

Macclesfield Character Assessment

March
2022



Donald Insall Associates
Chartered Architects and Historic Building Consultants





Contact information

Kate Martyn (Associate Director)

kate.martyn@insall-architects.co.uk

0161 359 4326

www.donaldinsallassociates.co.uk

Simon Peake (Associate Director)

speake@lsh.co.uk

0161 228 6411

www.lsh.co.uk

Donald Insall Associates
Chartered Architects and Historic Building Consultants

**Lambert
Smith
Hampton**

This report and all intellectual property rights in it and arising from it are the property of or are under licence to Donald Insall Associates or the client. Neither the whole nor any part of this report, nor any drawing, plan, other document or any information contained within it may be reproduced in any form without the prior written consent of Donald Insall Associates or the client as appropriate. All material in which the intellectual property rights have been licensed to Donald Insall Associates or the client and such rights belong to third parties may not be published or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights therein.

Contents

1.0	Purpose and Scope		4.0	Assessment: What is the Distinctive Character of Macclesfield?	
1.1	Character Assessments	2	4.1	Overall Character	32
1.2	Purpose of this Report	3	4.2	Typologies	34
1.3	Scope of the Report	4	4.3	Views and Skylines	39
1.4	Community Engagement	5	4.4	Summary of Character Areas	40
2.0	Background		5.0	Macclesfield Town Sub-Areas	
2.1	Existing Studies	7	A.	Town Centre Inner Core	44
2.2	Local List of Historic Buildings SPD (2010)	8	B.	Town Centre Outer Core	62
2.3	Macclesfield Archaeological Assessment, Cheshire Archaeology Historic Towns Survey, 2003	9	C.	Hurdsfield	83
2.4	Landscape Character Assessment, 2018	10	D.	Buxton Road	89
2.5	Local Landscape Designations, LUC 2013	11	E.	Macclesfield South	98
2.6	Open Space Assessment, Cheshire East 2012	12	F.	Macclesfield West and Ivy	108
2.7	Green Space Strategy, Cheshire East 2020	13	G.	Broken Cross and Upton	116
2.8	Green Infrastructure Plan, TEP 2019	14	H.	Tytherington	126
2.9	Sustainability	15	6.0	Guidance for New Development	
2.10	Macclesfield Local Transport Delivery Plan	16	6.1	How This Document will be Used	138
3.0	Strategic Context Overview		6.2	Relevant Planning Policy	139
3.1	Location and Setting	19	6.3	New Character Assessment Policy	143
3.2	The Historical Development of Macclesfield	20	6.4	Design Guidance	144
3.3	Ecology and Open Space	26	6.5	Integrating Character with Other Priorities	150
3.4	Land Uses	27	6.6	Buildings, Spaces and Movement	151
3.5	Movement	28	6.7	Views	152
3.6	Opportunity Sites	30	7.0	Summary and Next Steps	

Preface

Macclesfield is a town in the North West of England with a strong silk heritage and a history dating back to medieval times. The town is served by a defined shopping centre with cafes and restaurants, light industry, an AstraZeneca site, good railway links, parks and play areas, and is a short car journey from the Peak District.

In 2019, Cheshire East Council approved a Macclesfield Town Centre Strategic Regeneration Framework, setting a vision for a 'town that celebrates its quirkiness'.

Keen to preserve this uniqueness, Macclesfield Town Council commissioned Lambert Smith Hampton and Donald Insall Associates to prepare a Character Assessment documenting the character and local environment for each ward.

This document is intended to be used by:

- Property developers and architects to guide them towards the type of design that is sympathetic to the local area and contributes positively to the local environment.
- Any other person or organisation involved in the development process or who is interested in local character.

The overall aim of this Character Assessment is to:

- Promote the existing distinctive character of local areas including the built environment, green spaces and views.
- Encourage the design of new development to be of a good standard, retaining and enhancing the distinctiveness of the local area.

- Guide the design of all development within Macclesfield that reflects, harmonises with, and reinforces the best aspects of the local character of its buildings, green spaces and settings, such that it makes a positive contribution to the town.

Ultimately, Macclesfield Town Council's aim is to preserve Macclesfield's distinctive character and, aided by good design, for the town to be an attractive place to live with a vibrant town centre, strong community spirit and flourishing civic pride.

Macclesfield Town Council thanks all residents, workers and school pupils who participated in the consultation, asking:

What do you think is special about Macclesfield?

What in your local area is distinctive (e.g. interesting local history, buildings/features)?

How would you like to see Macclesfield look in 20 years' time?

Some of the responses can be found in this document.

Macclesfield Town Council



1.0 Purpose and Scope



1.1 Character Assessments

A Character Assessment is a document that describes the distinct appearance and special qualities of a settlement or an area. It communicates the key physical features and characteristics that combine to give a particular place its local distinctiveness and unique identity.

In simple terms, the Character Assessment is intended to help define what is distinctive and special about Macclesfield in order for those special features to be better protected and enhanced, and to help make sure that new development contributes positively to the special local character.

Macclesfield is a special town with a strong identity. Its geography places the town centre on a pedestal – giving it a dramatic topography which provides striking views to the High Peak and Pennine hills which it borders. The progression from the town centre and industrial core through Victorian and Edwardian linear development, 20th and 21st century infill suburban housing to its rural fringes provides a visual cross section through its historical development.

Historic England has provided guidance on Historic Area Assessments (including Character Assessments). They explain that these assessments typically give insights into how and why a place has come to look the way it does. Assessments should identify the range of landscapes and building types, their dates and forms, and relate them to the evolution of the wider area. HE have provided guidance on how to prepare these documents, which has been followed in this Character Assessment (for more information see: [Understanding Place](#) Historic England, 2017).



Understanding Place

Historic Area Assessments



1.2 Purpose of this Report

The role of Character Assessments is established in the town planning system. When making Local Plans, The National Planning Policy Framework directs local authorities to take account of 'opportunities to draw on the contribution made by the historic environment to the character of a place' (NPPF, para 190, 2021); and states that they should 'assess the significance of heritage assets and the contribution they make to their environment' (para 192). When determining planning applications, the local authority should take account of 'the desirability of new development making a positive contribution to local character and distinctiveness' (para 197).

This Character Assessment will therefore help Cheshire East Council in following this planning policy in respect of Macclesfield. It will act as an important part of the 'evidence base' in plan-making and will inform the preparation of new Local Plan documents, helping them to define policies that will preserve the distinctive character of Macclesfield. It will also be used to influence the determination of planning applications for new development. Cheshire East already has policies that protect local character – this Assessment will help to define what this character actually is for Macclesfield. The Assessment provides recommendations on how this document will work with existing local planning policies.

The Assessment also looks ahead to consider sites that are likely to be developed in the near future and provides broad guidance on how these could be developed in a form that contributes positively to local character. This can then be used to help building owners and their designers plan for these areas and for Cheshire East to assess proposals at planning application stage.



1.3 Scope of the Report

In the case of Macclesfield, there is already a Conservation Area Appraisal and Management Plan for the town centre as well as for the Macclesfield Canal, and there are a number of other conservation areas in the town. The scope of this Character Assessment differs in that it covers the whole of Macclesfield town. It provides a high-level, more strategic look at Macclesfield, which complements the more detailed work undertaken as part of a Conservation Area Appraisal.

