

Planning Brief

Land at Torkington Lodge
Hazel Grove



Economic Development and Regeneration Programmes
Communities Regeneration and Environmental Directorate



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

December 2010

1.0 OBJECTIVE

- 1.1 The purpose of this document is to provide planning guidance for the future use of land plots which fall within the curtilage and setting of Torkington Lodge, a Grade II Listed Building located in Hazel Grove.
- 1.2 This brief has been prepared by the Economic Regeneration Service in the Communities Regeneration and Environmental Directorate, Stockport Council

2.0 BACKGROUND

Introduction

- 2.1 The Greater Manchester Waste Disposal Authority (GMWDA) is closing the Household Waste Recycling Centre (HWRC) at Torkington Road, Hazel Grove when an improved HWRC facility at Rosehill, Marple becomes operational in early 2011. In parallel the lease for the Torkington HWRC expires in March 2011 with possession of this site reverting back to its owners, Stockport Council. When Torkington HWRC closes Stockport Council will endeavour to locate a smaller neighbourhood recycling facility in the local area.
- 2.2 Alongside the HWRC site there exist a number of vacant and under-used buildings and associated land within the curtilage of Torkington Lodge. Taken together these provide an opportunity for the sensitive regeneration of the area. The Council is carrying out a review of its assets and is giving consideration to options for disposal of land in its ownership within this locality.
- 2.3 This planning brief sets out a planning framework against which proposals for the future uses and re-use of the sites and historic buildings can be developed. It includes the range of planning constraints which need to be addressed and opportunities which can be realised for the successful use of the area and will be formally adopted by Stockport Council. It will form a material planning consideration in considering planning applications.

Location and Context

- 2.4 Torkington Lodge is also known as the Council House and Torkington Resource Centre. For the purposes of this brief it is referred to as Torkington Lodge. The listed building is a significant landmark set within Torkington Park.
- 2.5 The Torkington Lodge complex is located off Torkington Road, Hazel Grove (see plan in appendix 1). It comprises a Grade II listed mansion

house with associated land and buildings including lodges, stables, and outbuildings; a walled garden; a modern Council depot and the Greater Manchester Household Waste Recycling Centre (HWRC); Torkington House Care Home; and allotment gardens.

- 2.6 The site is located within the built up area of Hazel Grove. The buildings are adjacent to Torkington Park which was formed from the former private grounds of Torkington Lodge.

The Site

- 2.7 The site can be broken down into the following plots of land (see attached plan appendix 1):

1	Vehicular access/drive (2470 sq m)
2	Historic Council depot buildings & land comprising the Council House Lodge, Torkington Cottage, the former stables and a mortuary building (1284 sq m)
3	Modern Council depot buildings and land (1402 sq m)
4	Walled Garden (210 sq m)
5	Annexe to Torkington Lodge (240 sq m)
6	Torkington Lodge (2977 sq m)
7	Greater Manchester Household Waste Recycling Centre (HWRC)(2067 sq m)
8	Hardstanding (wood chip and storage area)(839 sq m)
9	Car park (1313 sq m)
10	Access from HWRC to allotment gardens (225 sq m)
11	Torkington House Care Home (11b) and gardens (11a) (4771 sq m)
12	Allotment Gardens (7914 sq)
13	Wood chip area (799 sq m)

- 2.8 The sites are inextricably related to each other in both operational and conservation/heritage terms therefore this planning brief covers all 13 plots of land. The particular plots considered suitable for redevelopment are 2, 3, and 7

3.0 SITE INFORMATION

Site Description

- 3.1 The site area is approximately 2.84ha.

- 3.2 The site is bounded:

- to the north by Torkington Road and a predominantly residential area.

- to the south by the open space and parkland of Torkington Park
 - to the east by a predominantly residential area
 - to the west by parkland and sports facilities of Torkington Park.
- 3.3 Part of the site is shown as being within a predominantly residential area on the UDP Proposals Map. The local open space designation is drawn around Torkington Lodge, the Secret Garden, the Council Depot and Torkington House. Part of the site is also designated a green chain area. These UDP designations are shown in Appendix 2 which shows an extract from the UDP proposals map.

Existing Land Use

- 3.4 The site contains a mixture of uses which are described below (plots are shown on the plan in Appendix 1). Permitted land uses and planning policy issues are covered in Section 5 of this Brief.

Plots

1. **Existing vehicular and pedestrian access road/drive.** This provides access to the Council House, Council House or Torkington Lodge, Torkington Cottage, Stables and Car Park. This plot includes an area of open space and landscaping of distinct character in front of the Listed Building (Torkington Lodge) which provides a green open setting and contributes to the visual qualities of the site.

2. **Historic Council depot buildings and land, including :**

The Lodge to the north
Partially used as workshops and storage

Torkington Cottage to the south
Partially used as storage

The former stables buildings

The buildings to the north are used for storage. The upper floors are partially used for storage.

The buildings on the south form the boundary of the walled garden and at one time supported lean-to glass houses. The buildings are partially used for storage and the upper floors are vacant.

The Former Mortuary believed to have been built for use by for Stepping Hill hospital. Now used for storage

3. **Modern Council Depot buildings and land**

This plot and the council depot are currently used for office furniture storage. These buildings not historically significant but their rear elevations form the boundary of the walled garden.

4. *Walled Garden*

This plot comprises a former kitchen garden for the main house which is now an open area of public space and known as the 'secret garden'. The garden is open to the public and was restored in 2000 by the 'Secret Garden Group' in conjunction with the Council. The boundary to this garden is contiguous with plots 1, 2, 3, 5, 6, 7, & 8.



5. *Annexe*

The building adjoins Torkington Lodge and is partly occupied by offices.

6. *Torkington Lodge*

The house is a Grade II Listed Building (Record reference HAR/LB4/285) and is occupied by the offices of the Pennine Care NHS Trust on the ground floor. To the east of the building is an area of landscaped open space and mature planting which provides a green, spacious setting for the building and contributes positively to the visual qualities of the site.

7. *Household waste recycling centre site (HWRC)*

This plot is used as a household waste recycling centre and is leased to the Greater Manchester Waste Disposal Authority. The lease formally expires in March 2011 and will be terminated to coincide with an enhanced HWRC becoming operational at Rosehill. This plot currently provides vehicular access to the HWRC, the Council depots (plot 2 & 3) and the allotments (plot 12) via the access road (plot 10).

8. Wood chipping and storage area

This area is currently in operational use as a wood chipping area relating to Torkington Park

9. Car Park

This is a public car park serving depot staff, Torkington Lodge and Park users (approx 50 spaces). The access to it is via the main drive (plot 1) into the park from Torkington Road.

10. Access Road

This is a linking vehicular and pedestrian access between the HWRC, (which is accessed from Torkington Road) , and the allotments to the east.

11a. Torkington House Care Home gardens

This is an area of garden and trees providing amenity open for space Torkington House sheltered accommodation.

11b. Torkington House Care Home

This plot is managed by Stockport Homes as sheltered accommodation.

12. Allotment Gardens

The allotment plots are let by the council. At present the site is full and has a waiting list.

13. Woodchip Area

This area is currently in operational use by Parks and Recreation for the management of Torkington Park.

Ownership

3.5 All the plots are in Stockport Council ownership.

Planning History

3.6 Previous applications:

Torkington Lodge (Plot 6)

Listed Building Consent DC/016437 granted 4/10/2004 for replacement of existing external staircase and erection of railings to side entrance and parapet wall

3.7 Torkington Road Household Waste Recycling Centre (Plot 7)

Permission granted 14/11/2003, DC012861, for the provision of one additional recycling container

Public Utilities

- 3.8 It is assumed that main services are readily available and that details can be obtained from the appropriate statutory providers. It is the responsibility however of the developer to satisfy themselves in this regard.

