

HATHERLOW

CONSERVATION AREA CHARACTER APPRAISAL

October 2006 (Updated 2012)



Special Character of Hatherlow Conservation Area

The special character of Hatherlow Conservation Area derives from the following elements:

- Relationships between a concentrated group of locally and nationally important historic buildings dating from the 18th and 19th centuries distributed along a gently curving historic thoroughfare
- Strongly linear form with buildings located at back of pavement along the key route of Hatherlow
- Local topography and public and private open spaces combine to create a unique townscape of architectural and historic significance
- Unity of scale and massing in the street scene
- Harmony of local materials, colour and architectural details
- Traditional vernacular craftsmanship represented by the architecture of the area
- Archaeological evidence for the evolution of the settlement since the 18th and 19th Centuries
- Stone built boundary walls demarcate public and private spaces and define the strongly linear form of the conservation area.

A definition of the special interest of the conservation area is set out in section 3 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, where appropriate, 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 un-spoilt character and appearance

This document is one of a number to be prepared during 2005-08 which are the outcome of the process of consultation and appraisal.

Hatherlow Conservation Area was first designated by the Council's Executive on 30th October 2006, following extensive consultation with stakeholders, as outlined later in this report. This document has been further reviewed and updated in 2011-12.

The purpose of this document is to:

- assess and define the special interest of the Hatherlow Conservation Area
- set out the results of public consultation on the designation of the conservation area
- assess the action needed to protect and enhance the special qualities of the 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 (Guidance on Conservation Area Appraisals 2006 p22). 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 Hatherlow Conservation Area Appraisal was reviewed and updated in 2012.

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.

The Hatherlow Conservation Area was originally designated in 2006. Appendix 3 contains a map of the conservation area boundary. As part of the review in 2012, the boundary of the Hatherlow 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

Hatherlow is a small hamlet within the village of Bredbury, located approximately two and a half miles from Stockport town centre. The formerly independent parish of Bredbury reaches to the lower slopes of Werneth Low, an outlier of the Peak District which rises to 900 feet between the valleys of the River Tame and River Goyt, head-waters of the River Mersey.

3.2 Origins and Development

Hatherlow, which is Old English for 'heather hill', was in 1827 described as 'a small hamlet' by Butterworth who singled out the 1706 Chapel and the ancient Spread Eagle hostelry, with its datestone marked 'T.C.H. 1722', for mention. A cluster of buildings are shown in approximate location on the 1777 Burdetts Map of Cheshire and the 1800 Stopford Map although the hamlet is not named.

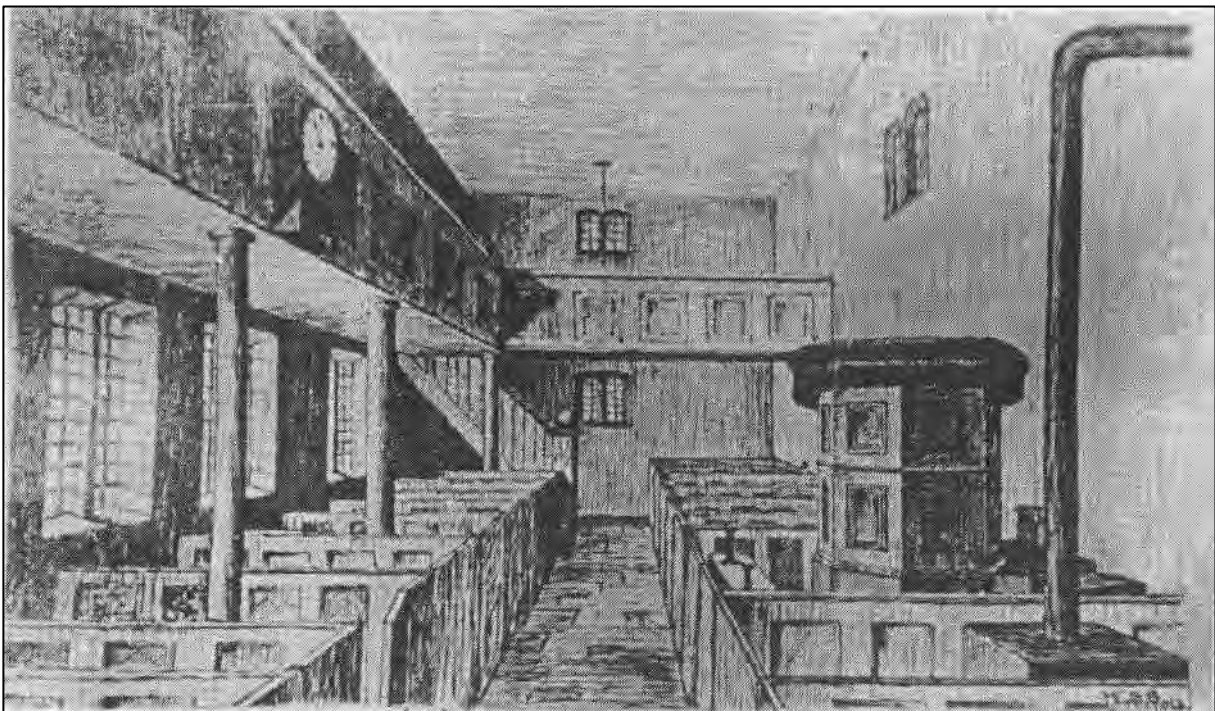


1800 Stopford Map

Hatherlow Church traces its history back to 1645, with services then being held in Chadkirk Chapel, and was the oldest Congregational body in Cheshire. The first independent minister at Chadkirk was Gamaliel Jones, who settled there in 1688/89. In the latter year the "Meeting Place" at Chadkirk was certified as a licensed place for religious worship shortly after the passing of the Toleration Act. Following their ejection from Chadkirk chapel in 1705, during the reign of Queen Anne, land was bought at Hatherlow and a new purpose-built chapel was erected in 1706 on the site now occupied by Hatherlow Sunday School and in 1764 a manse was built beside it. Hatherlow Chapel was a long building of stone construction, 60 ft by 29ft in 4 bays with octagonal bell-cote at the end of the roof. A gallery and belfry were added in 1792 and a sundial bearing the motto 'Be always prepared' was erected in 1814.



Hatherlow old chapel and school circa 1905. On the immediate left of the building is the manse, constructed in 1764, and beyond Powicke House



View of the interior of Hatherlow Chapel circa 1792

It is recorded in a statistical table of the dissenting Chapels in Cheshire, begun about 1715, that the congregation at Hatherlow numbered about 300 hearers, including 10 gentlemen, 39 tradesmen, 26 yeomen and 8 labourers, drawn from a wide area across the locality. After the 1720s the strength of nonconformity in Cheshire appears to have decreased, however, in 1754, across Stockport parish as a whole, dissenters accounted for more than a third of families with the local influence of Hatherlow Chapel being particularly strong. In Bredbury, Romiley and Werneth in that year there were roughly three times as many dissenting families as families adhering to the Church of England. The register of baptisms carried out by the ministers of Hatherlow between 1732 and 1781 indicates that the congregation also included members scattered across much of the Cheshire part of the Borough from Cheadle in the west to Marple in the east.

The present church was opened as Hatherlow Congregational Church in 1845, although the burial ground surrounding it goes back to 1793. The church has always been the centre of cultural activity in this district, and has been the home of the former Bredbury Amicable Subscription Library, founded in 1822, and later of Hatherlow Botanical Society. A photograph of Hatherlow Congregation Chapel taken in 1895 shows the church very much in its rural setting before the development of the surrounding fields with housing.