The Assessment will consider, and help define, the distinctive character of Macclesfield in general, and also special qualities for different areas within the town. These include conservation areas but also areas of the town that do not currently have any heritage protection. Not everywhere in Macclesfield is the same and the Assessment aims to draw out and explain the special character of individual areas, highlighting which features are important, and considering how these contribute to the special Macclesfield character overall. The assessment considers buildings of all ages, green and amenity spaces as well as views within the town, outwards into the countryside and looking back at it. It looks at links with local history, whether these extend back hundreds of years or just a few decades. Given the scale of the area covered this assessment provides a higher level review rather than the more detailed approach taken for conservation area appraisals. It summarises character by areas and highlights important features. In preparing the report extensive engagement has been undertaken with the local community, because who knows Macclesfield better than the people that live there? The findings of the public consultation are woven into this assessment.



1.4. Community Engagement

You may have noticed quotes like this peppered through this document. These have come from the people that know Macclesfield the best: those that live, work and shop here. In preparing this Assessment, the Town Council and their consultant team have undertaken an extensive community engagement exercise. This has included:

- Detailed engagement workshops with Macclesfield Town Council Ward Members
- A social media campaign, through the Town Council's pages, to seek community views
- Leaflet prepared (hard copy and digital)
- Notice promoted in Local People newsletter
- Targeted consultation with local schools (Fallibroome and Tytherington secondary schools)

We asked people what they think is special about Macclesfield, what they feel distinctive about their local area, and how they would like to see the town change in the next twenty years. The answers to these questions are what you see in the quotes through the document. They all come from local people. These answers have informed the Character Assessment, helping us to make sure that the special character is properly identified.

Further public consultation will also be undertaken before the document is formally adopted by Cheshire East Council.

“When you used to think about Macc, it was all hills and mills but Macc has a real independent attitude vibe to it.”

2.0 Background



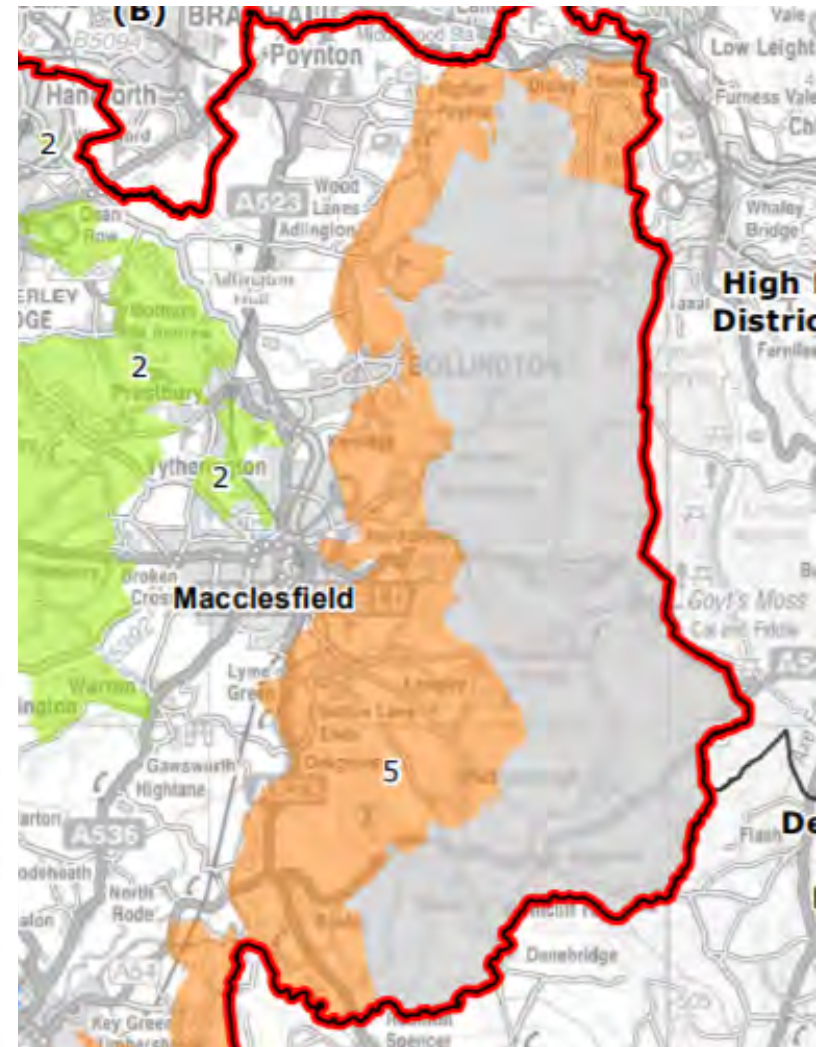
2.1 Existing Studies

The way that people use buildings and spaces is wide ranging and complex and we cannot look at character alone. A great deal of work has already been done, by Cheshire East Council and others in recent years, covering a range of topics such as landscape character, transport and sustainability. We have reviewed and drawn from these documents to inform this Character Assessment. A summary of the key documents and their relevance to the Character Assessment is provided in this section (with web links to each document).

“Where I live, I am steeped in history.”

Local Landscape Designations Within Cheshire East

-  Cheshire East district boundaries
-  District boundary
-  Peak District National Park (outside scope of study)
-  Local Landscape Designations Outside Of Cheshire East
- Local Landscape Designations Within Cheshire East**
-  1 : Beeston/Peckforton/Bolesworth/Bickerton Hills
-  2 : Bollin Valley and Parklands
-  3 : Cholmondeley Estate
-  4 : Dane Valley
-  5 : Peak Park Fringe
-  6 : Rostherne/Tatton Park
-  7 : Tabley Hall
-  8 : Weaver Valley
-  9 : Wirswall/Marbury/Combermere

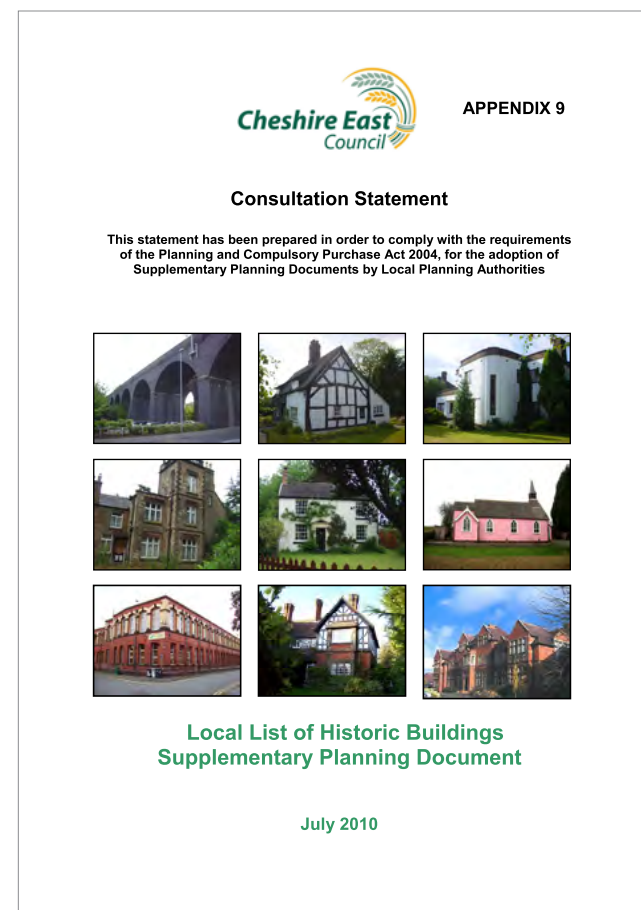


2.2 Local List of Historic Buildings SPD (2010)

This Local List of Historic Buildings SPD (2010) identified 71 buildings in Macclesfield for a 'Local List'. This provides a secondary level of protection as non-designated heritage assets - identifying buildings that are of local, rather than national significance. A wide range of buildings were identified, including houses, mills and shops, and even the bandstand in Victoria Park. Whilst local planning policy has changed since the document was prepared, the locally listed buildings are still regarded as non-designated heritage assets in terms of planning policy. They all represent examples of local character which have informed the current study.

