

# MARKET / UNDERBANKS

## CONSERVATION AREA CHARACTER APPRAISAL

2005 (Updated 2018)



## **Special Character of the Market Underbanks Conservation Area**

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

- The townscape and group value of the large number of surviving historic buildings make a major contribution to the special interest of the area
- Unique topographical setting creating dramatic views and vistas
- Strongly urban character which is densely packed with hard edges between public spaces and private buildings
- Important historic route with resultant layers of development
- Finely grained street pattern reflects the area's long history and development
- Diversity of type and period-style of individually significant buildings which chart the historic development of the thoroughfare and enhance the visual qualities of the area
- Harmonious use of architectural materials and detailing to unify buildings of different dates and styles
- Traditional craftsmanship embodied in original building materials and architectural features
- Hard surfaces dominate the public realm and traditional natural materials are evident in many of the streets running to and from the Market Place

A definition of the special interest of the conservation area is set out in section 3 of the character appraisal.

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## 1. Background

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

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

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

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

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

Public consultation is at the heart of local authority responsibilities in protecting and enhancing conservation areas. In April 2005, Stockport Borough Council canvassed the

views of the public and local amenity bodies as part of a borough-wide review of both existing and possible conservation areas. Stakeholders were invited to put forward suggestions for areas that they considered to be worthy of designation and a report was taken to Executive on 6<sup>th</sup> June 2005 outlining areas considered to merit further investigation. A number of criteria have been taken into account in judging the suitability of areas for designation:

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

The Market Underbanks Conservation Area was first designated in 1974 and was extended in 2005. This document is one of a number prepared during 2005-08, which are the outcome of the process of consultation and appraisal. This document has been further reviewed and updated in 2010-11 and in 2018.

The purpose of this document is to:

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

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

## **2. Review and Updating**

English Heritage advises that conservation area character appraisals should be reviewed regularly, as part of the management of the conservation area (Historic England: Conservation Area Designation, Appraisal and Management, February 2016, p5). This process of review and updating of appraisals will provide an opportunity to record any changes that have occurred, to confirm (or redefine) the special interest that warrants designation, to set out any new recommendations and to revise the management strategy.

The Market Underbanks Conservation Area was first designated in 1974 and was extended in 2005. This document is one of a number prepared during 2005-08, which are the outcome of the process of consultation and appraisal. This document has been further reviewed and updated in 2010-11 and most recently in 2018.

## **2.1 Boundary Review**

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

The Market Underbanks Conservation Area was originally designated in 1974 and was extended in 2005. Appendix 3 shows the boundary of the Market Underbanks Conservation Area. As part of this review in 2018, the boundary of the Market Underbanks Conservation Area has been assessed and it has been agreed that there are to be no boundary changes made as part of this review.

### 3. Character Appraisal

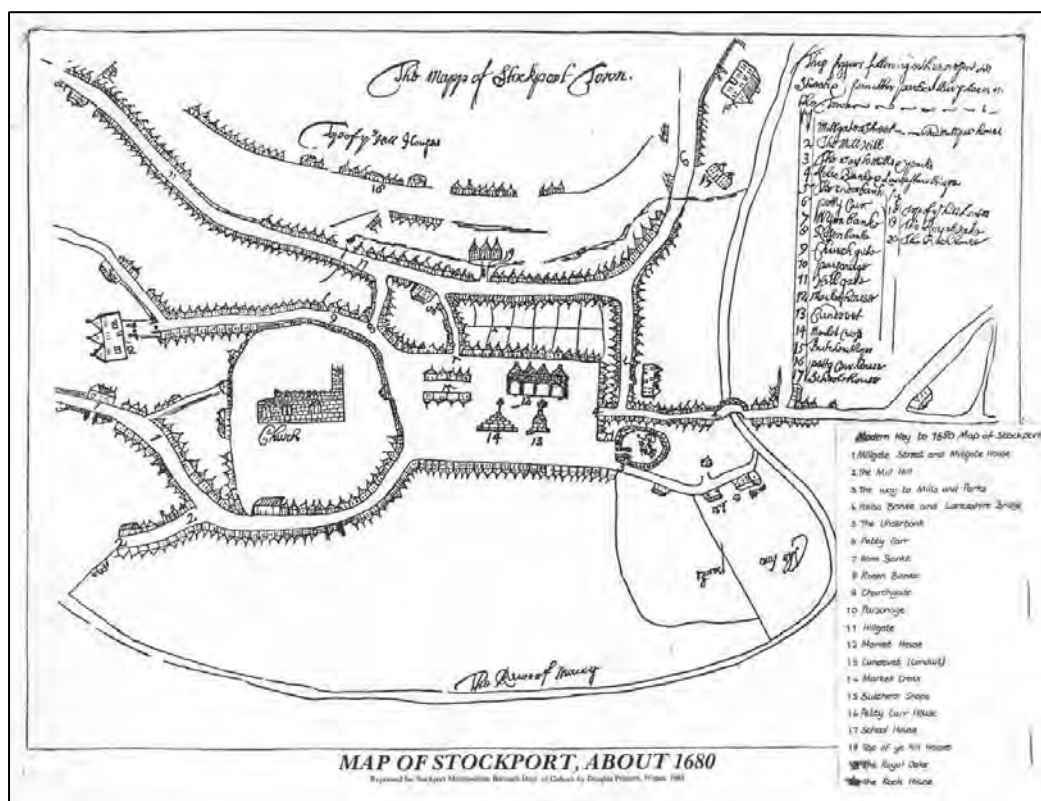
*'Upon one round hill hath this town of Stockport been built, the summit, or top whereof, affords the market-place, and convenient room for the church, and parsonage...the skirt of the hill is beautified with many fair buildings' (William Webb 1620).*

#### 3.1 Location and Context

The historic centre of Stockport is the Market Place, which is situated on a 240 million year old red sandstone cliff. This overlooks what was once an important ford over the River Mersey.

The Market/Underbanks Conservation Area comprises Stockport town centre's historic core and represents an area of substantial historic, architectural and archaeological interest. The area contains physical evidence, at both above and below ground levels, of the growth and development of the Market Place from a defensive settlement to an important commercial centre from the early medieval period up to the present day.

The existing street pattern and grain of development in Stockport's historic core has remained little altered for over 300 years. A dense concentration of historic buildings has survived and the area possesses a dramatic townscape of changing levels and memorable views and vistas.



Map of Stockport, About 1680

### 3.2 Origins and Development

Stockport developed at a strategically important position on a steep sided triangular promontory overlooking the Mersey Valley at the confluence of the Tame and Goyt rivers. The valley was an important communication route and also defined the Cheshire / Lancashire border. A Norman castle was established by the early C12th on the site now known as Castle Yard at the north-west end of the Market Place. It belonged to the lords of Stockport whose influence extended over a large number of outlying manors and estates. Unfortunately, little is known about the detailed form, function or history of the castle. A church is believed to have been established in the late C12th although the earliest physical evidence contained in the present Church of St Mary, located at the eastern end of the Market Place, is the medieval chancel of late C13th or early C14th origin.

Stockport was granted its Market Charter in 1260 and developed through the medieval period as a prosperous market town. The Market Place was served by a network of roads that converged on the Market Place and connected to a nearby bridging point over the river Mersey. Lancashire Bridge, which crossed the Mersey on Bridge Street, was one of only three along the entire length of the Mersey in the medieval period, a factor that must have contributed to the commercial success of the town. The catchment area for the market at Stockport is likely to have included the entire modern Borough and much beyond – in the 1280s traders from Macclesfield are recorded amongst those attending the market.

As well as the Market Place the medieval town included several streets. Millgate, Hillgate and Underbank are all mentioned in the C15th as the site of burgages and Churchgate is documented in the C16th. From the second half of the C16th Stockport was influenced by the Great Rebuilding, a national revolution in house design. The timber-framed buildings that fronted the streets in and around the Market Place during the medieval period were a product of this transformation. Elements of one such medieval house remain in Staircase House on the north side of the Market Place, the earliest parts of which date from C15th making this the oldest known surviving town house in Stockport. The former Underbank Hall and the Three Shires, both located on Great Underbank and dating from the C16th, provide further surviving evidence of early timber framed town houses within the conservation area.

The development of the Market / Underbanks area is clearly shown on two early plans of Stockport: 'The Mappe of Stockport Town' (dated 1680 and shown above on p4) and a map of the Stockport Township prepared for the lord of the manor, Sir George Warren (dated 1770). Both plans clearly illustrate the Market Place, Little and Great Underbanks, High Street, Churchgate, Millgate, Lower Hillgate and Bridge Street Brow, featuring a dense concentration of narrow fronted buildings along street frontages.

By the C17th Stockport had become a centre of small domestic industries such as spinning, weaving, leather working, button making and hatting. Retail shops stocking non-perishable goods and luxury items grew in number while the market continued to thrive being famous for its local cheeses and cloth and the town had even given its name to a type of linen called *Stopport cloth*. The Market Place was also the location of civic buildings specifically used to help conduct the market and to administer the town, including



the Old Court House and lock up at the top of Mealhouse brow. In addition there appeared, in the C17th, houses of comparable size to Staircase House and Underbank Hall, both on Underbank itself and on Millgate and Chestergate. Millgate contained at least two houses owned by the landowning gentry one of which, Millgate Hall, was bought in the late C17th by the Warren family who were the lords of Stockport Manor.



Map of Stockport Township 1824

The town developed rapidly during the late C18th and C19th and Stockport became one of the region's first centres of the Industrial Revolution. Factories were established in close proximity to the town centre, initially associated with water powered silk production along the Mersey and Hempshaw Brook valleys and in 1732 the North-West's first waterpowered textile factory was built in the Park below the Market Place. Cotton spinning, weaving and other industrial activities, notably including hat manufacture, followed leading to the growth of the town on an unprecedented scale.

Industry in Stockport created, for the first time, a large body of workers who lived, worked and shopped in the town. During the C18th the town's many inns remained a central part of its social life and increasingly its business life with thirty-one inns recorded in the township in the mid 1750s. The principle hostelry at this time was the White Lion Hotel (shown in the image below) on Great Underbank, Stockport's main coaching inn and the venue for the Court Leet banquets.



This rapid expansion in industry also led to an increased demand for land for new buildings by the late C18th. This resulted in the passing of an act permitting the rector of Stockport to lease out much of the surrounding glebe land, which had previously been reserved for use by the church or as agricultural land, for building. The late C18th town houses at 78 and 80 Churchgate were erected on land leased for building under this act. Other buildings in the area were increasingly sub-divided or extended to meet the growing need for domestic accommodation and business premises and there is evidence of buildings being extended backwards by hollowing out the soft sandstone cliffs, which lay to the rear of some of the towns' streets. At this time, a fashion for brick buildings was replacing the timber-frame tradition with many earlier dwellings being rebuilt or remodelled in brick and the core of the town became a mixture of the two building types. The early timber framed rectory was replaced with the present brick building in 1743 while the C17th gabled façade of Staircase House was hidden behind a more fashionable brick frontage. Amongst the largest of the Georgian additions to the Market Place was the present No. 28, now Blackshaw's café, which was described as 'new' in 1785.

The early C19th saw a number of schemes that improved access to the town and Market Place. Under an Act of Parliament Churchgate became part of a turnpike route between Stockport and Marple in 1801. Whilst Churchgate afforded the most level approach to the Market Place, the route narrowed alongside the churchyard causing congestion. To remedy this in 1818 Churchgate was widened utilising land from the Churchyard. Added to this, the whole surface of the Market Place was repaved in around 1820 and a broad footpath was created around its southern and western sides. Technology too brought changes with private houses in the Market Place area being lit by gaslight in 1821.





*Churchgate, view looking east with Old Rectory in distance*



*Churchgate, view looking west from Old Rectory*

A new Borough Court House was built to a classical design in 1824 at Castle Yard to accommodate the Court Lee and the Market Place at this time was surrounded by elegant shops with trade being carried out from virtually all properties on its south, west and east sides. Amongst these were a large number of public houses, corn and cheese dealers and a butcher's. For the most part shops around the Market Place differed from the foodstuffs and general provisions sold on the open-air market. By far the largest group to occupy premises in the Market Place were the elite trades of the drapers and grocers serving well-off customers.



In 1850, the ancient manorial rights over the town's market were bought by the Stockport Corporation and prompted substantial investment in the improvement of market facilities. In 1851 the stone colonnaded Produce Hall and was used for the sale of fresh farm produce. For 38 years, the top floor was the site of the Town's free library. Election speeches and Royal proclamations were later made from the balcony; the last known announcement was made in 1910 when George V was proclaimed King.

Castle Yard, formerly the site of Stockport's first water powered cotton mill, built by Sir George Warren in the 1770s and known as Castle Mill, was lowered for use as a cattle market in 1853.

In 1860, the Stockport Advertiser announced that the Manorial Tolls Committee had unanimously selected a design by Mr James Haywood, jnr. of the Phoenix Foundry, Derby, for the covering over of the open Market-place to provide stalls with protection from the weather. The design showed a mode of enclosing the sides and ends of the Market if at any time in the future it was required and estimated costs were £2770. The Market Hall was originally open sided which resulted in it being referred to as 'The

Glass Umbrella'. It was constructed with the most modern methods and materials available at the time and with its wrought and cast iron framework and large areas of glass the Market Hall would have had a very light and modern appearance in stark contrast to the earlier buildings surrounding the Market Place. The first stalls to be allocated were for the butchers, but were soon joined by earthenware dealers, ironmongers, greengrocers and confectioners.

Having invested in the mid C19th improvements in the Market Place, the issue of access once again arose and was again addressed in 1864 with construction of a bridge linking the Market with St Petersgate over Little Underbank to provide an easier approach from the west of the town and from the railway station. St. Petersgate Bridge was built next to Turners Steps, an existing pedestrian link between the Market Place and Little Underbank. To make way for this, properties in the south-west corner of the Market Place were demolished and a grand new commercial building (the Bank of Stockport) was erected. Other later alterations transformed the west side of the Market Place with the creation of a distinctive row of buildings displaying an eclectic range of styles and materials. The open sides of the Covered Market were 'filled in' during the late C19th early C20th effectively creating a 9 bay enclosed Market Hall and the Hall was shortened to its present length in 1912 by the removal of the entire westernmost bay to allow enough room for a trolley bus route.

The pre-eminence of Stockport's historic core was partially eclipsed by the construction of Wellington Road in 1824-5 and later by the construction of the railway in 1840-42, both aligned to the west of the town centre. These new routeways became a focus for civic, commercial, and industrial development, which continued throughout the C19th and C20th. This however also acted to reduce the intensity of development in the Market and Underbanks area and is a significant factor in accounting for the survival of a large number of historic buildings.