Hatherlow United Reform Church circa 1895

Hatherlow Sunday School was established in May 1817, and was held first at Bredbury Old School on School Brow, until its own premises were constructed in 1830; this building became known as Top School and was situated at the top of Gorsey Brow. Part of this building still stands, and has become a garage attached to 4 Gorsey Brow, above the entrance to which is a plaque acknowledging the buildings former history. By 1906 the average attendance at the school was recorded at one hundred and ninety-four children, and seventy-seven infants.



Plaque on garage of 4 Gorsey Brow

The present Sunday school was built in 1911 on the site of the old chapel, which was replaced in 1846 as place of worship by the present Hatherlow United Reform Church and then re-used as a school. Many features of the old chapel, including the belfry and sundial, were incorporated into the new Sunday school building.

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). This document utilises results from this survey to identify sites and features of historic interest. Sites, monuments and extant buildings identified on the HER are described at Appendix 4 of this document, and located on the plan at Appendix 5.

3.4 Character and Appearance

The townscape character of this small Hamlet is based on the strongly linear form of the key route of Hatherlow forming the spine of the conservation area, lined on both sides by a number of locally important, and statutory listed buildings dating from the 18th and 19th century. The Grade II listed Hatherlow United Reform Church affords a landmark focus, and together with the surrounding Grade II listed Spread Eagle Public House, the Grade II listed Hatherlow House, the Sunday school and Parsonage provides the historic core of

the area. Natural building materials of stone and slate, and stone boundary walls along with greenery in the form of mature trees and well established private gardens enhance the overall character of the area.

3.5 Landscape Setting, Views and Vistas

The strongly linear arrangement of the buildings along Hatherlow constrained at the back of pavement and by stone boundary walls, are approached on a steady but steep incline which, along with a gentle curvature of the road, affords progressive views into and through the area as well as important elevated views of its wider landscape setting of attractive countryside, including the river valleys and the slopes of Werneth Low.



3.6 Key Historic Buildings

3.6.1 Listed Buildings

- *Hatherlow House (grade II 1985)*

Grade II Listed house, said formally to have been a public house. Mid 18th century wing added later. Built of brick, now painted, with tile hanging to the side and rear and a stone slate roof. Double-depth central-staircase plan with 2 storeys, a lean-to at the rear and a projecting semi-octagonal wing of a later date at the right. 3 bays plus 1 added. Bay 2 is slightly advanced and has a 6 panel door with side pilasters, segmental interlaced fanlight and keystone. The windows, 2 on the ground floor and 3 on the first floor have stone sills, brick flat arches with keystones and tripartite sash windows, except the central first floor which has a 20 pane sash. The outer first floor windows have 20th century casements but in the original openings. Modillion eaves cornice and 19th century gable stacks. Similar fenestration can be seen to the rear. The added wing has six sash windows and a pyramidal roof.



Hatherlow House

- *Hatherlow United Reform Church (grade II 1985)*

Grade II listed Church built in 1846, of hammer dressed stone with graduated slate roof. West gallery plan with central west tower, north transept and a small east vestry appearing from the outshut to be a polygonal chancel. The church is of 5 bays each with a projecting plinth, sill band, weathered buttresses (angled at the corners) and a chamfered lancet window opening with impost stones. The gabled porch in bay 2 has an arched opening with colonettes. The tower has a west door, 2 lancet windows, quoins, and reduces in size at the belfry which is flanked by flying buttresses, has lancet openings and a pyramidal spire. The 2-bay transept had a 3-lancet south window. The church has an organ gallery in the transept, hammer beam trusses and stained glass.



Hatherlow United Reform Church

- *Spread Eagle Hotel (grade II 1985)*

This 18th century Grade II Listed Public House is brick built with a rendered front elevation, and a slate roof, and a datestone displaying 'TCH 1722'. Constructed of three bays and three-storey's with a two-storey addition at the rear making a double-depth plan. Projecting plinth, rusticated quoins, boxed in eaves cornice and gabled stacks. A door with a later canopy is positioned between bays one and two. There are three windows on each floor with 20th century casement windows, stone sills and keystone wedge lintels.



Spread Eagle Hotel

3.6.2 Locally Listed Buildings

There are currently no locally listed buildings in Hatherlow Conservation Area.

3.6.3 Key Unlisted Buildings

- *Hatherlow Sunday school*

The present stone built Sunday school was built on the site of Hatherlow Chapel which was demolished in 1911. The belfry and sundial from the old chapel were incorporated within this new building.

- *Parsonage (Hatherlow Chapel)*

Manse built in 1764 on the west side of the original Hatherlow Chapel. Stone built, of 2 storeys, symmetrical façade with central door and window to each floor on either side.

- *Powicke House*

Building to the west of the Parsonage, Powicke House is of two-storey's built of machine-made brick with a datestone bearing '1887'. Named for the popular Dr. Frederick J. Powicke, minister at Hatherlow Chapel from 1886 – 1916.

- *High Hatherlow*

Early 19th century. Row of 2 storey cottages. Easternmost (2 Bredbury Green) may have served as the lodge to Harrytown Hall, with the other two cottages being dwellings for estate workers.

Cottages – Bredbury Green:

A cluster of 18th Century cottages in the small Hamlet of Bredbury Green, whilst falling just outside the conservation area boundary, may also be considered appropriate for Local Listing:

- *Weavers Cottages, 18 Bredbury Green*

Cottages built by Joshua Bruckshawe in 1767. Low 2 storey; brick-built; 3 bays with a stone slate roof. The westernmost and central bays (bays 1 and 2) appear to be of the original phase and the ground floor windows to these bays have brick wedge-shaped lintels. The door to bay 1 has a datestone above 'S / J / B 1767'. The easternmost bay (bay 3) is slightly set back and has a blocked ground-floor door, and flat lintel to ground floor window. Ridge stacks to opposite ends of bays 1 and 2, and at eastern end of bay 3. The buildings have stone sills to both phases.

- *42 – 44 Bredbury Green*

2 adjoining cottages. No 44 is low 2 storeys, 1 bay wide with a rendered exterior, and datestone 'E / W / 1767'. No 42 is slightly taller 2 storey cottage, brick-built on side elevation with a rendered façade and wedge shaped stone lintels over ground floor window windows. Datestone 'EW 1767' is probably for Elizabeth Wild. This cottage was occupied in mid-19th century as a smithy.

- *50 – 52 Bredbury Green*

Cottages believed to date from c 1722; brick built, with stone gables. These low 2 storey cottages are constructed of handmade brick. The eastern gable is stone-built and the

western gable has been rendered but rear wall of westernmost bay is stone-built. Original windows have been replaced and modern windows are now in situ.

- *Greenhead Farm*

Site comprises stone-built cottages, now mostly rendered, and a former barn with datestone 'I S S 1696', probably referring to Isaac Sidebotham. In 1745 the barn was registered as a place of worship. An earlier Sites and Monuments Record entry refers to weathered Sidebottom coat of arms on wall linking barn and cottages. Barn lies at north-east end of site and has been much altered; divided into 2 storeys, with windows to both, mostly blocked; rendered exterior; tie bar in east elevation; datestone is set in north gable, which is timber clad. Building partly used as extension to neighbouring cottage; partly unoccupied. L-shaped range of cottages adjoin barn on south-east; 2 storeys; and exteriors also much altered.