[See here](#)

"The town is uniquely located at the cross roads between the 'peaks' and the 'plains'."

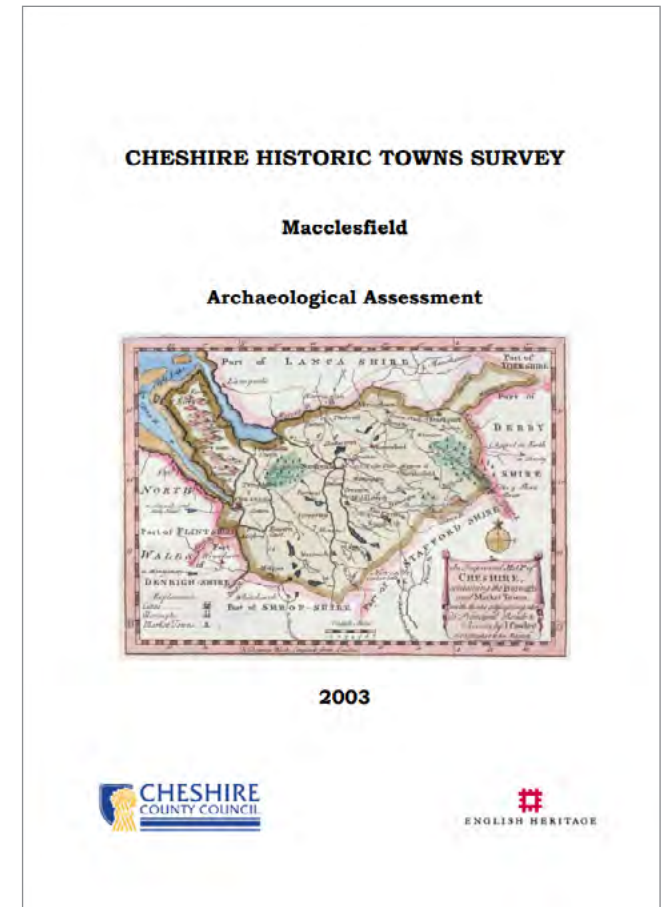


2.3 Macclesfield Archaeological Assessment, Cheshire Archaeology Historic Towns Survey, 2003

The Archaeological Assessment provides a useful historical overview of the town's early development and provides guidance and useful reference material on the type of archaeological finds that may be expected and in which parts of the town.

[See here](#)

“The old mill building at Park Green is a marvellous sight, in spite of the misery and hardship endured within its walls.”

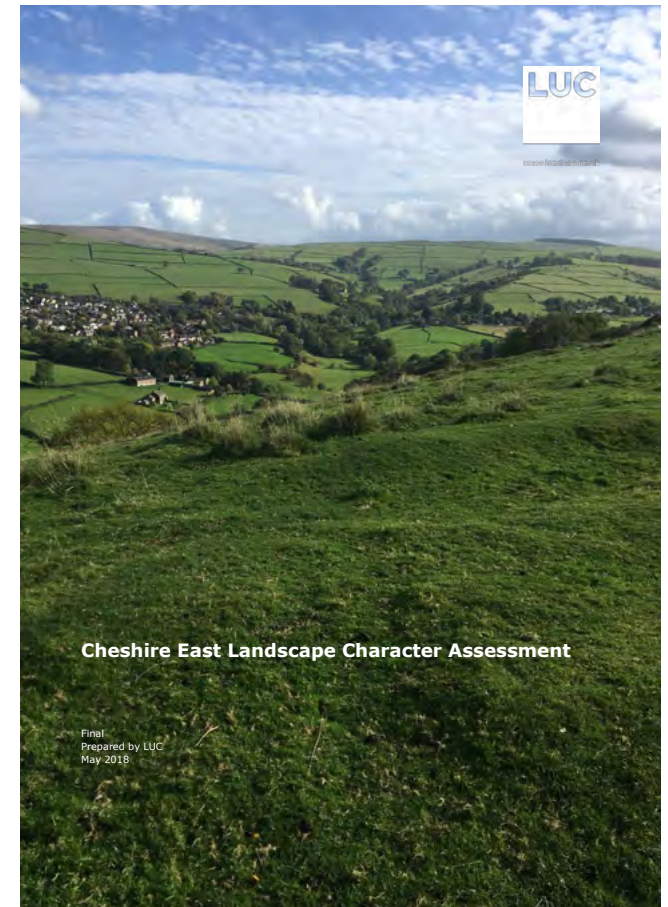


2.4 Landscape Character Assessment, 2018

The Landscape Character Assessment provides a description of the landscape types in Cheshire. It shows that there are two types surrounding Macclesfield (see map): mostly 'Higher Farms & Woods' in the areas to the north (HFW3) and south (HFW1) of the town, with an area of 'Mossland' to the south of the town, between Congleton Road and Lyme Green (M1). This helps us to understand the nature of these landscapes, which influence the character of Macclesfield at the interfaces with the town and in views outwards.

[See here](#)

"The views around Macc are a joy to behold. They are what I call beauty therapy."



2.5 Local Landscape Designations, LUC 2013

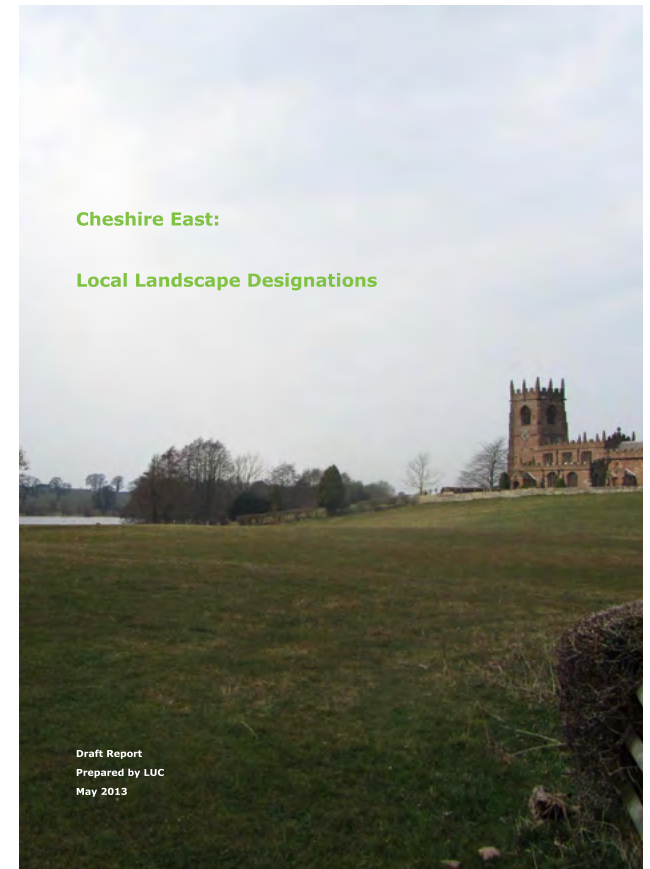
The Local Landscape Designations report prepared for Cheshire East focuses on the designated Areas of Special County Value. There are two of these in the vicinity of Macclesfield (as seen on the plan extract):

