

HULME HALL / SWANN LANE / HILL TOP AVENUE

CONSERVATION AREA CHARACTER APPRAISAL

2005 (Updated 2011)



Special Character of the Hulme Hall Road / Swann Lane / Hill Top Avenue Conservation Area

The special character of the Hulme Hall Road / Swann Lane / Hill Top Conservation Area derives from the following elements:

- A rural suburb with a diverse range of buildings, yet harmonious in style and dating from different periods since the 16th century
- The early agricultural settlements interplay with the later more formal arrangements of the buildings bordering Hill Top Avenue
- Mature trees provide a leafy quality to the area aiding a visual consistency between the different phases of historical development
- Traditional craftsmanship embodied in original building materials and architectural features
- Community buildings feature strongly including All Saints Church and several pubs lending an elemental feeling of community cohesion
- Vistas are contained and intimate in character. Abundant tree and hedge planting allow glimpses of buildings from the public street scene and produce soft edges to demarcation of public and private spaces
- Spacious quality of the suburb, with buildings set in generous plots with space between adjacent dwellings
- Prominent buildings create a strong impression. The late 16th century Hulme Hall and 1 Higham Street, both Grade II listed, exhibit original timber box frame construction and the importance of later 19th century changes and additions.

A definition of the special interest of the conservation area is set out at the conclusion of the character appraisal.

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1. Background

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

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

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

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

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

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

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

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

The Swann Lane Conservation Area was first designated in 1984 and was extended in 2005. This document is one of a number prepared during 2005-08 which are the outcome of the process of consultation and appraisal. This document has been further reviewed and updated in 2010-11.

The purpose of this document is to:

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

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

2. Review and Updating

English Heritage advice states that conservation area character appraisals need to be reviewed regularly and that ideally existing appraisals should be reviewed every five years (Understanding Place: Conservation Area Designation, Appraisal and Management, March 2011, p6). This process of review and updating of appraisals will provide an opportunity to record any changes that have occurred, to confirm (or redefine) the special interest that warrants designation, to set out any new recommendations and to revise the management strategy.

In accordance with English Heritage recommendations the Swann Lane Conservation Area Appraisal was reviewed and updated in 2011.

2.1 Boundary Review

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

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

Hulme Hall Road / Swann Lane / Hill Top Avenue Conservation Area was originally designated in July 1984 and extensions approved in October 2005. These were put in place in order to more accurately reflect the historic development of the area and to protect an important corner site at the entrance to one of the main thoroughfares in the area.

The boundary modifications involve the inclusion of:

- *Site at Corner of Hill Top Avenue and Church Road*

As the core thoroughfare through the conservation area, Hill Top Avenue is an important historic route, and the inclusion of this plot in the conservation area extends protection to an important gateway site.

- *Beechfield Road and Holmefield Drive*

The boundary is extended to the south east at Ravenoak Cottages, across Ravenoak Road to include Beechfield Road, Holmefield Drive and the Governor's House Public House. This area includes several significant villas dating from the Victorian era.

- *72-76 Hulme Hall Road*

This is an important group comprising large Victorian villas set in gardens with mature trees.

Appendix 3 contains a map of the conservation area boundary. As part of the review in 2011, the boundary of the Swann Lane Conservation Area has been assessed and it has been agreed that there are to be no boundary changes made as part of this review.

3. Character Appraisal

3.1 Location and Context

The conservation area is defined by two ancient routes, Hulme Hall Road and Swann Lane, by the later Hill Top Avenue and by two converging railway lines of the former London and North Western Railway. The old settlement of Hulme Hall and the fields of Swan Meadow and Swan Acre share their names with the ancient routes. Hill Top Avenue, although taking its name from the now demolished Hill Top Farm, was not laid out until the end of the nineteenth century as part of the growing suburban development which took place in response to the opening of the passenger railway systems. The area thus contains a continuity of building types ranging from 16th / 17th century timber-framed houses, scattered cottages, former farmsteads, Victorian villas, churches and terraced and later detached and semi-detached dwellings.

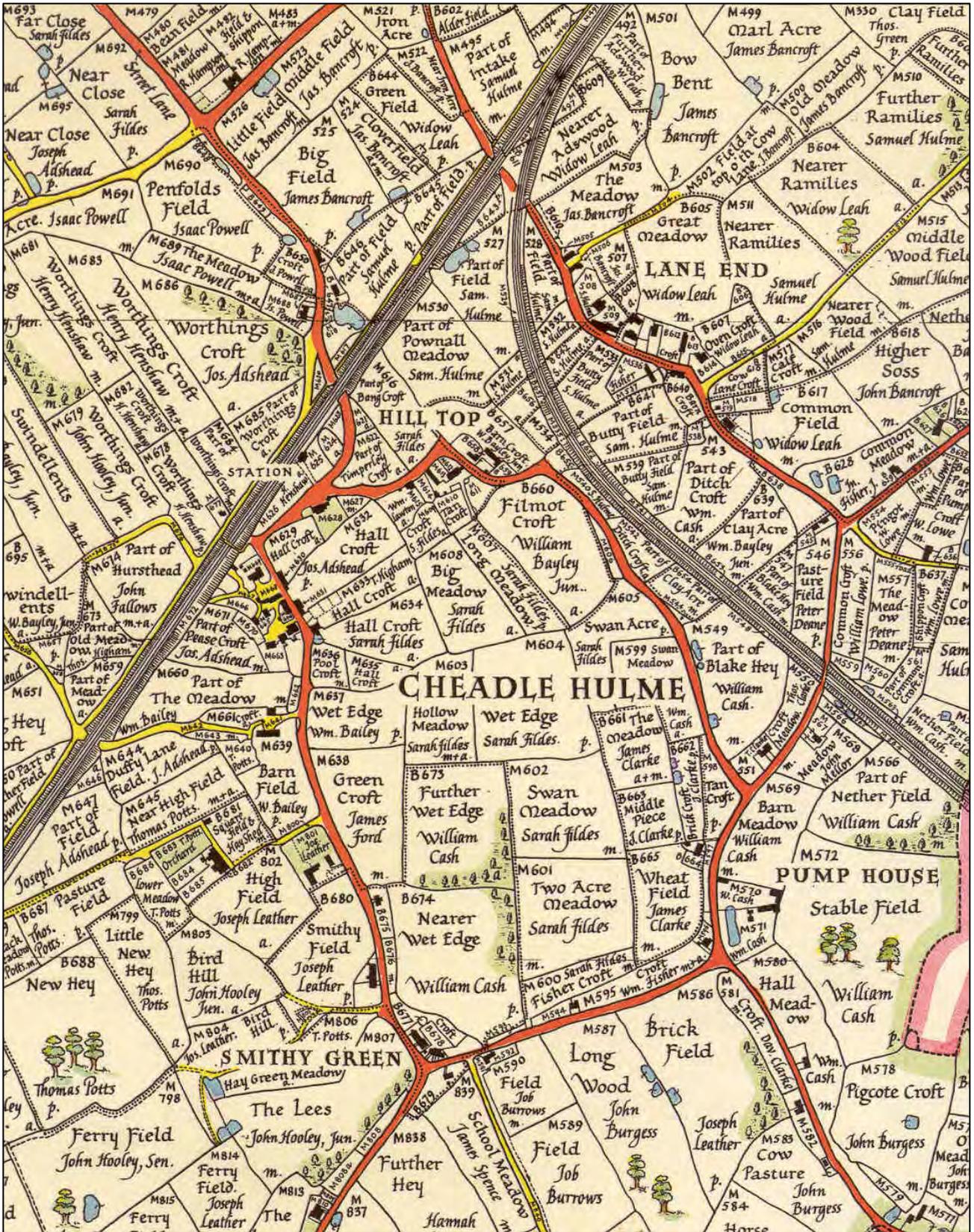
3.2 Origins and Development

Until the mid 19th century the nature of this area was agricultural, with fields and a few farmsteads, individual cottages and hamlets clustered around Hulme Hall, the local manor house. A map of Cheadle Hulme dated 1763 shows Hulme Hall Road and Swann Lane as the only roadways in the area with the aforementioned types and groupings of properties fronting onto or near to them. On the 1844 Tithe map, whilst there was still a patchwork of fields, there were by then two very recently constructed railway lines to Macclesfield and Crewe (and beyond) from Manchester via Stockport.

