts are all good examples, however the shopfront spanning across nos.71 and 73 blurs the definition of the original building and the fascia is oversized. The first floor projecting sign at no.71 and wires/clutter across the façades detract. The passageway to the side of no.77 is blocked with a door.



71-77 Chestergate



71-73 Chestergate

79 - 81 Chestergate

Status: Positive contributor

Date: Early-mid-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: A pair of two storey buildings in the largely three-storey streetscape with pitched roofs; rendered and painted with good examples of shopfronts at ground floor. Wires to no.79 and some fixings add clutter.



79-81 Chestergate

83 - 85 Chestergate

Status: Positive contributor

Date: Late-19th / early-20th century

Overall condition: Good

Use: Commercial at ground floor and offices at upper floors

Notes: Nos.83 - 85 are stylistically different from the prevailing character with late Victorian detailing including projecting canted bays at first floor with tiled roofs and stained glass toplights, painted banding, lintels/mullions to the paired windows at second floor and cornice to the eaves. Arranged over three storeys with a canted return to Westminster Street with a single bay of windows. Fascia to no.83 is oversized and fixings at upper floors add clutter. The shopfront and upper floor detailing at no.85 returns to Westminster Street with car parking to the rear with truncated boundary wall. Tall wing projects to rear which is visible from Westminster Street with a detracting ground floor infill extension. Windows at first floor are original timber sashes and uPVC casements at second floor.



83-85 Chestergate



83-85 Chestergate, return to Westminster Street



83-85 Chestergate, rear wing

95 - 97 Chestergate

Status: Positive contributor

Date: Mid-19th century, remodelled

Overall condition: Good

Use: Commercial at ground floor

Notes: Simple, two-storey red brick buildings with brick lintels at first floor and good examples of shopfronts at ground floor; pitched roofs with no chimneys. Windows at first floor are modern casements; projecting sign at no.97 should be raised to align with the fascia.



95-97 Chestergate

99 Chestergate

Status: Neutral

Date: Mid-19th century, remodelled

Overall condition: Good

Use: Commercial at ground floor

Notes: Simple, two-storey red brick building which forms a group with nos.95 - 97 but contrasting brickwork and absence of a lintel and chimney suggests a remodelling. First floor window is a modern casement; projecting signs at first floor and fascia spotlights add clutter and detract.



99 Chestergate

101 - 107 Chestergate

Status: Grade II

Date: Mid-18th century (or earlier) / 19th and 20th century alterations

Overall condition: Good

Use: Commercial at ground floor with residential above

Notes: Small scale, two storey group with an irregular composition; the deep stepped stone-flagged pitched roofline, low chimney stacks and central passageway form two pairs (nos.101 – 103 now a single unit at ground floor) of different phases. Shopfronts at nos.101 – 103 are late-19th century or early-20th century with plain architraves suited to the understated character of the building, set each side of two doorways. Large, high level sign and projecting sign detracts. The shopfront to no.105 follows the same character whereas no.107 has grander projecting pilasters with the door incorporated into the shopfront; high level projecting signs again detract. Windows at first floor are timber casements.



101-107 Chestergate

109 Chestergate

Status: Neutral

Date: Late-19th century

Overall condition: Fair

Use: Commercial at ground floor with further commercial accommodation adjoining

Notes: The slate clad roof, eaves brackets and full width single storey projection to the rear give evidence of its historic character of this two storey building, this has however been eroded through the rendered façade, uPVC side door and casement windows and high level signage to the side elevation. The shopfront spans the entire width and returns to the side elevation, cutting away the corner of the building which creates a sense that the upper floor is floating. Set back from the street and infilling part of the historic yard area is a single storey garage, timber clad with a gable end and forecourt in front.



109 Chestergate



109 Chestergate, side elevation

115 - 115c Chestergate

Status: Grade II

Date: Late-17th century, refronted c.1920

Overall condition: Good

Use: Medical at ground floor

Notes: Likely to have original been a dwelling; a pair of shops at the time of listing and now a single medical use at ground floor which has removed any sense of an original two-unit plan. Built over two storeys on an internal timber-frame, the roughly coursed rubble has now been refronted in brick to early-20th century designs. uPVC windows at first floor and to the ground floor shopfront detract. The side elevation reveals more of the building's historic character with a truncated gabled wing, chimney stack and further 19th century addition to the rear – all painted. Wires running across the side façade detract.



115-115a Chestergate



115-115a Chestergate, side elevation

117, 121 and St George's Court, Chestergate

Status: Positive contributor

Date: Mid-19th century / altered late-20th century

Overall condition: Good

Use: Commercial, office and residential

Notes: St George's Court is a redevelopment set back from Chestergate of the former Royal George Mill which also fronts onto King Edward Street with a pedestrian access through. It stands as a good example of the adaptive reuse of a historic building and some elements of the design are commendable including the retention of a substantial element of the original building, use of traditional paving to the parking area and timber external walkways. The use of uPVC for windows and doors however detract and the pedestrian access particularly is uninviting. The use of red brick for the elements fronting Chestergate sit well in the townscape; no.117 is three storeys with red brick lintels to windows at upper floors and an arched central doorway flanked by shopfronts. To the left-hand side is a good example with architraves; the shopfront to the right-hand side was not surveyed however the roller shutters and signage detract. uPVC windows at upper floors detract. Fixings and wires across both nos.117 and 121 add clutter and detract.



121 Chestergate, George's Court

site, subtly unify development – the ground floor door to the left-hand staircore detracts. No.121 steps down from the recessed staircore but remains three storeys and has been extended by one bay, repeating the same design – the use of porthole windows here slightly less successful where it is an extension of the adjoining historic facade. The remainder of no.121 retains its historic character with red brick lintels to windows at upper floors and an arched central doorway flanked by shopfronts. To the left-hand side is a good example with architraves; the shopfront to the right-hand side was not surveyed however the roller shutters and signage detract. uPVC windows at upper floors detract. Fixings and wires across both nos.117 and 121 add clutter and detract.



117 Chestergate, George's Court

123 Chestergate

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Office / commercial at ground floor

Notes: A three storey building which has been rendered, concealing its historic character however bracketed eaves remain and whilst the sash windows at first and second floors are modern replacements they are a good example of replacement windows. Similarly the shopfront and fascia board is a good example.



123 Chestergate

125 - 131 Chestergate

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: Nos.125 - 131 are stylistically different from the prevailing character; a symmetrical block arranged over three floors of four bays with an additional entrance bay to the east. The modern shopfronts are uniform and good examples with glazed panelled doors set to the side and mullions dividing the shopfronts into six. Signage is all appropriately located at fascia level. Above are paired window openings in recessed panels with brick lintels with keystones, set under large arches - above which runs a cornice. To the two outer bays at second floor are tripartite windows with stone mullions; to the two inner bays windows are grouped in five with stone mullion and a raised central window with arched lintel - above with a gable punctures the eaves of the pitched roof. uPVC windows detract. The

entrance bay has a large arched opening with keystone (now infilled) which spans both floors and breaks the cornice; the doorway has a bracketed doorcase with a dentil cornice. High level signage and other clutter here detracts. The shopfront to no.131 returns to King Edward Street where the gable end and timber panelling at high level is exposed; high signage beneath detracts.



125-131 Chestergate, return elevation to King Edward Street

Chestergate (south)

Charles Roe House, 60b, 62, and 62a Chestergate

Status: Grade II*

Date: c.1700

Overall condition: Good

Use: Medical

Notes: A good example of a Georgian house, arranged over three storeys in red brick with painted stone decorations, gable end to M-pitched roof exposed to Churchill Way – chimney stack to front pitch. Altered in the 19th century and restored in the 20th century – sash windows at ground floor have been reinstated to replace a previously inserted shopfront. Most recently a contemporary entrance and signage was installed in the gable end (consented 2016, exposed by demolitions to allow for Churchill Way widening) which jars with its historic character and the building was connected internally to the 1980s Charles Roe Chambers on Churchill Way.



60b - 62a Chestergate



60b-62a Chestergate, side elevation to Churchill Way

64 Chestergate

Status: Positive contributor

Date: Mid-19th century

Overall condition: Fair, ties give evidence of structural movement

Use: Commercial at ground floor with separate external entrance to upper floors

Notes: A four storey building with gable of an industrial character puncturing the roofline; windows are later replacements – poor quality plastic casements at third floor. Roller shutter and signage at ground floor and generally clutter of wires detract (shopfront not viewed).



64 Chestergate

66 - 68 Chestergate

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Commercial at ground floor with separate external entrance to upper floors at no.66 and access passage through to rear at no.68 (now with door)

Notes: A handsome domestic scaled, three storey pair, later alterations including replacement windows, shopfront and signage at no.68 and poor brickwork repair and first floor lintel at no.68 detract. Roof is pitched with chimney stack. Rear has an entirely modern character with no sense of original plots or rear gardens.



66-68 Chestergate



66-68 Chestergate, rear

70 Chestergate

Status: Positive contributor

Date: Mid-19th century

Overall condition: Fair

Use: Commercial at ground floor with access passage through to the rear open

Notes: Three storey building with rendered/painted façade which highlights redundant fixings/clutter on façade, pitched roof; windows appear original. Shopfront and signage are a good example of an appropriately detailed replacement.



70 Chestergate

No.72 Chestergate

Status: Neutral

Date: Mid-19th century / largely reconstructed in early-21st century

Overall condition: Good

Use: Commercial at ground floor, access to upper floors to rear

Notes: A two storey building, the front and side walls (fronting access to rear parking) reconstructed in early-21st century, windows are all modern. Roller shutter and oversized signage detract (shopfront not viewed). Pitched roof to main frontage and two storey wing with gable ends.



72 Chestergate



72 Chestergate, side and rear elevations

72a - 76 Chestergate

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Commercial at ground floor with separate external entrances to upper floors to the rear

Notes: A small scale, two storey terrace group with pitched roofs and chimney to no.76; rendered/painted first floor; brick to return elevation fronting access to rear parking. First floor windows are modern uPVC casements to all but no.74 and detract; signage and roller shutters at ground floor detract (shopfronts at nos.72a – 74 not viewed). uPVC casements, doors (with roller shutter to 72a), modern brickwork and porches to rear all detract from historic character.



72a-76 Chestergate



72a Chestergate, side and rear elevation



74 Chestergate, rear elevation

78 - 82 Chestergate

Status: Positive contributor

Date: Late-19th century

Overall condition: Fair / needs repainting

Use: Commercial at ground floor

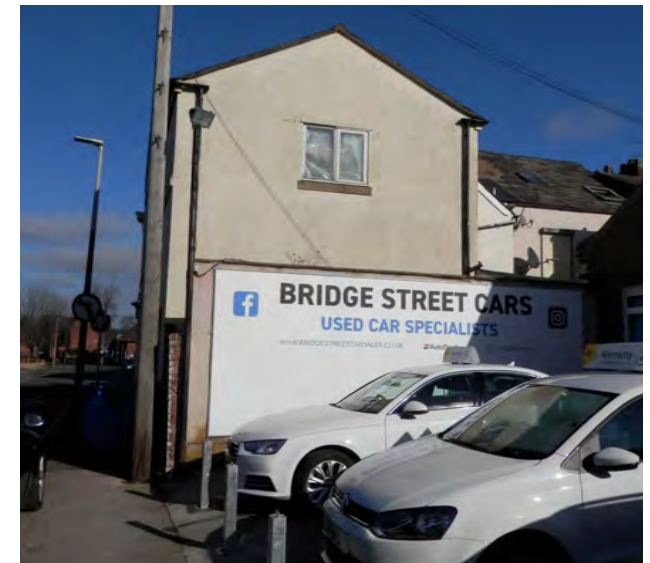
Notes: A handsome, two storey group with rusticated painted render at first floor, bracketed cornice and scrolled pediment where no.82 façade curves into Bridge Street. Roof is pitched with render chimney stacks and gable end to Bridge Street. Original sash windows remain at first floor to nos.78 and 82; detracting uPVC casements to no.80. High level projecting signs detract; stallrisers and signage to nos.78 and 80 are oversized and the projecting roller shutter box at no.78 detracts; large glass shopfront to no.82 is overly contemporary. Ground floor return elevation is plain with a modern window opening at ground floor; modern render and casements to rear – No.82 extended late 20th century.



78-82 Chestergate



82 Chestergate, return to Bridge Street



82 Chestergate, south elevation to Bridge Street

84 Chestergate

Status: Neutral

Date: Mid-19th century

Overall condition: Good

Use: Commercial at ground floor,
residential above

Notes: A small scale, two storey building sat on the corner with Bridge Street with an exposed skewed gable end and tall chimney stack adjoining no.86, later two-storey rear wing along Bridge Street and a late-20th century single storey double garage to rear. All but rear ground floor window are uPVC casements which detract, alongside high level projecting sign.



84 Chestergate



84 Chestergate, rear elevation to Bridge Street

86 - 90 Chestergate

Status: Positive contributor

Date: Mid-19th century

Overall condition: Under refurbishment

Use: Commercial at ground floor

Notes: Handsome two storey group exhibiting late-Victorian features with white brick detailing, modillions to the eaves, one-over-one sash windows and a good quality shopfronts with pilasters to nos.88 and 90. Pitched roof and prominent chimney stacks with brick detailing. No.86 is connected internally with the commercial use at no.84; the loss of the doorway to the street and projecting high level signage detract. The return elevation to the adjacent car parking is plain brick with a gable end and projecting single storey wing, and red brick chimney stacks with white brick banding visible.



86 Chestergate



86-90 Chestergate



90 Chestergate, west elevation



88-90 Chestergate

100 Chestergate

Status: Detracting

Date: Late-20th century

Overall condition: Good

Use: Commercial at ground floor
with office above

Notes: A three storey development in red brick with attempts at replicating historic detailing with a central gabled bay, modillions to the eaves and 'quoins' and lintels to a limited degree of success. The depth of the building is at odds with the prevailing rear building line which, alongside the car park to the side (along line of historic access to rear of site) and rear, bears no relationship to the historic plots; a number of a/c units are fixed to the west facade. Roller shutters to the shopfronts detract; the arched opening with clock to rear of site has some charm.



100 Chestergate, entrance arch and clock



100 Chestergate, side and rear elevations



100 Chestergate

102 Chestergate

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Commercial at ground floor

Notes: Three storey, three bay building with rendered façade at upper floors, bracketed eaves and painted lintels with keystone at first floor. Pitched roof and tall chimney stacks. Windows are modern casements which detract, shopfront, signage clutter and high level sign all detract. Full width rear extension, extract vent, rendered façade and modern windows.



102 Chestergate



102 Chestergate, rear

104 Chestergate, Picturedrome

Status: Positive contributor

Date: 1911

Overall condition: Good

Use: Commercial

Notes: The first purpose built cinema in Macclesfield, converted to use as a bingo hall in the 1970s and then offices 2003 with a mezzanine inserted (now removed). Recently converted into a market style restaurant with the side extension enlarged and adjacent car park on corner with Catherine Street) now providing outdoor seating (consented 2018). The art deco detailing of the façade provides an interesting example of its type and signifies its original use within the streetscene.



104 Chestergate, The Picturedrome



104 Chestergate, The Picturedrome, entrance



104 Chestergate, The Picturedrome, external seating



104 Chestergate, The Picturedrome, side entrance

106 - 108 Chestergate

Status: Positive contributor

Date: Mid-19th century

Overall condition: Fair

Use: Commercial at ground floor

Notes: A pair of buildings which retain some Victorian detailing including bracketed eaves and what appear to be replacement two-over-two sash windows at first floor at no.106 and within one opening on the side return to Catherine Street; windows are otherwise modern casements with a second floor window blocked at no.106. The façade is rendered and painted, with windows architraves painted on. Arranged over three storeys, the second floor has squashed proportions with a window projecting into the roof and a rear dormer at no.106. Roof is pitched with a skewed gable end to Catherine Street where it extends a further half storey over projecting wing. The shopfront at no.106 is a good example although the stallriser would benefit from being painted. The solid roller shutters at no.108 detracts (shopfront not viewed); painted signage on side return adds interest although the signage board adjacent detracts.



106-108 Chestergate



106-108 Chestergate, rear



106 Chestergate, return elevation to Catherine Street

110 - 116 Chestergate

Status: Grade II

Date: c.1800

Overall condition: Good

Use: Commercial at ground floor with residential above

Notes: A terrace of four shops with accommodation above. Constructed in red brick over three floors with channelled painted stone heads and painted stone sills to the windows; the two outer properties wider than the two in the centre. Roof is pitched with prominent brick chimney stacks. The façade at no.116 has been reconstructed with a clear joint in the façade. The shopfronts have been renewed and are all good examples with discreet signage other than the high level projecting sign at no.110 which detracts. Windows are six-over-six sash at first floor and three-over-three to the second floor. Side return to rear parking is rendered and painted whilst a three storey wing projects to the rear (consented 2007) and is a good example of a modern extension with multi-pane sash windows. The rear of the remainder of the terrace has been subject to alteration with modern extensions, detracting casement windows, balcony and stair providing access to the upper floors (nos.112 and 114) and a roller shutter at no.114.



110-116 Chestergate



110-116 Chestergate, rear



116 Chestergate, modern rear wing

120 Chestergate

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Commercial at ground floor with residential above

Notes: The yellow brickwork and detailing suggest a 20th century remodelling or reconstruction, regardless it is a good example with bracket eaves, lintels and sills. Comprising three storeys, windows are timber casements and the shopfront appropriately proportionate, the fascia would benefit from being smaller and the external lights adds clutter. The roof extends a further half storey to the rear with a series of further extensions in red brick and concrete stair providing access to the first floor.



120 Chestergate



120 Chestergate, rear

122a and 122b Chestergate

Status: Grade II

Date: 1750

Overall condition: Good

Use: Commercial

Notes: Rendered façade over brick with stressed angle quoins, lugged architraves to the first floor and plain architraves to the second. Set over three floors - windows are eight-over-eight sashes to the first floor and four-over-eight to the second floor. The offset shopfronts were likely inserted in the 19th century and are a good example; the doorway set to the left of the façade is possibly original with a shallow arched channelled head. Temporary to let signage detracts. The east elevation is rendered where exposed whilst the west is exposed red brick, painted at ground floor with a gable end to the pitched roof and chimney flues expressed in the façade with stacks above.



122 Chestergate

King Edward Street

44 - 46 King Edward Street

Status: Positive contributor

Date: Mid-19th century

Overall condition: Good

Use: Commercial

Notes: A pair of two storey buildings rather isolated in the townscape, surrounded by car parking for the garage forecourt to the south on Westminster Street and for the car wash on the facing corner of Westminster Street. They are however a remaining fragment of the historic townscape prior to the formation of Westminster Street at the end of the 19th century. Now rendered with central windows at first floor blocked; stone lintels and arched opening at ground floor to no.46 – additional entrance in the side elevation. Roofs are pitched with exposed gable ends and chimney stacks. Windows are modern casements; sympathetic shopfront inserted at no.44 – roller shutter detracts. To return and rear elevation painted signage adds visual interest; further signage and projecting awning and housing clutters.



44-46 King Edward Street



44-46 King Edward Street, side elevation to Westminster Street

Former Works, King Edward Street

Status: Positive contributor

Date: c.1890

Overall condition: Good

Use: Commercial, office and residential

Notes: The former works now forms part of the St George's Court development which fronts onto Chestergate with a pedestrian access through. It stands as a good example of the adaptive reuse of a historic building and some elements of the design are commendable including the retention of this substantial element of the original building on King Edward Street. Brown brick with a pitched slate roof it spans nine bays and comprises four storeys. Lintels and sills are painted and windows are detracting uPVC casements. Arched opening to west side has a timber panel door whilst a single pedestrian door to the opposing side of the facade. Large sections of brick appear rebuilt. Windows to the east face are bricked in with brick lintels; modern brick staircore to the rear is visible.



Former Works



Former Works east, elevation

72 - 74 King Edward Street

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Commercial

Notes: A former industrial building which is a good example of a scheme of adaptive reuse. Brown brick with a pitched slate roof it spans four bays and comprises four storeys. Windows have brick lintels and stone sills; entrance door in right-hand bay is panelled and set under an arched opening. Whilst windows are modern replacements they are formed in timber and are sympathetic. The side elevation the pitched roof profile and is rendered and painted. Signage to the front elevation and at high level on the side detracts.



72-74 King Edward Street



72-74 King Edward Street, flank elevation

76 - 84 King Edward Street

Status: Neutral

Date: Mid-19th century

Overall condition: Good

Use: Residential

Notes: A small scale terrace group of cottages build hard up against the pavement on a plinth. The historic character has been lost to a degree owing to alterations undertaken to the facades. A step in the pitched roofline groups them into two sets of single bay two storey buildings. No.84 is double fronted and remains expose red brick; window uPVC casements have however been inserted at ground floor with replacement brick lintels and patched brickwork; casements at first floor are also uPVC with stone lintels and sills. The entrance door is uPVC but retains its arched opening – fanlight now blocked. A modern gate inserted in the brick wall to the west provides access to the rear. Nos.76 – 82 now have a rendered and painted façade with uPVC casements and doors which detract; the arched opening to the doorways remain but fanlights are infilled.



76-82 King Edward Street



84 King Edward Street

Little Street

Little Street Mill and 6-12 Little Street

Status: Grade II

Date: 1804, altered and extended 1909

Overall condition: Good

Use: Commercial and residential

Notes: Former silk mill with an intact complex of buildings including mill, dye-house, managers' and workers' housing. Originally horse-powered and then steam, before being altered and extended as part of a conversion for Wood and Son, victuallers. Constructed in brick in an English garden wall bond with slate roofs.

The block facing King Edward Street is the 1909 stable/warehouse/entrance range for Wood and Son which connects the mill to the rear to the associated domestic buildings along Little Street (these two elements forming the two long sides of the mill yard). It is two storeys with a seven windows range; brick cambered window arches and opening for loading door at first floor – all windows at first floor are modern replacements. At ground floor the two window openings to the left-hand side are later insertions with surrounding patched brickwork. Central vehicular access with wooden doors and main entrance (modern door) remain with stone and engineering brick jambs;

bressumer beam above and secondary entrance to the right with solid door. Return to Little Street, engineering brick to curved corner, cambered window arches and loading bay opening repeat – all with modern windows. Ground floor opening has been altered with concrete lintel – brick arch still evident. Lights, wires and other fixings to the façade detract. West elevation is brick with gable end to pitched roof; the modern front to the recessed bay to the west and hardstanding in front detracts.

To Little Street a domestic range; no.12 adjoining the 1909 range comprises two storeys with cambered brick arches at ground floor; eight-over-eight timber sash windows at both floors. The manager's house at no.10 stands a storey taller with workshop accommodation at second floor evident in the larger window openings with 20th century casements under flat arches. Cambered arched openings at ground and first floors with 20th century three-light casements, timber sills. Nos.6 and 8 form a pair, red brick with stone lintels and sills modern timber sashes, mix of one-over-one and two-over-two; panelled doors. High level street light detracts. Rendered and painted blank south façade with gable end to pitch roof and chimney stack.



Little Street Mill, 6-8 Little Street



Little Street Mill, extension to west of King Edward Street range



Little Street Mill, 1909 stable, warehouse and entrance range to King Edward Street



Little Street Mill, 10 Little Street



Little Street Mill, 12 Little Street



Little Street Mill, Little Street return elevation

15 Little Street

Status: Positive contributor

Date: Early-mid 19th century

Overall condition: Derelict and poor

Use: Former Public House and outbuildings

Notes: A two storey former public house (The Three Pigeons) on the corner with King Edward Street in red/brown brick. Little Street façade comprises three bays with a tall brick boundary wall extending south. Cornice to eaves, stone sills and brick lintels, arched to the central doorway – window above bricked in, windows otherwise boarded. Return to Little Street is three bays which repeats windows details, all board. Public House signage to first bay at first floor; arched doorway to the rear at ground floor. Hanging sign bracket remains. To the east on King Edward Street the roof level steps down half a storey, roof is pitched. Tall arched opening through to rear with small arched window openings at ground floor, brick sills – all blocked. Elevation to south on Little Street is rendered and painted with gable end and chimney stacks. The buildings are vacant and in a poor condition however they still contribute to the historic character of this part of the conservation area. They form part of the wider development site with Nos.61 and 63 Chestergate, now largely demolished.



15 Little Street, Former Three Pigeons Public House



15 Little Street, rear section fronting King Edward Street



15 Little Street, south elevation on Little Street

Little Street east, unnumbered

Status: Positive contributor

Date: Early-mid 19th century

Overall condition: Derelict and poor

Use: n/a

Notes: A two storey range on the east side of Little Street which is vacant and derelict; ground floor openings are all infilled with brick, arched door openings and cambered brick arches to windows still evident in brickwork. Stone sills at first floor but windows blocked.