Historic Background

- 3.9 Torkington Lodge was built by the Legh family of Booth circa 1790 as an occasional dwelling although some sources indicate it was intended to be a dower house. The house appeared to be let out and was completely or substantially rebuilt for the Holt family in the 1820s or 1830s and then used as a school. In 1858 Thomas Barlow, a local textile trader, rented the house and subsequently bought the House in 1870. The Barlow family occupied the house until its sale and use as offices of the Hazel Grove and Bramhall Urban District Council in 1935-7. It was subsequently taken over by Stockport MBC from 1974 and has been variously known as the 'Council House', Torkington Lodge and Torkington Resource Centre.
- 3.10 The Stable buildings, a cottage and outbuildings are shown on the 1849 Tithe map as being north of the Torkington lodge. The lodges and stables are heritage assets and form part of a group associated with the Grade II listed mansion, Torkington Lodge (plot 6) The Heritage Asset record (SHED) HAR/LB2/729. has the following description for the buildings:

'The stables

Former stables and related accommodation stand on the North side of a yard north of the house. Of brick with slate roofs. They have been substantially altered at ground-floor level, but retain upper sash windows, courtyard side. Roof trusses are machine-sawn. Attached tall brick wall extends along Torkington Road, and another attached wall closing the yard had ironwork finials, now removed and stored nearby.'



Torkington Cottage

Listed Buildings

- 3.11 Torkington Lodge is a Listed Building. It was listed Grade II on 09.08.66 and the description has been subsequently amended. The listed building description is attached as appendix A.
- 3.12 The lodges, former stables, mortuary and walled garden are locally listed buildings forming part of a group located within the curtilage of Torkington Lodge. All these buildings are therefore listed by virtue of section 1 (5) (b) Part 1 of (Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.13 All statutory and locally listed buildings are 'heritage' assets as defined by Annex 2 of PPS 5 (see paragraphs 4.2 - 4.5).

Access

- 3.14 The site is in a reasonably accessible location and within reasonable walking distance of Hazel Grove District Centre and railway station, and the high frequency A6 bus route.
- 3.15 The site is served by two vehicular accesses from Torkington Road which is a classified highway that forms part of the Borough's Strategic Road Network.

- Firstly, Torkington Lodge (plot 6); its annexe (plot 5); the public car park (plot 9); the wood chipping area (plot 8); and the walled garden (plot 4) take access via an unnamed private drive to the west (plot 1), Most of the private drive is designated as local open space.
- Secondly the council depot (plot 3), historic council depot (plot 2), and allotments (plot 12) are served from the access to the HWRC (plot 7). Access can also be gained to the historic council depot (plot 2) from the private drive to the west.
- Vehicular access to the allotments is also taken via the HWRC site although there is a pedestrian access to the allotments on Torkington Road. Torkington House Sheltered Accommodation (plot 11b) is served by a further vehicular access to the east of the HWRC.

Ground Conditions

- 3.16 Whilst the Council is not aware of any abnormal ground conditions making up the site of the House, lodges, car park and stables, it is a developer's responsibility to conduct detailed ground surveys to ensure suitability and stability of the site for any development.
- 3.17 Plot 7 is leased to the Greater Manchester Waste Disposal Authority (GMWDA) and this lease expires in March 2011 with a subsequent 3 month option for either party to terminate the agreement. With regard to site remediation issues the GMWDA have stated that once the Torkington site is clear of equipment they will undertake a joint site inspection to identify any remedial works that may be required. Once any such work is complete the site will be returned to SMBC.
- 3.18 For the HWRC site (plot 7) a report covering the condition of the land prior to occupation by the GMWDA is available to prospective developers without prejudice. A condition survey will also be completed by the GMWDA on exiting the site and any remediation measures if required will be carried out to the satisfaction of the local authority before handover. This condition survey and details of any remediation measures will also be made available to prospective developers.

Trees

- 3.19 Trees in the grounds make a positive contribution to the appearance and setting of the park and buildings and are covered by UDP policy NE2.1. The trees are in Council ownership and are not subject to Tree Preservation Orders. Should this ownership be changed then consideration will be given to protecting selected trees within this location, due to their importance within the area.

4.0 POLICY CONTEXT

- 4.1 The site is subject to a number of policies which are listed and described below:

Planning Policy Statement (PPS) 5 - Planning for the Historic Environment (Communities and Local Government 2010).

- 4.2 PPS5 and the accompanying Practice Guide set out the Government policies and guidance on the conservation of the historic environment.
- 4.3 Copies of these can be viewed at:
<http://www.communities.gov.uk/publications/planningandbuilding/pps5>
- 4.4 PPS5 is the primary national policy for conservation, preservation and for managing change. It covers parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. Those parts of the historic environment are termed heritage assets. The statutory listed and locally listed buildings at Torkington are heritage assets and the policy guidance requirements of PPS5 apply. Policy HE9 states that there should be a presumption in favour of conserving the designated assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be.
- 4.5 Where a planning application will lead to substantial harm or to total loss of significance, local planning authorities should refuse consent unless it can be demonstrated that:
- (i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss or;
 - (ii) (a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - (b) no viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and
 - (c) conservation through grant-funding or some form of charitable or public ownership is not possible; and
 - (d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.

Planning Policy Guidance Note 13(PPG 13) Transport

- 4.6 PPG13 states that consideration of transportation issues should be an integral part of the development process and highlights the need for developments to be accessible by all modes of transport (notably by foot, cycle and public transport) and for sustainable transport choices to be promoted. This is to ensure that the impact of development is minimized in order to reduce congestion and pollution and ensure that the transport needs of all occupiers and visitors to developments (notably those without access to a car) are met.

Stockport Unitary Development Plan Review (UDP) Adopted 31 May 2006

- 4.7 Part of the site lies within a predominantly residential area. The remainder of the site is allocated Local Open Space and a Green Chain (see plan appendix 2)
- 4.8 Plots 2, 3, 5 part of 6, 7 and 11b are previously-developed land within the predominantly residential area.

Housing Provision (HP1)

- 4.9 As sufficient land exists in the borough in the form of urban area windfalls and limited brownfield allocations, the Council will refuse applications for housing on land which involves Greenfield sites or building on urban open space.

Provision of Affordable Housing (HP2.1)

- 4.10 Under Policy HP2.1 the Council will seek to negotiate with developers to achieve 35% of total dwellings as affordable dwellings on sites sold by the Council. Affordable housing is required to provide housing for people on low or moderate incomes who cannot afford to rent or buy their own home in the Borough in current open market conditions. The emerging Core Strategy, due for adoption in March 2011, proposes to increase this percentage of affordable housing required in new developments to 40-50%.
- 4.11 In negotiating with developers the Council will have regard to the proximity of local services, facilities and access to public transport; the site's suitability and the economics of its development, taking into account any demonstrable constraints; and the need to achieve a successful housing development which would create a mixed and inclusive community, and would integrate well with neighbouring housing areas.

Natural Environment (Protection and Enhancement of Green Chains (NE 3,NE 3.1)

- 4.12 A proportion of the site forms part of a network of identified green chains on the UDP proposals map which link areas of open space and ecologically valuable routes with each other. Green chains are defined as areas which are of value as wildlife corridors and/or for recreation routes forming a network of linked open spaces throughout the Borough. They are designated for their value to wildlife and bio diversity. Proposals for development will need to avoid impeding wildlife movement or recreational use and maintain the continuity of routes or habitats.

- 4.13 Policy NE3.1 deals with any development which would detract from the wildlife or recreation value of the Green Chains identified on the Proposals Map

Protection of Local Open Space (UOS1.3)

- 4.14 Parts of the site are designated areas of Local Open space under policies UOS1 and UOS1.3. These policies operate a presumption in favour of protection of open space and against its loss. The plots covered are described in section 5.

