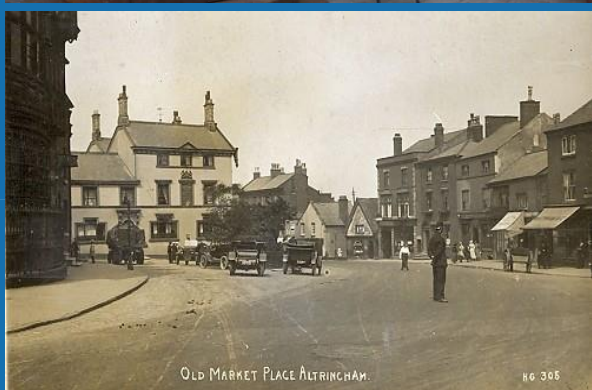
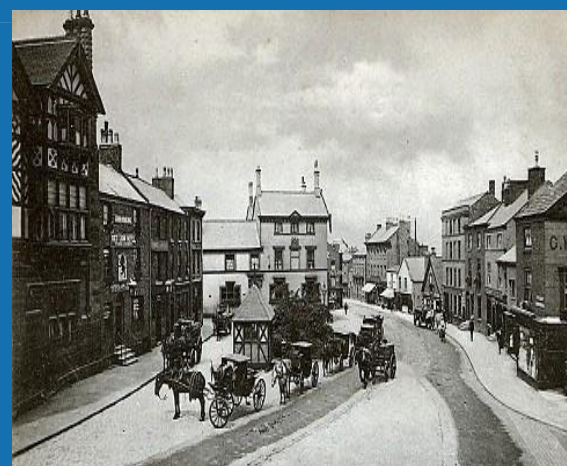


Old Market Place Conservation Area – Supplementary Planning Document SPD5.3



TRAFFORD
COUNCIL

Conservation Area Appraisal – October 2014



Old Market Place Conservation Area Altrincham Conservation Area Appraisal October 2014

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1. Introduction

1.1. Designation and Extensions of The Old Market Place Conservation Area

- 1.1.1. Old Market Place Conservation Area was designated on the 8th of February 1973. It was extended on the 12th of September 1985 and a second time on the 1st of April 1992. The 1985 extension incorporated St George's Church and the Church Street frontage to the north, Church Walk, Albert Place, High Bank, the Unitarian Chapel to the west and the Town Hall, Conservative Club and Market House to the south. The further extension in 1992 encompassed the southeast side of Greenwood Street, Altrincham General Hospital and Regent Road. Map 1 indicates the original designation with subsequent extensions.
- 1.1.2. In 2012 the Old Market Place Conservation Area was placed on the English Heritage "Heritage at Risk Register" classified as a Conservation Area at Risk. The condition is categorized as poor (second to lowest on scale of 1-5). Furthermore the area is judged to be vulnerable due to a deteriorating trend.

1.2. Definition of a Conservation Area

- 1.2.1. A conservation area is an area "of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate.²
- 1.2.2. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment. Conservation area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.
- 1.2.3. The extent to which a building positively shapes the character of a conservation area depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and yards³.

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

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

³ English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 2.2.21

1.3. Value of Conservation Area Appraisals

- 1.3.1. The National Planning Policy Framework stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This appraisal fulfills the statutory duty placed on the local planning authority “to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.”⁴
- 1.3.2. Conservation areas may be affected by direct physical change or by changes in their setting. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.⁵
- 1.3.3. The purpose of the Appraisal is, in accordance with the methodology recommended by English Heritage,⁶ to define and record the special architectural and historic interest of the Old Market Place Conservation Area. This Appraisal has been used to prepare a Management Plan which sets out suggested actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.
- 1.3.4. The undertaking of an appraisal will lead to a better understanding of the development of the Conservation Area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the Old Market Place Conservation Area.
- 1.3.5. An adopted conservation area appraisal is a material consideration to appeal decisions and also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development⁷ and result in an educational and informative document for the local community.⁸
- 1.3.6. The Town and Country Planning Act (General Permitted Development) Order 1995 as amended (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether or not permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.

⁴ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵ English Heritage, *Guidance on Conservation Area Appraisals*. (London: English Heritage, 2006) para 2.8.

⁶ English Heritage, *Guidance on Conservation Area Appraisals*. (London: English Heritage, 2005).

⁷ English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 1.7

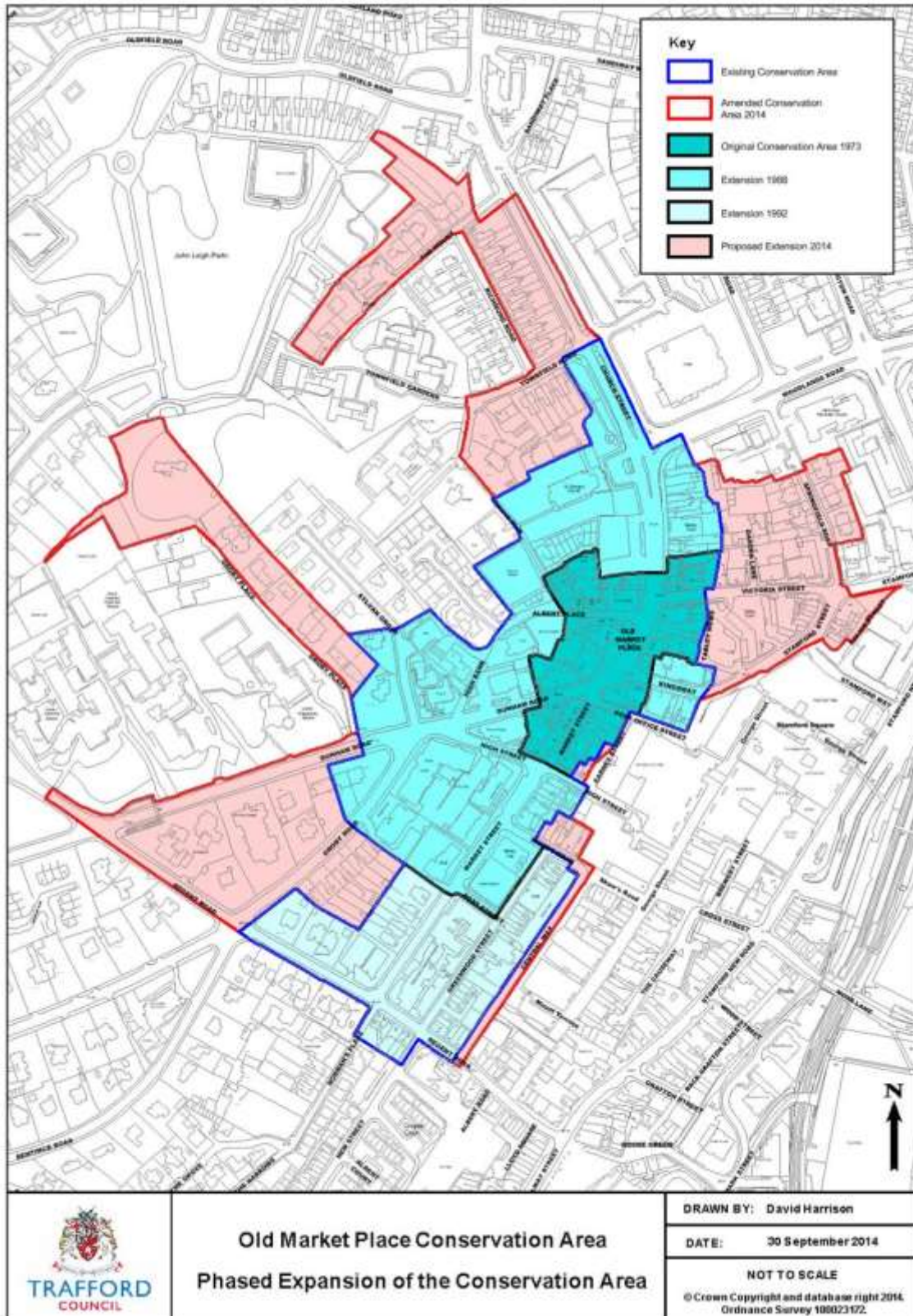
⁸ English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 1.9

- 1.3.7. This Appraisal will provide a character assessment of the present Old Market Place Conservation Area and those areas that were considered for extension in 2014. The document will seek to identify those factors resulting in adverse harm to the special interest of the Conservation Area, identify whether cumulative change can be addressed through Article 4 directions and assess if statutory action is required to safeguard buildings at risk.
- 1.3.8. A review of existing boundaries was also be undertaken to determine if areas should be included or removed from the designation; this discussion is found in Section 7 and the resulting extensions are also shown on Map 1 (page 6) Consequentially the document will provide background evidence for accessing the acceptability of development proposals.
- 1.3.9. Further guidance and proposals will be detailed in the corresponding Old Market Place Management Plan which should be considered in conjunction with this Appraisal.

1.4. Scope of the Appraisal

- 1.4.1. This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to the Old Market Place Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the designated heritage asset.
- 1.4.2. As an area evolves evidence may emerge which provides a greater understanding of a heritage asset(s) and the contribution made to the special interest of the Old Market Place Conservation Area. Such information should be considered in conjunction with the appraisal during the course of decision making by the local planning authority.
- 1.4.3. The positive characteristics as defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on its own merits and there are bound to be variations in the quality of individual developments. It will not be acceptable merely to emulate the least successful or highest density of these or to use such sites as an excuse for making matters worse. Instead regard should be paid to those elements which make the Old Market Place Conservation Area significant. Ultimately special attention shall be paid to the desirability of preserving and enhancing the character or appearance of the Conservation Area⁹.
- 1.4.4. This conservation area appraisal has been produced by the Council following the submission of an initial draft by Kathryn Sather Associates.

⁹ Section 7(1) Planning (Listed Buildings and Conservation Areas) Act 1990.



Map 1: Original designation & extensions of the Old Market Place Conservation Area

2. Planning Policy Context

2.1. Planning Policy Context

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

2.1.2. The NPPF (paragraph 126) states;¹⁰

“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;

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

2.1.3. NPPF (Annex 2) defines a heritage asset as, “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified by the local planning authority (including local listing)”. The guidance also states that a designated heritage asset is one that is classed as “A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.”¹¹ A non-designated heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance that is not protected under legislative framework.

2.1.4. This document must be considered alongside the Council’s policies concerning development and the use of land as set out in the Trafford Core Strategy formally adopted on 25th

¹⁰ Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government,2012) para.126.

¹¹ Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government,2012) Annex 2.

January 2012. Of particular relevance is Policy R1 - Historic Environment relating to designated and non-designated heritage assets; Policy R5 - Open Space Sport and Recreation, Policy R6 – Culture and Tourism, Policy L7 – Design and Policy W2-Town Centres and Retail.

- 2.1.5. A number of policies and proposals of the Revised Unitary Development Plan adopted in 2006 are currently “saved”, such as ENV21 Conservation Areas and ENV22 Conservation Area Designation, until they are replaced by the Land Allocations Development Plan Document. Relevant supplementary planning documents for the Old Market Place Conservation Area include advertisements and shop fronts.

2.2. Conservation Area Policy Guidance

- 2.2.1. This appraisal was undertaken consulting guidance provided by English Heritage in the subsequent documents;

- Measuring and Assessing Change in Conservation Areas 2005
- Guidance on Conservation Area Appraisals 2006
- Guidance on the Management of Conservation Areas 2006
- Understanding Place: An Introduction 2010
- Understanding Place: Historic Area Assessments in a Planning and Development Context 2010
- Understanding Place: Historic Area Assessments: Principles and Practice 2010; Understanding Place: Conservation Area Designation, Appraisal and Management 2011
- Understanding Place: Character and Context in Local Planning 2011
- Streets for All
- Conservation Principles Policies and Guidance

- 2.2.2. The English Heritage document Conservation Principles, published in 2008, provides policies and guidance for identifying significance. Four heritage values are assigned through which a site or place can be interpreted; evidential, historical, communal and aesthetic.

- 2.2.3. Further guidance has been issued by English Heritage in the suite of documents Understanding Place with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. In particular Understanding Place - Historic Area Assessments: Principles and Practice stresses the importance in ‘identifying and understanding particular qualities, and what these add to our lives, is central to our engagement with our history and culture’. As

referenced in *Understanding Place - Historic Area Assessments: Principles and Practice, Power of Place* published by English Heritage, 'stressed the positive impact of local and 'ordinary' heritage – what might be termed the buildings and spaces in between 'monuments' – on the quality of people's lives and its central role in constructing local identity'.

- 2.2.4. In addition, consultation of the Historic Environment Record for Altrincham maintained by the Greater Manchester Archaeological Advisory Service (GMAAS) has been undertaken and also an assessment of the Trafford Urban Historic Landscape Characterisation Project 2008.
- 2.2.5. The proposals set out by this appraisal underwent a period of public consultation between 3rd February and 17th March 2014 and were submitted for consideration at a public meeting in the area to which they relate.¹² The local planning authority had regard to the views concerning the proposals expressed by persons attending the meeting¹³ or during the period of consultation and took these into account in this final appraisal.

2.3. Control Measures Brought about by Designation

- 2.3.1. In determining applications for development in conservation areas, local planning authorities must pay special attention "*to the desirability of preserving or enhancing the character or appearance of that area*".¹⁴ This requirement, as set out in legislation, is also reflected in national and local policy.
- 2.3.2. In order to protect and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area and include the following;
- Planning Permission is usually required to totally or substantially demolish buildings or structures including walls, gate piers, gates, chimneys, fence or railings within a conservation area.
 - The extent of 'permitted' development is reduced for commercial and residential properties restricting such things as cladding, extensions to the side of the original dwelling or the installation of satellite dishes. Further control measures such as Article 4 directions may be placed upon an area. These may be served to further restrict permitted development rights for example elements or alterations such as windows, doors, chimneys, boundary walls and gate posts and restrict certain types of extensions).

¹² Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

¹³ Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990

¹⁴ Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990

- Trees with a stem diameter of 75mm or greater, measured at 1.5 metres from soil level, enjoy a measure of protection if they stand in a designated conservation area. The Council requires six weeks written notice of any proposed felling or pruning of such trees, other than the removal of dead wood and the felling of dead and/or dangerous trees, which do not require notification. In the case of the removal of undesirable trees to allow superior trees to flourish, known as 'selective thinning', the requirement is relaxed to allow the removal of trees of stem diameter up to 100mm to be removed without giving the Council prior notice.
- Should the notified tree work be unacceptable to the Council, the latter will make a Tree Preservation Order during the six week notification period, thus ensuring continuity of protection. Local Authorities cannot insist upon a replacement for a tree lawfully felled within a conservation area, unless the tree is also protected by a Tree Preservation Order.
- Certain categories of advertisement which have deemed consent under the Advertisement Regulations are restricted in areas of special control.

3. The Summary of Special Interest

3.1.1. The special interest of the Old Market Place Conservation Area derives from the following elements;

- The history and development of the area. Pre-1290 Charter layout, along with and medieval town layout in the form of burgage plot boundaries evident in the streetscene.
- Historic market town character aided by small scale buildings ranging between 1-3 storeys often fronting the street resulting in a strong building line along main routes.
- The inter-relationship of uses such as civic, commercial and residential which contribute to the character of the conservation area as a whole.
- The majority of buildings are 19th century or earlier and retain a variety of historic architectural detailing which gives the area a high level of aesthetic value and a sense of historic character. The architectural styles and historic plan forms of buildings document the historic development of Altrincham and continuation of habitation from the medieval period to the present day. Buildings range from substantial civic buildings and historic commercial properties interspersed with smaller areas of good quality residential properties with landscaping.
- The consistent use of traditional building materials including brick, slate, sandstone and painted joinery and local detailing repeated throughout the Conservation Area gives the area a sense of visual harmony.
- Historic and important communication point on major routes and crossing point using multiple modes of transport; there are historic routes that are thought to date to the pre medieval settlement. Altrincham is a transition point between urban Manchester and rural Cheshire.
- The Old Market Place is a significant open space and place of public gathering and has strong sense of civic identity, with revival of Court Leet, the Beating of Bounds, the market cross still features in regular customs such as processing on Palm Sunday.
- The continuity of a market function and fairs into 21st century with a renewed focus and refurbishment of the 19th century Market House and environs.

4. Assessment of Special Interest

4.1. Introduction

- 4.1.1. The main section of the appraisal comprises a detailed analysis of the special interest of the Old Market Place Conservation Area with regard to its location and setting, historic development and archaeology, architectural quality and built form, open space, parks, gardens and trees.
- 4.1.2. Old Market Place Conservation Area is designated in Altrincham, a major sub regional centre serving south Manchester and north east Cheshire. Altrincham is located approximately 8 miles (12.9 km) southwest of Manchester city centre, 3 miles (4.8 km) south-southwest of Sale and 10 miles (16km) east of Warrington. Altrincham is located in the south of the borough of Trafford, one of the ten local authorities forming the Greater Manchester region.
- 4.1.3. Old Market Place Conservation Area is dichotomised by the A56, the main arterial route connecting Altrincham with Manchester. This converges with the M56 one mile to the southwest of the town leading to the M6. The A56 enters the Conservation Area from the north forming Church Street, leading to the Old Market Place and leaving to the south west, established as Dunham Road.
- 4.1.4. The Old Market Place Conservation Area is one of five conservation areas either wholly or partly sited within Altrincham town centre boundary. The Conservation Area lies to the northwest of the town centre, only part of the area to the south of Dunham Road and Church Street is currently included within the boundary.
- 4.1.5. Altrincham is situated on a ridge surrounded by the Cheshire Plain to the south and the lowland of the Mersey valley to the north. The ridge rises to a height of 67 metres above sea level and runs from Dunham Park to the south west of Altrincham through to Bowdon, Hale and beyond in the southeast. The Old Market Place is situated on the northward facing, shallow slope of the ridge; the somewhat steeper, southward facing side of the ridge in Bowdon overlooks the Bollin Valley. In the town centre, the ridge also falls away to the east towards Hale Moss.
- 4.1.6. The geology of the area consists of the Permian and Triassic sandstones and mudstones of the north Cheshire Basin. Surface exposures of these rocks are mainly limited to river valleys due to great thickness of the overlying Quaternary deposits.¹⁵ The ridge upon which Altrincham is sited in part reflects the solid rock structure which underlies it but is obscured by the significant Quaternary deposits. These deposits are largely responsible for the minor landforms and soils of the area (glacially deposited sands with occasional clay lenses),¹⁶ thus the farming potential.¹⁷

¹⁵ English Heritage, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester, Introduction*. (London, English Heritage, 2011)

¹⁶ Michael Nevell, *Archaeology North West Vol 5 (Issue 15 for 2000)* 20.

¹⁷ Don Bayliss et al; *Altrincham in 1841 – A Cheshire Market Town in Victorian Times*. (Altrincham: Historical Society, 1994) 5.

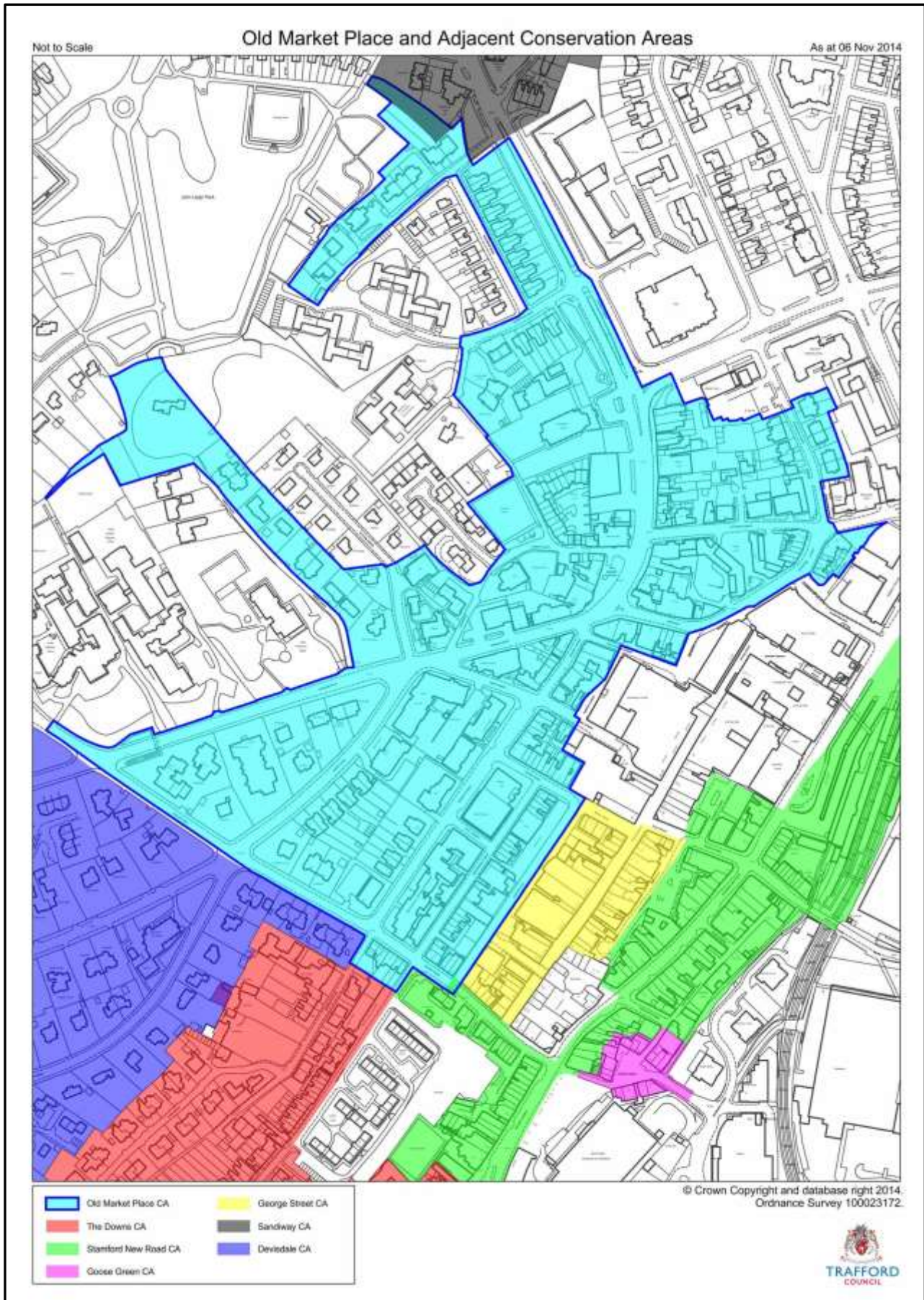
- 4.1.7. The Helsby Sandstone Formation (formerly the Lower Keuper Sandstone) appears on the surface at Timperley where it was quarried prior to 1900. It is this stone which was probably used for stone plinths for timber-framed and brick houses in the locality, as well as in the striking boundary walls within the Victorian and Edwardian 'villa suburbs' of Altrincham.¹⁸ The Building Stone Atlas of Greater Manchester describes this rock type as harder than the others in the Permian-Triassic succession, due to the localised presence of a silica cement matrix, hence it is a more durable building material. It is often red or pink from the coating of iron oxide over the sand grains and often contains many 'millet seed' grains, with a spherical shape, indicative of an aeolian origin within a desert environment. It contains white or purplish quartz pebbles up to 20mm across; and pebbles of red silt and red clay, which when weathered out leave ovoid cavities.¹⁹
- 4.1.8. Towards the end of the nineteenth century and early twentieth century large amounts of building stone was imported particularly for use in public and municipal buildings. Red Runcorn Sandstone (Triassic, Sherwood Sandstone group) was used, shipped in great volumes via the Bridgewater and Manchester Ship Canals. The red sandstone is evident at the Church of St Mary the Virgin, Bowdon²⁰ and also the Old Bank, Old Market Place. More commonly sandstone was used in small amounts for architectural detailing and both red and buff varieties can be found in the Conservation Area often used for lintels, cills and boundary walls.
- 4.1.9. Another commonplace rock type to be imported and one used in the Conservation Area was the metamorphic blue-grey Welsh Slate (Ordovician), which is still ubiquitous as a roof cladding in the vast swathes of terraced housing which formed the iconic industrial townscapes of Manchester's satellite towns. Green Westmoreland Slate (Ordovician), and Cornish Delabole Slate (Devonian), have also been utilised occasionally for roofing²¹.

¹⁸ English Heritage; *Strategic Stone Study – A Building Stone Atlas of Greater Manchester*. (London: English Heritage, 2011) 12.

¹⁹ English Heritage; *Strategic Stone Study – A Building Stone Atlas of Greater Manchester*. (London: English Heritage, 2011) 12.

²⁰ English Heritage, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester*. (London: English Heritage, 2011) 13

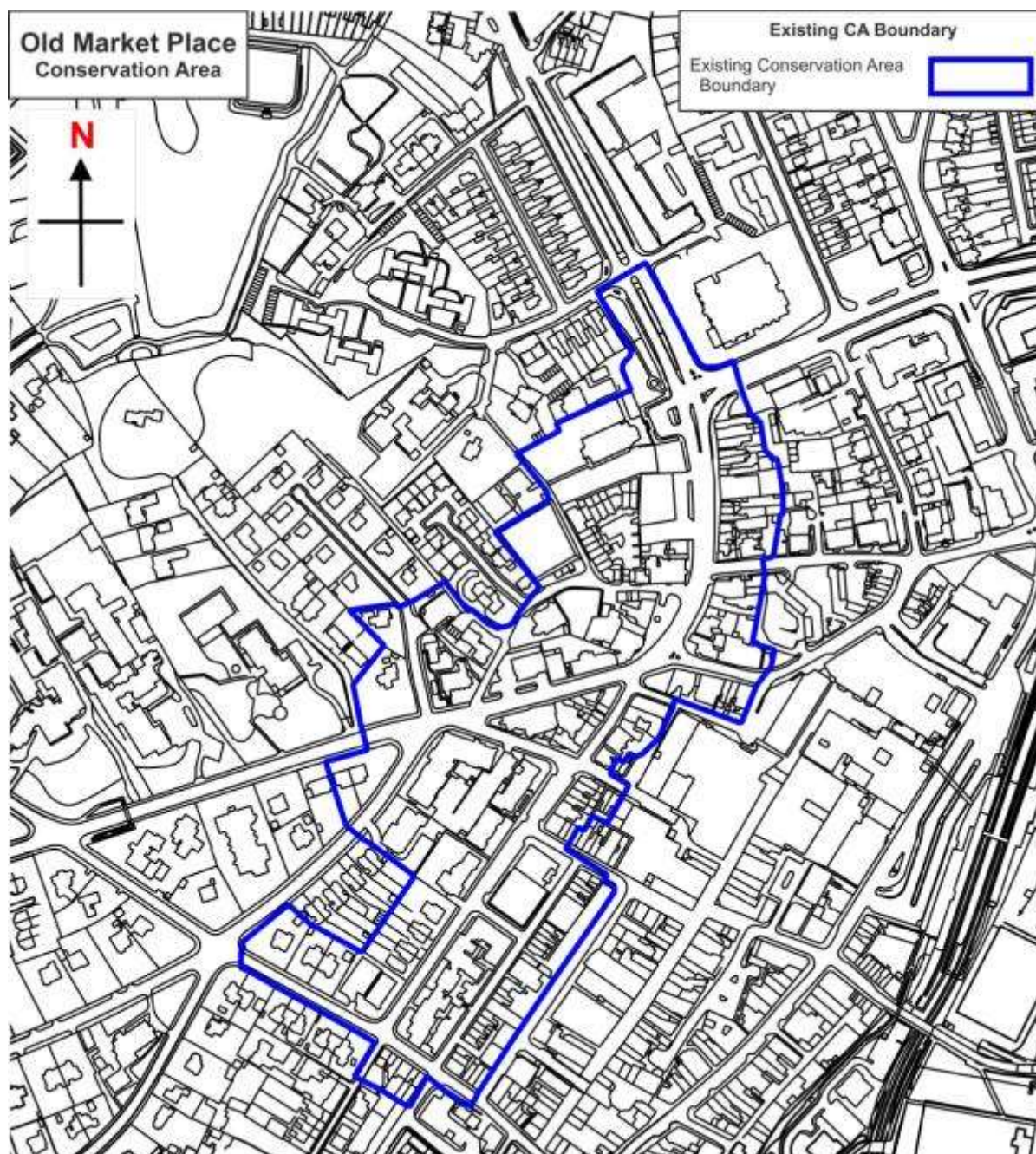
²¹ English Heritage, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester*. (London: English Heritage, 2011) 12



Map 2: Existing Old Market Place Conservation Area in relation to nearby conservation areas

General Description, Character and Plan Form

- 4.1.10. The Conservation Area is accessed from the south via Regent Road and from the north via Church Street. The designation focuses on the Old Market Place, centering along the line of Market Street, the significant curve of Church Street and Dunham Road leading from the south west. The area comprises of commercial properties, and civic buildings with smaller numbers of residences, sheltered housing and nurseries.
- 4.1.11. Buildings within the Conservation Area predominately date from the nineteenth and early twentieth centuries and vary in architectural style. There are a small number of properties which pre-date the Victorian period, some are thought to conceal timber framing and located close to the Old Market Place. The scale and massing of properties is modest and generally two or three storeys in height. The exception to this is civic buildings such as the Market House, former Town Hall and Altrincham General Hospital. There are a variety of traditional building materials from red, white and Cheshire brick to ashlar and black and white timber detailing. The streetscape is a combination of tarmac roads with pavements constructed from cobbles, stone setts, tarmac, red brick York stone and concrete paving stones.
- 4.1.12. Due to the variety of character within the Conservation Area, it has been divided into six character zones for the purpose of analysis.



Map 3: Existing Conservation Area boundary prior to the 2014 extension

4.2. History of Altrincham and the Old Market Place

Roman and Anglo-Saxon Period

4.2.1. The Roman Road known as Watling Street is thought to have run almost the length of England, from the southeast to Wroxeter (Viroconium) in Shropshire, with one section going west to Holyhead and another going north to Chester and on to Hadrian's Wall. It is this latter section (from Chester to Manchester) which is believed to broadly follow the line of the A556-A56, traversing the area to the west of what was to become Altrincham town

centre²². Its straight route can be traced from Dunham Road, across the archaeological excavations undertaken on the North Cestrian School playing fields on Oldfield Road and in line with Davenport Road, before re-joining the A56. No Roman remains have been found in the Conservation Area. However, a characteristic of land use from the Roman period was the laying out of roads, tracks and field boundaries at right angles and parallel to the Roman road, creating a grid system of square lands for farming and development which is probably reflected in subsequent Anglo-Saxon field boundaries²³.

