

Heaton Moor

Conservation Area Character Appraisal



March 2006

Special Character of the Heaton Moor Conservation Area

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

- Development of an affluent railway suburb of the late nineteenth and early twentieth century, over-laying earlier field and settlement patterns, which can still be traced in the land assembly and arrangement of building plots.
- Trees, hedges and boundary walls, albeit of an urban form which still reflect the leafy, rural character of the earlier agricultural use of this area.
- Sub-areas of special character reflecting the historic periods and multi-functional nature of its development.
- Social and civic amenity buildings on Heaton Moor Road give the area a strong sense of local identity.
- Distinctive architectural style, grandeur, spatial significance and maturity - most evident along Heaton Moor Road itself, and in those roads in closest proximity to Heaton Moor Road, with the exception of the densely developed areas around Derby Range and Moor Top.
- Predominant architectural influences are Free Gothic Revival and Arts and Crafts, with building materials predominantly red brick with yellow brick and stone detail, eclectic decorative finishes, slate and tile roofs
- Individual roads of particular character such as the enclaves of Hawthorn Grove , Hooley Range and St Alban's Avenue, the latter given particularly strong identity by the imposing stone gateposts to the road on Heaton Moor Road.
- Stone gateposts, garden walls of brick or stone, and clear alignments of building plots with building frontages set well back from the road.
- Significant views in the Area which focuses on development along Heaton Moor Road, its local centres, landmark buildings and features. Also significant are views in the vicinity of Heaton Moor Park, along the railway, and along tree-lined roads which create vistas throughout the Area.
- Survival of limited green space, including Heaton Moor Park, reflecting the original high level of social and leisure amenity in the area
- Private gardens to the rear and particularly to the frontage of houses contribute greatly to the green quality of the area.

A definition of the special interest of the conservation area is set out at the conclusion of this document.

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1. Background

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

Section 69(2) of the Act imposes a duty on Local Authorities to review their conservation areas from time to time, while Section 71 requires them to formulate and publish proposals for the preservation or enhancement of conservation areas. The Council’s Conservation Strategy (approved in 2004) identifies the following key tasks as short to medium term objectives:

- review of boundaries to existing conservation areas
- examination of potential for new conservation areas
- making of recommendations for new designations
- preparation and publication of character appraisals for new and existing conservation areas

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

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

This document is one of a number prepared during 2005-07, as the outcome of the process of consultation and appraisal.

Heaton Moor Conservation Area was re-designated and extended in October 1989.

The purpose of this document is to:

- set out the conclusions of the 2006 boundary review and delineate the extended conservation area
- assess and define the special interest of Heaton Moor Conservation Area
- • assess the action needed to protect and enhance the special qualities of the conservation area

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

2. Boundary Review

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

Heaton Moor Conservation Area was redesignated and extended in 1989. On 13th March 2006 the boundary was extended to include: parts of Napier Road, Stanley Road, Parsonage Road, Broomfield Road, Derby Road, Tatton Road South and Langford Road, a group of 1902-22 housing on St James Road, part of Kings Road, and along Green Lane to include Ainsley Grove and Colenso Grove. The boundary has also been adjusted to include parts of the Mauldeth Road Conservation Area in the vicinity of Moor Top.

Appendix 3 contains a map of the revised conservation area boundary.

3. Character Appraisal

A merrie heart goes all ye day. A sad tires in a mile' The Plough

3.1 Location and Context

Heaton Moor is a thriving residential and commercial suburb of Stockport, located around a mile from the town centre and containing its own busy neighbourhood shopping centres.

3.2 Origins and Development

For almost two hundred years Heaton Moor has been the subject of local boundary and administrative change. Originally in the township of Heaton Norris in Lancashire and in the Salford Hundred, until 1872 it was administered by the Heaton Norris Local Board as part of the Stockport Poor Law Union, subsequent to the 1834 Poor Law Amendment Act. In 1835 Stockport absorbed the southern part of Heaton Norris, known as the Heaton Norris Ward, but this did not include Heaton Moor.

Heaton Norris is now divided into the Four Heatons and has been part of Stockport since 1913. The greater part of the Heaton Moor Conservation Area was thus developed as a suburb of Manchester.

Early history

Heaton Norris was part of the Manchester barony of the Grelley family, but between 1162 and 1180 it belonged to William le Norreys. The twelfth and thirteenth centuries witnessed an increase in population and land clearance for agriculture. In 1322, 32 messuages (dwellings) were recorded in Heaton Norris – suggesting total population of 150 (Arrowsmith, P.)