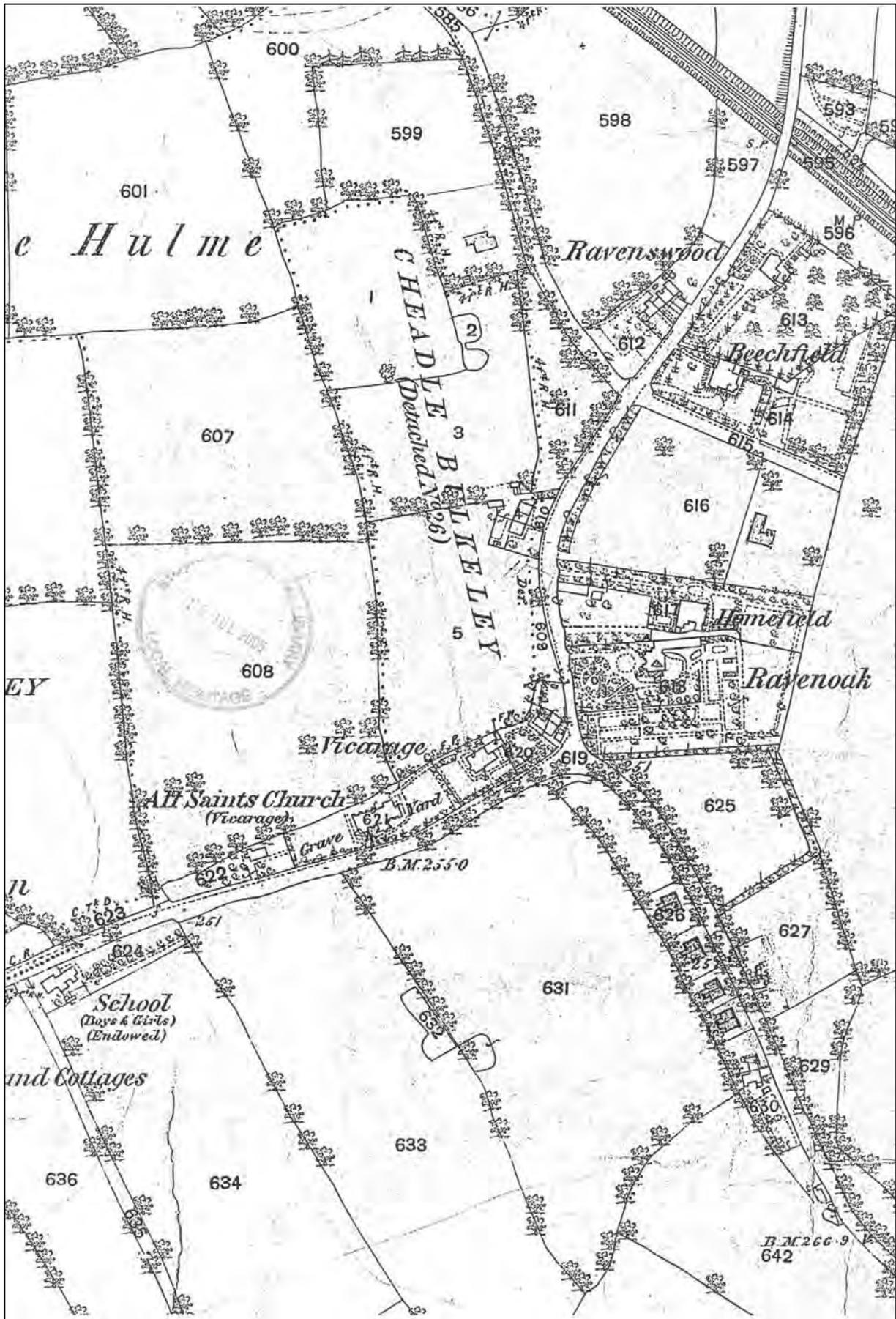
Near to Hulme Hall was the first station which had been opened in 1842. This is now the white house behind the railway cottages opposite the Hesketh Tavern. In 1845, the station was moved to its present site at the junction of the two railways. Some of the land on which this Macclesfield line was constructed was part of the grounds to Hill Top House. A condition of its sale was that the railway company erected a high wall around the house and gardens to shield them from the railway. This wall can still be seen at the northern corner of Swann Lane.

The improvements in rail services resulted in a gradual influx of people to the neighbourhood. The Ordnance Survey map of 1872-5 shows several large detached and semi-detached villas along Swann Lane and Hulme Hall Road, together with the Congregational Church on Swann Lane and All Saints Church which became the Parish Church in 1868. A general village shop was opened about this time in the Smithy Green area and in 1864 the Lord of the Manor, W. B. Hesketh built the Hesketh Arms (now Hesketh Tavern) in place of the old Horse and Jockey Inn.

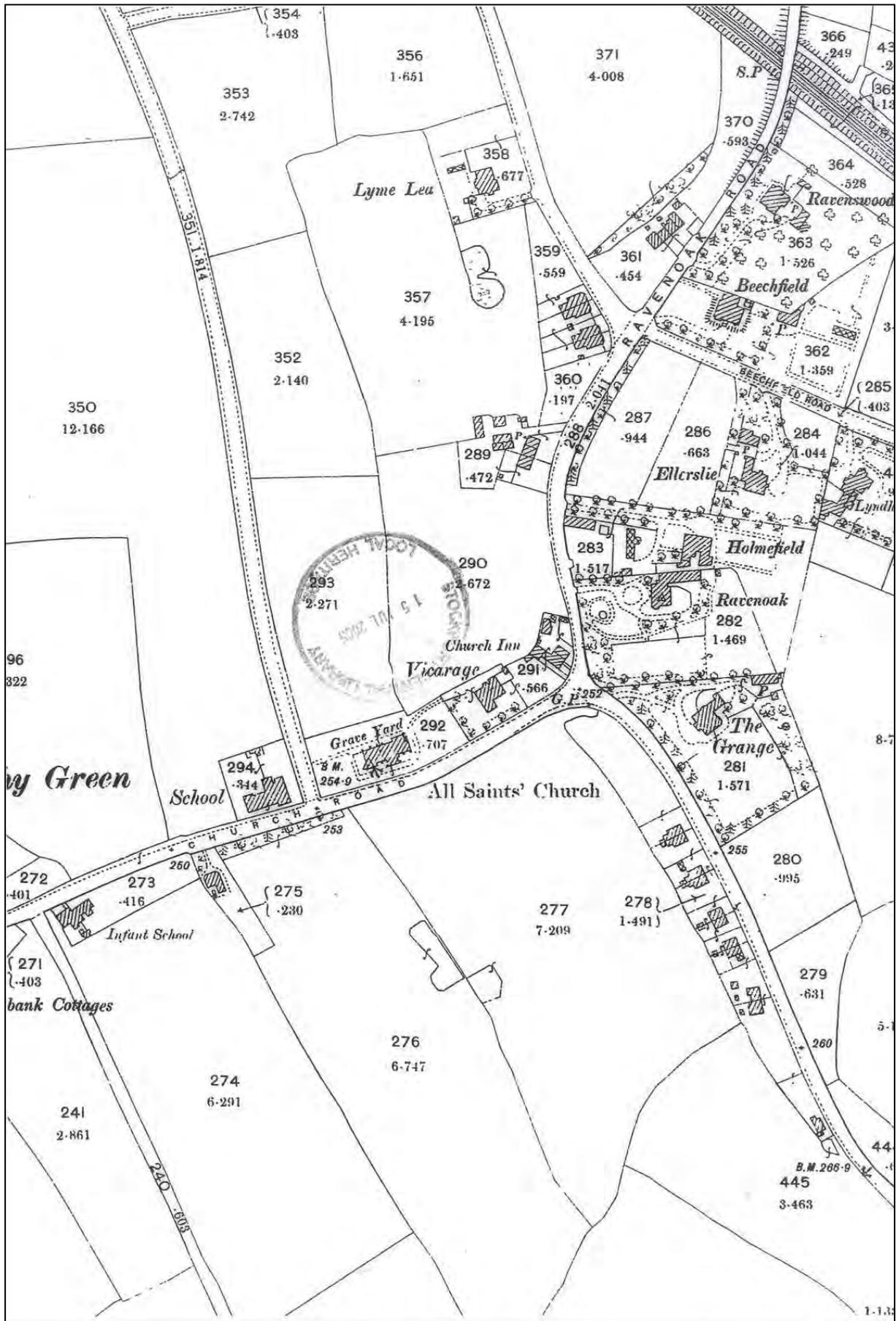
Hill Top Avenue does not appear until the 1898 map which shows only a few houses towards its northern end. By 1938 the area had become well developed with road frontages built up and several new link roads and cul-de-sacs of new houses.