- 4.2.2. After the Romans left in AD 410 the native Britons (probably Celts) may have provided a sparse population and the area may have been largely uninhabited and uncultivated. Evidence for Anglo-Saxon settlement in the area is derived from place names, in the absence of documentary or archaeological evidence. 'Ham' is derived from the Anglo-Saxon word for homestead or village and 'inga' refers to an Anglo-Saxon group, possibly led by an Anglo-Saxon chief, Aldhere, probably creating 'Aldheringeham'.²⁴ It is also possible that settlement here may have been preceded by settlement on the summit of the ridge, as the 'dun' found in Dunham and Bowdon, is an early Saxon word for curved hill, and also because the curved form of the churchyard was often associated with the earliest which were circular or oval in shape.
- 4.2.3. Although Altrincham is not mentioned in the Domesday Book, the area would have lain within the Bucklow Hundred, the contemporary administrative division. This suggests that the population was minimal at this time. The vill of Dunham which is mentioned in Domesday as 'Doneha' is likely to have had a population no greater than eight families; Bowdon, including the church ('Bogedone'), Hale ('Hale') and Ashley ('Ascelie') are also mentioned, all held by Alfward (also spelt 'Alweard'), a Saxon lord. Thus one can extrapolate that in the Anglo-Saxon period Altrincham had a population of not more than 30-40²⁵ and that it lay within the manor of Dunham.

Medieval Altrincham

- 4.2.4. The Normans did not reach Cheshire until 1070, in the context of the "Harrying of the North", a violent campaign to take control of the land and the rebellious Anglo-Saxon landowners. William the Conqueror created his loyal follower Hugh d'Avranches Earl of Chester in this year and he in turn gave a large estate in the Altrincham area to Hamo de Masci, creating him a Baron. The name Dunham Massey, which was the administrative centre of the estate, is clearly derived from his name.²⁶
- 4.2.5. In the subsequent two centuries the town grew in terms of both population and trade. This was encouraged by the introduction of a money economy and the trade resulting from being located in part of the hinterland for the Welsh campaigns of the late 13th century. In 1290 the town was granted a Borough Charter. It is possible that this was a measure initiated by de Masci's descendent, another Hamo, to generate funds from the associated taxes, rents

²² Don Bayliss. (ed.) *Altrincham : A History*, (Timperley: Willow Publishing, 1992) 9

²³ Don Bayliss. (ed.) *Altrincham : A History*, (Timperley: Willow Publishing, 1992) 9.

²⁴ J. Dodgson. *The Place Names of Cheshire, part 2*. (Cambridge: English Place Name Society, 1970).

²⁵ Don Bayliss. (ed.) *Altrincham : A History*, (Timperley: Willow Publishing, 1992) 10.

²⁶ Don Bayliss. (ed.) *Altrincham : A History*, (Timperley: Willow Publishing, 1992) 12.

and other monopolies but it constituted a step-change in trade conditions and prosperity. The Royal Charter, granted to Hamo by King Edward I on 10th July 1290, allowed for a weekly market on Tuesdays and a three-day annual fair on the Feast of the Assumption on August 15th. There was no market building, but the market place was probably marked by a market cross.

- 4.2.6. A second Charter was created at the same time by Hamo, which is referred to as the Borough Charter, provided for a 'plan of the borough', its legal aspects, its administration, the social composition of its population and their way of life. The Charter allowed for the institution of the Court Leet with associated officials, the forerunner of local government, and a self-regulating town community of tradesmen, called burgesses (regulated through a Guild) who had a steady residence on plots of land within the town known as burgages, for which they paid rent. Altrincham appears to have been the only new settlement type established during the medieval period in the area, contrasting with the dispersed settlement pattern of northern Cheshire²⁷.
- 4.2.7. The medieval town plan was characterised by the rectangular plots, laid out perpendicular to the road. Representing the earliest form of land ownership, these were two perches wide and five long (approx. 48 x 120 feet), together with a strip of farmland, a Cheshire acre in size, for which an annual rent of twelve pence was payable. Dwellings, often two or three storeys in height, were erected at the street end and probably comprised a farmstead, workshop or shop on the ground floor with living accommodation above. The farmland would have been in the form of rectangular strips without boundaries within a larger field, such as Town Field. Such burgesses were also part-time farmers and craftspeople and it is notable that the Charter did not confirm the market²⁸, meaning the Hamo could retain all the income from this source. The market's location in Altrincham rather than Dunham suggests that the transport connections for Altrincham were superior; the detour from the route east of the Roman Road may already have been introduced.
- 4.2.8. Data from a rent roll of 1348/9 lists 120 burgages (similar size to Macclesfield and larger than Congleton (80) and Knutsford (30)). If each contained a few inhabitants, the population could have been 500-600; however this was the period of the Black Death and the some Burgesses held several each – the roll contained only 45 names. New towns were generally laid out in a grid form with a market place at the centre, and along the major thoroughfare. In the case of Altrincham, the burgages probably extended either side of what is now Church Street, and south of the Market Place. The curved roads (Church Street, High Bank and Albert Place) north and west of the market place probably pre-dated the new town; the parallel roads laid out approximately on the present line of Market Street and George Street were intersected by cross-members approximating to Regent Road, Shaws Road and High Street. The Market Place was also the intersection of the east-west road from the baron's castle at Dunham to Stockport Castle and the north-south road from Manchester to Chester²⁹.

²⁷ Michael Nevell, *Altrincham North West Vol. 5 (Issue 15 for 2000)*, 19

²⁸ Don Bayliss (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 16

²⁹ Don Bayliss (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 18.

- 4.2.9. In 1319 Edward II changed the terms of the original charter so that the annual fair was held for the three days around the Feast of St. James, 24-26th July. A second annual fair held from 10-12th November dates from about this time. The 1348/9 document refers to the office of Mayor, chosen from the Burgesses by election.
- 4.2.10. During the 14th century outbreaks of the bubonic plague resulted in a declining population. In 1348-49 the most severe of these, the Black Death, affected the area and the population is thought to have been reduced from its peak of about 650 people in 1300, down to two thirds or less³⁰. It is likely that some of the burgage plots were abandoned or combined with others at this time.
- 4.2.11. There remains a lack of archaeological investigation into Altrincham as a medieval town³¹. In the early 1980s a number of excavations were undertaken which produced very little evidence other than medieval pottery, a late medieval corn drying kiln and a post medieval well in Victoria Street. Nevertheless, watching briefs in the 1990s demonstrated the archaeological potential of the medieval borough with post medieval pits along the southern side of Dunham Road and the potential for buried remains behind buildings to the east of Church Street. Such investigations were the result of rescue archaeology rather than detailed studies into the medieval core of the town, therefore more substantial below ground remains may exist³².
- 4.2.12. At some point a distinction within the layout of the town was made between 'Higher Town' (the civic centre area around the Market Place) where the wealthier and professional people lived or had their businesses and the 'Lower Town' where the artisans and poorer people lived and worked the area around what is today known as George Street, Shaws Road and Victoria Street. It is believed that at least part of Railway Street existed in the medieval period, as the southern extent of Lower Town, but the area of Stamford New Road was fields, with Hale Moss lower still and further east.

Tudor to Georgian Altrincham

- 4.2.13. By the 1500s the population had probably still not recovered to its pre-Black Death size and prosperity. Leland referred to it as a "pore thing with a mayre", suggesting that the houses were in poor repair but it had retained the local government forms.³³ A visitor in 1621 described it as having 'a fine little market'. The period of peace under the Tudors following the War of the Roses is likely to have led to greater prosperity interrupted again by the Civil war in the middle of the 17th century. This did not affect Altrincham, with the exception of Prince Rupert of the Rhine moving his army from Shrewsbury to York, stopping somewhere around the Downs.
- 4.2.14. The title of Lord of the Manor had passed to the Booth family from the 15th century. They had been heavily involved in the Civil War, leaving the estate in a poor and impoverished condition. After the Glorious Revolution of 1688, William Booth was made Earl of

³⁰ Don Bayliss (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 27

³¹ Michael Nevell, *Archaeology North West* Vol 5 (Issue 15 for 2000) 18.

³² Don Bayliss (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 18.

³³ Don Bayliss. (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 33.

Warrington in recognition of his support for William of Orange. His son eschewed politics and focussed on rebuilding the estate and its management. The rebuilding of Dunham Hall and ancillary buildings took place was completed by 1720 and the wall to the park by 1740; this would have generated grade and labour for the area but also required good management of the estate to cover the costs.

- 4.2.15. Leycester's 1673 book about Cheshire refers to the erection of a number of small cottages in town with the permission of the estate and calling Altrincham 'a nest of beggars', which may have been the estate seeking to maximise its income from the high number of men seeking work. Nevertheless he had been on the opposing side of the Civil War to the Booths so his account may not be entirely impartial. Shortly after this the male Booth line died out and the estate passed by marriage to the Grey family, Earls of Stamford, who were to become important patrons and landowners of Altrincham.
- 4.2.16. Dairy farming was expanding at this period, recognised in the construction of a buttermarket in the marketplace, with a courthouse on the upper floor, built by Lord Delamer in 1684. This represents both a renewed focus on the civic core of Altrincham as well as a supplement to the growth of flax and the production of linen and woollen cloth in addition to other agricultural products. The growing importance of the dairy industry is reflected in the establishment of a third fair for cattle sales granted in 1734.
- 4.2.17. A further important 18th century development was the construction of the Bridgewater canal in 1765 from Worsley and Manchester through Broadheath and onto Runcorn by 1776. It was shown in Burdett's 1777 Map of Cheshire (Map 4). This allowed for commuting from Altrincham to Manchester by packet boat, by then the centre of the flourishing cotton industry. On occasion people used the canal packets for day trips to visit Dunham Park. It also improved transport to Manchester for the dairy and agricultural goods from the market gardens and farms in the Altrincham area, increasing prosperity. Night soil was brought from Manchester to fertilise the market gardens. The ease of access and reduction in price of coal due to the Canal, helped local industry. The importing of building materials from further afield such as slate, led to greater variety in building styles. The focus for the canal transport and associated buildings was Broadheath (including the Old Packet House pub). This innovation also proved a spur to the development of the roads. The main one to Chester had already been turnpiked in 1752, with the northern section to Manchester completed by 1765. A stage-coach and mail coach service between Manchester, Knutsford and Chester was introduced³⁴.

³⁴ Don Bayliss et al., *Altrincham in 1841 – A Cheshire Market Town in Victorian Times*. (Altrincham: Altrincham History Society, 1994) 52.



Map 4: Altrincham in 1772-4 (Peter Burdett) <http://www.cheshirehistory.org.uk/archive/>

4.2.18. Town directories give a picture of the activities practiced in Altrincham at this time (recognising that these record only the more affluent and commercially oriented occupants). The 1782 directory lists thirty-six people and suggests the existence of established shops and businesses, in addition to the market. By far the largest proportion (13) was engaged in trade, but Altrincham also had a cabinet maker, a clockmaker, two attorneys, a barber and an apothecary suggesting prosperity, along with three innkeepers, the Unicorn Inn and the White Hart Inn mentioned by name. The textile trade is reflected with the presence of three ‘twisters’³⁵. A 1789 directory refers to Altrincham as ‘the seat of a considerable manufactory in the worsted branch’ and a town characterised by ‘plain dealing’³⁶. There was also a fulling mill on Grosvenor Road. Most of the mills relied on water power from The Fleam, which drained from Hale Moss across the north of Altrincham and ending up powering the corn mill at Dunham Massey. It was a time of rapid population growth in the town, from 1,029 in 1772 to 1,692 in 1801³⁷.

4.2.19. In the mid to late 18th century, the introduction of the Bridgewater Canal sparked a phase of re-building and new building. Many medieval properties in the town centre were replaced by brick buildings or else their existing timber frame structures were given a new shell and a Georgian appearance. The first church to be built within Altrincham (which was part of the parish of St. Mary’s Bowdon) was the Wesleyan Chapel at Chapel Walk (Regent Road) in 1788. John Wesley had visited Altrincham in 1738 and preached in the open air on Oldfield Brow, preaching at the new chapel on 5th April 1790. In 1799, marking the growing prosperity and population of Altrincham, the chapel of St

³⁵ Broster’s Chester Guide 1782, Altrincham Section, collated by Trafford Local Studies Centre.

³⁶ W. Cowdroy, Directory and Guide for the City and County of Chester, with a concise history: Altrincham section, 1789, collated by Trafford Local Studies Centre.

³⁷ Don Bayliss et al., Altrincham in 1841 – A Cheshire Market Town in Victorian Times. (Altrincham: Altrincham History Society, 1994) 52.

George to the northwest of the Old Market Place was consecrated as a chapel of ease to Bowdon Parish Church. The first incumbent, Oswald Leicester, was the son of a local grocer. In 1783 he had started the first Sunday School in the County, first in Ashley Road, then at his home 'The Poplars' on Norman Place and finally in a cottage near the St George's Church. The Wesleyans started another Sunday school in a house adjacent to what is now New Street. These complement the school founded by Thomas Walton in 1759 in Oldfield House.

4.2.20. The plan showing the property of the Earl of Stamford of 1790 (amended after 1799) in John Rylands Library provides an overview of the state of Altrincham in the middle of the Georgian period and allows some of the buildings still existing today to be identified. The census of 1801 established the pattern of Altrincham society and housing. There were 340 houses with a population of 1,692. The upper and middle classes in larger houses were still clustered in Higher Town, the area around the Old Market Place, Church Street and Market Street. The poorer families and those of modest means lived in Lower Town in denser housing around George Street, Goose Green and the bottom of the Downs³⁸. In addition to employment in the textile industry, there would have been handloom weaving in some of these houses. There was no regulation on the construction of these buildings.



Map

5: Altrincham in 1819 (Christopher Greenwood)

<http://www.cheshirehistory.org.uk/archive/>

³⁸ Don Bayliss (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 93.

4.2.21. In 1831 the population had grown by 60% in the previous 30 years to 2,708 and the number of buildings also increased as shown in Maps 5, 6 and 7. Drainage was poor in the Lower Town and there were regular outbreaks of typhoid and one of cholera in 1832. The recognition that it had started in the poorer areas prompted the Town's Meeting to consider setting up of a Local Board of Health, but it did not happen. In Altrincham the local institution of the Court Leet worked with the Vestry and Town's Meetings to maintain law and order, administration and public health. Government inspectors from this period referred to the strong influence of the Stamford family on town affairs and the weakness of the local governance. The importance of market gardening to the local economy and to the rapidly expanding population of industrialising Manchester was noted³⁹.



Map 6: Altrincham in 1831 (A. Bryant) <http://www.cheshirehistory.org.uk/archive/>

Victorian Altrincham

4.2.22. The population of Altrincham had grown to 4,488 by 1851 and by the end of the century it had almost quadrupled to 16,831 in 1901. The character of the town changed considerably during the century, with a wider focus to include the streets to the east and south of the Old Market Place. This was due to the arrival of the railway to the lower part of the town in 1849, later combined into one station in 1881, with the building of Stamford New Road. There was also the construction of new civic buildings to the south and east of the Old Market Place, with Altrincham General Hospital and Provident Dispensary in 1870; the new

³⁹ Don Bayliss, (ed.), Altrincham: A History. (Timperley: Willow Publishing, 1992) 36.

Market House in 1879; a Library and Technical School on George Street and a new Town Hall in 1901 on Market Street. The houses on George Street were gradually converted into retail and business use, albeit with residential use still above. Landmark bank buildings were built during this period and into the beginning of the 20th century on the Old Market Place, Stamford New Road and Railway Street.

- 4.2.23. Due to the Turnpike roads, the proximity of the Bridgewater Canal and the healthier raised location, Altrincham had already established itself as an early commuter town for the wealthy and professional classes. This characteristic was significantly reinforced and expanded to the hamlet of Bowdon further up the hill to the south, after an 1845 Act of Parliament. This meant that in 1849, the Manchester South Junction and Altrincham Railway opened the branch line from Manchester to Altrincham Station at the foot of what is now Stamford Street, extended to the Bowdon Terminus at the foot of the Downs in September of that year⁴⁰.
- 4.2.24. A turntable was added in 1858. The Cheshire Midland Railway from Altrincham to Knutsford was opened in 1862, extended by other companies to Chester in 1872. This resulted in the additional development of Hale as a commuter town.
- 4.2.25. Under the Public Health Act of 1848, which in turn was prompted by a major widespread cholera epidemic in 1847-8, when a sufficient number of ratepayers (broadly 10%) petitioned, there would be a public inquiry into the sewerage, drainage, water supply, burial grounds, as well as the state of the streets. A preliminary report on the town centre by Isaac Turton led Altrincham to make such a request. His report censured the housing in the New Street and Chapel Street area, as being of poor quality, high density and with such overcrowding as to be unhealthy. Sir Robert Rawlinson attended and made a subsequent report to the General Board of Health in 1851, noting the inadequacy of the drinking water, sewerage and drains and paving, as well as the polluted state of the rivers and the absence of public parks. As a consequence, Altrincham's Board of Health was empowered in 1851 to deal with highways and to improve the water supply and sewerage. Progress, however was slow. The Board of Health provided the municipal government, until it was superseded by the formation of the Altrincham Urban District Council in 1895⁴¹.
- 4.2.26. An extensive description of the socio-economic structure and status of the area is provided in Bayliss' survey, Altrincham in 1841 (1994) and also A Town in Crisis – Altrincham in the Mid-nineteenth Century (2006), based upon extensive analysis of census, tithe map and apportionment data, along with the 1852 Board of Health Plans and associated data. The Board of Health Plans in Trafford Local Studies, based upon a survey in 1852, detail the land use, structures, materials and road surfaces of the town, on a street by street basis.
- 4.2.27. The layout of the area continued to be greatly influenced by the Earl of Stamford. The 6th Earl had died in 1845 and his grandson George Harry the 7th Earl, who came of age in 1848, started selling off agricultural land for housing and new streets in 1851, as residential land values increased primarily due to the arrival of the railway in Altrincham in 1849. The deed covenants specified the quality and type of materials and rental value. The further away

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⁴¹ Don Bayliss (ed), Altrincham: A History. (Timperley: Willow Publishing, 1992) 43.

from the town centre and the higher up the hill to Bowdon, along with the proximity to the Dunham Massey seat, the better the quality and bigger the size of the houses. He also specified that industrial development should take place north of the Bridgewater Canal, which remained the case until the very end of the century. There was also construction in the 1880s and 1890s of terraced housing off Hale Road and off the newly created Stamford Park on Hale Moss for lower middle and working classes, many of whom worked in the growing industrial expansion of Broadheath. Towards the end of the century more working class housing was developed on the Linotype estate⁴².

4.2.28. Brand new roads were laid out in the area and built upon, including New Street by 1851, Lyme Grove by 1865, Oxford Road by 1876 and Delamer Road up to Bowdon by 1865. A new section of Dunham Road was created to approach the Old Market Place from the south, avoiding the tight corner at High Street and Market Street. In 1880 Altrincham Station and Bowdon Terminus were closed and replaced by a new station in 1881 (still in use). Altrincham Station was demolished and Bowdon Station was converted into carriage sheds. This also resulted in the creation of Stamford New Road, extending in a straight line north from Railway Street at the bottom The Downs⁴³.

20th Century Altrincham

4.2.29. The population in the 20th century rose from 16,831 in 1901 to 39,789 in 1951 to 41,122 in 1961, which is the approximate population today. The residential, business and industrial growth in the 19th century had been as a result of the development of the railways and the availability of the canal, along with gas and electricity supplies, combined with the availability of labour. Growth in the 20th century was spurred on by the improved transport facilities with the introduction in turn of trams, motorised road transport, and later the reintroduction of the tram in 1992. Broadheath industrial estate developed in the late 19th century, continued to thrive until the 1960s when around 10,000 people were employed by over 30 firms⁴⁴.

4.2.30. In 1907 an electric tram service from Manchester was extended to Altrincham, with the Terminus at the bottom of the Downs on Railway Street. This was operated by Manchester Corporation and the service also included post trams. The trams were replaced by buses and an improved electrified railway in 1931, with the tram lines being removed or covered shortly afterwards along nearly all the route⁴⁵.

4.2.31. Altrincham town centre developments shifted the focus further away from the Old Market Place around the twin hubs of the new railway station and the 1879 Market House during the first half of the 20th century, with the provision on George Street of public facilities such as the extension of the library in 1928 and the adjacent art gallery in 1934, as well as the Stamford Public Hall and assembly complex in 1936, extended in 1940. Other leisure facilities from this period included the public baths on Stamford New Road (1901), the Altrincham Theatre opposite the station which showed films from 1913 to 1966, and the

⁴² Don Bayliss (ed), Altrincham: A History. (Timperley: Willow Publishing, 1992) 93

⁴³ Don Bayliss (ed), Altrincham: A History. (Timperley: Willow Publishing, 1992) 89.

⁴⁴ 48 Don Bayliss (ed.), Altrincham: A History. (Timperley: Willow Publishing, 1992) 120.

⁴⁵ Don Bayliss, Altrincham: A History. (Timperley: Willow Publishing, 1992) 84

nearby Altrincham Hippodrome which opened before the First World War and finally closed in 1986. Both of these seated around 1,000 people. There were two further cinemas in Altrincham in this period as well as the Garrick Playhouse to the north of the town, which opened in 1932⁴⁶.

- 4.2.32. Little changed until the 1960s, when the redevelopment of the town centre began with the demolition of part of George and Grafton Streets and the construction of the Grafton Centre, combining retail and commercial uses, and incorporating a high-rise office block. Following a report by the County Planning Officer, submitted in 1968, a policy for the redevelopment of the town centre was implemented. This involved the replacement of the public baths by the new leisure centre east of the railway line. It also resulted in the demolition of part of the area west of the station and its replacement by a new Library and a pedestrianised shopping area and raised car park at the north end of George Street, with Rackhams department store as the lead tenant, developed by Petros Development Company. The Stamford Hall and library complex was demolished as part of this development. The area north of the station now contains several office blocks. The dense 19th century housing, churches and schools of Chapel Street, Albert Street and lower New Street, were demolished and blocks of social housing and a car park took their place. The crowded housing of Newtown to the south of Lloyd Street was also demolished.
- 4.2.33. In 1974 the metropolitan borough of Trafford was formed, being part of Greater Manchester, merging a number of municipal boroughs including Altrincham which forms the southern limit. In the 1980s derelict areas, such as the site of the old Bowdon Terminus remained undeveloped as car parking, with a large supermarket being built opposite, on the site of Newtown. Goose Green and Kings Court became small enclaves for fashionable eateries and bars.
- 4.2.34. In the 21st century, further significant new development has taken place. This includes the redevelopment of the site of the Bowdon Terminus and the Denmark Street area site into a combination of a cinema, fitness complex restaurants, apartment housing, a large supermarket and car parking. Part of the redeveloped northern section of George Street has been demolished and redeveloped further with even larger units. A new public square and Lower Market canopy at Central Way has been created in 2014 and the Market House has become a food and drink destination with seating. On the east of Railway Street, the new Altrincham hospital will be relocated in 2015.
- 4.2.35. As previously stated, there was a settlement on the site of Altrincham during the Anglo Saxon Period. Place name evidence suggests that the settlement was focussed around the Old Market Place, which is situated on the summit of a ridge, as the use of the word 'dun' found in Dunham and Bowdon, is an early Saxon word for curved hill. The curved nature of Church Street, High Bank and Albert Place indicate that they are of Anglo Saxon origin, as medieval towns were generally laid out in a grid form with the market place at the centre.
- 4.2.36. By the 13th century the area had expanded and had become a village, possibly with a central green on the site of the Old Market Place.⁴⁷ The Royal Charter granted to Hamo by

⁴⁶ Don Bayliss (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 79.

⁴⁷ GMAU & GMAC, *Trafford SMR Update Final Report*. (Manchester: GMAU/GMAC, 1995) 7.

King Edward I in 1290 allowed for a weekly market on Tuesdays and a three-day annual market on the Feast of the Assumption on August 15th. These early markets were held in the Old Market Place, establishing this area as the social and civic focus of the town. There was no specific market building at this time; the area was probably identified by a market cross. Also in the medieval period, lines of burgage plots were laid out either side of what is now Church Street, and south of the Market Place. The lines of these burgage plots can be read to this day, although some plots have been amalgamated. The road layout was also added to in this period, parallel roads were laid out approximately on the present line of Market Street and George Street were intersected by cross-members approximating to Regent Road, Shaws Road and High Street.

- 4.2.37. The Market Place was also the intersection of the east-west road from the baron's castle at Dunham to Stockport Castle and the north-south road from Manchester to Chester.⁴⁸ Further evidence of medieval life in around the Old Market Place was provided by archaeological data recovered in excavations that took place in the 1980s. Medieval pottery, a late medieval corn drying kiln and a post medieval well in Victoria Street were recovered. Watching briefs in the 1990's demonstrated the archaeological potential of the medieval borough with post medieval pits along the southern side of Dunham Road and the potential for buried remains behind buildings to the east of Church Street. Such investigations were the result of rescue archaeology rather than detailed studies into the medieval core of the town, therefore more substantial below ground remains may exist.⁴⁹
- 4.2.38. The area continued to be the social and economic hub of Altrincham, throughout the medieval period and into the 16th and 17th centuries. In 1684 Lord Delamere constructed a butter market with courthouse above. This indicates the expansion of dairy farming as a supplement to the established industries of flax, linen and woollen cloth production and it represents a renewed focus on the civic core of Altrincham as well. The growing importance of the dairy industry is reflected in the establishment of a third fair for cattle sales granted in 1734.
- 4.2.39. There was much rebuilding in the 18th century, and timber framed medieval properties in this area were demolished and replaced or refaced in the Georgian Style. Properties standing today that date to this period are 9-15 Old Market Place and the properties on the opposite side of the road, numbers 8-16 Old Market Place and 26-36 Church Street. More residential housing was also erected along Victoria Street in the 18th century (see Map 7). The Old Market Place continued to be the centre of the town consisting of a combination of commercial and residential properties, being known as Higher Town, the property in this area was in high demand. This was the Civic core, with the market, professional businesses, public houses and where the first Church of England church was built in Altrincham, St. George's Church in 1799 (Photograph 1).

⁴⁸ Don Bayliss. (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 18.

⁴⁹ Michael Nevell, *Archaeology North West Vol 5 (Issue 15 for 2000)* 18.



**Photograph 1: St. George's Church,
no date (Trafford Lifetimes, TL8687)**

- 4.2.40. Between 1836 and 1852 (see Map 8) further development took place around the Old Market Place with the addition of more leisure facilities, such as the Unicorn Hotel, the social club on Albert Place and the bowling green. The first Town Hall was constructed by Lord Stamford in 1849. Also in this year, the arrival of the railway had an impact on the population and town plan of Altrincham.
- 4.2.41. During the later 19th century the commercial focus shifted from around the Old Market Place towards Stamford New Road. As a consequence new builds in the Old Market Place Conservation Area focussed around Market Street, such as the new Market House, which was erected in 1879, the Conservative Club and many of the properties along Greenwood Street, which also date to this period. There were some examples of notable properties built in the later 19th century on Dunham Road, Old Market Place and Post Office Street. These were erected for Sir William Cunliffe Brooks in the 1890s, possibly in an attempt to breathe life back into the area (Photograph 2). St George's Church underwent substantial alterations towards the end of the 19th century and by 1897 much of the exterior had been altered.



Photograph 2: Old Market Place, 1890 (Trafford Lifetimes, TL3522)

4.2.42. Development continued within the Old Market Place Conservation Area, with the erection of the new Town Hall in 1901. Further development in the area between 1897 and 1908 was more residential than commercial in nature, with attractive new homes being built along Dunham Road, Groby Road and Church Street (see Map 11). In 1932 a timber framed property on the corner of the Old Market Place and Victoria Street was demolished and in 1939 a Georgian row of houses between St George's Church and Old Town Hall were demolished in order to widen the road (Photographs 4 and 5). In between 1908 and 1937 the covered market was erected to the south of the Market Hall and there was further development around the hospital (see Map 12).