Heaton Moor was the main mossland (peat bog) of Heaton Norris with a rich agricultural land which supported a mixed farming economy of pigs, cattle and cereal. Domestic weaving is also recorded - William Birch of Heaton Norris– farmer and weaver in the 1580s (Arrowsmith, P) and in 1732, two Heaton Norris chapmen were in the consortium which built the first powered silk throwing mill in Stockport.

In 1776 several small farms in of 4-6 acres in Heaton Norris were advertised as suitable for weavers, each with cowsheds and 'large loom houses' (Arrowsmith, P,) Until the mid-nineteenth century , in spite of the nearby industrial development, Heaton Moor remained an agricultural area with scattered farmsteads, such as Shaw Farm, now demolished, linked by lanes which are still evident – Heaton Moor Lane, Shaw Lane, Green Lane .

Field patterns from this period can still be traced in the lay-out of later suburban building plots and roads. Settlements and buildings from the pre railway era are shown on the 1848 Tithe map and the 1848 OS map. These include 31 Parsonage Road (the Old Parsonage), Shaw Fold Farm, buildings near Shaw Fold Lane on Heaton Moor Road, Pinfold, Green Lane



The Old Parsonage

Trains, omnibuses and trams – mid to late nineteenth century development

The Manchester and Birmingham Railway Company built a line from Manchester to Crewe, the first part – from Manchester to Heaton Norris opening in June 1840 as one of the first passenger lines in the country.



