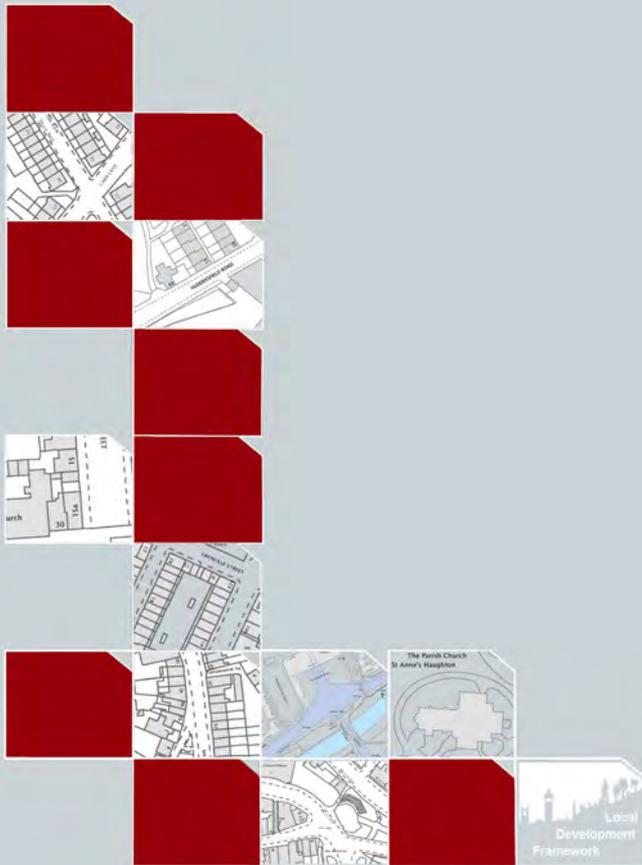

Stalybridge Town Centre Conservation Area Appraisal and Management Proposals



March 2013



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Stalybridge Town Centre Conservation Area Summary



1 Summary

1.1 Stalybridge town centre was designated as a Conservation Area in 1991. A conservation area is defined as '*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance* (Planning (Listed Building & Conservation Areas) Act 1990, s.69 (1))'.

1.2 The town which is located eight miles east of Manchester and one and a half miles east of Ashton-under-Lyne developed rapidly through the 19th century in a relatively unplanned manner. Prior to 1750 Stalybridge was almost certainly restricted to a small hamlet with a population of no more than 140, located around Cocker Hill close to the bridge over the River Tame which linked Lancashire to Cheshire.

1.3 At the close of the 18th century, industry in the form of cotton mills began to flourish in an area to the north west of the town known as Rassbottom, marking a distinct change from domestic industry to large scale manufacture. The growth of Stalybridge illustrates the social and economic history of the 19th century, with building types and materials that are typical of their time and place. The development of the town was greatly influenced by the steep valley slopes of the River Tame and its water course, a complicated road pattern, and the Huddersfield Narrow Canal.

1.4 Stalybridge town centre developed around several crossing points over the River Tame. Commercial development broadly ran along the axes of Market Street, Melbourne Street and Grosvenor Street and later along Trinity Street and Waterloo Road. A third axis to the north between Stamford Street and Mottram Road marks the northern limits of the town centre. Stamford Street (part of a former turnpike road) which is situated in an elevated position above Stalybridge centre, acts as a bypass to the town.

1.5 The rapid development of Stalybridge has resulted in a number of architectural styles and various types of building materials and these have broadly given way to nine character areas, these areas are described more fully within the appraisal:

- Stalybridge West - Employment
- Waterloo Road- Civic
- Melbourne Street- Commercial
- Castle Hall - Civic
- Stamford Street West-Commercial
- Stamford Street East- Commercial
- Cocker Hill - Residential
- Knowl Street- Residential
- River Tame

1.6 Stalybridge's commercial and religious buildings, mills, former schools, residential dwellings and waterways help us to understand its history and architecture. There are a small number of listed buildings located within the Conservation Area but the more ordinary buildings also help to define the character of the town. It is the combination of all these features and details which makes Stalybridge worthy of Conservation Area status.



View east from Victoria Bridge, Trinity Street

1.7 A series of Conservation Area Management Proposals have been developed from the findings of the Stalybridge Town Centre Conservation Area Appraisal. The purpose of the Management Proposals is to preserve and enhance the character and appearance of the Conservation Area.

1.8 A boundary review has been recommended as part of the Management proposals. The review identifies the following areas for inclusion within the Conservation Area boundary:

- Southern section of Rassbottom Street (to include numbers 1-2 Station View, The Clough, Arden House and a section of original stone setts and steps leading to Rassbottom Brow)
- Section of Huddersfield Narrow Canal (to include the canal and southern tow path extending from Armentieres Square to the footbridge across the Canal at Knowl Street)
- Cocker Hill and section of Wakefield Road (to include numbers 41-55 and Prospect House, Cocker Hill and numbers 68-76, 71-107 and 78-94 Wakefield Road).
- Northern section of Knowl Street (to include works buildings to the east of number 43 Knowl Street, Staly Industrial Estate, numbers 51-57 and 52-68 Knowl Street, 16-26 Millwood View and 1-5 Primrose Terrace).
- Section of Grosvenor Square (to include numbers 34-42 Grosvenor Street and numbers 60-72 and 73 Market Street)

1.9 It is also recommended that the following area be removed from the current Conservation Area boundary:

- 20th century Blandford development at Cocker Hill (to exclude 42-48 Blandford Court)

1.10 Not only do the Management Proposals set out policies for the protection of the character and historic interest of the area, but they also provide detailed design principles for the management of future change.

Stalybridge Town Centre Conservation Area Appraisal



2 Introduction

2.1 Stalybridge town centre was designated as a Conservation Area in 1991. It remains an attractive Pennine town with a strong historic character. Recently published government guidance calls for local planning authorities to make information about the significance of the historic environment gathered as part of plan making or development management publicly available¹.

2.2 Tameside Metropolitan Borough Council commissioned Taylor Young, supported by the Architectural History Practise (AHP), in August 2006 to undertake appraisals of four Conservation Areas including Stalybridge Town Centre. As this appraisal was never taken forward for public consultation, it was considered that the original Taylor Young report should be reviewed and updated. This appraisal is therefore based on the report written by Taylor Young in March 2007 and provides an up-to-date assessment of the Stalybridge Town Centre Conservation Area. It aims to analyse the built form, historical context and natural setting to define the special interest of the Conservation Area. It identifies key positive and negative impacts, erosion of character, potential threats, and considers the appropriateness of the Conservation Area boundary. It makes recommendations for future policy and action by the Council to preserve or enhance its special character.

2.3 The report was undertaken in accordance with English Heritage guidance on conservation area Appraisals². The report is based on site analysis and historical research on the character and history of the area.



Old Street

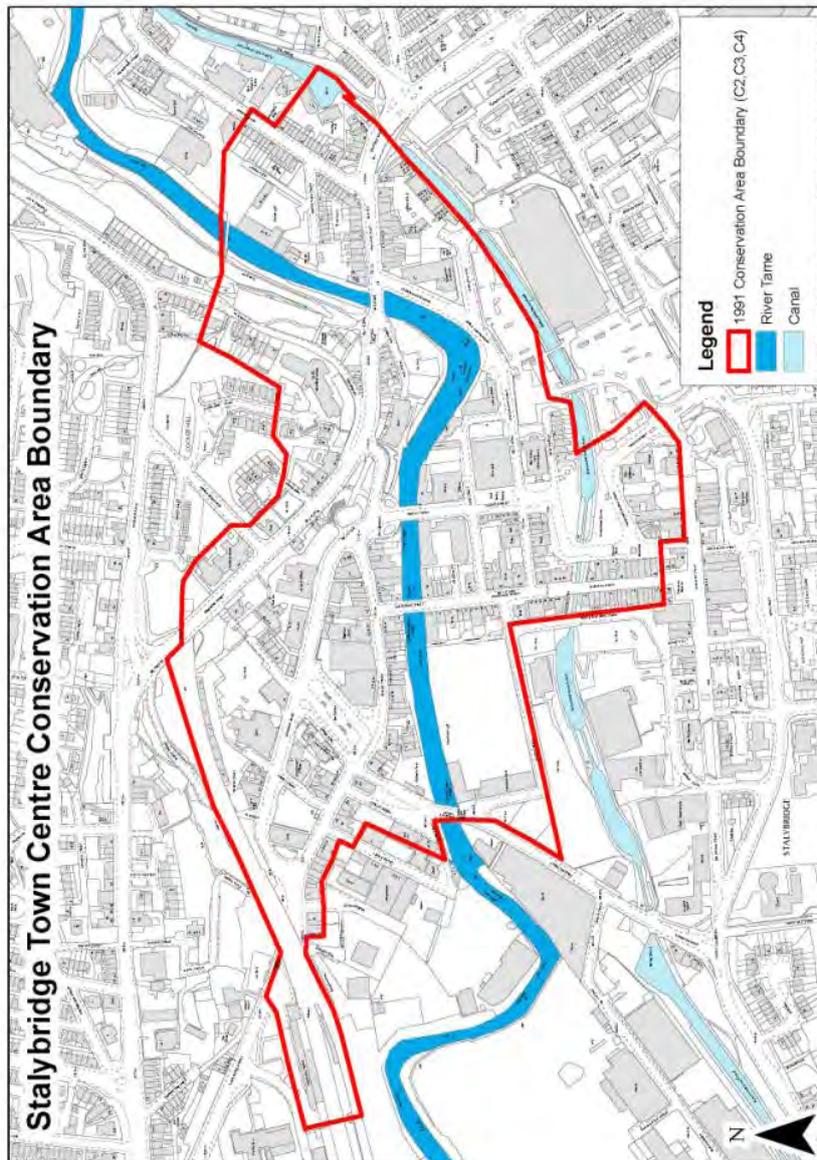
¹ Department of Communities and Local Government, National Planning Policy Framework, paragraph 141

² English Heritage 2005, Guidance on Conservation Area Appraisals

3 Definition of Special Interest

Location and Setting

3.1 Stalybridge is eight miles east of Manchester, located in the rolling foothills of the Pennines and bisected by the River Tame, which was until 1857 the ancient boundary between Lancashire and Cheshire. Since 1974 the town has formed part of the Metropolitan Borough of Tameside, which also includes the towns of Hyde, Dukinfield, Mossley, Ashton-under-Lyne, Longdendale, Denton, Audenshaw and Droylsden. It is within Greater Manchester. The highest point in the town is the summit of Wild Bank (1309 ft, or 399 m). In 2001, Stalybridge had a population of 22,568.



1991 Stalybridge Town Centre Conservation Area Boundary (not to scale) © Crown Copyright 2013. All rights reserved LA 100022697

Historical Development

3.2 There appears to have been a bridge in existence at the crossing of the River Tame in the town known today as Stalybridge since the mid-16th century. In 1621 it was described in a list of bridges in the Macclesfield Hundred as old and in need of repair. By the end of the 17th century, the bridge was showing signs that it was beyond repair and in 1707 it was replaced by a new stone bridge with two arches that carried the road across the river in a graceful curve³.

3.3 The name of Stalybridge – or Staley Bridge – derives from the old English words for stave 'staef' and clearing in a wood 'leah'; the full meaning of Staley being a wood where stave's are collected. 'Bridge' was added as a suffix, probably in the early 19th century, when the land was still part of the three parishes of Ashton, Mottram and Stockport⁴

3.4 Until the late eighteenth century Stalybridge was a small rural settlement with a population by the mid-1700s of 140 inhabitants living in up to 60 houses⁵. Most families earned a living through a combination of farming and woollen textile production, their cottages equipped with space for a loom either in the loft or in a small ground floor extension. Rare remains of such cottages survive within the Stalybridge Conservation Area, for example Bohemia Cottages, built in 1721 at the bottom of Cocker Hill.

3.5 The town, with its hilly topography and fast-flowing river, lent itself to the development of water-powered factories for textile manufacture. It was claimed during the late 18th century that 'this place had been famous, for a great length of time, for woollen cloth, dyers and pressers as well as weavers⁶'. The first small water-powered cotton mill (nicknamed the Soot-poke) in Stalybridge for carding and jenny spinning by hand, was established at Rassbottom by Neddy (Edward) Hall in 1776⁷.

3.6 Stalybridge's textile production accelerated from the late 18th century, when new transport links and increasing mechanisation of the manufacturing process facilitated larger-scale production. The town's first purpose built cotton spinning mill employing Arkwright's water-frame was built on the side of the River Tame at Heyrod in 1789 not far from Heyrod Hall⁸. By the early 1790's Hall's Soot-poke became one of the first in the area to install a steam engine. By 1803, excluding two or three very small concerns, there were eight cotton mills operating in Stalybridge⁹, making good use of the town's convenient location on the 1793 Huddersfield turnpike, and the Huddersfield canal, just south of the Tame, which opened between Ashton and Stalybridge in 1796.



Cockerhill from Cooperation Street, Showing Old St. Georges Church and part of Bohemia Cottages¹⁰

³ Jones 1956, A short History of Stalybridge, p25 & 27

⁴ Local Studies and Archives leaflet

⁵ Jones 1956, A short History of Stalybridge, p30

⁶ Aitkin 1795, A Description of the County thirty to forty miles round Manchester, p230

⁷ Haynes 1990, Stalybridge Cotton Mills, p1

⁸ Haynes 1990, Stalybridge Cotton Mills, p2

⁹ Haynes 1990, Stalybridge Cotton Mills, p5

¹⁰ Tameside Archive Image T00077

3.7 At this time Stalybridge was described as as a '*very large and extensive village, with house well built, some of stone but the greater part of brick. On an eminence stands an octagon chapel of the Church of England, in which is an organ. Part of the village is on the Cheshire side of the Tame, but by far the greater in Lancashire, in a continued street of half a mile, well paved. The greater part of this village, as well as the chapel, has been built in the last eighteen years*¹¹.

3.8 By 1824 the bridge over the River Tame was considered to be inadequate to carry heavy traffic and a new bridge was constructed in its place. Stamford Street, formerly known as Sheffield Road was raised to give a gentle slope down to it. Built into the bridge is a stone taken from the old saddleback bridge bearing the initials of its builders and the date of 1707¹². The Manchester turnpike was laid out in 1825, by-passing the town to the north along Stamford Street. In 1828 the Stalybridge Improvement Act became law and so Stalybridge became an independent, self-governed town. Improvements included lighting, watching and otherwise improving the town of Stalybridge and for regulating the police and erecting of a market place¹³.

3.9 Tall factory chimneys and tightly-packed terraces defined Stalybridge's mid-19th century character, as the population swelled with mill workers and their families. Growth took place on both sides of the river and canal, and although the town was naturally contained by the surrounding moors, building works were largely unplanned and apparently chaotic. By 1831 there over 2,350 houses, 25 cotton mills with 38 steam engines besides water wheels in Stalybridge. A survey in 1836 examined over 3,300 dwellings, including cellars, 29 public houses and 10 beer shops. The population continued to grow and by 1841 it was over 20,000 with 32 cotton mills¹⁴. In the 1840s Friedrich Engels, describing the conditions of England's working classes, blamed the 'confused way of building' for Stalybridge's 'multitude of courts, back lanes, and remote nooks' which apparently languished in 'shocking filth'. The chaotic development of workers' houses was a sharp contrast to the development of mill owner's houses in their own private grounds on the periphery of the town.

3.10 The Dukinfield and Staley Tithe Maps of 1850 show how the ownership of the land within Stalybridge was divided. Some land still belonged to the Earl of Stamford and Warrington, descendants of the Lords of Stavelegh, who had presided over the area since the Norman Conquest. The OS Map of 1852 shows how the enormous Castle Street Cotton Mills (also known as Cheetham's Mill or Longland's Mill) dominated the southern edge of the river west of Melbourne Street. Further south of this (west of the southern end of Melbourne Street, then known as Prince's Street) were wharfs, yards and an iron and brass foundry. On the other side of Prince's Street was a woollen mill and, further east again, between Acres Lane and the canal (beyond the eastern boundary of the conservation area) were brick kilns, gravel pits and Stalybridge Corn Mills. North of the commercial area around Market Street (then the eastern half of Rassbottom Street) were King Street Mill, Hope Mill and Water Street Mill. North west of this, forming part of what is now the boundary of the Conservation Area, was the Ashton, Stalybridge and Liverpool Junction Railway, which opened in 1846. Nineteenth century OS maps are dominated by a large grid of streets of terraced housing to the south of the town, now almost gone.