Photograph 3: Old Market Place, 1925 (Trafford Lifetimes, TL3514)



Photograph 4: Church Street and Victoria Street before widening, no date (Trafford Lifetimes, TL3699)



Photograph 5: Demolition on Church Street, 1938 (Trafford Lifetimes, TL3695)

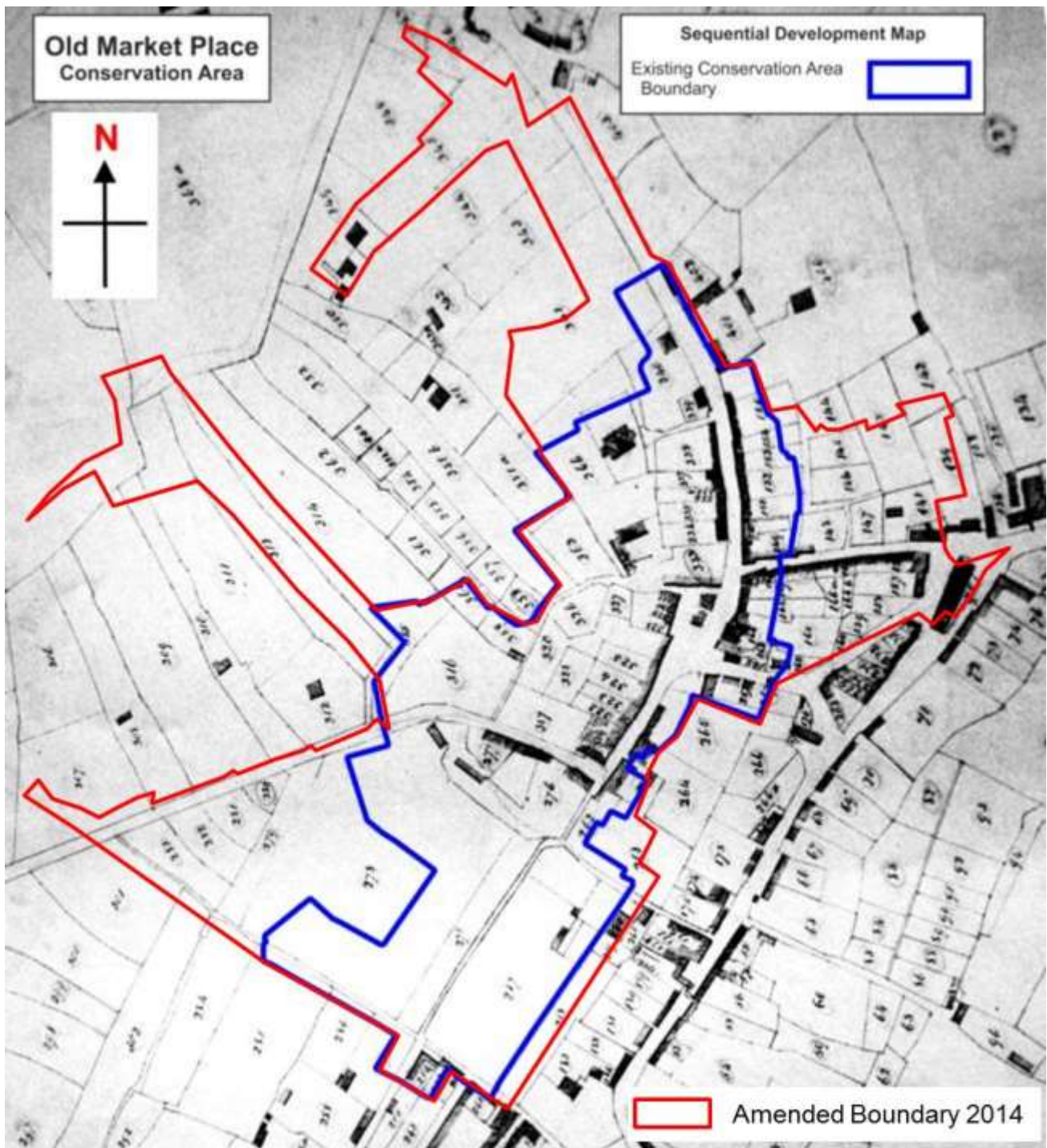


Photograph 6: Church Street Old Cottages demolished in 1939 (Trafford Lifetimes, TL1278)

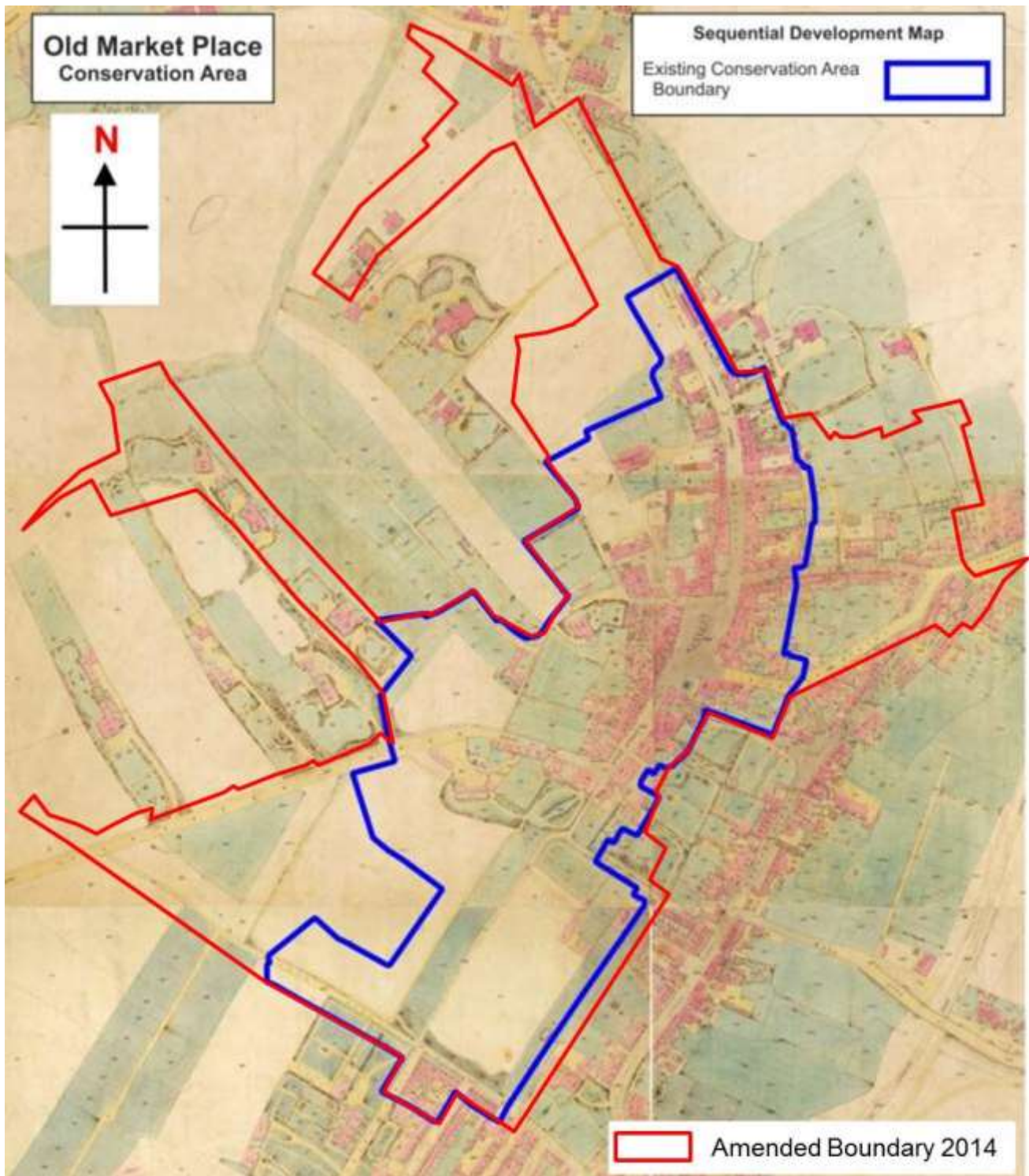
4.2.43. The Old Market Place was further altered in the late 20th and 21st century. In the 1980s 20-24 Church Street, now known as Market Court and 9-11 Old Market Place were demolished and re-built. There were also extensive landscaping works to the Old Market Place in 1989

as part of the town's 700th Charter celebrations. The area was repaved, and the replica market cross was erected. There are areas of late 20th -21st century development along Albert Place, to the east of Church Walk, to the north end of Groby Road, the corner of Dunham Road and Regent Road and to the northeast of the Conservation Area, around Kingsway and Victoria Street.

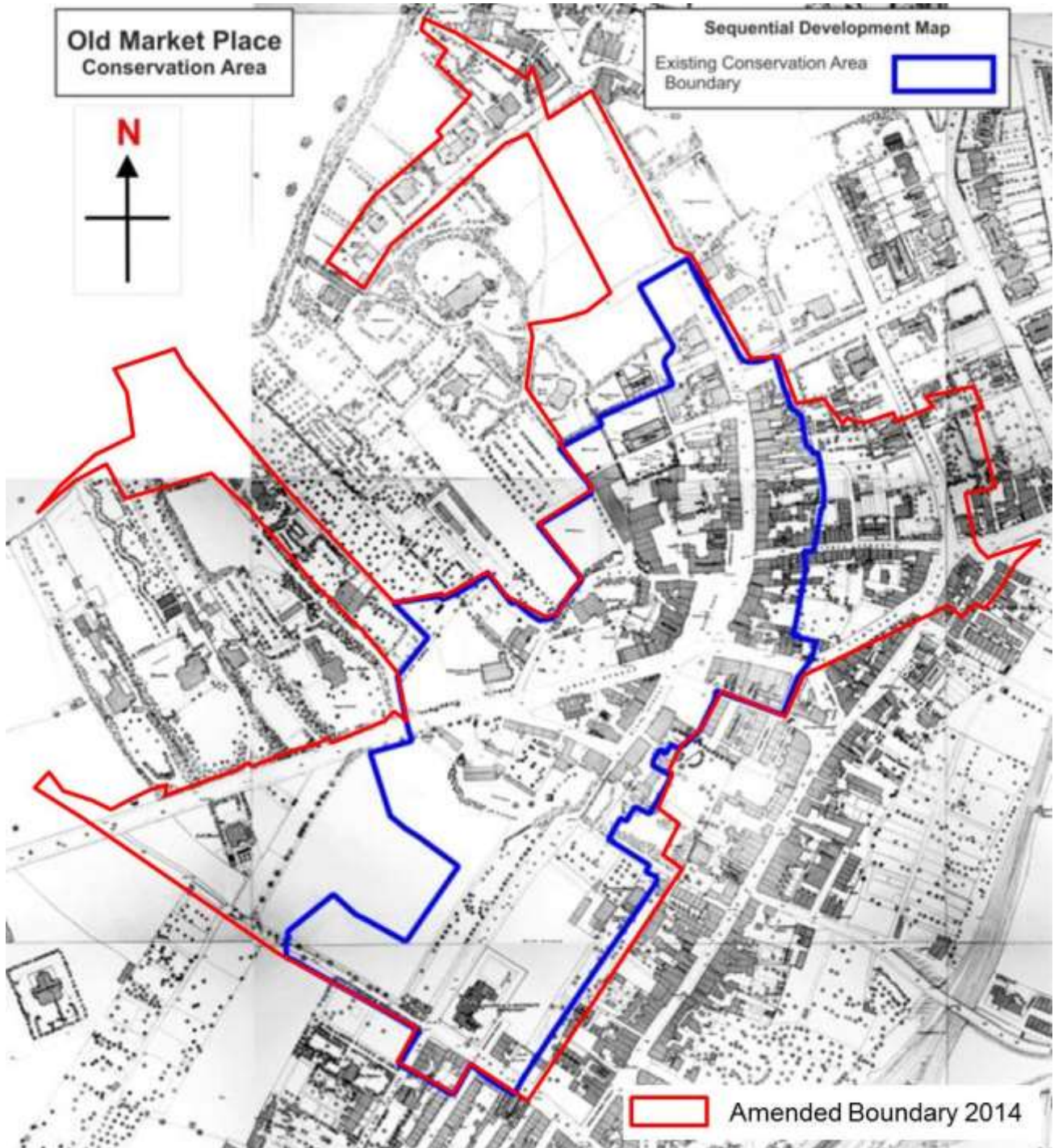
Sequence of Maps Showing the Development of the Old Market Place



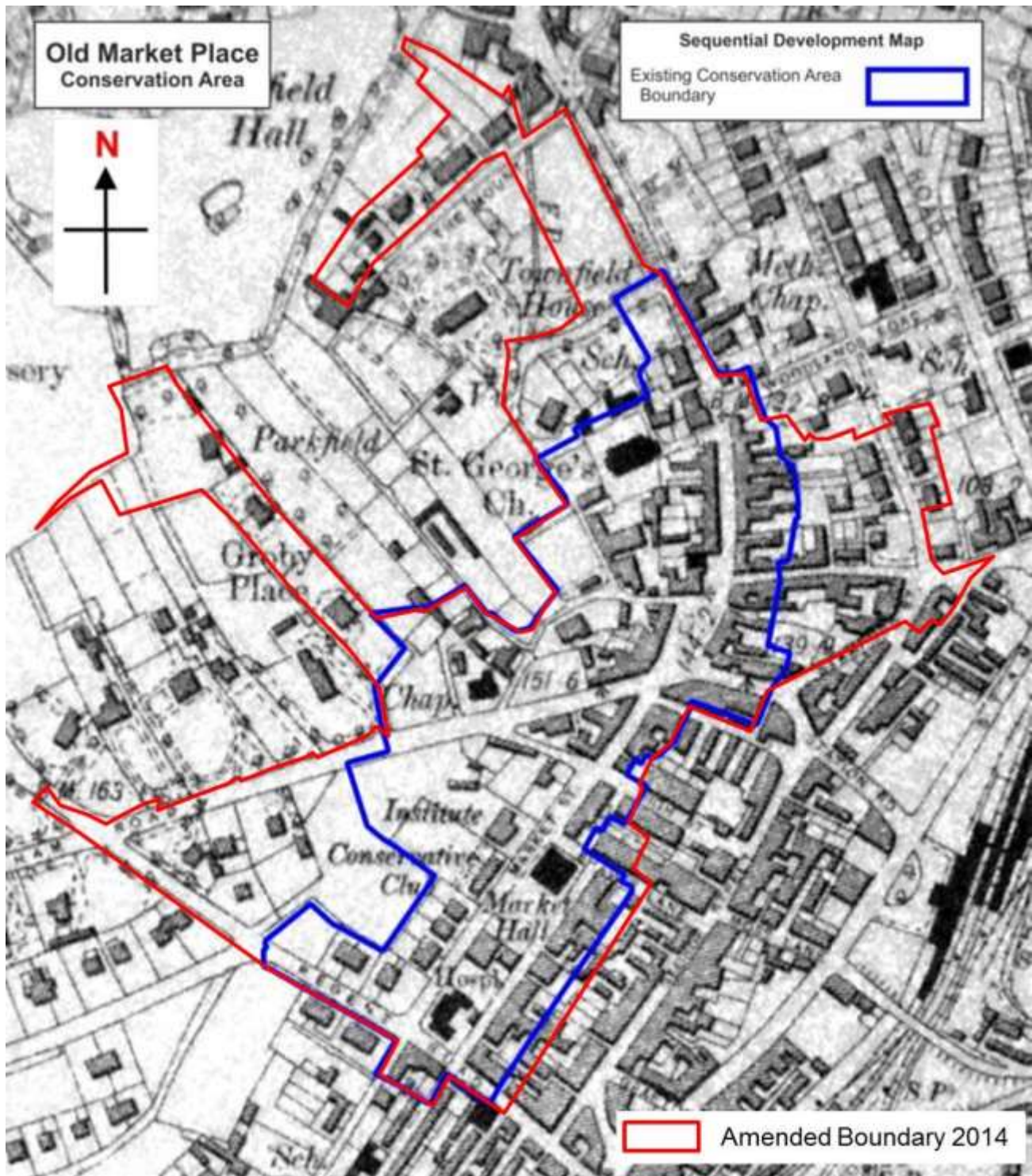
Map 7:1835 Cheshire Tithe Map indicating approximate location of current Conservation Area boundary



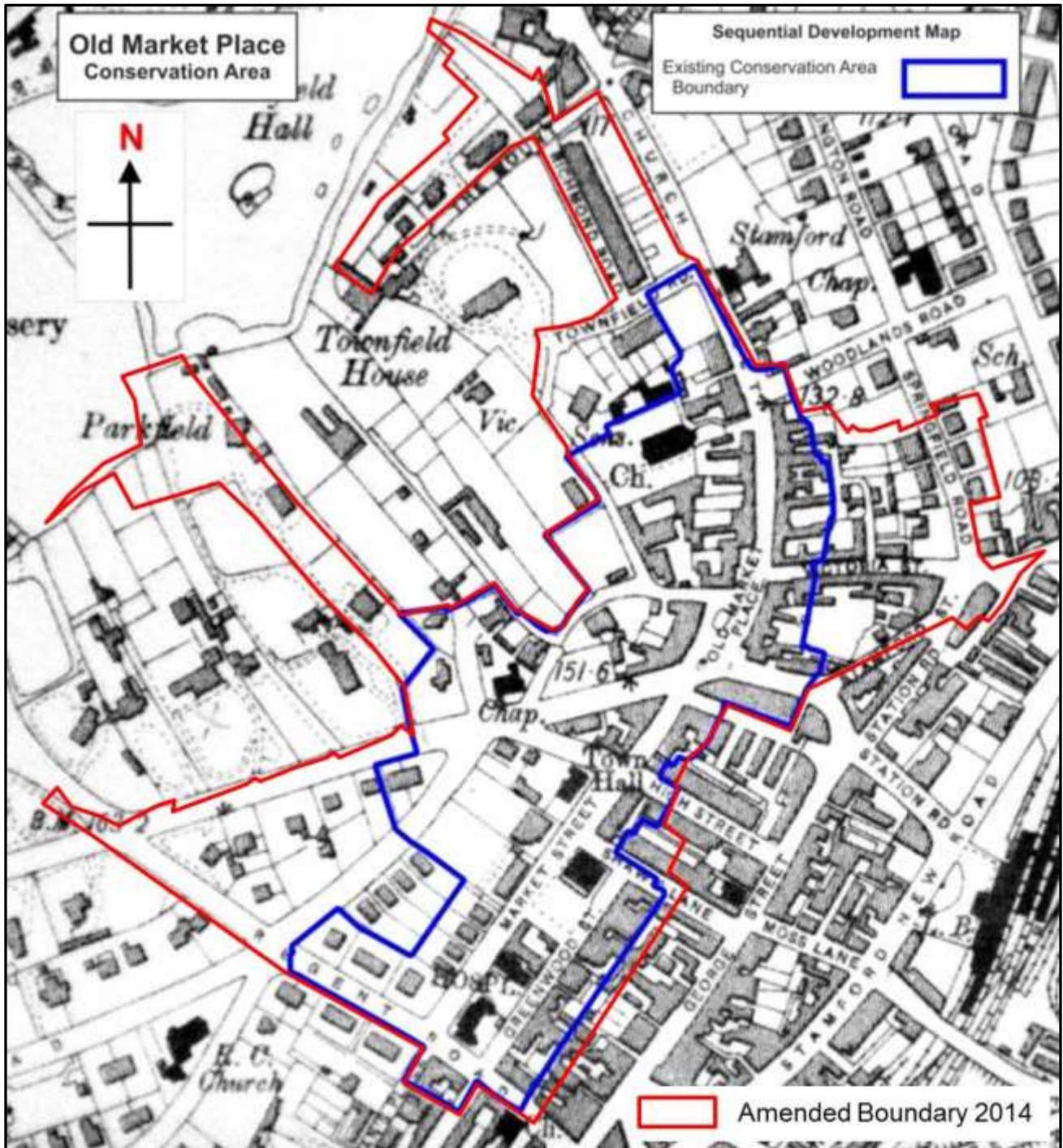
Map 8: 1852 Altrincham Board of Health indicating approximate location of current Conservation Area boundary



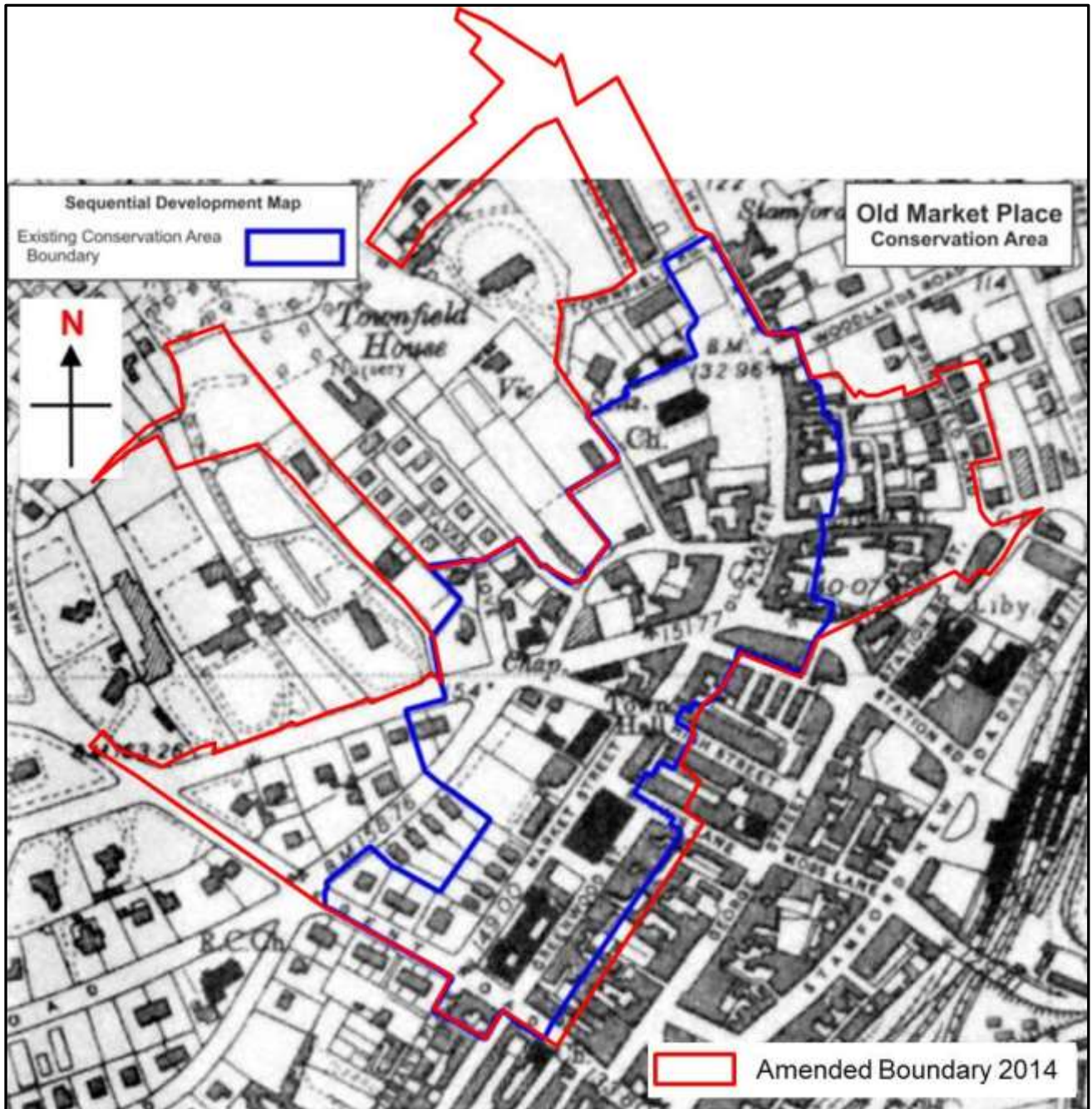
Map 9: 1876 OS Map indicating approximate location of current Conservation Area boundary



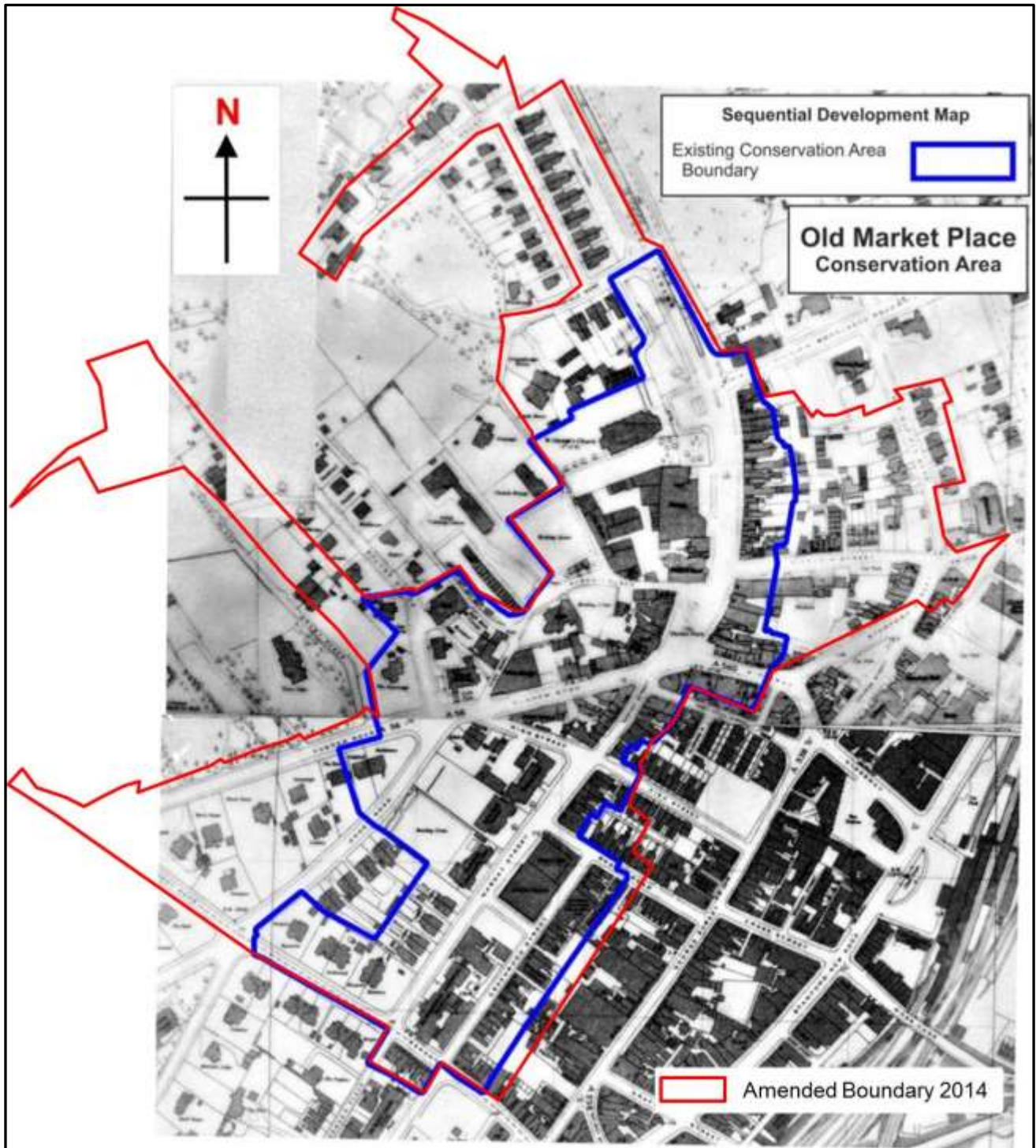
Map 10: 1897 OS Map indicating approximate location of current Conservation Area boundary



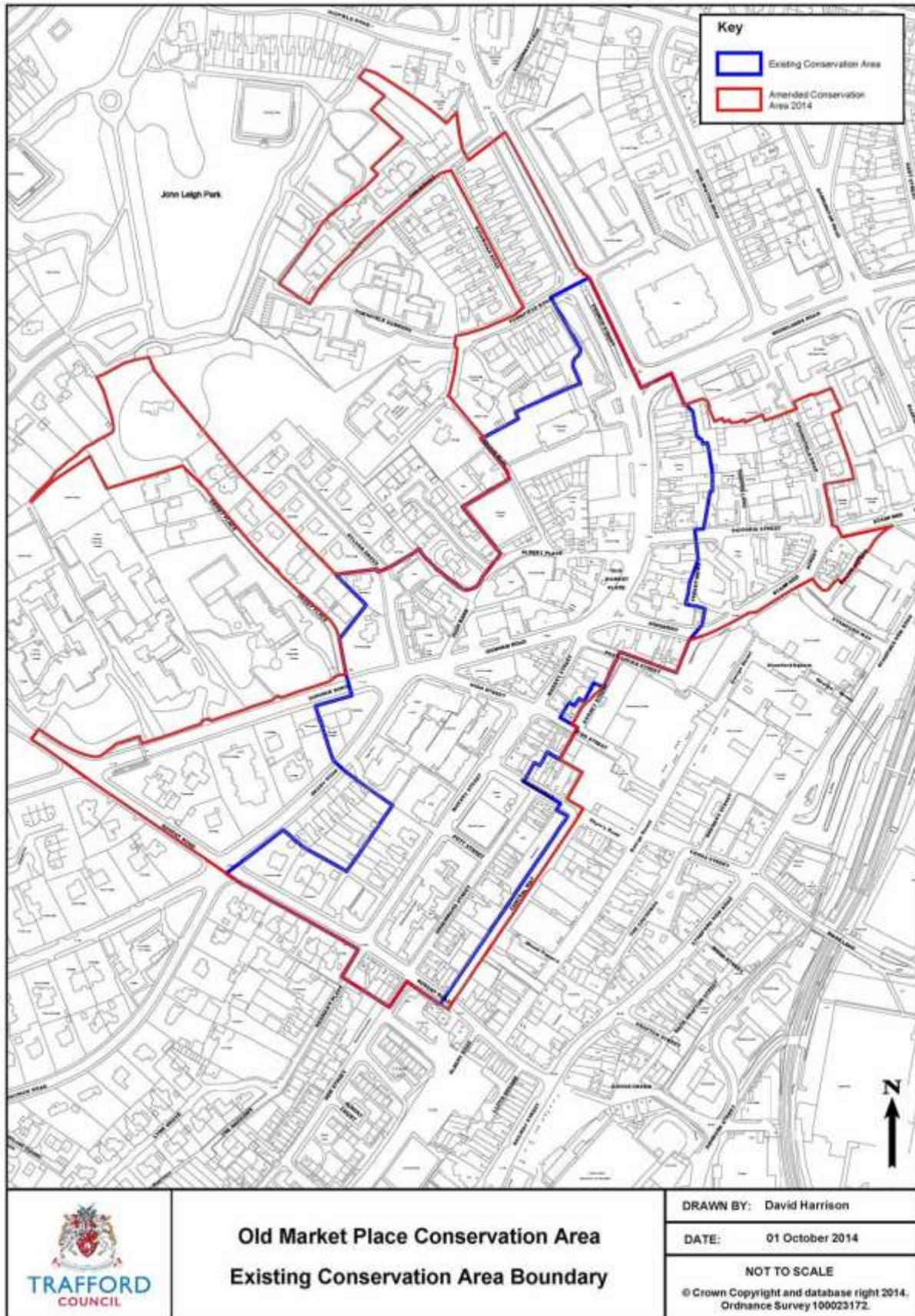
Map 11: 1908 OS Map indicating approximate location of current Conservation Area boundary



Map 12: 1937 OS Map indicating approximate location of current Conservation Area boundary



Map 13: 1965 OS Map indicating approximate location of current Conservation Area boundary



Map 14: 2014 map includes approximate location of current Conservation Area boundary

Archaeology

Previous Archaeological Work

4.2.44. Previous archaeological work within or close to Old Market Place Conservation Area included;

- In 1981 six test pits on High Bank to the northeast of the Unitarian Chapel. These revealed medieval plough soils and post medieval pottery.
- In 1982 a test pit was dropped to the east of the Unitarian Chapel, this only revealed contexts of modern disturbance.
- In 1983 two sites were excavated to the east side of the Old Market Place, on Victoria Street. A medieval well, dryings kiln and shards of pottery were recovered.
- A watching brief took place in 1989 during the landscaping works to the Old Market Place. This revealed 19th and 20th century disturbance, although the trenches were shallow, they were only cut to 0.5m deep.
- Two post medieval refuse pits were recovered to the rear of 2a Market Street in a 1995 during building works. They are thought to date to the 18th or 19th century.
- An archaeological watching brief was undertaken in 1997 during works to 12 Dunham Road. The results indicated that this area was stepped into the hillside of High Bank during the Medieval Period. Later works to the area in the 19th century are thought to have destroyed the majority of medieval archaeological deposits. During excavation a post medieval pit was recovered as was an area of stone setts and a layer of pebbles were recovered.⁵⁰
- In 2000 a photographic survey of the buildings at Arnold's Yard, Old Market Place was undertaken by Greater Manchester Archaeological Unit.
- An archaeological desk based assessment was undertaken for the Altair site in 2007.⁵¹

Sites of Archaeological Interest/ Visible Archaeological Remains

4.2.45. There are no Scheduled Ancient Monuments within the Conservation Area. A detailed list of archaeological sites registered in the Sites & Monuments Record⁵² is included in the audit of

⁵⁰ Dr. M. Nevell, *12 Dunham Road Altrincham An Archaeological Watching Brief within the Medieval Borough* (Manchester: GMAU, 1997)

⁵¹ Dr Peter Arrowsmith, *Altair, Altrincham, Trafford An Archaeological Desk-Based Assessment* (Manchester: GMAU, 2007)

⁵² Maintained by the Greater Manchester Archaeological Advisory Service (GMAAS)

heritage assets for each character zone. In the early 1980s excavations were undertaken in the area which produced very little evidence other than medieval and post medieval pottery. An excavation in Victoria Street revealed a late medieval corn drying kiln and a post medieval well.