- Bollin Valley and Parklands
- Peak Park Fringe

The report describes the significance and special qualities of the designated areas, in a similar way to a character assessment. These landscape areas influence the character of the adjacent townscape character of Macclesfield.

[See here](#)

*"It's the only place I know
where no matter which way
you go you walk up a hill!"*

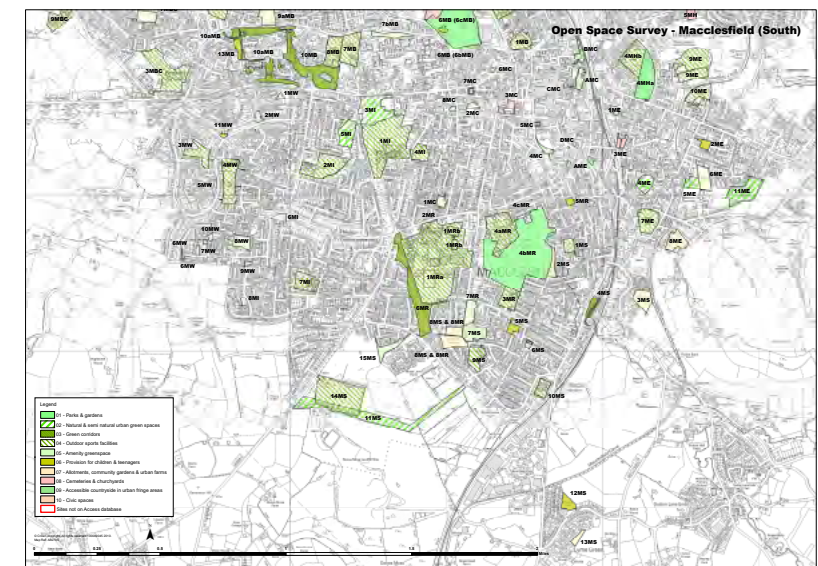
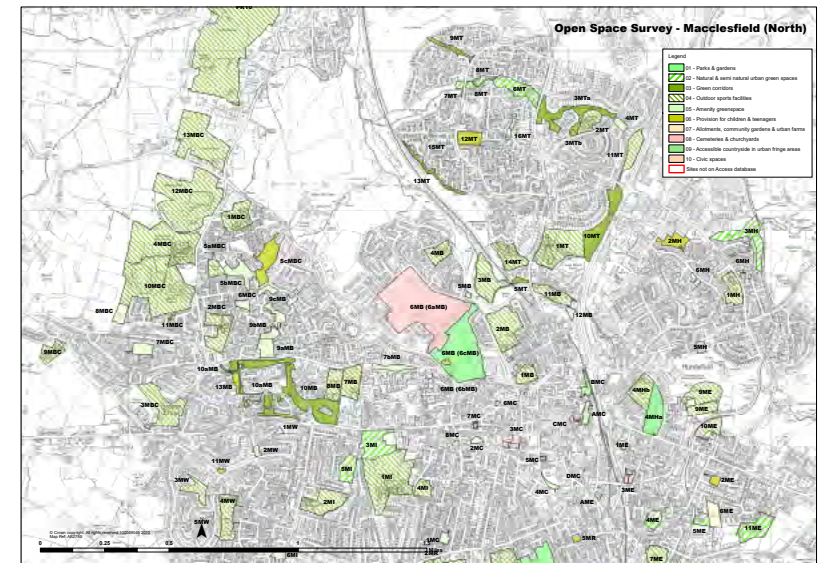


2.6 Open Space Assessment, Cheshire East 2012

The Open Space Assessment includes a detailed Macclesfield Open Space Report which reviewed all open spaces, green corridors and civic areas within the town. It assessed the quality of each space against a range of criteria, including recreational value and biodiversity – all of which contribute to the special qualities of the town - and considered the overall level of provision for each type of space.

[See here](#)

“The amenities of a reasonably sized town but with very easy access to green areas and countryside.”



2.7 Green Space Strategy, Cheshire East 2020

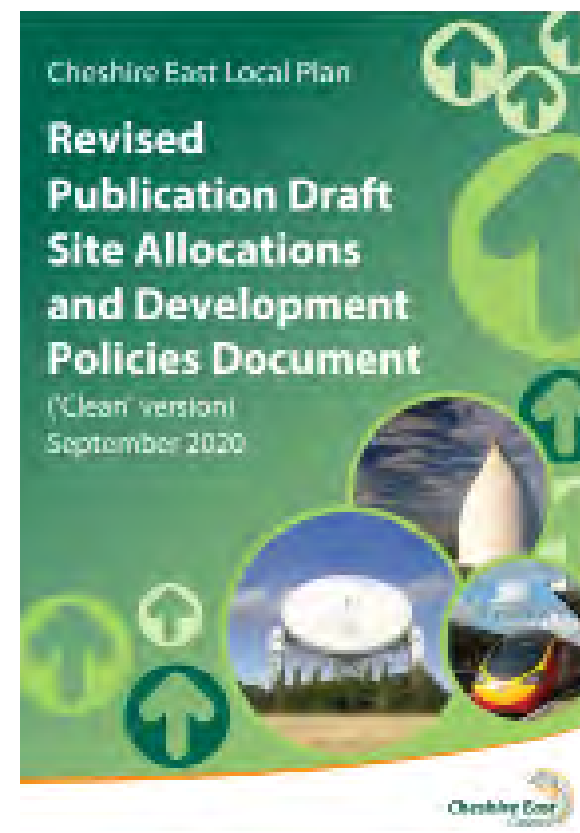
The Green Space Strategy document brings together all the green space elements within Cheshire East (Open Space, The Countryside Service, Public Rights of Way, Landscape and Biodiversity) to feed into the evidence base work for the Local Plan. It includes a section on Macclesfield's green infrastructure; its framework is described as consisting of three main areas from west to east:

- **Western Macclesfield** - Undulating landscape - hedgerows, trees, ponds, highpoints/viewpoints - important to strengthen landscape edge as a whole on western edge of town (from Leisure Corridor in north-west to new development areas to the west and south).
- **The Bollin Valley** - local landscape designation covers countryside parts but the river flows through the urban area - important resource including areas such as the Riverside Park.
- **Peak Park Fringe** - local landscape designation covers the countryside parts; Macclesfield Canal important strategic green infrastructure asset.