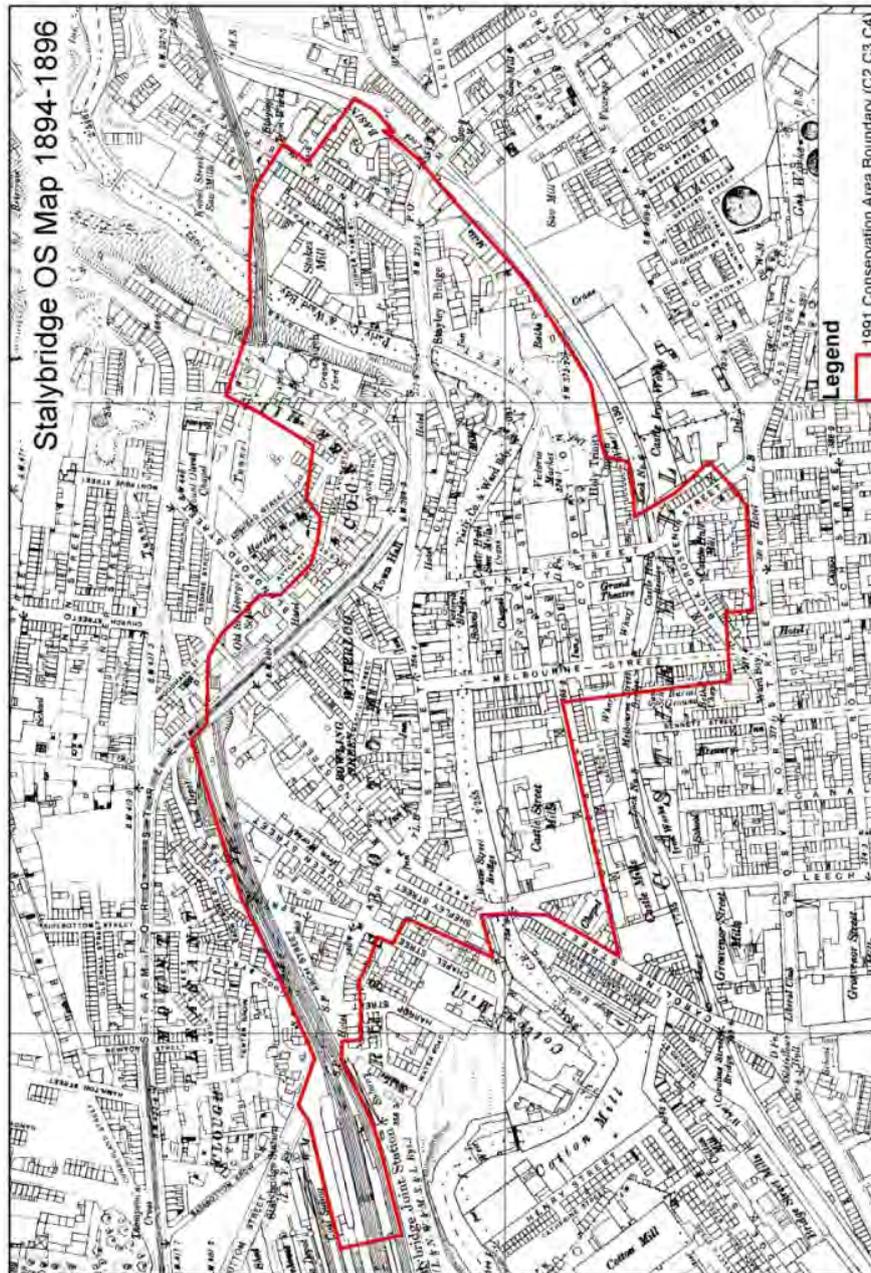
3.11 In the mid-1800s Market Street, the main street parallel to the river was lined with hotels and inns. East of the market place, in the triangle formed by the crossing of Market Street and Stamford Street, was the town hall, opened in 1831, three years after Stalybridge received royal assent to become an independent town administered by a board of commissioners. The advent of gas lighting in 1828 completed the rapid industrial transformation of the scattered, rural settlement described in 1795 by Aitkin in his book 'A description of the Country Thirty to Forty Miles Round Manchester'.

¹¹ 10 Aitkin 1795, A Description of the County thirty to forty miles round Manchester, p230

¹² Jones 1956, A Short History of Stalybridge, p36

¹³ 12 Jones 1956, A short History of Stalybridge, p39

¹⁴ 13 Jones 1956, A short History of Stalybridge, p43



OS Map 1894-96 (not to scale) © and database right 2013. Crown copyright and Landmark Information Group Ltd. All rights reserved

3.12 Stalybridge was incorporated by charter on the 5th March 1857, with the corporate body consisting of the mayor, six aldermen and eighteen councillors. The population in that same year was thought to have risen to over 25,000 and Stalybridge was described as the largest and wealthiest town in the kingdom without a parliamentary representative¹⁵.

¹⁵ Post Office Directory of Cheshire 1857

3.13 Despite unrest over working conditions in the mills, the town continued to prosper in the second half of the 19th century. By the late 1860s the Castle Hall estate – located between the river and the canal, east of Melbourne Street – had been largely built over, principally by a new street, Trinity Street, parallel to and east of Melbourne Street. Trinity Street was linked to the north side of the town by the Victoria Bridge, built in 1867. On the east side of Trinity Street, just north of Holy Trinity Church (1851-2), Victoria Market Hall was built in 1866. Elsewhere in the area now designated as Stalybridge Conservation Area, the mills established in the first decades of the 19th century continued to dictate the working character of the town. There were thought to be 20 extensive mills for spinning and weaving and several foundries and machine works by 1875¹⁶.

3.14 In 1881 Stalybridge was granted consent from Parliament via the Stalybridge Extension and Improvement Act to increase the size of the town by including the three villages of Millbrook, Heyrod and Carrbrook within its boundaries¹⁷. At the end of the 19th century, a prominent mill owner called J.F. Cheetham offered to build and equip the town with a new public library. The building, by J. Medland Taylor, was erected on the east side of Trinity Street, just beyond the south side of Victoria Bridge, and opened in 1901. By this time, shops and other businesses were focused along Market Street and Melbourne Street, whilst Trinity Street with its town hall, war memorial, library and market, had become the civic centre of Stalybridge. Industry, meanwhile, was concentrated west of the town centre and along the canal. At the start of the century the cotton industry was still strong and employment buoyant; the town's population reached a peak in 1901 of over 27,000. The area formerly known as Hydes Fold was re-laid by 1905 to form Waterloo Road by passing Market Street and providing space for trams.



Market Street at the junction with Trinity street on the left and Waterloo Road on the right c.1910¹⁸



Silver Jubilee procession on Trinity Street to mark the Silver Jubilee of George V c.1935¹⁹

¹⁶ Post Office Directory for Cheshire 1875

¹⁷ Jones 1956, A Short History of Stalybridge, p59

¹⁸ Tameside Archive Image T00280

¹⁹ Tameside Archive Image T14219

3.15 However, the English cotton industry entered into terminal decline in the 20th century and by 1932 seven of the town's largest mills had closed. The closure of mills continued the town's decline after the Second World War. By the 1950s the route of the Huddersfield canal through Stalybridge had been culverted and filled in, new road junctions and car parks had forced the town centre to expand to the south, and new housing estates replaced Victorian mill terraces, with the redundant mills providing a bleak backdrop.

3.16 Stalybridge has suffered the post-industrial ravages of high unemployment and commercial depression; 1960s redevelopment has partly overlaid the nineteenth century street pattern and damaged part of the town's historic core.

3.17 However, a lack of investment has also helped to preserve many historic buildings and features in the town's centre. In the past decade, the canal has been restored, along with some historic buildings in the Conservation Area, and the town is now attracting private and public investment for new housing in converted mills and new-build development.

General Character and Plan Form

3.18 The general character and plan form of Stalybridge derives from the close relationship between its historical development, particularly throughout the industrial revolution, canal, river valley and wider landscape setting.

3.19 The 18th century origins of the town as a rural Pennine village, most evident today around Cocker Hill, illustrate the close relationship between built form and landscape. This area has a distinctly organic and locally rooted character derived from its hillside topography, orientation of buildings to the valley and river and use of local materials in both the buildings and streetscape.

3.20 Later phases of the town's growth also reflect this relationship. The commercial, and indeed the historic, core of the town running along Market Street and Melbourne Street largely developed into their current distorted 'T' shape form through the rapid industrialisation of the area from the late 1700s onwards. Whilst the form and character of these streets is more regular than earlier development on Cocker Hill and reflects the more widespread architectural styles of the era, the close relationship between built form, topography and water courses remains.

3.21 Market Street, though turning its back on the river, derives its sinuous form from its broad trace of the valley contour. This gives rise to a sequence of street vistas and a fine grained, varied built form which defines the more organic character of this part of the town. Melbourne Street contrasts in that, as a route traversing the valley at a right angle to Market Street, it runs straight and at broadly the same level until it begins to rise up the opposite side of the valley. This results in a more uniform built form which allows for long views along the length of the street and glimpsed views up and down the valley at street intersections. The built form within the town has always been, and continues to be defined by the linear shape of the river valley. The infrastructure associated with the town's development, notably the canal, roads and bridges have all been designed in response to the topography in common with the buildings. The effect of this has been to create an industrial town rooted within the surrounding landscape.

Landscape Setting

3.22 The interrelationship between the development of the town and the underlying topography and wider landscape are an important part of the overall character of Stalybridge. Transport routes and the historic built form within the area convey a strong sense of the underlying topography to both pedestrians and others moving through the area. This is reinforced by the many opportunities for glimpsed, defined and panoramic views across the town and to surrounding Pennine foothills, notably Hollingworth Moor to the east, which is largely free from development and rural in character. The use of local stone in the

construction of a number of buildings within the town and its location within the Tame Valley firmly root Stalybridge within the Pennine landscape that surrounds it.

3.23 The role of the canal and the river are also important in the setting of the area. The existing waterside environments should be maintained and pedestrian access encouraged where possible. Adjacent buildings should present a positive frontage to the waterside, reflecting the historic relationship of buildings with the watercourses and also providing natural surveillance for pedestrians walking on the canal towpath or by the riverside.



View of the Tame Valley from Cocker Hill



View west from Staly Bridge, Portland Place



View west from Victoria Bridge, Trinity Street

Character Statement

3.24 Stalybridge is a fine example of an industrial Pennine town, the development of which has been rooted in the surrounding Pennine landscape. The character of the town derives from the legacy of its industrialisation from a small agricultural Pennine village in the early 18th Century, through to a thriving mill town. The landscape of the area has been a key factor in the town's development, allowing for the bridging of the river alluded to in the town's name and providing the water power for the early mills. The landscape setting of the town remains integral to its character, being evident in both its topography and views in all directions.

4 Spatial Analysis

Public Realm

4.1 There are five key public spaces within the conservation area:

- Armentieres Square
- Lord Pendry Square
- Bus station
- Former site of Old St. Georges Church, Cocker Hill
- Former site of Stalybridge Town Hall

4.2 **Armentieres Square:** The largest and most significant public open space within the Conservation Area is Armentieres Square, which lies at the southern end of Trinity Street and to the east of Melbourne Street. The Canal flows east-west through the centre of this large space, which is enclosed by Holy Trinity and Christ Church to the north and a mix of two and three storey buildings, which accommodate retail and leisure uses on Back Grosvenor Street to the south.

4.3 The space was developed during the restoration of the Huddersfield Narrow Canal through Stalybridge Town Centre and appears well used as a meeting area. It relates well to existing routes and is enlivened by the canal passing through it. The square also links well with Trinity Street and Melbourne Street via a pedestrian route over a restored canal bridge. This forms an interesting sequence of spaces and spreads the vitality of Melbourne Street and Trinity Street to the Square. Opportunities should be taken to surround Armentieres Square with active uses and strong building forms, especially to the south where there are buildings in very poor condition.

4.4 **Lord Pendry Square:** This is a smaller, hard landscaped space, lying in front of Victoria Market Hall on Trinity Street. The space not only creates an attractive setting to Victoria Market Hall, but to a smaller degree Holy Trinity and Christ Church. The space which contains a statue relates well to the wider public realm in the Castle Hall area forming one of a sequence of spaces within the town centre.



Armentieres Square



Lord Pendry Square

4.5 **The Bus Station:** This forms a space at the intersection of three character areas (Stalybridge West, Waterloo Road and Melbourne Street) within the tight built form to the north-west of the Conservation Area. Although the space is functional it plays no significant role in the character and setting of the Conservation Area.

4.6 **Former site of Old St. Georges Church:** The site of the former Old St. Georges Church on Cocker Hill has a distinct calm feel to it. Although all that remains of the church today are a series of stone steps, grave stones and tombs, the area retains important panoramic views across the town and Tame Valley.

4.7 Former site of Stalybridge Town Hall: There is an attractive landscaped area on the site of the former Stalybridge Town Hall at the prominent junction of Trinity Street, Market Street, Waterloo Road and Stamford Street. The Grade II listed Town Hall portico is all that remains of the building today, the area behind this is landscaped with trees and low growing shrubs.



Bus Station from Waterloo Road



Former site of Old St. George's Church



Former site of Stalybridge Town Hall

Views

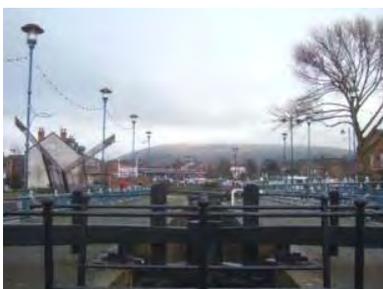
4.8 The views from within the Conservation Area to the surrounding landscape and the more defined street views within it are important to both the character of the area and its physical legibility. Of particular note are:

- Armentieres Square: view north towards Holy Trinity and Christ Church, Victoria Market Hall, the library and post office and the the tower of the Church of St. George in the distance.
- Armentieres Square: view east along the canal towards the hills of the Tame Valley
- Caroline Street, Melbourne Street and Trinity Street: views east and west along the River and Canal at intersections.
- Cocker Hill: panoramic views across Stalybridge and Tame Valley.
- Grosvenor Street: view east towards the hills of the Tame Valley.
- King Street Steps: Enclosed views to the southwest down into Stalybridge town centre and to the Church of St. John the Evangelist, Dukinfield in the distance.
- Knowl Street and Mottram Road: views north towards Cocker Hill and Wakefield Road
- Market Street: sequence of views owing to the curve of the road.
- Market Street and Waterloo Road: views east towards the town hall portico.
- Melbourne Street: view north towards the Church of St. George tower in the distance.
- Portland Place: views east and west along the River at Staly Bridge.
- Stamford Street: views across Stalybridge and Tame Valley from the high ground.

4.9 The importance of these views to the character of the area demands that these views be protected and considered in development proposals affecting the area.



Armentieres Square, view north



Armentieres Square, view east



Cocker Hill, view south west



Melbourne Street bridge, view west



Grosvenor Street, view east



King Street steps



Knowl Street, view north



Market Street, view east



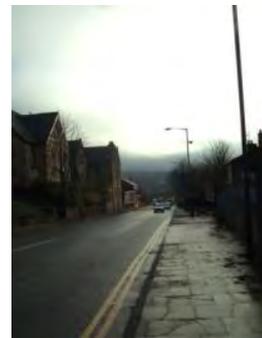
Market Street, view east



Melbourne Street, view north



Portland Place, view west



Stamford Street, view southeast

5 Character Analysis

Character Areas

5.1 The Conservation Area can be divided into a number of character areas. These reflect the historical development of the town and the resulting spatial variation in ages and styles of architecture; topography and landscape features and arrangement of built form, streets and spaces, all of which create areas of distinct character. Understanding the character of these areas is important in providing guidance for new development, refurbishment and conversion schemes (See Appendix 2 Maps: Stalybridge Conservation Area Character Areas).