During the second half of the C20th, however a number of schemes emerged for redevelopment of the Market Place including the relocation of the Market to the north side of the town centre and the existing Market Place being used for a car park and new development following the demolition of its buildings. The strength of local opposition to these plans alongside post war austerity meant that the plans did not come about, but by the 1980s, a number of the Market Place's historic buildings had suffered from neglect and were in a poor state of repair.

More recently conservation-led regeneration schemes have safeguarded the distinctive character of the conservation area whilst breathing new life into it. Projects have focused on the repair and restoration of important historic buildings, the re-use of properties, and sensitive new development to infill key gap sites, with a guiding principle of creating a vibrant mix use area with an enhanced housing, retail, and tourism and leisure offer to compliment the areas retail function. Additionally, a programme of public realm and environmental works, utilising high quality traditional materials in many areas, has taken place to make the area more attractive for residents, businesses and visitors.

### 3.3 Archaeology

The details of the Greater Manchester Archaeology Advisory Service (GMAAS) enhanced Historic Environment Record (HER) have been incorporated into the Stockport Historic Environment Database, which is planned for future inclusion on the Council's website. Sites, monuments and extant buildings that have been identified within the Stockport HER are described at Appendix 4 of this document, and located on a map at Appendix 5.

### 3.4 Character and Appearance

The conservation area is strongly urban in character – densely packed with hard edges between public spaces and private buildings. It is finely grained, a reflection of the area's long history and development. Hard surfaces dominate the public realm and traditional natural materials are evident in many of the brows. The area's unique topographical setting bears a heavy influence on the character and appearance of the conservation area and creates views and vistas of key buildings and dramatic roofscapes. The steep hills also give rise to a series of brows leading up to Market Place. Each brow (meaning the protecting edge of a cliff or hill) has its own specific character, of which Bridge Street Brow is probably the busiest, and Rostron Brow the most atmospheric.

The overriding character and significance of Market/Underbanks Conservation Area is associated with the quality of its townscape and the group value of surviving historic buildings. The area is characterised by blocks of continuous building frontages that step down to follow the slope of the land, each block consisting of a mix of shops, pubs, public buildings, houses or workshops. This finely grained pattern of development respects the medieval arrangement of long and narrow burgage plots fronting the principal streets in the historic core.

Most buildings are 3-storey Georgian or Victorian, aligned at back of pavement and constructed of a variety of traditional materials and styles. The surviving buildings in the conservation area chart the historic development of the area and the variety of architectural styles, details and materials enhance the visual qualities of the area.

The conservation area comprises the historic Market Place, the Underbanks and the historic thoroughfares and linkages to and from these key destinations and can be considered as distinct character areas.

#### *The Historic Market Place*

The principal public space in the conservation area is the Market Place, which acts a key destination and meeting place in the town centre. The permeability of the historic core allows a wide choice of pedestrian routes to and from the market place although all, with the exception of St Petersgate, involve climbing steep gradients or steps, which contributes significantly to the distinct character of the area.





Today Stockport's historic Market Place boasts one of the last remaining traditional street markets in the North West, in probably the most attractive setting. It is the only market in Greater Manchester still trading where it always has; right in the heart of Stockport since the 13<sup>th</sup> century. In recent years a number of award winning conservation-led regeneration programmes have helped to revitalise the area, following a period of decline, including a restoration project completed in 2008 that restored the historic Covered Market Hall building, maintaining its original function and character whilst vastly improving the facilities offered for both the public and traders alike. In terms of the wider area, this project was the final component in an extensive programme of works carried out to regenerate the historic market place that have seen the area become a vibrant mix use area with residential, leisure and tourism uses to compliment the shopping activities. The large number of public houses and eating establishments in and around the Market Place also helps to create an active nightlife.

Much of the character of the Market Place arises from the eclectic mix of individual historic buildings and the variety of architectural styles and details that can be seen. At the heart of the area is the fine cast-iron and glass Market Hall with its irregular parallelogram shape, designed to respond to the Market Place's triangular plan, and a regular visual rhythm of distinctive glazed gables at each of the hall's eight bays.

Surrounding the Market Hall are other buildings of both national and local distinction that give this area much of its special character and appearance, most notably St. Mary's Church in a dominating elevated position within its churchyard setting on the east side of the Market Place. The predominant architectural character of the Market Place is established by the C18<sup>th</sup> and C19<sup>th</sup> 3-storey buildings, many with 19<sup>th</sup> century shopfronts, interspersed with a variety of individually designed buildings / building frontages. The buildings on the west side of the Market Place for example display a distinctive range of

styles and materials including ornate stucco decoration, moulded terracotta, classical elevations and mock-Tudor facades.



The character of Shawcross Fold, behind the buildings fronting the Market Place, is particularly interesting in that the medieval process of rearward expansion on burgage plots can be traced in the development of Staircase House.

Churchgate follows the axis between the Old Rectory and St Mary's Church and creates an important gateway into the Market Place. Although car parks now take the place of old buildings which once stood here, there are still a number of historic buildings of local and national importance along Churchgate, typically houses, pubs and shops of the late eighteenth and late nineteenth centuries.

### *The Underbanks*

Great Underbank has adapted to become home to the principal financial service sector in Stockport – most major banks and building societies are represented here giving it an important role in Stockport. Little Underbank is the area's main shopping street containing a number of interesting and speciality and independent retailers, selling fashionwear, shoes, leather goods, fine art, bridal wear, theatre clothes and records etc.





The Underbanks retain much of their medieval street layout and grain of development and represents one of the most nostalgic and interesting parts of Stockport. The sense of enclosure on Little Underbank is created by the continuous frontage of the back of pavement buildings, which are stepped in response to changing levels, the restricted width of the street and higher terraces of land to the east and west.



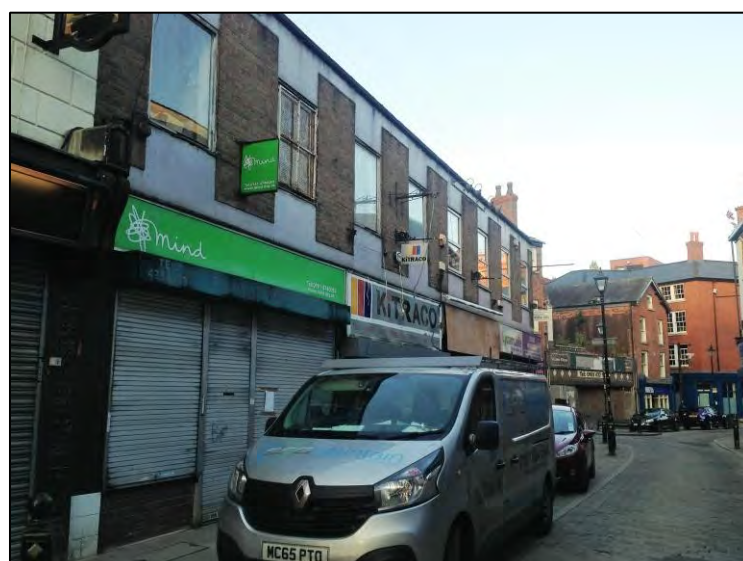
The predominant architectural character of the Underbanks is established by early to mid C19th 3-storey buildings, mainly constructed in brick with pitched slate roofs. Contrasting with this are the 2-storey C16th Underbank Hall and Three Shires with their distinctive timber framing and jettied upper floors.



Architectural features and materials relating to the late 19<sup>th</sup> century are varied and include pediments, overhanging eaves with shallow slated roofs, mock-Tudor gables and semi-pedimented gables, brick and rendered facades, and traditional shop windows with pilasters and dentil corncicing.



The street scene is interspersed with a variety of buildings from later periods, including black and white vernacular revival, classical ashlar elevations, and stone baroque and some modern flat roofed buildings, the latter harming the character of the roofscape as seen from higher levels. Examples of 1960 curtain wall front elevation which replaced high quality original 19<sup>th</sup> century frontages, also have a harmful impact.



Particularly important to the character of Little Underbank are the steep brows and the precipitous steps that lead off it, giving access to the Market Place and St. Petersgate, such as Meal House and Bridge Street Brows. St. Petersgate Bridge is one of the most impressive features of Stockport's civil engineering of past times, with its interesting cast iron section spanning the Underbank and carrying the Borough's coat of arms.



### 3.5 Landscape Setting, Views and Vistas

Key views and vistas are identified on the Townscape Appraisal Map at Appendix 2

Stockport's historic Market Place occupies a triangular promontory of sandstone, from which the ground falls away in steep cliffs on the west and south to Great and Little Underbank, and more gently to the north. Little Underbank and Royal Oak Yard lie within a natural ravine cut by a now culverted tributary stream of the Mersey. At the north-west corner of the Market Place, a further steep sided sandstone outcrop forms Castle Hill.

The area's compact urban fabric, the variety of vernacular styles built up over centuries, and its steep hills and brows, combine to create a unique and dramatic townscape.

In some places – such as off Little Underbank, Royal Oak Yard and High Bank Side – the gradients of the hills are so steep that the underlying red sandstone is exposed as natural cliff outcrops. Walls have been built against the cliffs around the Market Place: these have been variously interpreted as part of a medieval town wall or part of the castle. However,



there is no evidence that they formed part of a complete circuit and their most likely function was as a series of revetments walls to retain the soft sandstone cliffs.

The topography provides major vantage points overlooking the historic town centre and beyond, in particular from St Mary's Churchyard, Churchgate, High Street and St Petersgate Bridge. The churchyard provides views over the Mersey Valley, High Street affords panoramas of Stockport's skyline and views from St Petersgate Bridge look down on the area's interesting roofscape and colourful streetscene in Little Underbank. Views toward the Market Hall and St. Mary's Church from Millgate and from Churchgate progressing down towards the Market Place and across the town centre are also important.

St. Mary's Church is a key landmark, featuring in views throughout the town centre, its tower dominating the skyline. Prospects shift with the viewpoint, distance and the fall of the land, offering a variety of perspectives on the tower, nave and chancel.

Particularly important to the character of Little Underbank is the view towards Great Underbank taking in the continuous frontages of buildings and the interesting cast iron section of St. Petersgate Bridge spanning the Underbank grouped with Winters clock with its mechanised figures.

Views along the rising historic alleyways are another key townscape characteristic. Rostron Brow for example is terminated with a vista of St. Mary's and Bridge Street Brow with a view of the Covered Market Hall, whilst other alleys such as Mealhouse Brow provide deflected views, which lead the eye around the corner to invite exploration.

The variety of building type and period style around the historic Market Place coupled with the arrangement of buildings and area plan allows for interesting views taking in eclectic mixes of building frontages or focused vistas of key buildings.



### 3.6 Key Historic Buildings

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

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

#### 3.6.1 Listed Buildings

- 1 Great Underbank (Grade II)
- 26 & 28 Bridge Street Brow (Grade II, see also No. 1 Great Underbank)
- Town Wall Great Underbank (Grade II)
- 9 & 11 Little Underbank (Grade II)
- Underbank Hall, 10 great Underbank (Grade II\*)
- 13 & 15 Great Underbank (Grade II)
- 16 & 18 Great Underbank (Grade II)
- 19 Great Underbank (Grade II)
- White Lion Hotel, 20 – 22 Great Underbank (Grade II)
- Telephone Kiosks, Great Underbank (Grade II)
- 21 & 23 Great Underbank (Grade II)
- 24 – 28 Great Underbank Grade II
- Three Shires 30 & 32 Great Underbank (Grade II)
- 10 - 12 Little Underbank (Grade II)
- St Petersgate Bridge and 14 & 15 Little Underbank (Grade II)
- 13 Little Underbank (Grade II)
- 16 – 26 Little Underbank (Grade II)
- 19 & 21 Little Underbank (Grade II)
- 23 & 25 Little Underbank (Grade II)
- 15-17 Bridge Street (Grade II)
- 17 Bridge Street Brow (Grade II)
- Boars Head PH, 2 Vernon Street (Grade II)
- Town Wall, Mealhouse Brow (Grade II)
- 4 Park Street (Grade II)
- 26 & 27 Market Place / 1 Park Street (Grade II)
- 8 Market Place / 1A Mealhouse Brow (Grade II)
- Bakers Vaults PH, Market Place (Grade II)
- Bulls Head PH, 13 Market Place (Grade II)
- The Produce Hall, 24 Market Place (Grade II)
- 25 Market Place (Grade II)
- The Bambooza, Bank Chambers, Market Place (Grade II)
- Covered Market Hall, Market Place (Grade II)
- 28 & 28a Market Place (Grade II)
- Staircase House, 30 Market Place (Grade II\*)
- 34 Market Place (Grade II)
- Gateway, Wall & Fountain St Mary's Church, Churchgate (Grade II\*)

- St. Mary's Church, Churchgate (Grade I) □ The Old Rectory, Churchgate (Grade II\*)
- 78 & 80 Churchgate (Grade II)
- 96 Churchgate (Grade II)
- Arden Arms Public House, Millgate (Grade II)
- 3 & 5 Millgate (Grade II)



*Grade II Listed 'Winters' 21-23 Little Underbank*

### 3.6.2 Locally Listed Buildings

- Former Warren Bulkely Arms PH (now Laura Ashley) 2009
- 12 – 20 Bridge Street 2009
- Former Court House 2009
- HSBC, 3-11 Great Underbank 2009
- 5 & 7 Little Underbank 2009
- Grosvenor House 2009
- Mansion House 2009
- 7 Market Place 2009
- 5 – 6 Market Place 2009
- 4 Market Place 2009
- 20 & 21 Market Place 2009
- 5 Lower Hillgate 2009
- Gorvins Solicitors, 2 – 4 Millgate 2009
- Gorvins Solicitors, 6 – 10 Millgate 2009
- Unicorn Brewery Stable 2009
- Thatched House PH 1997
- 76 Churchgate 2009

### 3.6.3 Key Unlisted Buildings

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

- 32 Bridge Street Brow
- 39 – 47 Great Underbank (odd)
- 2-8 Little Underbank (even)
- 30 & 32 Little Underbank
- 34 - 38 Little Underbank (even)
- Former warehouse, 30 High Street
- Revelations House, High Street
- 42 High Street
- 1 Market Place
- Pack Horse Public House, 2 Market Place
- 4 & 6 Vernon Street (Castle Chambers and Park Chambers)
- 94 & 94a Churchgate
- 50 - 54 Churchgate (even)
- 18, 19 & 22 Market Place
- Buildings, Harvey Street

### 3.7 Architecture and Building Materials

The surviving buildings in the conservation area chart the historic development of the area and the variety of architectural styles, details and materials enhance the visual qualities of the area. Overall the area contains 61 listed buildings of national and local significance and numerous unlisted buildings of local interest.