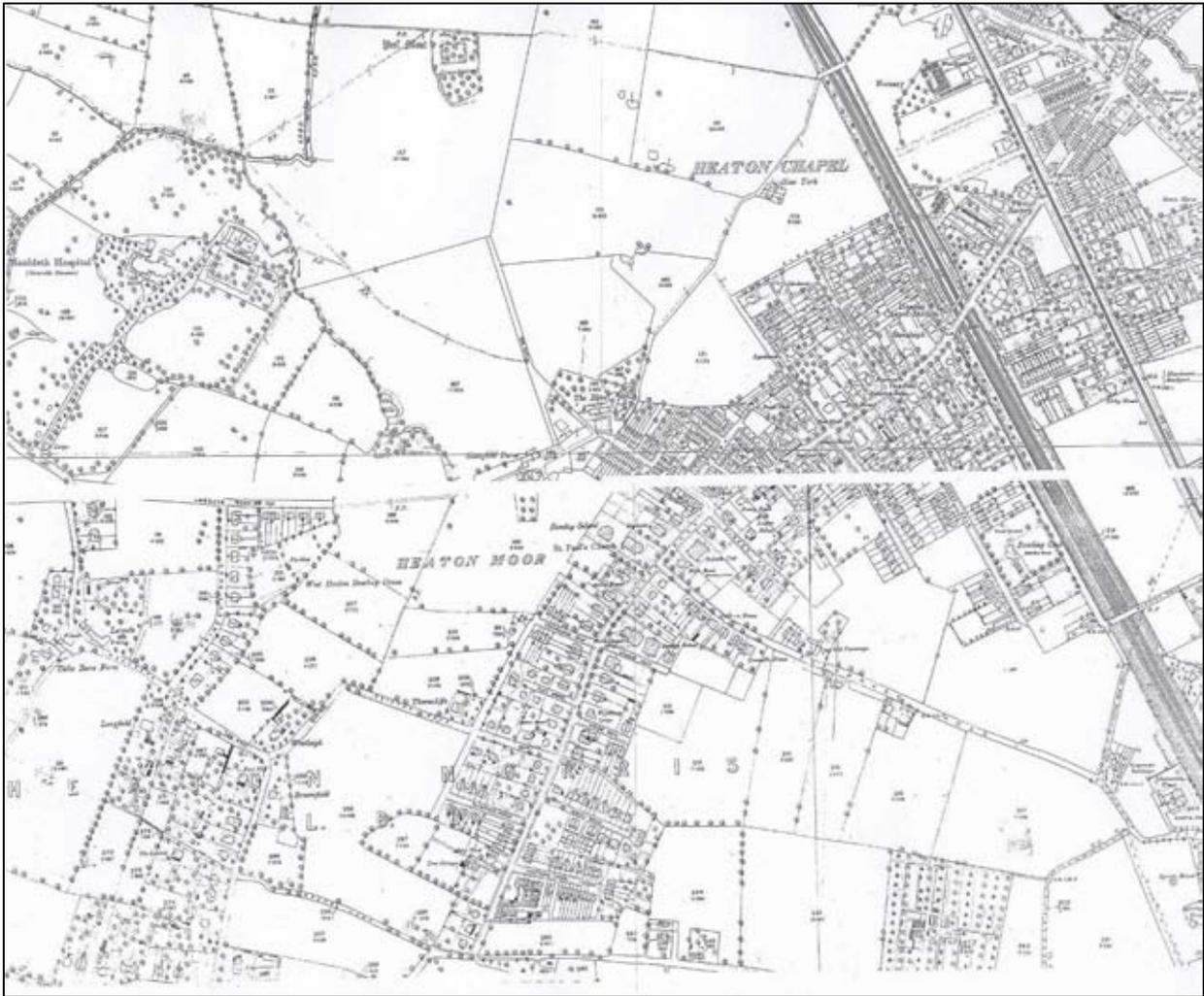
Heaton Chapel Railway Station

The building of Heaton Chapel Station in 1852 started a cataclysmic change in the local area so that by 1892, the greater part of Heaton Moor Road as far as Green Lane had become built up. Commuter development was further encouraged by improved local transport provided by the Manchester Carriage Company which operated omnibus services during the 1870s and 1880s, and later by the Manchester Carriage and Tramways Company.

Houses of grandiose scale in generous gardens were built along Heaton Moor Road, side by side with public and amenity buildings. These included Heaton Methodist Church, the Reform Club, St Paul's Church, the United Reformed Church, shops and public houses. An imposing and clearly defined frontage to Heaton Moor Road thus presented itself as the centre of an affluent and confident new suburb.

The character of Heaton Moor is still defined and dominated by the scale, form and setting of these buildings.

By 1892 new residential roads had been laid out and developed, including Brownsville Road, Peel Moat Road, Derby Road, Broomfield Road, Hooley Range, Hawthorn Grove, Cliff Grove, and the enclave of smaller scale terraced housing in the vicinity of Derby Range.



Ordnance Survey Map 1891-93

By 1922, these roads had become infilled with housing which by and large retained the qualities of generous scale and proportion in good sized garden plots. Semi-detached houses were the norm at this time however, rather than the detached forms of earlier developments. Life in Heaton Moor was also enhanced by the provision of a wide range of sporting facilities. Ordnance Survey maps of the time show tennis grounds, cricket grounds, croquet ground, bowling green, and Heaton Moor Park, evidencing the importance of the physical and social welfare of the inhabitants.

3.3 Archaeology

The Greater Manchester Archaeological Unit is currently undertaking an enhancement survey to improve the quality of information within the Stockport Sites and Monuments Record. Once this survey is complete the details will be incorporated into the Stockport Historic Environment Database, shortly to be included on the Council's website.

Proposals for development on the sites identified on this database will need to take into account guidance for archaeology and the recording of historic buildings as currently given in PPG 15 and PPG 16

3.4 Character and Appearance

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

The character and appearance of the Heaton Moor Conservation Area has been formed by multiple layers of historical evolution and development. Nineteenth century suburban development over-lays the earlier field and settlement patterns, which can still be traced in the land assembly and arrangement of building plots. (Map evidence) The earliest roads or routes in Heaton Moor are Heaton Moor Road, the principal public thoroughfare, Shaw Road, Parsonage Road and possibly along the line of Cranbourne Road. Trees, hedges and boundary walls, albeit of an urban form, still reflect the leafy, rural character of the earlier agricultural use of this area.

Both the early and later residential road give a strong overall definition to the area, although individual roads have particular character such as the enclaves of Hawthorn Grove, Hooley Range and St Alban's Avenue. The latter is given a particularly strong identity by the imposing stone gateposts to the road on Heaton Moor Road. Stone gateposts, garden walls of brick or stone, and clear alignments of building plots with building frontages set well back from the road are characteristic of this area.

Although the special character of the conservation area comes predominantly from the affluent residential development of the late Victorian and Edwardian periods, the area also includes sub-areas of special character reflecting the historic periods and multi-functional nature of its development. These can be defined as follows:

- Large scale mixed use development along Heaton Moor Road, which includes late nineteenth public and amenity buildings, interspersed with imposing residential buildings, most of which are set back from the road and framed by trees, garden walls and substantial stone gate piers. Views along this road in both directions are key views in the area.