5.2 Stalybridge West: This area lies at the western edge of the town centre and is well known for its vibrant evening economy containing a mix of uses including public houses and clubs as well as a train station and Longlands Mills. The area was the site of one of the first mills in Stalybridge and development along Market Street follows a sinuous course. Over time the mid-late 19th century properties on Market Street, particularly along the middle section, have been subjected to uncharacteristic alterations to their external appearances. This includes the loss of historic architectural features, the replacement of original shop fronts, use of over sized fascia boards, inappropriate advertisements and replacement windows and doors in inappropriate materials. In contrast a number of public houses which date from the late 18th and early 19th centuries have managed to retain some of their original character.

5.3 Another important contextual feature is the viaduct carrying the railway line, which forms the western edge of this area. The height and massing of the viaduct creates a context for the local built form. The intersection of Market Street and the viaduct forms a natural gateway to the town centre, which is not presently reflected in an attractive environment. The station itself is also a significant mid-Victorian building (although the present building is now much smaller) has undergone recent refurbishment including the construction of a new entrance and ticket office. This area also includes the remaining part of Longlands Mill, which is now part of a mixed use redevelopment site.

5.4 This character area needs to be understood in the context of its historic development and the future development of the back-land area between Market Street and the River Tame. Although at present the back-lands area is occupied by low grade employment uses, garages and night clubs, it may come under pressure in the future for redevelopment.

5.5 Careful consideration must be given on how to link Market Street to this back-lands area. This will include defining corners and sensitively improving elevations that face side streets and improving the rear elevation of buildings and rear yards where these are visible from the river. Shepley Street is included in the character area and is very important in linking Market Street, the River and Longlands Mill scheme to an emerging riverside quarter.

5.6 Waterloo Road: The character of Waterloo Road is defined by its redevelopment at the turn of the 20th century and the subsequent construction of new road layouts and buildings, which overlaid and replaced a dense 19th century street pattern. Waterloo Road runs from Market Street over what was Arch Street, across Queen Street and King Street, through areas known as Bowling Green and Waterloo and along Hadfield Street behind the former Boars Head, rejoining Market Street at the Town Hall²⁰.

5.7 As a consequence of this 20th century redevelopment the buildings in the Waterloo area are relatively newer than in the heart of the Conservation Area, dating from the Edwardian period to the 1930s. Most buildings are large, stand-alone properties that sit within their own grounds, although these still form a coherent Waterloo Road building line at the back of pavement. The dominant style is Edwardian and key buildings are grand red brick with stone banding, often reminiscent of earlier eras (such as Baroque), i.e. the former school (1909) and neo-Baroque Thorn House (1903-4).

²⁰ OS Map 1894-96 & Magee 1991, Stalybridge Pubs 1750-1990 and their licensees, p9

5.8 The character of this area is also derived from the 20th century civic and administrative role of the buildings, for example Thorn House (former electricity company offices), the former fire station and former County Secondary School for Girls (now police station). In addition an interesting 1930s building with a curved frontage at 15 Waterloo Road is now in use as a job centre.

5.9 Melbourne Street/Market Street: The historic core is centred on Market Street and Melbourne Street, which is one of the oldest parts of the town and has historically been the commercial focus in Stalybridge. This area is characterised by a fine grain built form with narrow street frontages and a continuous, back-of-pavement building line. Properties, generally, are relatively small, with little or no space between adjacent buildings. Market Street has a more organic, pre-industrial form, whilst south of the River on Melbourne Street a more formal grid street pattern dominates. Strong character is also derived from where Melbourne Street crosses the river and canal.

5.10 Buildings are a mix of ages and styles and this mix and juxtaposition provides character. Some of the earlier properties are located to the south of the Canal on the section of Melbourne Street known as Princes Street during the mid-19th century²¹. Generally though, most properties date from between the mid 19th century and the Edwardian period. Properties are either two or three storeys, with three storey properties generally being located to emphasise corners and at the strategic points where Melbourne Street crosses the River and Canal. Buildings are mostly brick, with some use of stone slates as a roofing material (particularly on the earlier buildings). The ground floors of properties in this area are generally in commercial use, together with a number of public houses and purpose-built banks. The latter are rather grander buildings and remain in their original use.

5.11 The quality of shop fronts within the area varies considerably. There remain only a small number of shop fronts that retain their original proportions, style and architectural features. Many have been unsympathetically altered including the loss of original shop fronts and architectural features, the use of over-sized fascia boards in uncharacteristic materials, rendering and painting of masonry, changes to external openings, replacement windows and doors and the widespread and often inappropriate use of roller shutters.



Stalybridge West Character Area:
Numbers 49-37 Market Street



Waterloo Road Character Area: Waterloo
Road, view west



Melbourne Street/Market Street
Character Area: Melbourne Street, view
north

5.12 Trinity Street: The area around Trinity Street was formerly part of the Castle Hall estate and was redeveloped in the second half of the 19th century when it was laid out in a grid pattern. Most of the town's important civic buildings were built here in the mid to late 19th century, including Holy Trinity and Christ Church (1851-2), Victoria Market (1866), Public Library (1897- 1901), Post Office (1899-1900), Victoria Bridge (over the Tame built in 1867) and the former Sunday School. All of these buildings have been statutorily listed Grade II, whilst the fine war memorials either side of the northern entrance to Trinity Street constructed around 1920, is listed Grade II*. This is the most significant collection of listed buildings in the town and forms its civic heart.

²¹ OS Map 1852

5.13 The built development is of a formal, grand appearance, generally in a mix of brick and stone, 3 storeys in height and sometimes set in their own grounds. The area also includes the site of the former Town Hall (1831). This has now been demolished and only the portico entrance remains, leading to a public space behind. This is still an important feature in the historical and social development of the town. It terminates the street vistas from Trinity Street, Market Street and Waterloo Road and works well with the formal group of historic buildings in this area. These grand buildings are supported by a small number of smaller single and two storey buildings that are also historic in character.

5.14 This area also includes the best public realm in the town: Armentieres Square and Lord Pendry Square in front of the Victoria Market (now converted for commercial use). The collective effect is of an impressive, formal and historic civic quarter. Armentieres Square is the most important public space in Stalybridge and forms a well enclosed space including the interest of the canal corridor and attractive views of the Church and Victoria Market, and longer views to the hillsides in the east.

5.15 Stamford Street West: This area has an immediately different character than the rest of Stalybridge by virtue of its topography. This part of Stamford Street runs along the edge of the valley, leading down into the town centre which sits on the valley floor. The road then runs eastwards into the valley. At this point the most significant character is derived from views down into the town centre. Physically this area is somewhat divorced from the rest of the Conservation Area, but properties here are sometimes visible from the central area. The most significant building in this area is St. George's Nursing Home (formerly a school built between 1885 and 1894). This is neo-Gothic and built in sandstone. The defining character is mid-late 19th century villa-type development, but there are large areas that remain undeveloped due to topography, particularly on the southern side.

5.16 Stamford Street East: The character of Stamford Street changes as it descends into the valley. Here the character of the area is defined by a historic linear route tightly lined with properties which directly front the back of pavement in a continuous building line (although there are some gaps). Properties are either domestic scale or larger 3-storey buildings, especially around key junctions and either side of Staly Bridge at Portland Place. Staly Bridge, over the River Tame, is the town's original crossing point, although the current bridge is not the original. Properties in this area are either red brick or stone (which are building materials used quite frequently in Stalybridge). Properties here are amongst some of the oldest surviving buildings and range from early to late Victorian, creating an attractive gateway into the town. Land uses are a mix of residential and retail use, with a limited number of offices. The frontage of the former corn mill at the eastern end of Portland Place, on the southern side, is also an important historic survival and marks this gateway point well. This has been well integrated with the new residential development behind.



Trinity Street Character Area: Trinity Street, view south



Stamford Street West Character Area: Stamford Street, view southeast



Stamford Street East Character Area: Portland Place, view east

5.17 Cocker Hill: This area has a very distinct character, based both on its hillside topography and on the age of its properties. Properties here reflect the early pre-industrial phase of Stalybridge, when it was a collection of weavers' cottages. The settlement predates the main part of the Conservation Area in the valley and it is considered to be the location of the original settlement in Stalybridge. Although the vast

majority of the pre-industrial/early industrial development at Cocker Hill has been cleared (including back-to-back dwellings, small mill buildings and Old St. George's Church) there remain some traces of early 18th century development²². These include a small collection of weavers' cottages, which predate the main part of the Conservation Area in the valley. This is best seen in the 'Bohemia Cottages' which date from 1721. Other properties date from Georgian or early Victorian eras and most have been extensively altered although some retain the characteristic weavers 'loom light' window openings (e.g. numbers 23 and 25). Alterations include the loss of original roof material and chimney stacks and the replacement of original timber sash windows and doors in uPVC and hardwood.

5.18 On the eastern side of the road is the churchyard of the former Old St. George's Church. Remains on the site include many historic features, such as the gravestones and foundations of the octagonal church building. Strong character is also derived from the steeply rising slope of the street and the excellent panoramic views of the hillsides to the east. This is most noticeable from the openness of the churchyard. The street itself is human in scale and surfaced in original stone setts and steps which greatly add to the character, as does the curved stone wall at the junction with Stamford Street.

5.19 Knowl Street: The Knowl Street area is surprisingly uniform in the character of its buildings. Numbers 4-24 are two storey stone terraced cottages that survive in a court form, with carriage arches to a shared interior. The Bull's Head (Public House) sits at the southern end of this block. The properties appear on the 1850 Staley Tithe Map and have a continuous back-of-pavement form. No doubt they were built for mill workers in the early Victorian period. These properties are generally still in residential use, with some retail use on Portland Place and employment use in the northern part of Knowl Street.

5.20 Elsewhere on Higher Tame Street stone terraced cottages back onto an internal courtyard accessed by a cart opening between numbers 11-13. The street surface is laid out in stone setts and the former Stokes (cotton waste) Mill, identified as a saw mill on the 1852 OS Map has been converted into residential apartments. An additional modern residential block is located to the east of the mill. Its scale, design, materials and massing reflect the earlier mill buildings.

5.21 The Knowl Street area is provided with strong character from the excellent views it has to the higher ground to the north/west. The best views are from Knowl Street itself and the Canal towpath. These include views to rising terraces on Cocker Hill and Wakefield Road.

5.22 Character in this area is also derived from the Huddersfield Canal, a small basin at Buckley's Yard and small works buildings at Staley Industrial Estate which lie on its northern boundary. Numbers 1-3 Lock Side are three, 2 storey brick cottages, faced in render which turn to face the basin. Number 2 retains its stone slate roof. Recent residential development is located to the north of the canal basin at Buckley's Yard.

5.23 Tame Riverside: The Tame Riverside area is more of an opportunity area than a character area. Its character is derived from the Canal and River passing through the valley floor. Within the town centre the rear elevation of properties line the banks of the River and enclose some of the views. An attractive view of the river is where it forms a bend and widens to include a weir.

5.24 At present the built form in this area does not reflect the importance of this setting. The Tesco store appears to separate the canal from the east end of the town centre with a large surface car park which straddles the canal to the north and south. There are also a number of uncharacteristic buildings, i.e. the telephone exchange and former police station.

5.25 It is likely that this area will come under development pressure in the future. It is critical that any future development in this area be strictly controlled in order to preserve the character of the Conservation Area and enhance access to the riverside, particularly as the Tame Riverside area provides significant views of the listed buildings on Trinity Street to the west.

²² OS Maps 1852, 1894-96 and 1910



Cocker Hill Character Area: Cocker Hill,
view southeast



Knowl Street Character Area: Knowl
Street, view southwest



Tame Riverside Character Area: Trinity
Street, view east

Architectural and Historic Qualities of Buildings and their General Condition

5.26 There is an impressive cluster of listed buildings located on Trinity Street, the civic centre of the town for much of the 20th century. Trinity Street was laid out in the mid-1860s on land which formed part of the Castle Hall estate. Predominant building materials are ashlar and red brick echoing building styles found within Manchester.

Listed Buildings in the Conservation Area

5.27 Caroline Street

- Longlands Mill, Grade II: first half of the 19th century. Former cotton spinning mill also known as Cheetham's Mill or Longland's Mill. This complex was the largest in the centre of Stalybridge dominating the southern river frontage west of Melbourne Street. The spinning block adjacent to Caroline Street has been converted for residential use by Urban Splash.

5.28 Mottram Road

- Former corn mill buildings attached to houses known as Portland Place, Grade II: Warehouse, office and gateway to former Stalybridge corn mill. Early 19th century built of coursed rubble, and some stone slate roofs. Access is gained from Mottram Road (Portland Place) through a depressed stone arch attached to number 22 Portland Place. In the yard is the office and the attached warehouse which form an irregular shaped plan²³. The former corn mill buildings have been sensitively refurbished and now form part of a larger apartment complex at Miller's Wharf.
- Numbers 18-22 Portland Place: Early 19th century (pre-1840) terrace of houses. Constructed of coursed rubble to the front with a stone slate roof. It has a regular seven window range. All windows are two paned horned sashes. Doorways have round-heads with moulded surrounds, panelled timber doors and fanlights. Number 22 is attached the arched gateway in the former Stalybridge corn mill. The rear elevation has round-headed stair windows.

²³ Listed Building Description



Longlands Mill, Caroline Street



Former Corn Mill and numbers 18-22
Portland Place, Mottram Road

5.29 Trinity Street

- Holy Trinity and Christ Church, Grade II: 1851-2, by E.H. Shellard. Church is in a prominent position on the south east side of Trinity Street, overlooking Armentieres Square, and is a local landmark. Constructed with a slate roof and snecked stone (coursed stonework where the squared stones have not been fully dressed and the coursing is varied by smaller filler stones or snecks²⁴). Architectural features include a nave, chancel, aisles, clerestory, west tower and north porch. The clerestory has six bays and aisles have weathered buttresses, the two-light clerestory windows have rectilinear tracery and hood moulds. The three stage tower has angled buttresses, a weathered plinth, a west door with crocketed ogee hood moulds, clock apertures in the second stage and two two-light belfry opening in the third stage²⁵.
- Victoria Market, Grade II: 1866. Former Market Hall. Constructed of brick with stone dressings and slate roof. Stone plinth has banded rustication, stone band, bracketed eaves cornice and pierced parapet. The central bay is advanced and has rusticated quoins, a coved round-arched opening with keystone, fanlight and carved side panels. The tower is of polychromatic brick with clasping pilasters which carries clock faces and a steeply pitched fish-scale slate roof²⁶. The building was recently refurbished and is now used as office accommodation and meeting rooms. The building is a prominent feature within the civic centre of the town, and holds a strong historical link to Stalybridge's past as a busy market town.
- Public Library, Grade II: 1897-1901, by J. Medland Taylor in Jacobean revival style. Funded by prominent Stalybridge mill owner J.F. Cheetham, who later donated his art collection for display in the building. The decorative iron work located around the entrance doorway reads 'read, mark, learn and inwardly digest'.
- Post Office, Grade II: 1899-1900, by HM Office of Works. Overlooking the river and adjoining the much larger library, to the south. Echoes the same Jacobean style as the library, in ashlar and red brick.

²⁴ www.medievalarchitecture.net

²⁵ 21 Listed Building Description

²⁶ Listed Building Description



Holy Trinity and Christ Church, Trinity Street



Victoria Market Hall, Trinity Street



Post Office and Library, Trinity Street

- Former Sunday School, Grade II: Constructed in 1904-5, built as part of a larger complex which included the now-demolished Congregational Church (1859-62) by W.F. Poulton and W.H. Woodman of Reading. The OS Map 1852 shows that the riverside site of the present listed building was once used as a burial ground for an earlier 'Independent Chapel'. The present building replaced a smaller school, set back from Trinity Street, which was probably built at the same time as Poulton and Woodman's chapel²⁷. When it was used as a Sunday school the hall was located on the first floor, with meeting rooms and classrooms below. Constructed of coursed rubble with sandstone dressings and welsh slate roof. The front range onto Trinity Street has windows with stone mullions and transoms and a pedimented porch with moulded door surround. The windows in its riverside elevation all have mullions and transoms with alternate window bays under gables²⁸. Building now forms part of sheltered housing complex.
- Victoria Bridge, Grade II: 1867. Trinity Street was linked to the north side of the town by this bridge, which has two wrought iron girder spans, and cast iron parapet walls with centrally placed lamps. Manufactured at the Albion Iron Works, Miles Platting, Manchester. The central post bears a coat of arms, date and an ornate lamp standard²⁹.
- War Memorial, Grade II*: c1920, sculpted by F.V. Blundstone. Bronze statuary on ashlar plinths. The walls are segmental in plan flanking each side of Trinity Street. Squared piers with swept abutments, crests of arms and moulded bases carry winged angelic figures supporting dying battle clad figures; to the west a soldier and the east a sailor. The walls carry granite plaques inscribed with rolls of honour and end in carved stone lions on square piers³⁰.