Heritage Conservation (HC2, HC2.5)

- 4.15 Policy HC2.1 applies to the statutorily listed Torkington Lodge (plot 6) and its curtilage buildings. Policy HC2.5 applies to the buildings which are listed as buildings of local interest.

HC2.1 states *'The council will not permit development proposals and works affecting Listed Buildings unless they preserve the special architectural or historic character, appearance and setting of those buildings.'*

HC2.5' Development proposals affecting buildings or groups of buildings of local historic, architectural or other special character interest will not be permitted unless:

- (i) the proposal safeguards the character of the existing building(s) in its (their) settings; or*
- (ii) there would be no ensuing loss to the visual character and amenity value of the site and no detriment to the visual quality, setting and interest of the local area.*

There will be a presumption against demolition and redevelopment unless the proposals meet the requirements of item (ii) of this policy and would result in no net environmental loss.'

Control of development in Predominantly Residential Areas

- 4.16 This section contains the following relevant policies of the UDP Review that apply to the area :

CDH1	(Development in Predominantly Residential Areas)
CDH1.2	(Non Residential Development in Predominantly Residential Areas)
CDH1.3	(Care and Nursing Homes)
CDH1.4	(Houses in Multiple Occupation)
CDH1.6	(Day Care Nurseries)
CDH1.9	(Community Facilities in Predominantly Residential Areas)

Additional Guidance

- 4.17 For additional guidance developers should refer to the Commission of Architecture and Built Environment (CABE) and English Heritage Document: Building in Context PPS5 p 26

5.0 PERMITTED AND ACCEPTABLE LAND USES

Acceptable Uses

- 5.1 A number of uses are acceptable in principle for the various plots, subject to detailed consideration and compliance with the relevant UDP policies. Table 1 in conjunction with plan appendix 1 lists the various plots, the Unitary Development Plan allocation, existing uses and acceptable uses. It also provides a commentary for each plot.
- 5.2 In planning terms residential uses (namely class C2 for Residential Institutions and C3 for Dwelling Houses) are considered to be preferred uses for plots 2, 3, 7 and 11 b (see section 7 for design guidance). There is no intention however in the foreseeable future that the existing Torkington House sheltered accommodation facility (plot 11b) will be developed for dwelling houses.
- 5.3 Current UDP policy requires that 35% of total C3 dwellinghouses are affordable housing on sites sold by the Council. The emerging Core Strategy, due for adoption in March 2011, proposes to increase this to between 40-50%.
- 5.4 Less intensive sport and outdoor recreation uses might be acceptable if ancillary to existing leisure uses in the Park. However, such uses would need to comply with the Unitary Development Plan and PPS4 (Planning for Sustainable Economic Growth), particularly with regard to the sequential approach to retail and leisure development and an impact assessment in relation to Hazel Grove District Centre.

Unacceptable Uses

- 5.5 Indoor leisure developments, entertainment facilities and the more intensive sport and recreation uses (including cinemas, drive-through restaurants, night-clubs, casinos, bingo halls, indoor bowling centres and health and fitness centres).

A1 use (Shops)

A2 use (Financial and Professional Services)

A3 use (Restaurants and Cafes)

A4 use (Drinking Establishments)

Table 1 UDP Allocation, Plot Listings, Existing Uses, Acceptable Uses, Comments

Plot	UDP Allocation	Existing Uses	Acceptable uses	Comments
1	Local Open Space	Drive and pedestrian access	Local Open Space	<p>This is the only access to the park and Torkington Lodge from Torkington Road and leads to an existing car park. As a designated local space, the plot cannot be developed in its own right. Views of Torkington Lodge should not be obscured by enclosures.</p> <p>The access is described in the local listing entry for the Lodge House, Stables and Walled Garden as being via 'an entrance with gate piers on Torkington road'. The piers are protected features which need to be retained in any development. The gates to the lodge feature the Hazel Grove and Bramhall Coat of Arms.</p> <p>Partly designated Green Chain.</p>

Plot	UDP Allocation	Existing Uses	Acceptable uses	Comments
2	Previously developed land within a predominantly residential area	<ul style="list-style-type: none"> ▪ <i>Lodge</i> Partially used for storage/workshops ▪ <i>Torkington Cottage</i> Partially used for storage ▪ <i>Former stables buildings</i> used for storage ▪ <i>Former mortuary</i> partially used for storage 	Residential C2,C3 (Dwellinghouses and Institutions) B1 offices	<p>The lodges and stables are locally listed buildings and form part of a group with the Grade II listed mansion, Torkington Lodge.</p> <p>In accordance with UDP Review Policy HC2.5, development proposals should safeguard the character of the locally listed buildings and stables and there is a presumption against their demolition</p> <p>The acceptability of new uses would be subject to the proposal not having an adverse impact on the local highway network; safe and practical access; parking; turning and servicing arrangements and measures to encourage sustainable travel.</p>
3	Previously developed land within a predominantly residential area	Council depot used for storage	Residential C2,C3 (Dwellinghouses and Institutions) B1 offices	<p>The acceptability of uses would be subject to the proposal not having an adverse impact on the local highway network, safe and practical access, parking, turning and servicing arrangements and measures to encourage sustainable travel.</p>

Plot	UDP Allocation	Existing Uses	Acceptable uses	Comments
4	Greenfield land within a predominantly residential area	Area of public, accessible open space	Local Open Space	<p>Although not designated as open space it forms part of the curtilage and setting of Torkington Lodge and development of this area would be contrary to Policy HP1 Housing Provision. The walls of the garden are locally listed.</p> <p>Proposals should take into account the need to ensure that access to this site (notably for pedestrians and maintenance vehicles) is protected</p>
5	Previously developed land within a predominantly residential area	<i>Annex</i> Partially used as offices	B1 offices Residential C2,C3 (dwellinghouse and institutions)	<p>Residential use is an acceptable alternative for the building but Policy E4.1 Office Premises Outside Employment Areas would be applied. To comply with this policy the office space would have to be marketed for a 12-18 month period and an assessment of market demand for offices in the area carried out.</p> <p>The annex is listed by virtue of being attached to Torkington lodge. Policy HC2.1 therefore applies. Acceptability of uses would be subject to the proposal not having an adverse impact on the local highway network,</p>

				safe and practical access, parking, turning and servicing arrangements and measures to encourage sustainable travel
6	Previously developed land within a predominantly residential area	<i>Torkington Lodge(Council House)</i> Partially used as offices	B1 offices Residential C2,C3 (dwellinghouses and institutions)	<p>Residential use is an acceptable alternative for the building in planning policy terms, but Policy E4.1 Office Premises Outside Employment Areas would be applied.</p> <p>To comply with this policy the office space would have to be marketed for a 12-18 month period and an assessment of market demand for offices in the area would be carried out.</p> <p>The house is a Grade II listed building, Policy HC2.1 therefore applies.</p> <p>Part of the landscaped area and designated Green Chain</p> <p>Acceptability of uses would be subject to the proposal not having an adverse impact on the local highway network; safe and practical access; parking; turning and servicing arrangements and measures to encourage</p>

Plot	UDP Allocation	Existing Uses	Acceptable uses	Comments
7	Previously developed land within a predominantly residential area	Household Waste Recycling Site (B2 General industry)	Residential C2,C3 (dwellinghouses and Institutions) B1 Offices B2 General industry	<p>sustainable travel.</p> <p>A household waste recycling facility will not require planning permission as an existing use although any future use would require permission for new buildings. Such a use however would affect the wider development of this site. The Council therefore will endeavour to locate a smaller neighbourhood recycling facility in the local area.</p> <p>The access to this plot whilst substandard could be upgraded to meet current design standards</p> <p>Acceptability of any uses would be subject to the proposal not having an adverse impact on the local highway network; safe and practical access; parking; turning and servicing arrangements and measures to encourage sustainable travel</p> <p>A small area of land and at the southern edge of this plot is required</p>

				to enable vehicular access from the wood chipping area adjacent, to serve the allotments. This small area of land would enable a link to be made with the existing vehicular access to the allotments from the HWRA (plot 10)
8	Local Open Space	In operational use for the park as a wood chipping area.	Local Open Space	Development of this area would be contrary to policy UOS1.3 Protection of Local Open Space unless it was replaced by open space in a nearby location or the development is clearly needed in connection with the use of the park. Designated Green chain Vehicular access from the adjacent car park (plot 9) may be required to facilitate access to the HWRC site (plot 7) as part of a revised vehicular access to the allotments
Plot	UDP Allocation	Existing Uses	Acceptable uses	Comments
9	Local Open Space	In use as a car park	Local Open Space	Development of this area would be contrary to policy UOS1.3 Protection of Local Open Space unless it was replaced by open space in a nearby location. Designated Green chain.