- The gateway area between the A6 and the railway line, including Heaton Chapel station and associated railway buildings, containing an irregular lay-out of building plots and developments with accretive residential development along parallel roads laid out in the late nineteenth and early twentieth century, following either earlier lanes and/or the piecemeal acquisition of agricultural parcels of land as at Brownsville Road, Derby Road, Broomfield Road, Lea Road, Peel Moat Road and Stanley Road.
- Early twentieth century residential development surrounding and enclosing Heaton Moor Park. This is an area defined by Heaton Moor Road, Shaw Road and Laurel Road which includes the shops, pubs and post-office fronting Heaton Moor Road and Shaw Road, backed by dense, relatively small scale terraced housing of circa 1880 date. This sub-area services the residential area as a district shopping centre. It also contains restaurants, small commercial and industrial premises, a bank and the telephone exchange
- A similar area of mixed, small scale development at the local shopping centre in the vicinity of Moor Top



Shops, Heaton Moor Road

3.5 Landscape Setting, Views and Vistas



View along Heaton Moor Road – looking north

Heaton Moor Road is the principal route in the area. Views towards this road from roads adjoining are key views, as are views along Heaton Moor Road in both directions. Particularly sensitive areas are at the junctions and gateways of these roads. Significant views in the area are also those which focus on development along Heaton Moor Road, its local centres, landmark buildings and features, including views towards the War Memorial in front of St Paul's Church, views towards Thornfield (former Town Hall) and views towards the railway station.

Street trees are important elements in framing views and vistas throughout the area as are boundary features. Also significant are views in the vicinity of Heaton Moor Park and along the roads which border the railway line.

3.6 Key Historic Buildings

3.6.1 Listed Buildings

Listed buildings are shown on a map of Heaton Moor Conservation Area at Appendix 3.

St Paul's Church, Heaton Moor Road

Built in 1876-7 to a design by Bird and Whittenbury. EP Oakley extended the nave by two bays in 1896 and added the SE tower in 1900. This with its unusual octagonal top, is what give character. Large paired bell openings and pinnacles, the upper stage with busy parapet. All in stone with lancets and Geometrical tracery. (Arcade with circular piers, reredos and piscina by R. B. Preston, 1910. Good E and W windows by Albert Moore of London, 1897 and 1901 (Hartwell, C)



St Paul's Church & War Memorial, Heaton Moor Road

First World War Memorial, Heaton Moor Road

In front of St Paul's Church, by John Cassidy and up to his usual high standard. Unveiled 1921. Bronze life-size soldier in battledress on a Portland stone plinth. Cassidy agreed not to use the same design within a thirty mile radius. The lay-out of the space, a simple arc of stone wall set into the churchyard perimeter with the monument standing in the centre, was designed by Henry Sellers (Hartwell, C)

The Virgin St Mary and St Mina Coptic Church and Sunday School (formerly United Reform Church), Heaton Moor Road

Built in 1896, by Derbyshire and Smith. Slender SW steeple with gables containing prominent clock faces. Geometrical tracery. Set back on the NW side a Sunday School, slightly more simply treated and nicely grouped with the church (Hartwell, C)

31, Parsonage Lane (the Old Parsonage)

L shaped range of buildings. First phase - Mid to late 18th century, two storey, three bay building. Brick built with a slate roof. Windows have flat gauged brick arches with prominent central keystones. One bay extension towards Parsonage Road . Ancillary range parallel with Parsonage Road

3.6.2 Locally Listed Buildings

There are none at present. Buildings defined as key unlisted buildings may be considered for inclusion on the Local List

3.6.3 Key Unlisted Buildings

Key unlisted buildings have been identified on the basis of their historic, architectural and townscape importance and include buildings marked on the Townscape Appraisal Map (Appendix 3).