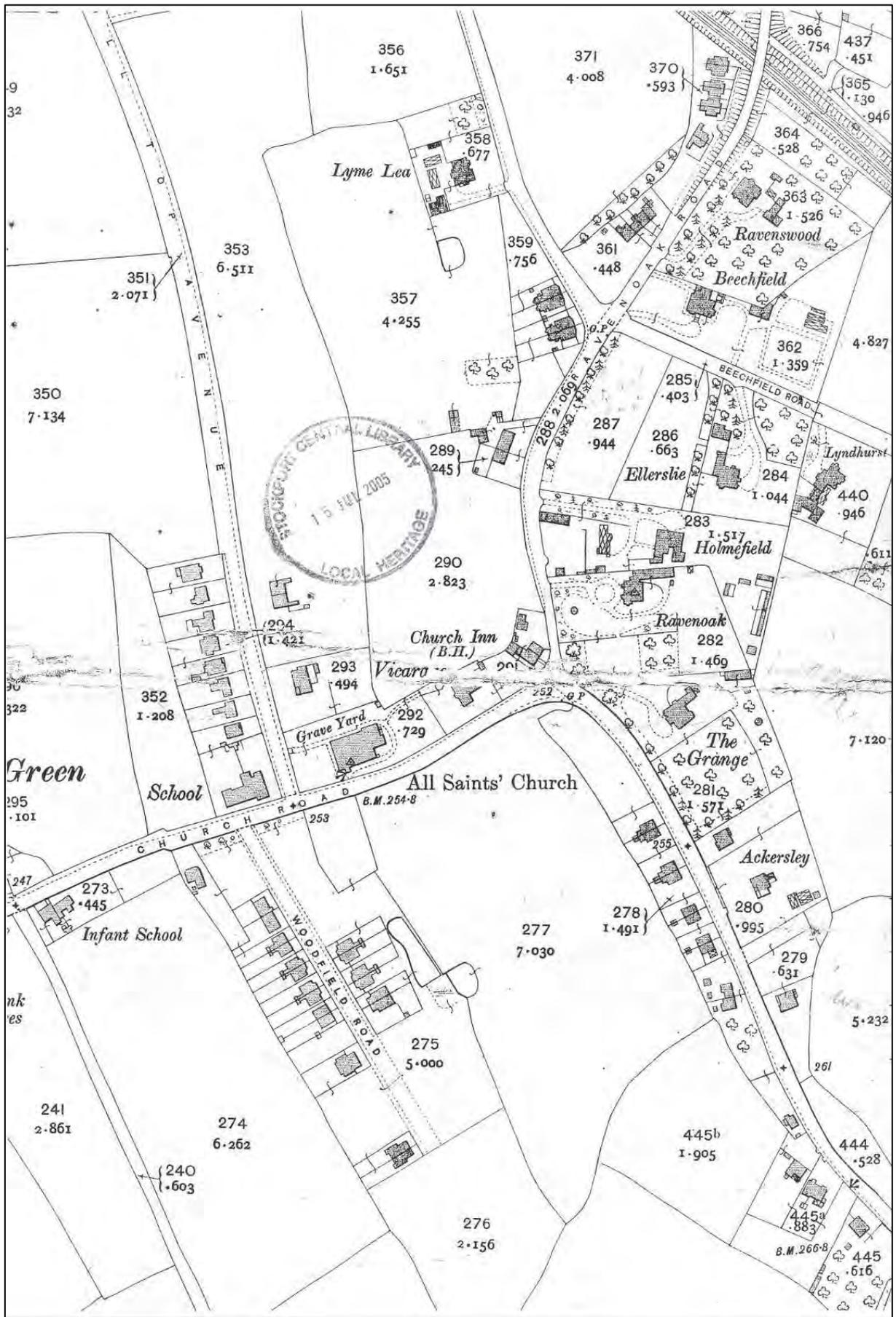
1844 Tithe Map



Ordnance Survey Map 1872



Ordnance Survey Map 1898 (revised 1897)



Ordnance Survey Map 1909 (revised 1907)

3.3 Archaeology

The Greater Manchester Archaeological Unit has undertaken an enhancement survey to improve the quality of information within the Stockport Historic Environment Record (HER). The details have been incorporated into the Stockport Historic Environment Database and have been utilised in the writing of this document. Sites, monuments and extant buildings identified on the SMR are described at Appendix 4 of this document, and located on a map at Appendix 5.

3.4 Character and Appearance

The analysis developed in this appraisal should be read in conjunction with the Townscape Appraisal Map (Appendix 2).

The character of this area may be described as that of a rural suburb with a range of diverse yet harmonious styles of housing dating from different periods since the 16th century, all set in surroundings characterized by spacious streets and gardens with mature tree canopies. This gives a leafy quality to streets and creates visual consistency between different building phases featuring a variety of architectural materials and styles. Early agricultural settlement is characterized by small building groups around the oldest surviving structures, while buildings along Swann Lane display some irregularity in the way they address the street and the later developments along Hilltop Avenue have a formal and regular arrangement along the roadway. This is a quiet residential area, but one which is under some pressure from traffic using the local roads. Community buildings also feature strongly here, with the presence of All Saints' Church and several pubs.

3.5 Landscape Setting, Views and Vistas

Views are contained within the area, and are intimate in character. The streets form corridors along which views may be obtained, notably featuring the soft but clearly defined edges created by abundant hedge and tree foliage. Glimpses may be obtained of buildings beyond the street-side tree canopies.



Massed foliage frames views along the street and creates qualities of intimacy and privacy in the townscape

3.6 Key Historic Buildings

All key historic buildings are shown on a map of the Conservation Area at Appendix 2. All buildings not marked as a negative building on that map may make a positive contribution to the character and appearance of the conservation area and omission from the lists below does not imply otherwise.

All statutory and locally listed buildings are shown on a map of the Conservation Area at Appendix 3.

3.6.1 Listed Buildings

Listed buildings are shown on a map of Swann Lane Conservation Area at Appendix 3.

Hulme Hall

Listed Grade II, Hulme Hall has been owned over the centuries by a number of locally illustrious families – the Vernons, Savages, Moseleys and Davenports. This Cheadle Hulme manor house, which may stand on the site of an earlier house, is of late sixteenth or early seventeenth century date and is built of timber square-panel box framework with extensive restoration and brick additions of nineteenth century date.



Hulme Hall

1 Higham Street

Listed Grade II and formerly known as Hill Cottage, is of a similar date and construction as Hulme Hall, with nineteenth century additions and alterations. The oldest part is timber, box-frame construction on a sandstone plinth, with a stone-flagged roof. It is reputed to have been an inn, a weaver's cottage and a farm.



1 Higham Street

3.6.2 Locally Listed Buildings

There are at present no locally listed buildings in the Swann Lane Conservation Area.

3.6.3 Key Unlisted Buildings

Key buildings have been identified on the basis of their historic, architectural or townscape importance within the conservation area and have been marked on the Appraisal Map at Appendix 2. Omission of any specific building should not be taken to imply that they have no significance.

- *All Saints Church*

Built in 1863 in the High Victorian Gothic style by James Medland Taylor.



All Saints Church

- *The Hesketh*

Built in 1864 by William Bamford Hesketh on the site of the original village inn (The Horse & Jockey) this Public House takes its name from the Hesketh family, lords of the manor at the time of its rebuilding in the nineteenth century. Traditionally, the Court Baron, the assembly of the freehold tenants of the manor, and an event called 'dinnering day' were held here, when the tenants who owed 'suit and service' were summoned to pay their dues and enjoy the fare provided. It is therefore important historically due to its link to local feudal traditions. The pub was extensively modified in 1895 (the lounge replaced the stable block). In the 1970s the bowling green became a car park.