Former Sunday School and Victoria Bridge, Trinity Street



War Memorial (east), Trinity Street

²⁷ OS Map 1894

²⁸ Listed Building Description

²⁹ 25 Listed Building Description

³⁰ 26 Listed Building Description

5.28 Waterloo Road

- Former Town Hall, Grade II: 1831. All of this building, apart from its west-facing entrance portico, was demolished in the late 1980s, Stalybridge's 1974 absorption into the Metropolitan Borough of Tameside having made the town hall redundant. The current list description held by English Heritage has not been updated since the demolition. This building was a key member of the group of civic buildings clustered around Victoria Bridge, and had a striking river frontage which provided an interesting vista looking north from the bridge and Trinity Street. The Greek revival portico now strikes a lonely pose at the north end of Victoria Bridge, but it is still of historic and architectural interest.
- Thorn House, Grade II: 1903-4 with 20th century additions. Former electricity generating company offices and generating station (to rear) by W.H. George. Red brick with ashlar and stone dressings in a Free baroque style. Welsh slated roof coverings, with roof glazing and a full length ridge louvre to the generating station. The main range on Waterloo Road has an imposing symmetrical elevation rising from a shallow plinth, two stories and attics, with advanced pedimented bays to ends. The central entrance bay has an open pediment, flanked by giant pilasters which support a segmental pediment at eaves level. Attic dormers with segmental roofs with undivided two-pane casements. The advanced gable with coupled ground floor sashes with Gibbsian surrounds, and semi-circular headed windows to the first floor³¹. Building was converted into apartments during the late 20th century.



Town Hall Portico, junction of Waterloo Road and Market Street



Thorn House, Waterloo Road

Contribution of Key Unlisted Buildings

5.31 Cocker Hill

- Numbers 23 and 25, Rock House and Rock Cottage. These pre-industrial weavers' cottages have been extensively altered including the loss of original roof material and window mullions. Original timber doors and sash windows have been replaced and have top hung window casements. However they still retain characteristic upper storey fenestration, or 'loom lights'.
- Bohemia Cottages, dated 1721, lie at the bottom of Cocker Hill at a right angle to Stamford Street. Cottages accessed via a flight of stone steps, which would have once led to Old St. George's Church. The cottages are rendered with a stone slate roof and alterations include changes to windows and doors and small extensions to rear. They are likely to be some of the oldest remaining buildings in the Conservation Area giving an impression of Cocker Hill prior to industrialisation.
- Walls, gate piers and grave stones to burial ground of former Old St. George's Church. In the 1770s a movement began to establish a Chapel of Ease or branch of the Ashton Parish Church in Stalybridge. Permission was granted to collect subscriptions and by 1776 the original octagonal

³¹ Listed Building Description

church was built on the summit of Cocker Hill. However this building collapsed in 1778 and a second church was built on the same site. It was closed in 1882 after a serious landslide made it unsafe. A third building opened in 1888 and remained there until the 1960s when it, too, was demolished³².



Numbers 23-25 Cocker Hill



Bohemia Cottages, Cocker Hill



Walls, gate piers and grave stones, Cocker Hill

5.32 Corporation Street

- Numbers 11-17. The current building's footprint bears little resemblance to that of the late 19th century Grand Theatre, as marked on the 1894 OS Map. However, it appears that the Trinity Street-Corporation Street frontage was kept in the 20th century redevelopment, and this brings some historic interest to this key corner site. The shop fronts are modern.
- Walls and railings along the river front, late 19th century, good quality iron work.

5.33 Grosvenor Street

- Numbers 26-32. Attractive two storey red brick building with stone detailing, balustrade, pediment and timber windows to the first floor. The frontages to the commercial businesses on the ground floor are fairly sympathetic and do not overly detract from the external architectural detailing above.



Numbers 11-17 Corporation Street



Corporation Street, railings



Numbers 32-26 Grosvenor Street

³² Jones 1956, Short History of Stalybridge p29-30 & Wilkins-Jones, 1979

5.34 Knowl Street

- Bulls Head Public House. Once situated close to the junction of two turnpike roads, the Bull's Head opened in 1842 where its early address was Sheffield Road in 1843 and Mossley Street in 1848 before being known as Knowl Street in 1850³³. The Building is linked to number 6 Knowl Street via an arched cart entrance leading to Buckley's Yard where a smithy was formally located (OS 1852 map). Externally, the pub has new sash windows, a rear extension, modern signage and strap pointing. A single carved window architrave with moulded brackets survives on the ground floor.



Numbers 24-6 and the Bull's Head (Public House), Knowl Street

- Numbers 4-24: Attractive stone terrace of workers cottages with slate roofs built by the mid-19th century³⁴. The row of cottages appears to have been built in stages, with numbers 6-10 forming one obvious stage and 12-24 the other. Simple stone window cills, lintels and stone door surrounds with drip stone detail. There are arched cart entrances between the Bulls Head (Public House) and number 6 and numbers 10 and 12, which led through to a smithy and the canal basin during the 19th century³⁵.

5.35 Market Street

- Numbers 34-40: A block of four red brick properties with a slate roof. Architectural details include terracotta dressing and banding, stone window cills, lintels and mullions and timber sash windows with original stained glass to name but many. Built after the redevelopment of the Waterloo area in the early 20th century. The two end properties have projecting roof gables on the front facade which give the properties an added feeling of height and elegance. The ground floors of the properties are in commercial use, whilst the upper floors are in need of maintenance to remove vegetation etc.
- Numbers 62-64, Central Hall (front section): Built in 1914 as a result of redevelopment of the area east of King Street (King Street previously stretched south along the west side of the modern bus station to join Market Street). This redevelopment was probably prompted by the construction of Waterloo Road, which took place at the turn of the 20th century. Banded brickwork with terracotta detailing and replacement windows.
- Numbers 80-84, Regency Court (front section). The building holds a prominent position on the north side of Melbourne Street Bridge. Although it has a similar outline footprint to earlier buildings, the current frontage appears to date from the early 20th century. Banded brick work with terracotta and stone detailing and moldings. Stone shop surrounds to ground floor; oriel windows to first floor and replacement windows throughout. The ground floor is in commercial use with flats over. The shop fronts are obscured by roller shutters.



Numbers 34-40 Market Street



Central Hall, numbers 62-64 Market Street



Regency Court, numbers 80-84 Market Street

³³ Magee 1991, Stalybridge Pubs 1750-1990 and their licensees, p11

³⁴ 31 Staley Tithe Map 1850

³⁵ 32 OS Map 1894

- Number 86, former Kings Arm's Hotel. The Kings Arms was through to have been established on Rassbottom Street (now Market Street) as early as 1831 and was later rebuilt in its current position c.1852. The Kings Arms nicknamed the Old Clock, closed in 1952³⁶. Today the ground floor of the building is in commercial use. The property is constructed in red brick with stone architectural features including quoins, window lintels. The building curves to the west end of its Market Street elevation. Inappropriate modern shop front and fascia and use of roller shutters, but retains an important position at the north end of Melbourne Street.
- Number 96, former Boar's Head. The Boar's Head was probably re-sited to its current location when the market was relocated to Hydes Fold c.1830. At the turn of the 20th century the Boar's Head was refronted in brick, with four bays and attractive stone window and door surrounds, at around the time of the Waterloo Road improvements. A second entrance into the Boars Head was gained from Waterloo Road. The building remained in its original use until c.1990, but has since been converted to offices³⁷.
- Numbers 98-100. Prominent building on the corner of Waterloo Road and Market Street, may have been constructed when Waterloo Road was laid out at the turn of the 20 century. The building used as a Bank in the 1920s is now in now in office use³⁸. The building has been constructed from red brick with a slate roof, whilst the ground floor has been rendered and lined out. Architectural details include a roof gable on the Market Street elevation, tall red brick chimney stacks and timber sash windows.



Number 86 Market Street



Number 96 Market Street



Numbers 98-100 Market Street

- Number 7, Bar Liquid. The Rose and Crown dates from at least 1796, but does not appear to have been named until 1808, when it was known as the Golden Lion. In 1812 the names changed to the Golden Fleece. In 1845 the pub was rebuilt and renamed the Rose and Crown³⁹. The building has retained a central door opening with moulding over; although ground floor openings have been altered and windows throughout changed. Strong corner building, and much less altered than its neighbour.
- Number 29, Old Fleece Public House. The Old Fleece can be traced back to 1808, when it was first known as the Hope and Anchor. In 1842 it was known as the Fleece and by 1845 was known as the Old Fleece⁴⁰. The building has replacement windows, with some sash remaining on the first floor. The ground floor is rendered, with the first and second storeys in red brick. The main entrance has an attractive surround which is topped by a carved segmental pediment.
- Number 37, White House Public House. Address formally 1 Water Street. In 1826 the premises was used for the sale of alcohol and was known as 'Heap's Vault's'. In 1831 the address changed to Rassbottom Street, indicating an entrance on Market Street. In 1837 it changed its name to the

³⁶ Magee 1991, Stalybridge Pubs 1750-1990 and their licensees, p30

³⁷ Magee 1991, Stalybridge Pubs 1750-1990 and their licensees, p9

³⁸ OS Map 1922

³⁹ Magee 1991, Stalybridge Pubs 1750-1990 and their licensees, p41

⁴⁰ Magee 1991, Stalybridge Pubs 1750-1990 and their licensees, p35

White House⁴¹. The detached building is rendered and although the windows have been replaced, it retains much historic character in a prominent position in the Conservation Area.



Numbers 7-3 Market Street



The Old Fleece, number 29 Market Street



The White House, number 37 Market Street

- Numbers 59-61. The former bank building bears a date stone of 1884. Sandstone frontage in an Elizabethan style, with stone mullioned windows, tall chimneys, carved gables and Arts and Crafts-quality stained glass. Replacement window frames to oriel window above entrance.
- Number 65a. This building retains historic brick fenestration in the upper storey's, stone quoin detailing and stone window sills and lintels and original shop front features.
- Numbers 75-69. Collection of 19th century terraced properties with traditional shop frontages. Number 69 also retains sash windows to its first floor elevation. Numbers 71-75 have unifying architectural elements including cornice, fascia's, corbels and centrally placed timber sash window to the first floor elevation. Their traditional appearance strengthens the 19th century commercial character of Market Street.
- Numbers 79-81. Buildings appear on the OS map of 1852. Ashlar stone frontage with central archway leading down to the river. Number 81 was used as a bank in the 1920s⁴². Upper timber sash windows have recently been replaced with hardwood frames with uPVC beading. Poor siting of new gutters down the face of the building. Interesting late Victorian shop front to number 81 (Halifax). The ground floor of number 79 is vacant, but elements of a traditional looking timber shop front remain. Prominent rear outriggers with hardwood windows with uPVC beading overlooking the river, visible from Melbourne Street Bridge.



Numbers 65a-59 Market Street



Numbers 75-69 Market Street



Numbers 79-81 Market Street

- Number 91. Three-storey, red-brick, late Victorian commercial building. Front elevation has an attractive and ornate facade including the use of columns, recessed arched cills and decorative brick work to the first and second floors and arched window cills and door surround with key stone detailing to the ground floor. Rear of the building is prominent from Melbourne Street Bridge.

⁴¹ Magee 1991, Stalybridge Pubs 1750-1990 and their licensees, p54

⁴² OS Map 1922

- Numbers 93-99. Although the original timber sash windows in this three story terrace have all been replaced (apart from the first floor of number 97), the block presents a strong historic feature at the corner of Waterloo Road. The upper two stories of numbers 93, 95 and 99 have been painted. On the ground floor, the shop front of number 93 (Hudson's Barbers) is of particular interest as it appears to have retained original features including pilasters, corbels and a stall riser.



Number 91 Market Street



Numbers 99-93 Market Street

5.36 Melbourne Street

- Number 4, H2O Bar. Originally known as the Commercial Inn, this very early Victorian public house opened in 1835 a year after the iron bridge was built across the River Tame on Melbourne Street. During the c.1850s the building was also used as an Inland Revenue Office⁴³. During the 1990's it changed its name to the Riverside before being known as the H2O Bar. Although the building has been rendered and lined out its stone quoins and door surround remain exposed. The windows are altered, but the building retains some of its original character and is situated in a key riverside location.
- Number 20, Natwest Bank. Sandstone ashlar frontage, in two phases. The southernmost part has Edwardian railings, long arched windows and a balustrade, clearly marking it as a separate phase in the buildings construction. The earlier phase of the building to the north, is marked on the 1852 O.S. map as the 'Manchester and Liverpool District Bank' whilst its address was recorded as Princes Street in 1857⁴⁴.
- Number 26, Public House, formerly The Friendship Inn. In 1854 a house was built on the corner of Melbourne Street and Church Street (now Corporation Street). This opened as a beer house called the Ring of Bells during the mid-1850s. It was renamed the Friendship Inn once a full license was granted in the 1870s⁴⁵. Architectural features such as the building's green glazed tile frontage have been over-painted. Windows to Corporation Street retain some stained glass.



Number 4 Melbourne Street



Number 20 Melbourne Street



Number 26 Melbourne Street

⁴³ Magee 1991, Stalybridge Pubs 1750-1990 and their licensees, p40

⁴⁴ Post Office Directory of Cheshire, p215, 1857

⁴⁵ Magee 1991, Stalybridge Pubs 1750-1990 and their licensees, p22

- Numbers 1-3. Constructed during the early 20th century⁴⁶, number 1 turns the corner from Market Street into Melbourne Street. Two storey, brick built building with replacement windows to first floor. Number 1 has a curved frontage whilst there are some historic detail to the shop front at number 3 although much of this is modern.
- Number 11, Barclays Bank. Dating from around 1890 (OS 1894), this building was originally built as a bank. Sandstone ashlar frontage, with carved parapet and original wooden double doors. Its long windows give the building an appearance of height.
- Number 39a. Former canal side warehouse. Marked on the 1850 Dukinfield Tithe Map, this building was one of several which surrounded a wharf which covered much of the car park to the rear of the current building. Good quality brick building, with a double gable and taking-in openings which retain cast iron brackets. Three storeys to Melbourne Street and four to the rear. Replacement windows and changes to roof. Now in commercial use.
- Melbourne Street Canal Bridge. 1790s sandstone-bridge carrying Melbourne Street over the canal, renovated in 2000 as part of works to restore the canal.



Numbers 3-1 Melbourne Street



Number 11 Melbourne Street



Number 39a Melbourne Street

5.37 Portland Place

- Numbers 1-9, including Portland Chambers. Attractive three story terraced block which provides a striking vista both from Corporation Street and the adjacent bridge. Numbers 1-7 appear on the 1850 Staley Tithe Map, whilst number 9 was probably built shortly afterwards. The block has an ashlar sandstone frontage with moulded arched door surrounds. Later sash windows to numbers 1-3 and replacement uPVC windows numbers 5-11.
- Numbers 2-16. Jubilee Buildings, 1897. Its red brick construction contrasts with the stone used on the other buildings on Portland Place and Mottram Road. The row has a slate roof and dormer windows, which give the appearance of height. Other original motifs such as date stone reading 'Jubilee Buildings 1897', decorative stone lintels and jambs unite the terrace as one build. The majority of windows have been replaced. Although there are some traditional looking shop fronts, others have been subject to changes including inappropriate fascia boards and blocking up of window opening.
- Staly Bridge. The current bridge is an imposing stone single-arched structure dating from the late 1820s; the date stone from the 1707 twin-arched bridge has been re-set in the return stone wall on Corporation Street.

⁴⁶ OS Map 1922



Numbers 1-9 Portland Place, Mottram Road



Jubilee Buildings, numbers 16-1 Portland Place



Staly Bridge, junction of Stamford Street and Portland Place

5.38 Rassbottom Street

- Stalybridge Station. There were originally two stations in Stalybridge. The first opened in 1845 and belonged to the Sheffield, Ashton–under–Lyne and Manchester Railway. The present station opened in 1846 as part of the London and North Western Railway route through the Standedge Tunnel to Yorkshire⁴⁷. The existing station is much smaller than the original and has recently undergone refurbishment including the construction of a new entrance and ticket office. The Buffet survives in something like its original state. Other historic features include sash windows and decorative iron columns and braces which support the gabled awning of the main station building.