Electricity Station, Heaton Moor Road

Early 20th century. Large and rather impressive, red brick, red terracotta and red sandstone banding. Baroque with blocked and blind windows. Central segmental pediment to the street with the Manchester Corporation Arms. (Hartwell, C)

Savoy Cinema, Heaton Moor Road

Opened in 1923. Baroque, red brick with white terracotta dressings, and the same in red terracotta over an altered ground floor (Hartwell, C)

Reform Club, Heaton Moor Road

1886-7, by Alfred Darbyshire, who won the design competition. Extended 1906. Odd and asymmetrical with a triple entrance arcade, offset square oriel rising above eaves level, and a funny octagonal turret with a conical roof. Brick with stone dressings. (Hartwell, C)



Reform Club, Heaton Moor Road

Drakelow, Parsonage Road

Multi-phase mid 18th to late 19th house. First phase – 18th Century, two storey cottage, gable end to Parsonage Road adjoining an early nineteenth century, two storey, three-bay house, hand-made brick, slate roof, with later additions of projecting bays to front elevation.

Nos. 86 and 88 Heaton Moor Road

Circa 1820. Two storey, three bays, built in warm, hand-made brick. Parapet with stone coping. First floor windows have gauged brick arches. Remains of late 19th century shopfront, and on the rebuilt frontage adjacent at no 84 – the Post Office.

Shops with canopies

Late 19th century. In particular at 52 and 54 – original shop fronts

Cottages at 27-37 Derby Range

Early 19th century row of cottages, with a central namestone - 'Market Place'

Heaton Chapel Railway Station

Built in 1852 Square in plan, hipped roof, two storeys, three bays with central altered entrance on Heaton Moor Road. Brick built with slate roof. Windows have segmental brick arches with variegated brickwork and yellow brick string courses. Stair entrance to platform on east side of the tracks

Unity Church, Kings Drive

Built between 1891 and 1904. Now a Girl Guide Hut.

Heaton Moor Methodist Church

Built 1894. Rebuilt 1980s Retaining earlier stone tracery to the west window
Heaton Moor Conservative Club, Heaton Moor Road
Built 1881

The Plough, public house, Heaton Moor Road

Rebuilt 1881 in Gothic Revival (Jacobethan) style, predominantly in sandstone. Inscription above ground floor reads 'A merrie heart goes all ye day. A sad tires in a mile'
Bank with motif, corner of Heaton Moor Road and Shaw Road

School, Derby Road

Circa 1890. Single storey, brick built. Steep pitched roof. Gable to Derby Road.

3.7 Architecture and Building Materials



No. 40 Heaton Moor Road

Although most of the public and amenity buildings in Heaton Moor were designed by architects of local or national distinction, the predominant architectural style in the conservation area is the Arts and Crafts Domestic Revival. This is, essentially, a revival of vernacular architecture, based on an appreciation of traditionally built, non-architect designed buildings. The style of building, according to these vernacular principles, would tend to be dependent on the materials available locally. The influence of these stylistic ideals can be seen throughout the conservation area in the choice of materials used, colour, and architectural features. Simplicity, respect for materials and craftsmanship define the approach which can be seen throughout the conservation area as a whole, despite a wide ranging variation in architectural detail. This variation

is evident in the different historical styles applied, including late Queen Anne Movement and the Gothic Revival. House designers of the mid to late nineteenth century tended to put a great deal of attention and expense into the facades of houses, perhaps to attract affluent buyers and tenants.

Despite having varying architectural influences, houses share certain characteristics – being two or three storeyed, with strongly vertical emphasis, defined by decorative gables, prominent pitched slate or tiled roofs, chimney stacks. Visual interest on the façade is achieved through articulation, with features such as decorative hung tiles, black and white timber cladding, rendered panels, fretted bargeboards, porches, bay windows and stained glass.

A limited palette of colour creates consistency and visual harmony throughout the conservation area as a whole. Materials used are predominantly brick – soft, red, hand-made brick from the earlier period, yellow feature brick and hard, Accrington brick and terracotta from the later period, some stone, Welsh blue slate, local clay roof tiles, tile cladding, render, and timber.



Kings Drive, Heaton Moor

3.8 Contribution of Trees, Hedges and Green Spaces

Green open spaces in the area are limited, apart from Heaton Moor Park. However, the character of the area is greatly influenced and enhanced by the tree lined roads and settings of the buildings in the area. Private gardens to the rear and particularly to the frontage of houses contribute greatly to the green quality of the area. Tree-lined roads and hedges create soft edges and vistas throughout the Area.



Heaton Moor Park

3.9 Floorscape and Street Furniture

Not of particular historical interest

3.10 Definition of the Special Interest of the Conservation Area

The character and appearance of the Heaton Moor Conservation Area has been formed by layers of historical evolution and development. Nineteenth century suburban development over-lays earlier field and settlement patterns, which can still be traced in the land assembly and arrangement of building plots. Trees, hedges and boundary walls, albeit of an urban form, still reflect the leafy, rural character of the earlier agricultural use of this area.