Unnumbered, Little Street east

Pinfold Street

2 - 14 Pinfold Street

Status: Neutral

Date: Mid-19th century

Overall condition: Good

Use: Residential

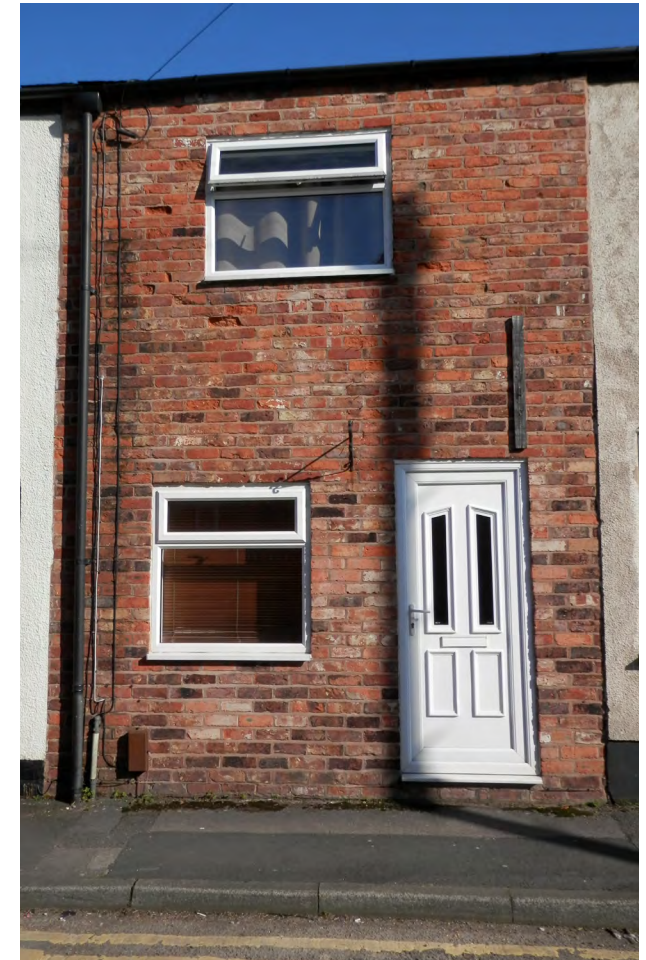
Notes: A small scale terrace group of cottages built hard up against the pavement on a plinth. The historic character has been lost to a degree owing to alterations undertaken to the facades. Aside from no.12 facades are rendered and painted façade with uPVC casements and doors which detract; the arched opening to the doorways remain (at nos. 4, 6, 8, 10 and 14) but fanlights are infilled. Stone painted sills remain at nos.4 – 10. No.12, whilst, brick appears to have been refronted or rebuilt with no detailing to the window or door openings; no.2 similarly has lost its arched doorway and sills. Roofs are pitched with gable end exposed at no.14. Chimney remains at no.2 and between nos.8 and 10. Alleyway runs along the rear.



2-14 Pinfold Street



2-14 Pinfold Street, rear



12 Pinfold Street

14a Pinfold Street

Status: Positive

Date: Early-21st century

Overall condition: Good

Use: Residential

Notes: A contemporary development in the backland between Pinfold Street and Catherine Street constructed in brick with curved zinc roof and aluminium windows. It is set in a landscaped garden with space for parking; accessed through a tall timber gate and stone wall to Pinfold Street. It demonstrates that contemporary development can be accommodated within the conservation area it sensitively located and designed.



14a Pinfold Street, entrance



14a Pinfold Street, view from south

Westminster Street

3 Westminster Street

Status: Neutral

Date: Early-21st century

Overall condition: Good

Use: Commercial

Notes: A simple two storey building set hard up against the pavement edge, pitched roof with gable ends. Rendered and painted façade and lack of window openings other than a single opening to street and side elevations with modern units. High level sign and further clutter attached to façade detract. Forecourt is set at a raised level with traditional paving; a range runs along the rear of the forecourt with large openings and visible pitched roofs, roller shutters detract and cars dominate.

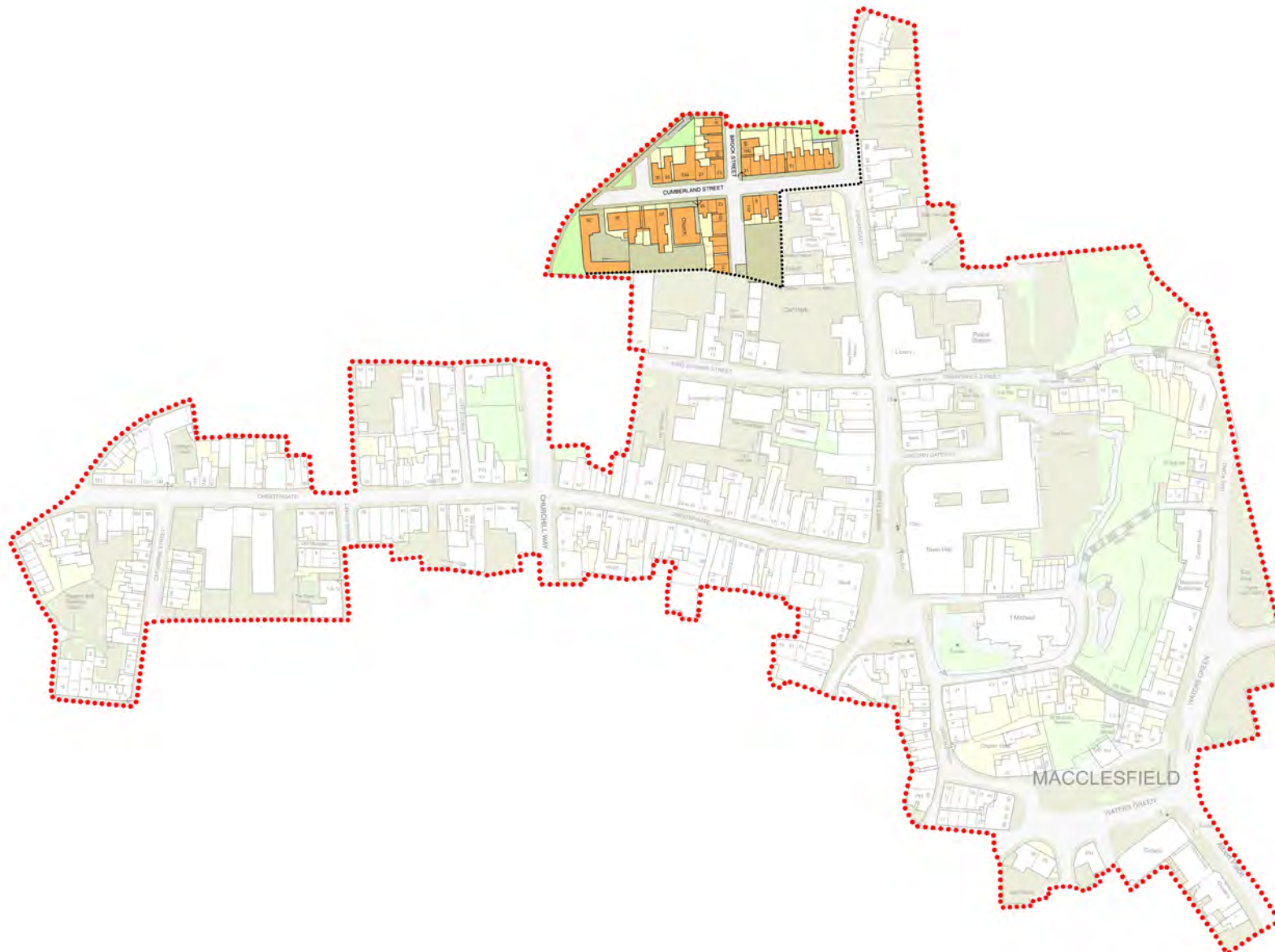


3 Westminster Street, forecourt



3 Westminster Street

4. Cumberland Street, southern end of Brock Street



Brock Street (east)

98 - 100 Brock Street

Status: Neutral

Date: Mid-late 19th century

Overall condition: Good

Use: Residential

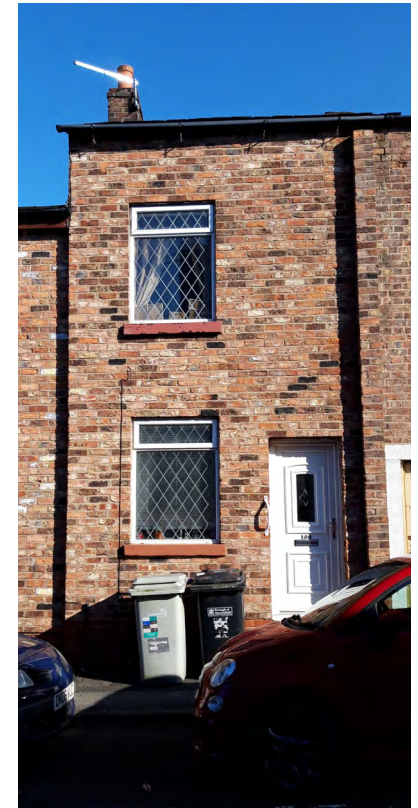
Notes: The pair of buildings are rather curious in the narrow frontage, one window bay wide with entrance door, and their absence of detailing to the windows and door surrounds suggests the facades are either later insertions or they have been remodelled. Notwithstanding no.100 continues the pitched roofline of no.21 Cumberland Street with gable end and chimney stack before it steps down to no.98. Windows and doors are uPVC with stone sills, a tall brick boundary wall with timber panelled gates extends to the north. The gable end wall is in contrasting red brick and a projecting single storey rear extension is visible.



98 Brock Street



98 Brock Street, side elevation to north



100 Brock Street

102 Brock Street

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Medical

Notes: A four bay frontage to Brock Street with a single bay return to Cumberland Street. Comprising two storeys and constructed in red brick on a contrasting brick plinth with painted lintels and sills. Windows are uPVC casements which have sought to replicate the two-over-two sash design. Roof is pitched with chimney. Entrance door is off centre with brick arched opening, flue to front elevation and proliferation of signage detracts.



102 Brock Street

Brock Street (west)

91 - 99 Brock Street

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Residential

Notes: Two storey terrace group with a pitched roof which steps down at two intervals along the street with exposed gable ends and chimneys. Red brick with a chequerboard effect. Single bay arrangement with doors set to the side. Repeated detailing including painted lintels and sills, brick arch openings to the doors with blocked fanlights. Windows are modern uPVC windows which detract, doors are principally uPVC and inappropriate – stone steps provide access from the street, the timber and glass panelled door to no.93 is sympathetic. Satellite dishes add clutter and detract. Passageway to side at no.95 with timber boarded door. No.99 steps up to align with the side return of no.23 Cumberland Street; doorway is a simple square painted architrave paired with a passageway with door. A front dormer extension detracts.



91-99 Brock Street



91-99 Brock Street, rear elevation



99 Brock Street

101 - 111 Brock Street

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Residential

Notes: A two storey terrace group with a pitched roof and chimneys. Nos.105 - 111 have a shared character, single bay arrangement with doors set to the side in red brick with a chequerboard effect. Repeated detailing including painted lintels and sills, brick arch openings to the doors with blocked fanlights, detracting blockwork to no.107. Windows are modern uPVC windows which detract, doors are principally uPVC and inappropriate – stone step at no.105 and brick to no.107. Satellite dishes add clutter and detract. Passageway to side between nos.107 and 109 with timber boarded door and brick arch. No.103 is double fronted with a panelled door but otherwise follows the detailing of nos.105 - 111. No.101 has been refronted with an additional doorcase, uPVC windows and doors and detracts from the uniform character.



105-111 Brock Street



101 Brock Street



103 Brock Street

Cumberland Street (north)

3 - 9 Cumberland Street

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Residential

Notes: A two storey terrace group with an interesting pitched roofline which steps to mediate the change in levels with chimneys on the gable ends. One window bay with door set to the side – additional window with arched opening at first floor to no.1. Painted lintels and stone sills; brick arches to doors with fanlights and stone entrance steps with railings. The uniform character has been eroded through the insertion of contrasting uPVC windows and a variety of door designs which detract. Constructed in red brick; nos. 7 and 9 are now rendered which also detracts. Paired windows at ground and first floors in side elevation to no.3 facing Jordangate.



3-9 Cumberland Street

11 - 15 Cumberland Street

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Residential

Notes: A two storey group within the terrace which continues the aesthetic, constructed in red brick with subtle chequerboard effect, brick arched openings and stone entrance steps. Pitched roofs with chimney stacks. Doors are again later insertions and varied; uPVC casements detract. Passageway to side of no.11 with flat stone lintel. Painted sills and lintels with keystones.



11-15 Cumberland Street

17 - 21 Cumberland Street

Status: Positive contributor

Date: Mid-late 19th century

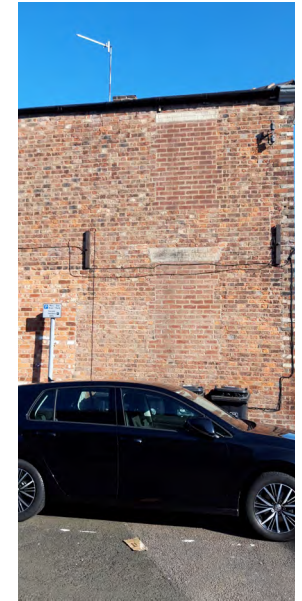
Overall condition: Good

Use: Residential

Notes: Group of three at the end of the two-storey terrace with pitched roof on the corner with Brock Street. Red brick with chequerboard effect, brick arched openings and stone entrance steps. Doors are all timber panelled and sympathetic with fanlights above – blocked at nos.19 and 21. Painted lintels and sills - uPVC casements detract. Set on a plinth with a basement level window at no.17. Satellite dishes add clutter and detract. Return elevation to Brock Street is plain with infilled windows (lintels remaining) and patched brickwork.



17-21 Cumberland Street



21 Cumberland Street, elevation to Brock Street

23 - 27 Cumberland Street

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Residential, medical to no.23

Notes: Group of three two-storey terrace on the corner with Brock Street. Red brick with chequerboard effect with pronounced doorcases with cornice and plain square pediment; stone entrance steps. Doors are all timber panelled and sympathetic. Painted lintels and sills - uPVC casements detract; additional window inserted at first floor to no.27. Pitched roofs and chimney stacks with contrasting brick corners. Return elevation to Brock Street has a raised entrance and two window bays which repeat the detailing from the main façade; a/c unit at ground floor level detracts.



23-27 Cumberland Street



23 Cumberland Street, elevation to Brock Street

33a Cumberland Street

Status: Neutral

Date: 20th century

Overall condition: Good

Use: Commercial

Notes: Remodelled redundant storage building; single storey red brick set back from the building line. Visible, slate-clad pitched roof. Inserted traditional shopfront with pilasters, central window under brick arch and double width opening with detracting roller shutter and box.



33a Cumberland Street

33 - 35 Cumberland Street

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Residential

Notes: Pair at western end of the street where it was truncated to allow for the new road system. Two storeys in red brick with brick arched openings and stone steps; pitched roof with chimney stack. Sashes remain at no.35, uPVC casements intended to replicate the sash design at no.33. Painted lintels with keystones and sills; panelled door and fanlight at no.33 is sympathetic. Arched window in side return to no.35; high level signage to side and rear elevations detracts. Parking at rear. Range of outbuildings set around car park to rear; two storey section with pitched roof and simple window openings with casements; wall mounted a/c unit and access stair detract. Single storey range has a corrugated metal roof and timber boarded doors with strap hinges set under concrete bressumer beams.



33-35 Cumberland Street



35 Cumberland Street, rear wing



35 Cumberland Street, west elevation

Cumberland Street (south)

Stafford House, 2 Cumberland Street

See Cumberland House, 9 Jordangate

Cumberland Court

See Jordangate

4 - 8 Cumberland Street

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Residential

Notes: Terrace group of three, comprising two storeys in red brick with brick arched openings and stone entrance steps. Pitched roof and chimney stacks. At nos.6 and 8 fanlights are blocked and modern doors; timber panelled door and fanlight at no.4 is sympathetic. Painted lintels and sills, windows are uPVC casements and detract. Return elevation to no.4 has a single window bay to rear repeating detailing from front facade and two storey projecting wing with perpendicular pitched front, uPVC casement to side. Rear two storey wings to nos.6 and 8 are modern, contrasting brick to no.6 detracts in views from Brock Street.



4-8 Cumberland Street



4-8 Cumberland Street, rear



4 Cumberland Street, side elevation

12 - 16 Cumberland Street

Status: Positive contributor

Date: Mid-late 19th century

Overall condition: Good

Use: Residential

Notes: Terrace group of three, comprising two storeys with pitched roof and chimney stack to nos.14/16. Exposed red brick to no.12, rendered to no.14 and painted brick to no.16 has eroded the uniformity which detracts; Regency doorcases at nos.12 and 14, arched with keystone to no.16 – all with recessed doors. Painted sills and lintels, uPVC casements detract. Return to Brock Street has two window bays which repeat the detailing to no.12 façade.



12-16 Cumberland Street



12 Cumberland Street, return to Brock Street

Macclesfield Spiritualist Church, 18 Cumberland Street

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Religious

Notes: A tall single storey building with pitched roof and gable end to Cumberland Street. Red brick with dark brick detailing to brick arched windows, with keystones, and banding. Square doorcase with wooden panel doors and stained glass overlight; stained glass to two tall flanking arched windows – Perspex or similar added externally for protection. Setback from street with stone wall and metal railings. Brick walls flanking either side.



18 Cumberland Street, Macclesfield Spiritualist Church

20 Cumberland Street

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Residential

Notes: A grander terrace building at the western end of Cumberland Street, set behind a small front garden with stone wall and hedge. Part of a terrace group of contrasting buildings with varied roofline. Comprising two storeys with raised ground floor and detailing including projecting rusticated canted bay window at raised ground floor, arched doorcase with dark brick detailing and panelled door, stone banding and plain cornice, tripartite window under stone lintel at first floor and narrow window adjacent. Windows all one-over-one timber sash. Narrow gabled dormer with modelled barge board and tall chimney stack to pitched roof. High level projecting sign detracts.



20 Cumberland Street

22 Cumberland Street

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Residential

Notes: Two storey red brick building with raised ground floor, pitched roof and chimney set behind a small front garden with stone wall. Part of a terrace group of contrasting buildings with varied roofline. Detailing including projecting canted bay window at ground floor with cornice, brick arched doorcase with pilasters, stone banding and lintels, paired windows at first floor with modelled mullion and cornice to eaves. Windows all one-over-one timber sash. Passageway to right-hand side with timber boarded door. Projecting two storey wing to rear with sash windows.



22 Cumberland Street



22 Cumberland Street, rear

24 Cumberland Street

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Residential

Notes: Two storey red brick building with pitched roof and chimney set behind a small front garden with red brick wall and stone coping. Part of a terrace group of contrasting buildings with varied roofline. Detailing including projecting canted stone bay window at ground floor with cornice, brick arched doorcase with stone keystone, stone banding and lintels and three windows at first floor. Windows all one-over-one timber sash. Passageway to left-hand side with timber boarded door. Projecting two storey wing to rear with sash windows.



24 Cumberland Street



24 Cumberland Street, rear

38 Cumberland Street

Status: Positive contributor

Date: Late-19th century

Overall condition: Good

Use: Veterinary

Notes: Two storey building with pitched roof and chimney stack set back from the street behind a stone wall with gate pier and modern low railings on top. It is located on the edge of the inner ring road and has a rendered side elevation with exposed gable end and tall projecting wing. The front elevation has two bays of projecting canted bays with brick lintels and stone sills and roof eaves projecting over. The doorway has a brick arched opening with fanlight, panelled door and doorcase with pilasters and cornice. Windows are one-over-one timber sash. Proliferation of signage and at high level detracts. Recessed entrance to east elevation with brick arch; windows are uPVC casements and to the rear a mix of uPVC casements and timber sash. Projecting rear wing appears to have been extended by a storey, small ground floor extension with pitched roof.



38 Cumberland Street



38 Cumberland Street, rear elevation



38 Cumberland Street, east elevation



38 Cumberland Street, west elevation



38 Cumberland Street, rear outbuildings

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Alderley Edge

Conservation Area Appraisal

September 2021

Draft for consultation

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EXECUTIVE SUMMARY

The Alderley Edge Conservation Area (AECA) lies eight kilometres to the north-west of Macclesfield and is dramatically situated on a steep sandstone ridge with rolling fields and woodland surrounding it. The village of Alderley Edge forms its north-western boundary, and was originally called Chorley, the settlement being renamed in the 1880s to differentiate it from Chorley in Lancashire.

Following the construction of the railway in 1842, the local landowner, Sir Humphrey de Trafford, of Chorley Hall, laid out an extensive estate of new roads and new houses were incrementally added, filling-in most of the available sites by 1910. Of these, nine are now listed grade II. The conservation area boundary largely reflects de Trafford's original estate boundaries although also included are properties along Congleton Road and Whitebarn Road, mainly built between 1910 and the 1930s.

The conservation area is notable for its heavily wooded streets and substantial Victorian villas set in spacious, well-planted gardens. Winding lanes are covered in their original sandstone setts and front boundary walls are usually built from the same local sandstone. The buildings, of which about 50 remain from before 1910, are very varied in style with examples of Tudorbethan, Italianate, neo-Georgian and Arts and Crafts designs. The wide range of materials used reflects this somewhat eclectic mix of styles, and include stone, brick (several colours) smooth render or roughcast for the walls, and Welsh slate or clay tiles for the roofs.

The last review of the Alderley Edge Conservation Area was carried out in 2005 by The Conservation Studio. The AECA was placed on the Historic England Heritage at Risk Register in 2009 due to pressures of development. The loss and erosion of significant elements of the conservation is undermining its significance as a designated heritage asset. The cumulative loss of villas is significantly adding to the AECA being at risk. To tackle matters, the conservation area has been re appraised and aims to set out specific steps to positively manage the conservation area in the future.

The preservation of the character of the conservation area depends upon the careful control of all new development (including extensions to existing buildings) and positive management of the soft and hard landscaping which contributes significantly to the areas special interest.

A management plan has been produced in Section 7 of this appraisal which will provide guidance to owners and their agents about the suitability of their proposals and how the special interest of the Conservation Area should be managed in the future.

This Appraisal revises and replaces an earlier document of 2005.

1.INTRODUCTION

- 1.1. Conservation areas are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act and every local planning authority has a duty to review their conservation areas from time to time. Section 72 of the Act specifies that it is the general duty of local planning authorities, in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of these conservation areas.
- 1.2. The Alderley Edge Conservation Area was designated in September 1974 and later extended to include buildings in Whitebarn Road in 1989. A further extension, to include buildings along Congleton Road, was added on 20 November 1997. A conservation area appraisal was produced in 2005 by the Conservation Studio. Since then, there have been a number of changes within the Alderley Edge Conservation Area and planning policy guidance has changed.
- 1.3. This appraisal document describes the special architectural and historic interest of the existing conservation area. It follows the model set out in Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (second edition, Feb. 2019) and ‘Valuing Places: Good Practice in Conservation Areas’, (2011, Historic England).
- 1.4. The contents of this appraisal are also a material consideration when determining applications for development, dealing with appeals, or proposing works for the preservation or enhancement of the area.
- 1.5. The appraisal is accompanied by a Management Plan, (section 7), describing what the planning authority will do to preserve or enhance the character of the Conservation Area.

Planning Policy Context

- 1.6. The policies which affect conservation areas are set out in national guidance, the National Planning Policy Framework (July 2021), and the accompanying Planning Practice Guidance, which is published and updated on the government website.
- 1.7. Conservation Areas are also affected by local policies:
 - 1.7.1. Cheshire East Local Plan is split into two parts. Part 1 is the Cheshire East Local Plan Strategy (2010-2030) which was adopted in July 2017. Policies SE3 to SE7 are of particular relevance to this conservation area. Part 2 is the Site Allocations Development Planning Document. This is undergoing consultation. Saved policies of the Macclesfield Borough Local Plan (2004) remain in force until part 2 is officially adopted.

- 1.7.2. The Alderley Edge Neighbourhood Plan 28th July 2021. This includes a number of Heritage Policies and Design Policies which are a material consideration.
- 1.8. Saved Macclesfield borough Council policy
Policy BE12 of the 1997 Local Plan set out the need to preserve and enhance:
1. The sylvan low-density housing.
2. The interesting and individual design of the large houses set in spacious grounds with mature trees.
3. The winding setted lanes.
4. The boundary enclosures, comprising boundary walls, shrubs and trees.
- 1.9. Applications for development need to consider how they meet all of these factors. The second bullet point should not be taken to infer that as long as a house is interesting and individual it will meet the policy. The inference of this bullet point is that this refers to the existing historic buildings; although it is not explicit, it is implied by the accompanying reasoned justification under paragraph. 3.47 of the Local Plan, and the phrase 'preserve' and 'enhance', the basic tenets of conservation area legislation. This is a summary of policy, not an exclusive summary of character.
- 1.10. Section 72 of the 1990 Act states a specific duty for the Council in exercising its planning functions to afford "special attention....to the desirability of preserving or enhancing the character or appearance of [the Conservation Area]". All Conservation Areas have to hold historic or architectural interest, they are not designated around landscapes in isolation, without structures or buildings.
- 1.11. Paragraph 207 of the National Planning Policy Framework (NPPF) (2021) states that loss of a building: "which makes a positive contribution to the significance of the Conservation Area....should be treated either as substantial harm under paragraph 201, or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area..."
- 1.12. While this Conservation Area Appraisal goes into some detail, a reader should not assume that the omission of any building, feature or space from this appraisal means that it is not of interest. If in doubt, please contact the Conservation Officer at Cheshire East Council.

Procedure

- 1.13. Once conservation areas are designated, councils are obliged under Section 71 of the 1990 Act to formulate and publish proposals for their preservation and enhancement, and to consult the public on these proposals before publishing the final documents, which should take these consultations into account.

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2.LOCATION

Topography and setting

- 2.1. The Alderley Edge Conservation Area forms the easterly side of Alderley Edge village, located on the main A34 from Congleton to Manchester and some eight kilometres to the north-west of Macclesfield. The northern edge of the conservation area lies dramatically on a steep sandstone outcrop, some 182 metres high, and to the south, the rest of the conservation area lies principally on flattish or gently undulating land, heavily planted with mature trees. Steep hills rise up Macclesfield Road, Woodbrook Road and Swiss Hill, providing contrast with the flatter roads to the south and east.



Figure 1 - Entrance to Swiss Hill, showing historic cobbles and St Marys Cottage

- 2.2. To the north-west lies the more built-up town of Wilmslow; to the west, the flat Cheshire Plain with fields and small hamlets; and to the south and east can be seen attractive woodland interspersed with fields and country estates, with numerous lakes and other water features. Much of this later area is designated as a “Site of Nature Conservation Importance” in the Local Plan.
- 2.3. The Edge is owned by the National Trust. It is maintained as a public access

wooded area and is a popular destination for day trippers from Manchester and the nearby towns of Wilmslow and Macclesfield, attracting thousands of visitors a year. The Edge has been designated a Site of Special Scientific Interest for its unique geology.