The overriding character and significance of Market/Underbanks Conservation Area is associated with the quality of its townscape and the group value of surviving historic buildings. The area is characterised by blocks of continuous building frontages that step down to follow the slope of the land, each block consisting of a mix of shops, pubs, public buildings, houses or workshops. This finely grained pattern of development respects the medieval arrangement of long and narrow burgage plots fronting the principal streets in the historic core.

The area's earliest known secular building is Staircase House, which dates from 1460 but is concealed behind a modern brick façade – evidence of the re-fronting of buildings is common in the area and other early structures are known to exist behind later elevations.

Most buildings are 3-storey Georgian or Victorian, aligned at back of pavement and constructed of a variety of traditional materials and styles. This diversity is most marked in Market Place, which features a lively combination of stone, brick, terracotta, stucco, pargeted plaster and half-timbered frontages, each facing and partly reflected in the glass of the Market Hall. Brick and slate, with simpler architectural embellishment, predominates



in Little Underbank and the approaches to the Market Place. Great Underbank is also notable for its range of contrasting styles, materials and architectural detail, reflecting the historic status of this street.

There are a few examples of unsympathetic infill development in the conservation area, notably at corner sites on Little Underbank. A small number of bland and flat roofed modern insertions have reduced the visual interest of the streetscene and, most importantly, harmed the character of the roofscape as seen from higher levels. The loss of high quality 19<sup>th</sup> century frontages which were replaced with 1960 curtain wall elevations which are at odds with the surrounding architectural styles have a harmful impact.

Few vacant plots remain although sympathetic development of the car park site adjacent to Underbank Hall could serve to enhance the setting of the listed building and strengthen the sense of enclosure along the street.

The conservation area boundary is tightly drawn around the historic core and in general, there is a strong integration between the conservation area and its surrounding areas. An exception is to the north where the immediate setting of the conservation area, behind Shawcross Fold, is spoilt by the visual impact of rear delivery and car park areas to large retail developments on Warren Street and the fragmented nature of Churchgate due to the loss of continuous building frontages.

### **3.8 Contribution of Trees, Hedges and Green Spaces**

A major attribute of the townscape of Market Underbanks conservation area is made up of the space between buildings. Overall, the public space is pedestrian in scale contained within narrow, well enclosed streets, and punctuated with more important open areas.

The market Underbanks Conservation Area is notable for the general absence of green spaces or trees and its strongly urban character. Pockets of soft landscape can be found behind buildings but otherwise tends to be restricted to soft planting at the perimeters of car parks. In Churchgate and Millgate where the street pattern has become more open, grass verges with trees are evident. However, in general soft landscape does not add significantly to the character and appearance of most parts of the conservation area.

Exceptions to this are St. Mary's churchyard, which affords some welcome openness and a peaceful environment away from the hustle and bustle of the historic commercial core. The churchyard also contains groups of mature trees, which make an important contribution to the green and leafy quality of the area and provides an oasis for wildlife. Bird-song within the churchyard adds to the tranquillity of the area. Also the elevated garden surroundings of the Old Rectory with its mature trees and green open space contributes to views, the setting of the listed building and to the overall character of this part of the conservation area.



Trees elsewhere within the Conservation Area are rare but are a welcome part of the streetscape where they do appear contributing to its special character and appearance both in framing views and in the contribution they make to open spaces. Trees are also seen at the peripheries of car parks, and occasionally individual trees, usually in planters, are seen in hard landscaped public areas

### **3.9 Floorscape and Street Furniture**

A major attribute of the townscape of Market Underbanks conservation area is made up of the space between buildings. Overall, the public space is pedestrian in scale contained within narrow, well enclosed streets, and punctuated with more important open areas. Hard surfaces dominate the public realm and traditional natural materials are evident in many of the streets running to and from the Market Place.

The quality of the public realm in the conservation area has been enhanced in recent years through highways and environmental improvement schemes in and around the historic Market Place. The schemes have been carefully designed using traditional materials to reinforce the historic character of the conservation area whilst also encouraging greater pedestrian use and improving management of vehicular traffic.

At the White Lion area, Great Underbank and Bridge Street Brow high quality natural stone materials were used in the streetscape, trees were introduced and bespoke seats and railings made. The schemes included not only improvements to traffic management and street surfaces, but also to lighting with the introduction of sympathetic reproduction heritage columns and lighting, signage and street furniture to reinforce the identity of the

area, though examples of less sympathetic 20<sup>th</sup> century lamps are evident, most notably attached to the front elevations of buildings on Great Underbank and Little Underbank.



This use of these natural streetscape materials continues along Little Underbank, and onto Lower Hillgate (within the adjoining Hillgate Conservation Area). Unfortunately, the condition of the carriageway here and on isolated areas of Great Underbank has suffered considerably from vehicular traffic along this route, particularly the town centre shuttle bus, as a result of its inadequate substructure. This has resulted in localised sinking of the carriageway, which in turn has led to the degradation of the surface materials. Patch repairs in Tarmacadam have been undertaken, as an interim measure whilst a long-term solution for this issue is being found, which has a negative impact on the character and appearance of the Conservation Area.

Traditional streetscapes add significantly to the character and appearance of these parts of the Market Underbanks Conservation Area with the colour texture and laying patterns of the natural materials enhancing the setting of key buildings and building groups and views through the conservation area. As such, their retention along with appropriate maintenance and repair is essential.

Unfortunately in other areas, such as Churchgate and Millgate traditional street surfaces have largely been lost or concealed by modern materials such as concrete and tarmac in varying states of repair. Street lighting and signage too in these areas are generally of conventional modern design and construction.

The areas topographical setting, which results in extreme changes in levels through the conservation area, means that sandstone steps, brick and sandstone boundary and retaining walls, and traditional cast iron railings make a significant contribution to the special character and appearance of the conservation area. St. Petersgate Bridge too with its ornamental spandrels and balustrades and stone piers with lamp standards adds



interest to the streetscene. These features all make strong contributions to the conservation area helping to create a strong character and sense of place.



Other features in the Market Underbanks streetscene worthy of mention include a post box bearing the Royal Cypher of Queen Victoria in the wall at Turners Vaults, and a significant number of traditional cast iron street name plaques – usually located on the gable ends of buildings.



### **3.10 Definition of the Special Interest of the Conservation Area**

The Market/Underbanks Conservation Area is strongly urban in character – densely packed with hard edges between public spaces and private buildings. It is finely grained, a reflection of the area's long history and development. Hard surfaces dominate the public realm and traditional natural materials are evident in many of the streets running to and from the Market Place. The area is notable for its limited number of green spaces or trees which are limited to the Churchgate area.

The townscape and group value of surviving historic buildings make a major contribution to the special interest of the area. Aligned at back of pavement, buildings are typically of 3-storeys in height, of a variety of architectural styles and materials, although red brick with sandstone details and Welsh blue slates. These buildings comprise a range of public houses, shops, houses and industrial buildings, which chart the historic development of the thoroughfare and the variety of their architectural styles and details, enhance the visual qualities of the area.

## **4. Preservation and Enhancement Issues**

### **4.1 Condition of the Building Fabric**

The condition of buildings and land in the conservation area varies greatly from very good to very poor / at risk.

Most significantly, the condition of the grade II listed White Lion, and the grade II listed 'Winters', which are landmark buildings at key locations in the conservation area, are currently in very poor condition. The Council has exercised statutory powers with regard to these buildings and work on the repair, restoration and conversion of the White Lion has recently commenced bringing an opportunity for significant enhancement of the area.

In recent years two properties at the most northerly end of Lower Hillgate (at No. 1-3 and No.6) which had been unoccupied and unmaintained for an extended period of time, have collapsed leaving highly unsightly gap sites, still partially occupied by the remains of the collapsed buildings. While these buildings are located outside of the boundary of the Market Underbanks Conservation Area (situated instead within the adjoining Hillgate Conservation Area), the extremely poor condition of these sites has a substantially harmful impact on the setting of the Market Underbanks Conservation Area.

Many other buildings within the Market Underbanks Conservation Area are vulnerable to partial or total loss of building fabric as a result of being vacant or partially vacant and underused, with vacancy levels on Little Underbank being particularly high. The Council will continue to monitor the condition of these buildings via the Council's Buildings at Risk surveys.

Other buildings and structures within the conservation are identified as being in a fair or generally good condition but require minor repair or restoration works, often associated with lack of maintenance and / or inappropriate alterations. The condition of roofs and

rainwater goods has a particularly detrimental impact on building fabric, as does the use of inappropriate cement mortars, and the application of cement render and paint to brick and stone elevations. The current lack of adequate surface level drainage along parts of Little Underbank (and the most northerly end of Lower Hillgate) is resulting in water ingress to buildings at basement level and is having a negative impact on building fabric resulting in rotting timber stall risers where water is unable to adequately drain away from building elevations.

The Council shall continue to monitor the condition of buildings in the conservation area, in accordance with Historic England best practice recommendations, and will seek opportunities to encourage appropriate repair and restoration where possible.

#### 4.2 Extent of Loss and Intrusion

- The loss of continuous frontages particularly along Churchgate and replacement with surface car parks and compound storage areas has harmed the character of this part of the conservation area
- Loss of original architectural materials and detailing. Windows, doors and roofing materials, rainwater goods and traditional shopfronts are among the notable losses of original building fabric, as well as the inappropriate addition of paint and cement based renders to original brick elevations.
- Inappropriate alterations to traditional commercial premises have occurred, typically involving the insertion of modern shop frontages, inappropriate modern retail signage, alterations to upper floor windows, unsympathetic signage and security measures



- Key historic buildings, vacant and in poor condition and vulnerable to loss
- The harmful replacement of original 19<sup>th</sup> century building frontages with 1960s replacement curtain wall elevations to some properties on the Underbanks



*Inserted 1960's curtain wall in 19<sup>th</sup> century building*



*Original C19th facade*

- Lack of adequate / appropriate maintenance to buildings resulting decay, particularly with regard to rainwater goods, gutters and down pipes being broken, blocked or difficult to access
- Some unsympathetic infill development in the conservation area, notably at corner sites on Little Underbank
- Small number of bland and flat roofed modern insertions have reduced the visual interest of the streetscene, have altered the historic street pattern and, most importantly, harmed the character of the roofscape as seen from higher levels
- Large scale superstore development, notably the Asda site, is harmful to the setting of the conservation area and historic buildings
- Loss of traditional streetscape in Chestergate and Millgate areas
- Poor condition of the carriageway on Little Underbank, Lower Hillgate and parts of Great Underbank
- Lack of street cleansing and maintenance at locations at the rear of St. Mary's churchyard, and private land along Churchgate intrudes on the special character of the conservation area and uncoordinated private refuse collections along Little Underbank gives rise to
- The presence of unattractive gap sites and surface level car park and storage areas at certain locations, have a negative impact on the conservation area



- The sites of collapsed buildings at locations on Lower Hillgate have a negative impact on the setting of the conservation area



### 4.3 Development Issues

Development issues include:

- Development pressure for alterations to shopfronts, advertising, A-boards and signage
- Vacant land / gap sites requiring sympathetic infill development or enhancement
- Unauthorised development / alterations
- Inappropriately sited satellite dishes
- Development pressure for street cafes outdoor eating areas and associated enclosures
- Development pressure for green retrofitting

### 4.4 Preservation and Enhancement Issues

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



Initial suggestions of management measures include:

- Preparation of guidance to facilitate the sympathetic and appropriate repair and maintenance of existing historic street fabric and the provision of training events and workshops for owners and occupiers
- 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
- Buildings identified in this document as key unlisted buildings should be considered as additions to the Council's Local List of buildings of special historic, architectural or other interest.
- Liaison with SMBC Highways Division to secure improvements to the design of modern signs, lighting and highways materials
- Preparation of design guidance to assist building owners and occupiers in carrying out maintenance, repairs and alterations to their property, and disseminate of such guidance on at regular intervals and monitor the condition of properties.
- Actively promote shopfronts and advertisement standards and guidance.
- Proactively enforce against planning breaches
- Seek resolution for areas of untidy land or street cleansing issues that impact negatively on the appearance and character of the area
- Seek opportunities for funding to assist in the environmental and architectural enhancement of the Conservation Area
- Build on the relationships with owners/tenants established during the development of the Townscape Heritage project and continue to provide support and advice in relation to maintenance and management of properties.
- Continue to work with the Town Centre Management team and the Development Manager in supporting businesses to ensure a vibrant street scene and to limit vacancy rates.

### Townscape Heritage Project (2017)

In 2017 a successful Stage 1 bid to the Heritage Lottery Fund (HLF), gave approval in principal (subject to a successful Stage II bid) for £1.8m of funding for a Townscape Heritage project that will focus on improving the quality of the historic environment. The funding will be used in part as grant assistance for appropriate repair and restoration works to buildings such as the replacement unsympathetic shopfronts; building repair works; restoration of lost architectural details and in some cases carrying out structural repairs. The project will also assist in bringing vacant floor space back into use, to assist in quality new development to resolve problem gap sites and in improvements to the public realm.

Working with the local community and businesses, the project aspires to breathe new life into the area, celebrating its unique townscape quality. As such, the project will support a range of specialist skills training events and community activities aimed at maximising the potential of the historic built environment and transforming Stockport's historic high street into a vibrant destination for residents, businesses and visitors, whilst also telling the area's stories to new audiences, making the area a more attractive and lively environment to live and work and visit.

As the project title 'Rediscovering the Underbanks' suggests, the principal focus of the project is on properties along Little Underbank, and part of Great Underbank, within the Market Underbanks Conservation, however the most northerly end of Lower Hillgate (which is situated within the abutting Hillgate Conservation Area) is included within the Townscape Heritage project boundary, with a number of properties and sites being targeted for improvement through the grant funded scheme.

The Council is currently developing the Stage II Application to the HLF in order to receive Townscape Heritage funding later in 2018. Once the funding is awarded by the HLF the project will run for a period of 5 years.

(<https://www.stockport.gov.uk/digital-heritage-rediscovering-the-underbanks>)

### Investment Fund

Anchored by the historic Market Hall, the Market Place and Underbanks is a unique and special place in Stockport town centre, rich in heritage and in recognition of this the Council is committed to seeing the area become a vibrant and 'must visit' place once again so have launched a £7 million investment programme in the area.

The investment fund will assist in buildings being brought back into use; events being launched in the area, developing business confidence and to attracting a growing number of visitors to come use the Market Place and Underbanks.