The late nineteenth and early twentieth century development of the Area is essentially that of an affluent railway suburb, impressive in scale of both public and private building, as originally suburb of Manchester. Social and civic amenity buildings on Heaton Moor Road give the Area a strong sense of local identity.

Qualities of distinctive architectural style, grandeur, spatial significance and maturity are most evident along Heaton Moor Road itself, and in those roads in closest proximity to Heaton Moor Road, with the exception of the densely developed areas around Derby Range and Moor Top. In the vicinity of Heaton Moor Road, generous garden settings and mature trees are particularly important.

Both the early and later residential road give a strong overall definition to the area, although individual roads have particular character such as the enclaves of Hawthorn Grove, Hooley Range and St Alban's Avenue. The latter is given a particularly strong identity by the imposing stone gateposts to the road on Heaton Moor Road. Stone gateposts, garden walls of brick or stone, and clear alignments of building plots with building frontages set well back from the road are characteristic of this area.

Significant views in the Area are those which focus on development along Heaton Moor Road, its local centres, landmark buildings and features. Also significant are views in the vicinity of Heaton Moor Park, along the railway, and along tree-lined roads which create vistas throughout the Area.

Green open spaces in the area are limited, apart from Heaton Moor Park. However, the character of the area is greatly influenced and enhanced by the tree-lined roads and settings of the buildings in the area. Private gardens to the rear and particularly to the frontage of houses contribute greatly to the green quality of the area. Limited green space is also still to be found in the survival of two bowling greens, one at the rear of the Reform Club, now disused, which reflect the original high level of social and leisure amenity in this area.

4. Preservation and Enhancement Issues

4.1 Condition of the Building Fabric

Building fabric is generally good, although some larger properties have suffered from conversion to multiple occupation.

There is poor quality fabric and treatment in the vicinity of Derby Range. Poor quality treatment of frontages in the vicinity of Moor Top

4.2 Extent of Loss and Intrusion

Shops and smaller terraced houses have suffered alteration and loss of original architectural detail. Loss of architectural detail particularly affects shops, terraces and smaller scale housing from the 1870/80s period. Very few of these structures retain original doors, windows and in several cases, the original appearance of brickwork has been obscured by paint, render or poor pointing.

Where redevelopment has taken place in the grounds of former grand houses, these have been replaced with apartment blocks, mostly inappropriate in form, with horizontal emphasis, although the blocks are set back from the road and often retain earlier garden walls and garden trees. Several of these later developments are to be found along Heaton Moor Road and at the junction of this road with secondary roads, where they form unsympathetic end-stops to the otherwise harmonious period development.

4.3 Development Issues

Heaton Moor has been subject to pressure for infill residential development involving the subdivision of larger villas and their generous grounds for flat block developments. Developments of this type obliterate the original plot subdivisions and destroy the established grain of the townscape. They also result in the erosion of the setting of the building through the loss of green space to create hard surfaced parking areas, and the construction of substantial lightwells to facilitate conversion of basement areas.

The character of the Heaton Moor Top / Shaw Road shopping centre is changing rapidly. Once very much a local centre with shops serving everyday needs, there is now a fast-growing coffee culture involving changes of use to cafes and restaurants which generate different patterns of usage and create problems with noise and parking. The shopping centre has also suffered losses of original buildings and the development of inappropriate replacements.

4.4 Preservation and Enhancement

Detailed proposals for the preservation and enhancement of the conservation area will be set out in a future Conservation Area Management Plan. The plan will formulate objectives and outline a programme to address the issues identified within this appraisal.