It includes a series of recommendations to improve the network of greenspaces:

- Bollin Valley - opportunities to improve the riverside through Macclesfield; river corridor can provide access and links to other green spaces.
- Promote Riverside Park, Middlewood Way and Macclesfield Canal.
- Swan's Pool area - green finger of land extending from Peak Fringes down to Victoria Park - opportunities to improve links to footpaths and links to other green spaces.
- Linking green corridors - Victoria Road/the Villas - Chester Road to Park Lane - Congleton Road linear park.
- New green links - in the new development proposals to the west and south-west of Macclesfield - link to existing green infrastructure.

[See here](#)

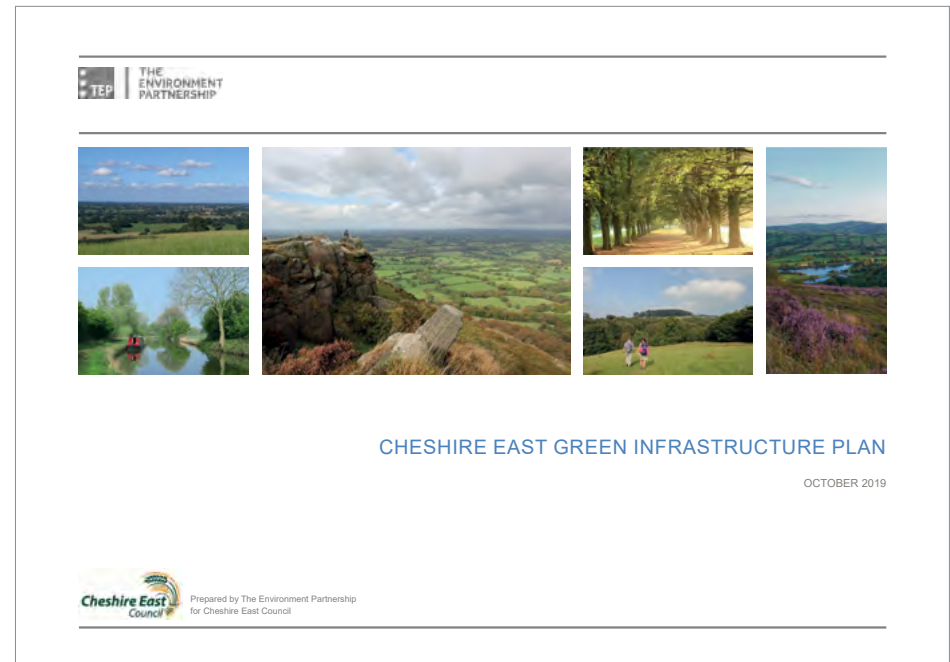


2.8 Green Infrastructure Plan, TEP 2019

The Green Infrastructure Plan prepared for Cheshire East assesses the varied green infrastructure in the borough and how this meets varying needs of its residents. Recommendations are made as to how this can be improved where required.

[See here](#)

“It is possible to walk round the town from park to park avoiding roads with heavy traffic.”



2.9 Sustainability

Cheshire East Council is committed to sustainability. Policy SD1 of the Core Strategy is consistent with the UK Sustainable Development Strategy Securing the Future. It sets 17 principles for sustainable development. Of particular relevance in the context of the Character Assessment is the following:

8. *Support the health, safety, social and cultural well-being of the residents of Cheshire East;*
9. *Provide a locally distinct, high quality, sustainable, well designed and durable environment;*
10. *Contribute towards the achievement of equality and social inclusion through positive cooperation with the local community;*
11. *Use appropriate technologies to reduce carbon emissions and create a low carbon economy;*
12. *Incorporate sustainable design and construction methods;*
13. *Support the achievement of vibrant and prosperous town and village centres;*
14. *Contribute to protecting and enhancing the natural, built, historic and cultural environment.*
15. *Make efficient use of land, protect the best and most versatile agricultural land and make best use of previously developed land where possible;*
16. *Encourage the reuse of existing buildings*

Policy SD2 Sustainable Development Principles provides more detail as to how new development should achieve sustainability. This should be referred to in full but the following is particularly relevant here:

All development will be expected to:

- ii) *Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of:
 - a. Height, scale, form and grouping;
 - b. Choice of materials;
 - c. External design features;
 - d. Massing of development - the balance between built form and green/public spaces;
 - e. Green infrastructure; and
 - f. Relationship to neighbouring properties, street scene and the wider neighbourhood;*
- iii) *Respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features;*
- iv) *Respect, and where possible enhance, the significance of heritage assets, including their wider settings;*
- viii) *Use appropriate design, construction, insulation, layout and orientation to create developments that:
 - a. Are resilient to climate change;
 - b. Minimise energy use;
 - c. Use natural resources prudently;
 - d. Promote the use, recovery and recycling of materials;
 - e. Integrate or allow future integration of renewable energy technologies;
 - f. Discourage crime and anti-social behaviour;
 - g. Minimise trip generation;
 - h. Minimise waste and pollution; and
 - i. Are water efficient.*

2.10 Macclesfield Local Transport Delivery Plan

Cheshire East's Local Transport Plan includes a specific local delivery plan for each town in the Borough. The Macclesfield plan has five key objectives to improve transport:

- Improving access within the town centre and to the train station to support regeneration of the town;
- Improving access along key routes to and from wider Cheshire, the Peak District, the Potteries and Greater Manchester;
- Improving access to key education and employment sites such as Tytherington Business Park, Hurdsfield Industrial Estate, and Alderley Park;
- Supporting access from Prestbury, Bollington and other rural communities around Macclesfield to key services and employment; and
- Strengthening the transport network to accommodate development such as the South Macclesfield Development Area included within the Local Plan.

Each of these objectives has a series of detailed project options, including road improvements, public transport enhancements and improved walking and cycling routes which are mapped in the Plan.

[See here](#)