- *27 – 29 Bredbury Green*

Pair of semi-detached 2 storey stone-built cottages shown on the 1841 tithe map.

- *Hatters Row, 32-38 Bredbury Green*

Row of cottages, believed to date circa 1760. Of 2 storeys the western end, No 38, is lower and projects forward. Others have cambered brick lintels. The eastern gable is stone built at ground floor level. Modern windows and porches are in place.

- *33-37 Bredbury Green*

A row of low 2 storey cottages. No's 33 has slate stone roof, with modernized gabled bay to façade. No. 35 also has slate stone roof; painted exterior. No 33 is rendered. All have modern windows. These cottages probably date from the 18th century.

3.7 Architecture and Building Materials

A variety of architectural styles and building materials are to be found within the conservation area illustrating its history and long period of development. Hammer dressed Stone, stone, handmade and machine-made brick are the predominant materials used in the area with stone flags and Welsh blue slate used for roofs. Stone boundary walls are a key feature of the conservation area and are important in defining public and private spaces. Residential buildings to the north of the conservation area are generally functional and unpretentious, in the local vernacular tradition, while buildings of higher status have more distinctive forms.

2 – 6 Bredbury Green (or High Hatherlow) is an early 19th century row of three, two-storey cottages. The easternmost cottage (2 Bredbury Green) has a portico against the gable which lies adjacent to the entrance to Harrytown Hall and it is thought that this may have served as the lodge to the Hall, with the other two cottages of the row being dwellings for estate workers. The cottages are rendered with a projecting plinth and robust diagonal

buttresses topped by a triangular carved stone. The pitched roof is hung with welsh blue slates and has three large brick chimney stacks. There is a regular arrangement of windows of a horizontal emphasis which have stone sills and hood-moulds. The gable portico entrance of No. 2 has a door with a four-centered arch bearing the date AD 1677, topped by a deep parapet that mirrors the design of the cottages with its diagonal buttresses. These properties are bounded by a low stone wall with carved stone gatepiers to the entrance of No.2.





Diagonal buttress and stone carving



Portico No. 2 Bredbury Green

Shown in approximate location on Burdett's map of Cheshire 1770, the altered appearance of 2 & 4 Gorsey Brow belies their age. They are of two-storey's, rendered, with modern windows and doors. Quoins are visible between 2 & 4 Gorsey Brow, and on the western corner of 2 Gorsey Brow, and a section of stone roof flags and a large rendered chimney stack with multiple pots, remain between modern roofing materials.



2 & 4 Gorsey Brow

Built on the former site of High Hatherlow House, 2 – 6 Hatherlow forms the most recent development in the conservation area, having been constructed in 2010. The design of the three detached dwellings reflects the 17th and 18th century styles displayed in the majority of buildings in the Conservation Area, which in general have single plane front elevations, sometimes relieved by architectural features such as porches or oriel windows. This is also sympathetic to High Hatherlow house itself, which was a building of similar form, massing and style to 1 & 3 Hatherlow. The stone built boundary wall and carved stone gateposts from the former High Hatherlow House have been retained as part of this development.

Distributed along the upper east side of the historic route of Hatherlow are a number of two-storey brick-built cottages, all shown in approximate location on the Swire & Hutchings 1830 map of Cheshire:

1 – 5 Hatherlow is a short row of three two-storey cottages constructed of hand-made brick in English Garden Wall bond with slate roofs. These cottages display vertical widow ranges with those of the upper storey being emphasised with stone sills and gauged brick

flat arches, however original windows have been lost. The windows and window openings of the ground floor ranges have been altered as identifiable from the positioning of the gauged brick flat arches which are still visible. Doorways of these properties have bracketed door-hoods and short flights of steps up to them, indicating a basement level; doors themselves however are modern replacements.

No. 9 Hatherlow is a two-storey, two-bay property, constructed of handmade brick which has been flat-pointed and painted, and on mapping evidence has been converted from two cottages. The property displays a plain façade as there are no dressings to the horizontal window range and the doorway is plain aside from a bracketed door-hood. The door, windows and roofing materials are modern replacements.



1-9 Hatherlow (from left to right)

15 & 17 Hatherlow are a semi-detached pair of two-storey cottages, constructed of handmade brick in English Garden Wall bond with stone sills to the windows of the upper storey and wedge shaped stone lintels and stone sills to those of the ground floor. There has been the addition of a modern, lean-to style porch, central to the front elevation, which takes in the doorways of both properties. Windows, doors and roofing materials are modern replacements. To the east of these properties is a single-storey stone-built out-building with a slate roof which has now been converted into a garage.



15 & 17 Hatherlow

As progress is made along Hatherlow, to the south of the conservation area, architectural styles become more varied and distinctive:

Constructed of machine-made red brick, with a Welsh blue slate roof and terracotta ridge tiles, Powicke House situated on the lower east side of Hatherlow, is built on a double-depth, central staircase plan with a double gable front elevation. These unequal gables (the easternmost being the larger of the two) have plain timber bargeboards and are topped by terracotta ball and peg finials. The primary façade is enriched by projecting canted oriel windows with parapets to the upper storey, and generous segmental headed windows to the ground floor. Rubbed brick voussoirs and carved stone sills decorate the window surrounds. Ornamental brickwork is used to further embellish this front elevation in the form of moulded brick hood-moulds and a moulded brick datestone, bearing AD 1887, with a label surround. In addition, the central elliptical headed doorway, to the recessed porch, is enriched by a double arch of rubbed brick voussoirs and a moulded-brick hood-mould.



Powicke House



Powicke House (oriel window)



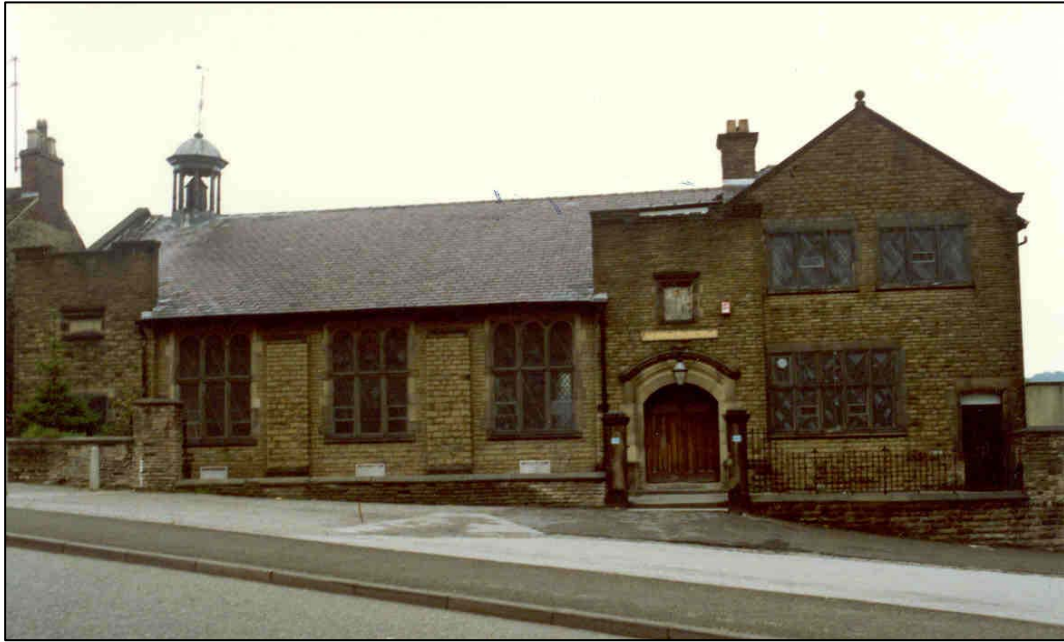
Ornamental brickwork detail

Built on the west side of the original Hatherlow Chapel in 1764, Hatherlow Parsonage or Manse is stone built, of two-storey's, with a stone flag roof and a brick gable stack. The symmetrical façade has a round-headed central doorway and a substantial vertical window opening to each floor on either side. Windows are emphasised by stone dressings with painted stone sills and wedge shaped lintels. A low stone boundary wall encloses the small garden plot to the front of the Manse.