10	Local Open Space	In uses as a vehicular access road from the HWRC(plot 7) to the allotments	Local Open Space (car park)	Development of this area would be contrary to policy UOS1.3 Protection of Local Open Space unless it was replaced by open space in a nearby location. Designated Green chain This plot must be retained as local open space to allow for vehicular access serving the allotments.
11b	Previously developed land within a predominantly residential area	Residential Sheltered Accommodation. It is not envisaged there will be any change to this C2 planning use in the foreseeable future although acceptable other planning uses are included in the column to the right for information	Residential C2 C3 (dwellinghouses and institutions) B1 office development	Acceptability of uses would be subject to the proposal not having an adverse impact on the local highway network; safe and practical access; parking; turning and servicing arrangements and measures to encourage sustainable travel
Plot	UDP Allocation	Existing Uses	Acceptable uses	Comments
11a	Local Open Space	Area of mature landscaping adjoining residential sheltered accommodation	Local Open Space	Development of this area would be contrary to policy HP1 Housing Provision and UOS1.3 Protection of Local Open Space unless it was replaced by open space in a nearby

				<p>location. Designated Green chain</p> <p>There is no highways objection in principle to an access from site 7 going through Plot 11a, rather than remaining from site 10, subject to any access being to an acceptable design standard. Developers would need to satisfy themselves however that such a route through 11a is technically feasible.</p>
12	Local Open Space	Allotment gardens	Local Open Space	<p>Development of this area would be contrary to policy HP1 Housing Provision and UOS1.3 Protection of Local Open Space unless it was replaced by open space in a nearby location.</p> <p>Retaining the existing vehicular access to the allotments is acceptable in planning and highways terms however it is preferred that vehicular access to the allotments is taken from the rear from car park serving Torkington Park as outlined in</p>

				<p>paragraph 8.24.</p> <p>Designated Green chain</p>
13	Local Open Space	In operational use for maintaining Torkington Park	Local Open Space	<p>Development of this area would be contrary to policy HP1 Housing Provision and UOS1.3 Protection of Local Open Space unless it was replaced by open space in a nearby location or the development is clearly needed in connection with the use of the park.</p> <p>Designated Green chain</p>

6.0 **GENERAL DEVELOPMENT REQUIREMENTS**

- 6.1 Any development will be required to accord with the relevant policies contained in the borough's Development Plan. The current Development Plan is the Stockport **Unitary Development Plan Review (UDP)** adopted on 31st May 2006. The Stockport Core Strategy is due to be adopted in March 2011. The Development Plan will then consist of the Core Strategy and saved UDP policies.
- 6.2 The following UDP policies are currently particularly relevant:

Design and Character

DCD 1.1 Design Principles

DCD 1.2 Design Appraisals

DCD 1.3 Access for People with Access Difficulties

DCD 1.4 Landscaping of New Development

DCD 1.6 Public Health and Safety and Security in Developments

DCD1.8 Energy Efficient Design

Natural Environment

NE2.1 Tree and Woodland Protection

NE3 Green Chains

NE3.1 Protection and Enhancement of Green Chains

Local Open Space

UOS 1.3 Protection of Local Open Space

Urban Open Space

UOS1 Protection of Urban Local Space

Heritage

HC2 Listed Buildings

HC2.1 Development Affecting Listed Buildings

HC2.2 Retention of Listed Buildings

HC2.3 New Uses for Listed Buildings

HC2.5 Development Affecting Buildings of Local Interest

HC3.1 Development and Archaeology

Environmental Protection and Improvement

EP1.2 Treatment of Derelict and Vacant Land

Leisure

L1.3 Provision of Recreation and Amenity Open Space in New Developments

Housing Provision

HP1 Housing Provision

HP2.1 Provision of Affordable Housing

Control of Development in Predominantly Residential Areas

CDH1.1 New Residential Development

CDH1.2 Non Residential Development

Economy

E 1.2 Location of New Business Premises and Offices

E 2.3 Design of New Business and Industrial Development

E 4. Employment Uses outside employment Areas

E 4.1 Industrial Warehouse Storage and Office Premises outside
Employment Areas

Strategic and Sustainable Transport

ST1 Sustainable transport

ST1.4 Walking

ST1.5 Cycling

ST2 Strategic Transport Corridors

ST2.1 Strategic Road Network

ST2.3 Road user hierarchy

Transport and Development

TD1 Transport and Development

TD 1.1 Achieving Accessible Development

TD1.2 Transport Assessments

TD1.3 Travel Plans in Developments

TD 1.4 Parking in Developments

TD1.5 Safety and capacity on the highway network

TD 1.6 Accessibility and the Design of Development

TD2 Urban Design and Streetscape

TD2.1 Home zones

TD2.3 Design of highway and transport schemes

Minerals, Waste and Energy

MW3 Energy Efficiency

6.3 The following emerging Core Strategy policies are particularly relevant:

CS 1 Overarching Principles: Sustainable Development – Addressing
Climate Change and Inequalities

CS 2 Housing Provision

CS 3 Mix of Housing (and H 3 Affordable Housing)

CS 4 Distribution of Housing Accommodating Economic Development

CS 7 Safeguarding and Improving the Environment

CS 8 Transport and Development

CS 9 An Effective and Sustainable Transport Network

6.4 Development Management policies supporting the above 'Core
Policies' will also be applicable

Supplementary Planning Guidance (SPG)/Documents (SPD)

6.5 In addition to the Stockport Unitary Development Plan Review the council has produced a number of supplementary guidance notes to help inform development proposals. Relevant to this brief are:

- Sustainable design and construction (SPD) on 31 May 2006. Provides guidance on design and construction
- Provision of Affordable Housing (SPG) adopted on 28th January 2003
- Design of Residential Development (SPD) adopted in December 2007
- Sustainable Transport SPD adopted in December 2007
- Transport and Highways in Residential SPD adopted in September 2006
- Recreational Open Space Provision and Commuted Payments SPG adopted in July 2006

6.6 Any development shall be designed to the highest standard to the satisfaction of the Local Authority Development Control Officers, and shall be constructed in accordance with the current Building Regulations to the satisfaction of the Local Authority Building Inspectors.

7.0 DEVELOPMENT OPPORTUNITIES

Plot 2 Council Depot comprising locally listed outbuildings (lodge, Torkington Cottage, the former stables and mortuary).

Conversion to residential uses

7.1 The stables and former mortuary are a distinct group of historic buildings forming an attractive 'courtyard' and make a positive contribution to the character of the site. The 1849 tithe map shows the presence of stables and outbuildings. The opportunity exists for the sensitive conversion of the former stables, lodge, cottage and outbuildings forming the courtyard into three or four dwellings. The former mortuary and outbuildings also provide an opportunity to provide garage and bin storage areas associated with the dwellings.