Initial suggestions of management measures include:

- A4 Directions should be considered, for the retention of original materials, architectural forms and features
- Restoration of period architectural features should be promoted,
- Restoration of shops and associated verandahs on Heaton Moor Road
- Improvement of shop frontages should be promoted
- Environmental/highways enhancement schemes should be considered, to give sense of place and improve quality of the pedestrian environment
- Preparation of design guidance to protect the character and appearance of the conservation area
- Review of protection afforded to trees through Tree Preservation Orders.
- Preparation of management guidelines to protect the important contribution made by trees to the conservation area
- Consideration of the addition of the key unlisted buildings set out above to the Local List
- A management plan should include guidance on future development within the conservation area

5. Community Involvement

5.1 Public Consultation

Public consultation has been an integral part of the designation and appraisal process. Proposals were posted on the Council's web site together with an electronic questionnaire. A Press Release was issued. Letters were sent out to all residents and business people in the conservation area informing them of the proposal for designation and inviting them to an afternoon and evening drop-in session held at Heaton Moor Methodist Church on the 17th February 2006. Each letter contained a questionnaire canvassing residents' views and information on the link to the draft conservation area appraisal on the Council's web site. Fliers and posters were also distributed in the wider Heaton Moor area and local history and amenity groups were contacted directly. The drop-in session was well attended and gave residents the chance to ask questions of Council Officers related to designation and possible Article 4 Directions. Copies of the draft conservation area appraisal were made available to read and take away. An exhibition was mounted on the history and special interest of the conservation area, and this was moved to Heaton Moor Library for a week following the close of the drop-in session.

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

5.2 Response to Stakeholder Comments

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

The consultation exercise generated a significant level of response from stakeholders. Letters and completed questionnaires were analysed to assess the level of support for both the designation of the proposed new extended conservation area and for the imposition of extra controls to protect the area's special character. Comments were also evaluated to determine those aspects of the area which stakeholders consider to be important to its appearance and character. English Heritage's *Guidance on Conservation Area Appraisals*, published in August 2005, highlights the importance for local authorities of recognising the values which are ascribed by stakeholders to historic environments when preparing appraisals of the special character of conservation areas.

Strong support for the proposed new conservation area was indicated, with 91% of respondents considering that the area is of special architectural or historic interest which should be protected by designation. Residents of Heaton Moor considered that the following aspects of the conservation area were important to its character: historic buildings, open space, trees, boundary walls, street furniture and street surfaces. Of these characteristics, historic buildings, trees and boundary walls were seen to be the most significant in defining the special character of the area. The weight accorded these elements is reflected in the character analysis and the definition of the area's special character set out in this appraisal.

Stakeholders were also asked whether they considered that certain types of work were harmful to the special character of the conservation area. Another question sought to

elicit suggestions on measures the Council could take to further protect and enhance the character and appearance of the conservation area. Responses indicated that, amongst other issues, a range of householder alterations are seen as inappropriate in Davenport Park. Specifically, these included the replacement of original roofs, windows, and doors with modern materials; the loss of original architectural features from buildings; the demolition of boundary walls; the removal of historic features from the street scene, new or replacement signs and shopfronts and the painting of exterior walls of buildings. This concern is reflected in a 87% level of support for special controls over permitted development.

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

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

Another issue is the importance of trees in the area and the need to protect them. This is reflected in the suggestion of a review of protection afforded to trees through Tree Preservation Orders and the preparation of management guidelines to protect the important contribution made by trees to the conservation area.

The quality of the public realm also emerged as an area of concern, with heavy traffic, high traffic levels and associated traffic calming measures being an issue on the busy fringes of the conservation area. Detrimental changes to local shopping centres was also cited as an area of concern. More generally, the poor condition of street surfaces and lighting, as well as the design of street furniture, are highlighted for improvement. Resolution of these issues requires a corporate approach, and could be addressed as part of a future Conservation Area Management Plan.

6. References and Further Reading

Published Maps and Plans

Tithe Maps for the Heatons 1848

OS Maps – First Edition 1848

- 25" Lancashire sheet CXI 8 Re-surveyed 1891-2
- 25" Lancashire sheet CXI 12 Re-surveyed 1892-3
- 25" Lancashire sheet CXI 8 Revised -1904
- 25" Lancashire sheet CXI 12 Revised – 1904
- 25" Lancashire sheet CXI 8 Revised 1916 (Published 1922)
- 25" Lancashire sheet CXI 12 Revised 1916 (Published 1922)
- 25" Lancashire sheet CXI 8 Revised 1934
- 25" Lancashire sheet CXI 12 Revised 1934

Secondary Sources

Arrowsmith, P. Stockport, A History. SMBC, 1997

English Heritage (2006) *Guidance on Conservation Area Appraisals*

English Heritage (2006) *Guidance on the Management of Conservation Areas*

Hartwell, C. Hyde, M. Pevsner, N. *The Buildings of England: Lancashire, Manchester and the South-East*

7. Contacts

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

Telephone: 0161 474 2620

Enquiries relating to development proposals and planning applications should be addressed to the Council's Development Control Officer.