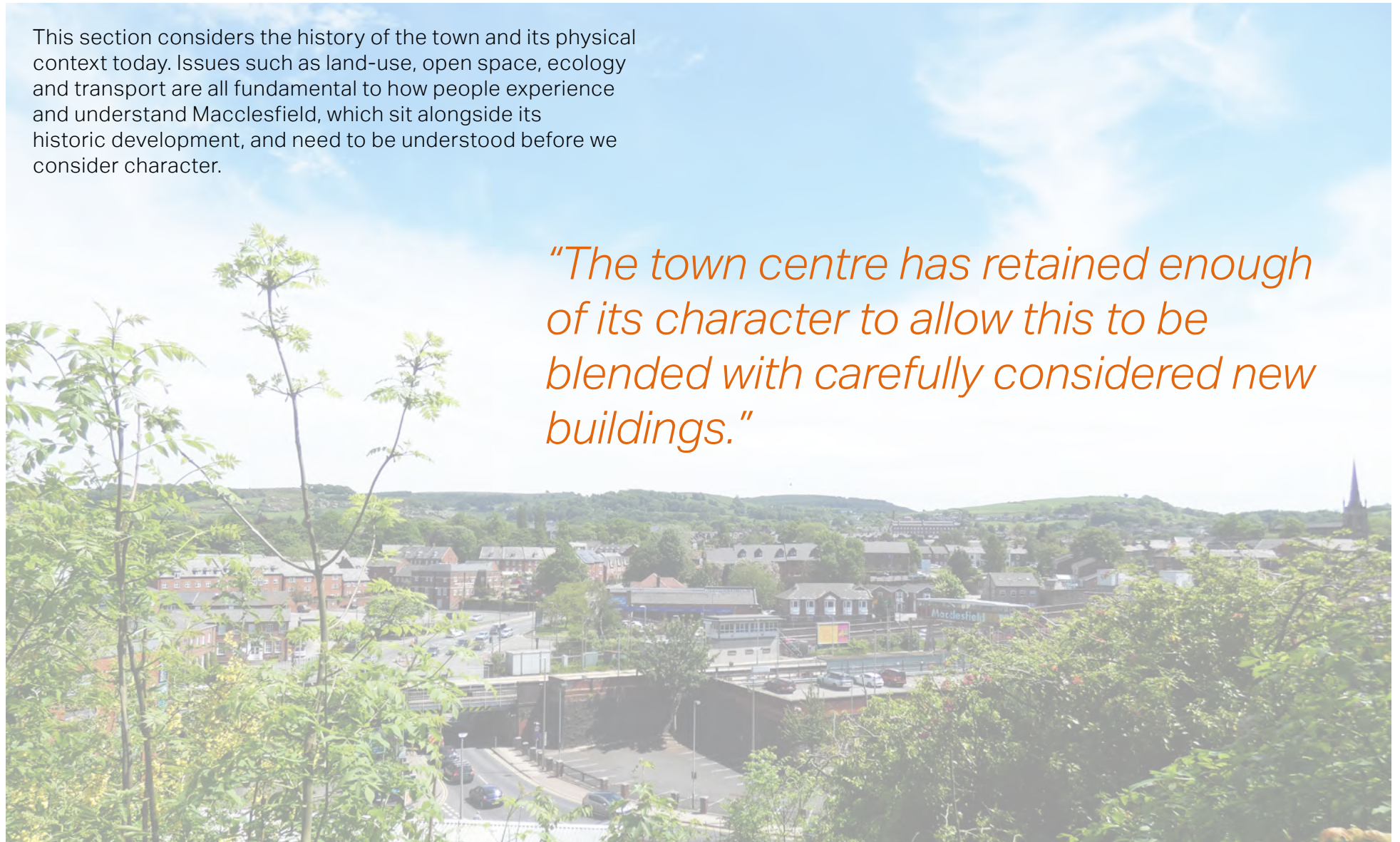
“The rebirth and success of the football club under new ownership is a fillip for the town as a whole.”

3.0 Strategic Context Overview



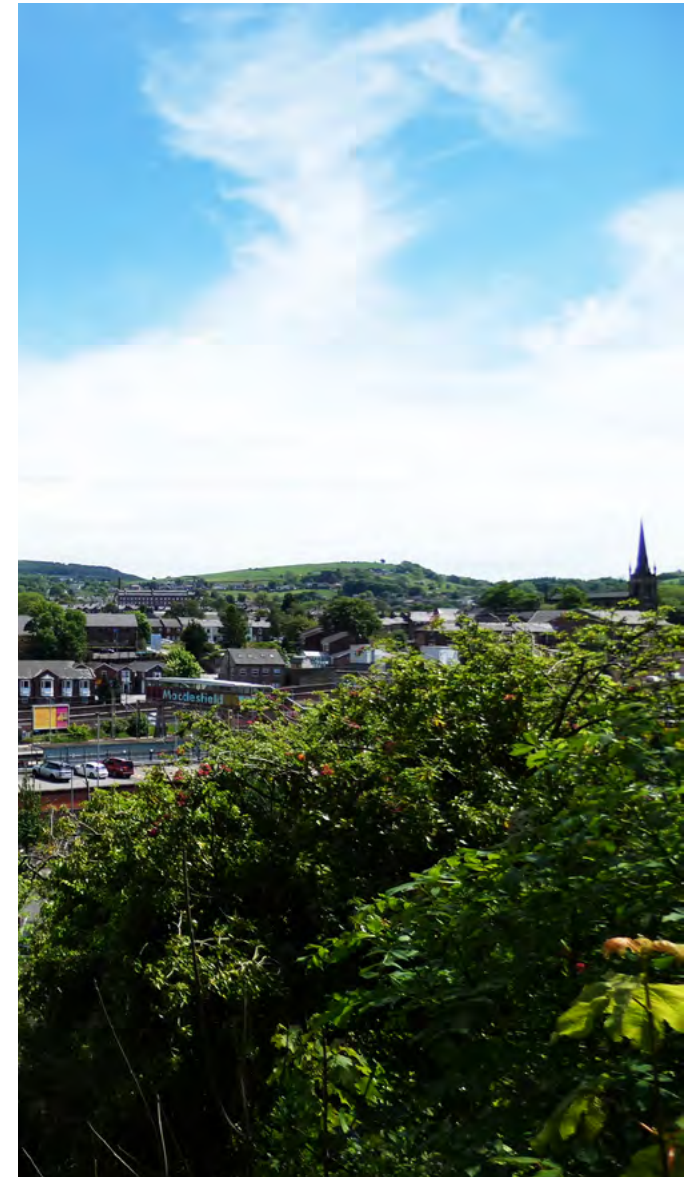
This section considers the history of the town and its physical context today. Issues such as land-use, open space, ecology and transport are all fundamental to how people experience and understand Macclesfield, which sit alongside its historic development, and need to be understood before we consider character.

“The town centre has retained enough of its character to allow this to be blended with carefully considered new buildings.”