The Manse

The stone built Hatherlow Sunday school, constructed in 1911, has a single storey hall wing to the west and a two-storey gable wing to the east. The building has a robust character with decoration of the façade taking the form of castellated entrances with crenellated parapets, buttresses, heavy stone surrounds to doors and windows, and leaded window ranges with stone mullions and transoms. The historic and visual interest of the Sunday school is enhanced by the presence of the early 19th century sundial, situated above the carved stone main entrance, and the late 18th century belfry, at the west end of the low pitched blue slate roof, both of which came from the old Hatherlow Chapel which previously stood on this site, as well as a commemorative stone to the old chapel. Recent roof works to the Sunday school has resulted in the unfortunate removal of the belfry. The loss of this prominent local feature is to the detriment of the special character of the building.



At the southern end of the conservation area a variety of high status architecture is represented in the statutory listed Hatherlow House, Spread Eagle Hotel and Hatherlow Reform Church. Section 3.6.1 of this document contains the listing descriptions for each of these buildings.

3.8 Contribution of Trees, Hedges and Green Spaces

Mature, well stocked private gardens with their shrubs, hedges and herbaceous plantings provide important green spaces, as well as the spacious settings of some of the larger properties within the conservation area. Generous garden plots contribute positively to the character and appearance of the area, providing visual continuity and coherence to the streetscape and enhancing the wider setting of the area and its historically and architecturally significant buildings.



The churchyard of the Congregational Chapel constitutes the key open space within the conservation area and contains a number of mature trees, particularly situated around its perimeter and enclosed by a low stone boundary wall.



Due to the elevated position of Hatherlow, distant views of the wider natural landscape are of significance.





3.9 Floorscape and Street Furniture

Little of historic interest remains in the floorscape and street furniture of Hatherlow. The carriageway surface, street signs and street lights are of modern materials and construction in various states of repair. Traditional street furniture in the area survives in the form of an EIIR letter box situated within the boundary wall of 2 Bredbury Green (High Hatherlow).

Stone built boundary walls are a key feature of the conservation area of both historic and modern construction. Within the stone wall on the western side of the route of Hatherlow the tooled and shaped local stone gatepiers remain from the former High Hatherlow House, now incorporated as part of the redevelopment of the site as the boundary wall and gated entrances to 2 – 6 Hatherlow.



ElIR letter box



Gate piers to former High Hatherlow House

3.10 Historical Associations

Thomas Greenwood (1851 – 1908)

Thomas Greenwood, a pioneer of the public library movement and referred to as the *librarian's librarian* was educated in Bredbury and Hatherlow. Born in Woodley, Greenwood began his schooling at St. Marks, Bredbury at 3 years and later went to the School opened in 1861 in the basement of the newly-built Primitive Methodist Chapel. When only 11 years old he took a situation at W.H Smith & Sons bookstall at Stockport station whilst continuing his education at Hatherlow Old School.

Hatherlow remained a focus and inspiration with its many activities and the incitement given by its scholarly pastor, the Reverend William Urwick, minister at Hatherlow Chapel from 1851 – 1874, appealing to the serious minded youth. At fifteen Greenwood became Treasurer to the Sunday school of five hundred scholars, and joined the Mutual Improvement Society where members learned to improve themselves. Mr. Urwick would encourage any youth eager for tuition, and Tom Greenwood would present himself at the Manse at 6.30am to study before going to work.



Thomas Greenwood

After completing his studies Greenwood began work as a commercial traveller for a hardware firm in Sheffield, before his thirst for knowledge led him embark on a career as a Librarian. After eighteen months at Sheffield Public Library Greenwood returned to the road as commercial traveler for technical journal 'The Ironmonger' and was appointed its Business Manager a year later. However Greenwoods' literary interest remained and encouraged him to found a technical journal of his own and to write a novel, a collection of

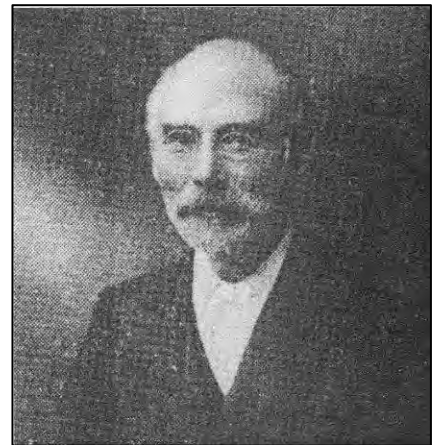
biographies, and the publication 'Free Public Libraries' in 1886. The 1850 Public Libraries Act was a cause very close to Greenwoods' heart and when the initial impetus given by the Act petered out by the mid 1880s Greenwood saw that the need for public libraries was never greater and some credit for the movements' new wave of progress at this time must be given to the publication of Greenwoods' book.

Greenwood was particularly interested in the establishment of libraries in rural districts and the difficulty of financing them. He relied chiefly on the private benefactor, and set an example by presenting the Urwick Library (after Rev. William Urwick) to Hatherlow as a demonstration of his affection for his native place.

Following his death, in 1908, Hatherlow, as he had directed, received his ashes, and appropriately many gathered in the old schoolroom to pay their last respects to this noted figure.

Dr. Frederick J. Powicke Ph.D.

The scholarly Congregational minister of Hatherlow Chapel from 1886-1916 was a celebrated theologian, published author and an authority on Richard Baxter, the Puritan divine. A man with the courage of his convictions, in February 1905 Dr. Powicke was summoned to Stockport Magistrates Court for non-payment of the education rate. Dr. Powicke was a staunch opponent of the 1870 and 1902 Education Acts, which were primarily directed to rate-aiding the Church of England and voluntary schools, putting a financial burden on non-conformist schools. Dr. Powicke considered the two Acts grossly unjust, and gave several sermons on the subject at both Hatherlow and Woodley Primitive Methodist Chapel.



Dr. Frederick J. Powicke Ph.D.

Dr. Powicke, together with William Lancaster of the Arden Paper Co., was again called before Stockport Magistrates in 1906. On this occasion the summons was for non-payment of the Poor Rate. Both parties objected to the unjust way in which Poor Rates were distributed.

Following his death on the 7th December 1935 Dr. Powicke was buried in Hatherlow churchyard. Powicke House built in 1887 was named for him, and in 1961, Bredbury and Romiley UDC named a newly constructed road, at Bredbury Green, Powicke Drive in memory of him.