7.2 High quality design and careful restoration is paramount in any repair, refurbishment or conversion. The following factors will need to be given strong consideration in any design proposals:

- Retention of the historic identity of each element of this group of buildings and outbuildings
- Retention and re-use of the existing openings, windows and entrances facing the courtyard. The round-arched openings to the former stables and outbuildings need to be sensitively

incorporated as features in any conversion scheme. Particular attention should be paid to incorporating/restoring the existing fan-lights to doorways to outbuildings adjacent to the walled garden.

- Any new construction or extension of the buildings should be sympathetic and subservient to the scale, massing and composition of the existing group of buildings which are single or two storeys in height.
- Consideration should be given to creating communal, shared areas of amenity open space, landscaping and parking areas that respect the historic, courtyard setting. Any separation of areas of private space will require a highly sensitive landscaping design.
- Retention and restoration of existing roofs using existing or matching materials
- Protection of views into the stables courtyard from the main driveway (plot 1)

7.3 The walls of the outbuildings form a feature and contribute to the character of the walled garden.



7.4 In accordance with UDP Review Policy HC2.5 development proposals should safeguard the character of the locally listed buildings and there is a presumption against their demolition.

- 7.5 The locally listed structures are deemed as falling within the curtilage of the listed Torkington Lodge. Development proposals affecting the setting and curtilage of the House will not be permitted unless they preserve the appearance and setting of this building (UDP Review policy HC 2.1).
- 7.6 The private access and driveway (Plot 1) is considered sub-standard and any intensification of use of that access would not be supported. Access should therefore be considered via plots 7 and 3 to serve the development.

Plot 3 Modern Council Depot buildings

Residential Uses

- 7.7 The modern Council depot buildings used for storage on site 3 are of no particular architectural or historic interest merit. This plot provides an opportunity for a high quality development that will enhance the visual quality, setting and significance of Torkington Lodge and park, and achieving the regeneration of a prominent site fronting Torkington Road.
- 7.8 The following factors will need to be given strong consideration in any design proposals:
- The scale, massing, detailed design and materials of the new buildings need to respect and relate to the setting of the locally listed stables/cottage/outbuildings and the statutory listed Torkington Lodge. Any new buildings should retain the 'courtyard' character and sense of enclosure formed by the buildings.
 - A mix of two/two and a half storey height new buildings is appropriate.
 - Careful consideration be given to the treatment of private spaces and landscaping and shared spaces to retain the 'courtyard' character formed by the buildings.
 - The need to make a positive contribution to the setting of the walled garden and wider park setting
 - Any redevelopment should retain the walled boundary and privacy of the 'Secret Garden' in order to respect its existing special character and appearance.
- 7.9 General guidance on residential development can be found in the Design of Residential Development Supplementary Planning Document adopted by Stockport Council (December 2007). Standards in sections 7.62 and 7.69 of the SPD apply relating to Space Standards for privacy distances and private amenity open space.
- 7.10 The private access and driveway (Plot 1) is considered sub-standard and any intensification of use of that access would not be supported.

Vehicular access should therefore be taken via plot 7 to serve new development. (see 7.15 for further details)

- 7.11 A scheme that is likely to include more than 5 units for housing will need to be served by an access road designed and constructed to adoptable standard. Details of the requirements for this are outlined in the SMBC Transport and Highways in Residential Areas SPD and Sustainable Transport SPD. Chapter 3 of the Sustainable Transport SPD (and Section 3.2.1.1 of the Transport and Highways in Residential Areas SPD' in the case of residential development) also outlines the need for a Stage 1 Road Safety Audit to be produced and submitted in support of any planning application that includes a new highway. If a 'Manual for Streets' style layout is proposed, this will need to form part of a Quality Audit).

Plot 7 Household Waste Recycling Site

Residential Uses

- 7.12 This hard surfaced open area presents an opportunity for a high quality development in association with plots 2 and 3 that will enhance the visual quality, setting and significance of Torkington Lodge and park and achieve the regeneration of a prominent site fronting Torkington Road.
- 7.13 The following factors as for plot 3 will need to be given strong consideration in any design proposals:
- The scale, massing, detailed design and materials of the new buildings need to respect and relate to the setting of the locally listed stables/cottage/outbuildings and the statutory listed Torkington Lodge. Any new buildings should respect the 'courtyard' character and sense of enclosure formed by the buildings.
 - The need to make a positive contribution to the setting of the walled garden and wider park setting.
 - A mix of two/two and a half storey height new buildings is appropriate.
 - Careful consideration be given to the treatment of private spaces and landscaping and shared spaces to retain the 'courtyard' character formed by the buildings.
 - Any new redevelopment retains the walled boundary, privacy of the walled garden.
- 7.14 General guidance on residential development can be found in the Design of Residential Development Supplementary Planning Document adopted by Stockport Council (December 2007). Standards in sections 7.62 and 7.69 of the SPD apply relating to Space Standards for privacy distances and private amenity open space.

- 7.15 The access which serves the HWRC and allotments is considered to be substandard in terms of visibility. This access whilst substandard could be upgraded to meet current design standards to serve future development whilst retaining the potential, if required to access to the allotments (plot 12). See paragraphs 8.9 and 8.18.



Plots 5, 6 Listed Torkington Lodge and Annexe Building

- 7.16 These buildings present the opportunity in planning policy terms for sympathetic conversion and use for B1 offices or residential purposes.

Plots 1, 4, 8, 9, 10, 11, 12 and 13

- 7.17 These have extremely limited development opportunities indeed plot 11b is to remain as sheltered accommodation and plot 12 is to remain as allotments.

8.0 DEVELOPMENT CONTEXT - SUPPORTING INFORMATION REQUIREMENTS

Design and Access Statement (DAS)

- 8.1 An outline or full application for planning permission for a proposed change of use will require a Design and Access Statement to accompany the application unless the change of use will not involve building works or other operational development.

- 8.2 The Council has prepared a short guidance note 'Stockport Guide to Design and Access Statements' which can be viewed on

<http://www.stockport.gov.uk/services/environment/planningbuildingplanningpolicy/developmentmanagement/applyforpermission/preparingaccessstatements>

- 8.3 The DAS will be specific to the planning application. The guide advises developers what should be included for the design and access components of the development. The Access component of a DAS is particularly important for a building or space where there is access by the public, as such schemes are required to comply with the provisions of the Disability & Discrimination Act 1995 (DDA). Further information can be found at:

<http://www.stockport.gov.uk/content/environment/planningbuildingpolicy/developmentcontrol1/planninginfo/disabilitydiscrimact1995?a=5441>

- 8.4 Further general information on Design & Access Statements is available through the following web-links:

- CABE Design & Access Statements: how to write, read and use them: <http://www.cabe.org.uk/AssetLibrary/8073.pdf>
- Circular 1/2006: Guidance on Changes to the Development Control System:
http://www.communities.gov.uk/pub/715/Circular0106DCLGGuidanceonChangestotheDevelopmentControlSystem_id1500715.pdf
- The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006:
http://www.opsi.gov.uk/si/si2006/uksi_20061062_en.pdf

- 8.5 The Design and Access statement should give full details of the external **materials** which should be of good quality, hard wearing, visually appropriate and sympathetic in terms of colour and texture to the character of the existing heritage assets. An assessment of the **visual impact** of the proposed development is also required.

Recording Heritage Significance and Impact

- 8.6 The Council will require prospective developers to provide an analysis and description of the significance of the heritage assets (outbuildings, former stables, mortuary and walled garden) and the contribution of their setting to that significance. This information should be accompanied with an assessment of the impact of the proposals in accordance with the requirements of Planning for the Historic Environment PPS5, policy HE 6. Early liaison and consultation with the Conservation Officer would be beneficial prior to preparing detailed proposals and submission for adaptation, rehabilitation or repairs. The

information can be set out within the Design and Access Statement. The English Heritage publication; 'Informed Conservation' provides further guidance.