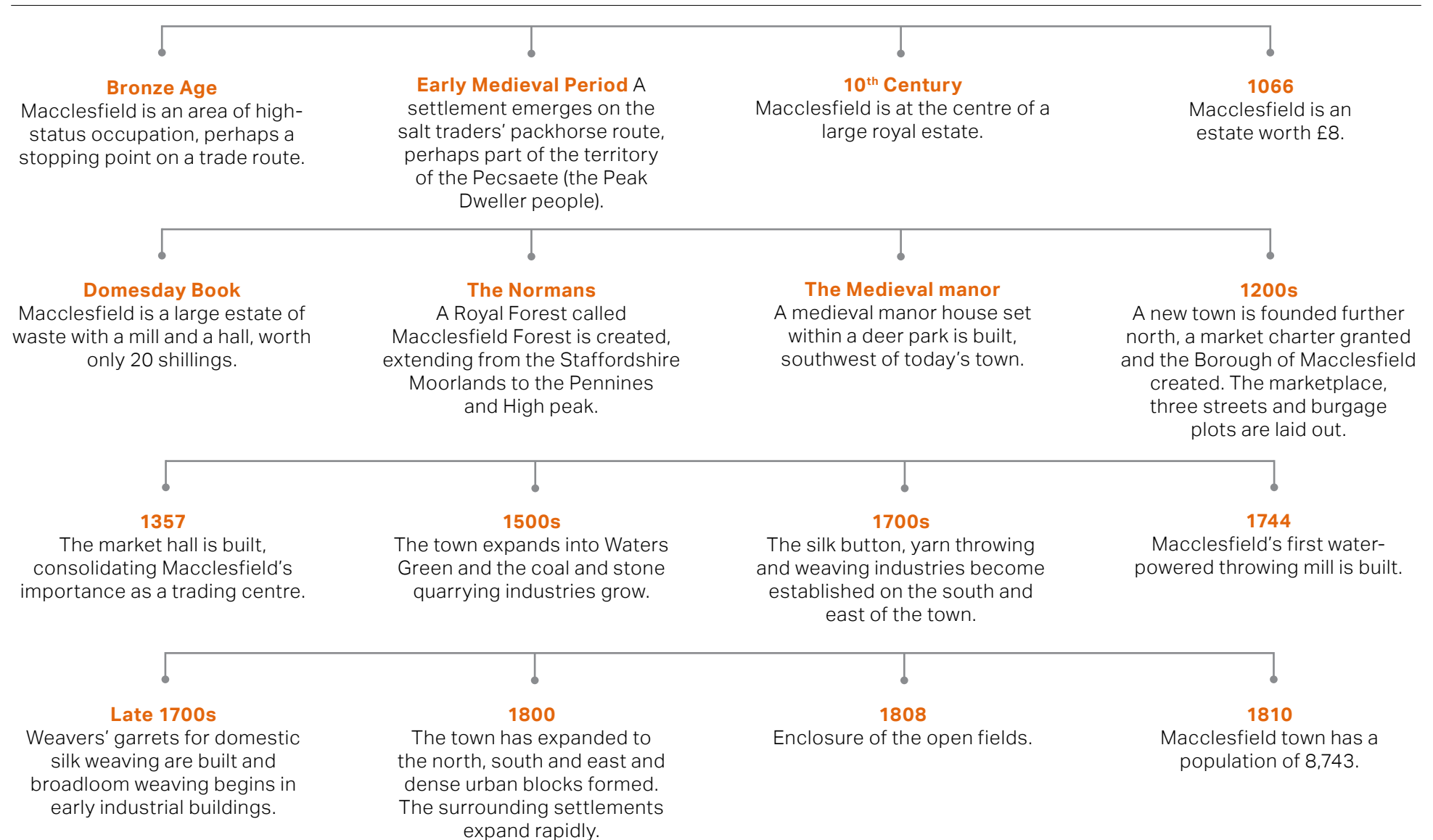


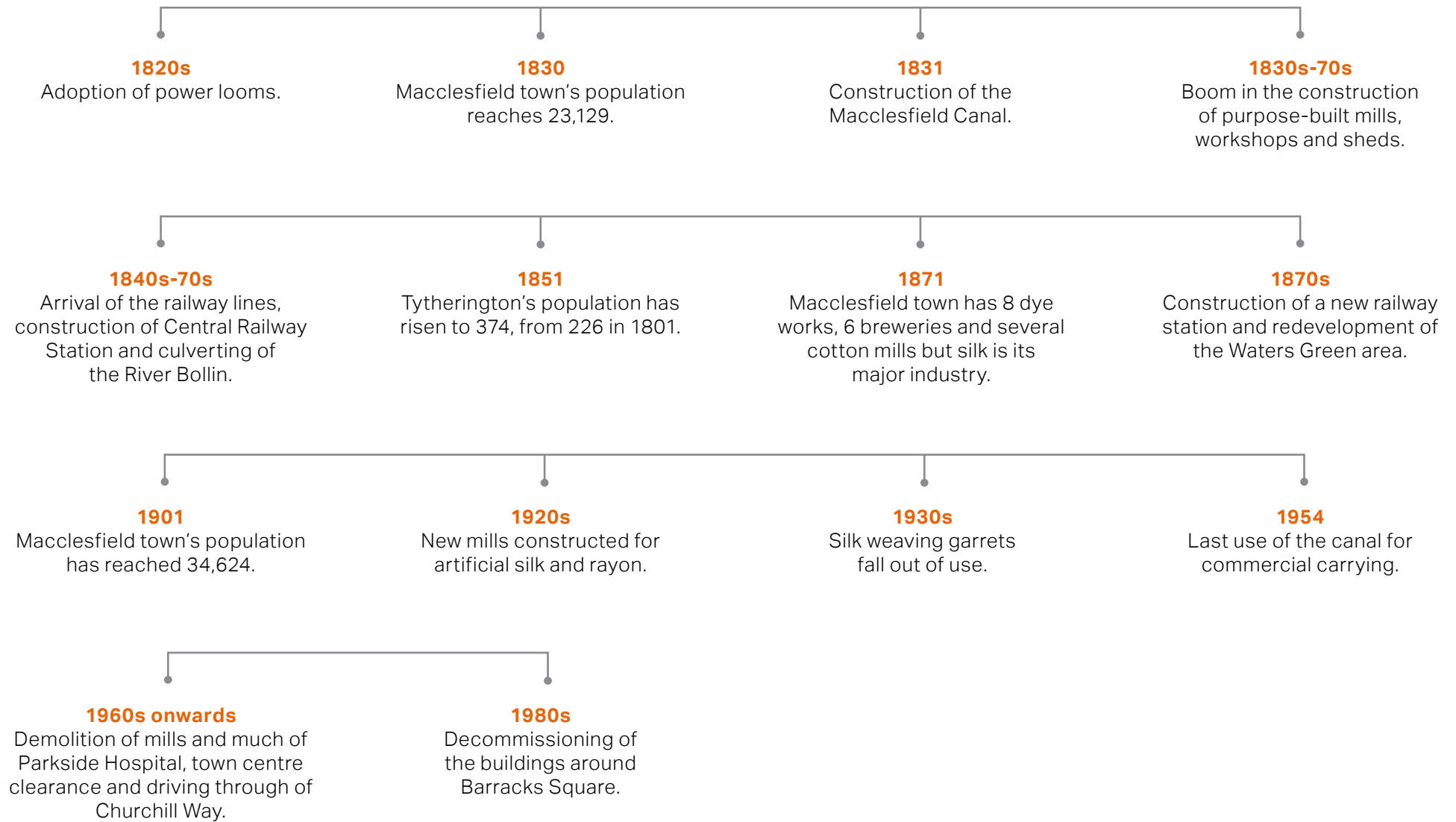
3.1 Location and Setting

Macclesfield is the largest town in north Cheshire; located to the north-east of the borough of Cheshire East it forms a principal town, alongside Crewe. It is located 36 miles east of Chester with Greater Manchester to the north. The A523 runs north to Stockport and south to Leek (the Silk Road) whilst the A537 runs west to Knutsford and east to Buxton. The town is surrounded by contrasting geographies, meeting the Peak District National Park to the east and the Cheshire Plains to its west. The hilly topography of the town is one of its principal defining features and the views of the High Peak and Pennine hills particularly make a significant contribution to its character. Macclesfield is a medieval settlement laid out on a hill to provide a defensive outlook over the River Bollin, this topography affords striking views of the surrounding area and retains a sense of its historic context with the steep slope to the river side marking the edge of the historic town – the river itself now culverted. 'Modern' Macclesfield now spreads beyond, having expanded over last two hundred years - principally to the north, west and south. Beyond is designated Green Belt and the protections that this affords against further expansion.