3.11 Definition of the Special Interest of the Conservation Area

The special interest of the conservation area derives from the relationships between a concentrated group of locally and nationally important historic buildings dating from the 18th and 19th centuries, their distribution along a gently curving historic thoroughfare, and the combined effects of local topography and public and private open spaces which create a unique townscape of architectural and historic significance. The area has a strongly linear form with buildings located at back of pavement along the key route of Hatherlow. There is a unity of scale and massing in the street scene, and a harmony of local materials, colour and architectural details, despite modern alterations and additions. Traditional vernacular craftsmanship is well represented in the architecture and there is archaeological evidence for the evolution of the present buildings and the settlement as a whole since the 18th and 19th Centuries.

4. Preservation and Enhancement Issues

4.1 Condition of the Building Fabric

A formal survey has not been carried out, but initial impressions indicate that overall the physical condition of the building fabric is good.

4.2 Extent of Loss and Intrusion

Modern intrusions take the form of rendering and painting of facades, the loss and replacement of original doors and timber casements and sash windows with modern frame designs in timber and PVCu, and the loss and replacement of natural roofing materials. High density of traffic flowing through Hatherlow also intrudes on the quiet residential character of the conservation area and the use of the route by heavy vehicles, including stone carrying wagons, is having a detrimental effect on the environment, buildings, and highway surfaces as a consequence of pollution and material/structural damage.

High Hatherlow House

Built in the early to mid 19th century, High Hatherlow House was a large building, with an extensive stable block, surrounded, in its early days, by a large orchard, located at the junction of Hatherlow, Barrack Hill and Bredbury Green. In 1841 the house was owned by Joshua Bruckshawe and occupied by Ellis Upton Taylor, a veterinary surgeon and farmer; he also acted as landlord with the property at this date being licensed premises known as the Hare & Hounds. During the 1990s a number of unusual wall-paintings, thought to be Druid paintings, were uncovered. The 18th century saw a great revival of the Druid Religion. As such the discovery of these wall-paintings may indicate that High Hatherlow House was at one time the location of an order for Druids.

A photograph shows the 2 storey (plus attic) building with a symmetrical 3 bay façade, with doorway set in arched opening with stone surround, rendered with quoins. The stone boundary wall to this building remains intact and includes the buildings' entrance gate posts.

The demolition of this building prior to the designation of the conservation area resulted in the loss of a locally significant building and the creation of an unsightly gap site which attracted anti-social behaviour. The residential redevelopment of the site in 2010 has resolved the issue of the gap site and its negative impact on the conservation area.



High Hatherlow House, 1990

Hatherlow Sunday school

Recent works to the roof of Hatherlow Sunday school has resulted in the removal of the building's belfry. This prominent local feature is a surviving element from the original Hatherlow Old Chapel and as well as being important to the special character and appearance of the building makes a positive contribution to the conservation area as a whole. As such re-instatement of the belfry should be sought.



Belfry, Hatherlow Sunday School

4.3 Development Issues

The most significant threat to the character of the area lies in the exercise of householders' permitted development rights to alter historic features and materials.

4.4 Preservation and Enhancement

Detailed proposals for the preservation and enhancement of the conservation area will be set out in a future 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 that came out of the 2006 public consultation include:

- A review of possible traffic calming measures should be considered. Consideration should also be given to the consequence of the high density of traffic flowing through Hatherlow and the use of the route by heavy vehicles, on the environment, highways, and buildings in terms of pollution and material structure

- An Article 4 Direction should be considered to protect the special interest of the conservation area and prevent further losses and alterations under permitted development rights
- 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
- Liaison with SMBC Highways Division to secure improvements to the design of signs, lighting and highways materials

5. Community Involvement

5.1 Public Consultation

Public consultation will be an integral part of the designation and appraisal process. Proposals will be posted on the Council's web site together with an electronic questionnaire. A Press Release will be issued. Letters will be 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 to be held at the Life Centre, Romiley on 18th September 2006. Each letter will contain 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 will also be distributed in the wider Romiley area and local history and amenity groups will be contacted directly. The drop-in session will give residents the chance to ask questions of Council Officers related to designation and possible Article 4 Directions. Copies of the draft conservation area appraisal will be made available to read and take away. An exhibition will be mounted on the history and special interest of the conservation area, and this will move to Bredbury Library following the close of the drop-in session.

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

5.2 Response to Stakeholder Comments

"In the final analysis, heritage is what people value"
(English Heritage, 2005)

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. Reduced levels of support of 40% were recorded for the proposed new conservation area in Hatherlow where a number of objections were received from respondents living outside

the proposed conservation area, however of the responses from residents living within the conservation area boundary 64.2% agreed with the designation. Residents of Hatherlow considered that the following aspects of the conservation area were important to its character: historic buildings, open space, trees, boundaries, open spaces, street furniture and street surfaces, as well as the retention of original period features to houses in general. 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. Another question sought to elicit suggestions on measures the Council could take to further protect and enhance the character and appearance of the conservation area. Responses indicated that, amongst other issues, a range of householder alterations are seen as inappropriate in Hatherlow. 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. However, a low level of support was received for special controls over permitted development at just 28.5%.

Preliminary suggestions for conservation area management measures have been made in this appraisal document, addressing concerns raised by stakeholders. Due to the low level of public support for Article 4(2) Directions received in Hatherlow it is not considered appropriate to introduce an Article 4(2) Direction at this time. It is acknowledged however that the special character of these areas may be slowly eroded through the exercise of permitted development rights in respect of dwelling houses and therefore future conservation area reviews will need to re-address the appropriateness of Article 4(2) Directions on a comprehensive or targeted basis. Public concern over inappropriate alterations to buildings may also be addressed with the preparation of local generic guidance to facilitate a sympathetic approach to design and choice of materials and the identification of further locally listed buildings is suggested which 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, insensitive modern development and ill considered demolition of old buildings, as well as the inappropriate treatment of commercial premises, involving unsympathetic signs and advertisement boards. 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. 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.

The quality of the public realm also emerged as an area of concern, with high traffic levels and associated traffic calming measures being an issue within the conservation area. More generally, the condition of street surfaces and lighting, as well as the design of street furniture, are highlighted for improvement as well as regular maintenance and street cleaning. Resolution of these issues requires a corporate approach, and could be addressed as part of a future Conservation Area Management Plan.

6. References and Further Reading

Primary sources

Stockport Local History Library Historic Photograph Archive

Published Maps and Plans:

OS Cheshire Sheet XI.13 1872 (surveyed 1872)

OS Cheshire Sheet XI.13 1898 (surveyed 1872, revised 1896-1897)

OS Cheshire Sheet XI.13 1910 (surveyed 1871, revised 1907)

OS Lancashire Sheet CXII.10 1922 (surveyed 1871-1872, revised 1917)

OS Lancashire Sheet CXII.10 1934 (surveyed 1871 -1872, revised 1934)

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

Cocks, James

Memorials of Hatherlow and of the Old Chadkirk Chapel

Clay & Sons, Stockport, 1895

English Heritage:

Guidance on conservation area appraisals (February 2006)

English Heritage:

Guidance on the management of conservation areas (February 2006)

Hunter, Robert

A Short History of Bredbury and Romiley with Woodley and Compstall

Wright & Sons Ltd (printers), 1974

Reeves E & Turner J

Bredbury: A Nostalgic History

Stockport MBC, 1991

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 Hatherlow Questionnaire Responses

Total response = 25

Conservation Area Status

Agree = 10 = 40% (1 positive response from outside CA boundary)

Disagree = 15 = 60% (10 negative responses from outside CA boundary)