(<https://www.stockport.gov.uk/market-place-and-underbanks>)

## 5. Community Involvement

### 5.1 Public Consultation

#### Conservation Area Boundary Review 2005

Public consultation is an integral part of the designation and appraisal process. Proposals were posted on the Council's website together with an electronic questionnaire. A press release was issued and letters were sent out to all residents and business people in the conservation area informing them of the proposals for boundary changes and inviting them to an afternoon and evening drop-in session held at St Peter's Church on the 2<sup>nd</sup> Feb 2005. Questionnaires, fliers and posters canvassing views on the proposals for the conservation area were distributed in the wider area and local history and amenity groups were contacted directly. The drop-in session gave residents the chance to ask questions of Council Officers related to the extension of the conservation area, the area's special interest and planning controls within the conservation area. Copies of the draft conservation area appraisal were made available to read and take away. An exhibition was mounted at the Central library from 3<sup>rd</sup> – 9<sup>th</sup> February 2005 on the history and special interest of the conservation area and its proposed extension.

#### Rediscovering the Underbanks Townscape Heritage Project

As described above, in Section 4.4, the Council is in the Development phase of a Stage II bid for HLF funding. The project boundary includes a small number of properties located within the Hillgate Conservation Area. Community involvement is at the heart of the Townscape Heritage project and as such public consultation is and will remain key to the development and delivery of the aims of the project. During the development phase of the project businesses, residents and users have been approached for feedback on the proposals being put forward for the area through community events such as Heritage Open Days (September 2017) and through public consultation via the Council's 'Have Your Say' consultation hub (<https://consultation.stockport.gov.uk/>) which ran from 7<sup>th</sup> – 28<sup>th</sup> February 2018.

### 5.2 Response to Stakeholder Comments

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

Historic England Advice Note 1: *Conservation Area Designation, Appraisal and Management*, published in February 2016, highlights the importance for local authorities of recognising the values which are ascribed by stakeholders to historic environments when designating conservation areas and in preparing appraisals of their special character and appearance.

A broad range of interested parties attended including business and property owners, local residents, former residents, local historians and Council Officers attended the consultation

exercise in 2005, however the general response rate was low with 34 questionnaire responses being received from a possible 342 sent out.

A record was kept of key comments received and debate was held following the evening presentation. A summary of the key issues and recommendations arising from the 2005 consultation exercise may be found at Appendix 1 of this document.



## **6. References and Further Reading**

### ***Primary sources***

Stockport Local History Library Historic Photograph Archive

### ***Published Maps and Plans***

The Mappe of Stockport Town 1680 Plan  
of Stockport Township 1770 Thornton's  
Plan of Stockport 1824

Ordnance Survey Mapping of Stockport 1848 - 1889

Ordnance Survey Mapping of Stockport 1908 - 1923

Ordnance Survey Mapping of Stockport 1922 - 1938

### ***Secondary Sources***

Arrowsmith, Peter Stockport: A History  
Stockport MBC Community Services Division and Stockport Libraries in association with  
the University of Manchester Archaeological Unit, 1997  
ISBN: 0905164997

English Heritage (2006) Guidance on Conservation Area Appraisals

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

Arrowsmith, Peter  
From Castle to Covered Market: A history of Stockport's market Place  
Stockport Metropolitan Borough Council (SMBC) 2010

Garret, Morris  
Image of England: Stockport Revisited  
Tempus Publishing Ltd (2006)

Hayes, Cliff  
Stockport: Yesterday & Today  
Hammicks Bookshop 1998

Hayes, Cliff  
Britain in Old Photographs: Stockport  
Sutton Publishing Ltd 1997

Smith, JD & webbavation.co.uk  
Stockport From Above  
SBP Publishing

## 7. Contacts

General enquiries concerning should be referred to the Council's Conservation Officers.

Email: [conservation@stockport.gov.uk](mailto:conservation@stockport.gov.uk)

Telephone: 0161 474 4561 / 4563

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

Telephone: 0161 474 3896 (10am-12pm weekdays)

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

Email: [arbroiculture@stockport.gov.uk](mailto:arbroiculture@stockport.gov.uk)

Telephone: 0161 217 6111

Enquiries relating to the Historic Environment Record (HER) should be addressed to: Greater Manchester Archaeological Advisory Service

Joule House

University of Salford

Salford

Manchester

M5 4WT

<https://archaeology.salford.ac.uk/greater-manchester-archaeology-advisory-service/>

Tel: 0161 295 6910 or 0161 295 5522

Email: [l.dunkley@salford.ac.uk](mailto:l.dunkley@salford.ac.uk) or [gmaas@salford.ac.uk](mailto:gmaas@salford.ac.uk)

### National Organisations

#### **English Heritage**

North West Office

Canada House

Chepstow Street

Manchester

M1 5FW

Tel: 0161 242 1400 [www.historicengland.org.uk](http://www.historicengland.org.uk)

Email: [northwest@HistoricEngland.org.uk](mailto:northwest@HistoricEngland.org.uk)

#### **Victorian Society**

The Victorian Society

1 Priory Gardens

Bedford Park

London W4 1TT

Tel: 020 8994 1019 [www.victorian-society.org.uk](http://www.victorian-society.org.uk)

Email: [admin@victorian-society.org.uk](mailto:admin@victorian-society.org.uk)

#### **Georgian Group**

6 Fitzroy Square,

London W1T 5DX

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

**Twentieth Century Society**

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

## **Appendix 1**

### Summary of Town Centre Conservation Area Public Consultation Responses

**Total responses** = 34

**Response rate** = 10% (34/ 342 sent)

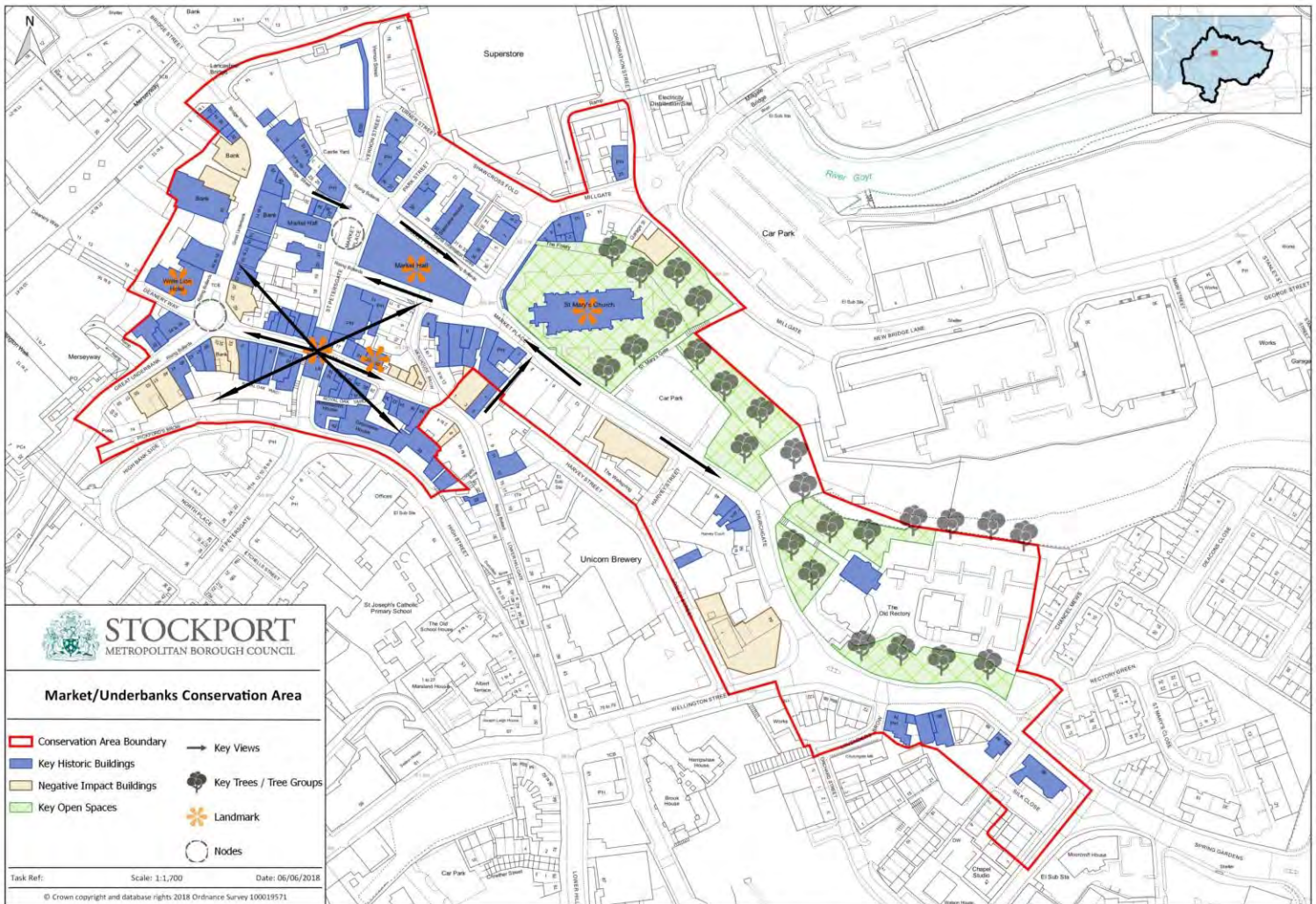
**Conservation Area Status:** Supported by all but one exception

- Stockport Heritage specifically request inclusion of Wellington Road Inn (Ups & Downs)
- Historic pubs noted as important characteristic of area
- Protection of historic buildings given high priority by all
- Cleanliness/ litter/ maintenance also strong concern



## **APPENDIX 2:**

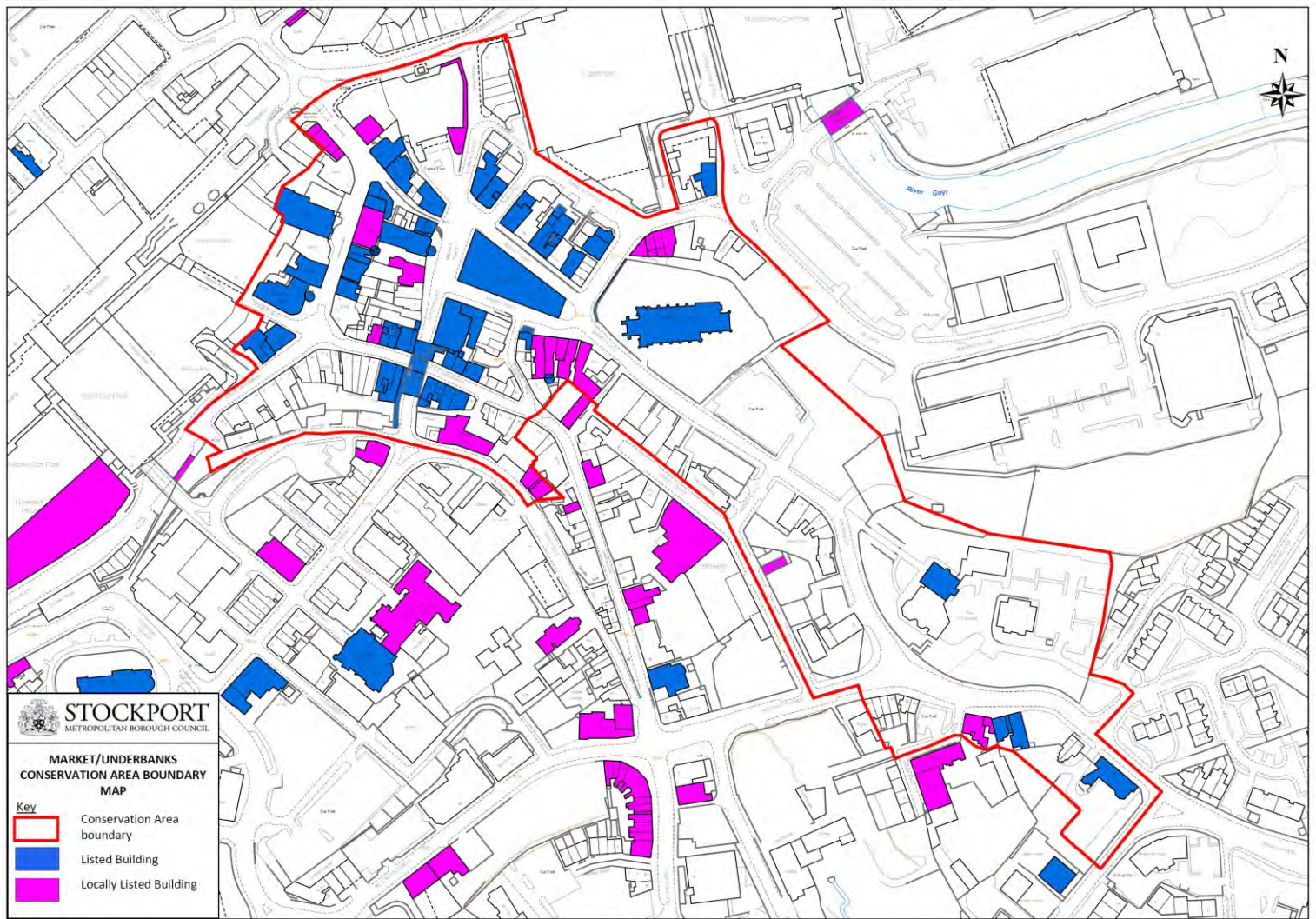
# Townscape Appraisal Map



## **APPENDIX 3:**

# **Conservation Area Boundary Map – Listed & Locally Listed Buildings**







## Appendix 4 – Historic Environment Record Entries

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

### 1. MonUID: MGM16012

**Name:** School Pump (site of)

**Record Type:** Monument

**Description:** Public pump, named after adjacent grammar school (SMR 14944.1.0). Removed c1865. Its well was uncovered in 1941 and found to be 27 feet deep, dug through the sandstone, with 7 feet of water. Site now lies below the roadway. Greenhalgh reports that the pump has been moved 3 feet as part of a road improvement, after which it only gave up muddy water.

### 2. MonUID: MGM16011

**Name:** School House Bridge (site of)

**Record Type:** Monument

**Description:** Bridge over the Tin Brook, at Chestergate, named after the adjacent Stockport grammar school (SMR 14944.1.0). Believed to be the 'Brokebryge' beside the tenement of Robert Legh of Adlington, documented in 1445. In 1662 the diary of John Ryle recorded of a flood in Stockport, that 'I durst not ride at the bridge at the School-house, because I could see no pt of the battlement of that bridge...I rode my mares to the knees in cartway', from which Varley infers that the bridge was a pedestrian or bridle bridge and that the cartway of Chestergate, on the upstream side, was merely a ford. A brick bridge with battlements still existed here in 1823 and a plan of 1824 reproduced by Varley shows the bridge spanning the full width of Chestergate. On the c 1680 map of the town a ford is shown here. Heginbotham reports that the ford was 'recently exposed by alterations made in the old school premises'.