Hesketh Tavern

- *Pinfold Farm (44 b, c & d Heathbank Road)*

Irregular building to west of Hulme Hall Road depicted on the 1844 tithe map. Named 'Pinfold' on the 1st edition OS map (1872). Whitewashed 2 storeys with a single chimney. 5 windows on either storey plus a central doorway. The southern end is fronted by stone gateposts leading to a side access point. Originally a one up one down cottage with attached barn, of late 18th or early 19th century date. Ceased as working farm in 1930 when surrounding land sold for housing development. Refurbished in 2005 and extended at the rear. Rendered façade and whitewashed, now with 2 modern porches.



Pinfold Farm

- *Heathbank, 48 Heathbank Road*

Building shown on the 1844 Tithe map occupying plot 677 named 'House, Workshop and Garden' owned and occupied by Henry Henshaw. Named Heathbank on the 1872 Ordnance Survey map and thereafter. The house is a two-storey brick built building with a symmetrical elevation fronting Heathbank Road. The front elevation features a central doorway with timber door canopy with decorative timber brackets. Substantial timber sliding sash windows occupy the ground floor of the front elevation, one on either side of the entrance doorway, and three identical windows to the first floor, all with stone cills and substantial wedge shaped stone headers. Stone cills and brick headers frame the windows to the rest of the property. Heathbank is surrounded by brick boundary walls to Heathbank Road and Nursery Road with triangular copings topping the wall along Nursery Road.



Heathbank, 48 Heathbank Road

- *Birch House, 62 Hulme Hall Road*

62 Hulme Hall Road is shown at the approximate location on the 1844 Tithe Map of Cheadle Hulme as a House and Gardens owned and occupied by John Fallows at Plot number 665. Clearly marked Birch House on the first edition Ordnance Survey map 1872 and at this time appears to have an adjoining / interlocking building arrangement with Birch Cottage (demolished by the time of the 1898 OS map. Birch house, formerly a large

private residence and now a care home is a substantial building of brick construction with a rendered front elevation set in spacious garden plot, set back from Hulme Hall Road and largely obscured from the street scene behind a stone built boundary wall and mature tree planting. The entrance features stone gate piers with pyramidal copings decorated to complement the painted render frontage of Birch House.

- *Former Coach House, 60a Hulme Hall Road*

Former Coach House to Hulme Hall. 60a Hulme Hall Road is of two-storeys and brick built on a stone plinth. Windows are predominately square headed with stone cills and headers, and timber casements prevail. A number of arch headed window openings are evident with stone cills and brick arch headers. Building adjacent was the garage to the coach house.



Former Coach House (60a) & Birch House (62) Hulme Hall Road

- *6 & 8 Beechfield Road*

A historically and architecturally significant group of early of Victorian suburban buildings. 8 Beechfield Road was originally 'Ellerslie'. It is an imposing Victorian villa which has historical associations with several nationally important figures. Research by Mark and Marie Nicholson has revealed that 'Ellerslie' was associated with industrialist and patron of the arts Henry Boddington, county architect Henry Littler, Isaac Storey (owner and renovator of Grade II listed Hulme Hall) and Thomas Brideoake Knott.

Architecturally, 8 Beechfield Road is significant as an example of one of the earliest Victorian houses in the borough. Built using yellow Accrington brick and natural slate for the roofing material the house also retains decorative ironwork to the roof ridge and original glass in sash windows. Decorative features include blue brick decorative banding and mullioned stonework. The style displays a mixture of influences but can be described as having vernacular revival features, such as high pitched roof with tall chimney stacks and dominant projecting double storey gables.

A previous English Heritage inspection of November 2004 suggested that the 'Ellerslie' group consisting of house, coach house and grounds has sufficient merit to be considered as part of a conservation area.



Former 'Ellerslie', 8 Beechfield Road

- *Former Station, 58 Hulme Hall Road*

Built 1842 to serve the Stockport to Sandbach line. Marked 'Station' at plot number 625 on the 1844 Tithe Map for Cheadle Hulme with the station and yard owned and occupied by the Manchester & Birmingham Railway Company. The Station House still stands but not the cabin or sentry box where a man attended to sell tickets and stopped trains by signal. Now a private residence.



Former Station, 58 Hulme Hall Road

- *33 Swann Lane*

Building is shown on the 1898 ordnance survey plan for the area. The house appears to occupy a plot which originally formed part of the curtilage of a house dating from the early C19th now known as 43 Swann Lane, previously known as Swinton Grange. Notation on the map indicated that the plot remained in the same ownership and this and the fact that the site is known locally as the Coach House suggests this could have been an ancillary building to Swinton Grange. However, the site is some distance from Swinton Grange, a complex of ancillary buildings is shown adjacent to Swinton Grange on the historic maps, and there is no access depicted between the two sites as might be expected if 33 Swann Lane did indeed serve as a coach house. There is no evidence for structures to house a coach or stable horses on the earliest maps, and it is more likely that this house was constructed as a dwelling in its own right. Nevertheless the lack of development further

south on Swann Lane as evident from the 1898 map is that 33 Swann Lane represents a unique development on Swann Lane between the first substantial detached villas of the mid C19, and the development of the first semi-detached houses at the turn of the C20.

- *10 Holmefield Drive*

Two buildings depicted on the 1844 tithe map. Named 'Homefield' on the OS 1st edition 1872 map. Rear of building extant and visible from Governor's House car park. Decorative dentilled cornice, yellow brick quoining and window surrounds. Red brick built with 2 storeys and 3 bays, central chimney, single storey 2 bay projecting wing in same decorative brickwork. Modern tile roof. The front of house is accessed from Holmefield Drive (which postdates the 1935 OS map), has same patterning and dentilled brickwork above blocked front door. This late Georgian building is an interesting and elaborate survival in an area where so many early buildings have been destroyed.



10 Holmefield Drive

- *72-76 Hulme Hall Road and 2 Old School Lane (Oriol Cottage)*

Three fine Victorian villas situated on Hulme Hall Road and Cottage at the rear accessed from Old School Lane (formerly Woods Lane). 72 – 74 are depicted on the OS 1st edition map and are named Fernside. 76 first appears on the OS 2nd Edition 1898 map. 'Oriol Cottage' depicted on the OS 1st edition 1872 map. Gabled detached house, early 19th century. Front box window, rebuilt, which is supported on short beams and is surmounted by a gabled roof.



72 & 74 Hulme Hall Road



76 Hulme Hall Road

- *Church Inn, Ravenoak Road*

This local landmark of late eighteenth or early nineteenth century date was typical of many rural cottages of the period in that beer was sold on the premises. These premises were known as Beer Houses, and were common before the emergence of the Public House and are common throughout the borough. Church Inn was formerly known as the Knapsack Inn near Pump farm. The 1st landlord was John Brown ('The Nap'), then generations of Turners, and later the Bromleys who also owned Ravenoak Hall/Oakley Manor just across the road. In 1880 it was acquired by Robinsons, the brewers. Situated on a key corner the Church Inn is an important landmark at one of the entrances into the conservation area.



Church Inn, Ravenoak Road

- *Ravenoak ('The Governor's House') Ravenoak Road*

A building is shown at this approximate location on Burdetts 1770s map. A long building range and two smaller buildings set back from Ravenoak Rd are shown on the 1844 tithe map for the area. Known as Ravenoak in 1882 and then as Oakley Manor. Massively altered and extended in 1997 when it became the 'Governor's House' pub. Strap pointed stone façade survives behind pub extensions, with decorated barge board and dormer window.



The Governor's House, Ravenoak Road

3.7 Architecture and Building Materials

Representative of the earliest phase of development in the conservation area are Hulme Hall and nearby No. 1 Higham Street, both important early timber framed buildings with later alterations.

There are also the surviving former farmhouses and cottages and the later brick-built Victorian villas and terraced houses with their roofs of blue slate, which although not listed, are good examples of their respective domestic building types and periods.

Some of the detached and semi-detached residences built during the earlier decades of the present century also constitute good examples of the architectural styles of their day. For example, on Hill Top Avenue, several houses have been designed with vernacular revival details such as applied timber framing on frontages and patterned gables echoing the Cheshire vernacular exemplified by Hulme Hall and 1, Higham Street. Clay roof tiles make an appearance in these Edwardian, houses, cladding steeply pitched hipped roofs with tall chimney stacks and ridge cresting. Particularly noteworthy are the two storey corner window bays surmounted by small conical roofs.