Don't know = 0 = 0%

NB 14 responses from residents within the proposed boundary

Agree (9) = 64.2%

Disagree (5) = 35.7%

Article 4 Directions

Agree = 5 = 20% (1 positive response from outside CA boundary)

Disagree = 17 = 68% (10 negative responses from outside CA boundary)

Don't know = 3 = 12%

Agree in reservation = 0 = 0%

NB 14 responses from residents within the proposed boundary

Agree (4) = 28.5%

Disagree (8) = 57.1%

Don't Know (3) = 21.4%

Most important features in defining the special character of the area

Buildings = 10

Open Space = 6

Trees = 8

Boundaries = 8

Street furniture = 5

Street surfaces = 6

Works which could harm the special character of the area –

Replacement of original roofs, windows, and doors with modern materials = 6

Loss of original architectural features from buildings = 10

Demolition of boundary walls = 7

Removal of historic features from the street scene = 8

New or replacement signs and shop fronts (where applicable) = 4

Painting of exterior walls of buildings = 5

Others specified –

- The detrimental impact of extremely heavy traffic using Hatherlow on character of area, pollution, structure of buildings, and road surfaces
- The demolition of important buildings (i.e. High Hatherlow House)
- Loss of key architectural features (i.e. Sunday school bell-cote)
- Litter and broken glass from Spread Eagle Public House
- Public Houses with ostentatious banners and advertising boards

What can the Council do to further protect or enhance the conservation area?

- Secure an appropriate future for the important gap site at the corner of Hatherlow and Bredbury Green
- Introduce traffic calming and speed reduction measures along Hatherlow
- Support the 'by-pass' scheme to reduce amount of heavy traffic through Hatherlow
- Incentives/grants given to home-owners towards cost of improvements/repairs
- Ensure regular maintenance of public realm and street cleaning
- Ensure any new buildings or developments are in keeping with the character of the area
- Do not allow the development of apartment blocks
- Restrict the use of advertising boards
- Restrict parking

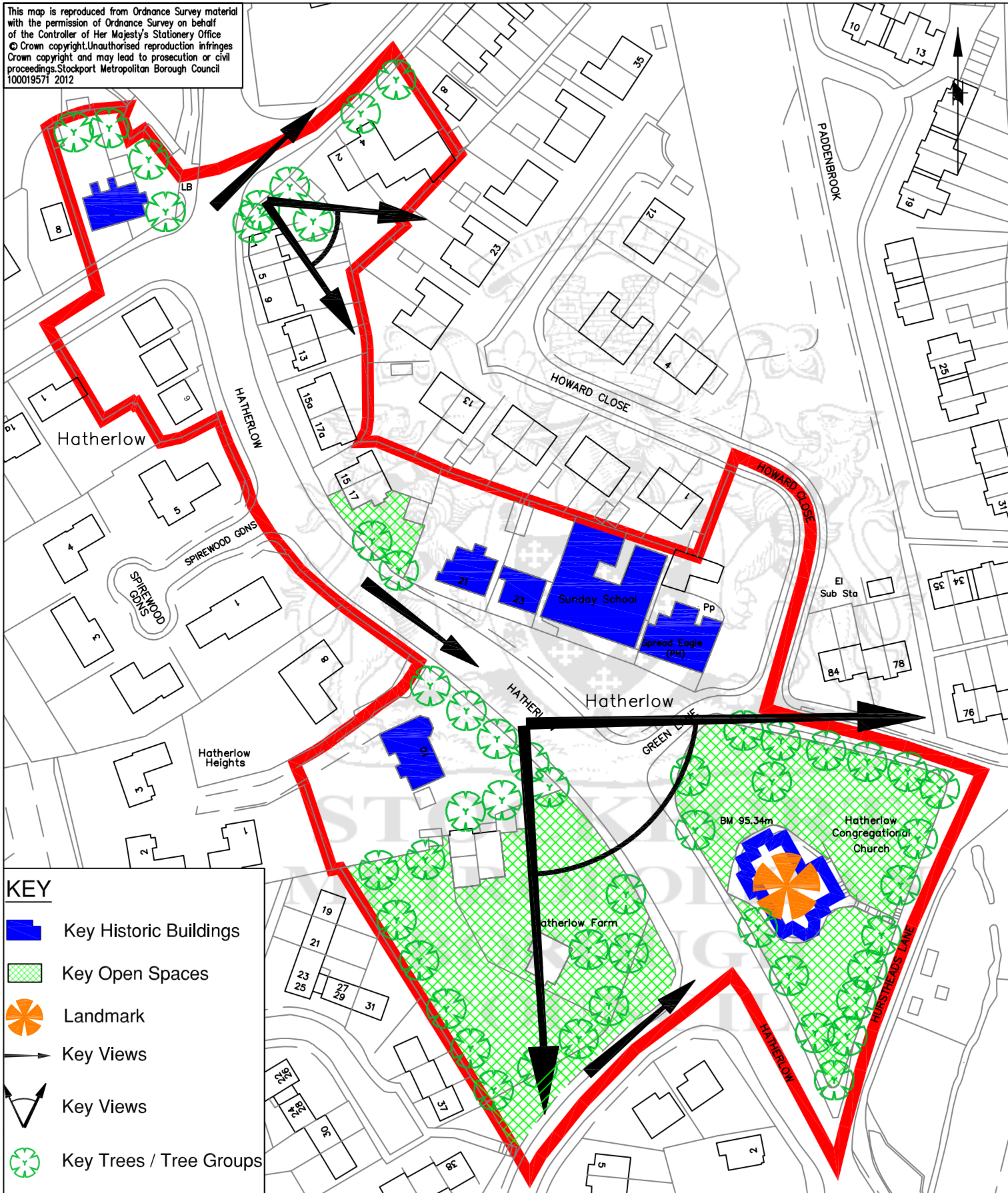
Other comments

- Concern over the use of the Spread Eagle car park as a 'used car sales lot'
- Concern over amount of litter and broken glass in front of the Spread Eagle
- Concern over expense of improvements for home-owners
- Reservations over effectiveness of proposals given level of alteration that has already occurred
- Regret expressed over the loss of High Hatherlow which earlier designation may have prevented
- Continuous high levels of traffic along Hatherlow
- Excessive tonnage of vehicles continually using Hatherlow as a route is causing damage to buildings and road surface caused by heavy truck movements
- High levels of pollution (noise and environmental) as well as high levels of dirt and grime caused by heavy traffic using Hatherlow 24hours a day
- Concern expressed over gangs of youths congregating at the vacant site at the corner of Hatherlow and Bredbury Green
- Consider listing any historically and architecturally interesting buildings that are not already listed for protection rather than designating Hatherlow a conservation area as the area as a whole is not special enough and too much change has already occurred to merit it
- While this small area contains some buildings of architectural and historical importance/interest it also contains many that are not.
- Many of the buildings in the area are relatively modern, some are merely old and not necessarily special or worth conserving
- Many inaccuracies and misconceptions within SMR results for Hatherlow (e.g. 1-9 Hatherlow as "weavers cottages" and No. 9 as "rendered")