Potential for Underground Remains

- 4.2.46. Altrincham, especially the Old Market Place, has been settled continuously since the Anglo Saxon period. There is archaeological potential for the presence of medieval features within the Conservation Area. The burgage plots have survived to this day as boundaries and building lines. It is possible that some medieval fabric from original town houses still exists in the locality of the Old Market Place.
- 4.2.47. Watching briefs in the 1990s demonstrated the archaeological potential of the medieval borough with post medieval pits along the southern side of Dunham Road and the potential for buried remains behind buildings to the east of Church Street. Archaeological investigations have always been the result of rescue archaeology rather than detailed studies into the medieval core of the town, therefore more below ground remains may exist in this area.⁵³

4.3. Architectural Quality and Built Form

Identification of Character Zones

- 4.3.1. The central focus of the Conservation Area is the Old Market Place itself, the historic market and civic core. Conversely, the historical background of the Conservation Area has established a street scene of considerable visual interest. This results from the variety of ages and styles of buildings. Nevertheless there is an established building line and properties have been erected to a similar height, scale and form and constructed from a palette of traditional materials including brick, slate and painted timber windows and doors. Topography also makes a positive contribution to the Conservation Area. The historic core is sited on a hill and the land slopes away towards Stamford New Road and Church Street.
- 4.3.2. In order to help identify character and appearance, the Appraisal will divide the Old Market Place Conservation Area into a number of character zones. Within the existing boundary five character zones can be identified and one new character zone was proposed for inclusion in the 2014 (Map 15). A brief description, a summary of special interest and evaluation of the significance of each character zone is detailed below.
- 4.3.3. **Character Zone A: The Old Market Place;** the focus of this area is the Old Market Place and includes the highest point of the Conservation Area, High Bank. Albert Place, a curved road leading from the Old Market Place, traverses between the Old Market Tavern, formerly the Unicorn Hotel, and the Orange Tree ascending to High Bank. The routeway may pre-date the medieval town and represent where an older Saxon village existed. Behind the Old Market

⁵³ Don Bayliss. (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 18.

Tavern was the stable yard of the hotel, later Arnold's Yard. Town houses were erected on the site in the early 21st century.

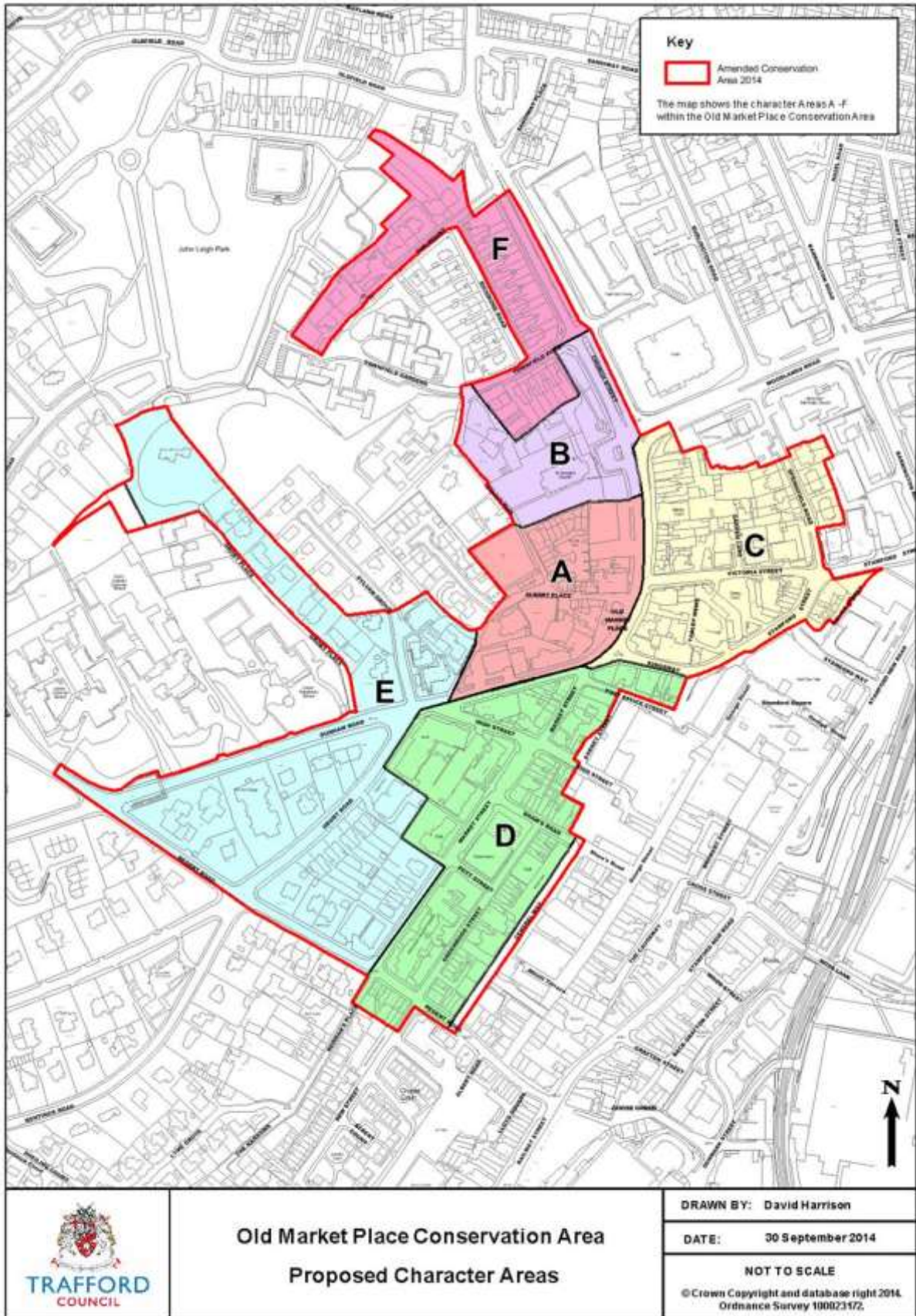
- 4.3.4. This character zone has a high level of historic significance; it was the pre-medieval core of the settlement and established route ways that are thought to be pre-medieval. A number of Turnpike Roads also crossed in the Old Market Place, to Manchester in the north, (completed in 1765) to the south (1752) and from the east to Stockport (1821). The Old Market Place has been used throughout history as an important public space, where events, courts and markets have been held. A new combined town hall and butter market were built in 1849.
- 4.3.5. There is a topographical contrast between this character zone and others within the Conservation Area. The Old Market Place is set on the slope of a ridge with the area to the west, at a greater height than the surrounding area. The character zones special interest is based on the variety of historic buildings property in this character zone that retains a high level of architectural detail, they also chart the historic development of the area. The Market Cross, although a late 20th century addition, reminds us of the element of social significance associated with this space, as the local markets were once held here. The A56, the main route through the borough, forms the boundary of the character zone.
- 4.3.6. **Character Zone B: Church of St George and Surrounding Area**; this area was included in the 1985 extension to the Conservation Area and is centred around the Church of St George, also known as St George's, grade 2 listed and graveyard. The church was built in 1799 for Oswald Leicester and was largely rebuilt in 1896. The building is constructed of red brick with terracotta enrichments, slate spire and clay roof tiles and is located within a setting of mature trees. At the rear of the church, Church Walk provides an area of respite from the traffic noise of the A56.
- 4.3.7. Church Street was called Turnpike Road to the late 19th century and was renamed Church Street after the rebuilding of St George's. Until 1935 it was a narrow lane when old cottages on the west side were pulled down to widen it. Church Walk to the northwest rises and curves leading into the Old Market Place; this is an historic route that predates the medieval settlement.
- 4.3.8. This character zone retains a high level of architectural detail and historic interest. There has been a Church on the site of St George's since the late 18th century and it was built as a Chapel of Ease to Altrincham's Church, St Mary's at Bowdon, to cope with the expanding population. The Church provides an important focal point within and outside the boundary of the Conservation Area. The rose window, tower and spire are particularly prominent when approaching from the east along Woodlands Road.
- 4.3.9. **Character Zone C: Church Street Commercial Area**; this character zone, to the east of Church Street particularly demonstrates a consistency of architectural style that expresses the small scale market town character of the Conservation Area. This is aided by the curve and steady climb of Church Street leading to the Old Market Place.

- 4.3.10. The properties are now largely small scale shops and offices. In this area there is also evidence of burgage plots and a small number of buildings are thought to potentially contain earlier construction. Numbers 8/10/12 Old Market Place are each one third of a burgage plot. This area has evidential historic significance as it retains significant burgage plot boundaries as well as a mixture of historic buildings property that present a mixture of architectural styles that document the evolution of Altrincham and contribute to aesthetic significance.
- 4.3.11. **Character Zone D: The Market Street Civic, Commercial and Residential Area;** Market Street provides an important physical and visual connection between the Old Market Place and the nineteenth century Market House and covered market. The south of Market Street broad and flanked by large individual buildings of formal character and civic function, including the grade 2 listed Market House, the 'New' Town Hall and Altrincham General Hospital. Small areas of soft landscaping and some mature trees help to soften the appearance. The character of the southern end of Market Street contrasts with the earlier, compact urban character of the northern end and the Old Market Place.
- 4.3.12. Altrincham Town Hall, located on the west side of Market Street was erected in 1900 and extended to the south west in 1930. It replaced the old Town Hall, now incorporated into the Old Market Tavern located in the Old Market Place, which had become too small, following the upgrading of Altrincham to Urban District Status in 1895. In 2006, Altrincham Town Hall was refurbished to create a practical community facility and venue for meetings, whilst maintaining its Victorian exterior and interior features. In front of the 1930 Town Hall Extension is a bronze statue of a market trader by local sculptor Colin Spofforth erected in 2008. Also on the west side of Market Street is the Altrincham Conservative Club, a substantial two storey building with prominent gables constructed from Cheshire brick with white brick dressings.
- 4.3.13. The Market House was built in 1879-80 by the Local Board who had obtained the right to hold the market from Lord Stamford in 1878. The glass-covered outside market was built in the late 1920s on the site of the Cheshire Rifle Volunteers' drill ground. The market is an important focus of the Conservation Area, particularly as the emphasis has been lost from the Old Market Place.
- 4.3.14. The section of Market Street which joins High Street to Old Market Place largely consists of two and three storey Georgian buildings of red brick and blue slate with timber vertical sliding sash windows. The majority are currently in office use and a number of the properties are listed. The National Trust Estates Office is a prominent two storey, grade 2 listed Georgian building which adds to the variety of the street scene. Whilst reproductions, the Victorian style lighting columns along Market Street add value to the streetscene.
- 4.3.15. The character zone is also characterised by a mixture of small scale uses in largely Victorian two and three storey properties. Many of the properties along Market Street retain original plan forms including historic outriggers to the rear. These can often be glimpsed along ginnels such as those leading from High Street and contributing to the compact urban character. Generally properties located on Market Street are sited close to the road in an attractive variety of architectural styles.

- 4.3.16. Numbers 2, 4, 6 and part of 8 Kingsway were built around 1870 of red sandstone with brick at the rear and slate roof. The shops and offices located at the top of Post Office Street were built by William Cunliffe Brooks. The buildings complement the style of Bank House, also known as the Old Bank, located in character zone A and incorporate weather vanes with Brook's initials "WCB" on them.
- 4.3.17. Altrincham General Hospital, formerly the Altrincham Provident Dispensary and Hospital, lies between Market Street and Greenwood Street with significant Victorian and Edwardian elevations to Market Street and Regent Road. The Hospital was erected 1869-70 upon the drill ground of the Rifle Volunteers and later extended. The site consists of a number of noteworthy Victorian and Edwardian buildings which positively contribute to the Conservation Area. Nevertheless the 1960s building fronting Pott Street results in an adverse impact on the character and appearance of the Conservation Area owing to an undesirable use of materials and articulation. The Hospital is shorty to be relocated to a site on Railway Street.
- 4.3.18. The south side of Greenwood Street is characterised by a number of 19th century, two storey, terraced properties in both residential and commercial use which positively contribute to the character and appearance of the Conservation Area. The character, scale and historic plan form of these properties is modest and has generally been retained. The north side of Greenwood Street is dominated by the Hospital site. Whilst somewhat marred by twentieth century extensions it is still possible to read the Victorian and Edwardian buildings which contribute to the architectural and historic significance of the Hospital. On the corner of Regent Road and Normans Place are the lower section of an 18th century cotton mill and set back is the mill owners house.
- 4.3.19. This character zone exhibits strong architectural, historic and social significance. There are a large number of properties both listed and unlisted which retain a high level of architectural detailing and historic plan form. There are a variety of buildings in this character zone, ranging from small scale, modest Victorian terraces to large, civic properties of polite architecture. Nevertheless these properties complement each other through the use of a palette of traditional materials such as brick, slate, red sandstone and painted joinery. There is also a deep sense of social and communal significance resulting from civic properties such as the Town Hall, leisure facilities such as the Conservative Club and important commercial buildings such as the Market House.
- 4.3.20. **Character Zone E: Southern Residential Area**; this zone marks the entrance to the Conservation Area from the southwest. It includes a number of residential properties located to the west of Market Street, the Unitarian Chapel on Dunham Road and associated buildings on Sylvan Grove.
- 4.3.21. Buildings on the west side of Market Street are predominantly large semi-detached Victorian houses, some now converted to offices. They are constructed in buff brick with simple detailing and slate roofs and set back from the road behind low boundary walls with planting. The architectural detailing of some of the Victorian residential properties adds aesthetic significance to the area, and the multitude of properties of this style and use is

evidence of the expansion of Altrincham during this period. There is also social significance relating to the Unitarian Chapel and associated Sunday school buildings.

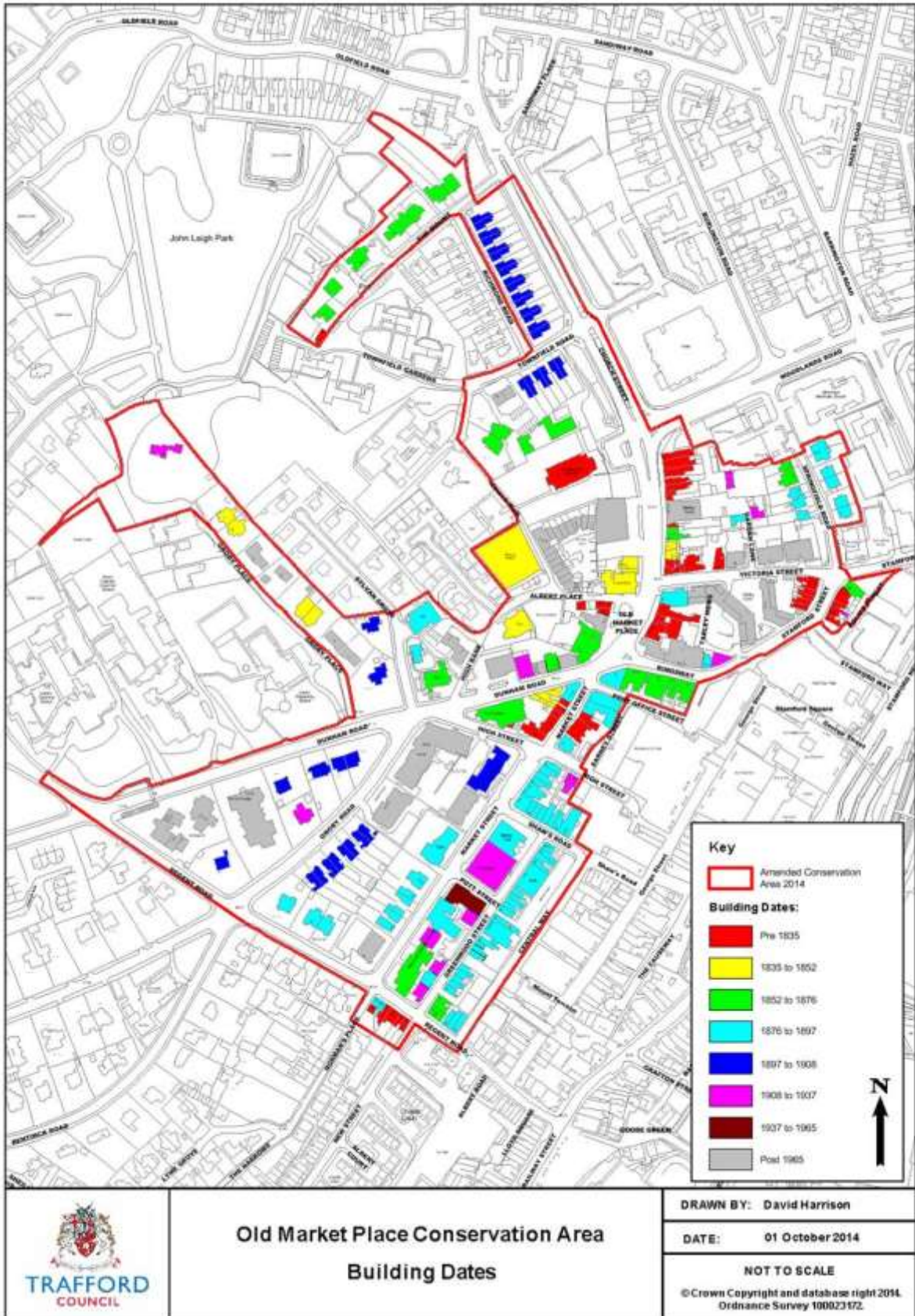
4.3.22. **Character Zone F: Proposed Northern Extension**; this zone will form the northern boundary to the Conservation Area. This character zone is purely residential with numerous properties property that have retained a high level of architectural and historic character, including 19th Century and early 20th century residences along The Mount, Townfield Road and Richmond Road. The predominant building material is brick, although sandstone is also used to create window surrounds, string courses and plinths. This area, as with character zone E, also provides evidence of the expansion of the Town during the late Victorian and Edwardian period with a small number of early nineteenth century properties at the south west end of the Mount.



Map 15: Character zones of the Old Market Place Conservation Area

Ages of Buildings

4.3.23. The ages of buildings within the Conservation Area have been identified through both a basic visual inspection and map regression (see Map 16). Buildings have been dated to the earliest known part of the building evident from the aforementioned research, although many may have later extensions, or in some cases later facades or conceal earlier origins. The buildings have been allocated into general date ranges based upon available maps which provide sufficient detail to allow assessment. Maps assessed include the Cheshire tithe map (dated 1835) 1852 Board of Health Plan, Ordnance Survey plans surveyed in 1876 (published in 1878) and subsequent Ordnance Survey maps. Whilst this analysis attempts to provide an approximate date to buildings and properties, it is not in lieu of a comprehensive building survey which should be undertaken using appropriate expertise.



Map 16: Plan of approximate building ages

Character Zone A: The Old Market Place

4.3.24. The boundary of Character Zone A runs north along the west side of Church Street incorporating the Old Market Place traversing south west to include the north side of Dunham Road to meet High Bank. From Church Street the boundary runs south of St George's Church. It extends to include the old Bowling Green and returns south along Albert Place then on to High Bank.

Qualities of the Buildings

4.3.25. There are three listed buildings within character zone A of the Conservation Area; the Old Market Tavern (formerly the Unicorn Hotel); Bank House & Number 7 Old Market Place (designated as one listing property) and No 8 (now 2-8) Dunham Road.

4.3.26. Within this character zone, there are greater numbers of two and three storey Georgian and Victorian properties alongside lesser property numbers of 20th and 21st century development.

4.3.27. Uses vary within the character zone and include commercial properties, retail (public houses) and residential. . Many buildings have retained original features and historic plan forms including pitched roofs clad with slate, chimneys, timber 12 pane vertical sliding sash windows, red sandstone dressings, decorative brickwork and black and white timber detailing. Many windows and doors, if not original are of an appropriate historic character. Properties exhibit a high quality and level of historic character.

4.3.28. There is an area of public realm in front of 7-15 Old Market Place, which was landscaped in 1989 using Yorkstone paving, and a new market cross and replica stocks added to reflect the former use of the space.

4.3.29. The majority of properties extend to the pavement line, with no garden or open spaces in front indicating a strong building line and relationship with the road. The exception to this is Kwik-Fit (1-3 Church Street), a 20th century, single storey which is recessed from the pavement, providing a forecourt in front of the property. The set back of this site from the road allows the Old Market Tavern to remain the dominant building. The Esso Service Station is also set back from Dunham Road, which allows views along Dunham Road.

4.3.30. Whilst the scale and massing of buildings varies in this character zone, dictated by the width of plots, the majority of properties are three storeys in height with the exception of the Unitarian Chapel. There are several low three storey terraced properties, dating from late 18th and early 19th century in a classical style, fronting the Old Market Place and Dunham Road. A number of larger buildings property such as the Old Market Tavern and Bank House also rise to three storeys, constructed on a more imposing scale; the third storey extending above the roof line of the adjoining properties in the area.

4.3.31. The terraced properties extend back from the street line mirroring the previous of burgage plots, nevertheless some are clearly too wide to adhere to these historic boundaries. This

would indicate that some plots have been amalgamated. The late 20th - 21st century residential development located on Albert Place and Church Walk differs in scale and massing. The terrace housing consists of two and three storeys, one and two bays wide. The roof line is staggered creating the illusion of varying dates of construction and also assists in minimising the massing of the development.

Building Materials

- 4.3.32. The most prevalent building materials within the character zone are variations of red brick, blue slate and small amounts of sandstone used for dressings and boundary treatments. There are also examples of decorative timber detailing and traditional timber sliding sash windows. Some brick work has been rendered or painted, such as The Old Market Tavern, The Orange Tree and Number 9 Old Market Place, this treatment is not commonly found elsewhere in the Conservation Area. More recent residential development has been constructed from red brick.
- 4.3.33. Roofs are predominately clad in blue slate, likely to be Welsh; there are smaller numbers with Rosemary clay tiles. Ridge tiles are blue or red clay. Chimneys stacks all appear to be of brick, but the pots vary in size and design. There are examples of simple chimney pots, but there are also examples of decorative terracotta designs, such as those at Bank House. Terracotta is also used for decorative roof finials and there are some examples of cast iron rainwater goods.
- 4.3.34. Boundary treatments are limited in this character zone due to the close proximity of the building line to the back of the pavement. There are some examples of historic brick and sandstone boundary walls along High Bank and also a prominent lychgate and red sandstone wall to the Unitarian Chapel.

Dominant Architectural Styles

- 4.3.35. The architectural styles in the area vary. A number of properties located at the Old Market Place and along Dunham Road are 18th and 19th century examples in the classical style both in detail such as decorative brackets and pediments over doorways and dentilated cornices, but also in the classical proportions of the construction. There are examples of Victorian architecture properties in a variety of revival styles. Bank House displays the decorative half-timber detailing of Victorian Tudor revival (also known as Mock Tudor) and forms a strong grouping with properties on Kingsway and Market Street of a similar age, scale, style and materials. The Old Market Tavern is an early Victorian building with elements of Romanesque revival detailing such as semi-circular arches to the window openings. A number of buildings centred around the Old Market Place are considered to have earlier origins such as The Orange Tree and the Old Market Tavern.
- 4.3.36. Fenestration is predominately constructed from timber, multi paned, vertical sliding sashes are prevalent but there are also examples of casements mullion and transom and a more limited use of bay and oriel windows. Architectural detailing such as decorative timber framing, stone string courses, dentilated cornices, decorative terracotta finials and chimney

pots, clock turret, classical bellcote and weather-vane give the area a strong historic character.

4.3.37. The area of more recent residential development situated at Albert Place and Church Walk consists of terraced town houses and apartments ranging from two to three storeys (photographs 7-8). Architectural detailing is modest and to some degree reflects the style of properties at the Old Market Place. Nevertheless the use of elements such as gablets and presentation of gable ends to the street is uncommon in the character zone and the use of more recent materials such as upvc does not reflect the quality of adjacent historic buildings. This development attempts to reflect the surrounding area through small details, but the scale and massing of a number of properties is imposing and inappropriate.



Photograph 7: Late 20th- 21st century development



Photograph 8: Late 20th- 21st century development adjacent to Albert Place

Shop Fronts

4.3.38. There are no traditional shop frontages in character zone A of the Conservation Area. There are a number of historic public houses and Inns such as the Old Market Tavern and the Orange Tree which incorporate hanging signs and individual lettering. There are a number of late 20th-21st century commercial premises, Kwik Fit garage on Church Street (Photographs 9).and Esso Petrol Station on Dunham Road (Photographs 10). The design of these premises in terms of frontages, forecourts, signage and materials are considered to have an adverse impact on the character zone.



Photograph 9: Kwik Fit on Church Street



Photograph 10: Petrol station on Dunham Road

Public Realm

- 4.3.39. The floorscape is a combination of concrete paving stones along Church Street; with areas in filled with tarmac, undertaken as safety repairs. Yorkstone flags were laid in the late 20th century in the Old Market Place. There is an attractive stretch of stone setts linking the historic routeway of Albert Place with Old Market Place, along with more recent areas of cobbles along Albert Place and Church Walk. The majority of kerbs in the character zone are concrete with some sections of wider, traditional stone. All roads within the character zone are tarmac other than a small section of Albert Place.
- 4.3.40. Street furniture is limited to the Old Market Place. There are a number of black metal bollards separating the Old Market Place from the street to the east of the market cross. There are also several galvanised pedestrian guardrails sited along Church Street and a number of standard swan neck lighting columns.
- 4.3.41. The Old Market Place was hard landscaped in the 1980s with areas demarked with stone setts and flags. A raised platform was added in the centre of the space and a replica market cross, wooden stocks, original stone police lock up sign and benches were constructed to provide focal points. One of the main thoroughfares through Altrincham, the A56 crosses through the Old Market Place and consequently there is a high volume of traffic which results in a detrimental impact on the overall quality and environment of the character zone. Associated road markings and signage detract from the historic streetscape.

Local Details

- 4.3.42. Generally the architectural style of properties in this character zone is kept simple with a modest palette of traditional materials. Classical detailing such as string courses, sandstone plinths, corbels and fan lights are used to enliven elevations. Bank House & no.7 Old Market Place are the exception to this rule and incorporates black and white timber framing which is prevalent elsewhere in the Conservation Area and throughout Altrincham. Plan forms are kept simple and regular and this is reflected in the massing and symmetry to elevations. Where there is a third storey this is often kept subservient and windows are sited just below

overhanging eaves. Properties located on Dunham Road incorporate a common palette of materials found throughout the Conservation Area which includes Cheshire common or red stock brick laid in English Garden wall or Flemish bond with sandstone dressings and pitched slate roofs with chimneys positioned on the ridge. Whilst a number of properties fronting Old Market Place have been rendered or incorporate painted brick, this is unusual in the Conservation Area and it is likely that such treatment of elevations did not form part of the historic design.

Uses/Former Uses

4.3.43. This area was formerly the centre of the medieval settlement. This lasted until the late 19th century, with the market, courts and civic administration taking place here. Properties in this area were mainly built in the 18th and 19th centuries, although some may contain earlier construction, along with smaller numbers of late 20th - 21st century examples also. A number were erected historically for residential purposes are now purely commercial. Public houses have traditionally been present in the Old Market Place. Additional residential properties have also been added to the character zone in the 20th and 21st centuries. The large Victorian detached villa property located on High Bank is currently a social club. The area has long been a place of social gathering, for markets and a variety of community events.

Open Space, Parks and Gardens and Trees

4.3.44. The majority of properties within the character zone extend to the street line, creating a curvilinear frontage. There is a small area of hard landscaped open space in front of 7-15 Old Market Place that contains the market cross and stocks. There are few areas of open space, green space or trees within the character zone. The most prominent trees are located in Old Market Place.

4.3.45. There are two bowling greens sited to the north and south of Albert Place. The bowling green located to the north adjacent to Church Walk is currently in a state of disrepair and is screened from the public by a concrete wall (Photograph 12). A small area hard standing situated on the south side of Albert Place (Photograph 11) is currently utilised as a car park.



Photograph 11: Small car park on Albert Place



Photograph 12: Bowling green and pavilion adjacent to Church Walk

Key Views and Vistas

- 4.3.46. English Heritage guidance states that, “Important views into and out of the conservation area, key vistas, landmark buildings and unfolding views within the area should be identified”.⁵⁴
- 4.3.47. Within this character zone significant views and vistas have been identified as the view southwest along Church Street towards the Old Market Place and to the east along Dunham Road towards the Old Market Place. The former view encompasses the historic properties sited along Church Street and the Old Market Place and the latter takes in a number of architecturally significant buildings including Bank House.

Development Opportunities

- 4.3.48. Due to the compact grain of the character zone there are now no opportunities for new development. Only the former bowling green pavilion sited within the bowling green adjacent to Church Walk is completely vacant. Despite the deteriorating condition, this space and property are identified as positive contributors, and are identified as non-designated heritage assets. As stated in NPPF paragraph 135, “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”
- 4.3.49. The Kwik-Fit garage located on Church Street is a late 20th century red brick property, on the site of the former Arnold’s Yard. It is unexceptional in terms of its design, one storey with large openings to facilitate industrial industry, the palette of materials and signage. Overall the site contributes little to adjacent heritage assets and character zone of.
- 4.3.50. The petrol station on Dunham Road is a 20th century red brick property with forecourt canopy and vinyl signage. The imposing signage and forecourt canopy detract from the historic character of the surrounding area (Photographs 7-10).

Character Zone B: Church of St George and Surrounding Area

- 4.3.51. The boundary for character zone B extends north along the east side of Church Street, incorporating the east side of the road in front of the Cresta Court Hotel. The boundary terminates at the junction with Townfield Road. It returns to incorporate the grass verge and sandstone wall on the west side of Church Street, and combines the grounds of St George’s Church (Photographs 13-14). The existing Conservation Area boundary was extended in 2014 to include a number of buildings to the north and northwest of the Church. A detailed description of the boundary extensions is provided in section 7.

⁵⁴ English Heritage, *Guidance on Conservation Area Appraisals*. (London: English Heritage, 2005) 14



Photograph 13: Open space fronting Church Street



Photograph 14: Sandstonewall fronting Church Street



Photograph 15: St George's Church



Photograph 16: Carpark and landscaping in front of St. George's Church

Qualities of the Buildings

4.3.52. There is one listed building, St George's within character zone B of the Conservation Area. This is situated at the north end of Church Street. The building provides an important landmark and focal point in the locality property due to its height in comparison to other surrounding properties. It is considered to be a significant designated heritage asset in the area. The Church is constructed of red brick with terracotta enrichments, slate spire and clay tile roofs. The building was remodelled in the late 1800s, carried out by the architects Paley and Austin.