2.4.



Figure 1a: Views south, from the public footpath to Macclesfield Road, looking across National Trust owned land back towards the conservation area

Geology

- 2.5. The principal feature is the steep scarp slope of the Edge, composed of keuper sandstone with conglomerates at its base, which are banded with mottled sandstone. This stone is visible in rocky outcrops on the hillside, and contains minerals, most notably copper and lead, which have been mined in the past. The rest of the conservation area sits on boulder clay, with the soils around Alderley Edge being ideal for grassland.



Figure 2 - Rocky outcrop

3.HISTORY

Archaeology

Prehistory

- 3.1. This part of north-eastern Cheshire provides proof of occupation since the Mesolithic period with flint implements being found along the line of the sandstone outcrop. Evidence for copper mining in the Bronze Age has also been discovered to the south of the conservation area.
- 3.2. A perforated stone axe hammer that was recovered during ploughing, was dated to the Bronze Age and is the only prehistoric evidence recovered from within the Alderley Edge conservation area. The field in which this BA hammer was recovered was to the north of what is now Macclesfield road, and is now a residential street. Given the rarity of this type of find, it highlights the need for caution and archaeological consultation when applications are received within the conservation areas.

Roman

- 3.3. A Romano-British coin hoard in a pot was found by cavers from the Derbyshire Caving Club. 418 coins were excavated from the ceramic pot, most of which were bronze with a silver wash consistent in date to the first half of the fourth century AD, during the time of the emperors from the House of Constantine. Pollen analysis of the fill of the pot was also carried out. The hoard had been buried at the top of a disused mine shaft in the Engine Vein area of the Edge.
- 3.4. Along with the above hoard casual loss items of Roman Date have also been recovered from the Alderley Edge area, such as broaches. These reflect the very active landscape in which Alderley Edge is positioned and shows that the archaeological potential for recovery of Roman artefacts and deposits of Roman nature are moderate within the conservation area and the surrounding areas. For development, this means that careful considerations to proposed developments are required and full consultation with the local authority archaeologists is required for proposed developments within the conservation area and the surrounding area.



Image above: Roman Coin Hoard from Alderley Edge, image by University of Manchester

Medieval and Post Medieval

- 3.5. The increase of movement of people and industrial growth during the medieval and post medieval periods are well known throughout the North West and are outlined in detail in the North West Regional Research Framework. Alderley Edge is no exception to this shift in socio-economic improvement in this period.
- 3.6. The aerial imaging project undertaken by the University of Manchester highlight numerous Holloways, field systems and areas of ridge and furrow from the landscape surrounding the conservation area. Along with this project and the information held on the Cheshire Tithe Maps, the medieval period held an increase in land usage for Alderley Edge, which included the continued mining of minerals and ores at the edge (to the south east of the conservation area) and the development of farmsteads within the conservation area, Alderley edge began to develop its residential elements increasing capacity to house workers. The Tithe maps of the area also suggest burgage plots and possible moss rooms to the north of the conservation area, while not noted as these on the maps, the shape and size of the plots are consistent with moss rooms and burgage plots seen throughout Cheshire. There is also noted on the Tithe map specific field names which give indication of function, such as "Kiln Field" located in the centre of the conservation area, field names often trigger further research and may potentially lead to archaeological mitigation.
- 3.7. Several boundaries relating to the medieval period are extant throughout the area, including the scheduled monument (SAM2854/0/3) these are part of the medieval boundary between the estates of the Stanley's and the De Trafford families, it is one of a group of stones locally referred to as the "merestones", and it is referred to in the perambulation of the boundaries on Alderley edge in May 1598. Excavations in 1997 located evidence for a timber revetment for the bank, with a socket located in between for the stone, which has fallen from its original position. the stone boundary marker stands on the parish boundary which runs through the southern part of the conservation area to the south of

Whitebarn Road.

- 3.8. There are also several key items which have been recovered in Alderley edge relating to the medieval period including a cauldron leg, described as tapering to rounded end and convex in section with central strengthening rib on inside surface, this is in a worn condition and dates from 1200AD-1540AD. An Edward VI shilling was also recovered from the area, again in a poor condition dating between 1547-1549. Both items, while not on to the scale of the Roman Hoard, are good examples of casual loss items, the coin was recovered by metal detector survey.
- 3.9. Any proposed developments within the conservation area and surrounding areas are highly likely to impact below ground remains relating to medieval deposits and will require consultation with local authority archaeologists.

Industrial Period

- 3.10. As with many rural areas during the Industrial period, there was a vast settlement increase with the development of public transport and the growth of urban centres such as Manchester, Alderley Edge become more suburban as settlers sought more rural locations away from the industrial hubs.
- 3.11. The Alderley Edge Sandhills project undertaken by the University of Manchester with Historic England looked specifically at the impact of this suburbanisation of a rural settlement, focussing their research on survey and excavation. Over two years the project surveyed and mapped the topography of the Edge, also the mines beneath. The project also excavated the remains of two small cottages known as "Hagg" Cottages as well as their associated outbuildings, privies, gardens, and rubbish middens, to the east of Whitebarn Road.
- 3.12. Two small excavations of the mines threw light on the industrial mining processes of the eighteenth and nineteenth centuries, as well as confirming the Bronze Age dates of the earliest miners and identifying the first Roman mine shaft in England.
- 3.13. The project produced a substantive archive of photographic, oral history, cartographic and documentary materials and supported and expanded on the previous information of the mines.
- 3.14. The industrial remains within the area include, the lead works closed in 1863, the cobalt plant which ceased in 1864 and the copper works, abandoned in 1878. With the scheduled monument of the cobalt works and the open cast copper mine both to the south of the conservation area, it is reasonable to consider that there may be below ground remains relating to these industrial

processes which may be uncovered within the conservation area, such as tramways and trackways for the transport of the product, smaller cottage industry elements within the residential areas and smaller pits and middens.

- 3.15. For proposed developments within the conservation area and the surrounding area, there is a moderate to high likelihood that below ground remains relating to the industrial period will be uncovered, disturbed, or destroyed during developments, these will need to be mitigated and archaeological works recommended where the development will impact these below ground features.
- 3.16. Overall, the archaeological potential of Alderley Edge is significant, there are 13 recorded sites on the county sites and monuments record within the settled area of Alderley edge and 28 in Nether Alderley, with a further 44 sites along the edge itself. While there are no scheduled monuments within the conservation area, there are 7 within half a kilometre of the conservation area, which will likely have associated deposits within the conservation such as access trackways, holloways and tramways.

The Development of Alderley Edge

- 3.17. Early medieval settlements are recorded at Nether Alderley (to the south of Alderley Edge) and Chorley, which was renamed Alderley Edge in the 1880s to differentiate the village from Chorley in Lancashire. The name "Alderley" first appears in 1086 as Aldredelie. It is likely that this originated from Aldred and leah meaning Aldred's Clearing. Similarly, Chorley has a long history with the likely derivation coming from ceorl and leah, meaning a peasants' clearing, and although it is not mentioned in the Domesday Survey, it is included in a charter of c.1280. The principal manors were based on the 14th century Chorley Hall, which lies to the south-west of Alderley Edge, and the Old Hall, at Nether Alderley, a 16th century building which was burnt down in 1779.
- 3.18. The economies of both Chorley and Nether Alderley were dominated by agriculture with a market charter being granted at Nether Alderley in c.1253. The Nether Alderley corn mill dates back to 1391, although the present timber structure is only 16th century. The mill pond was adapted to form the moat which surrounded the Old Hall, the home of the Stanley family. Cheshire had its own system of taxes in the medieval period, the Mize, and in the records for 1405 Chorley was assessed at 20s 0d and Nether Alderley (clearly the larger settlement) at 27s 0d. There was no church in Chorley until 1852, when the expansion of the town demanded enlarged accommodation, but St Mary's Church in Nether Alderley retains some 14th century work including a font.
- 3.19. Lead and copper mining on the Edge is documented in the late 17th and 18th centuries. After the destruction of the Old Hall in the late 18th century, the Stanley family relocated to Park House on the southern edge of Alderley Park, and both house and park were subsequently much extended. Throughout the 19th century Nether Alderley remained under the control of the Stanley's and the lack of development pressure meant that the dispersed medieval settlement pattern was retained. The corn mill continued to be worked until 1939 when Lord Stanley was forced to sell it, along with the rest of his estate, to meet the cost of death duties. In the 1950s the National Trust bought the site and have since restored the building and opened it to the public.
- 3.20. In 1830 Chorley consisted of only a few cottages, the Trafford Arms Inn, a toll bar, and a smithy, straggling along the Congleton to Manchester road. Chorley Hall, to the south-east of the hamlet, was the principal building. However, in 1842 the construction of the Stockport to Crewe railway line, a branch of the main Manchester to Birmingham Railway, led to a demand for new housing for merchants and professionals working in Manchester, some 20 kilometres away. They were tempted by the offer of free railway season tickets to the owners of houses worth £50 or more, and throughout the later half of the 19th century the owner of Chorley Hall, Sir Humphrey de Trafford, sold off land in the village for housing development. The first villa was

therefore constructed in the early 1840s and by 1850 thirty “handsome residences” had been erected, some of them in what is now the Alderley Edge Conservation Area. The growth of Alderley Edge is recorded in the census returns, with the population rising from 561 in 1841 to 2856 in 1902 (the return for Nether Alderley shows a drop from 679 to 522 within the same period).

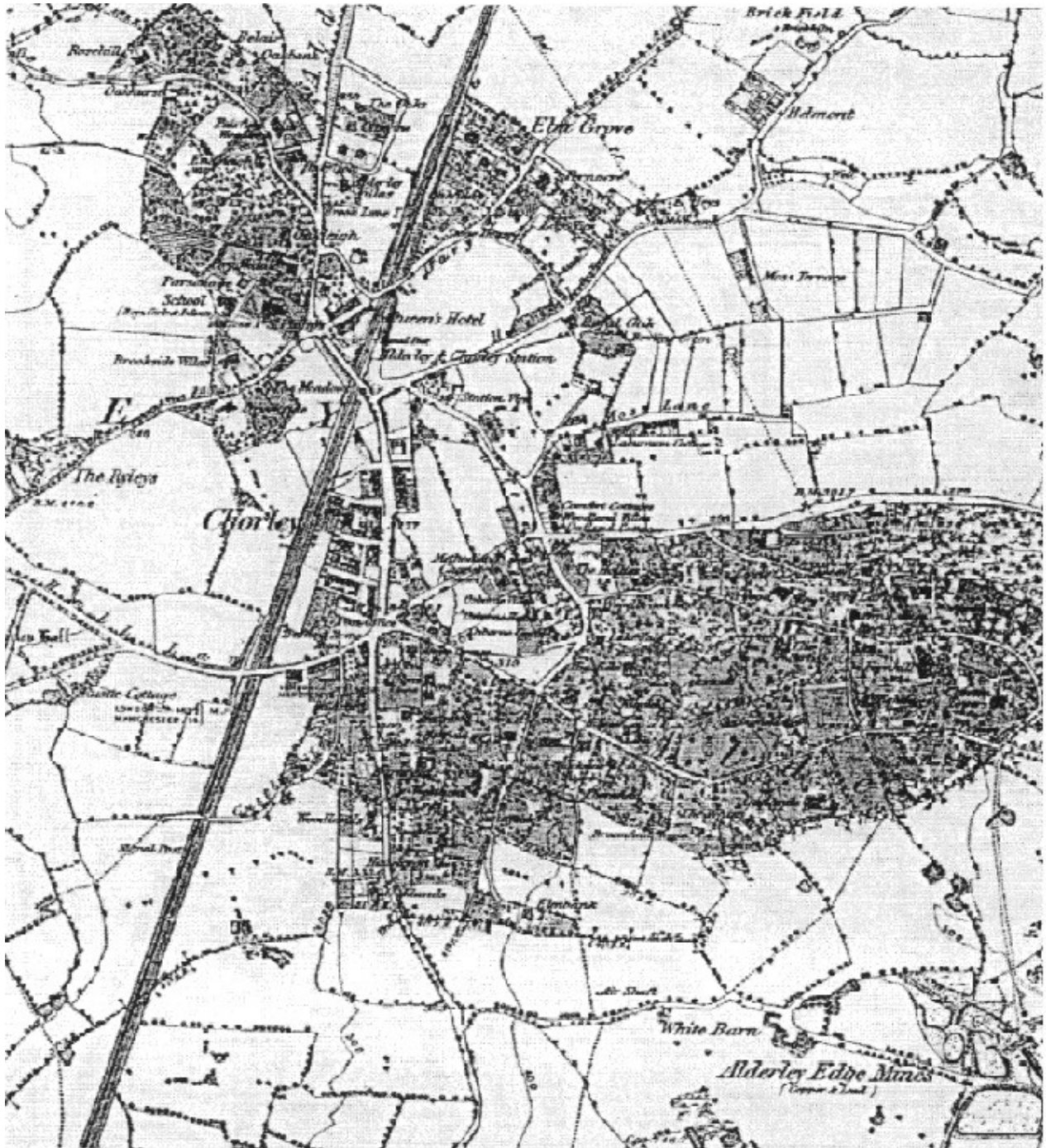


Figure 3 - 1871 Map

3.21. The First Edition Ordnance Survey map of 1871 (Figure 3) therefore shows “Chorley” (as it still was) with the new Queen’s Hotel next to the station, new shops and terraced houses along London Road, and a Post Office at the town centre, where Macclesfield Road meets Alderley Road. To the north are wooded areas with detached villas, but to the east is a much larger area, roughly approximating with the modern conservation area, where curving roads divide generous wooded plots, usually with its own house, although some plots remained undeveloped until much later. Of interest is the use of the names “Brickfield” and “Brick kiln” on a site to the north-east of Alderley Edge, suggesting a source for the local bricks.

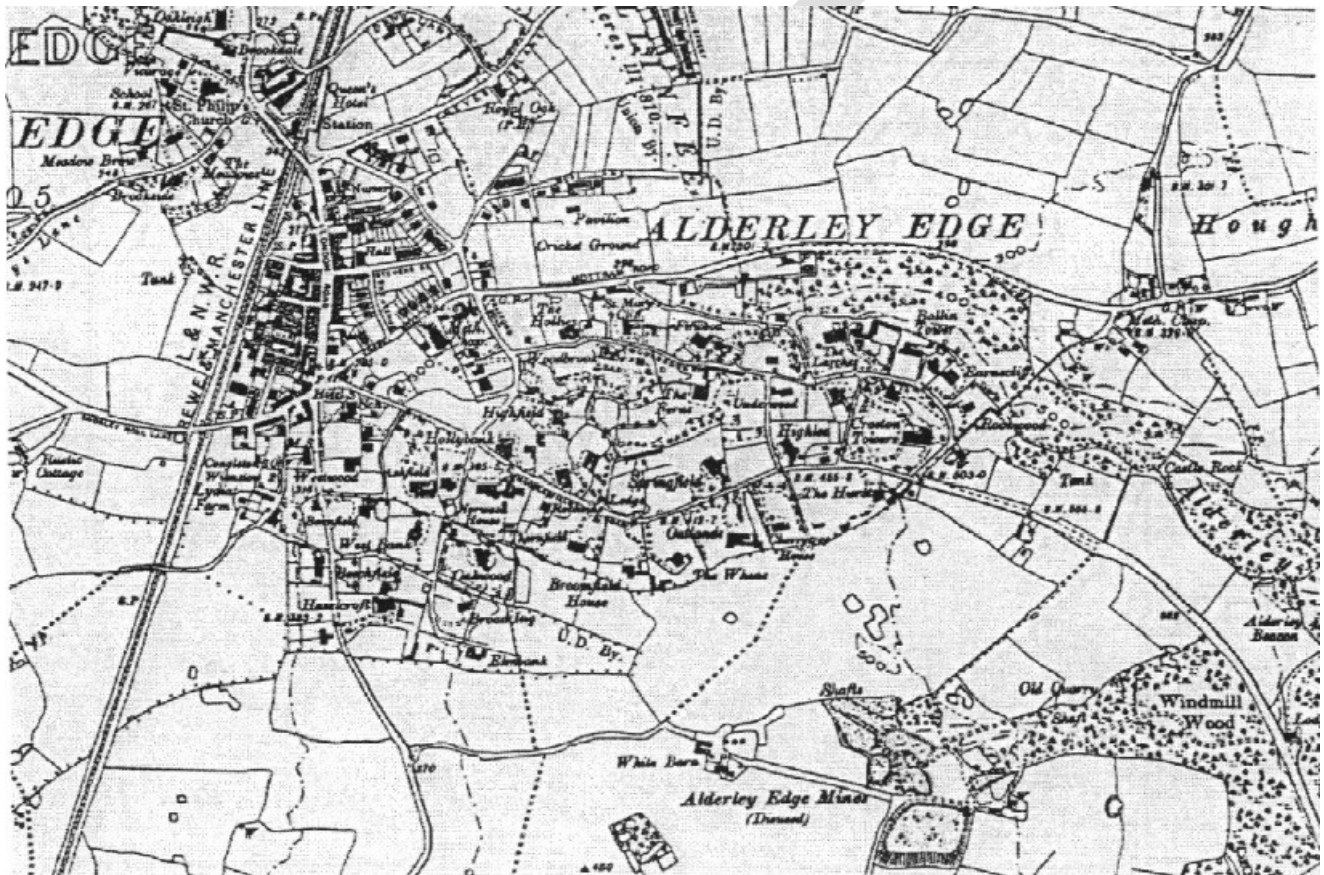


Figure 4 - 1899 Map

3.22. The 1899 map (Figure 4) shows a similar footprint but it is much easier to make out the individual villas and their names – Holybank, Ashfield, The Larches etc. Also very evident on this map are the remains of the old mines towards and within Windmill Wood, immediately to the south-east.



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4.THE CHARACTER AND APPEARANCE OF THE ALDERLEY EDGE CONSERVATION AREA

General description

- 4.1. The Alderley Edge Conservation Area is notable for its cohesive, sylvan qualities. Prestigious, detached villas, mostly dating to between 1845 and 1900, sit in generous plots with mature tree planting largely hiding them from the public viewpoint. Stone setted roads, stone boundary walls, the mature shrubs and large trees, and the undulating topography provide an interesting and unique townscape.



Figure 6 - Whitebarn Road

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- 4.2. Since the 2005 revision of the AECA, the area has come under intense development pressure, as the attractive environment and spiraling property values have encouraged developers and many owners to explore the development potential of their sites. Modern development has had a negative impact in a number of areas, where historic plot ratios have been ignored, replanting schemes not to the same standards as what it has replaced, inappropriate boundary treatments, loss of the historic buildings, and the generous garden spaces obliterated.

- 4.3. Within the Alderley Edge Conservation Area, the variety of buildings and the landscape within which they sit are of high importance, the Conservation Area has not been designated around landscapes in isolation, without structures or buildings. The future positive management of the AECA requires that both built and natural features are preserved and where possible enhanced.

Activity and uses

- 4.4. Most of the buildings in the Alderley Edge Conservation Area are in residential use, including some private retirement or care homes. The Edge Hotel in Macclesfield Road is the only building, which is in a commercial use.

Noise and quiet

- 4.5. Noise is limited to the busy arterial routes along Macclesfield Road and Congleton Road, where cars and lorries impinge on the character of the conservation area. However, beyond these roads, and in the surrounding countryside the conservation area is quiet and has limited intrusion from noise. There is always noise generated from the many building projects within the conservation area. This has a temporary impact on the noise levels within the conservation area.

Townscape: morphology

- 4.6. The Alderley Edge Conservation Area comprises a large number of private houses, with spacious, well-planted gardens. The most important of these buildings date to the mid-to late-19th century and are usually two or three storeys high, with pitched roofs and a variety of ornamentation.
- 4.7. The distances the houses are set back from the road and the extensive mature landscaping means that many of the houses, to a large extent are hidden from view. This results in vegetation, rather than the houses, being the dominant feature in many views along the road and creates a sense of enclosure and privacy. To the north the roads twist and turn as they climb the steep scarp slope of the Edge. The drives, the mature planting and the houses altogether form the character and significance of the AECA, comprising its architectural and historic interest. The extent of visibility from the public domain of the dwellings is not the determining factor when considering the contribution that the dwellings make to the character of the conservation area.
- 4.8. Many of the houses within the conservation area can be glimpsed above the well established boundary treatments, the degrees of visibility do vary, some are not as prominent as most others from public footpaths, visibility will increase during the six months of the year after leaf fall. Public views are one factor to consider, but character is made up of other factors, and visibility can change over time, as trees and shrubs are replaced. When private residents try to increase their privacy and either encourage trees and shrubs to grow

along the boundary or erect new security fences or boarded gates, this does not remove the historic or architectural interest of the buildings which sit behind. Nor should there be an assumption that just because change, whether positive or negative cannot be seen, this does not impact of the conservation area. Whilst the lack of visibility of a scheme means that the impact it would have on the appearance of the conservation area is limited, character is a more intrinsic quality that does not depend on visibility and the impact of a proposal on that could be much more severe and requires careful consideration. Especially, in a conservation area such as this, where much of the historic built form cannot be fully appreciated from a public viewpoint.

- 4.9. The roads were laid out, within the conservation area to provide a high-status setting for the houses along its length. The plots were originally leased from the Stanley Estate from 1908 onwards, each on 999 years lease, with a small ground rent, providing the security needed for building some very large houses. The conservation area is bounded by the busy Congleton Road to the west, and the more secondary Chapel Road/Mottram Road to the north. Macclesfield Road, another main route eastwards, bisects the conservation area and is notable for the hill rising from the village of Alderley Edge. Other roads are quieter and more rural in character, particularly Swiss Hill and Woodbrook Road.
- 4.10. The eastern entrance to the conservation along Macclesfield Road is characterised by mature planting, beyond the boundary sits beautiful open fields and woodland. The properties on the south side of Macclesfield road have extensive views of the surrounding National Trust land. Armstrong Farm has largely been demolished and rebuilt, it does however retain an appropriate mature landscape setting and is well screened from the road and is an appropriate scale. Unfortunately, Edgecroft has not achieved the same, the scale of the building makes the building appear to close to the road and has limited landscape setting to the frontage.
- 4.11. Crossing the conservation area are narrow grassy footpaths, providing a pleasant route for dog walkers. Surrounding the conservation area are fields and patches of woodland, with the scarp slope of the Edge being characterised by its popular public footpaths, large trees, and views northwards. Whitebarn Road is an important part of the conservation area, a wide road, with generous mown grass verges, trees overhanging the verges and a striking winding form which rises from west to east.
- 4.12. Of note is the pathway leading along the Edge, approached from Swiss Hill by a footpath marked by stone posts. Another public footpath connects Macclesfield Road to the fields beyond, marked by attractive stone details – a line of vertical stone slabs forming a “kerb”, and chunky stone posts creating a gateway.



Figure 7 - Entrance to Conservation Area, Macclesfield Road

The effect of historical development on plan form

- 4.13. The Alderley Edge Conservation Area lies just outside the junction of Macclesfield Road and Congleton Road, both being historic routes with at least medieval origins. The settlement of Chorley (which preceded Alderley Edge) is first mentioned in the 13th century, and Chorley Old Hall contains 14th century fabric. However, the layout of what would become the Alderley Edge Conservation Area was not undertaken until the coming of the railway in 1842 when new roads were set out, presumably under the orders of de Trafford, running roughly parallel to the existing Macclesfield Road.
- 4.14. The 1871 map (Figure 1) therefore shows the road system largely complete apart from Whitebarn Road. This was a farm track until at least 1910 and all of the houses facing this road date to after this, with examples from the 1920s and 1930s.
- 4.15. Modern development has encroached with the creation of small groups of new houses but these are largely within historic boundaries and the new roads do not impinge on the layout of the older streets. Examples include Oatlands, off Macclesfield Road, and Hazelcroft Gardens, off Congleton Road.

Trees, landscape and open spaces

- 4.16. One of the most important features of the Alderley Edge Conservation Area is the abundance of mature trees, which form the boundaries and sit within the gardens of the 19th century villas. Some of these were probably planted when the estate was laid out so now, some 100 to 150 years later, they are reaching, or have passed, their prime. Oaks, beeches, silver birch, yew, horse chestnut and holly are typical. There are also specimen trees, including Wellingtonias, firs and other coniferous trees, confirming the Victorian taste in tree planting. All of the trees within the conservation area are automatically protected by their status within the designated area, but certain groups of trees have additional protection as they are covered by specific Tree Preservation Orders.
- 4.17. There are no public open spaces, the only communal areas being the public highway and the footpaths which join Whitebarn Road to Macclesfield Road, and Macclesfield Road to the fields to the south of Cherry Dene, following the alignment of Underwood Road. The wide grass verge along part of Macclesfield Road is a pleasant facility for the public as this part of the conservation area is busy with traffic.



Figure 8 - Mature planting and historic stone walls on Woodbrook Road

Boundaries and building plots

- 4.18. The planned layout of the 19th century estate is revealed by the straightness of the boundaries, which divide many of the older houses, although the boundaries facing the curving streets are softer in appearance. Typically, all of these boundaries are defined by mature trees and hedges.
- 4.19. For the front boundaries, hedging is often combined with a low stonewall and in Whitebarn Road, the stone walls have huge pieces of stone, practically still in situ, forming the base of the walls. A similar feature occurs in Woodbrook Road, with the naturally occurring rock forming the base of the high stone walls where the road cuts through the crest of the hill. These walls look particularly attractive where the original 19th century setts have been retained. Another notable feature is the use of sandstone to form chunky gate piers, such as for the entrance to the footpaths off The Edge and to the south of Macclesfield Road. Also to the south of the buildings fronting Macclesfield Road, a notable red brick wall, visible from the public footpath, marks the boundary between the built-up area and the countryside beyond.