### 3. MonUID: MGM15879

**Name:** Grapes Inn (site of)

**Record Type:** Monument

**Description:** 18th century inn, advertised in 1822 as 'dwelling house, stable, brewhouse - now occupied as a public house'. The pub was remodelled and reopened in 1852. Closed in 1961. Site later occupied by the Woolwich Building Society. Building depicted on the 1680 map of Stockport.

**4. MonUID:** MGM15894

**Name:** Royal Oak Yard (site of)

**Record Type:** Monument

**Description:** On south side of the yard, west of St Petersgate Bridge, the natural sandstone has been cut back to vertical faces c 6-8m; these include rock-cut chambers, some blocked by brick and breeze block; there are also the remains of a brick chimney set against the sandstone, with a line of joist holes cut into the rock to the west of this. Royal Oak Yard appears to have originated c 1790, when Sir George Warren established the road here and sold off land. The 1770 survey refers to dyehouses and other buildings here extending to High Street.

**5. MonUID:** MGM16201

**Name:** 2-8 Little Underbank

**Record Type:** Building

**Description:** Building depicted on the 1680 map of Stockport. Present building possibly shown on Thorntons map of Stockport (1824). 3-storeys; rendered; dentillation to eaves; continuous sill band to 2nd floor; modern shop fronts to ground floor; some windows have been enlarged (Site visit, P Arrowsmith, 9/3/2006).

**6. MonUID:** MGM15881

**Name:** 3-7 Little Underbank

**Record Type:** Building

**Description:** A row of early or mid-19th century premises. The buildings, all now shops with 20th century shopfronts, are of brick and appear to relate to one building campaign. They are of 3-storeys, each with one window on each of the upper floors. The windows have cambered brick heads and painted stone sills. There is a moulded eaves cornice, slate roofs and brick chimneystacks. Building depicted on the 1680 map of Stockport.

**7. MonUID:** MGM15877

**Name:** Black Boy Public House (site of)

**Record Type:** Monument

**Description:** Building depicted on the 1680 map of Stockport. Opened c 1780. Until 1824 the pub projected c 5 or 6 yards into the highway creating a narrow bend known as 'dangerous corner'; in that year the pub and other premises were taken down and rebuilt further back.

**8. MonUID:** MGM15781

**Name:** 20 & 21 Market Place (Angel Inn)

**Record Type:** Building

**Description:** A timber-framed building incorporated into an early or mid-19th century remodelling with late 19th century refronting. The building backs on to a yard with early 19th century outbuildings. This represents a rare survival of a once widespread system of yards in the centre of Stockport. The building was known as the Angel Inn from the early 19th century or before. By the late 19th century photographs show the frontage had been rebuilt in what seems to be brick in very plain manner. It was completely refronted in 1886 by the Stockport architect Thomas Allen. The ground floor was altered in the late 20th century. The façade has ornate plasterwork to the upper floor. The lower part is modelled to resemble masonry, with window surrounds with angels' heads, a frieze above and a panel which formerly had the name Angel Inn. Above is a triglyph frieze, and a large cross patterns, a bracketed cornice and parapet.

Interior: timber framing is visible in the upper floors where there is a large kingpost truss with diagonal struts, probably of 16th century date, and two walls with exposed timber framing. The truss suggests the presence of a building with the roof line running parallel to the street, but set back from the frontage, though slender rails towards the street might indicate a later or modified portion of the building to the frontage. There is a possibility that more timber framing survives beneath other walls, and further investigation may result in more detailed information about the building. A range attached at right angles has machine-sawn roof trusses probably of late 18th or 19th century date. Courtyard buildings include a low 2-storey range with openings of early or mid-19th century character which appears to be part of a complex shown on the 1849 OS map. The Angel Inn is documented c 1820. In 19th century a room at the rear of the pub was used as concert hall, theatre, ball room and meeting place for trade unions (1,3). Photographs show the ground floor with a decorative tile façade. Inn closed in 1951 and ground floor subsequently re-fronted (Garratt M & McKenna S 1999 Images of England: Stockport.

**9. MonUID:** MGM12600

**Name:** 12 and 14 Great Underbank (site of)

**Record Type:** Monument

**Description:** Early C19. 3-storeys in brick. 5 windows, with painted brick arches, hung sashes with glazing bars, arranged 2-1-2 with bays marked by modern thin wood

projecting wood pilasters. Original shop front now gone. Since demolished. Building depicted on the 1680 map of Stockport.

**10. MonUID:** MGM16128

**Name:** Bank, 5 Great Underbank

**Record Type:** Building

**Description:** Early 20th century. Former Midland Bank, of one tall storey with a nine-bay façade of tall round-arched windows with an entrance in bay three. The entrance arch is given emphasis by rustication and a more ornamental keystone. Rock-faced rusticated plinth, fine ashlar façade with channelled rustication. The openings have projecting keystones and are divided by pilasters. Cornice with boldly modelled dentils, plain parapet.

**11. MonUID:** MGM16200

**Name:** 32 Bridge Street Brow

**Record Type:** Building

**Description:** Building depicted on the 1680 map of Stockport. Present building probably shown on Thorntons map of Stockport (1824). 3-storeys. Ground floor is faced with large ashlar courses which continue to the west as part of the terrace, mainly brick built, to the neighbouring property; eastern side of ground floor has shop front. Upper floors are in handmade brick, with machine-made brick in west gable; 2 camber headed windows to 1st floor above shop front; 1 wedge-shaped brick headed window to 2nd floor (Site visit, P Arrowsmith, 9/3/2006).

**12. MonUID:** MGM15817

**Name:** Castle Mill/Castle Inn (site of)

**Record Type:** Monument

**Description:** Castle Mill was Stockport's first water-powered cotton mill, and one of the earliest in the region. Built by Sir George Warren, lord of the manor, and ready to begin operation by 1778. Lease of that year shows that the mill was powered by a waterwheel, 40ft (12m) in diameter and 6ft (1.8m) in width. Water was fed to the site along a branch dug from an existing tunnel which supplied a group of earlier mills in the Park, comprising a manorial corn mill, a logwood mill, and the town's first water-powered textile mill built in 1732 for silk throwing (SMR 14850.1.0). After leaving the wheelhouse of Castle Mill a tunnel channelled the water back to the supply system for the Park. The design of Castle Mill was possibly unique, being oval with a central courtyard, brick-built with castellated walls. Illustrations show it to have been of at least 3-storeys. Entrance was from the Market Place, where a plan accompanying a later copy of the 1778 lease shows that the building included domestic accommodation. The mill continued in use until 1800 when,

under the terms of an agreement made in 1791 between Sir George Warren and Henry Marsland of the Park mills, water-power ceased to be supplied to the site. The building was then used for the sale of muslins, but this had ended by 1825 and it was then used as storage space for stall holders in the market. In or before 1800, the dwelling house part of the building appears to have become an inn. The Castle Inn was the scene in April 1800 of a famous meeting of textile manufacturers, which prompted William Radcliffe to invent new machinery to increase the productivity of handloom weavers. In 1841 the inn and the mill building were demolished by the lord of the manor, Lord Vernon, to provide additional space for the market. In 1853 the Corporation are reported to have lowered and levelled the site which now became the site of the town's cattle market. Evaluation and a watching brief on Castle Yard in 2003 found no situ remains of the mill building, but demolition material including handmade brick probably relating to the mill. Much of the site had been reduced to the bedrock, probably in connection with the levelling of 1853. To the northeast of the mill site the watching found the well-preserved remains of the wheel pit; see separate SMR entry (SMR 14801.2.0). Archaeological works from January to December, 2003 revealed evidence of the mill in the form of a layer of demolition material from two trenches, reused masonry & the water wheel pit with three related tunnels. The pit contained in-situ wheel timbers and water control mechanisms.

### **13. MonUID:** MGM13662

**Name:** Stockport Castle (site of)

**Record Type:** Monument

**Description:** Stockport Castle is documented in 1173 by the Gesta of Henry II, according to which the castle was held by Geoffrey de Costentin against the king in the rebellion of that year. The castle had probably gone out of use by 1336 when there is reference to 'Castle Hill' rather than to the castle itself. The form of the castle is uncertain. J S Dent suggested a motte but the topography of the site, a steep-sided and fairly small spur of land, could not have easily lent itself to the construction of an earthen mound. The c 1680 map of the town shows a circuit of stone walls on Castle Hill, with a gateway onto the Market Place. In 1725 William Stukeley visited Stockport and noted 'a place called the Castle Yard walled in'. A 1770 map of the town also names Castle Yard and shows this as defined by a clear boundary on all sides, again with an entrance on the Market Place. In the 1770s the Reverend John Watson produced a plan of the 'old castle walls', drawn from 'an accurate mensuration'. This shows an irregular and angular circuit of walls, some 30m by 60m, with an entrance on the south marked 'Gateway'. On the north is a square projection, suggestive of a possible tower. Allowing for the limitations of the small scale of the 1770 map, these two late-18th -century plans are similar enough to suggest that they both indicate the same circuit of walls. If the Castle Hills wall were medieval their typology is uncertain. The c 1680 plan might be interpreted as a ringwork. This is a rare castle type in the North-West, although there is a local example at Buckton Castle above Mossley. On the other hand, the general concurrence of Watson's plan with the 1770s town map does suggest that his depiction is more accurate. His plan might conceivably show the curtain wall of a castle of the 12th century, comparable to Peveril in Derbyshire, Eynsford in Kent, and Richmond in North Yorkshire. An alternative possibility is that Watson's circuit represents the perimeter wall of a later medieval manor house. The 1770 map shows the



interior of Castle Yard as devoid of buildings but depicts a group of three small buildings by the entrance. Their function can be identified from the schedule accompanying the map which lists 'The Castle Yard with workshop smithy and garden adjoining', the garden being shown on the map immediately north of Castle Yard, on what was probably the northern slope of Castle Hill. In the late 1770s Castle Yard was built over with Castle Mill (SMR 14801.1.0). An archaeological watching brief and evaluation carried out on Castle Yard in 2003 found no in-situ evidence for the medieval castle but rather demonstrated the degree to which ground levels here had been reduced in the 18th and 19th centuries. However, on the site of the Magistrates Court, the same programme of investigation found a wall whose infill included late medieval pottery; this well lay inside the circuit of walls as recorded in the 1770s and may relate either to the 12th century castle or a possible later manor house (SMR 14801.3.0).

#### **14. MonUID: MGM1797**

**Name:** Roman Finds

**Record Type:** Find Spot

**Description:** Romans finds of are varying authenticity reported from Stockport and in particular Castle Hill, suggesting a Roman site of uncertain function. Revd John Stone, rector of Cheshire parish of Coddington in early 18th century reported that 'coins, paterae and Roman implements were found at Stockport at end of the last century'. In 1751 William Stukeley recorded in his diary that a coin of Honorius (393-423) was found 'on removal of some rubbish, called the Castle in Stockport'. In late 19th century pottery found during digging of foundations for new police station on Castle Yard; said to be Roman and one 'earthenware' piece bore letters LM, suggesting stamped Roman coarseware. In late 19th century Heginbotham reported that during levelling of Castle Hill for construction of Castle Mill (SMR 14801.1.0) in 1770s 'strong works were discovered, very firm and exceedingly substantial, and also some remains of a tessellated pavement evidently Roman; however, this report, taken from local newspaper, was 'founded on tradition only'. When the mill was demolished in site 1841 and site levelled, remains were again uncovered which were believed to be Roman, but no details given which could verify this.

#### **15. MonUID: MGM15872**

**Name:** 12-20 Bridge Street

**Record Type:** Building

**Description:** Building depicted on the 1680 map of Stockport. Early-mid 19th century houses/shops. Range of 3-storey premises of painted brick, probably constructed as part of one building campaign. They have first-floor windows with stone architraves with moulded cornices and consoles (except No. 18 where windows have been replaced) and upper windows in stone surrounds, all have bracketed eaves cornices. The buildings are almost certainly those shown on the 1849 OS 60 inches: 1 mile map of the area.

**16. MonUID:** MGM15906

**Name:** Anchor Inn (site of)

**Record Type:** Monument

**Description:** Building depicted on the 1680 map of Stockport. Inn documented in 1750; timber-framed building sited next Lancashire Bridge and extended over site of later Warren Street. A passageway, arched over, led through the property to the mills in the Park (SMR 14850.1.0). The Anchor was taken down during the construction of Warren Street c 1785.

**17. MonUID:** MGM15909

**Name:** Warren Bulkeley Arms (site of)

**Record Type:** Monument

**Description:** Building depicted on the 1680 map of Stockport. Said to be documented in the 1780s. By 1820s had replaced the White Lion on Great Underbank as the town's most fashionable inn and the venue for banquet's held for the court leet. The pub was taken down during redevelopment in the 1980s and its façade, dating from the 1890s, was rebuilt on the neighbouring Bridge Street as part of the Laura Ashley shop (Garraatt M & McKenna S 1999 Images of England: Stockport, 20).

**18. MonUID:** MGM15820

**Name:** Well, Vernon Street (site of)

**Record Type:** Monument

**Description:** Rock-cut well found during watching brief on site of former Magistrates Court in 2003. Roughly circular, c 1.2m wide; depth uncertain. The few finds recovered included ceramic isolators from a telegraph pole and glass bottles, one bearing the 'John Grundy' trademark from Stockport.

**19. MonUID:** MGM15745

**Name:** Court House/Meal & Cheese House (site of)

**Record Type:** Monument

**Description:** Built in 1824 on land given by Lady Bulkeley and replacing old buildings on the east side of the Market Place (SMR 11474.2.0). Ground floor of the building contained the meal and cheese market; the upper floor was the venue for meetings of the court leet and other official business. Butterworth in 1827 'described it as the place in which 'the

chief affairs belonging to the town are settled. The justice meetings held and all public discussions on subjects connected with parochial affairs transacted'. It effectively remained Stockport's town hall until the present building was erected on Wellington Road South in the 1900s (Arrowsmith P, Nevell M & Hradil 2005 Stockport: Market Hall, UMAU report). In 1880 the Court House was altered and enlarged and a small court added. The interior of the building was removed during recent redevelopment of the site. The restored and facsimile façades to Vernon Street and Warren Street are all that survives of the building, and are of brick with stone dressings. To Vernon Street is a large pedimental gable with bracketing, central stone doorcase with a pediment and narrow flanking side windows. Windows with arched heads, stone quoins. To Warren Street there are upper round-headed windows and a parapet with a central pediment. The neighbouring façades which are of later date relate to expansion of court and council accommodation. Photographs of the interior of the court were taken by Robina McNeil, GMAU, prior to demolition.

**20. MonUID:** MGM15826

**Name:** Vernon Arms (site of)

**Record Type:** Monument

**Description:** Building depicted on the 1770 map of Stockport. Pub opened in 1827, closed in 1975. Site now occupied by Burger King.