In addition there are those homes, which considered together in relation to their garden or landscaped surroundings, provide worthwhile insights into the development of the 'English

Suburb'. If further residential and other development is proposed, the existing scale of nearby houses and space about them necessarily will be major considerations in the protection of the existing quality of the environment.



Vernacular revival features are an important aspect of the appearance and architectural character of Swann Lane Conservation Area. These include the patterned gables characteristic of the Cheshire vernacular style, as well as features associated with the Home Counties such as steep clay tiled roofs and tall chimney stacks. A mixing of different regional vernacular elements is typical of suburban revival styles.

3.8 Contribution of Trees, Hedges and Green Spaces

An element of the special character of the Conservation Area is the abundance of mature trees, shrubs and hedges which line the streets and create leafy canopies and afford glimpsed views of buildings. In the area as a whole and specifically along Hill Top Avenue and Swann Lane a great variety of deciduous tree species can be seen.



The leafy character of the streets is due to mature trees growing in private gardens. Well stocked front gardens, planted with trees and shrubs, make a particularly significant contribution to the streetscape. Ample front and rear gardens and generous distances between adjacent properties give the conservation area the spacious feel which is a crucial element of its character.

3.9 Floorscape and Street Furniture

Street lamps and signs are of modern design and materials. A rare traditional fingerpost remains in good condition marking the ancient thoroughfare from Bramhall to Cheadle. This is situated at the junction of Hill Top Avenue and Hulme Hall Road.



Traditional direction sign ('fingerpost') at the Swann Lane/Hulme Hall Road junction. This example is in particularly good condition. Wall mounted EIIR post box outside 22/24 Heathbank Road.

3.10 Definition of the Special Interest of the Conservation Area

The predominant characteristic of this area is that of a suburb which retains a rural atmosphere with an abundance of trees, hedges and planting in private gardens. Varied and harmonious views appear along the broad curve of Hill Top Avenue, across the generous setting of Hulme Hall and nearby buildings, and along the more intimate and winding aspect of Swann Lane. The suburb has a spacious quality with buildings set in generous plots with space between adjacent dwellings.

A detailed analysis of the special character of the conservation area is set out as an introduction to this document.

4. Preservation and Enhancement Issues

4.1 Condition of the Building Fabric

The overall condition of the building fabric is good.

4.2 Extent of Loss and Intrusion

Having been designated as a conservation area since 1984 with Article 4 restrictions implemented in 1985 there has been protection in place for features which contribute to the special historic and architectural character of this strongly residential conservation area. This has meant that a significant proportion of the original building materials and features survive.

4.3 Development Issues

Pressure for increased housing could lead to the division of larger properties into multiple occupancy dwellings. Such developments could alter the general appearance of the conservation area especially if there is increased pressure for parking which may interrupt streetscapes with loss of front gardens and boundary walls to car parking space.

Redressed use of community buildings, such as public houses, could also have an effect on the character and sense of community in the Swann Lane area.

4.4 Preservation and Enhancement

Detailed proposals for the preservation and enhancement of the conservation area are set out in the Conservation Area Management Plan. The plan formulates objectives and outlines a programme to address the issues identified within this appraisal.

Initial suggestions of management measures include:

- To protect the special interest of the conservation area an Article 4 Direction should be put in place on those properties in single family use not already covered by the existing direction

- Preparation of design guidance to assist householders in carrying out repairs and alterations to their property
- Review of protection afforded to trees through Tree Preservation Orders.
- Preparation of management guidelines to protect the important contribution made by trees to the conservation area
- A management plan should include guidance on future development within the conservation area
- Consideration should be given to adding the best examples of domestic architecture in the area to the list of buildings of local historic, architectural or other special character interest

Swann Lane Article 4 Direction (2006)

An Article 4 direction was approved for the Hulme Hall Road / Swann Lane / Hill Top Avenue Conservation Area in 1985. This places restrictions on the enlargement, improvement or other alteration of a dwelling house, including the erection of gates, fences, walls or other means of enclosure. The retention of original materials and architectural details is crucial to the character and appearance of the conservation area. At the same time, such features are vulnerable to loss through permitted development rights. An Article 4(2) Direction was implemented in 2006 to extend control over householder alterations to the extended conservation area.

5. Community Involvement

5.1 Public Consultation

Public consultation has been an integral part of the designation and appraisal process. Proposals were posted on the Council's web site together with an electronic questionnaire. A Press Release was issued. Letters were sent out to all residents and business people in the conservation area informing them of the proposal for designation and inviting them to an afternoon and evening drop-in session held in September 2005. Each letter contained a questionnaire canvassing residents' views and information on the link to the draft conservation area appraisal on the Council's web site. Fliers and posters were also distributed in the wider Cheadle Hulme area and local history and amenity groups were contacted directly. The drop-in session was well attended and gave residents the chance to ask questions of Council Officers related to the extension of the conservation area and possible Article 4 Directions. Copies of the draft conservation area appraisal were made available to read and take away. An exhibition was mounted on the history and special interest of the conservation area, and this was moved to the local Library for a week following the close of the drop-in session.

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

5.2 Response to Stakeholder Input

"In the final analysis, heritage is what people value"
(English Heritage, 2006)

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

Strong support for the proposed new conservation area was indicated, with 93% of respondents considering that the area is of special architectural or historic interest which should be protected by designation. Residents of Swann Lane conservation area considered that the following aspects of the conservation area were important to its character: historic buildings, trees and boundary walls. Of these characteristics, historic buildings, trees and boundary walls were seen to be the most significant in defining the special character of the area. The weight accorded these elements is reflected in the character analysis and the definition of the area's special character set out in this appraisal.

Stakeholders were also asked whether they considered that certain types of work were harmful to the special character of the conservation area. Responses indicated that, amongst other issues, a range of householder alterations are seen as inappropriate in Swann Lane. Specifically, these included the replacement of original roofs, windows, and doors with modern materials; the loss of original architectural features from buildings; the demolition of boundary walls; the removal of historic features from the street scene and the painting of exterior walls of buildings. This concern is reflected in an 83% level of support for special controls over permitted development.

Preliminary suggestions for conservation area management measures have been made in this appraisal document, addressing concerns raised by stakeholders. These include the making of an Article 4(2) Direction to unify controls over permitted development in the conservation area by applying them to houses in the designated extension. This proposal was authorised in principle by SMBC Executive on 31st October 2005. Public concern over inappropriate alterations to buildings can also be addressed in ways that complement the extra planning controls put in place by an Article 4 Direction, including the preparation of local generic guidance to facilitate a sympathetic approach to design and choice of materials. Identification of further locally listed buildings can also help promote interest in, and respect for, the architectural qualities of buildings.

Concern was expressed more generally over inappropriate development which does not reflect the character of the conservation area. In particular, changes of use to non-residential uses and multiple occupancy in the form of subdivision of large houses to flats are seen as detrimental to the quiet residential environment, which is based on low density occupation of large houses in spacious garden settings. It is suggested that a future management plan should include guidance on these aspects of development within the conservation area.

Another issue is the importance of trees in the area and the need to protect them whilst resolving conflicts with buildings. This is reflected in the suggestion of a review of protection afforded to trees through Tree Preservation Orders and the preparation of

management guidelines to protect the important contribution made by trees to the conservation area.