- 8.7 Developers will be expected to fund a level 3 archaeological/building investigation survey for the outbuildings, lodges, former stables and mortuary in line with the guidance produced by English heritage prior to submitting an application. A full description of the level of survey required can be found in 'Understanding Historic Buildings-a guide to good recording practice' published by English Heritage 2006 and can be viewed at the following web site:

http://www.english-heritage.org.uk/upload/pdf/Understanding_Historic_Buildings_1.pdf

- 8.8 Developers will also be required to consult with the Council's Curatorial and Design team at an early stage in order for the Council to assess the opportunities for architectural salvage and recycling. Any materials /items of architectural or historic interest likely to be affected as part of an approved development will be identified in consultation with the developer so that arrangements can be made for appropriate transfer to safe off-site storage and/or re-use.

Transport Impact and statement

- 8.9 When drawing up proposals, developers will need to review the site's existing access arrangements and develop proposals, in conjunction with the Council's Highway Engineer to ensure that the site can be accessed by pedestrians, cyclists and vehicles (including service vehicles) in an acceptable manner. Proposals should also ensure that sustainable modes of travel are encouraged and must also take into account the needs of the disabled

- 8.10 For all but minor proposals some form of Transport Assessment will need to be carried out and submitted in support of any planning application relating to the redevelopment of all or some of the site. This will need to be produced in accordance with the guidance outlined in 'Guidance on Transport Assessment' (DCLG/DfT). The scope of the Assessment should be agreed with the Council's Highway Engineer prior to it being produced. A Travel Plan / Travel Plan Statement may also be required. This would need to be produced in conjunction with the Transport Statement / Assessment and be in complete accordance with the guidance outlined in Good Practice Guidelines: Delivering Travel Plans through the Planning Process (DCLG/DfT). If the proposal includes a residential element, it must be in complete accordance with the document 'Making residential travel plans work: guidelines for new development' (DfT). These documents can be viewed at:

<http://www.dft.gov.uk/pgr/regional/transportassessments/guidanceonta>

- 8.11 Although the site is reasonably accessible, as it is within reasonable walking distance of Hazel Grove District Centre and Railway Station, the Transport Statement / Assessment will need to include a detailed review of local transport infrastructure and identify whether there are any deficiencies in the local transport network that are likely to deter / prevent the use of sustainable modes of transport. If any deficiencies are identified, these may need to be addressed as part of the proposed development. This is likely to include the upgrading of the nearby bus stops to Greater Manchester Passenger Transport Executive's 'Quality Bus Corridor' standard.
- 8.12 Within the development, well-defined pedestrian routes should be provided from the site access and parking areas to all main entrances to the building, cycle parking must be located in prominent locations and all parts of the development must meet the requirements of Disability Discrimination Act (1995) and supporting Codes of Practice.
- 8.13 Facilities including showers, changing rooms, drying facilities and lockers should be provided in all non-residential development so as to enable and encourage the use of sustainable modes of transport
- 8.14 Signage should be clear and to the Council's approved standards. It will need to take account of people with a variety of disabilities.

Access

- 8.15 Both of the site's existing access arrangements are considered to be substandard, the unnamed private drive notably in terms of geometry, and the access which currently serves the HWRC and allotments, notably in terms of visibility.
- 8.16 Given the historic significance of the gate posts and stone boundary walls, the improvements required to the private access to bring it up to current design standards would conflict with the desire to retain these features. The Council's Highways Engineer therefore advises that it would be more appropriate to limit traffic that take access via this private access to those required by the existing uses served. These uses are Torkington Lodge (plots 5, 6) the car park (plot 9). The private road can however be used for any limited vehicular traffic accessing the allotments from the car park.
- 8.17 Any proposal for the redevelopment of Torkington Lodge that would result in the intensification of use of the western access is unlikely to be supported.
- 8.18 The access to the HWRC, whilst substandard, could be upgraded to meet current design standards. This would require the setting back

and alteration or removal of the existing boundary walls that front Torkington Road on both sides of the access. It should be possible to obtain the required improvements without affecting the historic boundary walls. In order to enable an acceptable level of visibility to be provided to the east of the access, part of the boundary of Site 11b (sheltered accommodation) with Torkington Road may need to be set back, requiring a small amount of land from that land holding.

8.19 It is assumed that the scale of development will be such that the access to plots 7 2 and 3 can be served by a simple priority junction and that a right-turn lane ghost island junction (or alternative junction to a priority junction) will not be required to serve the site. If a development is proposed that generates over 300 vehicle movements per day, such a facilities would be required however.

8.20 The design of any access will need to accord with the advice and standards outlined in the 'Transport and Highways in Residential Areas SPD' and 'Design Manual for Roads and Bridges' (DfT). DMRB can be viewed at:

<http://www.standardsforhighways.co.uk/dmrb/>

8.21 If the development comprises more than five residential units (unless within a single apartment block), or more than two non-residential units, it will need to be served by an access road (or roads) designed and constructed to adoptable standard. Details of the requirements for this are outlined in the 'Transport and Highways in Residential Areas' and 'Sustainable Transport' SPDs. Reference may also be made to 'Manual for Streets' (DCLG/DfT). This can be viewed at:

<http://www.dft.gov.uk/pgr/sustainable/manforstreets/>

8.22 Any development that includes a new highway or change to an existing highway (e.g. the construction of a new junction or provision of new highway infrastructure) will require a Stage 1 Road Safety Audit which must be submitted in support of any planning application. If a 'Manual for Streets' style highway layout is proposed, this will need to form part of a Quality Audit.

8.23 The developer will need to enter into a Section 38 and/or 278 Agreement with the Highway Authority (Stockport Council) with respect to construction of any new highway or amendments to an existing highway.

8.24 Access to the allotments remains feasible from the HWRC site (plot 7), however it is strongly preferred that vehicular access to the allotments is separated from this plot given the potential conflict with the C2 and C3 uses preferred for site 7. It is therefore preferred that access to the allotments is taken from the car park (plot 9) through the hard standing area (plot 8), and the southern edge of the HWRC site (plot 7) thus

linking into plot 10 which forms the continued access to the allotments from the HWRC.

Servicing

- 8.26 Suitable servicing facilities need to be provided, including the ability for service vehicles to safely enter, turn within and exit the site. Sufficient space should be provided within the site for the turning and maneuvering of service vehicles

Parking

- 8.27 Parking for cars (including blue badge holders), cyclists and motorcyclists will need to be provided in accordance with the adopted parking standards, together with associated facilities to encourage cycling (i.e. showers, lockers and drying facilities).

Trees and Landscaping

- 8.28 The handling of the relationships of the new or converted building to the external spaces and adjacent buildings is very important. The opportunity should be taken to create attractive, safe and easily maintained external spaces. They should compliment the historic status of the building through the sensitive use of materials and the treatment of both hard and soft landscaped areas should be such as to encourage their use by both occupants and visitors.

Crime Impact Statement

- 8.29 Secure and safe environments both within and outside the development should be provided. Proposals should take into account the principles of 'Crime Prevention through Environmental Design' (CPTED) which seek to maximise natural surveillance, define public and private open spaces and create a public realm that removes opportunities for crime to take place. In line with Policy DCD1.6 (Public Health, safety and Security in development) of the UDP First Review, developers are advised to consult the GM Police Architectural Liaison Officer for crime prevention advice prior to submitting a planning application and using guidance such as incorporating 'Secured by Design' principles in a scheme. The benefits of crime prevention measures can be maximised by including it in the earliest stages of design.

- 8.30 There is now a requirement for all major applications to have a Crime Impact Statement and more information is available on:

<http://www.stockport.gov.uk/services/environment/planningbuildingplanningpolicy/developmentmanagement/planningpolicy>

- 8.31 An appropriate level of intruder detection and alarm should be provided

together with an assessment of the benefits of supplementing with external and internal CCTV provision.