- Most significant threat to the appearance and character of the area lies in the road running through the area.
- Many buildings in poor state of repair including crumbling brickwork, rotting woodwork, leaking roofs etc. which are in dire need of repair, the cost of which will be prohibitive to residents, due to requirements/demands of conservation area status.
- TPOs should be applied to beech trees on corner of Hatherlow and Gorsey Brow and to lime tree diagonally opposite.
- The proposed conservation area is situated on a major trunk road which is the most polluting in terms of fumes, noise, and vibration and would make a mockery of the word 'conservation'
- The history of the area has been well documented in the appraisal which should be readily available to any interested party without the need for designation as a conservation area.
- Consider that it should be the people living in the area who decide whether it is a conservation area and not the council.
- Consider the questionnaire is biased and pushes people towards agreeing with these proposals.
- The proposed conservation area includes a plot of cleared, derelict open land at the corner of Hatherlow and Bredbury Green which has no merit and should not be included in the conservation area.
- Hatherlow House, Hatherlow United Reform Church and Spread Eagle Hotel are all grade II listed and are already protected so there is no desirability to additionally include them within a conservation area.
- Hatherlow Farm and its retaining wall is modern and not of any special architectural or historic interest and does not meet the criteria for being included within a conservation area. The owners should not be the subject of additional controls for no justifiable reason.
- The widening of Hatherlow by the council in the 1970's could be said to have changed the character of the area.
- It would have been more appropriate to consider designating Hatherlow a conservation area many years ago before Hatherlow itself was widened.

APPENDIX 2:

Townscape Appraisal Map



- KEY**
- Key Historic Buildings
 - Key Open Spaces
 - Landmark
 - Key Views
 - Key Views
 - Key Trees / Tree Groups



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PLANNING SERVICES
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 STOCKPORT
 SK1 3XE

Ged Lucas
 CORPORATE DIRECTOR
 PLACE DIRECTORATE

JOB TITLE

HATHERLOW CONSERVATION AREA

FILENAME Z:\SCG\ARCHIVE\JOBS\M1143\SCG\DATA

DRAWN FA	ENGINEER DP	AMENDED DH	APPROVED .
DATE 17/07/07	DATE 17/07/07	DATE 31/03/12	DATE .
SCALE NTS	SCG No. M1143_HATHERLOW		
DRAWING NUMBER M1143\CONSERVATION	Revision .		

DRAWING TITLE

APPRAISAL MAP

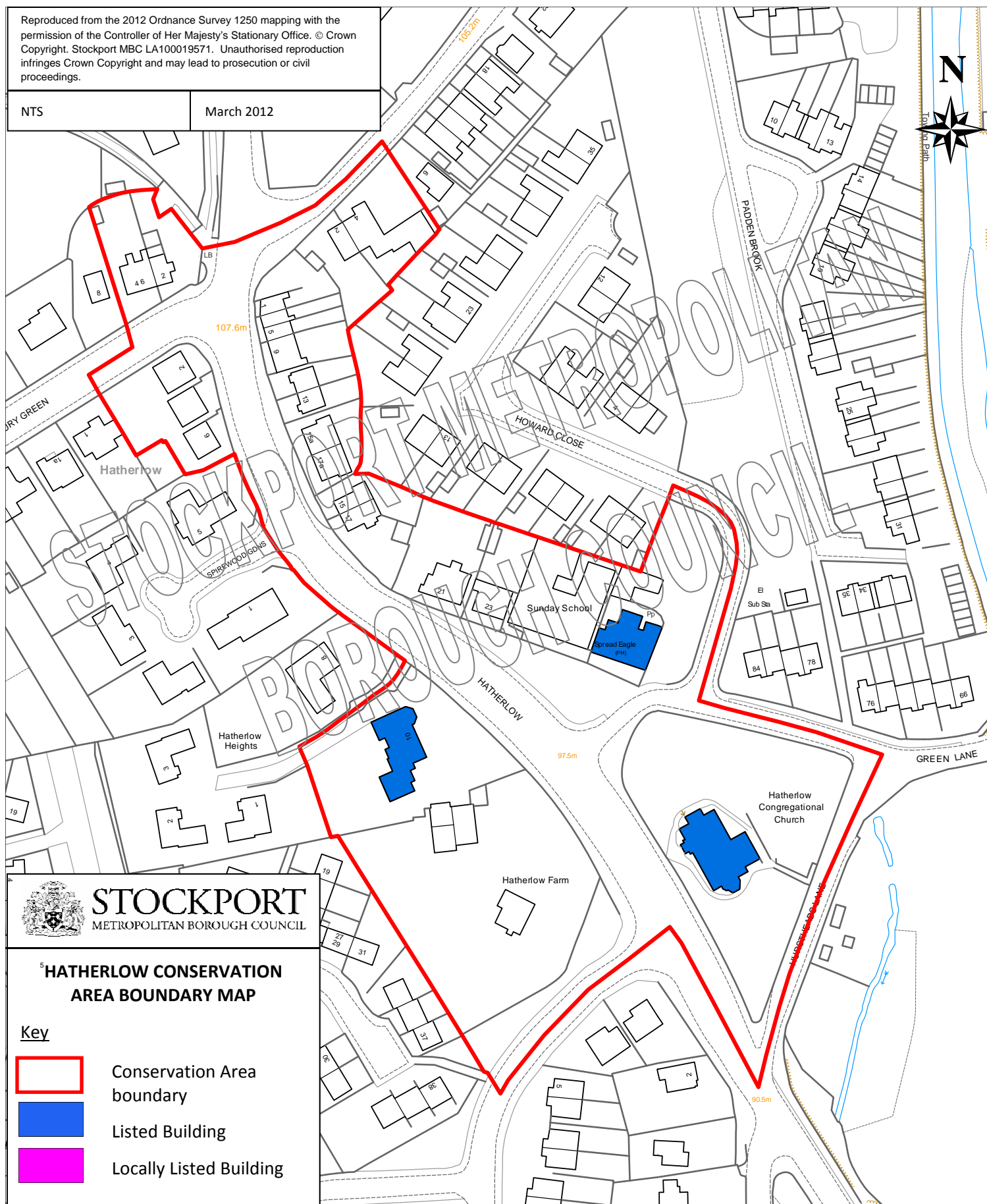
APPENDIX 3:

Conservation Area Boundary Map – Listed & Locally Listed Buildings

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NTS

March 2012



Appendix 4

Hatherlow Conservation Area Historic Environment Record (HER) Entries

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

1. MonUID: MGM14837

Name: Low Hatherlow

Record Type: Monument

Description: Block of 1 and 2 storey stone buildings on site appear to be largely modern, but a 2 storey building on the west of the block includes early stone work at the ground floor level. Modern house to the south named Hatherlow Farm.

2. MonUID: MGM3126

Name: Hatherlow (Settlement)

Record Type: Settlement

Description: Hatherlow is Old English for 'heather hill'. Hatherlow described as 'a small hamlet' in 1827 by Butterworth who singled out the Chapel and the Spread Eagle for mention.

3. MonUID: MGM14838

Name: Sunday school

Record Type: Building

Description: Built as a dissenter's chapel in 1706 after the ejection of the congregation from Chadkirk Chapel. Long building of stone construction, 60 ft by 29ft in 4 bays with octagonal bell-cote at the end of the roof. A gallery and belfry were added in 1792; sundial with motto 'Be always prepared' erected in 1814. Hatherlow chapel was replaced in 1846 as place of worship by the present Hatherlow United Reform Church and the original chapel was re-used as a school. It was enlarged in 1862 then demolished in 1911 when the present Sunday school was built on the same site; belfry and sundial were incorporated within this new building. (Reeves E & Turner J 1991 Bredbury: A Nostalgic History, 56-7).