5.39 Rose Terrace

- Numbers 2-18. This is the last remaining late 19th century mill terrace in the centre of Stalybridge, once characterised by its mills, tall chimneys and mill terraces. The terrace is constructed from brick on a stone plinth. Although the terrace has been altered with rendered brickwork and replacement windows, brick chimney stacks and pots remain. The rear of the block is a prominent built feature on the Huddersfield Canal.

5.40 Shepley Street

- Number 19, Bridge Public House. Beer house opened in 1840 facing the bridge across the River Tame at the bottom of Water Street. This bridge built in 1787 by Mr Astley, was an important crossing point used by coaches journeying from the King's Arms in Stalybridge to Ashton and Manchester. The building was rebuilt in the early 1900s and used by a firm of tools and engineering suppliers during the 20th century before reverting back to a public house⁴⁸. Two storey red brick detached building with four bays, arched window openings with sashes and painted keystones. Moulded door case with triangular pediment over.



Stalybridge Train Station



Numbers 18-2 Rose Terrace



The Bridge (Public House), Shepley Street

⁴⁷ 44 Burke & Nevell 1996, Buildings of Tameside, p141

⁴⁸ 45 Magee 1991, Stalybridge Pubs 1750-1990 and their licensees, p10

5.41 Stamford Street

- Numbers 1-11. Properties within the terraced block appear to have been constructed at different times during the early 19th century, but all appear on the OS 1852 map. Two storeys face Stamford Street and three storeys face Old Street. Number 5 was formerly a public house, known as the New Inn in 1803, the Sun Inn in 1809 and the Rising Sun in 1825. The earliest address given for the Rising Sun was 8 Old Street c.1856/7. The pub was renamed the Minstrel Boy in 1869 before becoming known as the Clarence in c.1885. The building changed use during the mid-20th century and is now used as a photographers and hairdressers⁴⁹. Number 5 has retained attractive stone lintels above the ground floor window which double as shop fascia's. Numbers 7-11 exhibit attractive painted cornice, but has replacement windows. Although numbers 1-3 Stamford Street are of lesser architectural merit, the whole terraced block provides a strong focus when entering the Conservation Area from Portland Place.
- Stamford Arms Public House. Built shortly after the construction of Stamford Street, the building has a two storey elevation to Stamford Street and three storeys to the rear. The building's use as a public house dates back to 1831⁵⁰. The only change to the footprint since then is a small single storey extension to the south side of the pub's principal elevation. Original openings and two-over-two sliding sash windows remain.
- Numbers 6-10. Although this terrace has been significantly altered including replacement windows and repointing, its interest lies in this neat continuation of the stone wall which marks the corner where Cocker Hill and Stamford Street meet.
- Number 30, St. George's Nursing Home. Formerly Old St. George's (formerly of Cocker Hill) Sunday and Day School built in 1871, rebuilt and enlarged in 1882 and again in the late 20th century. The older section, built in sand stone, is neo-Gothic with stone mullions and some replacement windows. A stone inscription above an entrance to the building on Blandford Street reads 'walk as children of light'. A simple rose window has been reused in a modern extension, which adjoins to the northwest.



Numbers 1-11 Stamford Street



Numbers 10-6 Stamford Street



St. George's Nursing Home, Stamford Street

5.42 Trinity Street

- Numbers 6-22. Late 19th century shops identified as a Fish Market on the OS 1894 map reflecting the commercial history of the area were built after Victoria Market, although they were clearly connected. The parapet design of the block echo's that of the market hall. There are currently a number of vacancies within the block' but work has been under taken to sensitively repair part of it.

⁴⁹ Magee 1991, Stalybridge Pubs 1750-1990 and their licensees, p15

⁵⁰ Magee 1991, Stalybridge Pubs 1750-1990 and their licensees p46

5.43 Waterloo Court

- Railway viaduct – This local landmark feature is built from stone and good cast iron detail. A number of shops now occupy the arches beneath the viaduct.

5.44 Waterloo Road

- Number 1. Formerly part of the former Boars Head, with an alternative entrance formerly at number 96 Market Street. Its early 20th century frontage in red brick with stone window dressings and door cases was undertaken around the time that Waterloo Road was laid out.



Former Fish Market, Trinity Street



Railway Viaduct, Waterloo Court



Number 1 Waterloo Road

- Number 15. C.1930s prominent corner position at the junction of Waterloo Road and Queen Street. The building in brown brick has a steeply-pitched roof typical of civic buildings of the era, especially police stations. It has retained its sash windows. Now used as Job Centre offices.
- Number 2. Striking building constructed as a school in 1909. This building is in a prominent position on Waterloo Road, and visible from the complex of listed buildings at the north end of Trinity Street. Part of the building now serves as a police station. Red brick with terracotta banding and a slate roof. Various ornamental features including cupola and pedimented doorway.



Job Centre, number 15 Waterloo Road



Number 2 Waterloo Road

- Number 10, former fire station, now Prestige Kitchens. Bearing a date stone of 1904 this former fire station was built with stables, hose tower, reception and home quarters following the construction of Waterloo Road. The fire station replaced various structures probably related to the former ironworks, which was on the east side of Queen Street.
- Number 20, former forge. The building bears a date stone of 1907 and inscription reading Arthur New. V.S. The front elevation has an interesting stepped gable. The original carriage arch opening is glazed creating an attractive shop frontage.



Siren House, number 10 Waterloo Road



Number 20 Waterloo Road

Local Details and Features of Interest

5.45 There are many features of local historic and architectural interest, particularly related to topography, the river and canal infrastructure, and the river crossings. Historic bridges are all of interest; the canal bridge below Melbourne Street is an important survivor. Other highlights include the stone steps leading up from King Street to Stamford Street, and to Cocker Hill from Stamford Street; the passageway to the river between 79 and 81 Market Street; and the gate piers to the yard still retained by the Cowd Feet Club on Stamford Street at the corner of Blandford Street.

5.46 Street furniture of note includes the railings around Victoria Market and the matching run along the river on Corporation Street, and the re-used cast-iron lamp standards on the modern Caroline Street Bridge.

5.47 Date stones can be seen on a number of the buildings and features within the Conservation Area. A stone plaque from the former Stalybridge Baths also remains on Corporation Street.

5.48 Historic walls can provide evidence of lost historic buildings: the walls, gateposts and gravestones in the churchyard on Cocker Hill are all that remains of the octagonal Old St. George's Church. Prominent in the street scene is the curving stone wall which marks the junction of Cocker Hill and Stamford Street.

5.49 Blandford Street, Cocker Hill, Dearden Street, Higher Tame Street, Market Street (adjacent to numbers 94-96), Old Street, Queen Street, Stamford Street and Water Street include good sections of stone setts. Setts also survive in some areas near the river and canal: an example is the passageway between 1 Corporation Street and the rear of 28 Melbourne Street. These traditional street surfaces contribute to the historic character of the Conservation Area and should be retained.

5.50 Notable historic features remain on many buildings within the Conservation Area. Examples include surviving sash and stained glass windows, traditional shop front features, fanlight in 17 Portland Place, and mosaic work to the entrance way of the shop on 29 Mottram Road. The retention of such architectural features contributes to the character of the Conservation Area.



King Street steps



Caroline Street Bridge, lamp standards



Former Baths stone plaque, Corporation Street



Cocker Hill stone setts



Timber oriel window with stained glass, number 33 Market Street



Number 1 Portland Place, fanlight

Shop Fronts

5.51 There are several examples of traditional and sympathetic shop fronts within the Conservation Area. These include:

5.52 Grosvenor Street

- Numbers 26-32, The Lounge and L'Incontro: Sympathetic timber frontages to commercial business's on the ground floor, which do not detract from the attractive red brick, stone detailing and timber windows on the second floor.

5.53 Market Street

- Numbers 69-75: Retention of traditional shop fronts and features including cornice's, corbels and timber fascias
- Number 79: Vacant shop unit with a traditional looking timber shop front, with recessed entrance.
- Number 81, Halifax Bank: Retention of attractive curved cornice
- Number 93, Hudson's Barber Shop: Traditional timber shop front including stall riser, corbels and attractive arched timber detailing around the windows.

5.54 Melbourne Street

- Number 9, Body and Sole: Retention of timber shop front including pilasters, corbels and cornice.
- Numbers 6-10, Yorkshire Bank: Sympathetic new timber shop front with timber windows to the first floor.

5.55 Mottram Road

- Number 29: Retention of a mosaic floor in the entrance way.



Number 93 Market Street



Numbers 4-6 Melbourne Street



Number 29 Mottram Road, mosaic

6 Threats and Opportunities

Use of Buildings

6.1 The mix of commercial uses within the Conservation Area is currently skewed towards the night time economy of bars and clubs, which leaves areas of the town centre overly quiet during the day. Stalybridge's apparently weak retail economy needs to be bolstered in order to attract shoppers back to Melbourne Street and encourage the return of shops to Market Street.

6.2 The size and layout of the existing 19th century commercial properties within the town centre may be difficult to attract larger retail multiples. The town centre should therefore be promoted to attract a niche market of specialist shops and businesses.

6.3 Living over the shop should be promoted in the conservation area to ensure upper floors of historic buildings are used and maintained. This should be particularly encouraged within the larger two and three storey properties on Market Street and their outriggers which face the river. Historic mills have formed the backbone of Stalybridge's industrial history. Where these mills (e.g. the former Corn Mill and Longlands Mill) have been sensitively converted into residential use they have brought life and a resident population back to the town centre.



Former Palace Theatre now night club,
Market Street



Small retail premises, Melbourne Street



Former Corn Mill converted to residential
use, Miller's Wharf

New Development

6.4 There are a number of good examples of new developments within the Conservation Area which are in keeping with the scale of historic buildings and using appropriate materials. These include the following:

6.5 Higher Tame Street

- Stokes Mill: Residential development consisting of mill conversion to 16 no. apartments and erection of two storey blocks of 4 no. apartments. Sensitive conversion of mill building and sympathetic development of new block with similar scale massing and materials as the mill.

6.6 Lockside View

- Includes Mossley House, Buckley House and Ladson House: Recent residential development consisting of three storey apartment blocks adjacent to the canal basin.



Buckley House, Lockside View



Stokes Mill, Higher Tame Street

6.7 Mottram Road

- Millers Wharf: Residential apartment block overlooking the canal south west of Mottram Road, which complement the scale and massing of the adjacent listed former corn mill.

6.8 Trinity Street

- Melbourne Court: Sheltered accommodation incorporating the listed (former) Sunday School on Trinity Street/Dean Street. The modern development is of similar scale to surrounding buildings and reflects (rather than apes) the architecture of the former school.

6.9 Although the town centre cannot function without some car parking provision, existing car parks currently leave gaps in the architectural grain of the town. The large supermarket car park off Corporation Street is a prominent example. Car parks in the town centre should be minimised in order to keep the dense grain of the townscape intact. Existing car parks could be improved through better hard and soft landscaping.



Miller's Wharf, Off Mottram Road



Melbourne Court, Trinity Street



Supermarket car park, Corporation Street

Erosion of Historic Character

6.10 Shop Fronts: Stalybridge has some fine Victorian and Edwardian shop fronts, particularly in Market Street. These positively contribute to the character of the Conservation Area, and should be preserved. Steel roller shutters and inappropriate new shop fronts should be resisted within the Conservation Area.

6.11 The design of shop fronts and advertisements can have a significant impact on a building or wider street scene. When an unsuitable shop front or advertisement has been installed which bears little relation to the scale, style and proportion of the building or its neighbours it can have a negative impact which may lead to a cluttered, ragged and unattractive street scene.

6.12 The preservation and reinstatement of high quality shop fronts should be promoted, possibly by production of a shop-front design guide. The need to preserve original shop fronts and architectural details and appropriately design shop fronts should guide development control decisions. Architectural shop front features such as appropriately scaled fascia boards, corbels, pilasters, appropriate colours, lettering, lighting, stall risers and original glazing should be preserved, reused or reinstated where possible.

6.13 Replacement Windows: There are some good examples of historic windows and door joinery in the Conservation Area; however the replacement of historic windows is an issue throughout the town. On most terraced houses, and commercial buildings traditional timber sliding-sashes have been replaced by a variety of different contrasting and uncharacteristic window styles which damage the unity and regularity of terraced streets. However, window openings have rarely been altered, preserving the historic proportions and helping to retain some unity.

6.14 Replacement Doors: The replacement of original timber doors appears to be a growing issue within the Stalybridge Conservation Area. Where these too have been replaced in uncharacteristic materials such as uPVC and hardwood they end up much thinner to accommodate the chunky replacement frames.



Replacement shop fronts, Melbourne Street



Example of a traditional sash and replacement timber window



Replacement door and window in uPVC

6.15 Satellite Dishes, Alarms and Aerials: Satellite dishes, alarms and aerials have been installed on many properties commercial and domestic, throughout the Conservation Area. Unless on rear elevations, they harm the appearance of street frontages and the accumulated effect can be visually intrusive, detracting from the character of the area.

6.16 Rendering & Painting of Stonework: There are a small number of properties within the Conservation Area which are either painted or rendered. However the possibility of future rendering and painting should be considered as a threat due to the detrimental visual impact of such treatments. Although stonework features such as window cills, lintels and door surrounds were lime washed in previous centuries, modern gloss paints are generally used for this purpose now. Modern, particularly oil based paints are not 'breathable' and will not allow water vapour to pass outwards. This can cause moisture to become trapped beneath the surface, resulting in damage to the surface of the stone. Lime washing, in comparison, when applied correctly, can have the opposite effect in that it consolidates the surface of the stonework, providing a breathable protective layer that could prolong the life of the stone.

6.17 There are, however, other aesthetic issues to be considered when painting/rendering historic stonework or brickwork. It is important that a group of similar buildings (in particular terraces) have a degree of continuity in terms of their appearance. A single building painted/rendered with unusually bright

colours will distract the viewer's eye away from the overall qualities of the architectural composition. Limiting the variation of paint colours to fairly isolated features such as front doors will help this.

6.18 Pointing: Some of the 19th century stone properties within the conservation area have been subject to inappropriate pointing. Hard strap (or ribbon) pointing is a long established building method in this area in the Pennine region; however it has a detrimental effect on both the appearance and the condition of the stone. Building owners and contractors often have the mistaken belief that this kind of pointing acts as a defence against the elements, whereas it will actually aid the retention of water in the stonework and hasten its decay.

6.19 Mortar should always be of a softer material than the stone or brick to encourage water to escape through the joints rather than through the masonry. Cement pointing prevents water evaporating from the joints, forcing it to move through the stone. Damage occurs when the water freezes and thaws during the winter months, forcing the stone apart and resulting in detachment of the surface. Strap pointing also detracts from the appearance of the stone, giving it an unnaturally uniform appearance. Inappropriate choice of mortar colour can also have a significant impact on the appearance of the building. Buildings with traditional lime mortar pointing, slightly recessed into the joints (without any cement in the mixture) have a considerably better appearance and the stone will have a longer lifespan. Examples of inappropriate pointing include hard, strap pointing and well intentioned lime mortar pointing untidily applied.



Satellite dishes, Knowl Street



Rendered buildings at 16-10 Grosvenor Street



An example of strap pointing at Portland Place

6.20 Public Realm: High quality public realm works including hard and soft landscaping can have a positive impact on the character and setting of historic buildings within the Conservation Area. Although the area around Armentieres Square has been improved, there are other areas within the town centre which look tired and in need of improvement.

6.21 New Services and Street Furniture: The use of standard highway engineering products and street furniture is inappropriate within the area and detracts from the general character. Care should be taken to ensure that future provision is sensitive to the character of the area in terms of design and colour. Equipment for new services, including mobile phone antennae, should be sensitively located. Attempts to rationalise street clutter – including highway signs, bollards, lamps and road markings – would improve the character of the Conservation Area. Street furniture including benches and litter bins should be sensitively designed.

6.22 Negative Buildings: Whilst there are many historic buildings that have fallen into disrepair or have been subject to insensitive alterations, there are very few buildings that are insensitively designed and out of context with the area. These include the former police station and the telephone exchange. The former police station is vacant and may come under pressure in the future for redevelopment. The telephone exchange is still in important active use.