- 8.32 The safety of pedestrian routes should be enhanced by high quality external lighting. Equally, avoiding light pollution is also desirable so that the outdoor lighting should be sensitive.

Recycling and Refuse Collection

- 8.33 The guidance note **_Recycling & Refuse Collection Services - A Design Guide for Residential Developers**, can be found at: <http://www.stockport.gov.uk/services/environment/planningbuildingplanningpolicy/developmentmanagement/planningpolicy/> This guidance note provides information of the size of collection vehicles used; the size of containers provided; the storage requirements for containers; and the access requirements for recycling and refuse collection crews, in Stockport.

Sustainable Design and Construction

- 8.34 Sustainable development is a key priority in Stockport Council's Community Strategy and Government Policy. The Council welcomes schemes which have regard to the Sustainable Design and Construction SPG. Further information and advice is available on all aspects of sustainable design and construction from the Council's Planning Policy Team. The Council will examine carefully any proposals for sustainable development within the context of the general development requirements of the UDP.
- 8.35 Materials specified for the developments will need to demonstrate high standards of visual attractiveness, durability and environmental performance. Consideration should also be given to how these materials could be re-used or re-cycled after their use in the proposed development and what, if any, actions can be taken during specification, selection and installation or use to make the future re-use or recycling easier. Redevelopment sites and historic buildings present both an opportunity and a challenge to achieve imaginative and innovative, sustainable development through good building design and re-use of heritage assets as advocated in PPS5. Keeping heritage assets in use avoids the consumption of building materials, energy and the generation of waste from the construction of replacement buildings.

Statement of Community Engagement

- 8.36 Developers are strongly encouraged to undertake a pre application engagement exercise with the local community. This can sometimes help identify local issues and possible solutions before a scheme is finalised and a planning application submitted. Forms and guidance on how to go about this are available from Hygarth House or from the Council website at the following web address:

<http://www.stockport.gov.uk/content/environment/planningbuildingpolicy/developmentcontrol1/planninginfo/beforeapplication/?a=5441>

9.0 CONTACTS

9.1 Stockport Council

Regeneration Section

Crispin Edwards	Conservation Officer	0161 474 2620
Anna Highfield	Project Officer	0161 474 4571
David Johnston	Programme Manager	0161 474 4551

Development Control

Karyn Clark	Development Management Officer	0161 474 3551
Alex Bond	Development Management Engineer	0161 474 4906
Pippa Brown	Urban Design Officer	0161 474 3531

Planning Policy

Chris O'Brien	Policy Officer (Housing)	0161 4743534
Bruce Child	Policy Officer (Open Space)	0161 4743564
Steve Johnson	Policy Officer (Employment)	0161 4743509

10.0 APPENDICES

Appendix 1 Site plan

Appendix A: Listed Building Description

House, now offices. Early C19. English garden wall bond brick, ashlar dressings and slate roof. 5 by 4 bays with 2 storeys (plus basement), a wing at the rear, and a later wing to the left which is not of special interest. Stone plinth, first floor band and brick eaves band. Bays 1, 2, 4 and 5, project each having 2 sash windows on each floor with stone sills, flat brick arches and sash windows and being pedimented. The central bay has a similar window on the first floor and a Roman Doric tetrastyle portico on the ground floor. The 6 panel door has an over light. The large wing to the rear is canted and has a tripartite sash window to each floor under wide cambered arches. 2 bold chimney stacks. Interior: grand stair hall with ornate cast iron baluster stair and gallery and a domical skylight with radial bars and coloured glazing.

STOCKPORT LIST REVIEW 2005-07 PROPOSED AMENDED DESCRIPTION

Summary of Importance/Criteria Decision.

Mansion with late C18 origins completely or substantially rebuilt during the 1820s or 1830s. Locally listed lodges of late C19 date, walled garden, garden bothies and boiler house, stable and other ancillary accommodation form part of a group with the house.

Historic Asset Description.

The house stands on a knoll in substantial grounds which have been turned into a public park. Late C19 lodges lie to the West, and a drive, which follows the route shown on the 1875 map, leads from London Road to a turning circle in front of the house, joining a secondary drive serving the stables which has an entrance with gate piers on Torkington Road.

The House

The house is of brick laid in English garden wall bond with a stone plinth, stone sill band and copings, stone portico and slate roof. Two storeys over a basement. The relatively poor quality of the brickwork suggests that it was originally rendered. Oblong plan with a full-height canted bay at the rear. Symmetrical entrance front with two-bay slightly projecting pedimented ranges, a single-bay centre, and portico of two pairs of Greek Doric columns carrying an entablature with a triglyph frieze. Windows beneath flat heads of gauged brick are generally four-pane sashes. The South elevation of four bays has a single-storey bay window offset to the right. Other ground-floor windows reach down to plinth level. The five-bay rear elevation has tripartite windows to the bay, and the tops of basement windows are exposed. The North elevation has a brick extension probably of 1930s date replacing the service wing, shown on the 1875 OS map.

A vestibule with diamond-set flags and later tiles gives to an inner doorway of 1930s date with revolving doors. This leads to the staircase hall, also with diamond set flags and later tiles. The stair leads up in one flight and continues as a cantilevered stair against the wall. It has wreathed rails, open string and cast-iron balusters with elaborate floral drop details. The risers are decorated with a scroll motif. The rail continues along the upper landing. The hall has a central circular ceiling recess and glass dome with decorative coloured glass probably of mid C19 date.

C20 subdivisions and alterations have obscured the details of the original plan, but the service areas lay on the North side, where there is a service stair with stick balusters, access to the attic and to the cellars. Rooms generally have simply moulded cornices and door surrounds and some original panelled doors. Windows generally retain panelled reveals and (painted in) shutters. A room on the South front, perhaps a morning room, has a ceiling with moulded plasterwork ribs forming a simple geometrical pattern. The principal ground-floor room is a saloon at the rear incorporating the bay. Here there are full-height (painted) pilasters with moulded caps attached on each side at the rear of the room. The bay window has pilasters between the lights. The corresponding first-floor room was adapted as a council chamber during the 1930s when it was panelled in oak.

All fireplaces and chimneypieces have been removed except one mid C19 example in an attic room formerly occupied by servants. Cellars include brick vaulted ranges on the North side and some original plank doors, a few with ventilation holes.