4. MonUID: MGM14839

Name: Parsonage (Hatherlow Chapel)

Record Type: Building

Description: Manse built in 1764 on the west side of the original Hatherlow Chapel. Stone built, of 2 storeys, symmetrical façade with central door and window to each floor on either side. Building to the west, Powicke House (home of Frederic James Powicke, Minister of Hatherlow Chapel from 1866-1916), is 2 storeys built of machine-made brick with date '1887'. (Site visit, P Arrowsmith, 20/9/2005).

5. MonUID: MGM15007

Name: 15 – 17 Hatherlow

Record Type: Building

Description: Buildings in approximate location on the Swire & Hutchings 1830 map. 2 semi-detached cottages, 2 storeys of handmade brick. Single storey stone built out building on the east, now converted into a garage. (Site visit, P Arrowsmith, 20/9/2005).

6. MonUID: MGM14983

Name: High Hatherlow House (now demolished)

Record Type: Monument

Description: High Hatherlow House. Large building with former stables at the junction of Hatherlow, Barrack Hill and Bredbury Green. House occupied in 1841 by Ellis Upton Taylor, a veterinary surgeon and farmer; he also acted as landlord with the property at this date also being licensed premises known as the Hare & Hounds. A photograph shows the building as 2 storeys with an attic, rendered with quoins, symmetrical 3 bay façade, with doorway set in arched opening with stone surround. (Site visit, P Arrowsmith, 20/9/2005).

7. MonUID: MGM14840

Name: High Hatherlow

Record Type: Building

Description: Early 19th century. Row of 2 storey cottages. Easternmost (2 Bredbury Green) has a portico against the gable which lies adjacent to the entrance to Harrytown Hall and may have served as the lodge to the Hall, with the other two cottages being dwelling for estate workers. The cottages are rendered; regular arrangement of windows, with hood moulds; gable portico of No. 2 has a door with a 4 centered arch. (Site visit, P Arrowsmith, 20/9/2005).

8. MonUID: MGM15005

Name: 1 – 9 Hatherlow

Record Type: Building

Description: Buildings shown in approximate location on Swire & Hutchings 1830 map. 1 – 5 are a row of three cottages built of handmade brick; 2 storeys with basements possibly workshops. No. 9 is 2 storeys 2 bays, flat pointed and painted, and on mapping evidence this has been converted from two cottages. (Site visit, P Arrowsmith, 20/9/2005).

9. MonUID: MGM15006

Name: 2 – 4 Gorsey Brow

Record Type: Building

Description: Buildings shown in approximate location on Burdett's map of Cheshire 1770. 2 storeys, rendered; modern windows, quoins visible between 2 & 4 Gorsey Brow, and on the western corner of 2 Gorsey Brow. (Site visit, P Arrowsmith, 20/9/2005).

10: MonUID: MGM14841

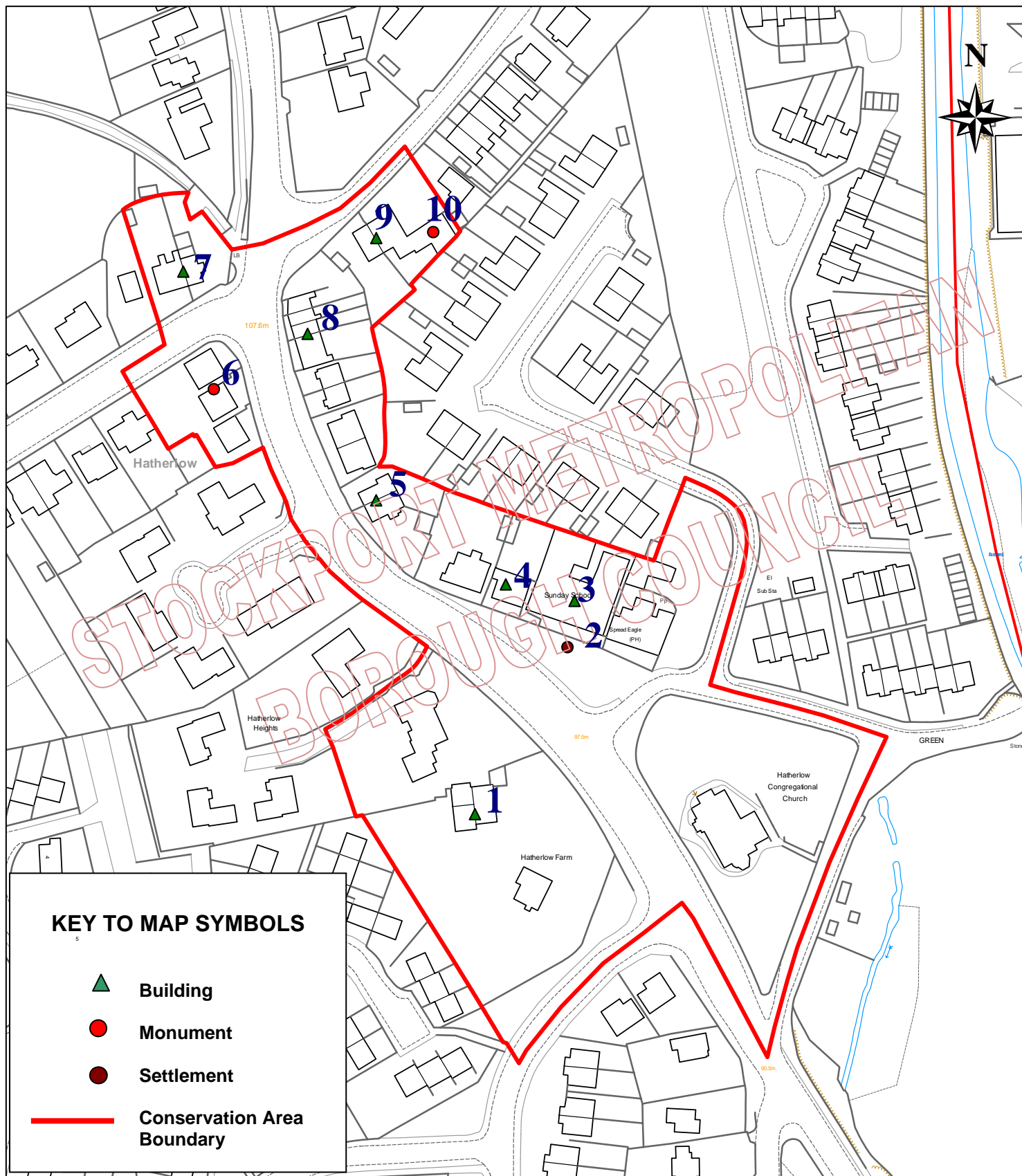
Name: Reading Room (Site of) Gorsey Brow/Hatherlow

Record Type: Monument

Description: Possibly the former Sunday school for Hatherlow Chapel, known as Top School, built in 1830. In 1991 part of this building was reported to still stand, used as a garage for 6 Gorsey Brow, with a plaque above garage door recording the buildings history. The present building on this site is a 2 storey garage sited to the rear of building shown on the Tithe map and 1872 maps, Garage appears to be modern, stone built on the ground floor, rendered above with timber clad gable; includes original datestone 'Hatherlow Sunday School MDCCCXXX'

APPENDIX 5:

Historic Environment Record Map



Title: **Historic Environment Records within Hatherlow Conservation Area**

Date: March 2012

Place Directorate

Scale : Not to scale



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