Public realm, Prince's Place



Street furniture, Grosvenor Street



Telephone Exchange, Corporation Street

Problems and Pressures

6.23 Stalybridge has long been a popular location as a place to live, with attractive views to the hills and easy access to Manchester and Yorkshire provided by the direct rail link. The heritage value of existing buildings contributes to this attractiveness. The recent development schemes at Millers Wharf and Longlands Mill demonstrates the conversion potential of historic mills and may be a sign of an expansion of the Manchester apartment market to Stalybridge.

6.24 The town also has a reputation for its night time economy. When handled well this can provide vibrancy and offers a further boost to the attractiveness of the town as a place to live and to visit. However some recent developments of take-aways and bars, often in historic buildings, have demonstrated a lack of control and design quality and if unchecked these uses can result in a poor environment and a nuisance to residents. The use of roller shutters presents dead frontages during the day and when accompanied by inappropriate shop frontages they have a negative impact on the streetscape and Conservation Area as a whole. The potential remains though for a better quality leisure offer.

6.25 All of this means that the Conservation Area is likely to come under increasing development pressure in the next few years. There are some obvious development sites in the town, where it will be important to ensure that the scale of new development is sensitive to the existing context. There is also 'hope values' tied up in many of the smaller properties. This may hinder enhancement of shop-fronts in the short to medium term as landowners wait to see the effect of larger schemes but hopefully in the longer term the completion of major new developments (such as Longlands Mill) can stimulate more widespread investment and enhancement of the built form.



Hot food take-a-ways, Market Street



Example of the use of roller shutters during the day

Opportunities and Capacity for Change

6.26 Perhaps the most significant sites for future redevelopment within the Conservation Area boundary include the site of the former Stalybridge clinic, the former police station site, the remainder of the Longlands Mill site and the site of the former Cooperative Society (including the former Casablanca's) building on Back Grosvenor Street.

6.27 The former Police Station lies adjacent to a number of listed buildings on Trinity Street. Planning and Conservation Area Consent approvals for the change of use/redevelopment of the site (application numbers 06/01852/FUL and 06/01853/OUT) given in April 2007 have now expired:

6.28 The site of the former Stalybridge Clinic lies in a prominent position on Stamford Street adjacent to the River Tame. Conservation Area Consent was granted for the demolition of the former Clinic in October 2012 (application number 12/00896/CON). Demolition works are now complete and it is anticipated that the site come forward for redevelopment in the near future. The Outline Planning Permission and Reserved Matters (application numbers 06/00006/OUT and 06/01226/REM) approved in July and November 2006 for the redevelopment of the site to provide 44 apartments have now expired.

6.29 Longlands Mill on Castle Street together with the remainder of the mill site was granted Planning and Listed Building Consent in September 2006 and July 2008 for the following:

- 06/00104/FUL: Full Planning Approval for mixed use development comprising of alterations and conversion of the grade II listed Longlands Mill Buildings to create 44 residential dwellings (32 x one bed and 12 x two bed units) and new buildings to provide 60 dwellings (29 x one bed 31 x two bed units) and 1750m² gross commercial floorspace to be used as either use classes A1, A2, A3, A4, B1, D1 and D2 and 267 car parking spaces, highways alterations to Castle Street and other associated works.
- 08/00388: Full Planning Approval for 2no. Additional apartments within development approved under application 06/00104/FUL and rearrangement of service area.

6.30 Although the above sites have been identified for development the greatest pressure is likely to arise from smaller proposals for refurbishment and redevelopment of individual properties. These will need to be considered carefully with the aim of retaining significant townscape buildings in appropriate use and ensuring that refurbishment does not detract from their character.

6.31 Future redevelopment of any site needs to be of a high quality and of an appropriate scale, respecting the character, setting, materials and architectural features used within historic buildings within the Conservation Area. Views into and out of the Conservation Area and traditional street patterns should also be respected. Building materials and historic architectural features should also to be retained and re-used. New shop fronts and advertisements should respect the character of historic buildings and the Conservation Area. Inappropriate development which would detract from the character and setting of historic buildings and the Conservation Area should be discouraged. Views from and to the heights of Cocker Hill are some of the most important in the Conservation Area, which means that any new development must be sensitive to the special character of the town centre.

Stalybridge Town Centre Conservation Area Management Proposals



8 Introduction

8.1 The purpose of the Stalybridge Town Centre Conservation Area Management Proposals are to preserve and enhance the character and appearance of the Stalybridge Town Centre Conservation Area, managing change without compromising the historic environment.

8.2 Despite their historic development, conservation areas such as Stalybridge Town Centre will continue to evolve to meet the changing needs of those individuals who live and work within them. Designating a conservation area does not mean a prohibition on development, but it does mean carefully managing change which ensures that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.

8.3 The Management Proposals aim to fulfil section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that it is the duty of a local planning authority to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. The Management Proposals also intend to complement existing national and local policies in accordance with Section 12 Conserving and enhancing the historic environment in the National Planning Policy Framework⁵¹, Guidance on the Management of Conservation Areas⁵² and the saved policies in the adopted (2004) Tameside Unitary Development Plan (UDP). The UDP sets the local planning framework for conservation and enhancement of the historic built and natural environment within the Borough.

8.4 The Management Proposals are to be read in conjunction with the Stalybridge Town Centre Conservation Area Appraisal. The Appraisal outlines the historic development of Stalybridge and defines the special character and appearance of both the historic built and natural environments within the Conservation Area. The Management Proposals have developed out of the findings of the Appraisal and both will be useful supporting documents for Tameside's forthcoming Local Development Framework. It will also provide guidance for development proposals within and adjacent to the Stalybridge Town Centre Conservation Area. It is hoped that the Stalybridge Town Centre Conservation Area Appraisal and Management Proposals will act as a reference for all who make decisions which may impact on the special character of Stalybridge, including property owners, planners, developers, designers, architects and the local authority.

8.5 The Management Proposals set out policies on protecting the character and historic interest of the Stalybridge Town Centre Conservation Area. Detailed design guidance is also proposed for the more effective management of change and development within the Conservation Area.

⁵¹ Department of Communities and Local Government 2012

⁵² English Heritage, 2006

9 Current and Future Management of Stalybridge Conservation Area Boundary Review

9.1 Every local planning authority has a duty placed upon them to consider from time to time whether it should designate new conservation areas or extend existing ones (Planning (Listed Building & Conservation Areas) Act 1990, section 69).

9.2 The Conservation Area boundary currently covers most of Stalybridge town centre and sections of the River Tame and Huddersfield Narrow Canal. The predominant uses within the Conservation Area are connected to the retail, commercial and office/civic functions associated with the town centre. An element of residential use is also located to the north and west of the Conservation Area around Cocker Hill and Knowl Street.

9.3 It is recommended that the Conservation Area boundary be revised and rationalised to include and protect areas considered to be of positive architectural and or historical merit and which would positively contribute towards the character and setting of the Conservation Area (see Appendix 2 Maps: Stalybridge Conservation Area Proposals). The boundary has been redrawn to follow physical boundaries and features and to include the following areas:

- Rassbottom Street (to include numbers 1-2 Station View, The Clough, Arden House and a section of original stone setts and steps leading to Rassbottom Brow).
- Huddersfield Narrow Canal (to include the Canal and southern tow path extending from Armentieres Square to the footbridge across the Canal at Knowl Street).
- Cocker Hill and section of Wakefield Road (to include numbers 41-55 and Prospect House Cocker Hill and numbers 71-107, 68-76 and 78-94 Wakefield Road)
- Knowl Street (to include works buildings to east of number 43 Knowl Street, Staley Industrial Estate, numbers 51-57 and 52-68 Knowl Street, 16-26 Millwood View and 1-5 Primrose Terrace).
- Section of Grosvenor Square (to include numbers 34-42 Grosvenor Street and numbers 60-62 and 73 Melbourne Street).

9.4 It is recommended that the following area be removed from the current Conservation Area boundary:

- 20th century Blandford development at Cocker Hill (to exclude 42-48 Blandford Court).

9.5 **Rassbottom Street:** There is an argument for extending the area in front of the railway station to provide a more comprehensive western gateway to the town centre Conservation Area. The southern section of Rassbottom Brow includes the stone setts and steps, The Clough, numbers 1-2 Station View and Arden House.

9.6 Built around c.1900, Station View is situated in an elevated position above Rassbottom Street and accessed from Rassbottom Brow. The block of two houses built from red brick with a slate roof have retained their brick chimneys. Number 1 is the larger of the two properties, with three lights to the first floor front elevation. A builder's merchant is situated below Station View and appears to form part of the retaining wall on Rassbottom Street.

9.7 The Clough, a late 19th century red brick villa with a slate roof, is situated in a prominent position at the junction of Rosbottom Street and Rassbottom Brow. The setted steps which lead up to the Brow curve around the front of the property. The house is double fronted with an attractive arched brick doorway with a stone keystone. Saw-toothed detailing appears within the stone work on the window lintels. An arched window above the front door has a stone name plate reading 'The Clough'.

9.8 Arden House was possibly built by the 1890s and is situated in a slightly elevated position on Rassbottom Street to the east of The Clough. The detached property constructed from brick with a double gable has a slate roof and four chimney stacks complete with their terracotta pots. The Edwardian door surround has attractive stained glass, as does the ground floor bay window.

9.9 Huddersfield Narrow Canal: The Conservation Area was designated in 1991 prior to the restoration of the Huddersfield Narrow Canal through Stalybridge town centre. The existing Conservation Area boundary only includes a short section of the canal between Armentieres Square and Back Melbourne Street and the northern tow path between Armentieres Square and the basin at Buckley's Yard off Knowl Street. As the Canal played an important role in the industrialisation of Stalybridge and today is an attractive physical feature within the townscape, it is recommended that a further section of the canal be included within the Conservation Area. The section recommended for inclusion consists of both the Canal and southern tow path between Armentieres Square and the footbridge over the Canal at Knowl Street.



Station View, The Clough and Arden House, Rassbottom Street



Section of Huddersfield Canal to south of Corporation Street

9.10 Cocker Hill: Cocker Hill is the location of the earliest settlement in the Stalybridge Conservation Area. At present the boundary extends only part way up Cocker Hill as far as number 39 before turning eastwards along the line of the former railway viaduct (which was cleared during the 1990s after the designation of the Conservation Area). The Wakefield Road terraces close the view along Cocker Hill and provide a coherent group of mill houses. It is proposed therefore that the boundary be extended to include numbers 41-55 and Prospect House, Cocker Hill and numbers 71-107, 68-76 and 78-94 Wakefield Road.

9.11 Numbers 71-85 (Prospect Place) and 97-107 Wakefield Road appear on the OS 1852 map. They are attractive stone built properties with slate roofs and appear to hug the curve of Wakefield Road.

9.12 Prospect House and numbers 78-94 Wakefield Road (known as Millwood Terrace on the OS 1894 map) are large terraced properties which perch on the valley side above the River Tame, their location making them visible from across parts of Stalybridge. Their inclusion within the Conservation Area would help to preserve this view.

9.13 Grosvenor Square: Grosvenor Square is located at the junction of Melbourne Street and Grosvenor Street. The buildings to the north side of this square comprise commercial development dating from the 1960/70s. Although these properties possess little architectural interest their inclusion within the conservation area would help not only to clarify the conservation area boundary, but would require any future development/redevelopment proposals to have regard to preserving, enhancing or positively contributing to the character of the area in line with current policies contained within the adopted (2004) Tameside UDP and the proposed design principals which form part of the Stalybridge Town Centre Conservation Area Management Proposals.



Numbers 41-55, Cocker Hill



Numbers 76-88 and 83-98
Wakefield Road



Grosvenor Square

9.14 Knowl Street: The Knowl Street area is located between the River Tame and Huddersfield Narrow Canal. It is a good example of mixed 19th century industrial development as it is made up of a (former) mill and various works buildings, public house and rows of terraces constructed in close proximity to one another. Currently only the southern section of Knowl Street is located within the Conservation Area and it is recommended that the northern section be incorporated into the boundary to allow for the inclusion of a number of 19th century works buildings and numbers 30, 51-57 and 52-68 Knowl Street, 16-26 Millwood View and numbers 1-5 Primrose Terrace.

9.15 Blandford Court: It is proposed that numbers 42-48 Blandford Court part of the late 20th century Blandford development located off Stamford Street and Cocker Hill be excluded from the Conservation Area. Built after the designation of the Conservation Area, the development's scale, massing and design is not consistent with that found elsewhere in the Conservation Area. However numbers 50-60 Blandford Court and numbers 1-39 Blandford House will remain within the Conservation Area as they will maintain a frontage onto Stamford Street and Cocker Hill.



Numbers 51-57 Knowl Street



Knowl Street canal view south west



Numbers 60-50 Blandford Court

10 Protection of the Existing Historic Environment

Planning Policy

10.1 Existing policy on listed buildings and conservation areas within Tameside's adopted (2004) Unitary Development Plan will continue to provide a planning policy basis on which to determine planning, conservation area and listed building consent applications.

Buildings at Risk

10.2 Tameside Council maintains a Building at Risk Register. This Register aims to secure the future repair and reuse of listed buildings within the Borough which are considered to be at serious risk from neglect and or deterioration. At present there are no listed buildings within the Stalybridge Conservation Area which have been identified within the Register as at Risk, Grave Risk or at Extreme Risk. It is a recommendation that the Tameside Buildings at Risk Register be regularly updated in order to provide an accurate account of the condition of the borough's listed buildings.

10.3 Although not statutory listed there are a number of buildings within the Stalybridge Town Centre Conservation Area which are considered to be at risk as a result of either from their vacant or under-utilised condition. These buildings include a small number of vacant commercial buildings, the former police station on Corporation Street and the former Co-operative Society building (which included Casablanca's Fitness Centre) on Back Grosvenor Street



Former Co-operative Society building, Back Grosvenor Street

Enforcement

10.4 Keeping historic buildings in use and good repair is the key to their preservation. When an owner of a listed building or an unlisted building within a conservation area allows their building to fall into serious decay the local planning authority has statutory powers to take action to instigate their repair with an Urgent Works Notice under section 54 of the Planning (Listed Building and Conservation Areas) Act 1990 or a Repairs Notice under section 48 of the same Act.

10.5 In the first instance, the Council would always seek to negotiate appropriate repairs with the owner of the building. Where negotiations fail, the Council may decide to serve an Urgent Works Notice on the unoccupied parts of either a listed building or an unlisted building within the Conservation Area in order to execute any works urgently necessary for the building's preservation.

10.6 A Repairs Notice maybe served by the Council on the owners of statutory listed buildings within the Conservation Area requiring works that are reasonably necessary for the proper preservation of the building, should one fall into serious neglect or decay in the future.

10.7 Section 215 of the Town and Country Planning Act 1990 is an additional power available to local authorities, to be used either on its own or as part of a package of measures to improve the amenity of

the public realm. A Section 215 Notice can be served on the owner/occupier when the poor condition and the appearance of a property or land are detrimental to the surrounding area or neighbourhood. A Section 215 Notice requires the owner/ occupier to properly maintain the property or land in question, and specify what steps are required to remedy the problem within a specific time period.

Minor Changes

10.8 The main character of the Conservation Area is derived from the quality and the design of its traditional buildings. The buildings display varying styles and building materials, which are reflected in subtle architectural differences evidenced between blocks and individual buildings. Together they have created a distinctive townscape. Unfortunately, over time there has been a general erosion of this character as original architectural details, features and materials have either been unsympathetically replaced or left in poor condition such as original roofing material, chimneys and pots, windows and doors.

10.9 It is important that traditional shop fronts, architectural features and materials are retained and sympathetically restored/reinstated in order to retain the traditional character and appearance of the street scene. Features such as fascia boards should be appropriately designed and positioned so as not to detract from the traditional appearance of the building and wider conservation area.