4.3.53. The buildings proposed for incorporation into the character zone date to between 1852 and 1876. They differ in architectural style, but are similar in height, scale and are constructed from traditional materials prevalent in the Conservation Area.

4.3.54. The 2014 extension includes the Undertakers, accessed from Townfield Road, constructed from red brick with a pitched slate roof and architectural details of an ecclesiastical nature such as arched stone doorways and stone mullion and transom windows. Next to the

Undertakers is the former school building which is now the scout hut. This too has architectural details that are Gothic in style, such as the large arched multi light window (Photographs 17-18).

4.3.55. To the northwest of the church yard along Church Walk is a large red brick semi-detached mid Victorian property, part of which is named Beech Hurst, both sides of which have been converted into flats. The property is set in spacious grounds and has elements of the Tudor Revival style such as areas of decorative black and white timber detailing (Photograph 19). The rear of elevation of the property displays numerous phases of extensions and alterations. This was incorporated into the 2014 extension.



Photograph 17: Undertakers to be included in boundary extension



Photograph 18: Former school, now scout hut



Photograph 19: Black and white half timbered detailing to Victorian semi-detached residence

Building Materials

4.3.56. The predominant building walling materials within this area are a variety of brick and red sandstone. Timber windows and doors are still prevalent and roofs are clad in either blue slate or Rosemary tile. There are also some examples of terracotta detailing.

Dominant Architectural Styles

4.3.57. The dominant architectural styles in the character zone are a mixture of Victorian revival styles. The Church displays elements of the Romanesque revival (as well as original 18th century elements of the building), with semi-circular arched openings to doors and windows. The two former school buildings have stone mullion and transom windows in a lancet style that are more of a Victorian Gothic style than Romanesque. There is also a semi-detached Victorian red brick residential property to the northwest of the Church. This building has elements of a number of architectural styles; there are areas of black and white detailing suggestive of mock Tudor style, but there are also semi-circular arched opening to windows that are of a Classical revival style.

Shop Fronts

4.3.58. There are no shop fronts within this proposed character zone of the Conservation Area.

Public Realm

4.3.59. To the front of the Church is a small tarmac car park, with pavements and grass verges lined with traditional stone kerb stones. There is an area of garden to the front of the church to the south that is bounded by a sandstone wall. The pathways along Church Street are tarmac and concrete paving slabs. The boundary wall is constructed from traditional red sandstone and it is possible it is the same property visible in the 1938 photograph of St George's (Photograph 5). The boundary wall is of high quality and makes a positive contribution to the character of the area. Street furniture predominately consists of metallic railings in front of the Church and along Church Street, modern black lamp posts and a number of signs and road markings. The public realm would benefit from a number of these structures being removed or consolidated.

Local Details

4.3.60. Local details include the use of red brick with contrasting Cheshire common brick used to highlight openings such as windows and the use of decorative half-timbered detailing repeated throughout this character zone and the wider area. Semi-circular arched window openings in a Romanesque revival style appear at Church of St George and Beech Hurst. Some roof lines interrupted by pitched dormers in this character zone and the use of stone window sills are widespread. Roofs are invariably pitched and clad with blue slate.

Uses/Former Uses

4.3.61. The buildings currently occupied as an undertakers and Scout Hut were formerly a school. Beech Hurst remains a residential property, formerly a semi-detached property, currently divided into apartments.

Open Space, Parks and Gardens and Trees

- 4.3.62. There are areas of open green space surrounding St George's particularly to the southwest and along Church Street to the northeast. To the west of the Church lies the graveyard (Photographs 20-21).
- 4.3.63. The spatial character of this character zone is one of large individual buildings surrounded by green space or open space. There are mature trees to the west and east of the Church, and these continue along Church Street, which provides an important landscape contribution to the street scene and wider character zone. Whilst the character zone includes part of Church Street, the general atmosphere is one of quietude combined with a spacious quality assisted by the mature landscaping.



Photograph 20: Green space adjacent to St George's Church



Photograph 21: Churchyard to the rear of St George's Church

Key Views and Vistas

- 4.3.64. A key view is northwest along Church Street, encompassing the Church and the grass verge to the north. There is also a significant view from Church Walk looking towards the north east, encompassing the Church and Victorian buildings to the rear. Also significant is the view into the Old Market Place Conservation Area facing west from Woodlands Road with St Georges Church the focal point.



Photograph 22: Metal railings/balustrade



Photograph 23: Lighting columns and metal railings/balustrade

Development Opportunities

4.3.65. There are no vacant sites that would be appropriate for development.

Character Zone C: Church Street Commercial Area

4.3.66. The boundary of character zone C runs along Church Street incorporating the shops and commercial buildings along the east side of the road. Church Street provides an important vista ascending towards the Old Market Place aided by the significant curve of the road. Its most northern point is the junction of the A560 (Woodlands Road), just before the Cresta Court Hotel with Church Street. The area extends as far as the north side of Post Office Street. The boundary was extended in 2014 to include a number of properties on Victoria Street, the north side of Stamford Street, the northeast side of Stamford Street and part of the properties on Springfield Road. These Victorian shops, public houses and residential properties retain sufficient elements of historic character and architectural detailing to warrant inclusion into the Conservation Area.



Photograph 24: Commercial Properties on Market Street



Photograph 25: Rear of Market Street

Qualities of the Buildings

4.3.67. There is one listed building, 16 Old Market Place, within this character zone of the Conservation Area.

4.3.68. The buildings in this character zone are predominantly commercial, some with upper floors used for residential purposes. There is a combination of architectural styles in this, but the majority of buildings date from the 18th and 19th centuries. A number of properties are three storeys in height fronting the Old Market Place and Church Street. There is a combination of two and three storey properties sited on north side of Kingsway and historic properties located along Victoria Street are two storey and more modest in scale. The extension to the Conservation Area in 2014 also includes late 19th century properties on Springfield Road. There is a small late twentieth century development on the north corner of Kingsway. This is considered less successful in terms of emulating a traditional design, with regard to architectural detailing and materials (Photograph 27). In general the buildings retain numerous historic features and architectural detailing that give the area a high level of significance.



Photograph 26: Commercial properties on Church Street



Photograph 27: Late 20th- 21st century redevelopment of 6 Old Market Place

Building Materials

4.3.69. There are numerous building materials within this character zone. The predominant building materials are red brick with sandstone dressings, painted timber framed windows and doors, of varying styles, and roofs clad with Rosemary tile or blue slate. A limited number of buildings are partially rendered or painted.

Dominant Architectural Styles

4.3.70. There is a combination of architectural styles throughout this character zone. Along the east side of Church Street and the Old Market Place between Kingsway and Woodlands Road, a number of buildings are designed in a classical style (Photograph 26). Architectural detailing includes decorative brackets, pediments, pilasters and fanlights to doorways, decorative moulded cornices, stone sills and lintels (some with decorative key stones). The majority of properties also adhere to the classical proportions, although not all rise to three storeys.

Two noticeable buildings that differ from the rest are no. 3 Church Street and no. 14 Church Street. No.3 presents its gable end to the street, an abnormality along Church Street as all other properties present gables to the sides. No. 14 Church Street is a small property, rising to one storey and extending to one bay wide. The historic form and simple architectural style, with only a key stone over the door way and small fanlight for decoration, contribute to the character and variation in roof lines along Church Street.

4.3.71. Other architectural styles within the character zone include a 19th century Queen Anne property at 16 Kingsway and 12-14 Kingsway displays a Victorian Classical revival style. Along Springfield Road within the proposed boundary extension there are Victorian terraced and semi-detached residential properties that are High Victorian in style, with polychromatic brickwork, arched openings to windows with decorative soldier arches above.

Shop Fronts

4.3.72. Due to the varying uses of the buildings, the facades differ in style. The shop fronts to the north along Church Street are traditional in design, retaining historic detailing and positively contributing to the character and appearance of the street scene. These include: painted timber shop fronts vertically subdivided to form small windows, centrally placed doors, decorative plinths, fluted/ plain pilasters, panelled stall raiser, decorative consoles, fascia and cornices constructed from painted timber. The signage is constructed from either painted timber boards or individual applied lettering (Photograph 28-29).



Photograph 28: Traditional painted timber shop fronts with decorative pilasters, consoles, minimal fascias and signage with external spot lighting



Photograph 29: Good example of a traditional painted timber shop front with vertically subdivided windows and centrally placed door mirroring symmetry on upper floors.

4.3.73. To the southern end of Church Street there are examples of 20th century shop fronts which are less successful. Whilst some of these have been replaced with painted timber surrounds, the design often fails to respect the symmetry of the upper floors timber fascias and signage are often disproportional and constructed of inappropriate materials and at 18 Church Street an incongruous external roller shutter has been installed. Examples of this can be seen at the Canadian Charcoal Pit, Prontaprint and the newsagents (Photographs 30-31).



Photograph 30: Disproportionate fascia and vinyl signage



Photograph 31: 18 Church Street displaying external roller shutter and inappropriate signage at Prontoprint

Public Realm

4.3.74. The floorscape in the character zone is a combination of tarmac and concrete paving slabs with some examples of good quality traditional stone kerbs. There are metal bollards that have been painted black to the corner of Kingsway and Market Street and a concrete island with a traffic bollard is present in the centre of Kingsway. Lighting columns along Church Street are mid-20th -21st century in style. There is an area of designated parking in front of some of the properties along Church Street. Similar to character zone B there are sections of metal railings, road markings and signage which would benefit from being consolidated or where possible removed to benefit the public realm and the significant vista of Church Street.

Local Details

4.3.75. Local details such as use of red and Cheshire common brick, stone string courses, cambered brick headers and pitched roofs clad with blue slate. There are good examples of painted timber doors and vertical sliding sash windows. The decoration of doorways with fanlights, pediments and consoles are visible throughout the character zone. There are also examples of keystones and stone window sills to some of the historic properties. The use of black and white timber detailing, referred to as Cheshire vernacular, is a detail repeated throughout the character zone and wider Conservation Area.

Uses/Formal Uses

4.3.76. A number of buildings within the character zone were traditionally constructed as residences, but are now in use as offices and shops. Within the proposed extension there are a number of good quality residential properties on Springfield Road and leisure facilities, namely two public houses.

Open Space, Parks and Gardens and Trees

- 4.3.77. The focus of this character zone is the east side of Church Street and the Old Market Place, resulting in a continuous frontage of commercial properties, interrupted by Victoria Street and Kingsway. These properties occupy former burgage plots, which originally extended back from the street line. Some of these plots were amalgamated in the past and so today in some cases buildings span more than one plot.
- 4.3.78. There are no significant green spaces within the character zone, although there is a small area to the east of the Malt Shovels on Victoria Street. There are some open spaces to the rear of the properties along Church Street and Garden Lane (Photographs 32-33). These areas can be accessed via a passage leading from Woodlands Road and also from Victoria Street. A number of extensions and alterations of varying quality and design have been undertaken in these areas since the mid-20th century.



Photograph 32: Open space to the rear of Church Street



Photograph 33: Open Space to the rear of Church Street

Key Views and Vistas

- 4.3.79. Significant vistas include the corner of Market Street facing north to include Old Market Place and the commercial properties property on the east side of Church Street and also encompassing the same buildings when approaching the Old Market Place from the north at the junction with Woodlands Road. Church Street steadily climbs from this junction towards the Old Market Place and an attractive street scene is formed by the historic buildings and the variation of the rooflines, on the east side of Church Street, as they follow the significant curve of the road. The junction of the Old Market Place with Market Street, which forms the southern boundary to character zone C, also provides a key vista along Market Street towards the Market House.

Development Opportunities

- 4.3.80. There are currently no vacant sites that would enable development to take place in the character zone.

Character Zone D: The Civic and Commercial Area

- 4.3.81. The boundary of character zone D extends south west, along Dunham Road before turning south into Groby Road. The character zone boundary then extends south east following property boundaries to the south of Altrincham Town Hall, including the Conservative Club to meet up with Market Street. It runs south along Market Street turning east to Central Way, then along Regent Road incorporating a property on Norman's Place. It runs north along Central Way and returns west along Shaws Road before extending north to cross High Street and then along Earney Street, to the east of Market Street, partially along Post Office Street and then returns onto Kingsway before meeting Market Street and the Old Market Place. The Conservation Area boundary was extended in 2014 to include numbers 10 – 22 Shaw's Road and 28 High Street, incorporating the sites into character zone D. This zone of the Conservation Area is mainly comprised of commercial and public service properties of historic character dating to the Georgian and Victorian periods.

Qualities of the Buildings

- 4.3.82. There are twenty one listed buildings within character zone D of the Old Market Place Conservation Area. These are numbers 10, 12, 14 & 16, Market Street; former Stamford Estate Offices on High Street including bay of 16 Market Street, numbers 1, 1A, 3, 5, 7 Market Street, 14 -16 Market Street, the Market House, 2, 2A, 4A, 4 Old Market Place and 2 -8 Kingsway.
- 4.3.83. The buildings in this zone are a combination of residential, commercial and civic properties. The buildings have retained many original features such as windows, roofs, decorative brickwork and retain a high quality of architectural detailing and historic character. There is an area of late 20th - 21st century development to the west of the Altrincham Town Hall and forming the corner of Groby Road and High Street.

Building Materials

- 4.3.84. The predominant building material in this character zone is brick with stone used to create window surrounds, string courses and plinths. Roofs are clad with Rosemary clay tile or blue slate and boundary treatments where they are present are constructed from common brick, some have been altered to their detriment with wooden panelling. The majority of windows are constructed from painted timber. The street furniture is sparse, red painted metal bollards are located around the Market House.

Dominant Architectural Styles

- 4.3.85. There are a variety of architectural styles within the character zone. A number of properties date to the late Georgian and early Victorian periods and exhibit architectural and historic interest. No. 1 Market Street provides an example of a Victorian property in the Jacobethan

style. Numbers 10-18 and 5-7 Market Street are examples of Georgian classicism (Photographs 43-44). They have retained architectural details such as decorative brackets and fanlights to doorways and stone sills and lintels. The properties also adhere to the classical proportions of construction. Numbers 1A-3 and 11 Market Street are Victorian buildings undertaken in the style of Tudor revival (Photograph 36-37). There are also examples of domestic "High Victorian" architecture, where properties incorporate elements of Gothic, Romanesque and Italianate features into buildings. Examples in this character zone retain polychromatic brick work; semi-circular arched openings and pitched dormer windows with decorative barge boards. There is an important group of buildings located on the corner of Old Market Place and Market Street which date to 1890's of a Tudor Revival style with elements of black and white timber framing and stained glass windows. They were built for Sir William Cunliffe Brooks probably by George Truefitt and reflect the architectural style of other Cunliffe Brooks buildings 1-3 Market Street and Bank House (former Brooks Bank). Numbers 2,-8 Kingsway are shops and offices erected in 1870 on Kingsway.



Photograph 34: South end of Market Street



Photograph 35: Mid 20th-21st century extension to Altrincham General Hospital



Photograph 36: 1-3 Market Street



Photograph 37: 4-8 Market Street



Photograph 38: 11 Market Street

4.3.86. Altrincham Hospital is a building that varies in date and style (Photograph 34, 35, 39). The original building is in the Queen Anne style, constructed from red brick with ashlar quoins to the corners and string course designed by Russian architect Peter Pons. The Conservative

Club sited on Market Street and the Market House are of a Classical revival style. The Market House is constructed from a pink brick utilising Cheshire commons for elevations, a red stock brick for the plinth and classical detailing picked out in a cream variety. The roof is clad with blue slate and a dentilled cornice extends around the building with a parapet over bays 1 to 3 and a pediment with central clock over bay 2. There are large semi-circular lights in each bay (Photograph 40).



Photograph 39: Main entrance of Altrincham General Hospital accessed from Market Street



Photograph 40: The Market House fronting Market Street

4.3.87. Also located on Market Street, is Altrincham Town Hall, the principal elevation clearly visible from Shaws Road. The building is an example of polite late Victorian architecture in the Jacobean revival style designed by architect Charles H. Hindle, extended in 1930. The Town Hall is constructed from red stock property brick with red sandstone dressings detailing, ogee shaped gables with decorative terracotta finials and red sandstone stone mullion and transom windows (Photograph 42).



Photograph 41: Victorian terrace on Market Street



Photograph 42: Altrincham Town Hall, Market Street



Photograph 43: Georgian properties on Market Street



Photograph 44: Double fronted Georgian property on Market Street

4.3.88. The character zone also includes Greenwood Street (Photograph 48), a predominantly commercial area with some residential accommodation on upper floors. Adjacent to the west side of the street is the covered market and hospital with Victorian and Georgian terraced rows of commercial properties located on the east side. A number of the Victorian buildings are designed in the High Victorian and Gothic style. They retain historic features such as lancet window openings with sash windows and attic level dormer and black and white timber barge boards. The Georgian terraces towards the northern end of Greenwood Street are classical in proportions and retain arched window openings with painted timber framed sash windows.



Photograph 45: Side of covered market fronting Greenwood Street



Photograph 46: Greenwood Street with Altrincham General Hospital on right hand side

4.3.89. An exception on the east side of Greenwood Street is the Conservative Men's Working Club, which is of an Italianate, classical style (Photograph 47). It is constructed from Cheshire common brick with architectural detailing highlighted in a cream brick with timber framed sash and casement windows.



Photograph 47: Conservative Working Men's Club



Photograph 48: Greenwood Street

4.3.90. A block of apartments occupies the corner of Groby Road High Street constructed in the late 20th/early 21st century. It is designed to incorporate elements of the Tudor revival comprising of red brick with substantial gables relieved with areas of black and white timbered detailing (Photograph 49).



Photograph 49: 20th century development on Groby Road



Photograph 50: 20th century development on Groby Road

Shop Fronts

4.3.91. Due to the variety of historic uses of buildings in the character zone, there is no consistent approach to the style of facades at ground level. There are a number of shop fronts in the character zone which have retained historic characteristics. Many retain elements such as timber plinths and pilasters with timber fascias (Photograph 53-54). Where they have been altered or replaced there are some recent examples which have been designed in an appropriate traditional style, constructed from painted timber in a complimentary colour and proportional to the dimensions of the facade property. A theme that is repeated along Greenwood Street is tri- partite windows of three mullion and transom lights as the main display window. There are also numerous examples of traditional hanging shop signs along Greenwood Street, located at ground floor level.



Photograph 51: Market Street



Photograph 52: Greenwood Street



Photograph 53: Greenwood Street



Photograph 54: Three Light Display Window

4.3.92. The Grapevine towards the southern end of Greenwood Street may be considered to be inappropriate signage, in terms of scale, design and material as does that of the Taste of India Indian restaurant. The lettering of the Grapevine in particular is of an incongruously large scale for the fascia and the use of materials for the Taste of India is signage is uncomplimentary, the fascia appears to have been replaced with a vinyl insert (Photographs 55-56) and an external roller shutter has been installed.



Photograph 55: Greenwood Street



Photograph 56: Greenwood Street

Public Realm

4.3.93. The floorscape is a combination of tarmac, concrete and stone paving stones with stone kerbs in some areas and red brick paving laid in a herringbone design. There are black metal bollards and railings sited on Greenwood Street and red painted bollards in front of the Market House. Located on Market Street are a number of black cast iron lighting columns in a traditional design which complement the historic character of the area. Double yellow lines and a profusion of road markings are visible along Market Street, including areas of yellow lines painted onto stone kerbs. It is noted there are also a number of A-boards blocking sections of pavement along Regent Road.

4.3.94. There is a high volume of traffic along Market Street and Regent Road which has a detrimental effect on the character of this zone. Some limited areas of designated parking present along Market Street, around the Hospital.

Local Details

4.3.95. The use of several types of brick to highlight architectural detailing is a common characteristic repeated throughout the Conservation Area often incorporating sandstone dressings. Classical details such as the segmental arches over windows and doors are common and although the windows vary in style, the majority of examples are constructed from painted timber and appear to be historic, therefore appropriate to the Conservation Area. Some shop fronts retain traditional details such as timber fascias, pilasters and timber stall risers.

4.3.96. The use of black and white timber framing on upper floors and barge boards reflects examples of the commonly known Cheshire vernacular style prevalent throughout

Altrincham. The use of local vernacular details was one of the elements which influenced the Arts and Crafts movement.

Open Space, Park and Gardens and Trees

4.3.97. There are no significant green open spaces within this character zone. Spatially the area loosely forms a grid, a number of streets, Market Street, Greenwood Street and Central Way, are laid out parallel to each other and crossed at right angles by High Street, Shaws Road and Regent Road. Nevertheless there are a number of mature trees along Market Street and a small area of landscaping in front of the Tow Hall which significantly contribute to the market town character.

4.3.98. The only areas of open space are to the rear of Greenwood Street adjoining Central Way which consists of some parking spaces. This area is just within the boundary of the character zone and also forms the south eastern extremity of the Conservation Area.

4.3.99. There are some inappropriate examples of boundary treatments within the area, dating from mid-20th -21st century including red brick piers, concrete panelled fences and , large steel gates, the majority of these are to be found on Central Way. Central Way forms a substantial area of open space separating the Old Market Place Conservation Area with that of George Street Conservation Area. The Lower Market sited at the northern end has currently been refurbished with associated public realm works. Nevertheless further enhancement of the remainder of Central Way would improve the contribution this area could make to the Conservation Area.



Photograph 57: Refurbished Lower Market, Central Way



Photograph 58: Rear of Greenwood Street

Key Views and Vistas

4.3.100. There are a number of significant views in this character zone incorporating civic buildings such as Altrincham General Hospital, the Market House and Altrincham Town Hall. In particular, looking northwards and southwards along Market Street, a prominent road through the character zone which encompasses a variety of historic properties. There is also a significant view along Shaws Road towards the Town Hall.



Photograph 59: View looking northwards along Market Street

Development Opportunities

4.3.101. Altrincham General Hospital; a development brief was prepared and potential new uses such as educational, residential and a boutique hotel have been considered. The site was also highlighted as a priority in the Altrincham Public Realm Strategy.

Character Zone E: Southern Residential Area

4.3.102. The boundary of character zone E runs south along Market Street to Regent Road where it turns west to form the Conservation Area boundary and cross Groby Road and Dunham Road. The boundary continues eastwards along Dunham Road before turning north to incorporate the east side of Groby Place before traversing Sylvan Grove to meet High Bank. This character zone is predominately residential.

Qualities of the Buildings

4.3.103. There are no listed buildings within this character zone of the Conservation Area. There are however, numerous properties that have retained a high level of architectural detail and historic character, including the Unitarian Chapel and associated Sunday school and Church Hall. There are also a number of large, attractive Victorian and Edwardian residential buildings, some set in spacious gardens which contribute positively to the historic character of the area (Photographs 60-61).



Photograph 60: Unitarian Chapel, Dunham Road



Photograph 61: Good example of 19th century residence on Regent Road

Building Materials

4.3.104. The predominant building material is brick, red stock and Cheshire commons being the most prevalent varieties along with smaller amounts of white. Sandstone is a commonly used for boundary treatments as well as dressings to create window surrounds, string courses and plinths. Roofs are clad with Rosemary clay tile or more commonly blue slate with some properties retaining terracotta finials. Boundaries are commonly low, constructed from red sandstone, some with shaped copings and stone gate piers. Windows and doors are predominately constructed from painted timber and joinery has also been used for decorative detailing such as eaves brackets.

Dominant Architectural Styles

4.3.105. The dominant architectural styles in this character zone are a combination of Victorian revival styles. Along Market Street there are Victorian Gothic semi-detached and detached residential properties of polychromatic brickwork, some with bay windows (Photograph 62). Some have also gabled fronts with black and white timber detailing, decorative timber barge boards and finials.

4.3.106. The character zone also contains more substantial detached and semi-detached Victorian and Edwardian properties. These include the residential properties on Sylvan Grove, Groby Road, Groby Place and Regent Road. Those on Groby Road provide examples of the Romanesque revival style, with architectural details such as arched recessed openings. Houses included within the Conservation Area on Sylvan Grove are Edwardian, in an Arts and Crafts style. Properties on Dunham Road are a combination of the Victorian Revival styles (Photographs 64-65). There are a number of white brick 1840's houses located on Groby Place.



Photograph 62: Residential Properties on Market Street



Photograph 63: The Conservative Club, Market Street



Photograph 64: Crammond House, Victorian property on corner of Groby Road & Regent Road



Photograph 65: Examples of Victorian properties at 40-42 Regent Road

4.3.107. There are examples of mid-20th - 21st century developments within the character zone which have in part adhered to revival styles. It is noted that whilst some elements of these designs are successful, the articulation of these buildings is often diminished by the fenestration, palette of materials and overall massing (Photographs 66-67). Regent Court sited on Groby Road is substantial in size, nevertheless it does present pitched gable ends to the street. The apartment building on the corner of Market Street and Regent Road again significant in its massing, exhibits two projecting bays with gabled fronts with quoin detailing.



Photograph 66: 20th-21st century development on Market Street



Photograph 67: Mid 20th-21st century development on Groby Road



Photograph 68: Residences in proposed extension



Photograph 69: Former school building, Sylvan Grove

4.3.108. The Unitarian Chapel on Dunham Road is Gothic in style, but the associated Sunday school and Church Hall are considered to be in the Arts and Crafts and Domestic revival styles.

Shop Fronts

4.3.109. There are no shop fronts within this character zone; other commercial properties include a nursery, financial advisors and solicitors.

Public Realm

4.3.110. The floorscape is predominantly tarmac with some remaining stone kerbs for example on Sylvan Grove and some areas of concrete paving stones. There are black cast iron lighting columns in a traditional style sited along Market Street which complement the historic character of the area. There are also examples of more recent lighting columns within the character zone. Market Street, Dunham Road and Regent Road are all subjected to a high volume of traffic. This congestion has a detrimental impact on the character and appearance of the Conservation Area.

Local Details

4.3.111. The use of red and Cheshire common brick to highlight architectural details is a style repeated throughout the Old Market Place Conservation Area. Often dressings have been constructed from red sandstone and in this character zone there are examples of the low red sandstone wall and mature planting with stone gate piers which is more prevalent in adjoining conservation areas such as the Downs and the Devisdale.

4.3.112. The use of black and white timber detailing on upper floors and barge boards reflects the proliferation of Black and White architecture throughout the rest of Altrincham and indeed is a popular detail throughout the county of Cheshire, forming part of the Cheshire vernacular.

Uses/Formal Uses

4.3.113. The majority of buildings in this character area were built as residential buildings, but several are now converted to commercial purposes, notably offices on Market Street and Haslemere (now Oakfield Nursery) on Dunham Road. The character zone includes the Unitarian Church, still used for religious purposes, and the two associated buildings, a former Sunday school and Church Hall, now both used for community purposes.

Open Space, Park and Gardens and Trees

4.3.114. There are open spaces in the form of gardens to residential properties and the grounds of the Unitarian Chapel on the corner of Sylvan Grove. There are also hedges and mature trees along Dunham Road and Regent Road that give the area a more residential character than other character zones within the Conservation Area. The southern part of character zone E contains semi-detached houses resulting in a tighter urban grain than that to the north.

The properties in the northern section are more substantial in size surrounded by spacious gardens with mature planting to the street. The wide junction to Groby Road and the width of Regent Road also contribute to the sense of grandeur in the character zone.

Key Views and Vistas

4.3.115. A key view within this character zone is that looking west along Dunham Road which leads to the adjoining Devisdale Conservation Area. This incorporates mature trees, hedgerows and low sandstone boundary walls. Also significant is the view east along the same road looking towards the Old Market Place in character zone A.

4.3.116. Another important view is looking north from Groby Road, incorporating the Unitarian Chapel and its surrounding grounds.



Photograph 70: Dunham Road looking west



Photograph 71: The Unitarian Chapel, Dunham Rd

Development Opportunities

4.3.117. There are no areas of available land or vacant buildings within the character zone at this time that would afford development opportunities.

Character Zone F: Proposed Northern Extension

4.3.118. The boundary of the new 2014 character zone F runs north along Church Street from the junction with Townfield Road. The boundary turns west at The Mount, excluding the junction with Church Street which is currently located in the Sandiway Conservation Area. The character zone then extends north and west to incorporate a number of properties along the northern side of The Mount. The boundary then runs southward along Richmond Road and turns west along the north side of Townfield Road. The boundary incorporates the properties on the along the south side of Townfield Road. This character zone is purely residential.

Qualities of the Buildings

4.3.119. There are no listed buildings within this character zone of the Conservation Area. There are however, numerous properties which have retained a high level of architectural detail

and historic character, including 19th century and early 20th century residences along The Mount, Richmond Road and Townfield Road.

Building Materials

- 4.3.120. The predominant building material is red brick. There are examples of red as well as lighter Cheshire common brick. There are a smaller number of properties located on The Mount which are constructed from white brick. Sandstone is again commonly used as a building material for boundary walls within the character zone and also used for dressings including window surrounds, string courses and plinths. Roofs are clad with Rosemary clay tile and blue slate. As previously mentioned boundaries are low sandstone walls with stone copings such as those found on The Mount as well as examples of low brick walls with terracotta copings such as those present on Richmond Road.
- 4.3.121. A number of properties still retain historic painted timber sliding sashes and casement windows, although there are examples where this has been replaced more recently with upvc. This character zone is notable for the examples of original stained glazing incorporated into the design of properties particularly on Townfield Road.

Dominant Architectural Styles

- 4.3.122. The dominant architectural styles in this area date to the Victorian and Edwardian periods. Along The Mount are some examples of substantial early Victorian villas in the Romanesque revival style as well as a number of properties at the western end of The Mount designed in a Georgian Classical style (Photograph 72).
- 4.3.123. Richmond Road and Townfield Road comprise of terraced and semi-detached Victorian and Edwardian residential properties with canted bay windows, gabled fronts and some with black and white timber detailing (Photograph 73).



Photograph 72: The Mount leading to Richmond Road



Photograph 73: Richmond Road



Photograph 74: Townfield Road



Photograph 75: Townfield house estate buildings

Shop Fronts

4.3.124. There are no shop fronts within this proposed character zone of the Conservation Area.

Public Realm

4.3.125. The floorscape is predominantly tarmac with concrete paving stones and some stone kerbs remain. In some areas of the character zone, double yellow lines form an intrusive feature in the street scene.

Local Details

4.3.126. The use of a variety of bricks to highlight architectural details is a detail present in the character zone and reoccurs throughout the Conservation Area. The use of white brick is noticeable for properties erected on The Mount and there are similarities in design and form to a number of buildings located within the adjacent Sandiway Conservation Area. Classical details such as the semi-circular arches over windows and doors are present and examples of decorative stained glass being used for doors and the upper panes of windows (Photographs 76-77). Front boundary walls are low and there are a number of examples of buff sandstone walls with mature planting with stone gate piers present on The Mount.