**21. MonUID:** MGM15825

**Name:** Police Station (site of)

**Record Type:** Monument

**Description:** Described as the Borough Police Offices on the 1849 OS map, the building forms a group with the neighbouring Borough Court (SMR 14803.1.0), though only the façade now exists. This is of brick with stone dressings, gabled, of 2-storeys with an upper Venetian window. Built following assumption of policing powers by the Corporation in 1836. Probably built in 1842, in which year the Corporation's fire station was constructed to their rear by digging into the rock below Castle Yard; this site remained in use as a fire station until 1876-7 when the premises were transferred to the police force and the brigade moved to new headquarters on a site now occupied by ASDA (SMR 14854.1.0). A watching brief carried out in 2003 during redevelopment of the site found that the footings of the Police Station building included reused sandstone blocks, possibly taken from Castle Mill, demolished in 1841 (SMR 14801.1.0).

**22. MonUID:** MGM15819

**Name:** Well, Castle Mill (site of)

**Record Type:** Monument

**Description:** Rock-cut well uncovered during a watching brief and excavation on the site of the former Magistrates Court in 2003. c 2.8m in diameter and almost 6m in depth. Toolmarks visible on the walls of the well suggested that it had been cut in a spiral fashion, anti-clockwise down to the base, which was slightly concave. The fill of the well consisted mainly of large water-worn cobbles within a reddish brown sandy silt matrix, and contained two late medieval pottery sherds (14th or 15th century), and a moderate assemblage of animal bones. Analysis of the bones suggests that they most likely represent not human household or industrial waste but animal feed, in the form of small-scale victualling, perhaps for a house dog or a pig. Well itself was possibly associated with Stockport Castle or a later manor house on the site (SMR 1280.2.0).

**23. MonUID:** MGM15818

**Name:** Wheelpit, Castle Mill (site of)

**Record Type:** Monument

**Description:** Wheelpit of Castle Mill, built c 1778, when the waterwheel was described as 40ft (12m) in diameter and 6ft (1.8m) in width. A plan accompanying a later copy of a lease of that date shows the wheelpit on the north-east side of the mill. During redevelopment of the site in 2003 the wheelpit was identified during a watching brief and excavated. The wheelpit was cut through the sandstone, with maximum recorded dimensions of a length of 13.5m and width of 2.7m decreasing to 1.84m at the base. The headrace tunnel and tailrace tunnel were uncovered at the south and north ends respectively. The position of the headrace tunnel firmly shows it to have been undershot. Scour marks in the wheelpit sides showed the position of the wheel. No evidence of axle bearings was noted but such remains may have been lost through truncation. A revetment of handmade bricks was built above the south end of the wheelpit. The walls of the wheelpit included a number of niches and indentations, mostly relating to mechanisms for the control of water. Two niches at either side of the tailrace opening are believed to have accommodated transverse planks set on edge; when in position these would have allowed the wheelpit to be drained, by preventing backwatering, to facilitate maintenance. Rock-cut ledges were present on either side of the wheelpit. These seem to be a variant of features found in later 18th and 19th century wheelpits that were designed for use with float-mounted waterwheels (i.e those with flat paddle boards exiting the circumference of the wheel in line with the compass arms or the wheel's radius). Such ledges served to prevent incoming water escaping around the sides of the floats or paddles, thus allowing the paddles to benefit from the full force of the water striking them. Three parallel rock-cut channels were present in the base of the wheelpit, the outer two being filled with timber. The function of the central channel is uncertain, but the outer two may have been intended to prevent the metal 'starts' of the paddles from scraping the bed of the wheelpit. At the south end of the wheel pits were opposing inclined slots with a timber infill, which appear to have been housings an adjustable aperture whereby water entering through the headrace would be funnelled and forced at an increased pressure onto the paddles or, more usually where an inclined sluice is used, the curved blades of the waterwheel. A transverse beam immediately to the north of this point was the 'sole plate', which would have carried a timber set on edge, with the

effect of both raising the height and increasing the pressure of the head. Other rock-cut niches at this end of the wheel very likely represent further structural components of this inclined sluice, in particular perhaps, the mechanism for opening and closing the sluice gate. Niches in the northern half of the sides of the wheelpit may have served as putlog holes supporting internal scaffolding used in the excavation of the pit. In addition to the timbers found in situ, the lower silty fill of the wheelpit contained many timber fragments. They include part of an eight spoke axle with a diameter of c 0.80m, in which the spokes appear to have been grouped in rows of three. An axle of this size may have been too slight to support a wheel of 40ft diameter. Three planks articulated by means of a connecting threaded bar, are probably part of the soleing boards of a low breastshot type waterwheel (C Rynne, pers comm). The soleing boards are that part of the circumference of the breastshot waterwheel to which curved blades or buckets are attached (rather than the flat paddles of a true undershot type wheel). During the excavations, four large ferrous objects were recovered representing three cast-iron rings believed to have been associated with the axle. Detailed examination of the rings found evidence of brickwork having been encrusted onto their surfaces, suggesting that the axle was mounted, or passed through a wall of brick construction.

#### **24. MonUID: MGM16104**

**Name:** Market Offices

**Record Type:** Building

**Description:** Former market offices, dated 1896 and erected on a triangular site as offices for the administration of the market and to provide public lavatories. Red brick with red terracotta and stone dressings. At the narrowest point, facing on to the market, there is a narrow bay flanked by piers with ball finials with a canted window and an octagonal turret with a pyramidal slate roof and mast finial. Each side of the turret has terracotta festoons and one face contains the Stockport arms and the date 1896. There are terracotta panels with floral motifs and other decorative detail. The building has 2-storeys to Vernon Street, 1-storey to Castle Yard, with mullioned and transomed windows. Elevations are articulated with pilasters terminating with ball finials and a parapet balustrade. A wall with similar detailing on the other side of Castle Yard was probably built as part of the same campaign.

#### **25. MonUID: MGM15788**

**Name:** 5-7 Park St (Excavation)

**Record Type:** Monument

**Description:** Excavation by GMAU in 1990 revealed sandstone footings of a wall running at a right angle across the natural slope. Wall, exposed for length of 3.25m, was 0.6m wide and survived to height of 0.6m. Of a drystone construction and originally probably of no great height. Likely to have been built to retain highly mobile sands which form slope at this point. Excavation also uncovered two chamfered sandstone coping stones, reused in late 18th- or early 19th century footings.



**26. MonUID:** MGM15798

**Name:** Well and Tunnel, Park Street (site of)

**Record Type:** Monument

**Description:** Watching brief carried out by R McNeil, GMAU, in February 1999 to rear of 28 & 28A Market Place / 4 Park Street noted 'tunnel' running alongside Shawcross Fold, built of handmade brick, mortared, with lime wash. Between this and the buildings to the east was a well, c1m, brick lined for c 1m, with water table 1.24m below this. Well was sealed by concrete and had apparently modern infill.

**27. MonUID:** MGM8579

**Name:** Excavation to rear of 33 Market Place

**Record Type:** Monument

**Description:** Excavations were conducted to the rear of 33 Market Place in 1977 by J Dent, producing 14th & 15th century pottery sherds. GMAU excavated an adjoining area in 1984 which revealed postholes, gulleys & a cobbled area. Some medieval pottery was found, along with semi-waterlogged deposits. Building depicted on Thorntons map of Stockport (1824).

**28. MonUID:** MGM15832

**Name:** Lamb Inn (site of)

**Record Type:** Monument

**Description:** Building depicted on the 1680 map of Stockport. Timber-framed inn. Closed 1894.

**29. MonUID:** MGM15837

**Name:** Bulls Head Public House (site of)

**Record Type:** Monument

**Description:** Building depicted on the 1680 map of Stockport. Named 'Bulls Head' on Thornton's map of Stockport (1824).

Pub replaced by 2-storey building, built of machine-made brick; no doorway onto Millgate, and only 3 small windows to ground floor. This is a possible outbuilding to Arden Arms (SMR 12002.1.0). Late 19th/early 20th century.

**30. MonUID:** MGM15830

**Name:** 2-10 Millgate & 1-2 The Folley

**Record Type:** Building

**Description:** Nos 2-4 and Nos 6-10 Millgate are mid-late 19th century warehouses and good examples of Victorian commercial architecture. Nos 2-4 is 4-storeys, brick with stone dressings, prominent bracketed eaves cornice. Stone quoins, stone window surrounds, those to the first floor with a continuous sill band. Late 20th century brick ground-floor frontage. The corner is curved to The Folley. The elevation to The Folley is more simply treated, and there is a later extension attached on this side. Nos 6-10 is building is also of brick with stone dressings, of 4-storeys, with a full-height loading slot, left side. The ground floor was of stone but much of it has been replaced in brick, late 20th century. Deep bracketed eaves course, stone quoins. The building is canted to the curve of the street, and there are quoins at this point. Windows are generally in ornamented stone surrounds, those of the first and second floor with a sill band. Records suggest that the building may have been premises of a wholesale grocery business in the late 19th century. The Italianate architectural style of Nos 2-4 and Nos 6-10 is closely related to commercial warehouse design in late 19th century Manchester typified by warehouses of the 1860s-80s by the firm Clegg & Knowles.

**31. MonUID:** MGM12589

**Name:** 34a and 35 Market Place (site of)

**Record Type:** Monument

**Description:** Including No 1 Millgate. Early C19. 4-storeys in brick, faced in cement carved as stone. 3 windows to each storey, keystones, later glazing bars. Cill band. Ground floor shop fronts are late C19 and modern. Millgate elevation has round-headed doorway. Included for visual group importance near Parish Church of St Mary. Since demolished. Building depicted on the c1680 map of Stockport(a). Built c 1817, and replacing a timberframed building which is shown William Shuttleworth's painting of the Market Place c 1810 and which also occupied the site of No 34 (SMR 11509.1.0). Site has recently been redeveloped.

**32. MonUID:** MGM15793

**Name:** 33 Market Place (site of)

**Record Type:** Monument

**Description:** Building depicted on the c1680 map of Stockport. Former site of 18th century house, shown on William Shuttleworth's painting of the Market Place c 1810 and owned in late 18th and early 19th century by William Coppock. Demolished by late 20th century

(Burke T & Arrowsmith P 1995 Staircase House, Stockport: Historic Building Survey, 11). Site has been redeveloped as part of Staircase House restoration. A watching brief was carried out on the site in 2003, in conjunction with recording at Staircase House (SMR 3687.1.0). This revealed a well, comprising a brick-lined circular shaft, which had not been backfilled. It was sunk to a depth of c 18m, at which point running water with a depth of c 5m was reached (Nevell M et al 2004 Staircase House, Market Place, Stockport: Archaeological Investigations 1999 to 2004, Final Report, vol 1, 16 & vol 2, Fig 53).

**33. MonUID:** MGM15791

**Name:** 29 & 29A Market Place (site of)

**Record Type:** Monument

**Description:** Building depicted on the c1680 map of Stockport. Site shown on Shuttleworth's painting of the Market Place of c 1810 as occupied by a timber-framed double gabled house. This was replaced by an early 19th century building, in turn replaced by a late 20th century shop (Burke T & Arrowsmith P 1995 Staircase House, Stockport: Historic Building Survey, 11). The site has recently been redeveloped. A watching brief was carried out on the site in 2004, in conjunction with recording at Staircase House (SMR 3687.1.0). No archaeological features were recorded at the southern end of the site on the Market Place escarpment, where 19th and 20th century cellarage had removed any earlier deposits. At the foot of the escarpment, a possible well was noted to the rear of No 29, close to the walls of No 28A Market Place and No 4 Park Street. This was tear-drop shaped and built of handmade brick, but remained unexcavated due to ground conditions (Nevell M et al 2004 Staircase House, Market Place, Stockport: Archaeological Investigations 1999 to 2004, Final Report, vol 1, 17 & vol 2, Figs 53-8).

**34. MonUID:** MGM15805

**Name:** Conduit, Market Place (site of)

**Record Type:** Monument

**Description:** Shown on the c 1680 map of Stockport on the north side of the Market Place, and named as the 'Cundeuat'. In 1690 the overflow water from the conduit was leased for 21 years by the lord of the manor to a Mr Eyre to supply the 'Further Park' below the north-west of the Market Place. From 1705 to 1720 the right to 'waste water' from the conduit was leased by John Shallcross, the owner and occupant of the neighbouring Staircase House who held a considerable block of land on the northern side of the Market Place. According to Heginbotham, water was brought to the conduit from 'a public trough placed near the present Mansion House', on High Street, which was connected to a large reservoir 'at the foot of Sandy Brow, now Duke Street', itself fed from two springs, one at the upper end of the Lord Street, the other on Wellington Street, in the area appropriately named as Spring Bank. The conduit was possibly still standing in 1770 (Arrowsmith P, Nevell M & Hradil 2005 Stockport: Market Hall, UMAU report).

**35. MonUID:** MGM15801

**Name:** Market House, 17th Century (site of)

**Record Type:** Monument

**Description:** 'Market House' shown on the c 1680 map of Stockport at the west end of the Market Place. Depicted as comprising a ground-floor colonnade supporting an upper floor, which was crowned on the north elevation by four gables. This is a familiar type of market hall/town hall structure and similar colonnaded buildings are known at Liverpool (built 1673-5), Wigan and possibly Macclesfield. In 1752 the 'Market and Faire Book', now lost, recorded that the upper room of the Stockport building, 'the Market House Chamber', contained a few stalls along with the official weights and measures and other requisites of the tolls collector; it also records that bread and salt were sold from the Market House, which also contained the stalls of two local hatters. The Market House was still standing in 1770 when it is shown on a map of the town, as a structure approximately 15m square, with a extension at the south-west corner. The Market House probably took over functions of an earlier manorial building on Mealhouse Brow (ST 174). It was demolished by 1824, and possibly by c 1810 (Arrowsmith P, Nevell M & Hradil 2005 Stockport: Market Hall, UMAU report).

**36. MonUID:** MGM15803

**Name:** Market House, 19th Century (site of)

**Record Type:** Monument

**Description:** New Market House built on west side of the Market Place by Lord Vernon in 1842-3. On the evidence of the 1849 OS map the building measured c 18m by c 10m, with entrances on the north and south, and windows (or entrances?) making up most of the walls on the west and east. Internally it was lit by ten gaslights. Externally a boundary post was situated at each corner, possibly identifying the building as manorial property. This building is also indicated on a plan of 1850, but must have demolished shortly afterwards, its place being taken by a new Market Hall built by the corporation (SMR 11505.1.0) which left the Market Place open (Arrowsmith P, Nevell M & Hradil 2005 Stockport: Market Hall, UMAU report).