6. References and Further Reading

Primary Sources

Stockport Local History Library Historic Photograph Archive

Published Maps and Plans

Tithe Map of Cheadle Hulme 1844

OS 25" Cheshire Sheet XIX.10 1872

OS 25" Cheshire Sheet XIX.10 1898

OS 25" Cheshire Sheet XIX.10 1909

Secondary Sources

Arrowsmith, Peter Stockport: A History

Stockport MBC Community Services Division and Stockport Libraries in association with the University of Manchester Archaeological Unit, 1997

ISBN: 0905164997

English Heritage (2006) Guidance on Conservation Area Appraisals

English Heritage (2006) Guidance on the Management of Conservation Area Appraisals

7. Contacts

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

Telephone: 0161 474 2620 / 4561

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

Telephone: 0161 474 3896

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

Telephone: 0161 217 6111

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

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

Tel: 0161 295 5522

Email: gmaas@salford.ac.uk

National Organisations

English Heritage

North West Office

Canada House

Chepstow Street

Manchester

M1 5FW

Tel: 0161 242 1400

www.english-heritage.org.uk

Email: northwest@english-heritage.org.uk

Victorian Society

The Victorian Society

1 Priory Gardens

Bedford Park

London W4 1TT

Tel: 020 8994 1019

www.victorian-society.org.uk

Email: admin@victorian-society.org.uk

Georgian Group

6 Fitzroy Square,

London W1T 5DX

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

Twentieth Century Society

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

Appendix 1

Summary of Swann Lane Public Consultation Questionnaire Response (2006)

Total response = 42

Conservation Area Status

Agree = 39 = 93%
Disagree = 3 = 7%
Don't know = 0 = 0%

Article 4 Directions

Agree = 35 = 83%
Disagree = 3 = 7%
Don't know = 4 = 10%

Most important features in defining the special character of the area

Buildings
Trees
Boundaries
Open Space
Street furniture
Street surfaces

Works which could harm the special character of the area

Replacement of original roofs, windows, and doors with modern materials
Loss of original architectural features from buildings
Demolition of boundary walls
Removal of historic features from the street scene
New or replacement signs and shopfronts (where applicable)
Painting of exterior walls of buildings

Others specified

Increased density of development – loss of privacy and visual intrusion.
Loss of trees, erosion of character and loss of wildlife habitat.
Replacement of housing with apartment blocks
Proposed new materials should be in keeping

What can the Council do to further protect the special character of the area?

- Street cleaning and road sweeping.
- Proper maintenance of footpaths, pavements and roads.
- Traffic calming measures (especially Hulme Hall Road)

- Pay more attention to retail activities on the periphery especially fast food outlets, late night opening and pub licensing hours. Pressure for fast food outlets should be resisted, not desirable on fringe of CA (litter, public nuisance & noise),
- Protect area from demolition of older properties and replacement at higher densities.
- Improve street scene by replacing lamp standards with a heritage style.
- Reduce opportunities for youths to congregate.
- Offer advice and guidance on special character of area and implications of controls, technical and design issues.
- Encourage regular tree and hedge pruning.
- Funding should be available to assist householders in meeting certain standards.
- CA should be reviewed to identify locally listed buildings.
- Signpost boundaries of CA to inform itinerant workmen of status.
- Inform new residents of CA status.
- More road sweeping in Autumn to cope with the leaves
- Pay particular attention to street furniture
- Apply the rules consistently and ensure householders meet their obligations

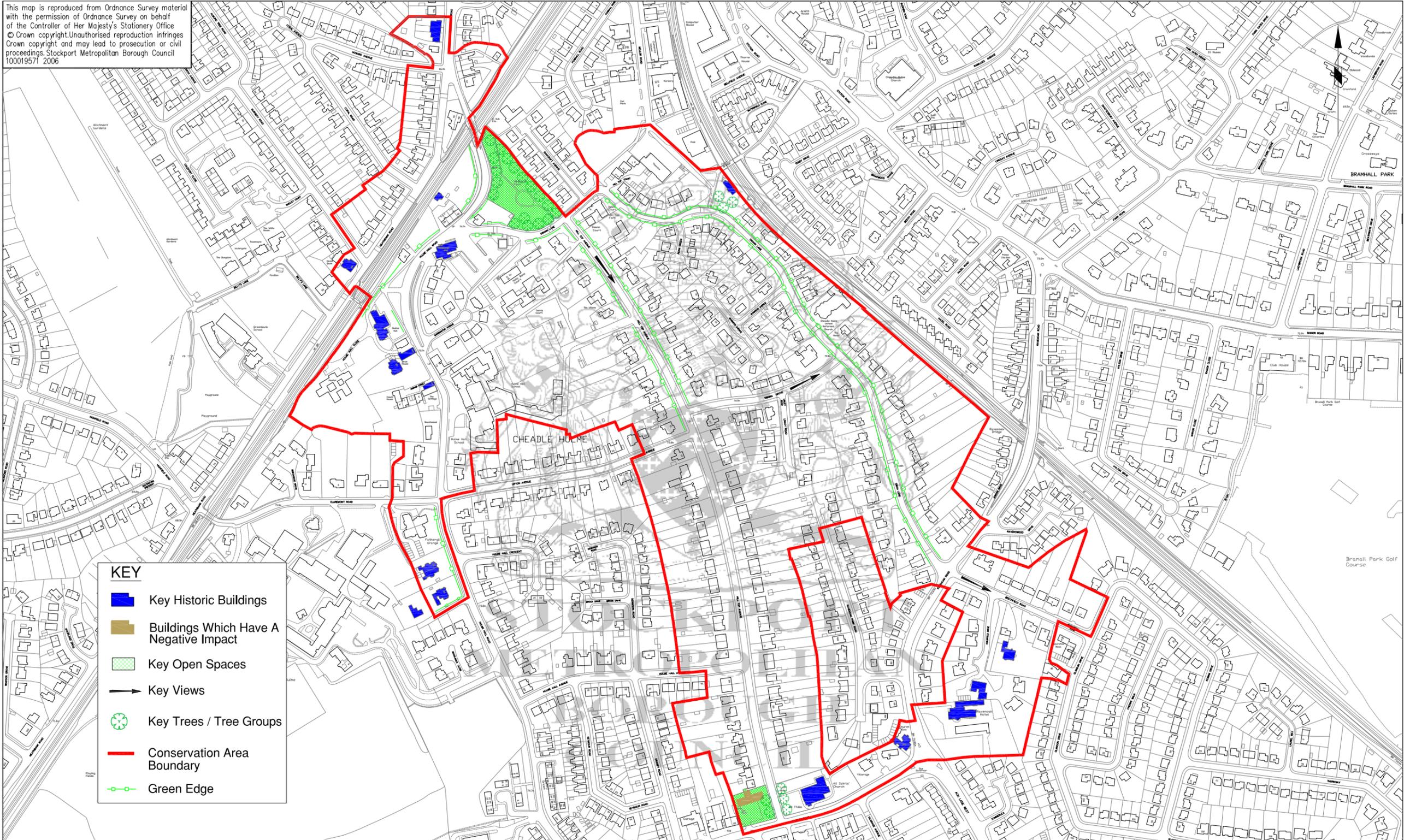
Other Comments

- More community policing needed.
- There is conflict on Hulme Hall Road between vehicles, school buses and school children on foot and bicycle at start and end of school day.
- Litter is a problem
- Hall site is unsightly and in need of sensitive development.
- Noise from aircraft and A34 bypass is constant problem.
- Notices and signs are visual intrusion and should be limited in number as well as appropriately designed.
- Unnecessary street furniture should be removed.
- Concern over lack of rigour to ensure it is genuinely conserved
- Shop fronts and signs should be in keeping with the area.
- Costs to householders of meeting certain standards should be taken into account in exercising planning powers.
- Conservation area designation should not be used to prevent development.
- Green spaces are not well cared for especially the park at the bottom of Hill Top Avenue.
- Gardens are important for wildlife habitat.
- Trees in conflict with buildings should not be retained.
- Concern about possible Waitrose development at Cobden House on Station Road. Building should be retained.
- Without control over materials and alterations to houses, conservation area designation has little
- Traffic calming measures
- Replacement with 'of the peg' plastic doors and poor railings has affected character
- Do not consider the area merits protection as character has been changed over last 50 years
- Another layer of control in an area that is not of such quality to warrant CA designation is not required
- The area is adequately protected by existing planning policies and conservation area extension is unnecessary

APPENDIX 2:

Townscape Appraisal Map

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KEY

-  Key Historic Buildings
-  Buildings Which Have A Negative Impact
-  Key Open Spaces
-  Key Views
-  Key Trees / Tree Groups
-  Conservation Area Boundary
-  Green Edge

Produced by Survey, Cartography and Ground Modelling Section SCGJOBNO
Environment and Economic Development Services



STOCKPORT

METROPOLITAN BOROUGH COUNCIL

PLANNING SERVICES
STOPFORD HOUSE
PICCADILLY
STOCKPORT
SK1 3XE

Ged Lucas
CORPORATE DIRECTOR
PLACE DIRECTORATE

AMENDMENTS				
DRAWN	CHECKED	DATE	No	AMENDMENT

JOB TITLE
SWANN LANE, HULME HALL ROAD AND HILL TOP AVENUE CONSERVATION AREA

DRAWING TITLE
APPRAISAL MAP

Filename Z:\SCG\ARCHIVE\JOBS\D_JOBS\D721\SCG\DATA\D721_6			
Drawn PM	Cad DP	Amended DH	Approved .
Date 10/03/06	Date 10/03/06	Date 31/03/11	Date .
Scale NTS			
Drawing No. D721_6\CONSERVATION			Revision .