Telephone: 0161 474 3551

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

Telephone: 0161 474 4432

Enquiries relating to the Sites and Monuments Record should be addressed to Greater Manchester Archaeological Unit:

The University of Manchester

Oxford Road

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Appendix 1

Summary of Heaton Moor Public Consultation Questionnaire Response

Total response = 112

Conservation Area Status

Agree = 102 = 91.1%
Disagree = 8 = 7.1%
Don't know = 2 = 1.8%

Article 4 Directions

Agree = 97 = 86.6%
Disagree = 10 = 8.9%
Don't know = 5 = 4.5%
Agree in reservation = 0 = 0%

Most important features in defining the special character of the area

Buildings

Trees
Boundaries
Open Space
Street furniture
Street surfaces

All of the above. Less for street furniture and street surfaces.

Others specified –

Small local shops and small scale retailers
Well landscaped gardens that contributes to the amenity of the area
Nature and vitality of centre
Shop awnings
Sandstone walls
Variety of houses and their various original features

Works which could harm the special character of the area –

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

All of the above. Less for new or replacement signs and shopfronts.

Others specified –

Increase in bars and food outlets has increased the level of crime, litter and noise.
Lack of tree conservation orders and illegal felling of trees
Speed humps and width restriction measures detrimental to streetscape
Detrimental changes to local shopping centre
Loss of front gardens to car parking
Excessively bright security lights in front gardens.
Tarmacing of pavements
Removal of railway area railings
Allowance of supermarkets
Conversion of large houses into apartments. Pressure on car parking and other services.
Articulated lorries travelling along residential roads.

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

- Provide new additional cast iron “Heaton Moor Conservation Area” signs at the gateways to the Conservation Area and place special notices on buildings of historical and architectural interest.
- Prevent further opening of licensed premises.
- Stop altering layout of roads with traffic lights and speed humps. Ensure that highway works respect the character of the area
- Improve street cleaning services and provide litter bins
- Limit street parking.
- Enforce penalties for littering and dog fouling.
- Maintain pavements and retain traditional materials
- Inform residents of changes allowing time for opinions/suggestions.
- Provide guidance on approved materials and recommended traders.
- Offer financial assistance for improvements according to the Article 4 Directions.
- Discourage large scale building schemes.
- Enforce breaches of planning control and inspect during alterations.
- Provide more communication with Conservation Officers
- More sensitive street lighting
- Regular street cleaning.
- Restrict planning permission on conversions to flats.
- Stronger planning permissions on extensions.
- The existing controls are sufficient and there is no need to extend.
- Improve refuse collection by supplying proper storage for refuse.
- Establish a baseline photographic record of the area so that changes can be identified and better controlled.
- Proper alterations to public spaces to be consistent with the conservation area and its character.
- Repair of footpaths to a high standard.
- Refurbishment of existing buildings should be encouraged.
- Inform residents through some form of publication as to the responsibilities, requirements and benefits of living within a conservation area.
- More security and policing required.

- Stop on road parking.
- Ensure new apartment blocks converted from Victorian Houses retain same footprint and overall height as surrounding houses.
- Pay attention to local parks some of which were Victorian gems.
- Conserve the public realm in a similar manner to that required of private buildings/property.
- Prevent owners selling off gardens to builders.

Other comments

- Publicise the existence of Heaton Moor Conservation Group, the Friends of Heaton Moor Park and work done by the Council to ensure Conservation Area's attractions.
- Considered for active tree management for large trees
- Enforcement of policies and planning regulations required
- Involvement in meetings and groups required for spread of information
- Pro-active management advice on trees
- Address issues of speeding traffic
- Consider other areas for conservation status e.g. Heaton Chapel.
- Innovation and modern design should be acceptable as long as quality and detailing are good.
- Green Lane should not be included as properties are too altered
- Expense of improvements in an already expensive area to buy property
- Proposals are pointless and a waste of time and taxpayers money.
- Enforce Article 4 with use local press coverage to provide information
- How do residents bring violations to the attention of officers? How should concern be raised? Consider the expense of replacing windows and as such don't ban UPVC

APPENDIX 2:

Townscape Appraisal Map

APPENDIX 3:

Conservation Area Boundary Map – Listed & Locally Listed Buildings