Figure 9 - Large rock forming the base of a high stone wall front boundary along Woodbrook Road

- 4.20. Historically, the buildings within the conservation area were positioned in spacious gardens and set back from the road. Regrettably, modern development has not followed the same principles, such as the 1970s West Bank, where 14 houses have been built on a plot which was previously occupied by just one house – noted as “West Bank” on the 1871 map. This development is (unusually) visible from the public viewpoint in Beechfield Road. One Oak on Whitebarn Road, a replacement dwelling is imposing in its

scale, appearing larger than the surrounding properties . The built form is highly visible and planting is more ornamental which is unsuccessful. The presence of the building within the established street scene is incongruous.

- 4.21. More recent development Oaklands has tried to recreate the typical historic form of development, with large, detached houses set back from the road. Regrettably, the gardens are relatively small and the new buildings are therefore quite close to each other. A recent development on the corner of Trafford Road has presented a modern rendered entrance boundary wall, which does not follow the typical traditional boundary treatments found elsewhere in the conservation area. There are gaps along Macclesfield Road, and at the southern end of Woodbrook Road, where planting has not been maintained or is limited due to the positioning of buildings.



Figure 10 - Replacement development, One Oak Whitebarn Road

Views and vistas

- 4.22. The winding roads, mature trees, and abundance of shrubbery and walling, means that there are few views within the conservation area other than those of the immediate vicinity. The majority of the views along roads within the conservation area, the mature planting and natural , yet subtle boundary enclosure provide a glimpse and a hint of what lies behind. Areas where gate piers and entrance splay have been widened or designed as modern features is detrimental to these views.
- 4.23. Glimpses of houses through the trees across the hilly area around Swiss Hill and Woodbrook Road are of interest. A particularly good view of The Penn, grade II, can be seen from Woodbrook Road. On the edges of the conservation area, stunning views from the Edge northwards are of note, with pleasant views from the public footpaths to the south of the conservation area towards Windmill Wood and Nether Alderley. Views from Swiss Hill over the edge are impressive and wide spanning.
- 4.24. The search for complete privacy is not in the spirit of the character of the conservation area and its historic landscaping. There are limited but heavily filtered views during the summer months. Within the conservation area, there have been attempts to block buildings completely from view, this has a negative impact, not a positive one. Contemporary garden designers of the Victorian and Edwardian period such as Edward Kemp, set out principles for gradations of landscaping, which contained subtlety, not continuous belts of trees and dense shrubberies around perimeters. The conservation area is not defined by plots within complete perimeter planting. It is far more subtle than that and more nuanced. Planting schemes which have attempted this, do not therefore, preserve or enhance the character of the conservation area.



Figure 11 - Stone gate piers of The Penn, Grade II Woodbrook Road

Public realm audit

- 1.1. The setted roadways within the conservation area date to the 19th century and are particularly noticeable in Woodbrook Road, where they combine visually with the stone walls which utilise the same, local sandstone. Other examples are in Tempest Road and Swiss Hill. Driveways are also marked out with setts, such as the entrance to Broomfield in Macclesfield Road. To the south, Whitebarn Road, a former farm track that was laid out after 1910, has attractive granite setts forming the gutter, sandstone kerbs, and a modern tarmac finish, somewhat worn, beneath which can be seen the original road surface. This appears to be a rough tarmac with small stones compressed into it. Otherwise, tarmacadam covers most of the road and pavement surfaces.
- 1.2. Along Woodbrook Road can be seen some mid-19th century cast iron street lights, once gas, and now converted to electricity. Also within the conservation area are modern concrete street lights, fortunately small and simply detailed.

5. THE BUILDINGS OF ALDERLEY EDGE

Introduction

- 5.1. The buildings of the Alderley Edge Conservation Area are notable for their variety of style and materials. A number of buildings within the conservation area have been demolished or harmed through alterations. As part of the revision of the conservation area, a more detailed analysis of the buildings is required. The appraisal is a summary of significance, rather than comprehensive, exhaustive lists. The lack of mention of a specific building does not mean that it has no value every application within a conservation area should be accompanied by a Heritage Statement to address the specific contribution that the building/s has to the CA, whether positive, neutral or negative. At the time of writing the AECA is on the Historic England Heritage at Risk register, placed there by Cheshire East Council due to the development pressures within the area which is seen to be eroding the character of the conservation area.
- 5.2. The AECA buildings are split into two categories, this is shown on the heritage map in appendix 1. By 1871 the estate had been set out with prestigious, individual houses set in large gardens, with some plots still undeveloped. By the time of the 1910 map, more of the plots had been filled, and of these early houses, some 30 properties remain (nine of which are listed grade II), including several which have been sub-divided or converted from coach houses. These houses were built to impress and they still retain most of their original features. Since the 2005 conservation area appraisal around 11 villas have been demolished and replaced, or excessively altered leaving little of the original.
- 5.3. Further development after 1910 along Whitebarn Road, until then a narrow farm track, added another group of detached homes, also set in spacious gardens.
- 5.4. Within the last 100 years another 150-odd properties have been built in the original part of the conservation area, but largely their effect is neutral. The eclectic mix of architectural styles and materials used during the later half of the 19th century has provided a range of details to copy. Of greater significance is the relationship of building to garden, and building to road, with the historic form of development – large, individual houses set back from the road in spacious gardens – being the prevalent form. Less successful are the modern groups of houses, such as Broad Court or West Wood, both off Beechfield Road, where this relationship has not been reproduced.

Listed buildings and other key buildings

- 5.5. There are ten listed buildings or structures in the Alderley Edge Conservation Area, all listed grade II. Just to the north of the conservation area, in Alderley Edge, St. Philip's Church is listed grade II* and was built in 1853 to the designs of J S Crowther, a Manchester-based architect. Another religious building, the Alderley Edge Methodist Church, lies in Chapel Road within the adjacent Trafford Road Conservation Area. This dates to 1863, and is similarly built from the local buff sandstone.
- 5.6. At the time of writing, a Cheshire East Listed Buildings at Risk survey is being undertaken. As part of this work, the listed buildings of Alderley Edge have been visited and assessed. All are considered at the current time to be in a good condition.



Figure 12 - Franklyn Lodge, Grade II Macclesfield Road

- 5.7. The listed buildings within the AECA were all constructed as detached, family residences and most of them were built between 1845 and 1855. Macclesfield Road contains four of them
- Franklyn Lodge, a modest sandstone lodge in the Tudor Gothick style of c.1850
 - Broomfield House, built in 1847 by J S Crowther's pupil Thomas Worthington to a "Jacobethan" design which was copied from the Manor House at Great Chalford
 - Croston Cottage, another Tudor Gothick house of 1847
 - The Penn, built in 1912 for Walter Milne of Kendall Milne Stores by Sir Percy Worthington.



Figure 13 - Croston Cottage Macclesfield Road

- 5.8. Also in Macclesfield Road is the drinking fountain opposite the entrance to Trafford Road. This is dated 1888 and was probably built by Mr Westhead, who lived nearby in The Hurst, a large house demolished in the 1950s.



Figure 14 - Drinking fountain Macclesfield Road

- 5.9. Woodbrook House is identified as no. 45 Trafford Road but the long entrance driveway separates the house from this road, and it is in fact more visible (but only just) from Woodbrook Road. This is probably the most important listed building in the conservation area, as it was built in 1846 but extensively altered and enlarged by C F A Voysey in 1906, a unique example of his work in Cheshire. Faced in cream brick or roughcast, the brown sandstone window mullions provide the most recognisable link with other Voysey houses. Internally, the house apparently retains many of its original fittings including a good staircase and several Voysey fireplaces. The entrance gates to Trafford Road are also listed and the wooden gates, which sit between red sandstone piers, have typical Voysey strap hinges and catch.
- 5.10. Further eastwards along Woodbrook Road, but also only just visible from it, Redclyffe Grange is a Gothick house built in 1853 by J S Crowther for himself. This time, the wall material is a purple-red brick, with buff sandstone dressings to the windows and doors, and a roof covered in both slate and clay tile.



*Figure 15 - Redclyffe Grange,
Woodbrook Road*

- 5.11. Two further listed buildings lie in Woodbrook Road: The Cedars, a large Italianate villa of c.1850 which is built from cream brick with buff sandstone dressings, and Bollin Towers, of 1846. This is built from rock-faced brown sandstone with an irregular 10-bay gabled front. Both buildings have been sub-divided into several smaller houses.
- 5.12. Hill Cottage and Sandhurst on Congleton Road, constructed in 1910 by A Edgar Beresford, Beresford was a partner of Baillie Scott, renowned as one of the best of the Arts and Crafts architects. Designed to catch the sun and the view, the interior uses folding partitions between the living rooms, and glazed oak screen to the entrance hall.

Unlisted buildings, architectural details and building styles

Positive Buildings

- 5.13. In addition to the grade II listed buildings, there are a high number of buildings which make a positive contribution to the character of the conservation area. These are illustrated in Appendix 1. Positive buildings are those with a particularly strong, coherent, and individual design, incorporating the use of high-quality materials, with a high degree of surviving vernacular materials. They will have either historic or architectural interest, or a combination of both. They should preserve some degree of outward historic form.
- 5.14. Like the listed buildings, the more important unlisted buildings of the Alderley Edge Conservation Area are unusually varied in their detailing, use of materials, and overall form. Most of them date to between 1840 and the 1900s, careful when considering applications to demolish, alter, or extend them.
- 5.15. The buildings identified within the conservation area have been identified as 'non-designated heritage assets'. The National Planning Practice Guidance states that, "Irrespective of how they are identified, it is important that the decisions to identify buildings as non-designated heritage assets are based on sound evidence." The evidence base of the buildings identified are presented in the form of Appendix 1 - a map which highlights each of the buildings considered to make a positive contribution to the conservation area.
- 5.16. Buildings identified as positive on the Map (appendix 1) are non-designated heritage assets; these include Local List buildings and others which are not on the Local List, but which may have equal merit and special attributes; positive buildings also include occasional modern development which contributes to the character and appearance of the Conservation Area.
- 5.17. When considering applications for development, all positive buildings which are identified as 'non-designated heritage assets' should be considered both under para. 203 of the NPPF (2021), and under paras. 199-202 of the NPPF as they contribute to the character of the conservation area.
- 5.18. These buildings are shown on the Townscape Analysis map. They are usually two or three storeys high and set in large gardens with long entrance driveways. Examples of white, yellow or brown brick, roughcast, stone, and smooth render can all be found, along with steeply pitched Welsh slate or clay tiled roofs. Windows are timber, often with leaded lights, with decorative porches often reflecting a "medieval" revival style, including several with clear Arts and Crafts influences. Some examples of the more notable unlisted buildings, which demonstrate the huge variety of details and materials, are:
 - The Gables in Woodbrook Road (c. 1850 rock-faced stone walls with prominent gables in the 17th century style)



Figure 16 - Underwood in Woodbrook Road

- Underwood in Woodbrook Road (c. 1860 three storey, built from brown and yellow brick, with steeply pitched clay tiled roofs, gables, and large brick chimney stacks)
- No. 21 Congleton Road (c. 1890 former lodge built from brown brick with gabled façade and prominent slate roof)



Figure 17 - 21 Congleton Road

- Nos. 22-28 Congleton Road (an irregular pair of Italianate villas of c.1850 built from white brick, with shallow slate roofs and an Ionic porch)
- St Mary's Cottage in Swiss Hill (c.1875 Tudorbethan gabled cottage with black-and-white timbering and brown brick walls)
- The Quinta and the Coachhouse, Beechfield Road (designed by Frank Mee in the early 20th century with a stone slate roof above rendered walls decorated with leaded-light windows - the coachhouse has a notable roof lantern and wind vane)*
- Springfield, Macclesfield Road (c.1850 with smooth stone facings and a very steeply pitched slate roof)
- Rock Side (c.1860's yellow brick with Italianate details)

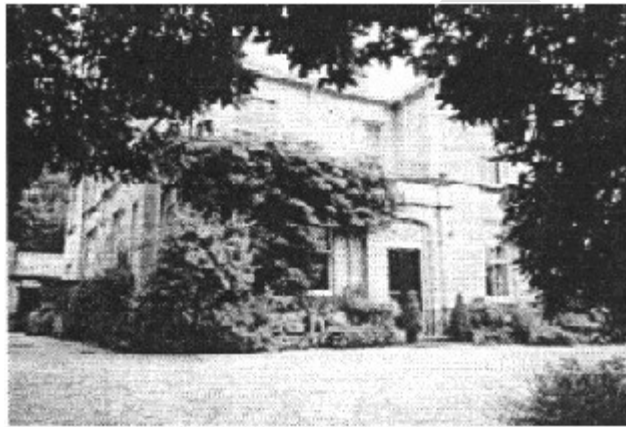


Figure 18 - Rockside, Macclesfield Road

- Frog Castle, Macclesfield Road (c.1860 white brick with stone dressings, arched first floor window heads, original two-over-two sashes)
 - Over Spinney (a "Voysey-esque" house faced in white roughcast and roofed with stone slates)
 - Nether Lodge (a rendered, painted house in the 17th century style with window mullions)
 - Windy Howe (a rough rendered house with Arts and Crafts details)
- 5.19. A number of buildings were added on Whitebarn Road which were included in the extension, their inclusion illustrates the planned development of this part of Alderley Edge from ca. 1908 to the 1930s. The buildings follow the vein of Arts and Crafts architecture, the first flourish of this architecture was richly eclectic and there are many examples in the conservation area. In the 1890s a new style of architecture emerged which was introduced by C F A Voysey, whose architecture inspired much suburban and garden city housing. By the 1920s, after WWI, at a time when the economy was struggling, designs were pared down with far less elaborate detail and we see a concentration on the simplicity of form and the modelling of shapes, as these become overwhelmingly important. In many cases, this means that the buildings are of simpler materials and arguably a shortage of skilled labour post WWI; this does not mean that they are of less value; they are of their time.

- 5.20. The documentary records indicate Massey & Sons built many of the houses along Whitebarn Road. They were well known for using stone slate for roofing which they were using reclaimed (ref. M. Hyde, "The Villas of Alderley Edge"). Within the archives there are also two sets of records for buildings along White Barn Road designed by the architects John Cubbon (Cloud End) and Matley and Brotherton (building not known) and others have been attributed based on plans being provided by owners.
- 5.21. The estate sale catalogue of 1938 (ref. Cheshire Record Office - DDX 169) provides very clear evidence of the dates of construction, as all of the houses are identified with the date that the ground rent was first charged, when they each took possession of their 999-year lease.
- 1908 – Windy Howe (F W Mee architect – attributed by M. Hyde)
 - 1912 – Whitebarn House
 - 1912 – Whitebarn Cottage
 - 1922 – Cloud End (John Cubbon architect – building plans register)
 - 1924 – Weston
 - 1924 – Tan-y-Rallt (P.G. Fairhurst architect – attributed by M. Hyde)
 - 1925 – Shortacre (unknown)
 - 1925 – Whitebarn Lodge (Henry Boddington architect of London, attributed M. Hyde – Builder, July 17, 1925,p. 124)
 - 1930 – Over Spinney
- 5.22. Within the garden of Treetops Woodbrook Road, remains the extensive Garden Walls of The Larches (the third Crowther Villa), the garden of which was of great interest, one of the largest in Alderley Edge at 3 Acres . The original Larches was demolished in 1935 by Issac Massey and replaced by a more convenient but still substantial house on the same site; "The Gardener's Chronicle March 14 1896" itemises seven glasshouses and structures associated with the house . The Garden Wall and terracing (including visible stone steps) remain, as evidence of The Larches once expansive garden. These walls are an important feature within the Conservation Area, displaying the grandeur of the site prior to the separation of the large garden from the house, Treetops and Broadhill now stand within its garden. Badgers Cottage remains, assumed to be one of the original outbuildings associated with garden of The Larches
- 5.23. A number of modernist houses, or houses influenced by modernism were constructed on the Edge from the 1950s through to the early 1970s. One of these, 'Nutkin' on Squirrels Jump, by architect Henry Elder was demolished, with some controversy in 2006. Manden House, now demolished by McHugh Stoppard of Liverpool, was a cube design in Ashlar, linked by a glass foyer to a brick block with monopitched roof .
- 5.24. Surviving examples on Squirrels Jump, including "Squirrels Oak and Casa Bella" and elsewhere in the conservation area by various architects including Cerin Amroth (now called Linea), on Beechfield Road by Anthony Grimshaw of Wigan. The house was one of five built in the kitchen garden of a large

house known as Acresfield (originally known as Elmbank). Linea is a detached house constructed of grey blockwork (now covered with white render) with a deeply angled slate roof and vertical and horizontally aligned, painted-timber windows of varying size. The house has a roughly square footprint, but its elevations are designed as a 45 degree manipulation of a cube. In 1995 a detached garage and glass and aluminum gazebo (both designed by Anthony Grimshaw) were added. The gazebo, won a RIBA award in 1997. The house makes a valuable contribution to the conservation area.

- 5.25. All have been identified as having design merit and are accordingly indicated on the character map. This era of development is an important phase within the Conservation Area; every effort should be made to protect these buildings from inappropriate alteration which would compromise the integrity of their design and from demolition.

Locally Listed Buildings

- 5.26. There is one building contained within the Cheshire East Local List (2010). This designation does not mean others in the area were considered and rejected. The local list was written and adopted using a different set of criteria and not all buildings were considered for the list at this time. The local list was rewritten in 2010 and specifically omitted selection of buildings within conservation areas from the being eligible. Omission from this list should not have an impact as to whether a building is a non designated heritage asset /or its value to the conservation area.
- 5.27. Local List buildings and NDHAs are not one and the same. The majority of positive historic buildings within conservation areas are not on the Local List. The criteria for the Local List and the list itself are under comprehensive review at present (2021), in conjunction with Cheshire West and Chester Council. However, it is unlikely the requirement for candidates to be outside conservation area boundaries will be altered. The matter of whether a building can be classified as a NDHA is ultimately a judgement for the local planning authority, not the applicant.

Building materials

- 5.28. The historic buildings of the Alderley Edge Conservation Area, which date to between 1840 and the 1930s, display an immense variety of building materials, according to the style adopted – medieval manor house, Tudorbethan, Italianate, neo-Georgian, or Arts and Crafts. The locally quarried sandstone is sometimes used for buildings and is more usually employed for building boundary walls, even (as in Woodbrook Road) being used in situ for the base of front boundaries. Bricks (some of which were made locally) are also common, and come in several colours: purple/brown,

yellow, and “white”. Whilst there are examples of external timber-framing for effect, there are no true timber buildings. Roofs can be stone slate (probably sourced from Kerridge, to the north-east of Macclesfield), Welsh slate, or hand-made or machine-made clay tile. Windows are also very varied, including leaded lights set in stone mullions, timber multi-paned sashes, or simple timber casements.



Figure 19 - Italianate detailing High Lea, Macclesfield Road

6.Problems, Pressures and Capacity for Change

Introduction

- 6.1. The Alderley Edge Conservation Area is notable for its landscape features : trees, winding hilly lanes, setted carriageways, and stone walls; and its eclectic collection of mid- to late-19th century and 20th century buildings, all set in large, well maintained gardens. Modern development has eroded the character in areas of the conservation area.
- 6.2. Threats to the conservation area are therefore largely limited to the protection of the existing historic buildings and their setting, including the many trees which are now becoming old and in need of treatment or replacement. This includes the protection of original boundaries and existing plot ratios, with single dwellings within large, landscaped gardens being the preferred form of development.
- 6.3. Traffic is obtrusive in some parts of the conservation area, exasperated by construction traffic which has a constant presence throughout the conservation area. Aside from this issue, the area is generally quiet.

Conservation Area boundary review

- 6.4. The current conservation area boundary was carefully assessed at the time of survey for this appraisal, no recommendations have been made to alter the boundary. A possible extension has been considered and discounted along Congleton Road, to include a number of early 20th century houses, namely April House

Boundary treatments

- 6.5. The Alderley Edge Conservation Area is an expensive residential area without any truly “negative” areas. The houses are generally well maintained and gardens and boundaries cared for. However, boundary treatments are one of the main detrimental issues , replacement dwellings have opted for modern interpretation of traditional boundary walls, examples include high modern walls with limited mature planting, and entrance splays which draw the eye to the entrance rather than the key characteristic of buildings being glimpsed through the boundary.

- 6.6. Security concerns are a common issue encountered by occupiers of properties in the Alderley Edge Conservation Area, there are instances where these issues have not been balanced with the need to preserve or enhance the character of the Conservation Area. High gates, close boarded fencing and metal railings. These features have become prominent features, particularly along Macclesfield Road . There is no precedent for this type of boundary treatment in the conservation area. Historic stone walls or new interpretations of the same, with soft hedging and informal mature planting historically provided the boundary details, many examples remain and these contributes positively to the conservation area. The boundaries of properties in Alderley Edge were historically not intended to be completely blocked with planting so that none of the property was visible. Boundary treatments have in some instances been so high and dominant that they remove all views from the public domain, with the exception of the gated entrance.



Figure 20 - Open boundary with limited planting and enclosure to Cherry Dene, Cherry Treehouse and Edgewood detracts from the conservation area character

Trees

- 6.7. A concern, and one which will only increase with time, is the age and condition of the many mature trees, which form the most important feature of the conservation area. Some of these trees are now 150 years old and will need replacing soon, although as they are largely in private ownership this will be difficult to control. However, the Council can insist on suitable replacement trees being planted when permission is sought for felling.
- 6.8. Greater consideration needs to be given to the loss of trees within the conservation based on the cumulative contribution they make to the sylvan character of the conservation and the length of time the replacement trees would take to mature and if they could be protected for them to reach maturity. Often, developments for new dwellings or extensions to existing will compromise lower category trees or provide insufficient space for the tree to thrive long term.

Pedestrian and traffic management

- 6.9. Throughout the conservation area, wide pavements or grass verges provide attractive walking conditions, although a notable feature of the Alderley Edge Conservation Area is the lack of pedestrians, apart from dog walkers. A footpath connects Macclesfield Road, Beechfield Road and Whitebarn Road, but is not much used. A further footpath, between Macclesfield Road and the fields to the south of the conservation area, is clearly more popular.
- 6.10. Traffic is only intrusive along Congleton Road and Macclesfield Road. Often the vehicles along these roads appear to exceed the 40 mph speed limit, and as lorries make up a large proportion of the traffic, this has a detrimental effect on the conservation area.

New development

- 6.11. New development provides the greatest threat to the Alderley Edge Conservation Area, with developers being attracted by the potential of the large gardens. For example, the new houses (1997) at the top end of Beechfield Road have been carefully designed but the scheme fails in that the gardens are too small and the houses appear somewhat cramped within the overall context of the conservation area. The sub-division of existing plots is another detrimental feature, such as has occurred at Hillside in Macclesfield Road, a pre-1875 house with a modern house (Hillside Hollow) now constructed in its rear garden.
- 6.12. Because of the somewhat eclectic mixture of architectural styles in the conservation area, which dates to before 1900, the use of modern materials, forms and details is not as harmful in the Alderley Edge Conservation Area as in some other conservation areas, especially since most of the buildings are

in any case screened from the public viewpoint by trees and planting. In Beechfield Road, Cerin Amroth is a 1970s concrete blockhouse with a mono-pitched roof and black vertical panels. Clearly a modern design, it marks the beginning of a short cul-de-sac of modern properties whose impact is neutral due to the tree planting which surround the buildings.

- 6.13. In Roan Way, a group of houses has been built since 1980, which provide amusing and adventurous designs with a traditional character. There are six properties including Holly Rise, a neo-Italianate house and Beechbank, similarly dated and detailed. With their generous plot sizes, stone boundary walls and well planted gardens, these modern houses now merge into the conservation area extremely convincingly. Less attractive is the use of iron security gates although the more “see-through” types (such as for Beechbank, Forest Glades and Knight’s Keep) are preferable to the more solid versions (Limetree House – dated 1986).
- 6.14. A few isolated modern developments are less successful: nos. 1-5 Swiss Hill is a small group of possibly 1970s terraced houses, located uncomfortably close to the road; no. 55 Trafford Road, is another 1970s building also located far too close to the road; Hazelcroft Gardens, a small group of 1960s bungalows squeezed onto a site which was still fields in 1910, and which severely affects the setting of Hazelcroft Lodge, no. 21 Congleton Road; and Broad Court, a 1970s development off Beechfield Road whose terraced form is not in character with the surrounding area.



⁴²
Figure 21 - 1-5 Swiss Hill

Building extensions and alterations

- 6.15. A more obvious threat is the sub-division of the large, 19th century houses into several units, such as Earnscliff in Woodbrook Road (now Dormer House etc.) which has been divided into four, and High-Lea in Macclesfield Road, divided into three. Such sub-divisions can result in future pressure for extensions, such as porches, and also in a multiplicity of fencing and walling to provide private gardens. Inevitably, the creation of more houses also generates a considerable amount of additional traffic and noise.
- 6.16. With large gardens and a good location, many homeowners in the conservation area have chosen to extend their properties, sometimes lavishly. There is nothing to stop the existing dwellings from being enhanced.
- 6.17. To meet the government's target of being carbon neutral by 2050, we must recycle, reuse and responsibly adapt our existing historic building
- 6.18. We should refurbish old buildings rather than scrap them, because of the pollution that would be involved in constructing a replacement building, otherwise known as embodied carbon. Embodied carbon is the carbon dioxide (CO₂) released during the construction and demolition of a building. Buildings and the construction industry are responsible for 42% of the UK's total greenhouse gas (GHG) emissions. These emissions arise from three stages of a building's life cycle – when it is built, its daily emissions and its demolition.
- 6.19. Currently we are taking steps to reduce the daily emissions created by heating and powering our buildings, but the carbon savings which could be made from reusing, rather than demolishing, existing buildings are being overlooked.
- 6.20. Compared to refurbishing a traditional Victorian terrace, a new building of the same size produces up to thirteen times more embodied carbon. This equates to around 16.4 tonnes of CO₂, which is the equivalent of the emissions released by driving 60,000km, or 300 times round the M25, in a large petrol car.
- 6.21. Demolishing buildings also not only produces millions of tonnes of waste (one third of all the waste produced in the UK every year comes from construction and demolition), but building new has high energy costs, guzzles resources and accounts for 26% of the world's plastic consumption.
- 6.22. Within the conservation area, in addition to the heritage reasons for retention, there should be greater consideration given to repair rather than rebuild.