Photograph 76: Semi-circular doorway with decorative glazed door



Photograph 77: Timber sash windows with decorative glass

Uses/Former Uses

4.3.127. This area was a purpose built residential area and has remained as such.

Open Space, Parks and Gardens and Trees

4.3.128. There are open spaces in the form of private gardens to the houses along Richmond Road and The Mount. The rear gardens to properties located on Richmond Road front Church Street and are given prominence due to the difference in levels between the two roads. The positive contribution of the gardens and mature planting to the street scene is concealed in part due to the erection of close boarded boundary treatments. There is a significant area of open space adjacent to no.2 The Mount, fronting onto Church Street which is located within the Sandiway Conservation Area. This space provides the setting to the north boundary of the Old Market Place Conservation Area and frames views looking eastwards along the Mount towards Sandiway Place. There are a number of mature trees lining Richmond Road, Townfield Road and The Mount that make a positive contribution to the character and appearance of both street scenes.

Key Views and Vistas

4.3.129. A key view is looking south along Richmond Road, incorporating street trees and uniform properties to the east side of the road present a strong architectural rhythm, diminished only slightly by the installation of some upvc glazing. The spire of St Georges Church is also an important focal point in this view, present above the roofscape of Townfield Road.



Photograph 78: View along Richmond Road towards Townfield Road



Photograph 79: Townfield Road

Development Opportunities

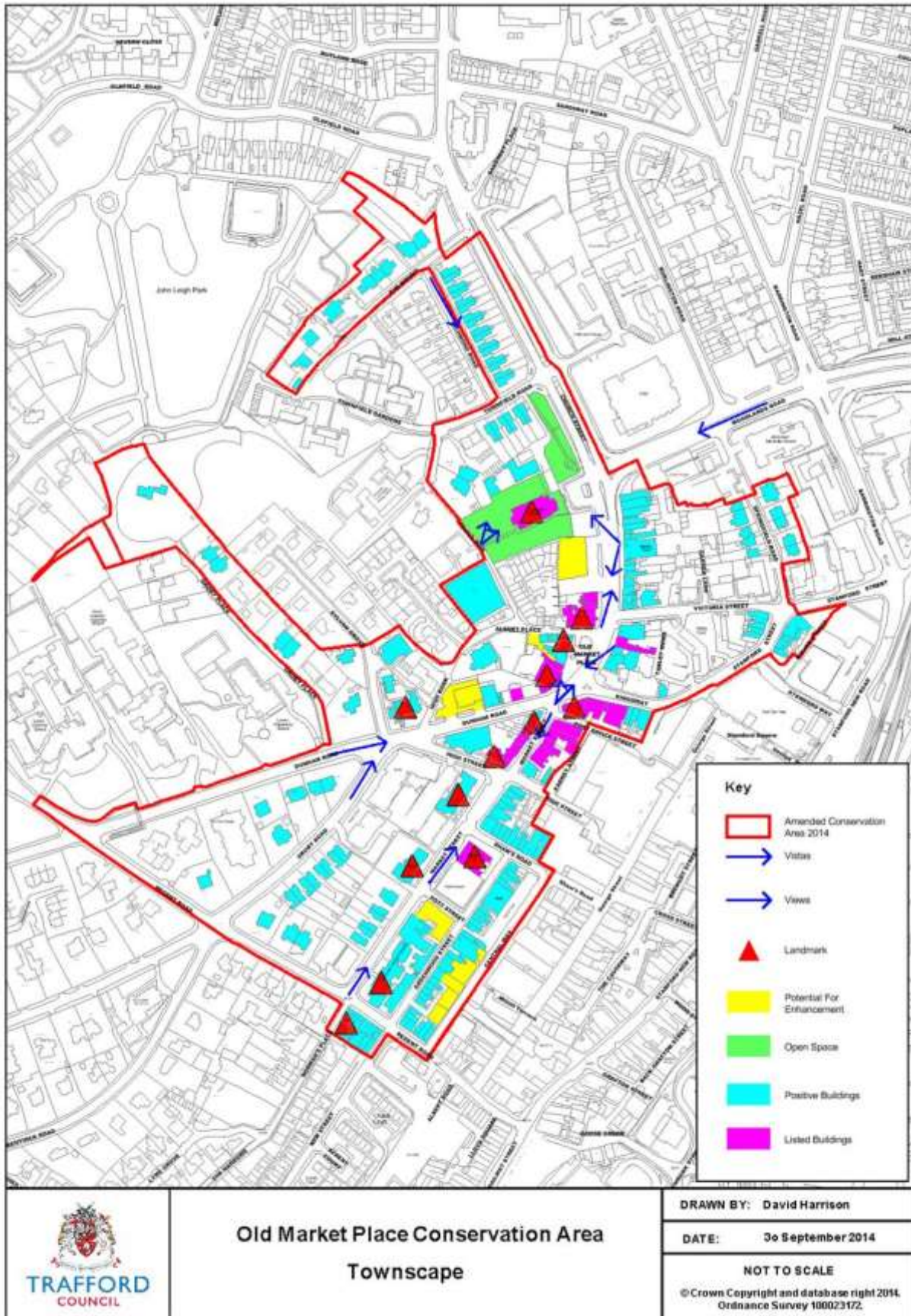
4.3.130. This is a purely residential area and there are no areas of available land within the character zone at this time that would afford suitable development opportunities.

Landmarks in the Old Market Place Conservation Area

4.3.131. There are a number of buildings of landmark quality within the Old Market Place Conservation Area which provide architectural interest and often significant focal points in key views. These include the following:

- The Old Market Tavern, former town hall, Old Market Place
- The Bank House & no.7 Old Market Place
- Church of St George, Church Street
- The United Reform Church, Dunham Road
- The Conservative Club, Market Street
- Altrincham General Hospital, Market Street
- Altrincham Town Hall, Market Street
- The Market House, Market Street
- 2,2a,4,4a Old Market Place
- 4-8 Market Street
- Stamford Estates Office, Market Street
- 35 Regent Road

4.3.132. The Market Cross, although not an historic artefact, should also be considered as an important landmark within the public realm of the Old Market Place.



Map 17: Townscape Analysis Map

5. Audit of Heritage Assets

5.1. Introduction

- 5.1.1. A basic audit has been undertaken of heritage assets within the Conservation Area. These include Listed Buildings, Archaeological Sites and Monuments and Positive Contributors. These assets have been logged in tables and described. The standing properties have in most cases been assessed from the street scene to determine their current condition. Please note that the heritage asset description is principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of significance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest. Any evidence relating to a heritage asset, which may present itself since the time of survey will also be taken into account during the course of a planning or listed building consent application.
- 5.1.2. This assessment has been undertaken using the criteria of the English Heritage at Risk Register condition assessment.
- 5.1.3. The list of heritage assets can be found at the end of this document in Appendix 1.

5.2. Listed Buildings

- 5.2.1. A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. A brief description of every listed building located within the Old Market Place Conservation Area can be found at the end of this document in Appendix 1. For a full copy of each listed building description please see the National Heritage List for England which can be accessed via English Heritage's website.
- 5.2.2. Please note that the list description provided by English Heritage is also principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of importance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest or that it can be removed or altered without consent.
- 5.2.3. It is a criminal offence to carry out any works either to the exterior or the interior which would affect the character of a building once it is listed unless the requisite consent has been sought. Where there is doubt please contact the Council's Conservation Officer.

6. Assessment of Conditions

6.1. General Condition

6.1.1. Old Market Place Conservation Area has been placed on the English Heritage at Risk Register since 2012. It is considered that the condition of the Conservation Area is poor and likely to deteriorate. In particular there are a number of vacant properties; unsympathetic alterations or additions; unsympathetic shop fronts, signs and advertisements; intrusive road markings and street clutter and some loss of traditional features.

6.2. Intrusion and Negative Factors

Individual Properties

- 6.2.1. There are a number of properties within the Conservation Area which are displaying signs of deterioration. Among these include the Old Market Tavern; grade 2 listed which is displaying signs of water ingress and decay. There is evidence of foliage growing out of gutters and downpipes and the decorative coat of arms has been removed from above the first floor middle window on the southern elevation. As this is a landmark property of architectural and historic interest, the condition of this property is having a noticeable negative impact on the character and appearance of the Conservation Area. Numbers 1 & 3A Market Street, grade 2 listed, are also vacant and no.3A in particular is in a poor condition. A number of urgent works are currently being undertaken to this property to safeguard its condition.
- 6.2.2. Beech Hurst, a semi-detached Victorian property on Townfield Road, now converted to flats, is also in need of some repair. In particular there are areas of spalling brick work and water damage. A number of decorative ridge tiles are also damaged or missing. The bowling green pavilion, accessed from Church Walk, is currently in a state of dereliction and the site is overgrown with vegetation.
- 6.2.3. Vacancy is currently an issue within the Conservation Area, one of the reasons that the Conservation Area is currently on the English Heritage's Heritage at Risk Register. Significant under-use or vacancy of historic buildings, especially of upper floors above shops, can be a serious problem as it can lead to a lack of maintenance and deterioration of historic fabric. It is considered that at the time of survey over a quarter of the buildings in the Conservation Area are currently vacant or partially vacant. Vacant properties may be affected by vandalism and can decay rapidly if left in a state of disrepair. Such buildings and sites are therefore considered to be heritage assets at risk.



Photograph 80: Beech Hurst, now flats



Photograph 81: The Old Market Place Tavern



Photograph 82: Old Market Place Tavern



Photograph 83: No. 1 Market Street



Photograph 84: No. 3 Market Street



Photograph 85: Rear of properties on Church Street



Photograph 86: Inappropriate siting of ventilation system

6.2.4. The rear elevations of some properties along Church Street are also displaying signs of neglect, such as water damage, poorly maintained joinery and plasterwork. There are also a number of examples of inappropriate alterations including incongruously sited air conditioning units, ducting and wiring at the side of No 2 Church Street. These are prominent additions when viewed from Church Street and Victoria Street, resulting in an adverse impact on the character and appearance of the Conservation Area.

6.2.5. Intrusive additions and alterations to historic properties affect the positive contribution of the heritage asset and have a cumulative effect on the character of the area. As previously mentioned, ventilation systems have been added to the rears of properties along Church Street and this is also evident to the rear of the Altrincham General Hospital on Greenwood Street. A further example of an inappropriate addition can be seen in the mid-20th -21st century staircase added to the south side of the Conservative Club, 26 Market Street. The removal of architectural features and/or the painting of brick and stone work can also be detrimental to the positive contribution buildings make to the Conservation Area.

6.2.6. Multiple extensions and alterations to properties can result in an unkempt appearance that does not adequately reflect or enhance the historic character of the area.



Photograph 87: The Conservative Club, 26 Market St

6.2.7. A number of shop fronts within the Conservation Area have been replaced with frontages constructed from anodised or plastic coated metals. These shop fronts often incorporate large areas of unrelieved glass, excessively deep fascias disproportionate and poorly designed signage internally illuminated. . There are also examples of external solid metal roller shutters within the Conservation Area, which have a detrimental effect on the character and appearance of the street scene. There are also examples of banners and posters placed on a semi-permanent basis which detract from historic elevations.

6.2.8. Premises with inappropriate shop fronts include the following;

- Prontaprint
- Canadian Charcoal Pit
- Taste of India Indian Restaurant
- Grapevine
- New Don Fish and Chip shop



Photograph 88: Vacant Shop premises with intrusive signage



Photograph 89: Intrusive signage and roller shutters

6.2.9. There is evidence that some of the boundary walls within the Conservation Area are displaying signs of decay. This includes the substantial brick wall along Albert Place. Further examples of decaying boundary treatments include these, the area of green space along Church Street and northeast of the church where there are areas of unstable stonework to the low stone walls. There are also some areas of spalled brick in the boundary wall of the church graveyard. Some historic boundary treatments have been replaced often with often with inappropriate materials including concrete post and timber panelled fencing and railings. Some historic stone and brick walling has been removed in its entirety to create hard standing. Historic walling, gate piers and native hedging provide a valuable contribution to the quality and distinctiveness of the Conservation Area.

Open Spaces and Areas

6.2.10. Some of the properties along Church Street have open spaces to the rear which are unkempt and where rubbish has been dumped. In particular numbers 6 & 8 Church Street

and also open space to the west of 34 Victoria Street. The former bowling green and its pavilion, accessed from Church Walk, is in very poor condition, it is currently overgrown and unusable.



Photograph 90: Rear of property on Church Street



Photograph 91: The Bowling Green, adjacent to Albert Place



Photograph 92: Deteriorating stone wall adjacent to St George's Church



Photograph 93: Spalled brick boundary wall to Churchyard



Photograph 94: Proliferation of wooden posts outside St George's Church



Photograph 95: Open space to the rear of 8 Market St



Photograph 96: Large area of deteriorating hard standing & tarmac to rear of properties on Church Street

6.2.11. Open space to the rear of Greenwood Street also exhibits boundary walls in a poor condition and this area also has a negative impact on the character and appearance of the Conservation Area.

6.2.12. Sections of road surface forming the open spaces behind Greenwood Street are in a state of disrepair. The tarmac is badly damaged in some places.

6.2.13. There are also examples of surface patching carried out as a reactive measure to ensure highway safety. Nevertheless where standard methods and materials have been used it is inevitable that such patching is incompatible with other finishes in the Conservation Area. This can be identified along Church Street, and Greenwood Street, adjacent to the Market House.

6.2.14. There are a number of historic pedestrian routes through the Conservation Area and the proposed extensions. One significant route is along Albert Place, which has a surface formed from stone setts and another along Church Walk where a recent section of cobbled surface has been laid. Public realm improvement works to the Old Market Place in the late 20th century in the form of stone flags and setts also contribute positively to the historic core of the Conservation Area.

6.2.15. Road markings can have a significant impact on a street's visual appearance. A standard approach has been undertaken regarding single and double yellow lines in the Conservation Area, consideration should be given to applying a narrower line of a lighter colour and profile, in more sensitive areas and where appropriate removing yellow lines altogether.

6.2.16. A high volume of traffic is noticeable along Dunham Road, Church Street, Regent Road and Market Street. This has a visual and physical impact on the historic environment resulting in a detrimental effect on the experience of these areas.

6.2.17. There are a variety of bollards, guard rails and street furniture located throughout the Conservation Area. These vary in quality and style and consideration should be given to a street clutter audit, when resources permit, to contemplate the removal and consolidation of these structures where possible; for example there is a proliferation of wooden posts in the grassed area in front of the Church of St George. A-boards can also detract from the historic street scene and impede pedestrian movement.



Photograph 97: Poor quality public realm at southern end of Central Way



Photograph 98: Poorly repaired public realm on Greenwood Street

Intrusive Development

6.2.18. There are some examples of more recent development which are deemed less successful than others and do not respect the fundamental architectural principles of scale, height, massing, alignment and the use of appropriate materials.

6.2.19. Examples include the 20th century Kwik Fit building located on Church Street and 20th century additions to Altrincham General Hospital which do not respect the setting of the historic building.

6.2.20. The Edale development on Dunham Road and development along Albert Place have incorporated some elements of the surrounding historic architecture into their design such as presenting a gabled facade, but other elements such as scale and massing are less successful and do not reflect the plan form of adjacent buildings



Photograph 99: 20th century extensions to properties fronting Church Street t



Photograph 100: Mid 20th-21st century development



Photograph 101: Mid 20th-21st century development

6.3. Problems, Pressures and Capacity for Change

6.3.1. The variation in the quality and design of extensions, alterations and additions undertaken to both commercial and residential properties is a significant issue within the Conservation Area. Further guidance will be required within the Management Plan to assist in development control decisions. Some works are permitted development and whilst these may be minor works such as the replacement of windows or the removal of sections of

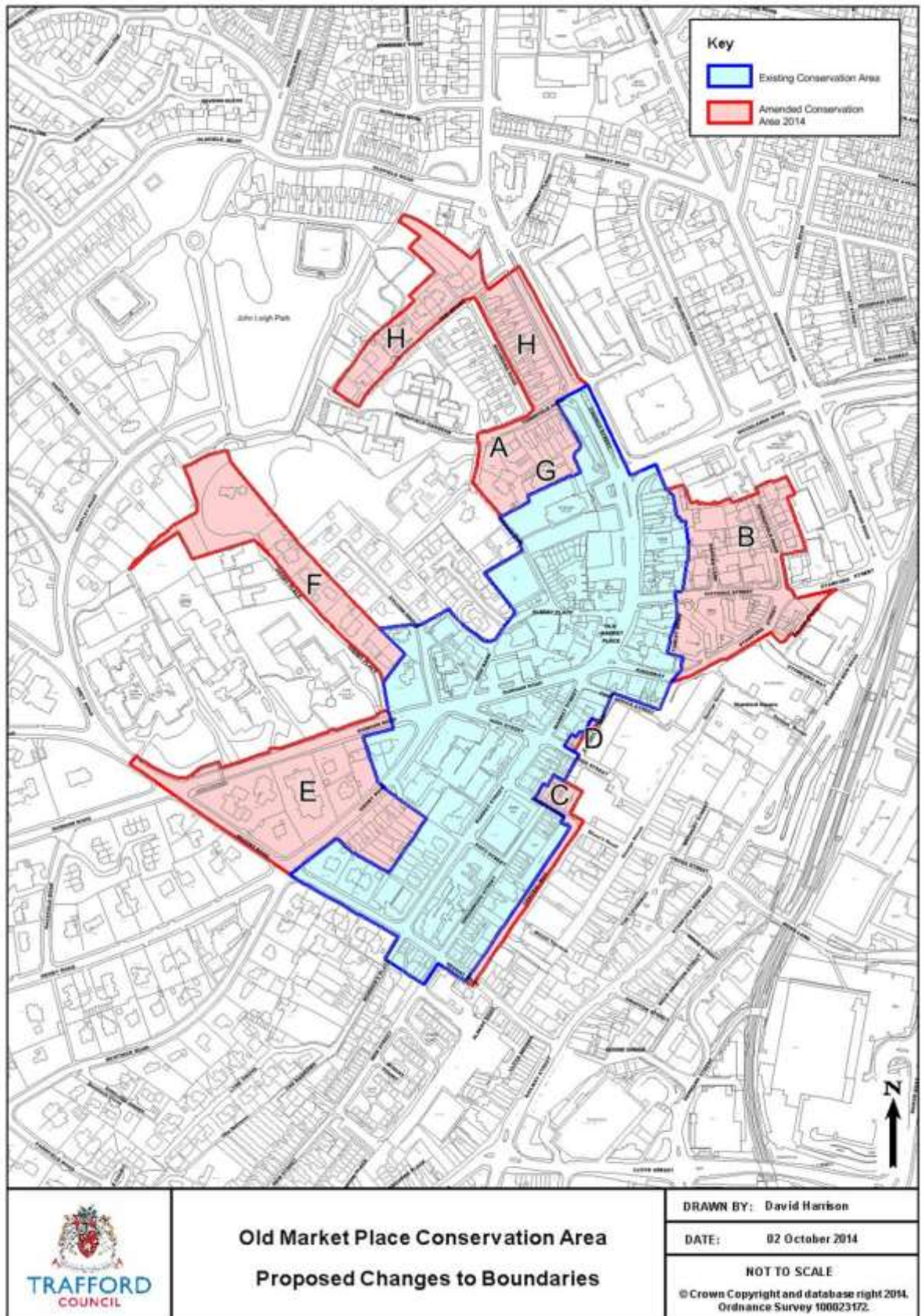
historic boundary treatment, the cumulative impact can be very destructive to the significance and local distinctiveness of an area. It may be appropriate therefore to consider within the Management Plan the possibility of directions to withdraw permitted development rights for a prescribed range of development.

- 6.3.2. The change of use of commercial properties also raises the issue of replacement shop fronts, signage, illumination and security. A more thorough and detailed guidance is required to assist in improving the quality and design of such works. Vacancy and the deterioration of historic fabric within the Conservation Area are also prevalent issues. There are numerous vacant commercial premises throughout the Conservation Area and there is a need to bring such buildings back into occupation. Nevertheless this may result in new proprietors carrying out alterations to facilitate a change in use and could exacerbate the aforementioned issues.

7. Identifying the Boundary

- 7.1.1. The Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF and best practice guidance produced by English Heritage state that the boundaries of existing conservation areas should be reviewed from time to time. Parts which are no longer of special interest should be excluded. Where drawn too tightly, the Conservation Area should be extended to include more recent phases or plots associated with buildings of historic interest.
- 7.1.2. It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.
- 7.1.3. Taking this into account, it was proposed that the Conservation Area boundary be revised in 2014. The following areas have been proposed for inclusion into the Conservation Area. Each extension has been labelled with a letter so that it may be easily identified on the corresponding boundary extensions map.
- 7.1.4. **A** The northern section of Church Walk, gate posts to the former Townfield House, Beech Hurst, Groombridge House and the historic buildings adjoining St George's churchyard were included.
- 7.1.5. **B** Both sides of Victoria Street, the North side of Stamford Street and the buildings on the Northeast side of Stamford Street and the properties on both sides of Springfield Road. These Victorian shops, public houses and residential properties retain sufficient elements of historic character to warrant inclusion into the Conservation Area.
- 7.1.6. **C** Numbers 10 – 22 Shaw's Road are to be included. These low key Victorian shops reflect the character of nearby Market Street and Greenwood Street. With sympathetic signage and shop fronts they would enhance this key area.
- 7.1.7. **D** 28 High Street. The brick and timber detailing reflects that on 19-21 High Street which are included in the Conservation Area. The use of header bricks on the front elevation also reflects that on No 11 Market Street.
- 7.1.8. **E** 1-8 Groby Road, Lindsey on Groby Road, The Knowles and Stoneleigh on Dunham Road and Doonfoot on Regent Road. These residences all retain a great deal of historic character, are well conserved and reflect the growing wealth of the Middle and professional classes during the late Victorian/Edwardian Period. For these reasons they warrant inclusion into the Conservation Area.
- 7.1.9. **F** The properties on the northwest side of Groby Place. The main character of Groby Place is found in the two pairs of large white brick, early Victorian villas. There are more recent infill developments. Parkfield House at the end of the cul-de-sac is well set back and has a large garden with mature trees, adding to the greenery within the conservation area. Two original lighting columns with more recent lanterns are present.

- 7.1.10. **G** Church Walk is what remains of an ancient path joining Old Market Place with the Wheatsheaf and is a peaceful lane around the rear of the church. The buildings to the north of St. Georges including the former St. George's School appear as a group of buildings together with the church.
- 7.1.11. **H** A number of late 19th/ early 20th century properties on the south side of Townfield Road and east side of Richmond Road. The properties on Richmond Road were built around 1903 transversely across the former open field strips. The rear of the properties can be seen from the main road and the back gardens were truncated when road widening took place. The properties on the eastern side of Richmond road have slate roofs, sash windows, decorative dentil detailing, stone string courses and finials on pointed roofs over the bays. Some early 10th century houses along The Mount were also included which retain a high level of historic character. Properties on both Townfield Road and Richmond Road have well preserved boundary walls. Together with inclusion of these properties in the conservation area it would be appropriate to serve an Article 4 direction to protect the windows, doors and boundary walls, posts and extensions.



Map 21: Boundary Extensions 2014

8. A Plan for Further Action

8.1.1. Below is a summary of the main issues and pressures within the Conservation Area, which will be addressed in the Old Market Place Management Plan.

- There are examples of areas of decay and dereliction to individual properties, such as the Old Market Tavern and numbers 1-3A Market Street. The rear elevations of some of the properties along Church Street display signs of neglect, such as water damage, inadequately maintained joinery and render. There are also examples of inappropriate alterations such as poorly sited air conditioning units, ducting and wiring at the side of No 2 Church Street. The causes of these sources of decay need to be investigated and addressed. It is advised that the Council consider undertaking a Heritage at Risk Strategy for the Conservation Area.
- Vacancy is an issue within the Conservation Area and should be addressed. At the time of survey a number of the buildings in the Conservation Area and areas proposed for extension appeared to be vacant or partially vacant. Significant under-use or vacancy of historic buildings, especially of upper floors above shops, can lead to the dis-repair and deterioration of heritage assets.
- Intrusive additions and alterations to heritage assets can impact on significance and ultimately will result in a cumulative effect on the character and appearance of the Conservation Area. Alterations include replacement windows and doors of inappropriate design and material, wiring and ventilation, fire escapes, addition of cladding or render, removal of historic boundary treatment and vegetation to accommodate hard standing and the installation light wells & balustrades. The painting of brickwork, stone dressings and gateposts can also conceal the quality of the original material and detract from the historic streetscene. The replacement of traditional materials such as slate or clay tiles, leadwork, cast iron rainwater goods, masonry and joinery and replacement with composite materials can diminish the quality and distinctiveness which heritage assets provide.
- Inappropriate shop fronts have a negative effect on the street scene and often fail to respect the significance of individual heritage assets. There are examples of replacement shop fronts within the Conservation Area consisting of homogenous frontages with poorly designed signage, illumination and security. Semi-permanent banners and advertising is also resulting in an adverse impact on historic elevations.
- There are a number of examples of mid-20th -21st century developments within the Conservation Area which are intrusive and do not adequately reflect the special interest of the area. The Management Plan will seek to address this issue and put forward proposals to guide the design of future development to ensure it is of a higher quality and materials, reflecting the design aesthetic of the surrounding area.
- Some of the boundary walls within the Conservation Area are displaying signs of decay. This includes the wall along Albert Place and the boundary wall to St Georges

Graveyard. There are also some sections of boundary treatment which have been rebuilt utilising inappropriate materials or removed in their entirety.

- Some of the properties along Church Street have open spaces to the rear that are in a state of disrepair and where rubbish has been discarded. The former bowling green and its pavilion, accessed from Church Walk, also require improvement. The site and building are in a poor condition and are currently overgrown and unusable.
- The variety of surfacing materials and road markings within the Conservation Area should be addressed in future improvement schemes. Some patching of surface materials such as that on Greenwood Street has been carried out as a reactive measure to ensure highway safety. Nevertheless where standard methods and materials are used it is inevitable that such patching is incompatible with other finishes in the Conservation Area; however when a planned scheme is carried out consideration should be given to the use of materials compatible with the Conservation Area.
- The level of street furniture and variety of styles, in certain locations should be assessed. There is scope to investigate the removal or reconfiguration of street furniture to enhance the character and appearance of the Conservation Area.
- There are concerns that the volume of traffic impacts on the historic character of the Conservation Area. Opportunities should be investigated to reduce traffic volumes and speeds in some locations.

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Appendix 1: An Audit of Heritage Assets Listed Buildings

Entries taken from the List of Buildings of Special Architectural or Historic Interest.

Character Zone A

Address: Bank House (former Lloyds Bank, built as Brooks Bank) & 7 Old Market Place, Grade II

Built: Present on 1876 map, **Condition:** *Good*



Reference	OMP/11		
Site Name	Former Lloyds Bank, Bankhouse, and 7 Old Market Place		
Grade	II		
Address	The Old Bank, Old Market Place, Altrincham		
Postcode	WA14 1PA	Location	SJ 7676 8806
SMR Reference	3763.1.0	Listed Building No.	135648
Listing Description	Bank, formerly Brooks Bank. 1887. George Truefitt. Sandstone. Ashlar ground floor, decorative timber framed upper floors, clay tile roof. An imposing composition in a Cheshire Vernacular style which successfully exploits the curve of the road. 2 storeys, 4 bays with 3 unequal gables in bays 1, 3 and 4 and a 2-arched entrance porch in bay 2 with balustrade and balcony above. Bays 1 and 4 have 3-light mullion and transom windows to the ground floor, timber oriels to the first and attic windows in the gables which have elaborate bressumers, barge boards and finials. Bay 3 projects and has a larger gable and a 2-storey segmental 11- light window with transoms on the upper floor. Tudor style moulded stone chimney stacks and an elaborate timber and lead bellcote.		

Address: Old Market Tavern, Grade II

Built: Early C19, **Condition:** *Fair, some evidence of damp and water ingress. Foliage growing from gutters and chimney*



Reference	OMP/09		
Site Name	Unicorn Hotel (Now Old Market Tavern)		
Grade	II		
Address	Old Market Tavern, Old Market Place, Altrincham		
Postcode	WA14 4DN	Location	SJ 7678 8811
SMR Reference	3761.1.	Listed Building No.	1067960
Listing Description			
<p>Hotel, incorporating former Town Hall. Hotel early C19, former Town Hall 1849 for Lord Stamford. Brick, rendered brick, stone dressings and slate roofs. 3-storey hotel with 4-bay double gabled east elevation, 3-bay Market Place elevation and a 2-storey 3-bay wing. The former Town Hall abuts to the north, projecting slightly and is of 3 bays and 2 storeys having a carriage entry and first floor council chamber. Hotel: projecting plinth, sill bands, decorative cornice over 2 first floor windows, pierced bargeboards, yellow brick stacks and flat porch with Tuscan columns and heraldic shield are all late C19 additions. The earlier facade consisted merely of the 11 window openings 3 of which are blocked and none of which retain sashes, and a doorcase with overlight which still exists. The Market Place elevation was similarly embellished in late C19 and has a total of 4 stepped 3-light windows on the ground floor, 5 window openings on the first and 3 on the second all with casement windows. Former Town Hall: stone plinth, banded rustications to ground floor, first floor sill band and eaves cornice (formerly bracketed). Ground floor has semi-circular headed openings with keystones over 2 casement windows and a carriage entry in bay 1. The central bay is slightly advanced and has in oriel window with clock turret, classical bellcote and weather-vane above. On either side of the oriel is a tall casement window opening (formerly sashed). Hipped roof.</p>			

Address: No 8 Dunham Road (2-8 Dunham Road), Grade II

Built: Early C19, **Condition:** *Good*



Reference	OMP/14		
Site Name	8, Dunham Road, Altrincham		
Grade	II		
Address	8 Dunham Road		
Postcode	WA14 4 NX	Location	SJ 7672 8803
SMR Reference	3749.1.0	Listed Building No.	1067952
Listing Description	<p>Offices. Early C19. Brick with stone dressings and slate roof. 3 storeys, 5 bays, double-depth, formerly with a carriage entry in bay 1 and with the door in bay 4. Stone plinth, sill bands, first floor band, modillion eaves and pitched roof. The C20 door has a moulded stone surround with enriched console brackets and cornice. The 4 ground floor and 5 first floor windows have cambered brick arches, stone sill bands and C20 replacement sashes. The second floor windows have semi-circular heads and C20 glazing.</p>		

Character Zone B: Listed Buildings**Address: Church of St George, Grade II****Built:** 18th-19th Century, **Condition:** *Good*

Reference	OMP/05		
Site Name	Church of Saint George		
Grade	II		
Address	Church of Saint George, Church Street, Altrincham		
Postcode	WA14 4DB	Location	SJ 7674 8820
SMR Reference	3743.1.0	Listed Building No.	1067949
Listing Description	<p>Church. Base of tower possibly 1799, tower and spire 1874, chancel 1886 and considerable re-building completed about 1897. Nave by Paley and Austin. Red brick, terracotta enrichments, slate spire and clay tile roofs. Nave, aisles, west tower and porch; polygonal chancel with vestry and side-chapel. 6-bay clerestory and aisles with stone bands, flat buttresses and coupled semi-circular headed windows with hoodmoulds (except for north which re-uses the stained glass, semi-circular headed windows and stone tracery of the former church). 3-stage tower with spire, recessed arched openings to belfry, blind arcade above and corbelled brick eaves. Chancel has tall semi-circular headed lights with terracotta enrichments, a 3-light east window with a rose window below a decorated gable. Interior: moulded brick semi-circular arched nave arcade on circular columns with moulded capitals and bases. The aisles continue to either side of the tower which is carried on massive brick piers. King and queen-post roof trusses with diagonally braced purlins. Stained glass.</p>		

Character Zone C: Listed Buildings

Address: 16 Old Market Place, Grade II

Built: Early C19, **Condition:** Fair



Reference	OMP/08		
Site Name	16, Old Market Place		
Grade	II		
Address	16, Old Market Place, Altrincham		
Postcode	WA14 4DD	Location	SJ 7681 880
SMR Reference	3760.1.0	Listed Building No.	1120921
Listing Description	House, now offices. Early C19. Roughcast brick with stone dressings and slate roof. 2 rooms deep, 1 room wide, 3 storeys. Doorway has fluted Doric 3/4 columns, 4-panel door, segmental fanlight with radial bars and 4 step approach with good cast iron rail. 2 sash windows to each floor with stone sills. No glazing bars remain.		