11 Historic Buildings

Statutory Listed Buildings

11.1 There are a number of listed buildings located within the Conservation Area:

- War Memorial, Trinity Street (east & west side), Grade II*
- Holy Trinity and Christ Church, Trinity Street, Grade II
- Victoria Market, Trinity Street, Grade II
- Victoria Bridge, Trinity Street, Grade II
- Stalybridge Public Library, Trinity Street, Grade II
- Former Sunday School, Trinity Street/ Melbourne Court, Grade II
- Post Office, Trinity Street, Grade II
- Castle Street Mills (Longlands), Castle Street, Grade II
- Former Corn Mill buildings (attached houses known as Portland Place), Mottram Road, Grade II
- Nos. 18, 20 & 22 Portland Place, Mottram Road, Grade II
- Former Stalybridge Town Hall, Waterloo Road, Grade II
- Thorn House, Waterloo Road, Grade II
- Milestone set into boundary wall, Huddersfield Narrow Canal, Grade II

11.2 The demolition and alteration of these buildings is controlled by the Planning (Listed Buildings & Conservation Areas) Act 1990 and policies C5 Alternative Uses, Alterations and Additions for Listed Buildings, C6 Setting of Listed Buildings and C8 Demolition of Listed Buildings within the adopted (2004) Tameside UDP.

Locally Listed Buildings

11.3 Some local authorities have a local list of buildings containing buildings, structures or features which, whilst not statutorily listed, the planning authority feels to be an important part of an area's heritage, due to its architectural, historic, archaeological or artistic interest. Locally listed buildings can often be major contributors to the character and appearance of an area and some can be important local landmarks. Compiling a Local List is a way in which this contribution and merit can be recognised.

11.4 Tameside MBC has now begun to develop a Borough-wide Local List. This will be based on site survey and analysis in conjunction with local heritage groups. It is also envisaged that future policy will be developed to safeguard a locally listed building in relation to any future development, including alterations and extensions to it, having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

11.5 The following buildings are considered to be strong candidates for inclusion on a local list (See Appendix 2 Maps):

- Numbers 1-2 Bohemia Cottages, Cocker Hill
- Numbers 34-40 Market Street
- Numbers 59-61 Market Street
- Numbers 98-100 Market Street
- Riffi (former cinema) Market Street
- Number 20 Melbourne Street
- Former wharf building, number 39a Melbourne Street
- Bulls Head (public house) Knowl Street
- Numbers 4-24 Knowl Street
- Numbers 1-19 Portland Place
- Numbers 1-11 Stamford Street (including 8-10 Old Street)
- Numbers 6-10 Stamford Street

- Former Old St. Georges Sunday School, number 30 Stamford Street
- 19th century railway station & buffet, Rassbottom Street
- Number 1 Waterloo Road & 96 Market Street
- Former school, number 2 Waterloo Road
- Numbers 3-5 Waterloo Road
- 6 Waterloo Road
- Former fire station, 10 Waterloo Road
- Former forge, number 20 Waterloo Road



Junction of Waterloo Road, Market Street and Trinity Street

Unlisted Buildings

11.6 The demolition of unlisted buildings within the Stalybridge Conservation Area is subject to policy C3 in the adopted (2004) Tameside UDP.

12 Potential Development Sites

12.1 Any development opportunities within the Conservation Area are either improvements of existing buildings, or possibly some modest infill development should sites become available in the future. Such sites may include the former police station, Corporation Street, the site of the former Stalybridge Clinic, Stamford Street, and the former Cooperative Society building, Back Grosvenor Street. Larger development sites include the remaining Longlands Mill site. Redevelopment proposals for these sites should be sympathetic to their setting and character of the conservation area and their proximity to the canal, riverside and listed buildings.

12.2 Planning Permission, Listed Building Consent and Conservation Area Consent maybe needed for new development, alterations, additions and demolitions within the Stalybridge Conservation Area.



Former Police Station, Corporation Street



Former Stalybridge Clinic, Stamford Street (now demolished)



Former Cooperative Society building, Back Grosvenor Street

13 Trees and Open Spaces

13.1 Conservation Area designation automatically protects all trees with a trunk diameter of 75mm or over (or 100 mm for thinning operations) from pruning and felling, with certain exemptions. Under Section 211 of the Town and Country Planning Act 1990 anyone proposing to cut down a tree in a Conservation Area is required to give six weeks prior notice in order to give the LPA an opportunity to consider whether a Tree Preservation Order (TPO) should be made in respect of the tree.

13.2 Within the Conservation Area there are a small number of trees considered to be of merit, which have been given individual TPOs. The purpose of a TPO is to protect trees for the public amenity benefit. A TPO is an order made by a Local Planning Authority in respect of trees or woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the local planning authority's consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires consent (www.communities.gov.uk). If the owner of a tree with a TPO wished to undertake any work to that tree they must get permission from the local planning authority first.

14 Enhancement of Stalybridge Conservation Area

Enhancement

14.1 Whilst it is the local planning authority's responsibility to preserve the historic environment it is also a requirement to recommend policies that will lead to its enhancement. English Heritage (p21, 2006) have described 'enhancement' within conservation areas as having two principal forms:

- *'The sympathetic redevelopment of sites defined in the detailed appraisal of the area as detracting from the character and appearance of the area, or*
- *Proactive proposals, such as management and repair of a designed historic landscape, a scheme for the restoration of distinctive architectural features and traditional shop fronts, the reinstatement of historic surfaces, or the reduction of traffic intrusion and the rationalisation of street signage.'*

14.2 These enhancement principals, together with the findings of the Stalybridge Conservation Area Appraisal and the saved Tameside UDP policies have led to the development of a number of design principles within the Stalybridge Conservation Area Management Plan.

Design Principles

14.3 The following Design Principles have been developed from the findings of the Stalybridge Conservation Area Appraisal. It is intended that these Design Principles will enhance the quality and setting of the Conservation Area, as and when applications for development come forward.

Traditional Buildings

Statutory listed buildings should be retained, sympathetically restored and reused in recognition of their historic, architectural and townscape qualities. Locally listed buildings are major contributors to the character of the Conservation Area. It is recommended that the Council will, as far as possible, resist the loss of any building which is proposed to be included within the developing Local List.

Alterations and extensions to a locally listed building or development affecting their setting should be designed with particular care. These buildings should be retained, sympathetically restored and enhanced. Empty or underutilised buildings within the Conservation Area should be sympathetically restored and reused.

Sympathetic, Contextual Design

Any new and/or infill development either within or adjacent to the Conservation Area must respect the scale, height, massing, alignment and traditional materials used within the Conservation Area. This includes the careful consideration of the design of roof lines, shape, eaves and gable details and the creation of chimney stacks. The Council will insist on high quality schemes which respond positively to the character and setting of the Conservation Area. This extends to garages and ancillary buildings.

The development of hard standing to create parking areas in gardens is to be resisted, as this would have a detrimental effect on the character and appearance of the Conservation Area.

Extensions and alterations to an existing building should be designed to enhance the building. Traditional building material and styles typically found within the building and/or Conservation Area should be incorporated into the overall design. The introduction of dormer windows and roof lights should be avoided unless modestly sized and on the rear elevation of the building.

The use of millstone grit and red brick as the predominant building materials are strong elements within the Conservation Area; therefore exterior rendering of walls and painting of masonry should be avoided.

A Design and Access Statement will be expected to accompany any future planning application affecting a heritage asset. Applicants will be required to describe the significance of any heritage asset affected, including any contribution made by their setting in order to justify design decisions, development proposals and/or alterations.

Demolition

If approval for demolition is granted by the local planning authority, materials and features of interest such as name and date stones salvaged from the cleared site should be incorporated into new development where appropriate.

Shop Fronts and Advertisements

The use of inappropriate shop frontages and oversized fascia boards, either to cover or to replace original architectural features has detracted from the quality and character of many of the commercial buildings within the Conservation Area. Original shops fronts, fascias and glazing should be retained, sympathetically restored and enhanced. Original or lost architectural features should be incorporated into frontages. Repairs and alterations should be undertaken sympathetically using appropriate materials.

New shop fronts and advertisements should not detract from the character and setting of either the building or the Conservation Area.

Design guidance is to be produced to support the control of external shop front alterations and advertisements.

Repairs and Maintenance

Regular maintenance of historic buildings will avoid future costly repairs which may be required to rescue buildings from significant deterioration and possible dereliction.

When undertaking maintenance and repair to buildings within the conservation area regard should be had to the desirability of preserving and enhancing the character and appearance of the building and the need to make a positive contribution to the context in which they are set. Original material such as millstone grit, red brick and terracotta, stone slate and Welsh slate should be retained and reused. Where the reuse of original materials is not possible, new material should be sourced to match the original. Traditional construction and repair techniques should be employed.

The presence of unsympathetic replacement windows and doors within traditional buildings detracts from the overall character and appearance of the conservation area. Attempts should be made to repair traditional windows and doors in order to conserve the original design and fabric of the buildings and thereby conserve the historic character of the conservation area. Timber windows frames and doors should be painted rather than stained. Replacement windows and doors should follow traditional design, use traditional materials and should be set back from the reveal.

Chimney stacks and their pots should be retained where ever possible. Repairs should be carried out in matching natural stone or brick as appropriate.

Boundary Treatments and the Public Realm

The public realm and boundary treatments within the majority of the Stalybridge Conservation Area do not reflect or enhance the historic character of the buildings, particularly within the town centre.

It is proposed that any future public realm works; particularly hard and soft landscaping should be undertaken sympathetically and should enhance the buildings and setting of the Conservation Area using high quality materials and finishes.

Urban Grain and Traditional Street Patterns

Stalybridge town centre developed around several crossing points over the River Tame. Commercial development broadly ran along the axis of Market Street, Melbourne Street and Grosvenor Street and later along Trinity Street and Waterloo Road. A third axis to the north between Stamford Street and Mottram Road marks the northern limits of the town centre. Stamford Street (part of a former turnpike road), which is situated in an elevated position above Stalybridge centre, acts as a bypass to the town.

It is important that the original 18th and 19th century urban grain, traditional street patterns and original street surface material including stone setts be retained. When original street surfaces requires maintenance and repair this should be undertaken sympathetically using original material where possible or a matching natural alternative where necessary.

Street Furniture

The combined impact of street furniture including benches, road signs, lighting columns, litter bins and road markings can produce a cluttered appearance within a Conservation Area. Therefore street furniture should only be introduced where necessary and should be sympathetic to local context.

Views

Significant views within and out of the Conservation Area should be safeguarded. These views have been identified within the Conservation Area Appraisal.

Appendices



16 Appendix 1 Planning Policy Context

16.1 This section sets out a summary of the current planning policy that relates to the Conservation Area. This will be considered when making recommendations for future policy.

National Planning Policy Guidance

16.2 National Planning Policy Framework: The Government published the National Planning Policy Framework (NPPF) on the 27th March 2012 following consultation on the draft document in 2011. The NPPF is a single framework which replaces all Planning Policy Guidance Notes and Planning Policy Statements with the exception of a separate planning policy for traveller sites, a National Waste Management Plan for England and technical guide on flood risk and minerals.

16.3 The NPPF sets out the Government's view of what sustainable development in England means in practise for the planning system and outlines the 12 core land use planning principles that should underpin both plan-making and decision-taking. Conserving heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations' is one of these core principles (Para 17).

16.4 Policies set out in this framework apply to the preparation of local and neighbourhood plans, and development management decision-taking. Section 12: conserving and enhancing the historic environment incorporates most of the policies previously found in Planning Policy Statement 5: Planning for the Historic Environment and reads as follows:

- Para 126: Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.
- Para 127: 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.
- Para 128: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- Para 129: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- Para 130: 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.

- Para 131: In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.
- Para 134: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- Para 135: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- Para 136: Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- Para 137: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- Para 138: Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- Para 139: Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
- Para 140: Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
- Para 141: Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the

significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.³⁰ However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Regional Planning Policy Guidance

16.5 North West of England Plan Regional Spatial Strategy to 2021: The North West Regional Spatial Strategy (RSS) was adopted in September 2008. The RSS provides a framework for development and investment in the region over the next 15-20 years. It establishes a broad vision for the region and its sub-regions, priorities for growth and regeneration and policies to achieve sustainable development across a wide range of topics, from jobs, housing and transport to climate change, water and energy.

16.6 The adopted (2008) RSS replaces all of the saved policies in the (2005) Joint Lancashire Structure Plan. The RSS is part of the statutory development plan for every local planning authority in the North West. Local Development Documents (LDDs), which are prepared by the local planning authority, will be considered against the provisions of the RSS. Relevant RSS policies are summarised below:

- Policy DP 7 Promote Environmental Quality: Environmental quality should be protected and enhanced, understanding and respecting the character and distinctiveness of places and landscapes. The protection of the historic environment and good quality design should be promoted in new development, ensuring that it respects its setting.
- Policy EM 1 Integrating Enhancement and Protection of the Regions Environmental Assets: The Region's environmental assets should be identified, protected, enhanced and managed. Plans, strategies, proposals and schemes should deliver an integrated approach to conserving and enhancing the landscape, natural environment, historic environment and woodlands of the region. Plans and strategies should define spatial objectives and priorities for conservation, restoration and enhancement as appropriate, and provide area-based guidelines to direct decisions and target resources. Priority should be given to conserving and enhancing areas, sites, features and species of international, national, regional and local landscape, natural environment and historic environment importance.
- Policy EM 1 (C) Historic Environment: Plans, strategies, proposals and schemes should protect, conserve and enhance the historic environment, supporting conservation-led regeneration in areas rich in historic interest. In particular the regeneration potential of Pennine textile mill-town heritage that exists in east Lancashire and Greater Manchester, the textile mill-town heritage of East Cheshire and the traditional architecture of rural villages of Cumbria, Cheshire and Lancashire should be recognised.

16.8 It is important to note that the Government aims to abolish RSS through the provision of Section 109 of the Localism Act. This is yet to happen due to on-going Strategic Environmental Assessments to look at the impact of revoking each of the eight strategies. The Government has released The Strategic Environmental Assessment on the Revocation of the North West of England Regional Spatial Strategy: Environmental Report for consultation (until 18 February 2013). This report details the significant environmental impacts of the revocation of the North West of England Plan and the Regional Economic Strategy. As a result the intention to abolish RSS is a material consideration, but at this stage RSS remains an extant planning document.

Local Planning Policy Guidance

16.8 The adopted (2004) Tameside Unitary Development Plan (UDP) has been saved as part of the Tameside Local Development Framework and will remain in force until such a time as it is updated and replaced. The UDP incorporates a number of policies relating to conservation areas, listed buildings and design quality in historic areas. These are summarised below:

- Policy C1 Townscape and Urban Form: This establishes the importance of designing in context with local character and topography and provides a link to urban design frameworks and area-specific supplementary planning guidance.
- Policy C2 Conservation Areas: The character of Conservation Areas, including further changes to these areas, will be preserved or enhanced through the control of development and the promotion of improvement measures.
- Policy C3 Demolition of Unlisted Buildings in Conservation Areas: Demolition of any building within a Conservation Area requires Conservation Area Consent. This policy states that demolition of buildings which make a positive contribution to the character or appearance of the area will not be permitted. There are exceptions, which should be dealt with according to the principles established for the demolition of a listed building. Buildings that make no positive contribution can only be demolished if this is followed by positive development as soon as is practical.
- Policy C4 Control of Development in or adjoining Conservation Areas: Control of development in Conservation Areas will have regard to the desirability of enhancing or preserving character and appearance and the need to ensure that proposals make a positive contribution to their context.
- Policy C5 Alternative Uses, Alterations and Additions for Listed Buildings: Continuation of the original use is the most desirable but the Council will permit alternative uses for Listed Buildings if this is needed to support maintenance and preservation of the building. This is with the proviso that any alterations or additions do not adversely affect the essential character and that the design quality remains high.
- Policy C6 Setting of Listed Buildings: New development which detracts from the setting of a Listed Building will not be permitted.
- Policy C7 Enabling Development for Conservation of Heritage Assets: Enabling development may be required to enable restoration but this will only be allowed if certain specific criteria are met.
- Policy C8 Demolition of Listed Buildings: The Council will not recommend the demolition of listed buildings apart from in exceptional circumstances.

16.9 Proposals Map: The Proposals Map identifies the Conservation Area and a number of land use allocations. The relevant UDP policies associated with these allocations are summarised below.