Demolition

- 6.23. Since the last appraisal in 2005 of the Alderley Edge Conservation Area, a high number of buildings have been demolished and replaced. The conservation area is at risk due to the erosion of character which is occurring as a result of this loss. It is important that all new development proposals are considered on the merits of each case. Provided that the decision maker considers both the effect of demolition and the effect of the construction of the new building on the Conservation Area, then they will be complying with the law (s.72 of the 1990 Act). If any harm is found to the designated heritage asset, the decision maker still has to apply para. 202 (NPPF 2021) and address whether there are public benefits. Nathalie Lieven QC in the Bohm High Court judgment concluded in para. 40, “The proper approach is that where a NDHA makes a positive contribution to a CA then the decision maker has to consider the development proposal, including the loss of the NDHA, and in doing so any harm to the CA should be weighed against the public benefits.
- 6.24. The demolition of the majority of Cloud End (original architect – John Cubbon) its outward character now of a modern dwelling substantially larger than its contemporary origins, the demolition of Whitebarn Cottage and its replacement with One Oak. In both cases the buildings are highly visible from the road and appear substantially larger and out of character with the surrounding street scene. In both cases they have introduced a new aesthetic into Whitebarn Road, which does affect the character of the conservation area. Extensive rebuilding of Armstrong Farm and Edgecroft at the top of Macclesfield Road, have continued this process character erosion not just through loss of character but their presence within the streetscene. This is the primary reason why the conservation area is currently on the Historic England Heritage at Risk register as has been since 2010.

20th Century Buildings in the Conservation Area

- 6.25. Historic England commissioned a report into threats to early 20th century conservation areas in 2017. One key area of concern was negative perceptions about designation of Twentieth Century Conservation Areas. The report stated: “Sadly, much valuable and interesting post-war development is being demolished or heavily altered, or is coming under threat of major change, with little or no regard to the heritage significance of such developments because they are not viewed as ‘historic’.
- 6.26. There are a number of 20th century buildings in the conservation area, some are of such high quality they are contained of the statutory list. There should be a general recognition of the positive contribution 20th century buildings make to the conservation area. In all cases the 29th century society should be consulted concerning development which would affect a 20th century building.

6.27. The merits of twentieth century buildings needs to be assessed as with any other building in the conservation area, thorough historical research and a more open approach to the particular qualities of twentieth century design, which are often very different from those of earlier periods.” (Conservation Areas Project, Twentieth Century Society, Architectural History Practice, Robinson Wild Consulting, December 2017). The report included good practice guidelines for assessing twentieth century building including the following, which is relevant to many of the buildings marked on the townscape appraisal map in Appendix 1

- Research: Research the C20th buildings in the area as thoroughly as the older ones, so that they can be assessed on their own merits. Avoid assuming that any additions after a certain date are necessarily detrimental.
- Maintenance: Try not to let poor maintenance of the building or surrounding public realm obscure the contribution made by the C20th building(s). Recognition of the building’s value can encourage improvements in maintenance.
- Designed to be different: Consider the materiality, massing and fenestration of the buildings, not just stylistic similarity. Recognise that much post-war development was designed to be unique and eye-catching, rather than to fit in, so its impact should be assessed on these terms. Something that is starkly different may still be making a valuable contribution.

6.28. If the demolition of the positive early 20th century buildings within the conservation area continues, replaced with modern dwellings, then irrespective of the merits of the new buildings, it will have removed part of the intrinsic architectural and historic interest of this part of the conservation area. At that point, the character will be weakened.

7.MANAGEMENT PLAN

1. Introduction

1.1 The National Planning Policy Framework (NPPF) 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 and ‘to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.’

1.2 The Management Plan sets out the clear intent of all organisations and bodies involved in the management and maintenance within the historic environment.

1.3 Conservation Areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. Each Management Plan is bespoke, with site-specific recommendations. Where there is specific planning policy related to the Conservation Area, this is referenced in the Plan, with a link to that policy. In order to make this plan more user-friendly we have avoided quoting policies in full which can be found elsewhere.

1.4 In this Plan we set out actions to maintain and enhance the special character of the area, as defined in the Appraisal. This includes the development control process and other aspects of the historic environment.

1.5 Both the Management Plan and Appraisal are informed by a raft of documents, including:

- Conservation Area Appraisal, Designation and Management, (Historic England, Advice Note 1, 2019)
- Streets for All: North West (Historic England, 2018);
- Conservation Principles, Policies and Guidance, (2008).

2. Proposed Article 4 Direction

2.1 Alongside the review of the Alderley Edge Conservation Appraisal, recommendations are being made for the future management of the area. This is in response both the inclusion of the Alderley Edge Conservation Area being included on the “Historic England Conservation Areas at Risk Register”, continuing development pressures and revised permitted development rights, all of which undermine the designation of this area as being of heritage value and the Councils’ ability to manage the area effectively for future generations.

2.2 The proposal is to remove permitted development rights for certain classes of operational development, which will control the treatment to all dwellings in the Conservation Area marked Townscape Map (Appendix 1). Under the Town and Country Planning (General Permitted Development) (England) Order 2015 express planning consent is not required for certain works, although the controls

are different in conservation areas (known as Article 2(3) land), which have more stringent rules.

2.3 The introduction of an Article 4 Direction will provide much greater clarity over what needs planning permission. The new Direction will apply to proposals going forward and is not retrospective. It is unlikely, therefore, to lead to acclaims for compensation that properties are adversely affected.

2.4 It is proposed, all the buildings noted on the Townscape Analysis map as “making a positive contribution to the character of the Conservation Area”, will have an Article 4 Direction. The relevant parts of the GPDO suggested are Classes A-F of Part 1 and A-C of Part 2, full details of this are set out in Appendix 2.

2.5 These buildings have been identified as being of significance to the character of the area. The main implications of the Article 4 Direction are;

- Planning consent would be required prior to demolition of any part of the building
- Most works to the exterior of buildings would require planning permission.

2.6 The alternative to an Article 4 Direction would be that the Council could request Historic England to consider the buildings for inclusion on the National List of Buildings of Architectural and Historic Merit. This is not viewed as a realistic or practical approach to managing the heritage in the conservation for the following reasons. Many of the buildings wouldn't meet the high test of national significance and listing, but this does not exempt them from having local value worthy of protection.

2.7 Character is contained within the roof design, materials, window design and materials, rainwater goods, original plan form and external finishes. Many of the Heritage Assets proposed for the Article 4, are first or second phase Villas of Alderley Edge, and are largely the reason for the designation of a Conservation Area. The finishes and design are part of the integrity of the conservation area, which is pertinent to protect and enhance for future generations.

3. New Development

- 3.1 There are a number of relevant areas of design guidance which should inform any applications for development in the Conservation Area, including: The Neighbourhood Plan Alderley Edge Design Guide, The National Design Guide, Cheshire East Council Design Guide – Parts 1 and 2, Supplementary Planning Documents (2017) and Cheshire East Local Plan Strategy Policy SE1 – New Design for Development.

Design Codes

- 3.2 In 2020 the government introduced the concept of local Design Codes. The Design Codes for Cheshire East Council are under development

National Design Guide

- 3.3 The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics:
1. Context
 2. Identity
 3. Built Form
 4. Movement
 5. Nature
 6. Public Spaces
 7. Uses – mixed and integrated
 8. Homes and Buildings – functional, healthy and sustainable
 9. Resources – efficient and resilient
 10. Lifespan – made to last
- 3.4 This is presented as a series of good practice examples in order to draw out the issues in a visual and informative way.
<https://www.gov.uk/government/publications/national-design-guide>

Cheshire East Borough Design Guide (2017 – part 1 and 2)

- 3.5 sets out the criteria for working with the grain of the place or its context, which means using the character and setting of the area positively to influence the design of new development as it progresses.
- <https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire-east-local-plan/supplementary-plan-documents/design-guide-supplementary-planning-document.aspx>

- 3.6 Alderley Edge falls within the Character Area known as the “North Cheshire Fringe”. At a local level the Alderley Edge Conservation Area also has its

own set of distinctive characteristics. The following specific, locally identified, priorities should also be considered in developing any design and should be addressed in Design and Access Statements. All new development will need to consider these principles:

- 3.7 New development should therefore follow the guidance set out in the Local Plan and in addition, should be carefully designed using good quality materials and detailing.

4. Boundaries and enclosure

- 4.1 Buildings should be set back from the public highway, reflecting the local building line and the nature of developments generally hidden from view behind existing mature planting. Boundary treatments, including the subtle, organic and non-uniform nature of landscaping and shrub and tree planting are the key characteristic around property boundaries. The importance of tree planting as a means of containment, defining the extent of development and contributing to the sylvan quality of the conservation area.
- 4.2 Boundary treatments should be use a natural palette of materials and be consistent and respect the traditional character of the building and street scene, this will vary across the conservation but is typically sandstone. There is a strong presumption for the preservation and enhancement of the existing boundary treatments. New boundaries should be built in stone (where they face the highway) or consist of hedging and trees. Close boarded fencing should be limited to internal gardens where the visibility is limited and not in prominent publicly visible areas.
- 4.3 Gate piers should be stone or brick, with simple details and a lack of ornamentation. Grand and highly decorative high walls are not appropriate. There should be sufficient space within the boundary to provide mature planting in keeping with the area. . Where there is the opportunity , the planning authority will actively seek to replace close-boarded fencing or inappropriate boundary treatments , particularly where these are located in highly visible parts of the conservation area. Existing boundaries and entrances should be retained where possible, including materiality, width and height. There is an eclectic mix of architectural building design, whilst this is generally supported, the boundary treatments should reflect the general area not the building. i.e rendered walls or alternative materiality is not considered to be acceptable. Entrance gates should be metal or timber.
- 4.4 Security concerns from residents remains a key issue in the conservation area. Realistically any kind of fence that is going to be completely secure is going to be very tall and have a negative impact on the conservation area. Security fencing shouldn't be excessively tall and prominent or harmful to the character or appearance of the Conservation Area. Steel security green Mesh fencing types systems have a particularly harmful impact unless they are less than 2 meters and as consequently be discretely hidden behind shrubs and

other mature planting consent within the character of the conservation area. Fencing over 2 meters of any type on a publicly visible boundary is likely to be considered to have a negative impact. Security fencing and boundary treatments were highlighted as a particular problem causing harm to the conservation area in the 2005 appraisal, this issue remains a concern. The proposed Article 4 Direction to control boundary treatments is seen as a necessary and positive step to better manage this ongoing issue.

5. Building Form, Heights and Materials

- 5.1 Building Heights should respect the immediate context of prevailing eaves and roof heights of neighboring buildings; buildings can vary within the conservation area and there are examples of single storey bungalows and tall three-storey dwellings, although this is the general limit; building heights should be related to the immediate context within which they fall, taking into account topography and overall heights, rather than the number of storeys; the planning authority may request panoramic street views to correct levels, to demonstrate the context where this is in any doubt;
- 5.2 Roof materials should be stone slate, natural Welsh (not imported slate such as Chinese or Iberian) slate, or clay tiles (machine or handmade). The use of high-quality materials, will be actively encouraged and there will be a presumption against proposals that remove existing stone slate roofs, natural clay tiles and natural slate; the planning authority will not support the use of concrete or cement-based unsustainable roofing materials in the Conservation Area;
 - Doors and windows should be made from timber and painted
 - Where existing windows remain these should be retained and repaired where possible
 - Driveways should retained historic materials where possible and applicable, where they are paved using natural materials in keeping the area. There will be instance where tarmacadam is acceptable this, preferably with a sandstone aggregate rolled into it
 - Every new development will be required to provide a full landscaping scheme, including the provision of new trees and hedging where appropriate

6. Density of new development

- 6.1 Historically, the buildings of the Alderley Edge Conservation Area were laid out in generously sized plots, surrounded by hedges and mature trees, which have now reached maturity and make a valuable contribution to the streetscape. It is therefore very important that all new development respects these historic precedents, and any new buildings are provided with a suitable setting. Every new building should therefore have a suitably-sized garden and the proposed access should not impinge on the street scene.

- 6.2 Proposed development which encroaches into existing gardens will not be supported unless such development can be accommodated without damage to the setting of the original building or to existing mature trees and planting
- 6.3 The following constraints on new development will therefore apply:
1. New development should respect historic plot ratios (usually one detached dwelling within a large garden)
 2. Plot sizes for each individual dwelling should be no smaller than 0.3 hectare or 0.7 acre (this means that terraced or semi-detached buildings will not be acceptable)
 3. New development should not impinge on the setting or mature landscaping of adjacent properties

7. Grain and spatial quality

- 7.1 Within the conservation area it is important that new development respects historic plot quality, proposals for development across the width of plots will be resisted where this compromises the spatial quality of the Conservation Area.
- 7.2 New development should not create the impression of conjoined development, within the conservation area, particularly along Congleton Road and Whitebarn Road the spacious plots to the side and rear should not be compromised by development.
- 7.3 Where development affects root protection zones and canopies of the existing trees; there should be sufficient space to the sides of the plot to ensure dwellings sit well within the plot and maintain the spatial quality relative to the plot, avoiding development across the entire width of plots with minimal gaps between dwellings; new development or ancillary buildings should ensure that there is an opportunity to create planting schemes to the sides and rear of properties, avoiding a deep footprint which might remove the opportunity for a rear garden
- 7.4 Sufficient detail should be provided with an application to demonstrate how existing site features identified during site survey, including topography, trees, hedgerows, existing buildings, watercourses, water bodies, retention and framing of panoramic views have been respected through the design process.

8. Design guidelines for extensions to existing properties

- 8.1 Where they are listed, extensions and alterations will be controlled by the usual criteria adopted by the Council, as set by the National Planning Policy Framework (July 2021), and the accompanying Planning Practice Guidance, which is published and updated on the government website. Conservation Areas are also affected by local policies: Cheshire East Local Plan is split

into two parts. Part 1 is the Cheshire East Local Plan Strategy (2010-2030) which was adopted in July 2017. Policies SE1 to SE7 are of particular relevance to this conservation area. Part 2 is the Site Allocations Development Planning Document. This is undergoing consultation. Saved policies of the Macclesfield Borough Local Plan (2004) remain in force until part 2 is officially adopted.

- 8.2 The Alderley Edge Neighbourhood Plan 28th July 2021. This includes a number of Heritage Policies and Design Policies which are a material consideration.
- 8.3 These policies seek to preserve the spatial architectural or historic interest of the listed structure or building, and should be read in conjunction with government guidance contained within NPPF (National Planning Policy Framework)
- 8.4 Extensions to unlisted buildings in the Alderley Edge Conservation Area, particularly the substantial 19th and early 20th century houses of definite architectural and historic merit, will be judged on the following criteria and also the Historic England Advice Note 1: Conservation Area Designation and Management and the guidance noted below;
 - The extension should not reduce the garden space to below the size recommended in the Local Plan (0.3 hectare or 0.7 acre) or what is consistent within the conservation area.
 - Extensions should respect the height, bulk and general form of the original building . The planning authority may request panoramic street views to correct levels, to demonstrate the context where this is in any doubt;
 - Extensions should be secondary in character to the original building
 - Matching materials must be specified
 - External joinery or window details should match existing
 - As much of the original fabric should be retained and repaired or where this is not practical replace with matching specification.
- 8.5 Where there has been loss of original windows, and other external features, in most cases this does not sufficiently harm the buildings to remove its character, the integrity and completeness of the original design and its clarity of form and construction, all of which are still very clear and strong in most of the villas within the conservation area. Windows , in many cases can be replaced under permitted development rights, so the removal of original windows and replacement with another window pattern cannot reasonably influence the judgement of the level of alteration and thus its significance.

Non Designated Heritage Assets

- 8.6 A large number of unlisted buildings which fall within the Alderley Edge Conservation Area will be classified by the local planning authority as 'non-designated heritage assets' (NDHA). This is not the same as the Local List.

These NDHAs are covered by separate planning policy under the National Planning Policy Framework and under the Local Plan (part 1) Strategy 2010-2030, Policy SE7 and will be covered within the emerging policy of the Local Plan (part 2) draft Site Allocations and Development Policies Document. There are 30 buildings identified within the Townscape Heritage Map in Appendix 1, all these buildings are considered to individually make a positive contribution to the conservation area and are proposed for Article 4 Directions as part of the ongoing positive management strategy for the conservation area, as set out in paragraph 7.6-7.11 of the Management Plan.

- 8.7 A handful of the buildings in the Conservation Area have in the past been identified as 'Local List' buildings. However, the 2010 review of the Local List Supplementary Planning Guidance set that local list buildings should not be assessed within conservation areas. The Local List is under review in 2021/2022 as a joint project between Cheshire West and Haulton. This is unlikely to have any impact on the Alderley Edge conservation area for the reasons set out above, however, buildings already contained on the local list will be reviewed. New buildings maybe added which fall within the setting of the conservation area.
- 8.8 The research undertaken for the Conservation Area Appraisal has uncovered more information about the historic or architectural interest of properties in the conservation area. This is not an exhaustive summary of special interest and the appraisal recognises that there is more information to be found out about many individual, architect-designed buildings in the Conservation Area. Information will often be held by property owners in their deeds. As part of any application for development, including alteration, extension and demolition, a full Heritage Statement should be prepared by a suitably qualified professional; this should consider the property deeds and any historic plan evidence from the deeds; the planning authority may request that information as part of the justification, in order to make an informed decision.
- 8.9 The effect of development on positive buildings in the Conservation Area and / or Non Designated Heritage Assets is a material planning consideration. There is a general presumption against the demolition of buildings in a Conservation Area which make a positive contribution to the character of the Conservation Area (see Townscape Map in Appendix 1). There may be exceptions, but these will only be considered for demolition where there are public benefits that outweigh their retention and a balanced judgment will be needed; for example, an application for development of a replacement dwelling is not considered to be a public benefit unless the merits of the replacement dwelling are sufficient to outweigh the harm caused by its loss. Where applications are submitted for development in conservation areas involving the demolition of a positive building, these will be considered under either paragraph 201 or paragraph 202 of the National Planning Policy Framework .

9. Protection of Trees

- 9.1 Trees have both amenity value, capture CO₂ from the atmosphere, and can have high ecological value, but they have a finite life / an end-of-life expectancy and they can be in poor condition, suffer from wind damage or disease; there are pressures on trees from new development and they can become overcrowded and their canopy or roots can become impacted, so it can occasionally be good management to carry out some judicious management, subject to the approval of the planning authority; development should consider how to enable the continued life of the existing tree canopy and how to allow for succession tree planting, using extra heavy standard trees or advanced nursery stock, and mixed planting (which also enshrine strong seasonal contrasts), in preference to small garden, orchard-type trees (e.g. prunus, sorbus, malus); proposals for development should consider how existing and proposed trees can be allowed to reach full maturity and enable succession;
- 9.2 Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides the planning authority with an opportunity of assessing the tree to see if it makes a positive contribution to the amenity, character or appearance of the conservation area, in which case we may decide to serve a Tree Preservation Order.
- 9.3 There are already a large number of TPOs within the Alderley Edge Conservation Area and these include individual specimens and group designations. TPOs are often reactive, in that they are designated in response to the threat of removal. This does not truly reflect the tree cover, or necessarily the best specimens in the Conservation Area and it is all the more important, therefore, that in any planning application for development recognition is given to the contribution that mature trees make individually and collectively to the character of the Conservation Area.
- 9.4 In most cases an application for development will need to be accompanied by a tree survey by a professional arboriculturist, which should assess impacts. Loss of a large mature tree from development cannot be mitigated by planting a new sapling and applications will need to consider long-term impacts and suitable locations where trees can thrive. In general, applications for removal of trees which include off-setting will not be supported in the Alderley Edge Conservation Area, as this will dilute the special character of the Conservation Area and lead to permanent harm.
- 9.5 The appraisal identifies that a large part of the character of the conservation area is the dominant presence of trees, most of which are located within private gardens. However, trees lined many roads when they were planted as part of the De Trafford Estate or where they were planted in the 19th century and early 20th century to enhance gardens.

- 9.6 In general, permission will not be given to fell healthy trees which have a long life ahead of them, without a very robust justification. A team approach will be taken within the Environmental Planning Team to ensure full consideration is given to low category trees and their removal, this takes account of the fact their individual value may be low and not worthy of TPO status but in the wider context of the conservation area value, their loss would be detrimental to the area. Designs of extensions and new builds should aim to respect existing planting where this provides a positive contribution overall to the site or wider area or street scene.
- 9.7 Cheshire East Local Plan Strategy Policy SE5 protects trees, hedgerows and woodlands and where development is concerned, "the sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity".
- 9.8 Some of the trees in the conservation area are now reaching the end of their lives and will need to be replaced. A Tree Management Plan is currently being prepared by Cheshire East Tree officers and will provide greater clarity over future protection of trees within the borough. And will form a material consideration in planning decisions regarding trees in the conservation area.
- 9.9 The appraisal identifies that a large part of the character of the conservation area is the dominant presence of large, mature trees, most of which are located within private gardens. The mature treescape contains an older, high canopy. Street trees within the public domain are limited to Leycester Road and Goughs Lane. However, trees lined many roads when they were planted as part of the Legh estate or where they were planted in the 19th century and early 20th century to enhance gardens. Removal of mature trees dilutes the special character of the Conservation Area and is harmful.
- 9.10 The Conservation Area appraisal identifies where and why trees are important to the Conservation Area. These include:
1. Trees that are part of wooded areas, with extensive canopy;
 2. Trees that have a strong landscape function, for example defining road frontages, or forming a backdrop to the Harding-Watt villas in views from the west;
 3. Trees in large gardens with a great variety of form, colour and seasonal contrast;
 4. Smaller trees planted within boundaries, such as yew and holly, often under a larger, taller canopy, providing screening;
 5. Individual specimen trees that are distinctive in their own right, whether this is for their age, their colour, their rarity, or their form and stature.
- 9.11 Trees are a material consideration in the planning process and protection of their visual contribution to the character of a Conservation Area carries

significant weight. This is supported by Policy ENV6 Part of the Local Plan and Policy SE5 Part 1 of the Local Plan.

- 9.12 Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides the planning authority with an opportunity of assessing the tree to see if it makes a positive contribution to the amenity, character or appearance of the conservation area, in which case we may decide to serve a Tree Preservation Order. There are already a large number of TPOs within the Alderley Edge Conservation Area and these include individual specimens and group designations.
- 9.13 It is important that in any planning application for development recognition is given to the contribution that mature trees make individually and collectively to the character of the Conservation Area. In most cases an application for development will need to be accompanied by an Arboricultural Impact Assessment. Applications need to consider long-term impacts and suitable locations where trees can thrive. In general, the local planning authority will seek to avoid quick growing conifers that are used for screening, where this does not tie in to the existing character of the Conservation Area. Similar types of large ornamental trees will be expected for succession planting, to provide the same visual benefits.
- 9.14 In general, permission will not be given to fell healthy trees which have a long life ahead of them, without a very robust justification. Where justification is provided for the removal of a tree, the planning authority has a 3 for 1 replacement strategy, wherever this is feasible. Where the site allows, the local planning authority will expect new trees to be extra heavy standard or advanced nursery stock. Cheshire East Local Plan Strategy (Part 1) Policy SE5 protects trees, hedgerows and woodlands and where development is concerned, "the sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity".
- 9.15 Policy ENV6 (Part 2 SADPD) of the Local Plan sets out specific policies to cover trees, woodland, ancient woodland, hedgerows, and ancient or veteran trees. This states:
 - '1. Development proposals should seek to retain and protect trees, woodlands and hedgerows.
 2. The layout of the development proposals must be informed and supported by an arboricultural impact assessment and/or hedgerow survey. Trees, woodlands and hedgerows considered worthy of retention should be sustainably integrated and protected in the design of the development to ensure their long term survival.

3. Where the loss of significant trees is unavoidable it must be compensated for on the basis of at least three replacement trees for every tree removed.

4. Replacement trees, woodlands and/or hedgerows must be integrated in development schemes as part of a comprehensive landscape scheme. Where it can be demonstrated that this is not practicable, contributions to off-site provision should be made, prioritised in the locality of the development.'

- 9.16 Trees have not been individually assessed. They are too numerous. In certain circumstances, the planning authority will continue to use Tree Preservation Orders where a tree or a group of trees has significant amenity and / or landscape value and is considered to be under threat.

10. Street surfaces, Traffic and Highways

- 10.1 The setted carriageways must be protected and repairs carried out using matching materials. Sandstone kerbs and gutters must similarly be preserved, particularly in Whitebarn Road. Roads should be resurfaced using tarmacadam with a local aggregate rolled into it, reflecting the colour and texture of the stone boundary walls.
- 10.2 The appraisal has identified a number of issues related to the maintenance and condition of the highways. Traffic management and highways maintenance schemes can have a significant impact on the character of conservation areas. The problem of vehicles over-running verges along Macclesfield Road will need to be considered by the highway authority to address kerb heights, gully maintenance, the maintenance of verges and the maintenance of pavements. It is essential that the stone kerbs are retained and or/ restored, that the character of the grass verges is preserved, that paving materials are sympathetic, in either stone flags or a surface dressing avoiding 'blacktop', and that obstructions to the highway are removed.
- 10.3 Some historic gaslights remain (e.g. Whitebarn Road) although they have been converted to electricity. These must be retained. Modern concrete street lights (e.g. in Trafford Road) could be incrementally replaced with more appropriate "heritage" lamps.
- 10.4 The highway authority will work with and consult the Town Council, the Conservation and Design Team at Cheshire East Council and local disability organisations on the detailed design of highways works in the conservation area. The Historic England guidance 'Streets for All: North West' contains detailed advice for the management of highway works in conservation areas.