History

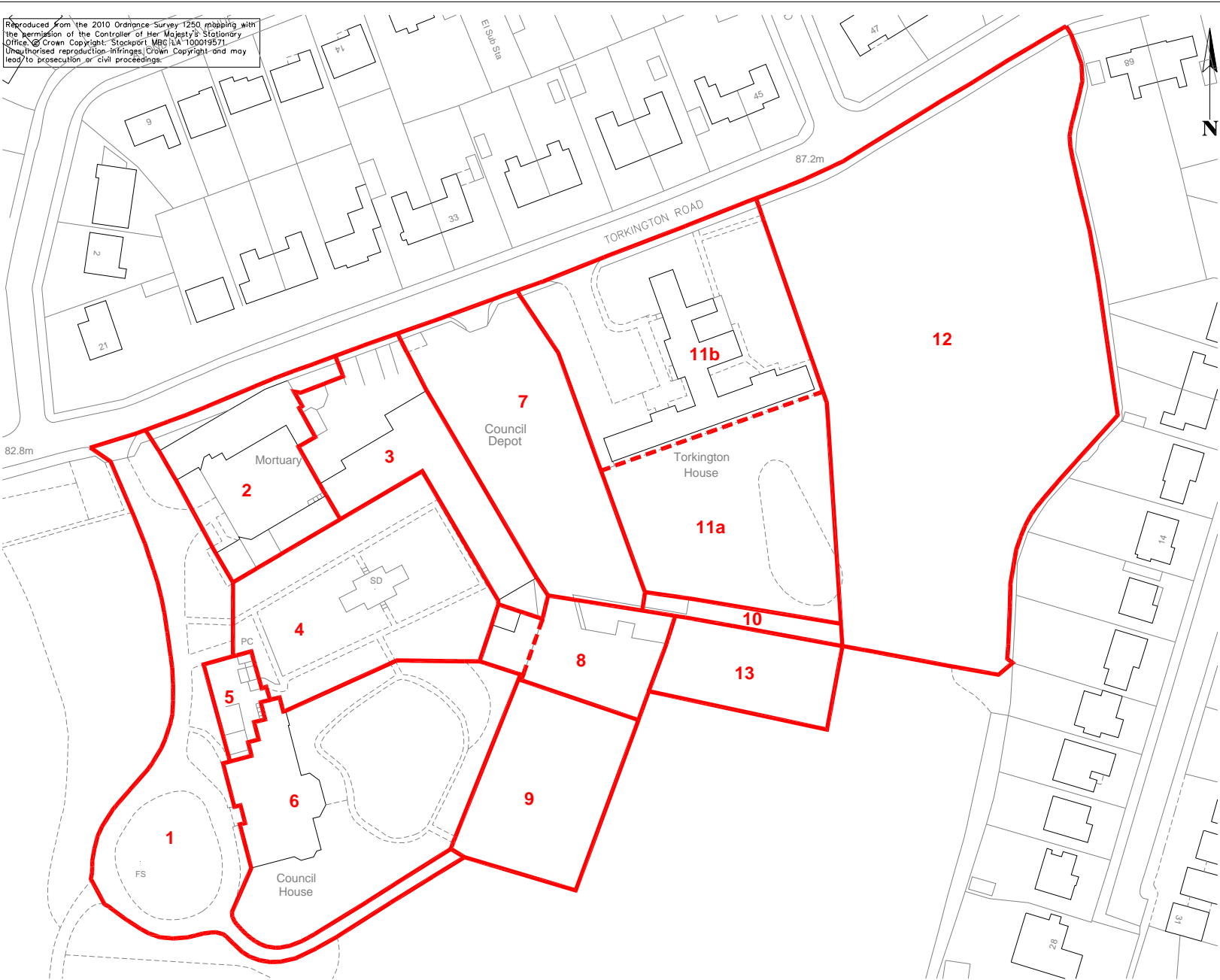
A mansion built by the Legh family of Booths circa 1790 as an occasional dwelling, though some sources indicate it was intended to be a dower house. It was completely or substantially rebuilt for the Holt family in the 1820s or 1830s, and subsequently used as a school. In 1858 Thomas Barlow, a successful textile trader, rented the house and subsequently bought it in 1870. The lodges were built during the late C19 (post 1875). The building was taken over by the Hazel Grove and Bramhall Urban District Council in 1935-7 and subsequently by Stockport MBC from 1974.

The Barlow family papers (the Barlow Collection) including a photographic collection are in Cambridge University Library

Ref: De Figueiredo & Treuherz, *Cheshire Country Houses* () p. 276, Pevsner & Hubbard, *The Buildings of England: Cheshire* (1971) p. 236, Stockport Library, building file.

Appendix 1

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Notes

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- 2 The contractor shall verify all dimensions on the site

nr.	date	initial	amendment	note
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Project

Title
**Land at Torlington Lodge,
Hazel Grove
Draft Planning Brief**

Scale **1:1250**

Date Drawn Authorised

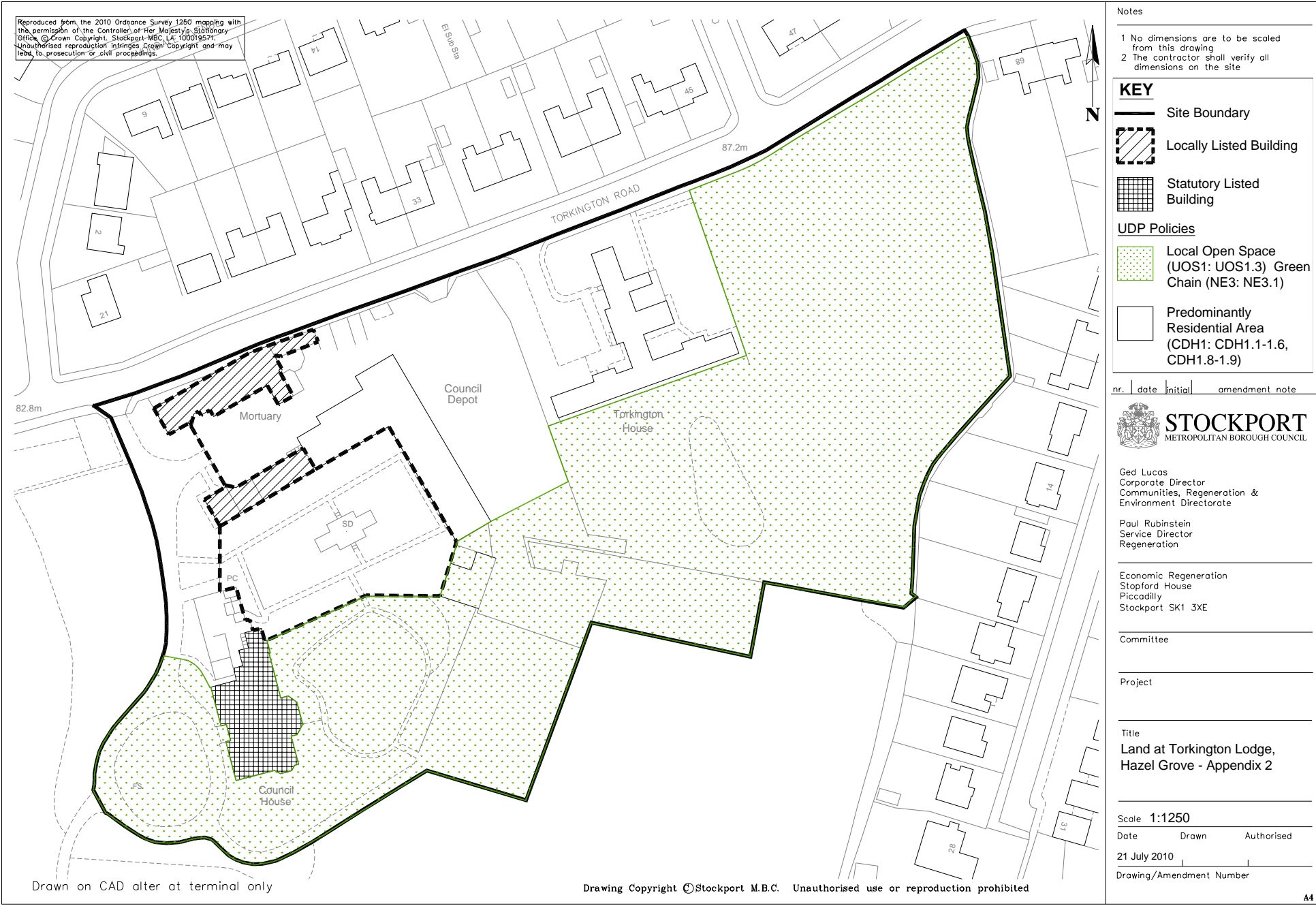
June 2010

Drawing/Amendment Number

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Appendix 2



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Notes

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KEY

- Site Boundary
- Locally Listed Building
- Statutory Listed Building

UDP Policies

- Local Open Space (UOS1: UOS1.3) Green Chain (NE3: NE3.1)
- Predominantly Residential Area (CDH1: CDH1.1-1.6, CDH1.8-1.9)

nr.	date	initial	amendment	note
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Title
**Land at Torkington Lodge,
Hazel Grove - Appendix 2**

Scale **1:1250**

Date Drawn Authorised

21 July 2010

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