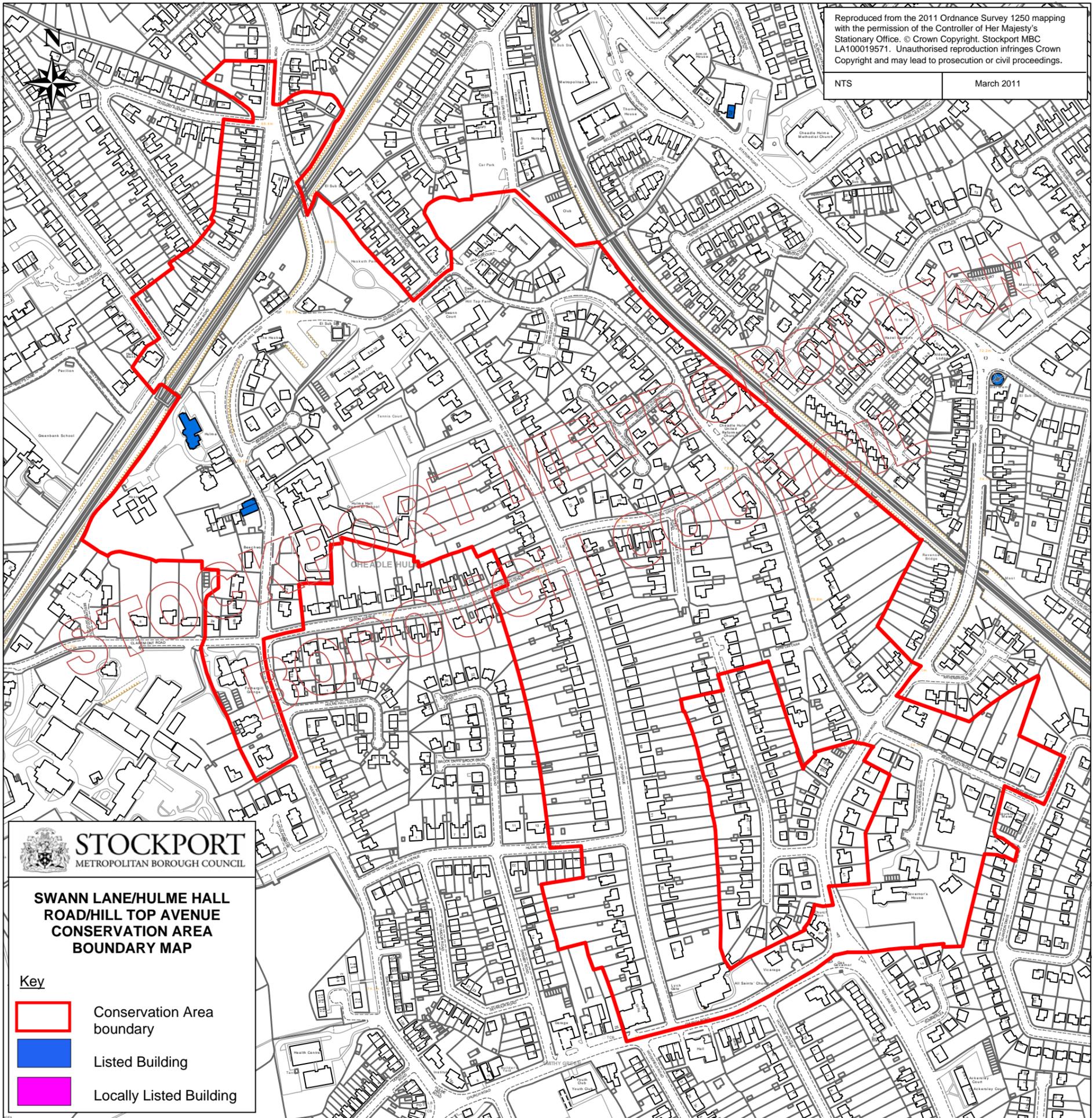
APPENDIX 3:

Conservation Area Boundary Map – Listed & Locally Listed Buildings

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NTS

March 2011



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

**SWANN LANE/HULME HALL
ROAD/HILL TOP AVENUE
CONSERVATION AREA
BOUNDARY MAP**

Key

-  Conservation Area boundary
-  Listed Building
-  Locally Listed Building

Appendix 4 – Historic Environment Record Entries

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

1. MonUID: MGM1798

Name: Pinfold Farm

Record Type: Building

Description: Irregular building to west of Hulme Hall Road depicted on the 1844 tithe map. Named 'Pinfold' on the 1st edition OS map (1872). Whitewashed 2 storeys with a single chimney. 5 windows on either storey plus a central doorway. The southern end is fronted by stone gateposts leading to a side access point. Originally a one up one down cottage with attached barn, of late 18th or early 19th century date. Ceased as working farm in 1930 when surrounding land sold for housing development. Currently being refurbished and extended at the rear. Rendered facade and whitewashed, now with 2 modern porches (Site Visit, N. Redhead, 10/8/2005).

2. MonUID: MGM14450

Name: Railway Station

Record Type: Building

Description: Built 1842 to serve the Stockport to Sandbach line. Station House still stands but not the cabin or sentry box where a man attended to sell tickets and stopped trains by signal. Now a private residence (Site Visit, N. Redhead, 10/8/2005).

3. MonUID: MGM14449

Name: Hesketh Arms

Record Type: Building

Description: Current building was constructed between 1864 and 1871 by William Bamford Hesketh, replacing the former inn The Horse and Jockey. The old manor court was held here until the early 20th century. Currently being renovated (Site Visit, N. Redhead, 10/8/2005).

4. MonUID: MGM14452

Name: Hill Top Settlement

Record Type: Settlement

Description: Cluster of buildings depicted on the Swire & Hutchings 1830 map. Named 'Hipp Top' on the 1844 tithe map. Hilltop described by Fletcher Moss as 'an old house, partly timber-built, lying a little to the east of Cheadle Hulme Hall'. Photograph shows Hilltop Farm as brick-built of 2 storeys, with twin adjoining gables on facade; one ground-floor window has eyebrow lintel, and another a convex lintel. End bay lacks a gable to facade and may have been occupied as a separate cottage (Hudson J 1996 Britain in Old Photographs: Cheadle, 44). Robert Bancroft of Hilltop, one of the constables of Cheadle, is documented in 1659. Illustrated in Maurice Garratt 1999 Cheadle Hulme, 48-9. Built over with apartment blocks, although a building on the west side of Swan Lane may survive (Site Visit, N. Redhead, 10/8/2005).

5. MonUID: MGM14453

Name: Hill Top Farm (site of)

Record Type: Monument

Description: Hilltop described by Fletcher Moss as 'an old house, partly timber-built, lying a little to the east of Cheadle Hulme Hall'. Photograph shows Hilltop Farm as brick-built of 2 storeys, with twin adjoining gables on facade; one ground-floor window has eyebrow lintel, and another a convex lintel. End bay lacks a gable to facade and may have been occupied as a separate cottage. Robert Bancroft of Hilltop, one of the constables of Cheadle, is documented in 1659. Illustrated in Maurice Garratt 1999 Cheadle Hulme, 48-9(4). Built over with apartment blocks (Site Visit, N. Redhead, 10/8/2005).

6. MonUID: MGM14658

Name: Tan Croft, Hill Top Ave (site of)

Record Type:

Description: Field named 'Tan Croft' on the 1844 tithe map. May indicated tannery.

7. MonUID: MGM14705

Name: Roman Coins & Bracelet, Hulme Hall Rd

Record Type: Find Spot

Description: In late 19th century Fletcher Moss reported that Roman coins and a gold bracelet were found 'near to Cheadle Hulme Hall, on or in the green mound that is on the opposite side of the lane'.

8. MonUID: MGM14451

Name: Birch House

Record Type: Building

Description: Buildings in approximate location on the Swire & Hutchings 1830 map.