11. Archaeology

- 11.1 The conservation area of Alderley Edge lies to the west of a highly archaeological active area of known as the “Edge”, this area has multiphase archaeological deposits stretching from the earliest evidence of prehistoric activity through to its current use as a public open space within a larger residential area. Within the conservation area itself, there are numerous Listed Buildings, and non-designated heritage assets, each one of these is likely to have below ground archaeological remains relating to the construction of the buildings or earlier uses of the buildings as well as casual loss items. The more significant archaeological deposits are located within 0.5km of the conservation area, suggesting that while the evidence from the edge highlights the industry of the area, it is likely that the conservation area holds key evidence of the residential areas associated with this industrial works.
- 11.2 The Alderley Edge Sandhills project by the University of Manchester with Historic England undertook a significant investigation of a sample of these residential buildings, the findings outlined in their work reflects a diverse and dynamic residential setting during the later stages of the 19th century, with multiple archaeological deposits from foundations to casual loss items and trinkets.
- 11.3 Further to this an aerial imaging project conducted by University of Manchester between 1980-86 managed to capture unchanged historic field boundaries, Holloways and ridge and furrow evidence surrounding the Alderley edge conservation area, which places the conservation area within a productive archaeological landscape. The potential for significant archaeological deposits within the conservation area is moderate, and subsequently any below ground works undertaken within it should be subject to consultation with the local authority archaeologists.
- 11.4 Proposals for development in any of the areas of Archaeological Potential is likely to trigger the requirement for archaeological observation. Proposals outside the area of Archaeological Potential will be assessed and there may be requests to undertake archaeological works, based on the available evidence. The areas of Archaeological Potential are reviewed periodically to ensure all potential below ground remains relating to the medieval cores, historical deposits and archaeological deposits are assessed effectively.
- 11.5 The potential for archaeological deposits from the prehistoric period through to the industrial period is moderate to high within the conservation area and it is highly recommended that any form of development within the conservation area and the surrounding area will need careful consultation with the local authority archaeologist. The recommended archaeological works within these areas are likely to range based on the scale and type of development. The recovery of the coins both Roman and Medieval suggest there is a strong

potential for casual loss items, these may be mitigation by way of supervised metal detector survey which has proven successful throughout the borough, followed by further archaeological mitigation should the survey prove productive. Given the significant archaeological monuments along the line of the parish boundary, it would be recommended that any works that may impact this boundary undertake a programme of archaeological work to identify and record any deposits within the boundary.

- 11.6 The archaeology of Alderley edge is extensive and significant, the potential within the conservation area is such that any development may have the potential to disrupt significant archaeology and any developments within the surrounding area are likely to require a programme of archaeological mitigation.

12. Enforcement

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

- 12.2 Historic England guidance recommends the development of procedures for monitoring change in conservation areas on a regular basis, such as photographic surveys and recording. The cumulative effects of the deteriorating condition of a conservation area, generally, and buildings at risk in particular, can go unnoticed without regular monitoring and the lack of photographic record can frustrate enforcement actions.

1. update the photographic survey periodically;
2. use the photographic survey to monitor the Conservation Area at regular intervals ;use the dated photographic survey as evidence of the condition of the Conservation Area generally and buildings at risk in particular.

- 12.3 The Conservation Area is currently on the Historic England Heritage at Risk Register, this is largely due to the erosion of character, where works to buildings and features within the conservation , the enforcement team will investigate these breaches , to ensure positive management of the conservation area. Taking enforcement action that may be in the public interest against breaches of planning control. The use of these powers is discretionary. Formal enforcement action can be taken against harmful unauthorised works that have been carried out within the conservation area when the local planning authority thinks that it is expedient to do so, having regard to the development plan and

any other material considerations.

13.4 The highest priority will be given to:

- the demolition or threat of demolition of a listed building, or unauthorised work to a listed building;
- the demolition or threat of demolition of a building within a conservation area;
- Unauthorised works to or affecting trees covered by a Tree Preservation Order or in a conservation area.

Contacts

Cheshire East Council Contacts

General development control enquiries
Telephone 0300-1235014/email: planning@cheshireeast.gov.uk.

Local Authority's Conservation Officer.
Telephone: 0300-1235014. Built.heritage@cheshireeast.gov.uk

Enquiries relating to trees within the conservation area should be addressed to the Local Authority's Arboricultural Officer at the above number.

Enquiries relating to the Cheshire Historic Environment Record should be addressed to Cheshire Historic Environment Record, The Forum, Chester, CH1 2HS, Tel: 01244 973997.

National Organisations

Historic England
North West Office Canada House Chepstow Street Manchester M1 5FW
Tel: 0161 242 1400 www.english-heritage.org.uk Email: northwest@english-heritage.org.uk

Victorian Society
The Victorian Society
1 Priory Gardens Bedford Park London W4 1TT
Tel: 020 8994 1019 www.victorian-society.org.uk Email: admin@victorian-society.org.uk

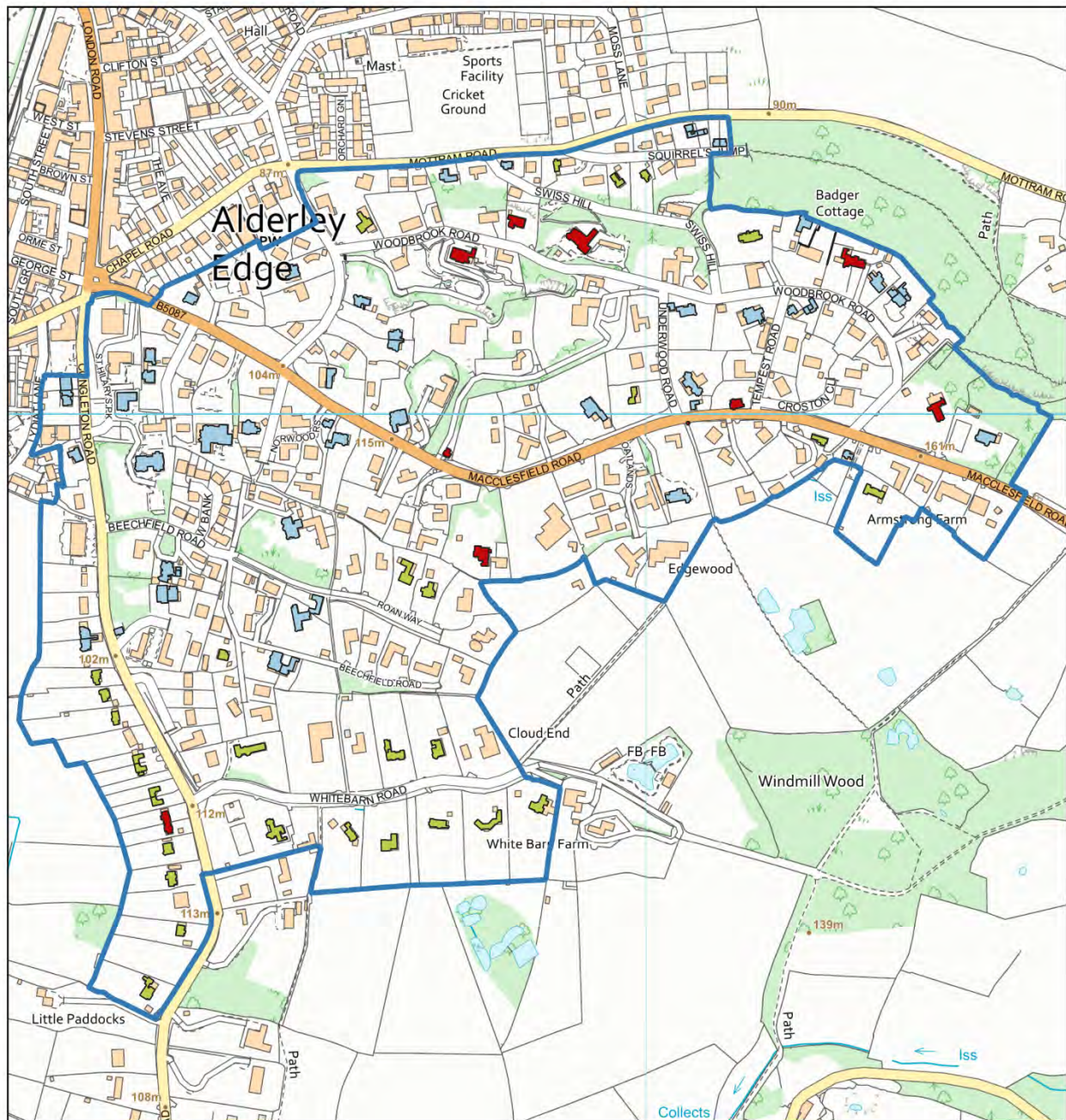
Georgian Group
6 Fitzroy Square, London W1T 5DX
Tel: 087 1750 2936 www.georgiangroup.org.uk Email: info@georgiangroup.org.uk

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

Institute of Historic Building Conservation
Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA
Tel: 01747 873133 www.ihbc.org.uk Email: admin@ihbc.org.uk

DRAFT

Appendix 1: TOWNSCAPE APPRAISAL MAP



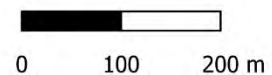
Alderley Edge Conservation Area

- Alderley Edge Conservation Area
- Twentieth century buildings which make a positive contribution to conservation area character*
- Buildings constructed before 1910 which make a positive contribution to conservation area character*
- Listed Buildings

*all buildings proposed for Article 4 Direction



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Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Class A – enlargement, improvement, or other alteration of a dwellinghouse

Development that could be achieved under Class A (some of these are specifically restricted in Conservation Areas):

- An extension or alteration which would extend beyond a side or rear wall that does not front a highway
- A single-storey rear extension could be up to 4m on a detached dwellinghouse and 3m on any other dwellinghouse but must not exceed 4m in height
- Where prior approval is sought permission can be granted for a single-storey extension which extends 8m beyond the original rear wall on a detached dwellinghouse and 6m to any other dwellinghouse, this single-storey extension would also be limited to a 4m height
- A two-storey rear extension, extending 3m beyond the rear wall of the original dwellinghouse that would not be within 7m of any boundary opposite the rear wall being enlarged
- A single-storey side extension which would not exceed 4m in height and would not be greater in width than half of the width of the original dwellinghouse

Other alterations that might be achieved under Class A:

- The use of similar materials on the dwelling's exterior (so for example, if a dwellinghouse was partially rendered, this exception could be used to fully render a dwellinghouse)
- it may be appropriate to replace existing windows with new uPVC double-glazed windows or include them in an extension even if there are no such windows in the existing house. What is important is that they give a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the color and size of the frames. *So, if its an area you're keen, for example, to retain timber framed windows, Class A would be important to restrict.*
- The insertion of new ground floor windows
- The insertion of upper floor windows where they would be obscure glazed and non-opening (unless the opening part is 1.7m above floor level)
- The insertion of new doors or garage doors

Development that could not be achieved under Class A in Conservation Areas:

- Any development involving the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic, or tiles
- A side extension
- A two-storey rear extension

You may wish to remove Class A PD rights as they could allow for the construction of extensions visible within the street scene which may not be respectful of the character of the Article 4 direction area. Class A would also allow for a change in appearance of a dwelling through the use of materials.

Class AA – enlargement of a dwellinghouse by construction of additional storey's

Development that could be achieved under Class AA (all Class AA development is specifically restricted in Conservation Areas):

- The construction of up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or
- one additional storey, where the existing dwellinghouse consists of one storey,
- If the dwellinghouse was constructed between 1st July 1948 and 28th October 2018, then Class AA rights apply
- Class AA rights are NOT permitted in Conservation Areas

I would definitely recommend restricting Class AA rights. Although there are a number of conditions that would need to be met before this type of development is permitted (that I have not included above) if even one such development was able to be achieved within your Article 4 area using these rights, the harm to the character of the area worthy of protection could be quite detrimental.

Class B – additions etc. to the roof of a dwellinghouse

Development that could be achieved under Class B (all Class B development is restricted in Conservation Areas):

- Tends to account largely for dormer roof extensions however could also include a hip to gable roof extension. So, if the character of the area is predominantly hipped roofs this would be an important one to restrict
- Works under Class B cannot extend beyond any roof slope which forms part of the front/principal elevation of the dwellinghouse
- This class does not allow you to extend upwards (as Class AA would)
- The extended roof space is limited to a volume of 40 cubic meters in a terrace house and 50 cubic meters in any other case

I would advise removing Class B as it would allow for altered roof shapes change the prevailing form and character of dwellings within the area.

Class C – other alterations to the roof of a dwellinghouse

Development that could be achieved under Class C (Class C development is not restricted in Conservation Areas):

- Class C provides permitted development rights for any other alteration to the roof of a house. Such alterations will not involve any enlargement of the house, but would, for example, cover the installation of roof lights/windows

Less harm to come from Class C development, it doesn't restrict the insertion of roof lights on principal elevations, however. OFFICIAL

Class D – porches

Development that could be achieved under Class D (Class D development is not restricted in Conservation Areas):

- Class D provides permitted development rights for the erection of a porch outside any external door of a house provided that the porch does not exceed 3m² in ground area or 3m in height and provided that that any part of the structure does not fall within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

Again, there is less harm to come from Class D development, however there are no restrictions on the use of materials under Class D.

Class E – buildings etc. incidental to the enjoyment of a dwellinghouse

Development that could be achieved under Class E (Class E development has some restrictions in Conservation Areas and is fully restricted within the curtilage of a Listed Building):

- Class E development provides permitted development rights within the curtilage of a house for any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; OR a container used for domestic heating purposes for the storage of oil or liquid petroleum gas
- Class E allows for a large range of buildings on land surrounding a house. Examples could include common buildings such as garden sheds, other storage buildings, garages, and garden decking, as long as they can be properly be described as having a purpose incidental to the enjoyment of the house. A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation or the use of an outbuilding for primary living accommodation such as a bedroom, bathroom, or kitchen
- Would not allow for buildings to be constructed forward of the principal elevation
- Buildings could only be single storey in height and could not exceed 4m in height
- In Conservation Areas, if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse, development would not be permitted under Class E

It would be worth restricting Class E if the houses in the area are situated in generous plots with space to the side where large outbuildings could be constructed. Otherwise, most buildings would be contained in rear gardens, however the extent of built form which could be provided under Class E could vary from a small garden shed to a large outbuilding housing a swimming pool for example. OFFICIAL

Class F – hard surfaces incidental to the enjoyment of a dwellinghouse

Development that could be achieved under Class F (Class F development is not restricted in Conservation Areas):

- the provision of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such or the replacement in whole or in part of such a surface
- there are limited restrictions on this Class other than where the hard surface would be situated on land between a principal elevation and the highway or where the ground area covered by the hard surface would exceed 5 meters – the hard surface must be made of porous materials or provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse

As Class F development is permitted, without restriction, in Conservation Areas, you may not feel it necessary to restrict this one unless large, lawned front gardens are characteristic of the area.

Class G – chimneys, flues etc. on a dwellinghouse

Development that could be achieved under Class G (Class G development has some restrictions in Conservation Areas):

- The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse which would be no more than 1m in height
- Would not be permitted in Conservation Areas if it would be installed on a roof slope which fronts a highway or forms a principal elevation of the dwellinghouse

May wish to restrict Class G if the provision of a 1m high chimney or flue would be harmful

Class H – microwave antenna on a dwellinghouse

Development that could be achieved under Class H (Class H development has some restrictions in Conservation Areas):

- The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse
- In conservation areas H development must not be installed on any roof slope, wall or chimney which is visible from a highway or on a building which exceeds 15 meters in height

Class H is unlikely to have a significant impact on the character and appearance of an area. The conditions of this class also emphasise that antennas should be sited so as to minimize its effect on the external appearance of a building OFFICIAL

Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Class A – gates, fences, walls etc.

Development that could be achieved under Class A (Class A is not restricted in Conservation Areas but is not permitted in the curtilage of a listed building):

- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- Under class A fences, gates, walls etc. must not exceed 1m when adjacent a highway, or 2m elsewhere. Where the means of enclosure is to a school, the 2m limit is applicable whether or not it was adjacent a highway.

Class A, although restricting height of boundary treatments, it doesn't restrict the materials which could be used. You may wish to remove Class A for this reason.

Native hedgerow

Class B – means of access to a highway

Development that could be achieved under Class B (Class B is not restricted in Conservation Areas):

- The formation, laying out and construction of a means of access to a highway which is not trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

Class B development could allow for a dropped kerb for example. Unlikely to result in significant harm unless used in conjunction with Class F of Part 1 where a new access and new hard standing could be created

Class C – exterior painting

Development that could be achieved under Class C (Class C is not restricted in Conservation Areas):

- The painting of the exterior of any building or work. In Class C, "painting" includes any application of color.

Class C development is worth restricted as there are no limitations on colour.

Comments	Actions/Proposed/Taken	Object	Neutral	Support
The character and historic heritage needs to be preserved and over development, especially on small plots, be strictly controlled				x
The conservation area ought to be extended.	The boundary of the CA is not being redrawn			x
<p>Very interesting reading. Just a couple of small points:</p> <p>Section 6.15 Building Extensions and Alterations on page 43 refers to the detrimental impact of the sub-division of the large 19th Century houses, citing Earnscliff in Woodbrook Road, and "High-Lea in Macclesfield Road". Firstly, High Lea is in Underwood Road, not Macclesfield Road, and secondly, it is no longer sub-divided as we have restored the property to a single house (which included the demolition of a modern pastiche extension).</p> <p>Also, sections 9.9 and 9.10.2 of the Management Plan refer to the Legh Road Conservation Area in Knutsford, which I think may be unintentional.</p>	Points raised have been amended within the document			x
Totally agree that the restriction of overdevelopment of plots and the replacement of existing large buildings	Points considered			x

with those of even greater scale, but in white render as it is cheaper to build that way, should be prevented.				
No comment				x
It is about time this survey was carried out as so many developments are impacting negatively on the conservation area.	Not action or comment required			x
The Conservation Area Appraisal draft says that, "no recommendations have been made to alter the boundary". Numbers 1, 2, 3, 4, 6 and 8 Moss Lane are currently within the Alderley Edge Conservation Area according to the Cheshire East website map. However, the Townscape Appraisal Map in the appraisal draft completely excludes any part of Moss Lane from the Conservation Area. In July 2021 Cheshire East Built Conservation commented in a planning application for 1 Moss Lane that the property was in the Alderley Edge Conservation Area (application 21/0683M).	The Moss Lane properties fall within the Trafford Road Conservation Area which is separate to "The Edge" and will be required and have a separate appraisal. This will be clarified within the appraisal and also shown on the appraisal map for context	x		
The boundary of the Conservation Area in the Consultation Appraisal is quite different than the boundary of the Alderley Edge Conservation Area	This has been checked and the boundary on the website and on the appraisal are the same, there are 3 separate conservation areas, one of which abuts The Edge, which is Trafford RD.	x		

according to the current map on the Cheshire East website.	This will be clarified within the appraisal and also shown on the appraisal map for context			
The Conservation Area boundary in the current appraisal is not the same as in the approved Alderley Edge Neighbourhood Development Plan dated 28th July 2021 (see page 65).	This has been checked, the boundary for “The Edge” is the same in the Neighbourhood Plan referenced map and the existing boundary , also includes the references to the other 3 Conservation Areas. This will be clarified within the appraisal and also shown on the appraisal map for context	x		
Excellent and thorough.	No comment required			x
Excellent and thorough.	No comment required			x
The boundary of the Conservation Area in the Appraisal is in the Appendix on page 63. This boundary is not in accordance with the approved Alderley Edge Neighbourhood Development Plan 2021-2030 on page 65. It appears that the Appraisal is therefore seeking to gain approval for a newly defined Conservation Area that is not in accordance with either the AE Neighbourhood Development Plan or the AE Conservation Area map currently on the Cheshire East website.	This has been checked, the boundary for “The Edge” is the same in the Neighbourhood Plan referenced map and the existing boundary , also includes the references to the other 3 Conservation Areas. This will be clarified within the appraisal and also shown on the appraisal map for context	x		
Firstly, there seems to be a mismatch to the map defining the conservation area. A number of homes in the area of Chapel Road, Stephens Street and Trafford Road	This has been checked, the boundary for “The Edge” is the same in the Neighbourhood Plan referenced map and the existing boundary ,			x

<p>are part of the current conservation area, yet the map alongside the updated report does not include this sector of Alderley Edge, however the report confirms that no changes are envisaged. Thus there must be an error to the map, if this could be checked.</p> <p>We believe the conservation area is crucial to Alderley Edge, in terms of preserving the unique character of the Victorian architecture, that has been a hallmark of the village since its development from the 1840's. As we all know there is a constant demand to develop and extend for financial gain, add new properties, provide additional parking in front gardens, remove mature trees etc. All these activities need to be managed carefully. A conservation area provides the necessary framework to preserve some of the village character of the last 180 years, that makes Alderley Edge so desirable.</p>	<p>also includes the references to the other 3 Conservation Areas.</p> <p>This will be clarified within the appraisal and also shown on the appraisal map for context</p>			
<p>Alderley Edge Parish Council welcome the review and are in support. However, the review covers only one of the four conservation areas in AE and we would welcome a review of the three remaining areas. Those areas are generally of a very different nature to the area around Macclesfield Rd, with less emphasis on</p>	<p>This has been discussed in a meeting with the Parish Council, future work programme will include review of the remaining 3 Conservation Areas.</p> <p>There will be reference made to the other 3 areas and also shown on the appraisal map for context.</p>			x

<p>large plots with green cover:</p> <ul style="list-style-type: none"> • Trafford Road comprises smaller plots, with semi-detached villas, but with high architectural heritage value (esp Stevens St, with some unusual facades). The southern side of Stevens St has been subject to some redevelopment which has little in common with the older semi-detached villas on the other side of the road. • Elm Grove does perhaps have more in common with the Edge conservation area, comprising villas on larger plots, so the same management plan as the Edge could possibly be adopted here. • Davey Lane is a mix of houses including newer ones, some on quite small plots. <p>Other comments:</p> <p>6.3/2 change Plot sizes for each individual dwelling should be no smaller than 0.3 hectare or 0.7 acre</p> <p>To</p> <p>Plot sizes for each individual dwelling must be no smaller than 0.3 hectare or 0.7 acre</p> <p>6.3/3 change New development should not impinge on the setting or mature landscaping of adjacent properties to</p> <p>New development must not impinge on the setting or mature landscaping of</p>				
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<p>adjacent properties</p> <p>Very minor editorial points that might help with the final draft: 3.6 line 7 should be 'conservation area' and 'Edge' plus comma after 'elements' on the next line 4.4 line 3: delete comma 6.3 I think this should be 'exacerbated' not 'exasperated' - though I've no doubt all the construction traffic is indeed exasperating for neighbours</p> <p>Management Plan: 12.3 line 3 - spacing around comma</p>				
<p>My house is one of the affected houses on Whitebarn Road. I do not wish our house to be subject to article 4 direction. I do not wish to lose our permitted development rights, nor wish to make planning permission more difficult in the future. Surely the opinion of house owners who this directly impacts must carry far more weight than general members of the public, or those within the conservation area that are not impacted? I have spoken to many of the other residents who are impacted directly, and they all object to your proposals. Kind Regards</p>	<p>Article 4 directions will be reviewed and will be subject to a separate process and notification. The Article 4 direction is important to prevent loss of features of harm caused by home owners exercising their permitted development rights</p>	x		

<p>This year will be our 25th year living on Whitebarn Road, and we still get a thrill when turning into the road. In that time we have never looked to change the traditional appearance of our property, and never will. Other than general repairs and ongoing maintenance work to the house, and some minor landscaping outside, the house is as we found it in 1997. However, having read a recent report, we are disturbed to find that we may now be subject to "Article 4 Direction", to which we would strongly object. To think we could possibly be denied permission to erect a simple garden shed, or have to apply to relay a path or replace fencing, seems unnecessarily restrictive. In the meantime we will continue to enjoy and respect the rural setting in which we live. Thankyou</p>	<p>Article 4 directions will be reviewed and will be subject to a separate process and notification. The Article 4 direction is important to prevent loss of features of harm caused by home owners exercising their permitted development rights</p>	x		
<p>I think that the demolition and rebuilding on the plot of some of the larger properties has had a negative impact on Alderley Edge.</p> <p>I also think that unsympathetic extensions have been and are being built onto period properties within the conservation area and this has a detrimental effect on the house and its neighbours.</p>	<p>No comment</p>			x

<p>I agree that properties often have to be improved and extended but this should be done with respect to the style of the house.</p> <p>We are fortunate to have a variety of housing styles and this helps to make Alderley a pleasant place to live. Alderley really does need to be protected from unsympathetic development before it's too late.</p>				
<p>As the resident of St Mary's Cottage featured in Fig 1 of your Appraisal document I have a strong interest in your proposals.</p> <p>Firstly may I say the sentiment is noble, but it is unfortunate that it is preceded by 20 + years in which you have allowed excessive demolition and new build infill apparently with little restraint! The current at-risk status of the Conservation area is thus founded on Cheshire East's willingness to allow demolition and new high density build presumably because it gives more Council Revenue! My own house built in 1856 has had built next to it a disproportionately large detached house on a small steeply rising site as infill between mine and another historic house! Also even though Mottram Road forms the boundary of the Conservation</p>	<p>Further consideration will be given to Article 4 direction to the rest of the conservation areas.</p> <p>Primary consideration has been given to the focus of the villas for The Article 4 direction I, important to prevent loss of features of harm caused by home owners exercising their permitted development rights</p>	x		