**37. MonUID:** MGM15806

**Name:** Market Cross, Market Place (site of)

**Record Type:** Monument

**Description:** Shown and named on the c 1680 map of Stockport on the north side of the Market Place, raised on six steps. The market cross is documented in 1654, when

marriages banns were announced here on successive market days. Possibly removed by 1770 (Arrowsmith P, Nevell M & Hradil 2005 Stockport: Market Hall, UMAU report).

**38. MonUID:** MGM15808

**Name:** Plague Stone, Market Place (site of)

**Record Type:** Monument

**Description:** Rectangular stone block with concave depression, said to have been found in the Market Place, and believed to have contained vinegar in which coins were 'disinfected' to prevent the spread of plague. Now held by Stockport Museum Service.

**39. MonUID:** MGM15799

**Name:** Meal & Cheese House and Butchers Shops (site of)

**Record Type:** Monument

**Description:** At the eastern end of the Market Place the c 1680 map of Stockport shows two parallel rows of buildings identified as 'Butchers' Shops'. These are presumably 'the shambles' documented in manorial rentals of the late 1620s to mid-1640s. This end of the Market also included a Meal and Cheese House, a square building built of brick, 2-storeys with twin gables facing the Market Place; the upper floor contained a room which at some time served as the town hall; the ground floor by the early 19th century was divided into shops. Its form and apparent absence on the c 1680 map favour a late 17th/early 18th century date. The Meal and Cheese House and Shambles are shown on the 1770 map of Stockport and Shuttleworth's painting of the Market Place c 1810, which suggest that the Meal and Cheese House was built on the site of the more northerly row of shambles. By 1824 these buildings were in such a condition, that the inhabitants of the Market Place bought them from Lady Warren Bulkeley and had them demolished (Arrowsmith P, Nevell M & Hradil 2005 Stockport: Market Hall, UMAU report).

**40. MonUID:** MGM3325

**Name:** Stockport Town Core

**Record Type:** Place

**Description:** Burdett names the town showing a linear spread along the major routes mainly to the south of the Mersey. Yates also shows Stockport suggesting additional routes to those on Burdett. The church is also shown. 1882: suggests early development was adjacent to St. Mary's and the Mersey, then around the Market Place and Middle Hill Gate. Also growth along Wellington Road South, influenced by the railway. Stockport is O.E. for "market place at a hamlet". The polygon extent represents Stockport Town Core in 1680AD.



**41. MonUID:** MGM15811

**Name:** 1 Mealhouse Brow

**Record Type:** Building

**Description:** Multiphase building with a mid-late 19th century frontage. The interior incorporates an upper room used for meetings of the town's court leet and lower chambers which were used as the town lock-up during the 18th century. The building consists of a single-storey range towards the Market Place and the adjacent basement and lower basement of No. 8 Market Place which is included within the 1a Mealhouse Brow address. The upper rooms of this part were used for meetings of the town's manorial court leet. The lower basement incorporates two separate chambers used for confinement until 1790 when a new prison was built. A curved stone frontage with channelled rustication on the corner of the Market Place (to the left) has a window and door in moulded openings. A parapet has a lamp standard and forms the frontage of No 8 Market Place which has the ground floor entrance at the level of the roof of the building, owing to the fall of land from the Market Place. To the right the restored brick wall has two windows with cambered heads that to the right blocked. Below is an opening, probably for a former shop, right, and a narrow entrance to a lock-up, left. The lock-up is only accessible from this point. It has walls of large sandstone blocks and a brick vault. Interior: the room on the left has two chambers with arched heads below ground level towards the Market Place with vaulted brick roofs and scars in the brickwork, probably for doors. The adjacent room incorporates a timber joist of very heavy scantling, probably reused from a building of medieval or 17th century date, and re-used timbers are incorporated into the ceiling structure elsewhere. A spine wall of large sandstone blocks divides the space from a room to the rear. Steps lead down from the rear room to another lock-up with sandstone walls and a brick vault. Stone corbels to support a bench or bed are evident at the end of the chamber (C Hartwell, Historic Asset Record, 2005 citing M Nevell, No 1 Mealhouse Brow & Nos 7 and 8 Market Place, Stockport Interim Building Survey Report UMAU, 1998). The wall of sandstone blocks rose through 2-storeys, with the ground floor being the level of the lock-up entered from Mealhouse Brow, and at its southern end had a return to Mealhouse Brow. The southern half of this walling collapsed during redevelopment of the site in the late 1990s but it was proposed to rebuild this and incorporate it within the new development (UMAU report on Mealhouse Brow/Market Place, forthcoming). The town's lock-up or dungeon is mentioned in the early 17th century and is described in a deed dated 1692 as a 'little Roome, under the Oulde Court House'. The present cell leading off Mealhouse Brow is clearly, from differences in the stonework, a secondary feature within the 2-storey stone walled building. However, that 2-storey building may be Stockport's oldest municipal building, with a form and function recognisable in other towns. This is of a 2-storey building, of which the upper floor was used for meetings of the town's government and was also the centre of administration of the market, the place where the official weights and measures were kept and where tolls were collected. The lower floor, on the other hand, was used for the storage or sale of good and, as at the early town halls at Liverpool (built c 1515) and Warrington (perhaps built in the late 16th century), might also include the local dungeon. The reference to the 'old court house' in 1692 implies that this function had been transferred to new building, probably that shown at the west end of the Market Place on the c 1680 map (SMR 11474.3.1). The Mealhouse Brow building was briefly out again for

meetings of the court leet in the early 1820s. The gaol here went out of use in 1790, when a new gaol was built close to Lancashire Bridge (SMR 14845.1.0). The single-storey range towards the Market Place, which carries the footpath at this point, probably dates from 1820, being built as part of an improvement of the Market Place in that year. The two chambers which this range contains postdate the use of the site as a gaol and were probably storage (Arrowsmith P, Nevell M & Hradil 2005 Stockport: Market Hall, UMAU report; UMAU report on Mealhouse Brow/Market Place, forthcoming). A survey in 1998 covered No 1 Mealhouse Brow & 7 & 8 Market Place in one report. The earliest fabric appears in three structural sandstone walls. The "gad" tooling & lime mortar suggest a date no later than the 16th century. The alignment was along Mealhouse brow (North-South). Two brick floors were added in the late 18th to early 19th century. The presence of massive square beams of this phase suggests an industrial origin. The rooms fronting the Market Place (No 7 & No 8) appear to be late 18th to early 19th century & the rooms behind from the 19th century.

**42. MonUID:** MGM15780

**Name:** Sun Inn (7 Market Place)

**Record Type:** Building

**Description:** 18th century house refronted c 1900. The building was formerly a pub called the Sun Inn. 3-storeys, with paired windows on each of the upper floors. Façade of bright red brick with stone dressings and a band of decorative terracotta. An entrance to a covered passageway to the right incorporates re-used medieval or 17th century timbers. The interior of the building also incorporates timbers of this date, some reused as joists. The cellar consists of a large brick barrel vault probably of 18th century date (C Hartwell, Historic Asset Record, 2005, citing M Nevell, No 1 Mealhouse Brow & Nos 7 and 8 Market Place, Stockport Interim Building Survey Report UMAU, 1998). Sun Inn documented in Stockport Land Tax Returns for 1712-15, and 1731 Poor Rate Book. Closed as public house in 1936 (UMAU report, forthcoming). In late 1990s/early 2000s this site was rebuilt, leaving the façade. A survey in 1998 covered No 1 Mealhouse Brow & 7 & 8 Market Place in one report. The earliest fabric appears in three structural sandstone walls. The "gad" tooling & lime mortar suggest a date no later than the 16th century. The alignment was along Mealhouse brow (North-South). Two brick floors were added in the late 18th to early 19th century. The presence of massive square beams of this phase suggests an industrial origin. The rooms fronting the Market Place (No 7 & No 8) appear to be late 18th to early 19th century & the rooms behind from the 19th century.

**43. MonUID:** MGM15773

**Name:** 5 & 6 Market Place

**Record Type:** Building

**Description:** Buildings depicted on the c1680 map of Stockport. Now a pair of late 18th or early 19th century houses, of brick, rendered, 3-storeys. They have been rebuilt behind the façades.

**44. MonUID:** MGM16103

**Name:** 4 Market Place

**Record Type:** Building

**Description:** Late 18th or early 19th century house. The building is probably the one shown on the site on a map of 1824. 3-storeys, of brick, with two windows with stone sills on each of the upper floors. Window heads are of brick, and the brickwork is roughly finished in stretcher or mixed bond. The façade was refaced following a fire, late 20th century (1,2).

**45. MonUID:** MGM15777

**Name:** Rose and Crown Public House

**Record Type:** Building

**Description:** Site depicted on the c1680s map of Stockport. A late 18th or early 19th century house 3-storeyed brick house, probably the building shown in this position on a map of 1824, with scribed rendered frontage to the Market Place. 20th century shop front, side entrance to rear yard. Windows have stone sills, those to the first floor are blocked, those to the upper floor with later 19th century sashes. Bracketed eaves cornice. Former Rose and Crown PH. Documented in 1820s; closed 1846. The pub was accessed via an entry off the Market Place.

**46. MonUID:** MGM15776

**Name:** Pack Horse Public House

**Record Type:** Building

**Description:** Documented in 1790s. 2-storeys; façade is 20th century rebuild, with machine-made brick to ground floor and mock timber framing above.

**47. MonUID:** MGM15775

**Name:** 1 Market Place (site of)

**Record Type:** Monument

**Description:** Former site of timber-framed building, continuing as timber-framed range on Rostron Brow (SMR 14797.1.0). No 1 Market Place was taken down in late 19th century and was re-erected in Vernon Park, where it was used as an aviary; it was burnt down by vandals in 1948 (Stockport Heritage Magazine Summer 1988, 5). Present building on site

is late 19th/early 20th century commercial building. Ground floor has pilasters with lotusstyles capitals and a geometrical frieze above (Site visit, P Arrowsmith, 9/3/2006).

**48. MonUID:** MGM12597

**Name:** Three posts at top of Rostron Brow

**Record Type:** Building

**Description:** 3 early C19 cast-iron posts about 3ft high, with rounded heads with cable moulding and borough coat of arms. Delisted in November 2011. Advice report dated 17 October 2011 concluded that the 3 early 19th century posts are no longer present at the address at which they were designated and should therefore be delisted. The posts have been removed and replaced with modern cast-iron posts.

**49. MonUID:** MGM15810

**Name:** Hare & Hounds Public House (site of)

**Record Type:** Monument

**Description:** Pub occupied 3 bays of a range of 4 timber-framed bays, the other bay of this range being No 1 Market Place (SMR 14787.1.0). Heginbotham recorded that a lintel over a side window of the range was carved with the names 'Elizabeth, John, Mary, and Martha Berch, 1673'. The timber-framed buildings were taken down in the late 19th century. On the site of the Hare and Hounds a grocer named Hall built a warehouse, later used as a ballroom attached to Crossleys Café at No 1 Market Place (UMAU report on Mealhouse Brow/Market Place, forthcoming).

**50. MonUID:** MGM15858

**Name:** Dog & Partridge Public House (site of)

**Record Type:** Monument

**Description:** Building depicted on the 1680 map of Stockport. According to Ogden, the Dog and Partridge Inn opened in 1792. The pub included its own brewery from c 1837 to 1858. According to Hooley, the pub is documented in 1750, and was the first excise office in Stockport. Closed 1912. In 1978 was used by market traders. Demolished and site now part of late 20th-century shop (Site visit, P Arrowsmith, 9/3/2006).

**51. MonUID:** MGM17379

**Name:** Nos 2-4 Churchgate, Stockport (site of)

**Record Type:** Monument

**Description:** The earliest known detailed map is 1849 OS map when the north west corner of the plot was occupied by the Dog and Partridge Inn (14819.1.0) which was abutted on the south by an L shaped range which ran along Rostron Brow then turned right angles forming two sides of the rear yard. Adjoining the Inn on the east was property no. 4 which incorporated a through passage leading from Churchgate into that yard. The arrangement on the 1849 map appears unchanged on mapping from 1872-3. With the development of Harvey street between 1893 and 1897 the rear wing of the range was remodelled. Between 1934 and 1960 the Dog and Partridge was named as a Hall and photographic evidence from this time show it to have been a 3-storeyed building of a late 18thC/early 19C style (SUMM).

**52. MonUID:** MGM17394

**Name:** No 6 Churchgate, Stockport (site of)

**Record Type:** Monument

**Description:** The 1849 map shows a single separate property with a rear range enclosing two sides of a small yard. A second L shaped yard adjoined this rear yard on the east which was accessed by a passageway from Churchgate. By the 1872-3 map the earlier range to the rear of the street range had been demolished and a group of smaller buildings, probably including privies, were built in their place. Between 1897 and 1901 the line of the rear boundary was remodelled when the line of Harvey Street was modified. Photographic evidence from the 1960's show these buildings to have been of 2-storeys with a tall façade suggesting the presence of an attic. These buildings were demolished after 1980 and the present building erected (SUMM).

**53. MonUID:** MGM15814

**Name:** Bakehouse (site of)

**Record Type:** Monument

**Description:** Manorial bakehouse, shown on c 1680 map(a) of town as a substantial structure, of perhaps 3 bays, named as 'the Rack house'. On the 1770 map of the town the bakehouse is shown within a triangular plot of land, whose boundaries appear to be still preserved by the later Nos 9-13 Mealhouse Brow and whose northern boundary includes the 'Mealhouse Brow wall' (SMR 2584.1.0). Requirement for burgesses to use the lord's bakehouse is included in Stockport's borough charter of c 1260, although it is unclear if one had been built by this date. A manorial bakehouse is firmly documented from the early 16th century, and appears to have been rebuilt or enlarged in the 18th century. A drawing c 1780 shows the bakehouse as a structure of at least 2-storeys with a doorway leading onto the corner of Mealhouse Brow and Lower Hillgate. In late 19th century, Heginbotham reported that, 'a hundred years ago it contained six large chamber ovens, heated by fires

of wood, in which the bread was baked chiefly on the oven floor or in dishes of earthenware'. The bakehouse was demolished c 1810 and new building erected on site, divided into three separate tenancies, corresponding with Nos 9-13, all under a single ownership and with a mixed commercial and domestic use. These have been recently demolished and the site redeveloped (UMAU report on Mealhouse Brow/Market Place, forthcoming).

**54. MonUID: MGM15887**

**Name:** Albion Inn (site of)

**Record Type:** Monument

**Description:** Building depicted on the 1680 Map of Stockport. Formerly the Rising Sun. Documented in 1784. Renamed Albion before 1833. Closed 1961. Demolished and site redeveloped.