9. MonUID: MGM11780

Name: Cheadle Hulme Settlement

Record Type: Settlement

Description: Burdett names the site, indicating several buildings along the present Swan Lane 1882: now immediately east of the railway, the area remains largely undeveloped, with growth around several routes including Hulme Hall Road and Smithy Green to the south. Hulme is Old English for "the water meadow" therefore the name is the "hulm" of Cheadle. Considerable housing development on east side of Hulme Hall Lane, but the older and main components of the settlement are extant, such as Hulme Hall and Higham Street (Site Visit, N. Redhead, 10/8/2005).

10. MonUID: MGM14461

Name: Congregational Chapel (site of)

Record Type: Monument

Description: Built in 1869; stone-built in Gothic style with tower and spire. Brick-built school to rear. Cost £3875. Notable feature was the spire. Burnt down in 1977. Further information and photograph in Maurice Garratt 1999 Cheadle Hulme, 36-7(3). Late 20th century replacement chapel now on site of the original. Parts of the Sunday school appear to survive (Site Visit, N. Redhead, 10/8/2005).

11. MonUID: MGM14448

Name: Claremont, Hulme Hall Rd (Site of)

Record Type: Monument

Description: Buildings in approximate location on the Swire & Hutchings 1830 map. Two buildings to west of 'Hulme Hall Rd' depicted on 1844 tithe map. Building to north remaining, named 'Claremont', the southern building appears destroyed on the 1st edition OS map (1872). Now built over.

12. MonUID: MGM14667

Name: Brick Croft, Swan Lane (site of)

Record Type: Monument

Description: Brick Croft named on the 1844 tithe map. Possible brickworks. Now built over.

13. MonUID: MGM14665

Name: Tan Croft, Swan Lane (site of)

Record Type: Monument

Description: Tan croft depicted on the 1844 tithe map. Possible tannery on the site. Now built over.

14. MonUID: MGM14437

Name: Pump House Settlement

Record Type: Settlement

Description: 'The Pump' noted on Burdetts 1770s map(a) with several buildings. The only part of the settlement to avoid destruction for late 20th century development is Holmefield (Site Visit, N. Redhead, 10/8/2005)(1).

15. MonUID: MGM14441

Name: Homefield

Record Type: Building

Description: Two buildings depicted on the 1844 tithe map(a). Named 'Homefield' on the OS 1st edition 1872 map. Rear of building extant and visible from Governor's House car park. Decorative dentilled cornice, yellow brick quoining and window surrounds. Red brick built with 2 storeys and 3 bays, central chimney, single storey 2 bay projecting wing in same decorative brickwork. Modern tile roof. Front of house accessed from Holmefield Drive (which postdates the 1935 OS map), has same patterning and dentilled brickwork above blocked front door. This late Georgian building is an interesting and elaborate survival in an area where so many early buildings have been destroyed (Site Visit, N. Redhead, 10/8/2005).

16. MonUID: MGM14440

Name: Ravenoak

Record Type: Building

Description: Building in approximate location on Burdetts 1770s map. Long building and two smaller buildings set back from Ravenoak Rd on 1844 tithe map. Massively altered and extended in 1997 when it became the 'Governor's House' pub. Strap pointed stone facade survives behind pub extensions, with decorated barge board and dormer window (Site Visit, N. Redhead, 10/8/2005).

17. MonUID: MGM132

Name: Church Inn

Record Type: Building

Description: Mid 19th century corner building with 2 door entrance and central doorway. Gutter set in large wooden frame, 2 chimney stacks, 4 front windows. Building depicted on the 1844 tithe map. Facade of 19th century cottage retained but totally altered internally and massively extended to the rear as a pub interior (Site Visit, N. Redhead, 5/8/2005).

18. MonUID: MGM14435

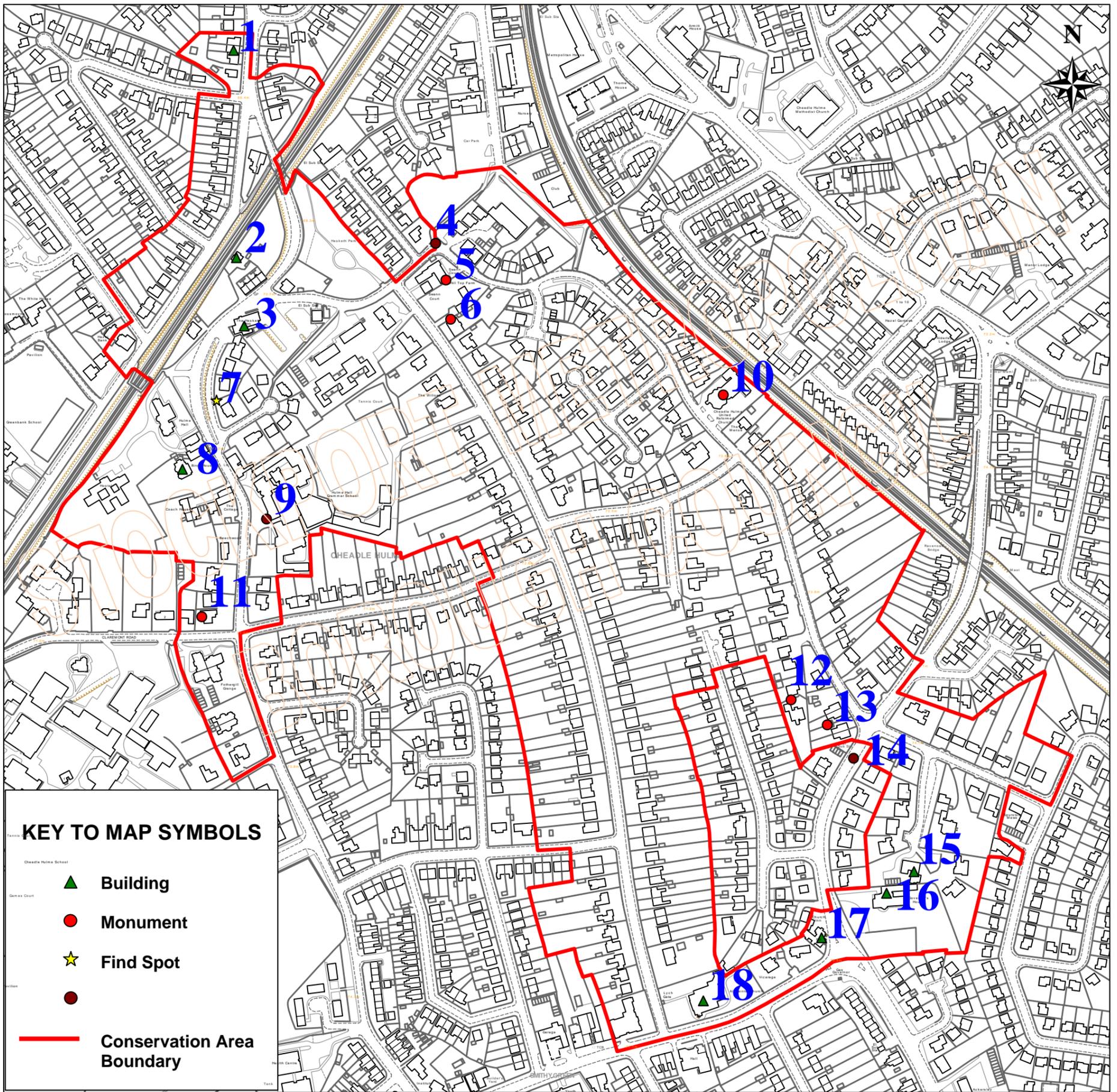
Name: All Saints Church

Record Type: Building

Description: Consecrated by the Bishop of Chester on 12 August 1863. Built at a cost of £1750, architects were Medland and Henry Taylor. Enlarged in 1878 to seat 560 people and further enlarged in 1898-9. Pevsner described it as 'uninteresting outside, but that inside there is at least one oddity - the west and east termination of the arcades'. It originally had a spire, but this blew down in 1894 and was not replaced. Vicarage replaced with modern dwelling (Site Visit, N. Redhead, 10/8/2005).

APPENDIX 5:

Historic Environment Record Map



KEY TO MAP SYMBOLS

-  Building
-  Monument
-  Find Spot
-  (Unlabeled)
-  Conservation Area Boundary

Title: **Historic Environment Records within Swann Lane/Hulme Hall Road/ Hill Top Avenue Conservation Area**

Place Directorate



Date: March 2011

Scale: Not to scale

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