<p>area this did not inhibit Cheshire East from giving approval for the cricket club opposite to erect 8metre floodlights, which are ugly by day and offensive by night, like an industrial site and they hardly form a backdrop to a conservation area! So Cheshire East has had no plausible conservation policy! Having allowed excess unsightly development it is thus a bit offensive now to propose that the main action of Cheshire East's new enlightenment is to solely clamp down on any new plans affecting the remaining historic homes! The target of your actions should be to hinder any further erosion of visual and ambient standards across all development in the Conservation Area. This should apply particularly to the rash of new build and infill as they will undoubtedly want to expand and history shows the owners have little regard for conservation. It is thoughtless to split housing into those with or without historic interest and then devise strategies to tackle conservation area issues only amongst those of historic interest. My own experience is that in many examples including Redclyffe Grange, Woodland Cottage, Firwood Cottage and St Mary's Cottage, building modifications and extensions have been carried out with the utmost sensitivity for</p>				
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<p>design and standards, conserving the original historic ambience of buildings and boundaries. Action to insist on concern in planning for visual impact to houses, gardens and boundaries need to be administered across all properties and particularly applied to new build and infill to prevent them further eroding the qualities that make the area worth conserving!</p> <p>The Appraisal document is full of wise words, but at the end of the day it depends on how the Conservation principles are implemented by planning committees. In spite of guidance given they may individually have no interest in conservation, particularly that located distant from their own neighbourhoods. It rests on the council to put in place mechanisms to oversee decisions that appear to disregard the principles established by the Council as necessary to their conservation aims.</p>				
<p>In my Victorian house one of the bedrooms has been converted into a bathroom but you have to go through the main bedroom to get to the bathroom which makes it unsafe for guests/children so is badly in need of an extra bedroom and bathroom. It also still had an outside toilet when we moved in. It's got to be viable/worthwhile to do these alterations</p>	<p>No revision needed within the document</p>	<p>x</p>		

<p>otherwise nobody will want to live in the house so it will eventually deteriorate.</p> <p>An old Victorian house needs to be updated to modern standards in quite a few areas ie bathrooms, kitchens, insulation, media, windows</p>				
<p>Proposed Article 4 Direction (7.2)</p> <p>1. Financial Loss & Potential Claims on Cheshire East Council. The proposed introduction of Article 4 conditions to properties identified as ‘making a positive contribution to the character of the Conservation Area’ is expected (under Article 2.2.3 page 47) not to lead to any claims for compensation because the conditions will not be applied retrospectively. However, the imposition of Article 4 conditions will restrict the development opportunities of the property owners and potentially increase the cost & time involved in future development / maintenance. This will be a financial penalty and could form the basis of potential claims against Cheshire East.</p> <p>For the past 20 years Cheshire East / Planning Inspectorate has permitted new</p>	<p>Article 4 directions will be reviewed and will be subject to a separate process and notification.</p> <p>The Article 4 direction is important to prevent loss of features of harm caused by homeowners exercising their permitted development rights.</p> <p>The process of Article 4 direction is not to restrict development but allow greater management of the LPA through an application.</p> <p>Plot ratios considered and amended where needed.</p> <p>Point 3- this paragraph has been revised to reflect the balance required in the NPPF.</p>	x		

<p>development, knockdown/rebuild and property extensions that do not comply with either the existing CA rules or those proposed. Homeowners have benefitted from this situation.</p> <p>The proposed implementation of Article 4 means that owners of the affected properties will lose the opportunity to change/develop their properties in line with the benefits secured by others and so will incur financial losses.</p> <p>2. More Planning Department Capacity will be needed. If the Article 4 proposals are adopted then Cheshire East Council must have the capacity to handle the ensuing planning applications delivering a fast response time e.g 4 weeks turnaround. At present Cheshire East Council does not have this capability. It will be unacceptable and unfair if homeowners have to wait longer to ascertain if they can proceed to paint a window frame.</p> <p>3. The Option to Demolish a Building and Rebuild must be retained. Avoiding building demolition is a creditable aim in order to sequestrate the embodied carbon, however the buildings under consideration are mostly at least 100 years old and so not necessarily fit for the</p>				
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<p>lifestyle of today e.g old buildings cannot necessarily be adapted for the disabled. These old buildings will be extremely difficult and expensive to insulate to the future standards that will be mandated nor able to accommodate the future heating systems e.g heat pump / under floor heat exchange systems. The option (albeit meeting the Conservation Area requirements in terms of design standards) for demolition should be retained.</p> <p>Proposed New Development (7.3)</p> <p>1. Design Standards must be imposed. Proposed new developments must be sympathetic to the design standards required by the Conservation Area. It is highly unfortunate that recent developments have not been held to these standards.</p> <p>2. Plot Sizes determination inappropriate. Article 6.3.2 page 51 states that future New Developments should be on plot size of min 0.7 acre. Many of the plots within the Conservation Area have a total size of less than 0.7 acre (e.g the plot to the north of Langdale on the Congleton Road being developed by Porter and Daughter https://porteranddaughter.co.uk). The</p>				
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<p>consequence of selecting 0.7 acre will be to refuse such a development in the future. A more appropriate approach will be to not define a plot size but to adopt a policy which requires developments to adopt the required design standards for the Conservation Area and avoid 'massing' on the plot.</p> <p>3. Inconsistency in Plot Sizes. The document states in Article 6.3.2 page 51 the minimum plot size for new developments is 0.7 acre i.e garden & building combined. In Article 8.8.4 page 52 the document states an extension should not reduce the garden space to below 0.7 acre. So for a new build 0.2 acre house the plot size required is 0.7 acre but for an extended house of 0.2 acre a plot size of 0.9 acre will be required. This inconsistency needs to be corrected or will lead to more house knockdowns.</p>				
<p>I have added a paragraph to the submission made yesterday. This is Para 2 below</p> <p>1. Financial Loss & Potential Claims on Cheshire East Council. The proposed introduction of Article 4 conditions to properties identified as 'making a positive contribution to the character of the</p>	<p>Article 4 directions will be reviewed and will be subject to a separate process and notification. The Article 4 direction is important to prevent loss of features of harm caused by home owners exercising their permitted development rights. The Direction wont prevent change, just manage it in line with current policy and guidance.</p>	x		

<p>Conservation Area' is expected (under Article 2.2.3 page 47) not to lead to any claims for compensation because the conditions will not be applied retrospectively. However, the imposition of Article 4 conditions will restrict the development opportunities of the property owners and potentially increase the cost & time involved in future development / maintenance. This will be a financial penalty and could form the basis of potential claims against Cheshire East.</p> <p>The financial impact on these owners will include the cost of the planning applications required to undertake works that would previously not require approvals. The proposal is therefore imposing costs to a group of property owners in the Conservation Area. This is unreasonable and will likely be challenged.</p> <p>For the past 20 years Cheshire East / Planning Inspectorate has permitted new development, knockdown/rebuild and property extensions that do not comply with either the existing CA rules or those proposed. Homeowners have benefitted from this situation.</p> <p>The proposed implementation of Article 4</p>				
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means that owners of the affected properties will lose the opportunity to change/develop their properties in line with the benefits secured by others and so will incur financial losses.				
<p>ALDERLEY EDGE CONSERVATION AREA APPRAISAL</p> <p>The Edge Association welcomes the opportunity to contribute our views on this document and we fully endorse the objective of preserving and enhancing the conservation area. Looking forward we agree with Heritage England that for the conservation area to avoid being on the risk register there is a need for its positive management in the forthcoming years. We have some proposals as to what steps could be taken to achieve this. We would like confirmation of which of the conservation area s in Alderley Edge this document covers.</p> <p>Firstly, we will address the issues raised in appendix 3 (p 64-69).</p> <p>Class A - The use of UV PVC and aluminium frames could be a positive move to improve insulation of a property on the proviso that they match the overall appearance of the rest of the building.</p> <p>Class AA - We agree with the proposal</p> <p>Class B - Agreed</p> <p>Class C - Agreed</p>	<p>Points considered and where relevant have ben altered.</p> <p>Article 4 directions are considered an appropriate process to manage the conservation area, which buildings this will cover is under review with legal advice sought to ensure this provides robust evidence and justification</p>			x

<p>Class D - Agreed but porches should only be permitted where the materials match the existing house.</p> <p>Class E - We agree that outbuildings can be allowed in the rear gardens but they should be modest in size (e.g garden shed) as we could, and have seen infill with large swimming pools etc.</p> <p>Class F - The creation of large hard surfaces at the front of residences could be problematic and we want this to be limited.</p> <p>Class G - This proposal on chimney flues not exceeding 1 metre in height seems reasonable.</p> <p>Class H - The proposal on microwave antennae seems acceptable.</p> <p>Part 2</p> <p>Class A - It seems prudent to impose limitations on materials used for fencing.</p> <p>Class B - This seems OK.</p> <p>Class C - We are OK with no limitations in colour of exterior painting.</p> <p>The consultation document raises a number of issues that in our opinion deserve further attention. They are not in any order of priority.</p> <p>(1) TREES The document rightly comments of the sylvan nature of the conservation area and we have seen some tragic examples of felling of trees in recent years. Our proposals are the</p>				
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<p>following :- (a) approval to fell trees should only be given when they are dead, diseased, dying or dangerous, (b) notification of felling should be given in writing to immediate neighbours in a similar way to planning applications, (c) the consultation time should be extended to 8 weeks, (d) all applications should be accompanied by a tree re-planting program that compensates for the felled tree as well as photographic evidence of the tree to be felled.</p> <p>(2) CONSTRUCTION WORK. This is covered in the document but residents have to live with months and maybe years of constructors working practices that are far from “considerate”. We would like to see the following (a) weekend and bank holiday working is strictly forbidden and working hours should be clearly posted at the entrance to the construction site (alongside health and safety notices for hard hats etc). (b) road cleaning should be mandatory and repair of roads should be enforced in a “make good” statement in the decision notice. (c) the decision notice should ensure that off road parking for contractors vehicles is provided and that materials can be delivered without undue blockages of access roads for neighbouring residents.</p> <p>(3) DESIGN OF NEW BUILDS. The</p>				
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<p>document rightly points out that a mixture of designs of new builds has changed the character and nature of the conservation area in recent years. There are properties that blend in with the style of the area but equally there are some modern “block” designs that are not so easy on the eye. We trust that the Alderley Edge Neighbourhood Plan helps to address this issue but it would help if this document could be more explicit and give examples of designs that would not be acceptable in the future in order to “nip this practice” in the bud at an early stage.</p> <p>(4) TRAFFIC. Again the document addresses this issue, especially on the Macclesfield Road and the Congleton Road which get heavy use and abuse of speed restrictions. The recent practice of high performance sports cars coming to the village for enthusiast photography is difficult to manage however we support the Parish Council’s efforts to control all of these matters. Noise abatement notices should be considered reminding drivers of the 72dBs limit. Consideration should be given to the measures being adopted in some London Boroughs and in Hampshire.</p> <p>(5) KNOCK DOWN AND REBUILDS This has become an issue in the past 10 years and</p>				
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<p>as the document states the “villas of Alderley Edge” are disappearing slowly. We have joined forces with local residents in recent years to avert this type of practice by speculative developers and have been successful in stopping infills for a villa and a house that would lead to 3 or 4 houses/apartments etc. Is there a way that this practice of planning applications that are speculative “try ons” can be stopped at planning advice stage or before? In addition to the listed buildings ,which are in an annex in the document, it would be valuable if the document could have a list of properties in the document that are considered of special interest e.g. Beechfield House and High Elm as well as those that have been built in recent times that make a positive contribution to the conservation area. It is worthy of note that Beechfield House has been tastefully sub divided into individual homes and this is much more desirable than a new build option. Such an annex would be of help to the Edge Association and local residents when we are called into action to object to “speculative planning submissions”. It would also give some clear guidance on what is acceptable and unacceptable. We will submit a document entitled “Locally Important Buildings in Alderley Edge” that dates from 2007 that should</p>				
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<p>facilitate an updated list of properties that are either (a) listed, (b) make a positive contribution to the conservation area as denoted in Annex 1 or (c) are designated as one of these “Locally Important Buildings in Alderley Edge”. Planning Inspectors have allowed appeals in respect of proposals for new houses in plots much smaller than 0.7 acres, even though this was already a Conservation Area guideline. The argument was that there were already houses in the vicinity on smaller plots, hence that the insistence on 0.7 acres was unrealistic. We don’t have a problem with the guideline in itself, but there is no point in having guidelines which cannot be enforced through monitoring and compliance measures, or defended against Planning Inspectors.</p> <p>(6) ARTICLE 4 We note that in Appendix 1 (Townscape Appraisal Map) a number of properties marked in blue and green are “proposed” for Article 4 Direction as denoted by the asterisk. In our view, this needs further discussion and consultation as it is a significant step to be introduced via this document. The implications of applying for planning permission/permitted development rights under Article 4 for garden sheds, greenhouses, gazebos etc is</p>				
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<p>burdensome, time consuming and incurs unnecessary cost for home owners. If this is introduced, then perversely, one could argue that it should be introduced for all the conservation area not just the properties that are already making a positive contribution to the conservation area. In conclusion, we believe that this proposed measure should be removed from this document and subject to a separate consultation.</p> <p>We appreciate that some of these points are beyond the boundary of the document but without these measures the Alderley Edge Conservation Area could see further decline which we should try to prevent.</p> <p>We look forward to further discussion/consultation and hopefully adoption of some of the measures raised in this submission.</p> <p>The Edge Association.</p>				
<p>I live on the Congleton Road at Millers Gate which is the southernmost house within the Alderley Edge Conservation Area [AECA].</p> <p>I wish to object to the recommendations made in the AECA Appraisal in its entirety, and on two points in particular:</p> <p>1) I recently walked the AECA with the</p>	<p>Millers Gate is currently under appeal , therefore further specific comment on this wont be made through this process of CA review.</p> <p>Article 4 directions are considered an appropriate process to manage the conservation area, which buildings this will cover is under review with legal advice sought to ensure this provides robust evidence and justification</p>	x		

<p>Townscape Appraisal Map, (as found at Appendix 1 of the Appraisal), and it is clear to me that the map is out of date. On my walkabout I noted:</p> <ul style="list-style-type: none"> • one recently built house and one “in construction” house that do not appear on the map at all • several houses that are clearly spectacular original villas that are neither identified as listed buildings, nor identified for Article 4 Direction in this appraisal • One house that has been identified for Article 4 Direction, but appears to be less than 5 years old • At least two houses that have been identified for Article 4 Direction but appear to be no older than the 1970s. • No one has been to inspect my home in relation to this appraisal, and upon talking to other neighbours and friends throughout the AECA no one has been to inspect anyone else’s either. <p>It appears to me therefore that the appraisal has been based on an out-of-date map of a previously selected sample of homes, and so is little more than a desktop exercise. A desktop exercise will not pass the legal requirements for using Article 4 Directions as set out in the NPFF. NPFF para 53 requires you to have robust evidence before using Article 4</p>				
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<p>Directions, and for it to be applied to the smallest geographical area possible. Given the variety of architecture, plot sizes and building ages that exists across the AECA, evidence could only be “robust” if it has been obtained on a case-by-case basis, and my enquiries noted above lead me to think that you have not done this. I believe that the appraisal is therefore fatally flawed, and that you will need to start again. I’d suggest that the map should be updated first, then a fresh list of potential candidates for Article 4 Direction provisionally identified, and then research can be conducted on a case-by-case basis in order to establish whether sufficiently robust evidence exists to use Article 4 Direction per house.</p> <p>2) In the course of (successfully) applying for planning permission to build a two-storey extension to the rear and side elevations of Millers Gate in 2020, I was required to submit a heritage report. The heritage report for Millers Gate noted several key points: the house was built approximately 1940 (not 1910 as first thought by the case officer), it was not built by an architect of note, nor lived in by anyone famous or notorious. It was further noted that the house has had several extensions and alterations to it</p>				
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<p>over the years and retains very few of its original features, with these limited to two small leaded windows, which are of very limited historic or architectural interest. The house has a neutral contribution to the AECA. The house does not sit within the core area of the AECA, but within the boundary that was extended in 1997 to include buildings along the Congleton Road.</p> <p>In summary therefore, Millers Gate has been shown to offer only “neutral contribution” to the AECA character, and it is additionally beyond doubt that there is no “robust evidence” to support Article 4 Direction being used. Accordingly, Millers Gate should be excluded from the appraisal in any case.</p> <p>After thought. My assumption is that this appraisal is a well-intended effort to tackle one of the bigger blights on the AECA, which is that of bad houses being built (both large and small) that will not stand the test of time, that are either neutral or (worse still) negatively contribute to the AECA character and will never become a heritage asset of tomorrow. The problem is that Article 4 Direction on just 80 houses won’t stop bad houses being built on the many other plots that will remain</p>				
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unprotected. The fact that the appraisal includes newly built and 1970s houses shows that the author acknowledges that newly built houses can have a positive contribution to the AECA. Long may it continue. Time would be better spent ensuring that “negative contribution” houses are never built again. CEC already has the tools to control this though, and the use of Article 4 Direction isn’t it.				
<p>It is good that it makes reference to the Neighbourhood Plan specific policies to protect the character and heritage of the Alderley Edge area (as a member of the Steering Group).</p> <p>On a slightly different but related point, it appears that some new or extending businesses/ developments in the village centre are not adhering to the Neighbourhood Plan Shop Front Design Guide which can adversely affect the character of the centre (although I realise that this does not come within the Alderley Edge Conservation Area).</p>	No comment			x
The Townscape Appraisal Map shows that the large majority of properties within the Conservation Area are not considered to make a positive contribution. Some of these were built before the Conservation Area was first	Article 4 directions will be considered carefully and legal advice sought in respect of how best to protect the conservation area.		x	

<p>established in 1974, but most are due to the Planning Committee and Planning Inspectorate being unable to prevent unsympathetic development or enforce non-compliance in subsequent years.</p> <p>It seems contradictory and punitive to remove permitted development rights from householders who have diligently conserved their properties over the years, and not from the properties which represent the true threat to the Conservation Area. For example, a requirement to apply for planning permission to erect a garden shed or replace windows would be excessive at the best of times, but when there is a long backlog of planning applications and Cheshire East have suspended their pre-application advice and permitted development enquiry services, it seems most unfair.</p> <p>I would suggest that any removal of permitted development rights should apply to all properties within the Conservation Area rather than just those which are considered to make a positive contribution. Further, removal of permitted development rights should be restricted to substantial modifications, and minor works such as sympathetic replacement windows and garden sheds</p>				
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<p>should be exempt.</p> <p>I propose that any such removal of permitted development rights should be suspended until Cheshire East have been able to reinstate the pre-application advice and permitted development enquiry services. In addition, I would suggest a low-cost fast-tracked application service for any applications which have only been made necessary due to the removal of permitted development rights.</p>				
<p>The Conservation Area boundary in the new Appraisal is not in accordance with the approved Alderley Edge Neighbourhood Plan 2021-2030!</p>	<p>This has been checked and is correct, that NP map shows all the AE conservation areas.</p>	<p>x</p>		
<p>In general, I am supportive of the appraisal; however, I would like to see the following amendments made:</p> <ul style="list-style-type: none"> - Specific reference should be made to the requirement to comply with the Design Codes of the Alderley Edge Neighbourhood Plan at Section 3.2 of the Management Plan; - Specific reference should be made to the requirement to comply with the Design Codes of the Alderley Edge Neighbourhood Plan at Section 3.7 of the Management Plan; 	<p>Changes made to the document to include more references to the neighbourhood plan</p>			<p>x</p>

<p>- At Section 5.2 of the Management Plan, the words "retaining existing as well as including the provision of new trees and hedging" should be added and "where appropriate" removed.</p> <p>- Section 6.3.1 of the Management Plan, should be given a higher prominence and the words "New development should respect historic plot ratios (usually one detached dwelling within a large garden)" be replaced with "New development must respect historic plot ratios (usually one detached dwelling within a large garden)."</p> <p>- Section 6.3.2 of the Management Plan, should be given a higher prominence and the words "should be no smaller than 0.3 hectare" replaced with "must be no smaller than 0.3 hectare".</p> <p>Finally, please can the Alderley Edge Conservation Area be extended to include all properties on the road known as "Orchard Green", which currently shares a boundary with both the Alderley Edge Conservation Area and the Trafford Road Conservation Area. If Orchard Green is considered inappropriate for inclusion in the former, please could it be considered for inclusion in the latter (Trafford Road Conservation Area), as its current exclusion is an anomaly.</p>				
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Macclesfield Town Centre Feedback

Comments	ACTIONS- PROPOSED/TAKEN	Object	Neutral	Support
I have no confidence this appraisal will achieve anything other than soak up public monies funding talking shops.	None MOOR LANE, WILMSLOW, SK9 6AW - Not sure why he is commenting on Macclesfield	x		
I think my house is listed as 'Building making neutral contribution to townscape'. These are the terraced houses on King Edward Street. I found the map difficult to read.	Could write back detailing which properties are listed		X	
My reasons for selecting Object are that recommendations are made based on the Town Centre Conservation Area review alone, whilst ignoring the other Conservation Areas that cover the town and include several listed heritage buildings. I have spoken to the CEC conservation officer and will also submit a separate document that describes my objection in more detail.		x		
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Ollerton Conservation Area Responses to Consultation				
Comments	Actions/Proposed/Taken	Object	Neutral	Support
Overall we would support the proposal / action plan - however it is important to be mindful that most of the properties in the proposed extended area have been enlarged / extended / upgraded / or even demolished & rebuilt. Many of the original properties would not be habitable by today's standards including our cottage which we upgraded & extended 20 years ago.	No action taken			x
<p>We felt it necessary to write to you as we feel somewhat perturbed at the comment made regarding our property "Oak Tree House."</p> <p>Page 32 of the report: Intrusion and Negative Factors</p> <p>There are no intrusive buildings although the suburban character and size of Oak Tree House does not contribute to the character and appearance of the conservation area. There has been usage of leylandii for screening purposes, which is suburban in character and inappropriate to the rural location, especially when poorly maintained – it should be trimmed annually and kept to a reasonable height.</p> <p>The original property that Oak Tree House replaced (Ollerton Hall Cottage) had been enlarged by use of two flat roof extensions and was in a sorry state of repair. We</p>	Document has been revised to take account of the comments made			x

<p>first approached the planning department with plans to update and restore the house. We were told that planning would not be granted for our request. We duly had a discussion with the Planning Officer dealing with our case who suggested a meeting at the property along with our architect AND the Conservation Officer. During the course of the meeting and after walking around the property, the Conservation Officer stated that “it was not the most appealing of buildings and had we considered razing it and doing a rebuild.” The planning officer was also in agreement. This was not something we had contemplated but given the comments we pursued this avenue.</p> <p>Throughout the whole process of both design stage and build we worked hand in glove with both the Planning and Conservation Officers. The original brief was to use the highest quality of materials (hardwood windows and doors, metal guttering/downpipes etc.) Every suggestion that was made we complied with, and to be perfectly frank we had an excellent working relationship with all concerned. To then be placed under the heading of “Intrusion and Negative Factors” is to say the least somewhat of an insult.</p> <p>We would also like to point out the comment regarding using leylandii for screening purposes; at no point along any of our borders are there any leylandii. Laurel, beech, holly and hawthorn surround our property, perhaps the author is confusing the leylandii that is situated in Ivy Cottages garden? All our borders are trimmed twice a year and maintained to a pristine condition.</p> <p>Without doubt Oak Tree House is a modern property, it was however built with consideration for the area and engagement with the planning team. The only part of the</p>				
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<p>property that is remotely visible from School Lane is the garage area which, when our gates are closed is also hidden apart from the slate roof. Even though the house is not seen from the road a decision was taken to keep the frontage as plain and simple as possible so as not to cause issue. We can't help feel but somewhat singled out given our use of expensive and high quality traditional materials versus numerous other examples within the conservation area, such as use of PVC windows and plastic conservatories which have gone without mention.</p> <p>We are sure you appreciate how uncomfortable this report has made us feel and would be grateful if you would remove the negative connotations as it would seem we are being made an example of, particularly due to the fact of our previous relationship with all concerned.</p> <p>Whilst this letter is concerned specifically with how our property is dealt with in the appraisal, we would look to make a fuller response to the general findings.</p> <p>A reply would be gratefully appreciated.</p>				
No comment	No comment		x	
			1	2
Total Responses received 3				

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Working for a brighter future together

Environment and Communities Committee

Date of Meeting:	29 th September 2022
Report Title:	Household Waste Recycling Centre Contract
Report of:	Jayne Traverse, Executive Director of Place
Report Reference No:	EC/10/22-23
Ward(s) Affected:	All wards

1. Purpose of Report

- 1.1. The contract to run the Council's household waste and recycling centres has been procured to ensure service continuity from 1st April 2023. This report provides an update to the committee on the range of services that will be provided through the new contract.

2. Executive Summary

- 2.1. The Council provides 7 household waste and recycling centres (HWRCs) across the borough that enable residents to manage items that cannot be dealt with through the normal kerbside collection. The sites receive around 30,000 tonnes of waste per year with 15,000 visits per week.
- 2.2. On 7th March 2022 the committee considered the Notice of Motion lodged at Council on the 15th December 2021 in respect of a Replacement Recycling Site at Congleton. The Committee resolved to await the report regarding the procurement of the HWRC service contract and decide then whether to establish a Member Advisory Panel to look at what the future service provision across the borough will look like.
- 2.3. This report shows that the cost of the core services, in the new contract, of running 7 sites, will be affordable within the existing budget.
- 2.4. Several service enhancements were included within the scope of the procurement focused on the Council priorities of being fairer and greener, these include - two re-use shops, improved re-use facilities at all sites, greater access for local traders, and mattress recycling. The introduction of automatic number plate recognition and proof of address checks will also encourage fairer use and limit site use to Cheshire East residents.

- 2.5.** There is also the option for a mobile pop-up household waste service each week for low car use and rural areas to provide fairer access. This element is currently not affordable at contract commencement. It is hoped, however, that this will be introduced during the latter half of the first year, if affordable, as the enhancements to the service take effect and inflation and fuel costs decrease, reducing the overall running cost.