**55. MonUID: MGM1783**

**Name:** 24 - 26 Little Underbank - Archaeological Survey

**Record Type:** Monument

**Description:** Survey of basements of Nos 24 & 26 was carried out by GMAU in 1993 in advance of renovation work. Comprised an upper and lower basement, both partly brickbuilt and partly cut through the natural sandstone on the north bank of the Tin Brook. Upper basement seems to have originally contained four main rooms, each heated by its own fireplace; this basement had stairs to lower basement, external access to Royal Oak Yard and former access, later blocked, to ground floor on No 26. In the south-west corner of the upper basement was a barrel-vaulted room, containing what appeared to be a backfilled wall with a pump. North end of upper basement contained two storage areas projecting below Little Underbank pavement, and a coal chute leading to lower basement. Lower basement was divided into two main rooms, with brick arched ceilings; the brick culvert of the Tin Brook cut across the southern part of the eastern room. These lower basement rooms contained cold storage in the form of stone slabs and a walk-in pantry. On the north a rock-cut passage gave access to coal store below Little Underbank. The upper basement probably served as kitchen/service area. Nos 24 & 26 were probably built in the early 1820. During the 19th century they were held as separate tenancies but the basements all seem to have been associated with No 26 which from the 1840s was occupied by Thomas Claye, printer, bookseller and stationer, who also owned the building.

**56. MonUID: MGM15892**

**Name:** Royal Oak (site of)

**Record Type:** Monument



**Description:** Named and shown on the 1680 map of Stockport as a triple gabled building set on south bank of Tin Brook, approached by a break in properties along Little Underbank corresponding to present entrance to Royal Oak Yard. The main part of Royal Oak Yard, running parallel to Little Underbank, was laid out in c 1790 between the Tin Brook and steep cliffs which rose up to High Street.

**57. MonUID:** MGM16202

**Name:** 30 & 32 Little Underbank

**Record Type:** Building

**Description:** Building depicted on the 1680 Map of Stockport(a0. Present building possibly shown on Thorntons Map of Stockport (1824). Former houses; 3-storeys; brickbuilt, of one build with a dentillated cornice; painted façade; modern shop fronts to ground floor.

**58. MonUID:** MGM16203

**Name:** 34 & 36 Little Underbank

**Record Type:** Building

**Description:** Building depicted on 1680 map of Stockport. Present building shown on the OS 1st edition 1849 map. Former houses; 3-storeys; brick-built, painted; possibly mid- to late 19th century; modern shop front to ground floor (Site visit, P Arrowsmith, 9/3/2006).

**59. MonUID:** MGM16204

**Name:** 38 Little Underbank

**Record Type:** Building

**Description:** Building depicted on the 1680 map of Stockport. Present building possibly shown on Thorntons Map of Stockport (1824). Former house; 3-storeys, 2 bays; brickbuilt, painted; modern shop front to ground floor; 1st floor windows have cambered brick heads, the 2nd floor windows flat brick heads. Possibly early to mid-19th century.

**60. MonUID:** MGM15893

**Name:** Bakehouse (site of)

**Record Type:** Monument

**Description:** 2-storey brick-built bakehouse; late 18th century; shown on photograph of c 1900.

**61. MonUID:** MGM1867

**Name:** 40 & 40a High Street

**Record Type:** Building

**Description:** 2-storey façade on High Street is built of machine-made brick and is a refacing of the early 20th century; from the 1920s to late 20th century these premises were the offices of the Stockport Advertiser. To the rear of this façade, this range is made up of buildings of 3 and 4 storeys above a basement, built by cutting into the sandstone cliff on the south side of the valley of the Tin Brook, now followed by Royal Oak Yard. These buildings, No 40 and No 40A High Street, were surveyed by GMAU in 1993 prior to renovation. No 40, on the east, was built in or shortly before 1827 as a silk mill, and converted in the late 1830s to a cotton waste warehouse; 4-storeys above a rock-cut basement, now largely blocked off; its elevation to Royal Oak Yard is of handmade brick; interior has timber-framed floors carried on cast-iron columns, forming 5 bays. On the west, No 40A was built c 1816. This comprises two parts; by High Street, the front part of the building is of 4-storeys, above a rock-cut basement; to the rear, by Royal Oak Yard, is a projecting wing of 3-storeys above a brick-built basement. Prior to 1861, above basement level the front part of the building was leased as warehousing, and the rear as storage or workshops; the rock-cut basement was probably used as a porter cellar and the brick basement as a cooperage. Nos 40 and 40A were originally separated by Wellington Steps leading from High Street to Royal Oak Yard. In the 1860s both No 40A and No 40 were acquired by George Yates, a hop and seed merchant, succeeded from the 1870s to 1890s by James Yates. The Yates family extended No 40A over Wellington Steps, and rebuilt the Royal Oak Yard façade of the building. Under their ownership the site was also given equipped with an engine and boiler both located in the rock-cut basement under No 40A. The survey in 1993 found evidence for this in the form of a U-shaped brick surround for a boiler, with a rock-cut coal store to its rear under High Street, and to the front of the boiler two holes cut through the roof, probably marking the position of a drive system. Upper floors contained wall boxes, showing that power was transmitted from this engine to both No 40 and 40A.

**62. MonUID:** MGM16216

**Name:** Warehouse, High Street

**Record Type:** Building

**Description:** Documented in Rate Books in 1837-8 when 2-storeys of the building were used as warehousing by William Fernley. It is uncertain if this building is shown on Thornton's map of Stockport of 1824, but it may not be much later in date, perhaps roughly contemporary with the neighbouring silk mill on High Street/ Royal Oak Yard which was

built c 1827 (SMR 1342.1.0). This is a site which merits both internal inspection and further historical research.

3-storeys; built of hand-made brick; ground floor has been rebuilt in modern machinemade brick with modern commercial fronts. Comprises main range, running parallel to High Street, of 7 bays, and cross wing at west end. Windows to both have cambered brick heads. Square windows to 2nd floor; taller windows to 1st floor. Tie bar to cross-wing. Gable of cross wing has modern mock timber truss. At time of site visit in 2006 the building was mostly vacant (Site visit, P Arrowsmith, 14/3/2006).

**63. MonUID:** MGM16390

**Name:** Silk Mill/Church Sunday School, High Street (site of)

**Record Type:** Monument

**Description:** Site shown as built upon on the 1770 map of Stockport. Greenhalgh reports that a Church Sunday school in existence by 1824 was housed in former silk mill on High Street, and that this building was still standing in 1889, when it was Ward Brothers shop. The association with the hatting firm of Ward Brothers enables this building to be located between Coopers Brow and an early 19th century warehouse building still standing on High Street (SMR 15100.1.0).

**64. MonUID:** MGM4426

**Name:** Roman Coin at Stockport

**Record Type:** Find Spot

**Description:** Roman coin found by Mr R. Fury on 22.7.97 at bottom of steps down from parish church. Since the find the area has been planted & covered with wood chips. Coin was embedded in a large sod. Coin has been donated to Stockport Museum. It is bronze and dates to the mid C3rd AD, to Emperor Philip 1st and is of uncertain denomination. The reverse has Pietas (?) holding a patera & sceptre in left hand, right hand sacrificing over altar.

**65. MonUID:** MGM15850

**Name:** Warren Almshouses (site of)

**Record Type:** Monument

**Description:** Built 1683 by Edward Warren, lord of the manor. Row of 6 almshouses, intended for occupation by 6 old men. Passed into private ownership c 1884 when new almshouses were built on Turncroft Lane. Site became very dilapidated; in 1924 parts of three fell into Millgate, and the row was demolished soon after. Stone inscriptions set on

the almshouses are now preserved on outside boundary wall of church (Garratt M & McKenna S 1999 Images of England: Stockport, 18).

**66. MonUID:** MGM16389

**Name:** Mill, St Mary's Gate (site of)

**Record Type:** Monument

**Description:** Old mill on St Mary's Gate, converted in c 1838 into an academy by Thomas Rathbone Smith. This mill may have comprised one or both of the two adjoining buildings shown on the south side of St Mary's Gate on the 1849 OS map.

**67. MonUID:** MGM14690

**Name:** Roman Road, Cheadle Heath

**Record Type:** Monument

**Description:** In late 19th century Fletcher Moss reported that 'I am told by those who have seen it, that several feet below the present highroad across Cheadle Heath there is an old paved road, that they supposed to have been Roman'. Road may have been part of a postulated Roman road between Melandra and Cheadle, ultimately joining with the Manchester to Chester Road.

**68. MonUID:** MGM15859

**Name:** Ring O'Bells Public House

**Record Type:** Building

**Description:** Building depicted on the 1680 map of Stockport. Built opposite the parish church in 1783-4. The premises consisted of the inn, brewhouse, a Chandler's shop, stables and yard; there was also a well, sunk in the vaulted cellars, the water of which was still fresh 200 years later. In 1840s stabling was increased to accommodate 30 horses and a piggery is also mentioned at this time. The licence was given up in 1889. In late 20th century property was taken over by Churchgate Carpets. Odgen reports that though the property is much altered, the old cellars are still intact.

The standing building on this site is mostly a modern rebuild.

**69. MonUID:** MGM16206

**Name:** Buildings, Harvey Street

**Record Type:** Building

**Description:** Site partially built upon on Thorntons map of Stockport (1824). Present building shown on the 25" OS map (1892).

Two adjoining brick-built ranges. That on the north is works or possibly warehouse building; 3-storeys, with 3 bay gabled elevation to Harvey Street; possibly handmade brick. Windows with cambered brick heads; most windows have been blocked. 1st floor appears to include blocked door. 'J Eyres' in white brick in gable. Building is now a restaurant, entered from Chestergate side, where the gable has been given mock timber framing. Works building adjoining this on east, with vertical break between the two; 2-storeys, 3 bays; loading doors in eastern bay; 12 pane window. This elevation is in a derelict state but the rear side of the building is used as commercial premises.

**70. MonUID:** MGM15864

**Name:** Britannia Inn (site of)

**Record Type:** Monument

**Description:** Building depicted on the 1680 map of Stockport. First documented in 1790s. Closed in 1953 and later demolished. Inn was well known posting house in first half of the 19th century and a meeting place for reformist organizations. Pub included its own brewery by 1820s, and brewing was still being carried here in late 19th century. An 1860 auction advertisement indicates that inn had stables, a slaughterhouse and other outbuilding. Photographic evidence shows it as 3-storey building, with arched vehicle access to rear. Site now carpark (Garratt M & McKenna S 1999 Images of England: Stockport, 17).

**71. MonUID:** MGM15866

**Name:** Silk Mill, Harvey Street (site of)

**Record Type:** Monument

**Description:** Greenhalgh reports that in 1823 an old silk mill stood in the yard to the rear of the Britannia Inn (SMR 14821.1.0); used at that time as a Church Sunday School. After the National Sunday School opened on Wellington Road in 1826, it became a jenny shop. Later used by amateur dramatic group. Mill pulled down shortly before 1886 .

**72. MonUID:** MGM15870

**Name:** Loyalty Place (site of)

**Record Type:** Monument

**Description:** Residence of John Lloyd, magistrate's clerk in early 19th century. At that time area was landscaped with 'fountain, fishpond, shrub and tree' (Garratt M & McKenna S 1999 Images of England: Stockport, 11).

**73. MonUID:** MGM16698

**Name:** Possible Roman Road Manchester to Buxton

**Record Type:** Monument

**Description:** The Roman road is generally assumed to have crossed the Mersey by a ford upstream from the later Lancashire Bridge. In the late 19th century this ford was still visible, when the water was low, as a paved surface on either side of the river. However, the ford itself is said to have still been used as late as about 1790. During times when the bridge was being repaired or rebuilt, it may have provided the only local crossing point of the river. The date of this paving can, therefore only be conjectured.

**74. MonUID:** MGM662

**Name:** Ice House at the Old Rectory

**Record Type:** Building

**Description:** The icehouse is a rectangular, barrel-vaulted structure. Internally it measures 5.1m by 2.8m, and was constructed at 1.9m below ground surface. There are 2 rooms, the inner contains a conical ice-well reaching 2.95m below the natural surface. It was recorded in Dec. 1990 as part of a GMAU archaeological survey of the Old Rectory prior to redevelopment. The ice house has been restored as a feature within the grounds.

**75. MonUID:** MGM13711

**Name:** Nos 66-72 Churchgate & Nos 116-122 Wellington St (site of)

**Record Type:** Monument

**Summary:** The site comprises standing buildings 66 & 66a Churchgate and 116-122 Wellington St and the site of now demolished buildings to the east and south of these. The sites of the early buildings on Churchgate west of the entrance to Lavenders Brow should be evaluated by trial trenching, this may be followed by a requirement for excavation.

**Description:** The site comprises standing buildings 66 & 66a Churchgate and 116-122 Wellington St and the site of now demolished buildings to the east and south of these. The latter formed an L-shaped group extending from 66a Churchgate eastward along Churchgate and southward to Lavenders Brow. A building is shown here on Churchgate on the 1750 plan of the glebe while a row of buildings is indicated on the 1770 manorial plan. The L shaped arrangement is first shown on the 1824 map. By 1960 the western arm had been demolished, leaving the properties on Churchgate. Nos 116-122 Wellington St,



comprising shops were built on vacant land between 1907 and 1917. (refer to DBA report for more detail pp36).

**76. MonUID:** MGM13707

**Name:** Thatched House, Churchgate

**Record Type:** Building

**Summary:** Timber framed building dating from pre 1750 which was rebuilt in 1899.

**Description:** A building is shown on this site on the 1750 plan of the glebe, and on the 1770 plan of Stockport manor. The present public house takes its name from that earlier structure, which was a timber framed building with a thatched roof. On the 1849 map it is shown as detached, but between 1872 and 1893 a new building was inserted on the east, butting against no 78 and seemingly truncating the Thatched House. On the 1893 map the site is named as a beer house. This was rebuilt in 1899 as the present, larger building with mock timber framing to the upper floor. The building inserted in 1872-93 to the east is still standing and is a 2-storey brick built cottage. (refer to DBA report for more detail pp36).

**77. MonUID:** MGM12598

**Name:** 82 to 92 Churchgate (site of)

**Record Type:** Monument

**Summary:** Formerly listed, rows of early 19th century terrace houses, now demolished.

**Description:** Early C19 terrace of 3-storeys in red brick with modillion and moulded eaves cornices. Mainly 1 window each to each storey, hung sashes, some glazing bars remaining. 2 windows to No 86, since this building is on the curve of the road. Nos 90 and 92 have small C19 shop fronts with plain pilasters. Doorways with wood surrounds, some modern. Since demolished. Surviving deeds indicate that no 84 was built between 1788 & 1801. (refer to DBA report for more detail pp36)

## **APPENDIX 5:**

# **Historic Environment Record Map**