- Policy N1b National Nature Conservation Site: Development that is not connected to nature conservation and is likely to have significant effects on the site will not be permitted unless there is no alternative solution and there are imperative reasons of over-riding public interest for the development.
- Policy E2 (1) (8) (9) (10) Development or redevelopment schemes will be encouraged (particularly mixed use) which are likely to create higher levels or quality of employment, leisure, retail or residential provision and bring about significant improvement in appearance.
- Policies OL4 Protected Green Space: Development will not be permitted on protected green space unless the proposal is ancillary to the principle use of the green space, redevelopment of part of the green space is the only means of upgrading to the required standard, an equivalent or better green space is supplied as a replacement and if the site is proven via supply and demand not to be necessary.
- Policy U4 Flood Prevention: Proposed development will be subject to an assessment by the Environment Agency who will consider, whether the development would be at direct risk of flooding elsewhere, likely to obstruct the flow of flood waters or likely to interfere with the integrity of existing flood defences.
- Policy S2 New Retail Development in the Town Centre: New retail development will be permitted within the Borough's town centres. Where necessary the Council will identify sites for such development within town centres and will promote their availability through measures such as design briefs and initiation of land assembly.
- Policy S3 New Retail Developments Outside the Town Centre: Large scale retail development outside the town centres will only be permitted when there is a proven need, development complies with the sequential approach, development will not result in unacceptable loss to vitality

and viability of any nearby town centre and would not result in unacceptable increase in congestion on the surrounding highways.

- T4 Rail Infrastructure and T4 (3) Enhancement of Stalybridge rail station area and additional car parking: The Council will permit and where necessary facilitate the provision of new railway stations, improve existing facilities at existing stations. The enhancement of Stalybridge Railway Station and provision of additional parking has recently been undertaken.

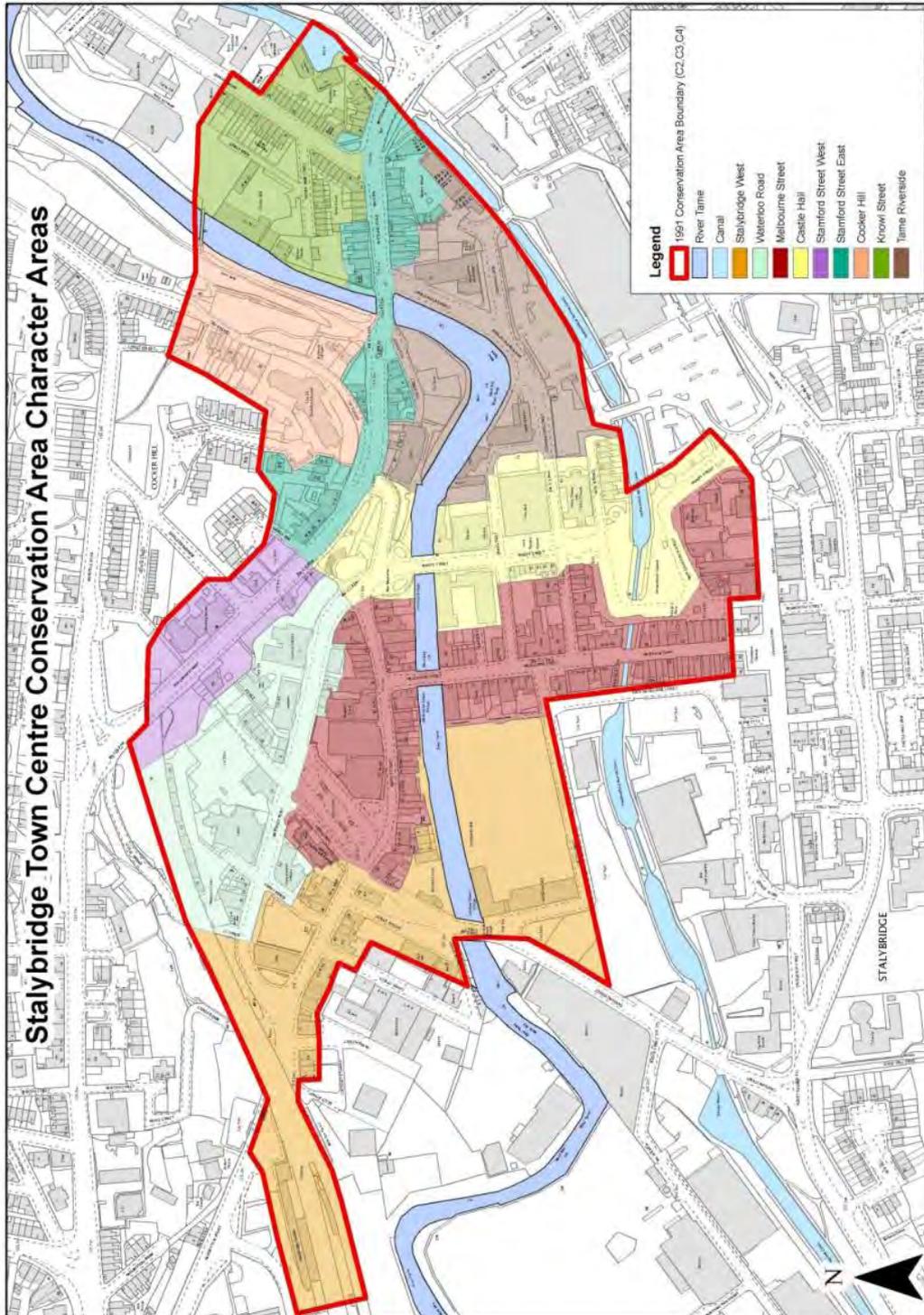
16.10 Tameside Council is preparing a new Local Plan to replace the adopted (2004) Tameside Unitary Development Plan. This will consist of a portfolio of documents that set out the borough's spatial plan, guiding development up to 2029 and addressing issues that are relevant to the borough. The first part of the Local Plan will be the Joint Core Strategy and Development Management Policies Development Plan document. This is the most important document in the Local Plan because it will establish the Vision, broad spatial strategy, strategic objectives, core and development policies for Tameside and a monitoring framework to assess how successful the plan is.

The other Local Plan documents will follow on from the Core Strategy, principally the Site Allocations Development Plan Document, but also a suit of Supplementary Planning Documents to provide more detailed guidance to help applicants make successful planning applications.

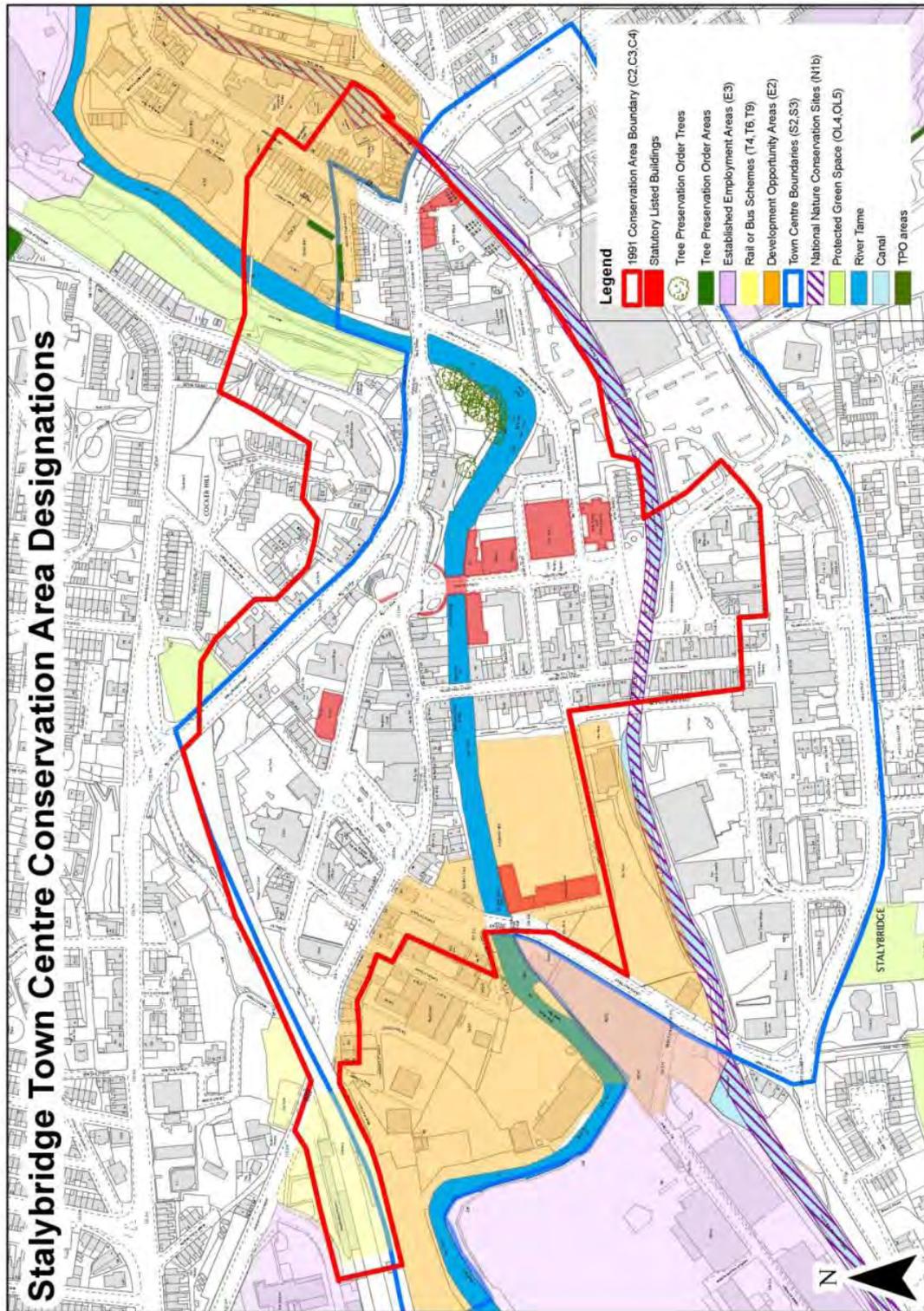
16.11 Tameside Residential Design, Supplementary Planning Document, March 2010: The Residential Design Supplementary Planning Document is intended to ensure that new residential developments and extensions are of the highest possible design quality. The Council considers it important that developers adopt a design-led approach to new residential development to create imaginative, safe, attractive and functional schemes that respond appropriately to their surroundings.

16.11 The document requires new development to be drafted with an understanding of character and identity, applying a respectful design that compliments or enhances it (Para.2.3 Character). The document also gives guidance on residential development which would affect either a listed building or conservation area. In such instances development would need to be in keeping with the scale, mass and detailing of the existing area, including the use of materials. The conversion or reuse of buildings of historic architectural value must also be undertaken sensitively with regard to preserving the building's character, setting and any features of special architectural or historic interest (Para. 2.4 Listed Buildings and Conservation Areas).

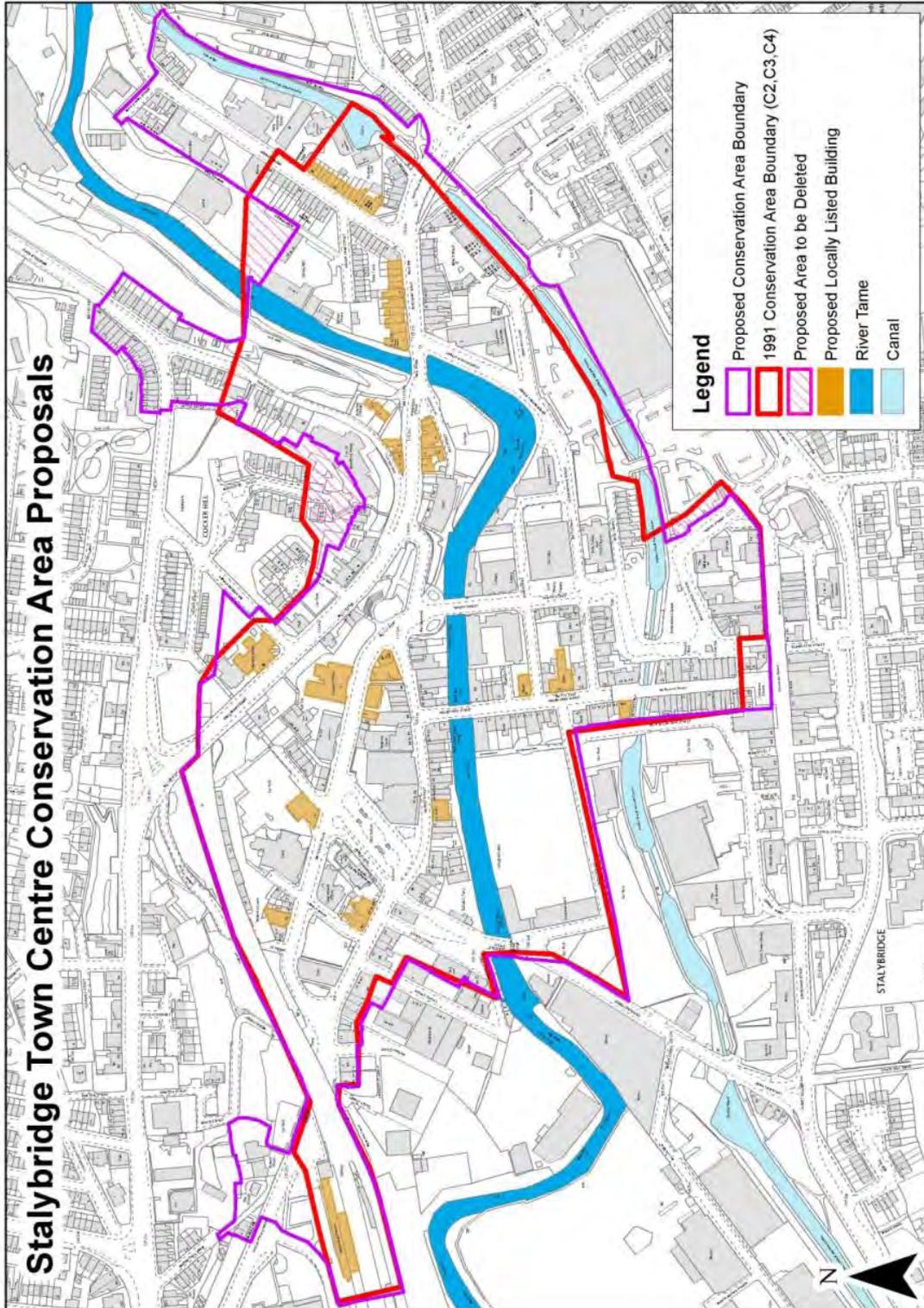
17 Appendix 2 Maps



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18 Appendix 3 References

18.1 Published References:

- Aiken 1795, A Description of the Country Thirty to Forty Miles Round Manchester
- Butterworth 1909, The Town of Stalybridge its Past and Present Topography
- Department of Communities and Local Government 2012, National Planning Policy Framework
- English Heritage 2005, Guidance on Conservation Area Appraisals
- English Heritage 2006, Guidance on the Management of Conservation Areas
- Government Office for the North West 2008, The North West of England Plan Regional Spatial Strategy to 2021
- Haynes 1990, Stalybridge Cotton Mills
- Hill 1907, Bygone Stalybridge
- Jones 1956, A Short History of Stalybridge
- Local Studies Library, Stalybridge Leaflet
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- Morris and Co 1878, Commercial Directory and Gazetteer of Ashton-under-Lyne and District 1878
- Planning (Listed Building and Conservation Areas) Act 1990
- Post Office Directory of Cheshire 1857
- Tameside Metropolitan Borough Council 2007, Stalybridge West Development Brief
- Tameside Metropolitan Borough Council 2004, Unitary Development Plan
- Tameside Metropolitan Borough Council 2005, Residential Development Guidelines
- Wilkins-Jones 1979, Stalybridge in Old Photographs

18.2 Census:

- 1881 (Cocker Hill & Wakefield Road)

18.3 Maps:

- Dukinfield Tithe Map 1850
- Staley Tithe Map 1850
- OS Map 1852
- OS Map 1872
- OS Map 1894
- OS Map 1898
- OS Map 1910
- OS Map 2009
- Planning Plotting Sheets 74
- Planning Plotting Sheets 84
- Planning Plotting Sheets 94

18.4 Websites:

- www.Communities.gov.uk
- Maps.cheshire.gov.uk/thithemaps
- www.english-heritage.org.uk
- www.medievalarchitecture.net

18.5 Photographs:

The following Archive Images are courtesy of Tameside Library Local Studies and Archives:

- T0007, Cocker Hill, Stalybridge
- T00280, Market Street Stalybridge
- T14219, Trinity Street, Stalybridge

The modern images are provided by Tameside Metropolitan Borough Council.

Back Cover