3. Recommendations

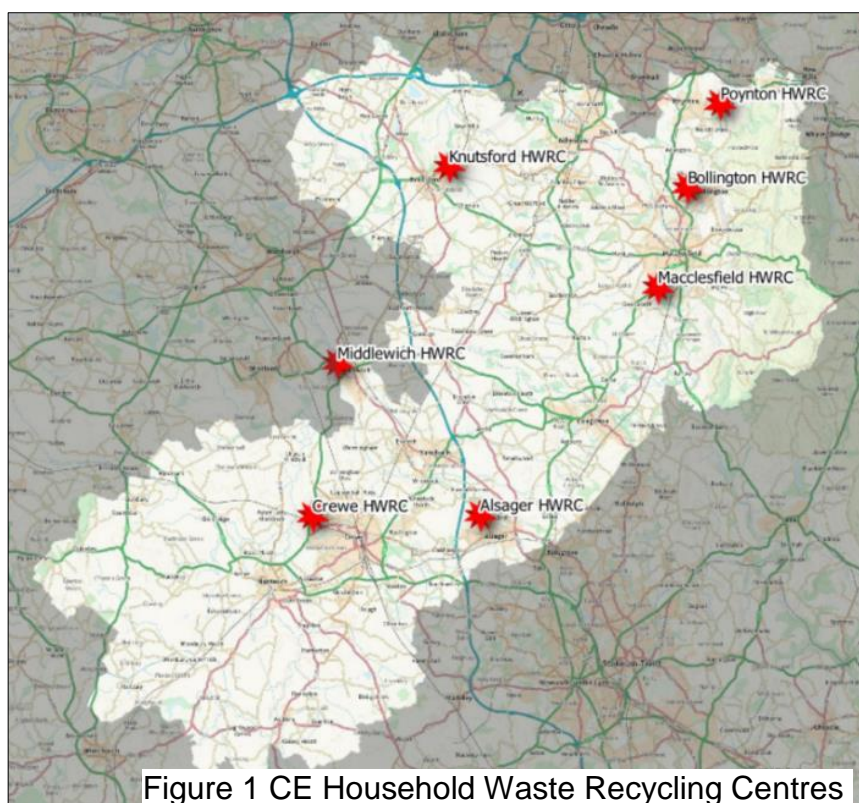
- 3.1.** That the committee note the successful procurement to maintain the current seven Household Waste Recycling Centre sites through the new contract from 1st April 2023.
- 3.2.** That delegated authority be granted to the Head of Environmental Services to take all necessary actions to implement the new Household Waste Recycling Centre Services contract.
- 3.3.** That delegated authority be granted to the Head of Environmental Services to introduce the service enhancements under the new contract as and when they can be afforded within the available budget.
- 3.4.** That the committee consider whether to establish a member advisory panel or working group to look at future household waste and recycling centre provision, and what the scope and remit of that group should be.

4. Reasons for Recommendations

- 4.1.** That continuity of household waste recycling centre provision is required from the 1st of April 2023 and opportunities for enhanced service provision, subject to affordability, are available during this contract period.

5. Background

- 5.1.** The provision of household waste recycling centres is a statutory duty of the council and forms an important part of the recycling and waste service to the public. These centres are open 7 days per week, deal with 30,000 tonnes of material, through 15,000 visits per week and are equipped to enable reuse, recycling, and disposal of materials from both the public and small trader building material waste.
- 5.2.** The Council's household waste recycling centres are currently run by HW Martin. This contract was procured in 2008, by Cheshire County Council, and subsequently transferred to Cheshire East Council on its formation in 2009. The contract had the option of a 5-year extension, and this was enacted in 2018, when management of the contract was also novated to Ansa. As there was no possibility of a further extension to the contract Ansa have carried out a compliant procurement.



- 5.3.** On 4 May 2021, Cabinet considered a report on household waste recycling centre provision. The report advised that the current contract for the sites ends in March 2023 and that a key consideration for the commissioning of these facilities, from 2023 onwards, would be the cost of running them in the future.
- 5.4.** The new contract from 1st April 2023 will provide continuity of service provision at the seven existing household waste recycling centres for period of five years with the option to extend for a further three years. The service contract will be managed by ANSA Environmental Services, the council's wholly owned company, and sublet to a service provider under a contract held and awarded by ANSA.
- 5.5.** In designing a new service, the council has worked closely with Ansa to provide opportunities to further the council's corporate objectives to reduce overall levels of waste and provide increased opportunities for waste to be treated in accordance with the waste hierarchy and to make access to the service fairer in rural and low car use areas.
- 5.6.** Affordability of the contract has also been a key consideration and hence the contract is designed to allow increase or decrease in service provision and site numbers during the contract period to maintain service provision costs within the current MTFs financial envelope.
- 5.7.** Enhanced services over and above the existing core service which are available under this contract, include:

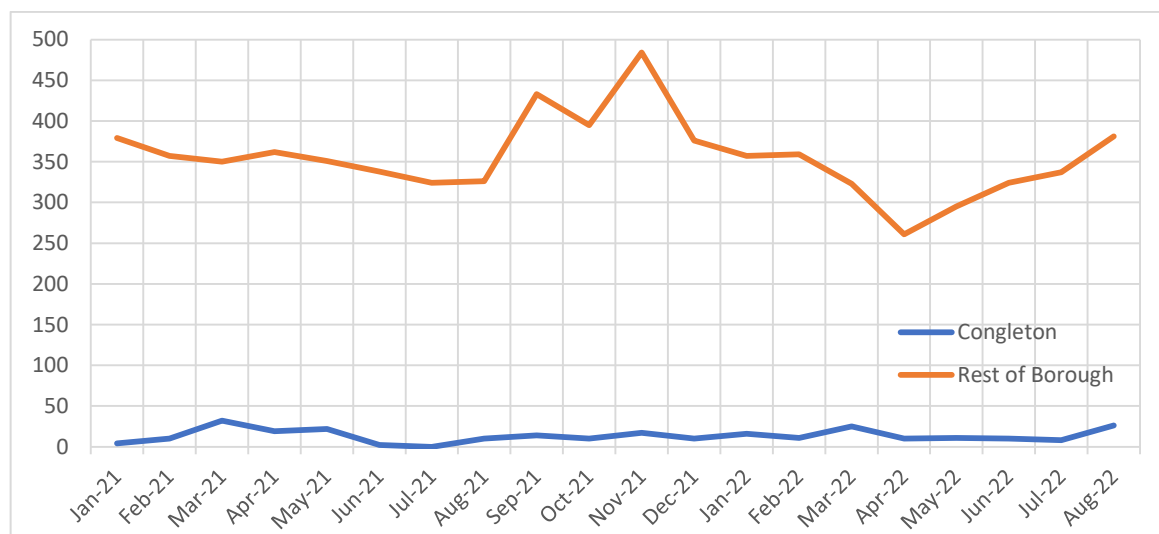
- 5.7.1. The introduction of automatic number plate recognition and proof of address checks. This will bring the council facilities in line with neighbouring authorities in focusing our provision only on Cheshire East residents and allowing a fair use policy for access to our sites. This will provide greater capacity, particularly at sites on the boundary of Cheshire East, for borough residents.
- 5.7.2. The option for provision of a pop-up household waste recycling centre service, which in a similar way to our existing mobile library service, would provide fairer access to household waste disposal in places of low car use or rural areas. The contract allows the service to be operational 52 weeks a year with the route and frequency of the service to be agreed with the authority.
- 5.7.3. The introduction, for the first time, of mattress recycling as part of our recycling provision which will have a positive effect on the council's recycling rate through more sustainable processing of these items, which currently form part of the residual waste stream.
- 5.7.4. Two reuse shops, initially at Crewe and Macclesfield household waste recycling centres with provision for further reuse at other sites, enabling the council to prioritize reuse above recycling in accordance with the requirements of the waste hierarchy and strategy.
- 5.7.5. Increasing existing provision for small trader access to sites to provide an affordable recycling and disposable route for material that can be a source of rural fly tipping.
- 5.8. There is also the option for a mobile pop-up household waste service each week for low car use and rural areas to provide fairer access. This element is currently not affordable at contract commencement. It is hoped however, this will be introduced during the latter half of the first year, if affordable, as the enhancements to the service take effect and inflation and fuel costs decrease, reducing the overall running cost.
- 5.9. **Former Household Waste Centre Congleton**
- 5.10. The committee asked for an update following the closure of Congleton Household waste centre in September 2021. The table below shows the number of fly-tipping incidents in each month in recent years. The highlighted box indicates the month that the site closed.

Table 1 – Fly-tipping incidents reported by Congleton Town Council

Fly-tipping incidents	2018	2019	2020	2021	2022
January	7	4	4	4	16
February	7	10	2	10	11
March	9	4	0	32	24
April	0	10	12	19	10
May	10	5	40	22	11
June	15	4	22	2	8
July	12	8	21	0	13
August	9	5	18	10	26
September	6	6	6	14	
October	2	5	3	10	
November	9	4	4	17	
December	8	5	4	10	
Total	94	70	136	150	

Source: Congleton Town Council

- 5.11.** The chart below puts fly-tipping in the Congleton area in the context of the whole borough. On average Congleton fly-tipping represents 4% of the total incidents in the borough.

Figure 2 Fly Tipping Data Jan 21 - July 22

Source: Congleton Town Council and Cheshire East Council

- 5.12.** Vehicle counts at each of the sites were carried out in 2021 and 2022 and the most recent study shows that there is a generally even spread of users per site. The table below shows the Macclesfield and Alsager site visitor numbers.

Table 2 - Visitor numbers

	Number and % of visits in a week			
Date of sample	Aug-20	Aug-21	Sep-21	Aug-22
Alsager	2,954	2,990	1,857	2,613
% share of all visits	17.61%	15.12%	15.16%	16.23%
Macclesfield	2,725	2,992	2,434	3,381
% share of all visits	16.24%	15.13%	19.88%	21.00%
All sites total	16,772	19,775	12,242	16,097

6. Implications

6.1. Legal

- 6.1.1.** The Council has a statutory requirement to provide household waste recycling centres (HWRC) for its residents to deposit their own household waste, as set out in the Environmental Protection Act 1990 (EPA 1990 part 2, 51b).
- 6.1.2.** The procurement has been carried out in a legally compliant way. This report provides information for councillors to take a decision on the future levels of service.

6.2. Finance

- 6.2.1.** The Household Waste Recycling Centres are managed as part of the council's contract with Ansa Environmental Services and paid for within the existing Operational Management fee, the revenue budget for which is held by Environmental Services. The council's current Medium Term Financial Strategy (MTFS) contains an agreed waste contract inflation proposal to cover contract inflation as part of the Environmental Services' revenue budget. Annual contract costs vary with fuel prices, inflation and a small element related to the price received for recycling collected. In this way the council receives the best value through a shared risk model.
- 6.2.2.** Ansa estimate the core contract provision will be affordable in 2023-24, the first contract year, within the existing MTFS budget allocation. They estimate, however, that the additional element of the mobile pop-up service will not be affordable at contract commencement. It is hoped, however, that this will be introduced during the latter half of the first year if affordable, as the enhancements to the service take effect and inflation and fuel costs decrease, reducing the overall running cost.
- 6.2.3.** An investment programme with an agreed capital budget of £860,000, within the existing MTFS, is currently underway. It is necessary, as part of the award of this contract, to bring site accommodation up to the required standard for a waste facility. Ongoing maintenance will then be the responsibility of the contractor during the 5-year contract period.

- 6.2.4.** There is awareness that capital works on the Macclesfield site, to address drainage issues, are likely to require additional capital funding over and above that provided in the current capital programme. Proposals will be brought forward following further investigation and feasibility works currently underway.

6.3. Policy

- 6.3.1.** Household Waste and Recycling Centres support the vision within the Corporate Plan for an open, fairer, greener Cheshire East and the goal to improve recycling and reuse rates within the borough. This is reinforced through the Waste and Recycling Centre user guide and policy.

6.4. Equality

- 6.4.1.** The potential introduction of a mobile service that is delivered in the more remote parts of the borough would ensure that residents have access to waste services that were previously not available.

6.5. Human Resources

- 6.5.1.** There are no human resources implications arising from this report.

6.6. Risk Management

- 6.6.1.** The content of this report does not pose a risk to the Council.

6.7. Rural Communities

- 6.7.1.** There will be positive outcomes for rural communities because the new contract introduces an option for a mobile pop-up service and therefore delivers a service that had not been available previously.

6.8. Children and Young People/Cared for Children

- 6.8.1.** There are no children and young people/cared for children implications arising from this report.

6.9. Public Health

- 6.9.1.** There are no public health implications arising from this report.

6.10. Climate Change

- 6.10.1.** Once the new contract is in place there will be enhanced opportunity to reuse items and introduce the recycling of mattresses for the first time reducing residual waste disposal. The new contract has the option to reach out to the more rural areas through the provision of a mobile unit.

Access to Information	
Contact Officer:	Ralph Kemp, Head of Environmental Service Ralph.kemp@cheshireeast.gov.uk
Background Papers:	Resource Futures, July 2020, Review of Cheshire East Council HWRC network. Available on the Councils web site: HWRC New Contract Service Provision Report 2020 (cheshireeast.gov.uk)



Working for a brighter future together

Environment and Communities Committee

Date of Meeting:	29 th September 2022
Report Title:	Maintenance of Green Spaces
Report of:	Jayne Traverse, Executive Director of Place
Report Reference No:	EC/22/22- 23
Ward(s) Affected:	All wards

1. Purpose of Report

- 1.1. The Council has learned that it has for many years been maintaining areas of amenity green space on land that are not owned by the Council. The report recommends that a review is undertaken to identify options for the future maintenance of these green spaces. It also recommends that the Council continues to maintain these green spaces until that review is concluded.

2. Executive Summary

- 2.1. The Council has identified 547 parcels of land open to the public that it currently maintains through Ansa Environmental Services Ltd, a company wholly owned by the Council, which are not in the ownership of the Council.
- 2.2. This issue first came to light in relation to plots of open space on a residential estate in Elworth, Sandbach that was completed in the 1970s. There are around 50 plots of amenity green space throughout the estate open to the public that at some point in time were included on the predecessor council's schedule for grounds maintenance and have since continued to be maintained by the predecessor council and now Cheshire East Council.
- 2.3. The Council became aware in 2021 that some of these green spaces were being marketed for sale on the open market. Investigations were undertaken and it was established that the process to transfer the land comprising these green spaces across the estate to the Council was never undertaken. The ownership of this land was retained by the developer and later sold onto a third party. That party was seeking to dispose of some of these plots of land as development plots on the open market.
- 2.4. The sale of this type of land is becoming more common in the UK, where estate management companies acquire the land and then attempt to sell it to adjoining

property owners or to dispose of the land at auction. These plots are bought to extend gardens or in the hope they may have development potential, but typically development is not possible for planning policy reasons.

- 2.5. This situation led to a broader exercise to review land registered in the Council's ownership against land it knows it maintains through Ansa Environment Services Ltd across the borough. This review has identified 547 parcels of land that are currently maintained by Ansa but not registered as owned by the Council. This total includes the c.50 plots of land on the Elworth estate.
- 2.6. In principle, it is not appropriate for the Council to use public funds to maintain land it does not own. There are instances where the Council may have a duty to maintain land. For example, where a graveyard is full these can be statutorily closed, and the management of these grounds can be transferred to the Council.
- 2.7. When the Council initially became aware of the change in ownership of parcels of land on the estate in Elworth, it reviewed the risks in maintaining this land and decided to withdraw maintenance from six parcels of land. However, the Council has continued to maintain all the other parcels of land that it has subsequently established are also not in its ownership. The decision by the Council to withdraw maintenance from these six plots of land prompted a negative reaction from residents. Their wish is for the Council to restart maintenance on all plots of land. They find it difficult to understand why the Council is differentiating between one privately owned plot and another.
- 2.8. It is now proposed that the Council undertakes a review to identify options for the future maintenance of the 547 green spaces that are not in the ownership of the Council. It is also proposed that, until the review is completed, the Council continues to maintain those green spaces it has historically maintained.

3. Recommendations

3.1. That the Committee:

- 3.1.1. Approves a review of those plots of land not in the ownership of the Council that it has historically maintained to identify options for future management and maintenance. The review will report back to the Committee within 12 months.
- 3.1.2. Approves the continued maintenance of those plots of land it has historically maintained until the review is completed unless the landowner withdraws permission for the Council to maintain it.

4. Reasons for Recommendations

- 4.1. It is important to establish appropriate responsibility for the future management and maintenance of these green spaces because it is not appropriate for the Council to use public funds to maintain land it does not own.
- 4.2. Although the Council and the predecessor local authority have maintained these plots of open amenity land for 50 years, it is important to establish

appropriate responsibility so residents are clear on who will maintain these plots of land in the future.

5. Other Options Considered

- 5.1.** The Council could immediately withdraw maintenance from all the parcels of land it has identified are not in its ownership. This would not provide appropriate time to explore and put in place suitable alternatives to ensure preservation, future maintenance and development of the open spaces for benefit of residents who use them. It would also likely result in a negative reaction from residents.
- 5.2.** If the Council chose to withdraw maintenance, and maintenance was not undertaken by the landowner, it is likely that the Council would receive complaints from residents about the untidy nature of the land with an expectation that the Council uses appropriate powers to enforce the landowners to maintain it. The Council would be required to investigate each complaint and consider whether enforcement action was proportionate and expedient. The Council has already investigated a complaint into one of the plots of land not being maintained and concluded that enforcement action would not be expedient or proportionate to the level of harm.
- 5.3.** The Council could maintain the current inconsistent approach of not maintaining a small number of the amenity green spaces on the Elworth estate, but this would continue to frustrate residents and is difficult to explain.

6. Background

- 6.1.** Of the six plots of land which the Council has ceased to maintain on the Elworth estate:
 - A boundary fence or hedge has been erected around three of the plots by the new owners to prevent public access.
 - Three of the plots of land remain open to the public. The Council has written to the new owners of the land asking them to maintain their land. They have either declined to do so or not responded. These plots are not currently being maintained.
- 6.2.** The Council received a planning application on one of these plots of land for permission in principle for a detached property with off street parking. Planning permission was refused. The application was the subject of an appeal which was dismissed by the Planning Inspectorate.
- 6.3.** Figures 1 and 2 below provide examples of plots of land on the Elworth estate that continue to be maintained by Ansa and land which has ceased to be maintained.



Figure 1 – Example of land maintained by Ansa



Figure 2 – Example of land no longer maintained by Ansa

7. Implications

7.1. Legal

- 7.1.1.** Whilst re-starting maintenance on the three plots of land achieves consistency, if the Council continues to maintain the land that is owned by third parties, it will be using public funds to do so. In maintaining the land it will have to ensure that it is regularly inspected, and maintenance carried out on trees on the land as the council will be assuming the responsibility and liability for any trees or structures on the land.
- 7.1.2.** It is noted that the Council will be writing to the landowners of those plots of land (that have not been enclosed) asking for proposals as to how they intend to maintain their land and will in the meantime continue to maintain these plots. If consent is explicitly refused and the plots (and any structures on those plots) are open to the public and fall into disrepair advice should be taken on any actions that may need to be taken to protect residents' health and safety.

7.2. Finance

- 7.2.1.** The maintenance of amenity green spaces on the Elworth estate is undertaken as part of the overall package of works commissioned through Ansa. As the maintenance on this estate has been undertaken by the predecessor council (pre-2009) and continued with Cheshire East (2009-2014) and then with Ansa (2014 to present day), the cost is included within the overall management fee paid by the Council to Ansa.
- 7.2.2.** If the decision to continue maintenance on all the plots of land the Council has historically maintained is approved, there will be a one-off cost of £3,750 to restart maintenance on three plots of land on the Elworth estate to bring them back to a mow-able standard. This would be funded from the Environmental Services budget. There would be no incremental cost to the ongoing maintenance of these areas as this would be only a small part of the work undertaken by Ansa across the estate.

7.3. Policy

- 7.3.1.** The Cheshire East Council Corporate Plan 2021-25 sets out the Council's vision for an open, fairer, greener Cheshire East. It includes a priority for welcoming, safe and clean neighbourhoods, with improved green spaces for all, enabling people to exercise and socialise in our parks and open spaces.

7.4. Equality

- 7.4.1.** There are no equality implications arising from this report.

7.5. Human Resources

- 7.5.1.** There are no implications for human resources.

7.6. Risk Management

7.6.1. By maintaining land that is not within its ownership, the Council will be accepting responsibility for risks associated with the land:

- Condition of Trees and their impact on adjoining land and property.
- Other issues, such as invasive species or ground conditions, which may affect adjoining land.
- Reputational risk of land owned by a third party continuing to be maintained by the Council.

7.6.2. The position in relation to the Council continuing maintenance on land which it does not own has been explored with the relevant insurers, who have indicated that they will support the continuance of maintenance and deal with any claims arising from the activity.

7.7. Rural Communities

7.7.1. There are no implications for rural communities.

7.8. Children and Young People/Cared for Children

7.8.1. The amenity green spaces are frequently used by children. The withdrawal of maintenance would make them less accessible to children.

7.9. Public Health

7.9.1. There is increasing evidence that public green spaces and nature in towns and cities has a proven impact on our physical health and wellbeing, by offering space to exercise and relax. They are free and open to all and provide shared spaces for people and communities to meet and get to know each other.

7.10. Climate Change

7.10.1. There are no climate change implications arising from this report.

Access to Information	
Contact Officer:	Paul Bayley, Director of Environment and Neighbourhood Services paul.bayley@cheshireeast.gov.uk
Appendices:	None
Background Papers:	None

Work Programme – Environment and Communities Committee – 2022/23

Reference	Committee Date	Report title	Purpose of Report	Report Author /Senior Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment Required and Published (Y/N)	Part of Budget and Policy Framework (Y/N)	Corporate Plan Priority	Exempt Item and Paragraph Number
EC/16/22-23	29 Sep 2022	Conservation Area Appraisals and Management Plans	To consider Conservation Area Appraisals and Management Plans for Alderley Edge, Macclesfield and Ollerton School Lane following a 4 week public consultation.	Director of Environment and Neighbourhood Services	Yes	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A
EC/10/22-23	29 Sep 2022	Household Waste Recycling Centre Contract	To inform Councillors of the winning bidder for the HWRC contract that is starting in April 2023. The cost of the procurement could determine if there is appetite for pushing forward with a new Congleton site.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A
EC/22/22-23	29 Sep 2022	Maintenance of Green Space	To consider the maintenance of open green space on a residential development that has been undertaken by the Council since the 1970s but was stopped in 2021 after it was established the land was never transferred to the Council.	Director of Environment and Neighbourhood Services	No	No	Yes	Support a sustainable financial future for the council, through service development, improvement and transformation	No
EC/32/21-22	29 Sep 2022	Standing Item: Member Advisory Panel: Cheshire East Planning Process Review	To receive an oral update from the Chair of the Member Advisory Panel.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A

Reference	Committee Date	Report title	Purpose of Report	Report Author /Senior Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment Required and Published (Y/N)	Part of Budget and Policy Framework (Y/N)	Corporate Plan Priority	Exempt Item and Paragraph Number
EC/31/21-22	29 Sep 2022	Standing Item: Members Advisory Panel: Cheshire East Cemeteries Strategy Review	To receive an oral update from the Chair of the Member Advisory Panel.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A
EC/20-22-23	27 Oct 2022	Planning Deep-Dive: Phase One Report	To consider the Phase One report as part of the Planning Deep-Dive.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	Support a sustainable financial future for the council, through service development, improvement and transformation	N/A
EC/13/22-23	10 Nov 2022	Cheshire East Enforcement Policy Review	To consider a report presenting information on the review of the Cheshire East Enforcement Policy including any amendments that have been made to the existing version published in 2019. The report will seek approval of a new 2022 Policy.	Director of Environment and Neighbourhood Services	Yes	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A
EC/14/22-23	10 Nov 2022	Local Development Scheme 2022	To review a revised Local Development Scheme setting out a timetable for the preparation of the Local Plan. It will remove the, now withdrawn, Crewe Hub Area Action Plan which forms part of the current LDS. It will set out a revised timetable for the preparation of the Minerals and Waste Plan and also a new timetable for the Local Plan Strategy Update.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	Welcoming, safe and clean neighbourhoods	N/A

Reference	Committee Date	Report title	Purpose of Report	Report Author /Senior Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment Required and Published (Y/N)	Part of Budget and Policy Framework (Y/N)	Corporate Plan Priority	Exempt Item and Paragraph Number
EC/17/22-23	10 Nov 2022	Mid Year Performance Review	To consider mid-year performance.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A
EC/03/22-23	10 Nov 2022	Mid Year Review Financial Report 2022/23	To receive the mid-year financial review for the Environment and Communities Committee and to note or approve virements and supplementary estimates as required.	Director of Finance and Customer Services (s151 Officer)	N/A	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A
EC/18/22-23	10 Nov 2022	Regulatory Services Enforcement Policy Review	To review the Regulatory Services Enforcement Policy including any amendments that have been made to the existing version published in 2019 and consideration of a new 2022 Policy.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A
EC/19/22-23	10 Nov 2022	Revised Statement of Gambling Principles	To consider the gambling licensing policy following a review and updating. The review is required to be undertake very three years as required by the legislation.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A
EC/15/22-23	2 Feb 2023	Animal Welfare Policy	To consider the Animal Welfare Policy.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A
EC/21/22-23	2 Feb 2023	Carbon Neutral Programme Progress Report	To consider the Carbon Neutral Programme Progress Report.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	Be a carbon neutral council by 2025	N/A
EC/04/22-23	2 Feb 2023	Medium Term Financial Strategy Budget Consultation	To respond to the budget consultation for Environment, Neighbourhoods and Communities.	Director of Finance and Customer Services (s151 Officer)	N/A	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A

Reference	Committee Date	Report title	Purpose of Report	Report Author /Senior Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment Required and Published (Y/N)	Part of Budget and Policy Framework (Y/N)	Corporate Plan Priority	Exempt Item and Paragraph Number
EC/05/22-23	30 Mar 2023	Second Financial Review of 2022/23	To receive the second financial review for the Environment and Communities Committee and to note or approve virements and supplementary estimates as required.	Director of Finance and Customer Services (s151 Officer)	N/A	N/A	N/A	Ensure that there is transparency in all aspects of council decision making	N/A