Character Zone D: Listed Buildings

Address: Market House, Grade II

Built: 1879, Condition: *Good*



Reference	OMP/04		
Site Name	Market House		
Grade	II		
Address	Market House, Market Street, Altrincham		
Postcode	WA14 1QT	Location	SJ 7670 8790
SMR Reference	3741.1.0	Listed Building No.	1119617
Listed Description	Market hall. Dated 1879. Pink header bond brick, yellow Flemish bond brick and slate roof. 5 x 3 bays. Classical. Brick plinth, dentilled cornice, parapet over bays 1 and 3 and pediment with central clock over bay 2. Each bay has a large semi-circular light at high level separated by brick pilasters with fluted bases. The central bay projects slightly and has the name and date stone in the frieze. The side elevations have similar openings, pilasters and cornice; and doorways in bays 2 and 4. The glazed canopies are of a later date and not of special interest.		

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Address: 2, 4, 6 & 8 Kingsway, Grade II

Built: 1870, Condition: *Fair*



Reference	OMP/10		
Site Name	2, 4, 6, 8, Kingsway		
Grade	II		
Address	2, 4, 6, 8, Kingsway, Altrincham		
Postcode	WA14 1PJ	Location	SJ 7680 8803
SMR Reference	3762.1.0	Listed Building No.	1107862
Listing Description	Numbers 2, 4, 6 and Right of 3 bays of 8		
Shops and offices. Dated 1870. Red sandstone, rock-faced and ashlar with slate roof and brick rear. 11 bays, 3 storeys with shops on ground floor and offices above. Victorian Gothic. Enriched first floor sill band, coped modillion eaves parapet. Arcaded ground floor formerly with barley sugar Y-tracery to the shop fronts, now only existing to bay 6. Bays 1, 2 and 3 have been drastically re-faced in brick. Arcade columns have moulded bases and capitals and pilasters separate bays 3 and 4, and 8 and 9 which run up the entire building. Each 3 bays on first floor have 4 lancet lights the centre 2 being coupled with plate tracery and under hoodmoulds with enriched stops. The second floor windows which follow a similar pattern have shouldered heads, the paired ones under corbelled gablets which break through the eaves parapet.			

Address: 2, 2a, 4, 4a Old Market Place, Grade II

Built: 1870, Condition: Fair



Reference	OMP/07		
Site Name	2, 2a, 4a, 4 Old Market Place		
Grade	II		
Address	2, 2a, 4a, 4 Old Market Place		
Postcode	WA14 4NP	Location	SJ 7677 8803
SMR Reference	3752.1.0	Listed Building No.	1120933
Listing Description	Commercial premises, now restaurants and offices. 1890's for Sir William Cunliffe Brooks probably by George Truefitt. Header bond brick, decorative timber framing and clay tile roof. 5 bays with 2 storeys (plus attic) and 2 bays on Post Office Street. Romantic in manner and yet almost symmetrically composed. Stone plinth, stone bands, decorative timber- framed eaves band, mansard roof with 3 chimneys. Entrance to 2A and 4A in a central recess with balcony above. On either side are large shop fronts (little altered) with 2 and 3- light mullion and transom windows above, 5 windows with decorative bargeboards, finials and timber-framed gables. (All windows have leaded lights except for ground floor). The facade sweeps gracefully into Post Office Street, a weather-vane on the roof recording the initials of the patron. The building complements Cunliffe Brooks's other buildings, Lloyds Bank (q.v.) and Nos. 1 and 3 Market Street (q.v.).		

Address: 1, 1a and 3 Market Street , Grade II

Built: 1890, **Condition:** *Poor*



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Reference	OMP/01		
Site Name	1, 1a, 3, Market Street		
Grade	II		
Address	1, 1a, 3, Market Street, Altrincham		
Postcode	WA14 1QE	Location	SJ 7676 8801
SMR Reference	3738.1.0	Listed Building No.	1323744

Listing Description	
Includes No. 2 Post Office Street. Morrison's Central Auction Galleries, now shops. 1890's for Sir William Cunliffe Brooks. Header bond brick, stone dressings, decorative timber framing and clay tile roof. 4 bays on Market Street and 2 plus the Auction Hall on Post Office Street. 2 storeys plus attic with corner entrance. Entrance is curved in plan, has a stone surround and a balcony above with cast iron railings and large stone brackets. The first floor has decorative timber framing which continues on Market Street, and a curved 4-light mullion and transom window. Bays 1 and 2 on Market Street have ground floor 2-light mullion and transom windows; bays 3 and 4 have 2 doorways and a shop front with 3- light mullion and transom windows above and 2 dormer windows above that. The Auction Hall on Post Office Street has one 8-light and one 6-light mullion and transom window and a hipped roof. The main roof sweeps round the corner and has a weather-vane recording the patron, "WCB".	

Address: 5 Market Street Grade II

Built: Early C19, **Condition:** Fair



Reference	OMP/02		
Site Name	5, Market Street		
Grade	II		
Address	5, Market Street, Altrincham		
Postcode	WA14 1QE	Location	SJ 7675 8800
SMR Reference	3739.1.0	Listed Building No.	106795
Listing Description			
House. Early C19. Brick with slate roof. 2 bays, 3 storeys, double-depth plan. Stone plinth, dentilled eaves cornice. Doorway to right with 4-panel door, decorative over light, fluted 3/4 columns and 3-step approach. The windows, 1 on the ground floor and 2 on the others, have flat brick arches and stone sills. No glazing bars survive. Dormer window and gable stack. Included for group value.			

Address: 7 Market Street, Grade II

Built: Early C19, **Condition:** *Good*



Reference	OMP/03		
Site Name	7, Market Street		
Grade	II		
Address	7, Market Street, Altrincham		
Postcode	WA14 1QE	Location	SJ 7675 8799
SMR Reference	3740.1.0	Listed Building No.	1356478
Listing Description	House, now offices. Early C19. Brick with slate roof. 5 bays; 3 storey, double-depth central-staircase plan with small wings to rear. Stone plinth, eaves cornice and parapet. Central 4-panel door with segmental overlight, fluted 3/4 columns and segmental step approach. Windows are sashes with flat brick arches, stone sills, keystones and original glazing bars. Gable Stacks.		

Address: 10 and 12 Market Street, Grade II

Built: Early C19, **Condition:** *Good*



Reference	OMP/12		
Site Name	10 & 12, Market Street		
Grade	II		
Address	10 & 12, Market Street, Altrincham		
Postcode	WA14 1QB	Location	SJ 7673 8800
SMR Reference	7343.1.0	Listed Building No.	1067958
Listing Description	<p>2 Houses, now with shop fronts. Early C19. Flemish bond brick with slate roof. Each house has a shop front on the ground floor with door to the right and 3 storeys. The long plots have worker's cottages in the rear yard which were inserted later. C19 shop fronts, that to No. 12 having a cornice and enriched consoles. The 4 first and second floor window openings have flat brick arches, stone sills and various 9, 12 and 16-pane sash windows. Horizontally sliding sashes to rear. Included for group value.</p>		

Address: 14 and 16 Market Street, Grade II**Built:** Early C19, **Condition:** *Good*

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Reference	OMP/13		
Site Name	14 and 16, Market Street		
Grade	II		
Address	14 and 16, Market Street		
Postcode	WA14 1QB	Location	SJ 7673 8800
SMR Reference	7347.1.0	Listed Building No.	1119585
Listing Description	<p>2 Houses now offices. Early C19 although "FSA 1752" on rainwater head. Flemish bond brick with slate and stone slate roofs. No. 14 is double-depth by one room wide, No. 16 is double-depth but has rooms to either side of the door in bay 3. Each has 3 storeys. Stone plinth and moulded eaves cornice. Total of 6 bays (excluding former carriage entry, see Stamford Estates office, High Street) with tripartite sashes in bays 1, 2, 4 and 5 with cambered brick arches and stone sills. First floor has 6 12-pane sashes and second floor 6 9-pane sashes all with slightly cambered brick arches and stone sills (concrete in the case of No. 16). Bays 1 and 2 are slightly recessed and the door to bay 3 has a semi-circular fanlight with cast iron bars and 3/4 Tuscan columns. The door in bay 6 is 4-panelled and has fluted pilasters and overlight under a cambered brick arch. Large stacks between Nos. 14 and 16.</p>		

Address: 16 Market Street & 18 High Street, Grade II**Built:** Early C19, **Condition:** *Good*

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Reference	OMP/06		
Site Name	Stamford Estates Office and National Trust Shop		
Grade	II		
Address	18, High Street, Altrincham		
Postcode	WA14 1PH	Location	SJ 7671 8798
SMR Reference	3751.1.0	Listed Building No.	1067953
Listing Description	Includes bay 1 of No. 16 Market Street. Stamford Estates office. Late C18. Flemish bond brick with stone slate roof. 4 x 1 bay with a carriage entry at the rear onto Market Street (now blocked in) and a later bay added to the left. All 2-storey. Stone plinth, first floor sill band, modillion eaves cornice and hipped roof. The central 2 bays are pedimented and slightly advanced with the door in bay 3. 6-panel door with fluted 3/4 columns, side panels and enriched fanlight. The 3 windows are 12-pane sashes with stone sills and cambered brick arches. Bays 1 and 4 have tripartite ground floor sashes under a semi-circular recessed brick panel and 9-pane first floor sashes. The Market Street elevation has a recessed semi-circular headed panel within another larger one. The carriage entry also has a semi-circular brick arch with a coped parapet above. Good staircase, semi-elliptical in plan with tapering treads and hardwood rail.		

Character Zone E: Listed Buildings

1. There are no listed buildings within the character zone.

Character Zone F: Listed Buildings

2. There are no listed buildings within the character zone.

Archaeological Sites and Scheduled Monuments

1. These are taken from the Sites and Monuments Record, information supplied by the Greater Manchester Archaeological Advisory Service

Character Zone A: Monuments

Address: Site of Arnold's Yard

Site type: GATEHOUSE (AD 19th Century - 1800 AD to 1899 AD), HAY BARN (AD 19th Century - 1800 AD to 1899 AD), RETORT HOUSE (AD 19th Century - 1800 AD to 1899 AD), SCHOOL (AD 19th Century - 1800 AD to 1899 AD), SETTLEMENT (AD 19th Century - 1800 AD to 1899 AD), WAREHOUSE (AD 19th Century - 1800 AD to 1899 AD), WORKSHOP (AD 19th Century - 1800 AD to 1899 AD), STABLE (possible, AD 20th Century - 1900 AD to 1999 AD) and WAREHOUSE (AD 20th Century - 1900 AD to 1999 AD).

Description: Buildings of varied form and age (mostly 1 or 2 storeys built in brick or lean-to timber property, some with vernacular revival detailing), clustered around 2 cobbled courtyards. Earliest buildings on site were the Jubilee school (1810), and perhaps the retort house for the Altrincham gas works (1844). Both demolished by the 1960s. Only property to date to this middle C19th period is a 5 bay brick built hay barn. Rest of buildings surviving in and around Arnold's Yard date from the late C19th and early C20th. Late C19th buildings clustered around the southern yard and were originally small scale warehouses built in the vernacular revival style. Haulage gear surviving in Bays 1 and 2 of one of the buildings. C20th properties were clustered around the northern yard and were recognised by their steel framing or the use of timber-framing and corrugated roofing materials, used primarily for storage. Probably associated with the Arnold family auction rooms (1). Site located along western boundary of medieval borough. Following demolition an archaeological evaluation was conducted. 7 trenches were excavated by machine down to natural deposits. All features encountered dated from late C19th to early C20th. Appeared that some leveling of the site had taken place. Unlikely that site had been occupied intensively prior to C19th, no truncated features or residual medieval artifacts were found.

Address: 12 Dunham Road

Site type: BUILDING (Post Medieval - 1540 AD to 1900 AD) and PIT (pit - stone lined, Post Medieval - 1540 AD to 1900 AD).

Description: A watching brief by University of Manchester Archaeology Unit was commissioned by Smith & Way Architects, during reconstruction of petrol station. Site terraced into hillside to 2.5m below natural contour line, prob. in Post-Med period, removing most of the archaeology deposits. Only E end survives where terracing is most shallow. Post-Med pit, roughly oval, approx 2.1m in diameter sealed by pebble layer (poss. foundation layer). Site within NW side of original Medieval town, poss. across end of burgage plots. First buildings on E end of site in 1870s & site used for digging gravel.

Character Zone B: Monuments

1. There are no archaeological sites or scheduled monuments in the character zone.

Character Zone C: Monuments

Address: 7-17 Kingsway, Altrincham and site of barn to rear of 8-12 Old Market Place

Site type: CELLAR DWELLING (AD 19th Century to Modern - 1852 AD to 2006 AD), Evidence DESTROYED MONUMENT. TOWN HOUSE (AD 19th Century to Modern - 1852 AD to 2006 AD), Evidence DESTROYED MONUMENT.

Description: Archaeological photographic survey of nos. 7-17 Kingsway and a barn range to the rear in advance of demolition demonstrated that these buildings had a complex history spanning the period c.1835/50 to 2002. Their development can be associated with some of the major developments of the urban landscape of this part of Altrincham in this period. In particular the gradual decline of the Old Market Place as a high social status area during the 19th century is reflected in the building of the small town houses along the northern side of Kingsway in the period 1852-98.

Character Zone D: Monuments

Address: Site of Edale' and 'Fernside'

Site type: SEMI DETACHED HOUSE (AD 20th Century to Modern - 1900 AD? to 2006 AD)

Description: A watching brief was undertaken during excavation works in advance of residential development, in February and March 2006. The site lies close to the medieval core of Altrincham. Observations in the northern part of the development area indicated that it had been largely unaffected by past activities save for the introduction of civic and domestic buildings in the early

part of the 20th century. The latter of these was observed in the remnants of a brick wall, and a small foundation trench backfilled with loam and brick.

Other early 20th century material found during the watching brief included the site of a drain, together with brick fabric possibly deriving from a wall which delineated the northern boundary of the site (1). 20th century mapping shows a pair of semi-detached houses and their gardens in this part of the site. The houses are first shown on the Cheshire 25" OS map of 1909-10 and are named as 'Edale' and 'Fernside' by at least the 1960s (2)(3). The houses are shown on mapping until 2006 (4).

Address: Bowling Green to rear of former Town Hall Annexe

Site type: BOWLING GREEN (AD 20th Century - 1900 AD? to 1950 AD?)

Description: A watching brief was undertaken during excavation works in advance of residential development, in February and March 2006. The southern part of the study area occupied the previous site of a bowling green and was totally devoid of archaeology. The bowling green is first shown on the Cheshire 25" OS map of 1909-10, to the rear of an earlier Institute (a late 19th century building). The bowling green is not marked on later editions and may well have fallen out of use; a bowling green on adjacent land to the south was still named on 1960s mapping, by which time the 'Institute' is shown as the Town Hall Annexe. The site was not developed in the 20th century and was in use as a car park in the late 1990s.

Character Zone E: Monuments

Address: Tinker Loonts

Site type: FIELD SYSTEM (Medieval - 1066 AD to 1539 AD) and RIDGE AND FURROW (Medieval - 1066 AD to 1539 AD).

Description: Tithe Map 1835: shown as a small rectangular garden. Issue number 315 (1). OS 1876: shown as part of the Unitarian Chapel grounds (2). "Tinker" means "land on or near which itinerant tinkers camped". "Loont" means "enclosures incorporating ridges of the open field" (3). Now built over.

Address: Altrincham Chapel

Site type: CHAPEL (Chapel Building, AD 19th Century - 1800 AD to 1899 AD) and RELIGIOUS RITUAL AND FUNERARY (Religious Site, AD 19th Century - 1800 AD to 1899 AD).

Description: A Presbyterian chapel built in Shaws Lane in 1814, demolished since 1964, was superseded by the present Unitarian chapel in 1872. Designed by Thomas Worthington. Chapel is brick with steeply pitched roof, polygonal E end and traceried windows. (1)

Character Zone F: Monuments

2. There are no archaeological sites or scheduled ancient monuments within this character zone of the conservation area.

Positive Contributors

1. The term positive contributor identifies a non-designated heritage asset which makes a positive contribution to the Conservation Area. These buildings, structures and sites are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest.⁵⁵ A single building, group or landmark can be classed as a positive contributor. Identification within the appraisal focuses primarily on a building or structure and does not necessarily take in account the positive contribution made also by landscaping, spaciousness and other historic structures within the curtilage or setting of positive contributors. These characteristics amongst others must also be taken into account during the decision making process. Where a building, structure or site is not identified in the appraisal as a positive contributor, this does not necessarily mean the building detracts from the character or appearance of the Conservation Area. Further enhancement may be required or investigation into the potential significance of the building, structure or site.
2. These assets have been assessed with reference to English Heritage criteria set out in their document *Understanding Place: Conservation Area Designation, Appraisal and Management*, paragraph 2.2.21.⁵⁶ The guidance uses the following questions to assess if an element should be considered for positive contribution;
 - Is it the work of a particular architect or designer of regional or local note?
 - Does it have landmark quality?
 - Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
 - Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
 - Does it contribute positively to the setting of adjacent designated heritage assets?
 - Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
 - Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
 - Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
 - Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
 - Does it have historic associations with local people or past events?

⁵⁵ Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012).

⁵⁶ English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 2.2.21.

- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

Character Zone A: Positive Contributors

Address: 9-11 Old Market Place

Built: Post 1965, **Condition:** Fair, drastically altered internally.



Description: These buildings reflect a substantial number of other elements in the Conservation Area in style, materials and form. This three storey terrace has a painted brick facade; the windows are multi-paned vertical sliding sash windows which feature stone sills. In-addition at ground floor level on property number 9 there are mullioned windows, whereas on number 11 there is one square shaped window. The roof is pitched and cladded with blue slate. The external chimneys however seem to have been removed. Other architectural elements of this building include a solid panelled, semi-circular arched door with a fanlight and a painted plinth which steps up to both properties 9 and 11. This terraced building is of a regular plan form and has a symmetrical composition. As a group they illustrate the development of the settlement in which they stand. They have a significant association with medieval burgage plot boundaries. They also reflect the traditional uses and functional character of the area. They contribute positively to the setting of an adjacent designated heritage asset. They positively contribute to the quality of a recognisable space. The style and architectural form of the buildings is similar to adjacent historic buildings . In terms of style they form a group which brings a unified architectural value to the area.

Address: The Orange Tree Public House, 13-15 Old Market Place

Built: Pre 1835, **Condition:** Fair



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This 3 story terrace has a painted brick facade; the windows of this building are in a 20th century timber casements which feature stone sills, in-addition to this property number 15 has oriel windows. The roof is pitched, clad with blue slate and features chimneys on property number 13 and eaves brackets on number 15. Other architectural elements of property number 13 include a solid panelled, semi-circular arched door with a fanlight, decorative key stones at first floor level windows, and a stone entrance step. Property number 15 has green tiles pilasters at the front of the building and a painted plinth which steps up to the property. This terraced building is of a regular plan form and of symmetrical composition. It illustrates the development of the settlement in which it stands. The building has significant association with medieval burgage plot boundaries. It reflects the traditional uses and functional character of the area. It contributes positively to the setting of an adjacent designated heritage asset. It contributes to the quality of a recognisable space. This building has landmark quality.

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Address: The Social Club, High Bank

Built: 1835-1852, **Condition:** Fair, drastically altered internally.



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style and materials. This social club in Altrincham is two storeys high and is constructed from red stock brick with a blue brick dressing and are laid in a Flemish brick bond. The original windows have been replaced with UPVC/PVC and are elongated in shape and feature stone sills and brick headers. The roof of this building is hipped, clad with blue slate and features external chimneys and eaves brackets. Other architectural elements include a 2 story canted bay, a brick boundary wall and original stone gate piers. The building has a regular plan form and is of a symmetrical composition. It illustrates the development of the settlement in which it stands.

Address: The Bowling Green and Pavilion

Built: 1835-1852, Pavilion erected 1875 – 1910, **Condition:** Poor



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Description: These elements illustrate the development of the settlement in which they stand. This open space of land features a boundary wall and a pavilion. The boundary wall is 6 courses high and is built from red sandstone whereas the small single brick pavilion is constructed from brick and features a hipped roof clad with blue slate and decorative ridge tiles. Much of the site is overgrown. They reflect a traditional former use of the area.

Address: 12 Dunham Road

Built: 1908 - 1937, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style and materials. This 2 storey terraced is built from red stock brick and laid in Flemish

wall bond. The roof is pitched cladded with rosemary clay tiles and features external chimneys and stone finals. The windows of this building are mullioned and tall in shape and have stone surrounds to them; in addition the windows are within a timber casement. The entrance doorway has revival details to it and features a fanlight which has stained glass within it. Other architectural elements include a double gable and stone detailing. This terraced building has a regular form and a symmetrical composition. It illustrates the development of the settlement in which it stands.

Character Zone B: Positive Contributors

Address: Ashton Brookes (Funeral Directors), Churchside

Built: 1852-1876, **Condition:** Fair



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style and materials. The building was constructed from handmade Cheshire brick and features stone surrounds to windows which have glazing set into them and gothic arches to the entrance and first floor window. Other features include a prominent gable and a pitched roof cladded with blue slate. The building has an irregular plan form and is two storeys in height. It also reflects the traditional uses and functional character of the area. It illustrates the development of the settlement in which it stands. It contributes positively to the setting of an adjacent designated heritage asset.

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Address: The Scout Hut/Former School Building Churchside, Church Street

Built: 1852-1876, **Condition:** Fair



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style and materials. Elements in this building include handmade Cheshire brick, laid in a variation of 'English Garden brick bond', a pitched roof cladded with blue slate, decorative terracotta ridge tiles and a large prominent arched window. The building features a simple plan form and is two storeys in height. It also reflects the traditional uses and functional character of

the area. It illustrates the development of the settlement in which it stands. It contributes positively to the setting of an adjacent designated heritage asset. It is largely complete, retains many historic features and is of historic interest as it demonstrates the civic nature of the area and it also has a social significance. In terms of style it also forms part of a group with the current Undertakers, which brings a unified architectural value to the area.

Address: Sandstone Boundary Wall, Churchside, Church Street

Built: 1876 – 1897, **Condition:** Fair



Description: This element reflects a substantial number of other elements in the Conservation Area in age, style and materials: the wall is between six to seven courses high and is constructed from red sandstone; it features shaped coping stones and a pitched face. It contributes positively to the setting of an adjacent designated heritage asset.

Address: Beech Hurst and Groombridge House, Townfield Road

Built: 1873-1887, **Condition:** Fair



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. This Edwardian semi-detached building is three storeys high

with additional accommodation in the basement; it is built from red stock brick, which is laid in a Flemish brick bond. The windows are timber vertical sliding sash windows painted, in black and white and include brick headers and stone sills. The roof is pitched, cladded with blue slate and features external chimneys and decorative roof tiles. Other architectural features of this building include prominent gables with half-timber detailing and domestic revival side entrances. The building has an irregular plan form and has a symmetrical composition. The properties have spacious gardens to the front, which has a 3-4 red sandstone boundary wall, although original substantial gate piers only remain at Beech Hurst. They illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: Townfield Gardens stone gate piers, Townfield Street

Built: 1835-1852, **Condition:** Fair



Description: This element reflects a substantial number of other elements in the Conservation Area in age, style and materials. The stone gate piers once provided access to the now demolished Townfield House; they are built from stone and painted in white with a black coloured base. They reflect the traditional uses and functional character of the area.

Character Zone C: Positive Contributors

Address: 8-18 Old Market Place

Built: Pre 1835 and 1876-1897, **Condition:** Fair



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. Properties 8 to 16 are white rendered, whereas number 18 is constructed from red stock brick with stone detailing. These buildings feature both hipped and gabled roofs, both of which are clad with blue slate and feature chimneys. Although vertical sliding sash windows remain present in properties 14 and 16, the rest of the buildings glazing have been replaced with UPVC/PVC. In addition these terraced properties feature traditional shop fronts, have a simple form and their height varies between two and three storeys. As a group they illustrate the development of the settlement in which they stand. They have a significant association with medieval burgage plot boundaries. They also reflect the traditional uses and functional character of the area.

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Address: 2-36 Church Street

Built: Pre 1835, 1835-1852 and 1852-1876, **Condition:** Fair



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. A number of these properties are in a Flemish brick bond constructed from handmade Cheshire brick. They feature a Georgian symmetrical window line,

pitched roofs clad with blue slate, external chimneys, vertical sliding sash window and traditional styled shop fronts. Building 20-24 also features a neo-classical styled entrance. The buildings have a simple form and their height varies in storeys. As a group they illustrate the development of the settlement in which they stand. They have a significant association with medieval burgage plot boundaries. They also reflect the traditional uses and functional character of the area. 16 Church Street and 18 Church Street are at risk.

Address: The Victoria Public House, 29 Stamford Street

Built: 1852-1876, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This terraced public house is two storeys high and has a regular form and a symmetrical composition. The brickwork of the property is painted and the roof is hipped and clad with blue slate and features external chimneys. The windows of the property are elongated/tall in shape; they have stone sills and are in a timber-casement. Other features of this building include a semi-circular arched doorway and a painted plinth. It reflects the traditional uses of the area. It illustrates the development of the settlement in which it stands.

Address: The Malt Shovels Public House, 39 Stamford Street

Built: 1852-1876, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This terraced building is two storeys high with additional accommodation in the roof, is built from red stock brick, which is laid in a Flemish brick bond. The public house also has blue brick dressings to the south and west elevation and a painted render to the west elevation. The windows are mullioned, elongated and tall and in shape with vertical sliding sash window glazing. Stone sills surround the windows on the west and north elevation. The roof is pitched to west elevation, gabled to the north elevation, both of which are cladded with blue slate. The building features external chimneys and finals and gablets to the west elevation. The building has a solid panelled semi-circular arched door with a fanlight to the north elevation and a solid panelled revival detailed doorway to the west elevation. Other architectural elements of this building include a string course to the north and west elevations, a small front garden to the north, blue brick decorative cambered headers and key detail to windows and over door. The building has an irregular plan form and a symmetrical composition. Although some elements of symmetry can be found at the north and west elevations. It reflects the traditional uses of the area. It illustrates the development of the settlement in which it stands.

Address: 10-16 Kingsway

Built: 1852-1876, **Condition:** Fair



Description: These building reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The majority of these building are built from red stock brick in a Flemish brick bond and vary in height from three to four storeys. Other walling that remains present in these buildings is stone; this is featured on the first floor of property number 16. Properties 10 and 16 have hipped roofs, whereas properties 12 and 14 have pitched roofs; all the roofs are cladded with blue slate and feature chimneys and eaves brackets. The windows of the buildings are timber vertical sliding sash windows and vary in shape from squared to tall, properties 10 and 16 have stone sills and stone headers where was 12 and 14 have stone sills and brick headers. Other features of these buildings are revival details on the doorways and number 16 has corbels. They have a regular plan form and symmetrical composition. As a group they illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 19-21 Kingsway (Hills Solicitors)

Built: 1876-1897, **Condition:** Good



Description: 19-21 Kingsway is a 2 story terraced building with additional accommodation in the roof; it is built from red stock brick which is laid a stretcher brick bond. The roof is pitched, cladded with blue slate and features chimneys and a gablette. The windows are vertical sliding sash glazed and have brick sills and headers. Other architectural elements include gauged brickwork with classical detailing to the upper floors, timber and brick shop front in a traditional style, a part glazed, part timber door with a fanlight, and a recessed porch. The building has a regular plan form and an asymmetrical composition. Although some elements of symmetry can be found on the upper floors.

Address: Old Roebuck, Victoria Street

Built: Pre 1835, **Condition:** Fair



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This terrace is two storeys high and has a regular form and has a symmetrical composition. The wall of the building is rendered in a cream colour. The roof is pitched and cladded with blue slate and features chimneys. The windows of the property are squared in

shape which have stone sills and are in a leaded light casement. Other features of this building include a heavy wooded framed door with a leadlight fanlight. The building has extensions to both the ground and first floor. It reflects the traditional uses of the area. It illustrates the development of the settlement in which it stands.

Address: 23, 25 and 27 Stamford Street

Built: Pre 1835, **Condition:** Fair



Description: These building reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These two story terraces are built from red stock brick in a Flemish wall bond, the roof is pitched, cladded with blue slate and feature chimneys. The windows of these buildings are square and tall in shape and have been replaced by UPVC; the windows have stone sills and brick headers. The doors have also been replaced by UPVC and security measures. These terrace buildings have a regular form. As a group they illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 30-38 Stamford Street

Built: Pre 1835 and Post 1865, **Condition:** Fair



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. These two storey terraces are constructed from handmade Cheshire brick in a stretcher wall bond. The properties features windows such as top hung opening

windows and large shop frontage windows, the windows on the first floor feature stone sills and brick headers. The roof of these building is pitched, cladded with blue slate, and features chimneys. The building has a regular plan form, a symmetrical composition. It is noted that properties 30-36 incorporate replacement brick and no boundary treatment remains. As a group they illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 1 Springfield Road

Built: 1876-1897, Condition: Good



Descriptions: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This detached building on Springfield Road is two storeys plus basement and is constructed from red stock brick and is in Flemish wall bond. The roof is pitched, cladded in blue slate and features chimneys. The windows of the property are tall vertical sliding sash windows and have stone sills and brick headers. The doorway to the house is a semi-circular arch which includes a fanlight. The property has a small front garden, with some original boundary treatment. The boundary wall is 10 courses high and features existing stone gate piers. It reflects the traditional uses of the area. It illustrates the development of the settlement in which it stands.

Address: 3 and 5 Springfield Road

Built: 1876-1897, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This two storey plus basement, semi-detached building is constructed from red stock brick and is laid in a Flemish brick bond. The windows of this building are vertical sliding sash windows within a timber casement which feature stone sills and brick headers; in-addition the building includes a mullioned barley-sugar designed window. The roof is pitched, cladded with blue slate and features external chimneys. Other architectural element of this building include a two story canted bay, a recessed porch and a part glazed, part timbered, semi-circular arched door. The site also features a small garden to the front of the property although some has been removed for parking, the original boundary wall has been replaced and an original solid stone pedestrian gate remains at property number 3. This semi-detached building features additionally accommodation in the basement and roof and is of an irregular plan form and has a symmetrical composition. It reflects the traditional uses of the area. It illustrates the development of the settlement in which it stands.

Address: 7-11 Springfield Road

Built: 1852-1876, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This two storey, terrace building on Springfield Road is constructed from red stock brick and is in Flemish wall bond. There is also accommodation within the basement. The roof is pitched, cladded in blue slate and features chimneys. The windows of the

property are tall vertical sliding sash windows which have stone sills and brick headers. The doorway to the house is a solid panelled door that features an ogee, fanlight, slide panels of glazing and a recessed porch. Other architectural features include a one-story canted bay and a blue bricked string course at the basement level of the building. The property has a small front garden, with some original boundary treatment. The boundary wall is five courses high and features stone coping. The building has an irregular plan form and properties 7-9 have symmetrical composition while property number 11 has an asymmetrical composition. It reflects the traditional uses of the area. It illustrates the development of the settlement in which it stands.

Address: 2-8 Springfield Road

Built: 1876-1897, **Condition:** Fair



Description: These building reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These two story buildings which have additional accommodation in the basement and roof are constructed from red stock brick, handmade Cheshire brick and cream brick; these bricks are laid in a variation of wall bonds. The windows are elongated in a shape and are vertical sliding sash windows which have stone sills and brick headers. The roof the buildings is pitched, cladded with blue slate tiles; all properties have chimneys and some decorative ridge tiles. Other features of 2-8 Springfield Road include a part glazed, part timbered doorways with fanlight and side porch and two story canted bays plus basement. Original boundary features and treatment have been removed except from property number 2; which has a small garden to the front, approximately the boundary wall is of 16 courses and is made from handmade Cheshire brick. Additionally the property has a stone coping to boundary wall and original solid stone gate piers. The buildings are in a regular plan form and are of a symmetrical composition. They illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 10-12 Springfield Road

Built: 1876-1897, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This two story buildings which has additional accommodation in the basement and roof are constructed from red stock brick, handmade Cheshire brick and cream brick; these bricks are laid using an English garden brick bond. The windows are elongated in a shape and have been replaced with upvc; the windows have stone sills and brick headers. The buildings have pitched roofs which are cladded in blue slate tiles; all properties have chimneys and finals. Other features of this property include a part glazed, part timbered doorway, a blue bricked string course, modern canopy over entrance and a two story canted bays plus basement. Original boundary features and treatment have been removed and the front garden has been converted for parking. The buildings are in a regular plan form and are of a symmetrical composition. It reflects the traditional uses of the area. It illustrates the development of the settlement in which it stands.

Character Zone D: Positive Contributors

Address: 25-33 Regent Road

Built: Pre 1835 and 1876-1897, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These 2 storey terraced buildings are built from handmade Cheshire brick and laid in a Flemish bond. The roof is pitched, clad with blue slate and has an external chimney on property number 25. Properties 27-33 have tall shaped vertical sliding sash windows, painted in white. Whereas the windows on 25 have been replaced with UPVC/PVC and a large shop frontage window appears to be present. The doors to the properties are solid panelled doors with a semi-circular fanlight. Other architectural features include traditional shop signage, stone sills and brick headers. The terraces have a regular form and an asymmetrical composition. They also reflect the traditional uses of the area. As a group they illustrate the development of the settlement in which they stand.

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Address: 33a, 35 & 35a Regent Road

Built: Pre 1835 and 1876-1897, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These 2 storey terraced buildings have a painted brick facade. The roof is pitched, clad with blue slate and features external brick chimneys, decorative ridge

tiles and finals. Properties 33a and 35 have part glazed, part timbered door, whereas 35a has a solid panelled door. The buildings have various window shapes, from a bay window at property number 35 to squared windows at 35a. The windows at 35 and 35a are glazed in multi-paned timber casement. Other architectural features include traditional shop fronts, stone sills at 35a and brick headers to 33a and 35a, gables, a tower, canted bays at first floor level and a balcony. The group of buildings have an irregular form and have an asymmetrical composition. They also reflect the traditional uses of the area. 33a Regent Road incorporates the lower section of an 18th century cotton mill and 35a, which is set back fronting Normans Place, is the mill owners house. As a group they illustrate the development of the settlement in which they stand. Number 35 has landmark quality. **Address: The Conservative Club, Market Street**

Built: 1876-1897, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. Altrincham Conservative Club is a two story building built from Cheshire common and cream brick which is laid in a header brick bond. The windows of the building are tall and elongated in shape and feature stone sills and brick headers, the glazing of windows comprises of UPVC/PVC. The Conservative Club has a pitched roof which is cladded in blue slate. Other architectural features of the building include gables, string courses, and a part glazed, part timbered door with a fan light. The building has a regular plan form, is of symmetrical composition and has a small garden to the front of the building. It reflects the traditional uses of the area. It illustrates the development of the settlement in which it stands. This building has landmark quality.

Address: Altrincham General Hospital

Built: 1852-1876, 1876-1897 and 1908-1937, **Condition:** Fair



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This building has a variations of levels; three storeys. The original Victorian building is constructed from handmade Cheshire brick whereas Edwardian extensions have been built from a dark coloured red stock brick. The bricks are laid in a Flemish brick bond. The roof of the building is pitched and cladded with blue slate. The windows of the building are elongated and have been replaced with UPVC/PVC and they feature stone stills and brick headers. The entrance doorway has revival details, part timbered; part glazed and has a fan light. The building has no site features and has had various later extensions. A number of these historic extensions are also of architectural interest such as those on Market Street and the 1914 addition on Regent Road and chart the growth and importance of the Hospital. The original building was symmetrical with a balanced composition, nevertheless the later additions results in an irregular plan form adding to the interest of the site. It reflects the traditional uses and functional character of the area. It illustrates the development of the settlement in which it stands. This building, extensions and site has landmark quality.

Address: Altrincham Town Hall, Market Street

Built: 1900 but further extensions added between 1909-1965, **Condition:** Good



Description: This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character in the area. Its use contributes to the character and appearance of the area. Work of a particular architect. It has landmark quality. It reflects a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics. Altrincham Town Hall is two storeys high and is built from red stock brick which is laid in a Flemish bond. The roof is pitched, clad with Westmorland tiles and features finials and traditional vents. The windows of the town hall are transomed in shape and are within timber casements with stained glass. The main entrance to the building is a revival detailed, incorporating stained glazing & part-timbered door. Other architectural features include gables, a recessed porch, a string course, stone detailing to windows and a stone plaque. This detached building has an irregular form and a symmetrical composition, it was extended in the 1930s. It relates to adjacent designated heritage assets in age, use and materials.

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Address: 13-23 Market Street

Built: 1876-1897, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These two story buildings are constructed from red stock brick and handmade Cheshire brick; these bricks are laid using a combination of Flemish and a header brick bound. The windows are elongated in a shape and are vertical sliding sash windows

which have stone sills and brick headers. The building's roof is pitched roofs cladded blue slate tiles; all properties have chimneys, finals and gablets. Other features of these properties include a part glazed, part timbered semi-circular doorway with a fanlight, a traditional shop front, a string-course and additionally accommodation in the roof. The buildings are in a regular plan form and are of an asymmetrical composition. As a group they illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 25 Market Street

Built: 1876-1897, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. 25 Market Street is built from red stock brick laid in a Flemish wall bond. The windows are elongated vertical sliding sash windows which have some stained glass within a timber casement. The roof of this building is hipped, cladded with blue slat and has other roof features such as finals, gablet, weather-cock and an external chimneys. The building has a regular plan form, is of symmetrical composition and is two storeys high with accommodation within the roof. The building illustrates the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 11 Market Street

Built: 1876-1897, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. Eleven Market Street is constructed from handmade Cheshire brick and is two storeys high with accommodation in the roof. The roof is pitched and cladded with blue slate, it has a series of gables with half-timbered detailing and external chimneys. The building has large shop frontage windows on the ground floor are squared, tall shaped vertical sliding sash windows on the first floor and roof, these windows feature stone sills and brick headers. Other features of the building include finials, dormers, a single story canted bay and a tower feature on floors one and two. It reflects the traditional uses and functional character of the area. It illustrates the development of the settlement in which it stands.

Address: 28 High Street

Built: 1876-1897, Condition: Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This building has been constructed from handmade Cheshire brick in a variation of different wall bonds. The original tall windows have been replaced by PVC. The roof of the building dual pitched and is cladded with blue slate. Other features of the building include two story canted bay which features half-timbered detailing, stone sills and headers, semi-circular doorway and a porch. This detached building (which was once part of terraced housing) has a regular building form and is 2 storeys in height. It reflects the traditional uses and functional character of the area. It illustrates the development of the settlement in which it stands.

Address: The Warrant House, Dunham Road

Built: 1852-1876, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. Warrant is 2 story's high are built from red stock brick which is laid in a variation of brick bonds. The roof is pitched and cladded with blue slate tiles. The windows of this building are transomed in shape and have stone surrounds to them; in addition the windows are within a timber casement. The entrance doorway has revival details to it and features a fanlight which has glazing within it. Other architectural features include gables, a string course, stone detailing and small garden to the north-west elevation. This detached building has an irregular form and has a symmetrical composition. It reflects the traditional uses and functional character of the area. It illustrates the development of the settlement in which it stands.

Address: 4-8 Market Street

Built: 1876-1897, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. Four Market Street is constructed from red stock brick in a Flemish wall bond; the building is three storeys high and has an irregular form and an asymmetrical composition. Other walling which remains present in the building is stone. The roof of the building is hipped and cladded with blue slate, the roof features chimneys, eaves brackets and a tower. The

windows are tall shaped, vertical sliding sash windows which have stone sills and stone headers. The doorway has a solid panelled door with a fanlight. It reflects the traditional uses and functional character of the area. It illustrates the development of the settlement in which it stands. It contributes positively to the setting of an adjacent designated heritage asset. This building has landmark quality.

Address: 50-56 Greenwood Street

Built: 1876-1897, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. They also reflect the traditional uses and functional character of the area. These 2 story terraced buildings are built from red stock brick and laid in a Flemish bond. The roof is pitched, cladded with blue slate and features external brick chimneys. Properties 56-50 have tall shaped wooden vertical sliding sash windows, painted in either grey or white. These buildings also have large shop frontage windows. Properties 56 and 50 have a recessed porch with a solid wooded door with some glazing, whereas property 54 has a modern clear glazed door. Other architectural features include traditional shop signage at 50, stone sills and brick headers to windows. The terraces have a regular form and a symmetrical composition. As a group they illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: Conservative Working Men’s Club, 48 Greenwood Street

Built: 1876-1897, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. It reflects the traditional uses of the area. The Working Men's Club is built from handmade Cheshire brick and cream brick which are laid in a header brick bond. The roofs are pitched and cladded with blue slate, the roof features external chimneys. The windows of the Working Man's Club are tall shaped, top hung windows within a timber casement. Other architectural features include a large wooded panelled door with a frosted glazed fanlight and an elevated flag pole. The building has a regular form and an asymmetrical composition. It illustrates the development of the settlement in which it stands. It contributes positively to the setting of an adjacent designated heritage asset.

Address: 38-46 Greenwood Street

Built: 1876-1897, **Condition:** Some vacancy to the ground floor. Generally good condition.



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These 3 story terraced buildings are built from handmade Cheshire brick with cream brick dressing and are laid in a header brick bond. The roof is pitched, cladded with blue slate and features external brick chimneys. Properties 42-38 have tall shaped wooden vertical sliding sash windows, painted in white. Whereas 46 and 44 have been replaced with UPVC. In-addition these buildings also have large shop frontage windows which range in modern and traditional shop frontages. Other architectural features include stone sills and brick headers to windows, wooden panelled doors with some glazing and painted brickwork around the first and second floors at properties 40 and 42. The terraces have a regular form and a symmetrical composition. They also reflect the traditional uses and functional character of the area. As a group they illustrate the development of the settlement in which they stand.

Address: 28-34 Greenwood Street

Built: 1876-1897, **Condition:** Good



These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These 2-3 story terraced buildings are built from handmade Cheshire brick at property number 34, and have a rendered façade at properties 28 to 32. The roof is pitched, clad with blue slate and features external brick chimneys, eaves brackets, dormers and finials. These buildings on Greenwood Street on the first floor have tall arched shaped vertical sliding sash windows, painted in white, whereas on the ground floor these buildings have a large traditional shop window. Other architectural features include part glazed, part timbered doors, traditional and modern styled shop fronts, stone sills and brick headers at properties 28-32, bricks sills and brick headers and sills at number 34 and a cream brick string course at properties 28-32. These terraces have an irregular form and an asymmetrical composition. As a group they illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

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Address: 20-26 Greenwood Street

Built: 1876-1897, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These terraced buildings vary between two to three storeys

in height and have a rendered facade. The roof is pitched, cladded with blue slate and features external brick chimneys. Properties 20-26 have tall arched shaped wooden vertical sliding sash windows, painted in white; additionally properties 20 and 26 have large shop front windows. Properties 22-26 have a solid wooded door with a fanlight which has glazing within it, whereas number 20 has a modern glazed door. Other architectural features include a gable, a cream brick string course at properties 22-26, traditional shop signage and front at 26. The terraces have an irregular form and an asymmetrical composition. As a group they illustrate the development of the settlement in which they stand.

Address: 10-18 Greenwood Street

Built: 1876-1897, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These 2 story terraced buildings are built from handmade Cheshire brick and laid in a header brick bond. The roof is pitched, cladded with blue slate and has an external chimney on properties. These properties on Greenwood Street have squared shaped vertical sliding sash windows on the ground and first floor level and some arched shaped windows also on the first floor. The doors to the properties are solid panelled doors with a semi-circular clear glazed fanlight. Other architectural features include traditional shop signage at number 8, stone sills and brick semi-circular headers; some of which are painted white. The terraces have a regular form and an asymmetrical composition. As a group they illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 2-6 Greenwood Street

Built: 1852-1876 (Possibly pre 1836), **Condition:** Fair



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These 2 story terraced buildings are built in a patterned Flemish brick bond, the stretcher bricks consist of handmade Cheshire brick the header bricks consists of blue brick. The roof is pitched, cladded with blue slate and has an external chimney on properties. These properties on Greenwood Street have tall shaped vertical sliding sash windows on the first floor level, painted in white. The ground floor of these buildings has been converted to other usages, which has led to the original frontages being modernised. Other architectural features a cream bricked string course. The terraces have a regular form and an asymmetrical composition. As a group they illustrate the development of the settlement in which they stand.

148

Address: 28-30 Regent Road

Built: 1852-1876, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These terraced buildings have a rendered façade, the roof is hipped, and cladded with blue slate which has an external chimneys. These properties on Regent Street have squared tall and arched vertical sliding sash windows on the first floor whereas the ground floor has a wide shaped window. Other architectural features include part glazed, part timbered doors and stone sills and brick headers. As a group they illustrate the development of the

settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 22-26 Regent Road

Built: 1876-1897, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These 2 story terraced buildings are built from handmade Cheshire brick and cream brick, these bricks are laid in a Flemish brick bond. The roof is pitched, clad with blue slate and have features such as external chimneys and dormers. These buildings on regent road on the first floor have tall arched shaped vertical sliding sash windows, painted in white, whereas on the ground floor these buildings have a large traditional shop window. The doors for these buildings are part glazed, part timbered doors with a fanlight, which have stained glazing within them. Other architectural features include traditional styled shop fronts, stone sills and brick arched headers in red and cream brick. These terraces have an irregular form and an asymmetrical composition. As a group they illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 10-16 Shaw Road

Built: 1876-1897, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These 2 story terraced buildings are built from red stock brick and laid in a Flemish brick bond. The roof is pitched, cladded with blue slate and has an external chimney. These properties on Shaw's Road have squared shaped timbered vertical sliding sash windows on the first floor level. The ground floor of these buildings has been converted to other usages, which has led to the original frontages being modernised and changed for security purposes. Other architectural features include modern glazed doors and stone sills and brick headers to the first floor windows, additionally the terraces have a regular form and a symmetrical composition. As a group they illustrate the development of the settlement in which they stand.

Character Zone E: Positive Contributors

Address: Cramond House, 38 Regent Road

Built: 1876-1897, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. Cramond House is built from red stock brick in a Flemish wall bond. The windows are timber vertical sliding sash windows which feature stained glass within a timber casement. The roof of this building is pitched, cladded with blue slate, decorative ridge tiles and an external chimney. The building has an irregular plan form, is of asymmetrical composition and is two storeys with accommodation within the roof. It illustrates the development of the settlement in which it stands. It also reflects the traditional uses and functional character of the area.

Address: 40-42 Regent Road

Built: 1876-1897, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. These former semi-detached buildings have a regular plan and a symmetrical composition. They are constructed from red stock brick in a Flemish wall bond. They feature a pitched roof which is cladded with blue slate, decorative ridge tiles and chimneys. The windows of the building are timber vertical sliding sash windows (only at Ardenlea). Other features

include a canted bay at floor one, 4 gables, a timbered door with glazing at Ardenlea, a three course boundary wall with gate piers, a spacious plot and is two storeys high with accommodation in the roof. It illustrates the development of the settlement in which it stands. It also reflects the traditional uses and functional character of the area.

Address: 34-22 Market Street

Built: 1876-1897, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These two story buildings are constructed from cream brick with a red brick dressing; these bricks are laid using a combination of English garden and a stretcher wall bound. The windows are elongated in a shape and are vertical sliding sash windows which feature stone sills and headers. The roof of the buildings is pitched with blue slate tiles; all properties have chimneys, finials and decorative ridge tiles. Other features of these properties include semi-circular doorways with fanlight and porch, 2 story canted bays, half-timber detailing, small front gardens and two course sandstone boundary with coping wall and gate piers, although some of these properties have had original boundary treatment removed. The buildings are in a regular plan form and are of a symmetrical composition. As a group they illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 1-8 Groby Road

Built: 1897-1908, **Condition:** Good



These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These buildings are constructed from red slate and handmade Cheshire brick, laid in various wall bonds. The windows are timber vertical sliding sash windows with some stained glass. The roof the buildings have different styles, property numbers 1-4 have pitched roofs with rosemary clay tiles, whereas properties 5-6 have pitched roofs with clay tiles, all properties have chimneys and decorative ridge tiles. Other features of these properties include 2 storeys high with additional roof accommodation, original timbered doors with stained glass, 2 story canted bays, half-timber detailing, spacious plots and three course sandstone boundary wall and gate piers, although some have been removed at a few properties. The buildings are in a regular plan form and are of a symmetrical composition. As a group they illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

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Address: Stoneleigh, Dunham Road

Built: 1897-1908, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This building is constructed from handmade Cheshire brick, red stock brick and is rendered on the first floor. It features a pitched roof, clad with blue slate, decorative ridge tiles and external chimneys. The windows are in a timber casement, some of which have stained glass in them. Other features include a gable, a spacious plot and a two course sandstone boundary wall and gate piers. The building has a regular plan form. It illustrates the development of the settlement in which it stands. It also reflects the traditional uses and functional character of the area.

Address: Doonfoot House, Regent Road

Built: 1897-1908, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This building is built from red stock brick and is rendered on the first floor. The windows are in a timber casing and feature stained glass. The building has a hipped roof and chimneys. Other features of this building include a spacious plot, a corner tower and a four course sandstone wall with stone gate piers and h hedge. The building has an irregular plan form, is of asymmetrical composition and is two storeys with accommodation within the roof. It illustrates the development of the settlement in which it stands. It also reflects the traditional uses and functional character of the area.

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Address: Oakfield & Haslefield (Oakfield Nursery School), Dunham Road

Built: 1897-1908, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. These former semi-detached buildings have a regular plan and a symmetrical composition. The building is constructed from red stock brick in an English garden wall bond. The windows are either timber vertical sliding sash windows or windows in a timber casement with stained glass. It illustrates the development of the settlement in which it stands. It also reflects the traditional uses and functional character of the area.

Address: Lindsey House, Groby Road

Built: 1908-1937, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This building has been constructed from red stock brick with half-timbered detailing at first floor level; the bricks are in a stretched wall bond. The windows are in a timber casement with leaded lights. The roof of the building hipped and cladded with rosemary tiles and features external chimneys. Other features of the building include two story canted bay, a three course boundary wall made from sandstone and original gate piers. The building has an irregular plan form and is storeys high. It illustrates the development of the settlement in which it stands. It also reflects the traditional uses and functional character of the area.

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Address: The Knowles, Dunham Road

Built: 1897-1908, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This building is built from red stock brick in an English garden wall bond and has a rough cast render at the first level. The roof is pitched and cladded with rosemary clay tiles, chimneys and features three gablettes. The windows are in a timber casement, some of which have stained glass in them. Other features of the building include half-timbered detailing and a spacious plot which has a three course boundary wall with hedging. The building has a regular

plan form and is two storeys high with roof accommodation. It illustrates the development of the settlement in which it stands. It also reflects the traditional uses and functional character of the area.

Address: The Unitarian Chapel, Sylvan Grove

Built: 1852-1876, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age and materials. The building has an irregular plan form with porch and a lych-gate. The building is constructed from handmade Cheshire brick laid in a header brick bond. The windows are pointed arched with leaded lights, surrounded by stone mullions. The building's roof is clad with blue slate and has decorative ridge tiles. Other features of the building include a four course red sandstone wall with coping and the building is elevated from the surrounding landscape. Note that this building shares the plot ninth the small school rooms. It illustrates the development of the settlement in which it stands. It also reflects the traditional uses and functional character of the area. This building has landmark quality.

Address: Unitarian Former Sunday School & Church Hall, Sylvan Grove

Built: 1876- 1897, **Condition:** Fair



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. This building is constructed from handmade Cheshire brick,

in a stretcher and English garden wall bond. It features windows in a timber casement with black and white detailing and a pitched roof cladded in blue slate. Other features include a prominent half-timber gable, 3 small gables to the south-west elevation, and a large arched entrance. This building has a simple plan form and has a symmetrical composition. They illustrate the development of the settlement in which they stand. They also reflect the traditional uses of the area.

Address: Church Hall, Sylvan Grove

Built: 1876-1897, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. This building is constructed from handmade Cheshire brick in a header bond with red brick dressings. It features windows in a timber casement with black and white detailing, and a pitched roof cladded in blue slate, the roof also has decorative ridge tiles and a ball finial. Other features include a prominent half-timbered gable, a four course red sandstone wall with coping and the building is elevated from the surrounding landscape. This building has a regular plan form and has an asymmetrical composition. They illustrate the development of the settlement in which they stand. They also reflect the traditional uses of the area.

Address: The Parsonage, Sylvan Grove

Built: 1897-1908, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The detached 2 story building has an irregular plan form and was built from red stock brick laid in an English garden wall bond. The building features a mixture of window shapes that are in a timber casement with leaded lights and timber casements with stain glass and terracotta surrounds. The roof is pitched with rosemary clay tiles and terracotta ridge tiles. Other features include a number of prominent gables with half-timbered detailing and flint detailing at floor one, a spacious and well landscaped garden and a four course boundary wall with stone gate piers. It illustrates the development of the settlement in which it stands. It also reflects the traditional uses and functional character of the area.

Address: Glen Mona, Sylvan Grove

Built: 1897-1908, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. This detached two-story property has an irregular plan form and an asymmetrical composition, half the property is rendered while the other is formed from red stock brick of a Flemish variation. The roof of the property is pitched and cladded with rosemary clay tiles and features an external chimney. Other features include UPVC windows, a half-timbered prominent gable, four coarse sandstone boundary walls with holly and a spacious garden which surrounds the property. It illustrates the development of the settlement in which it stands. It also reflects the traditional uses and functional character of the area.

Address: 3-4 Groby Place

Built: 1835-1852, **Condition:** Good



Description: This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. These 2 story semi-detached buildings have a regular plan form and a symmetrical composition. They are built from cream brick and are in a Flemish bond. The windows of this building are vertical sliding sash windows. The roof is pitched, cladded with blue slate and feature chimneys. Other features of this building include brick headers and stone sills, external covered porch at entrances with round arch details and a spacious plot. The building has no historic boundary treatment. It illustrates the development of the settlement in which it stands. It also reflects the traditional uses and functional character of the area.

Address: 6a-7 Groby Place

Built: 1835-1852, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. This two story semi-detached building has a regular plan form and a symmetrical composition. They are built from cream brick and are in a Flemish bond. The windows of this building are vertical sliding sash windows with a timber casement. The roof is pitched, cladded with blue slate and feature chimneys. Other features of this building include stone headers and sills, a counted bay at ground floor level, external covered porch at entrances with

round arch details and a spacious plot. The building is slightly elevated and has a random low coped boundary wall. They illustrate the development of the settlement in which they stand. It also reflects the traditional uses and functional character of the area.

Address: 8 Groby Place

Built: 1908 - 1937, **Condition:** Fair



Spacious plot with landscape value which forms significant backdrop to Groby Place and the character zone. Property currently vacant.

Character Zone F: Positive Contributors

Address: 2-4 The Mount

Built: 1852-1876, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. This building has a symmetrical south elevation, a regular plan form, a pitched roof with blue cladded slate, chimneys and corbel detailing. The building has been constructed with cream bricks in a Flemish bond; the windows on the first floor are round arched windows and feature timber vertical sliding sash windows. Low stone bound treatment remains in part with stone coping and one solitary gate post, the south elevation of the building has a small front garden, whereas the north elevation features a large spacious garden. They illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

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Address: 6-10 The Mount

Built: 1852-1876, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. This terrace building has a regular plan form and a symmetrical composition, it features a two advanced gables with canted bays at ground floor level.

The building is constructed from red stock brick, laid in a Flemish bond, the roof is pitched cladded with blue slate. The windows are timbered vertical sash windows, some of which are painted in black and white; in property numbers 6 and 10 stain glass is present above the windows. Other features include round headers with sills and other stone dressings and chimneys with corbel detailing. The property has small front gardens to its south elevation, the garden features historical boundary treatment with stone coping, boundary treatment has been lost at property number 8 and the stone gate piers have been relocated. They illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 12 The Mount

Built: 1852-1876, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. This building has a symmetrical south elevation with two predominate gables and features a cast iron veranda. It's constructed from cream brick laded in a stretcher course, additional it has a pitched roof with a chimneys and concrete tiles. The building features a regular plan form, the existing windows have been replaced with PVC, and the traditional boundary treatment has been replaced with 20th century railings and hard landscaping. They illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 14 and 16 The Mount

Built: Pre 1835, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. Both these buildings have a simple plan form, spacious plots, original stone gate piers, 12 pane vertical sash windows, hipped roofs clad with slate, sills and headers and are classically symmetrical. Building number 16 has been built from handmade Cheshire brick in a Flemish bond, whereas property 14 has been rendered. They illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 18 The Mount

Built: Pre 1835, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. This outbuilding is constructed from brick and is two storeys high; it has a simple form and has pitched roof clad with slate. The building features a pitching eye window at the first floor and cobblestones remain present outside the building. They illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Address: 2-32 Richmond Road

Built: 1897–1908, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. This rhythm of properties are built from Cheshire common brick and is laid in an English garden brick bond, the west elevation of the semi-detached properties also have red stock brick. The roof is pitched, cladded in blue slate and features chimneys and decorative terracotta ridge styles. Some properties have tall vertical sliding sash windows, although some have replaced with UPVC. The windows have stone sills and headers. Many of the doorways to homes on Richmond Road have a recessed porch, which within has a part timbered, part glazed door with fanlight. Other architectural elements include 2 story canted bays with terracotta finals and white painted stone sills and lintels. The property has a small front garden, with higher levelled garden to the rear. The boundary wall is 10 courses high and features brick coping and existing brick gate piers. The buildings have an irregular plan form and a symmetrical composition. They illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

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Address: 1-11 Townfield Road

Built: 1897-1910, **Condition:** Good



Description: These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. These five pairs of semi-detached buildings on Townfield Road are built from red stock brick which are laid in an English garden wall bond. These 5 pairs of semi-detached buildings on Townfield Road are built from red stock brick which are laid in an English garden brick bond. The roof is pitched and clad with blue tiles and features external chimneys and decorative ridge tiles. The windows of these buildings are tall in shape and are timber vertical sliding sash windows which feature some stained glass. The doorway to the property is part glazed, part timbered and has a fanlight with stained glazing. Other architectural elements include a gablet, one story canted bay, a small garden to the front and a recessed porch. The boundary wall is 9 courses high and features brick coping and existing brick gate piers. The buildings have an irregular plan form and a symmetrical composition. They illustrate the development of the settlement in which they stand. They also reflect the traditional uses and functional character of the area.

Appendix 2: Contacts

Trafford Council Contacts

General development control enquiries concerning the Old Market Place Conservation Area should be referred to South Team, Development Control. Telephone: 0161 912 3149

General enquiries concerning the Old Market Place Conservation Area and listed buildings should be referred to the Local Planning Authority's Conservation Officer. Telephone: 0161 912 3222

Enquiries relating to trees within the Conservation Area should be addressed to the Local Planning Authority's Arboricultural Officer. Telephone: 0161 912 3199

Enquiries relating to accessing Historic Environment Records, archaeological planning advice, and charges, where appropriate, should be addressed to the Greater Manchester Archaeological Advisory Service, University of Salford, Centre for Applied Archaeology, Joule House, Salford M5 4WT gmaas@salford.ac.uk

National Organisations

English Heritage

North West Office Canada House Chepstow Street Manchester M1 5FW

Telephone: 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

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

Georgian Group

6 Fitzroy Square, London W1T 5DX

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

Twentieth Century Society

70 Cowcross Street London EC1M 6EJ

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

Institute of Historic Building Conservation

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

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