3.2 The Historical Development of Macclesfield





The Brocklehurst Family and Macclesfield

William Brocklehurst, from an ancient Derbyshire family, bought a shop and workshop in Macclesfield in 1743; set up a small business in connection with the silk button trade, and became a chapman (dealer in silk items). Through shrewd investment and acting as attorney for fellow Presbyterians, he laid foundations for his son to extend his undertakings. He became treasurer and trustee of the Dissenting Chapel on Back Street (King Edward Street) built 1690. Son John continued the business and, in February 1756, joined two congregation members, Joseph Street and John Acton, to extend their silk button and riband business, operating from 1746 in cottage premises in Rainow.

With unforeseen luck, by 1800, grandson John, primarily an investor in property and silk, had reaped a fortune. His eldest son William became a solicitor, who, with brothers John and Thomas and their father's money, founded the Macclesfield Bank in 1816. In 1820 son John, ambitious and ruthless, bought mills in Hurdsfield, and Thomas insisted on joining him as J & T Brocklehurst silk throwsters. Thomas was left to manage the business when John became an independent MP (1832 - 68). The silk trade waxed and waned, but supported by their private fortunes their business survived, which at its zenith employed around 3,000. However it was Thomas's youngest son, Francis Dicken Brocklehurst who has left the most surviving town features. He ensured that the Fence Almshouses and a small hospital were built on Buxton Road, as promised by his brother

Thomas; paid for the superb east window, in memory of his mother, in St Michael's church and also the Queen Victoria west window; he provided Victoria Park, and like other family members, invested in many local organisations and education. Dedicated to his memory are Sparrow Park behind St Michael's, and the large William Morris window in the Savage Chapel. Streets named Coare, Brock and Pownall, also Brocklehurst Way and the Brocklehurst Arms, and the almshouses on King Edward Street, extended by W C Brocklehurst, are reminders of the family, together with two family Grade II listed residences: Jordangate House and Hurdsfield House, the latter on Brocklehurst Avenue.¹



¹ Taken from a book in progress by Dorothy Bentley Smith author of numerous publications on Macclesfield

Thomas Pickford and Pickford Removals

Thomas Pickford was baptised at St. Peter's Prestbury, and cousin James was mayor of Macclesfield 1626/27. They were the first family members to have a considerable impact on the town during the 17th century. Thomas's family became carriers, remembered eventually as Pickford Removals, but that of James became considerable landowners during the Parliamentary Period, and mayors on several occasions. They provided malt from Derby for the town's brewers, and had a large leather works on Parsonage Green (Park Green). Pickford, Sunderland and Townley Streets are reminders of their presence, and the old sluice, which can be seen adjacent to Pickford Street, is a remnant from their leather business. The Georgian Inn on King Edward Street is where they established Macclesfield's first official posting station.²



Pickford Street sluice

2

Bentley Smith, D. vol I p98-101, 106-115; vol III p28; vol IV p24-27,86

Charles Roe and the Spinning Mills

In 1744 Charles Roe (1715-81) built the first small silk spinning mill on Parsonage (Park) Green, intent on extending the business. In 1748 his partnership, together with Glover & Co, invested in a large silk spinning mill complex, using Italian machinery and waterpower. This encouraged others to relinquish the silk button trade and follow suit, eventually ensuring recognition for the town's silk production till the mid-20th century.

In 1756 he turned his attention to copper mining and the production of copper and brass, becoming one of the three greatest brass producers in the United Kingdom. His company mined in England, Wales, Scotland and eventually Ireland, having initially mined copper at Alderley Edge and on Parys Mountain, Anglesey, where the rich vein of copper was found. In Macclesfield Charles Roe's house and Christ Church, (built by him 1775-76 and now with The Churches Conservation Trust), both Grade II listed, and streets Roe, Shaw and Catherine, relate to the family. Many of the mining sites can be visited, but the various smelting sites in Macclesfield, Liverpool and South Wales no longer exist.³



Charles Roe House, Chestergate

3 A Georgian Gent & Co - the life & times of Charles Roe

Music History

Eclectic, innovative and ever bubbling under the Macclesfield Music scene is alive and pumping. Remarkable for a town lacking a full size music venue, but perhaps that's the key. Music has long overflowed into its pubs, bars and clubs, so that the heartbeat of every drinker or reveller has long been set to a pulsing drum or bass beat. Add to that that Macc is close enough to Manchester to inspire the tempo and energy of the city, but far enough away to allow the mood and expression of wide open spaces and perhaps you have the recipe for true creation, across all genres.

The music venues are too numerous to list, the great bands and musicians that have emerged over the years likewise, but it's safe to say that the town has turned out more than its fair share of 'stars' and that despite the internet, the decline of pubs and clubs, and the onslaught of Covid, the same dynamic rhythm still resonates through its streets.

(Credit: Jane Birch)



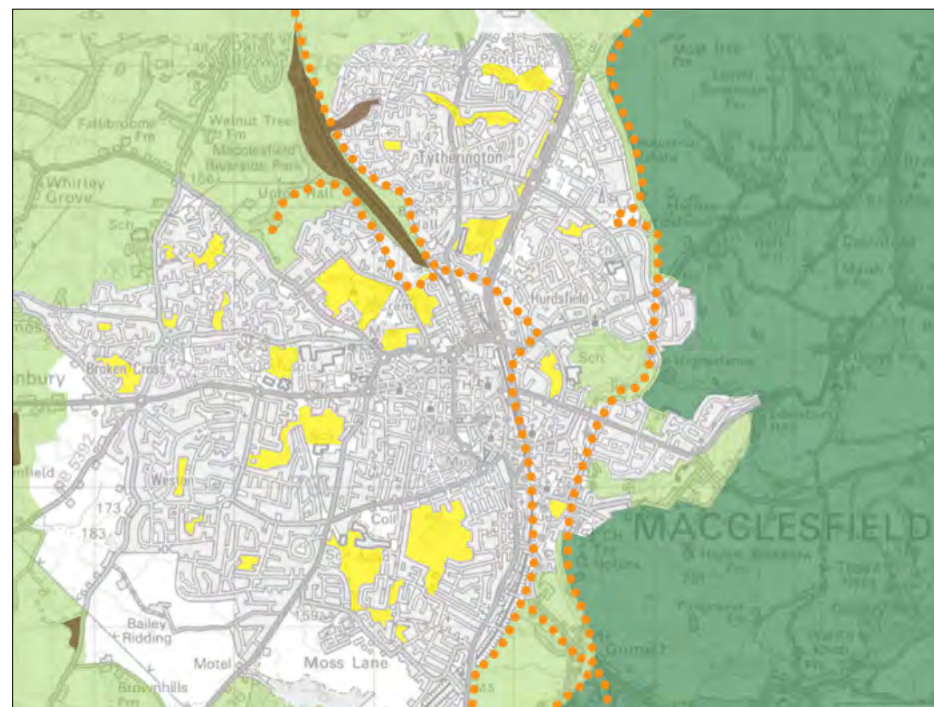
77 Barton Street home of Ian Curtis (Bernt Rostad, Flickr)






3.3 Ecology and Open Space

The accompanying map draws from existing ecological designations and Local Plan policies to show the important green spaces for both recreation and nature. Most of the open countryside surrounding the town is protected by its location within the Green Belt; this excludes the allocated housing sites and safeguarded land located mostly at the town's south-western edge. The area to the east of Macclesfield is also within the Peak District National Park Fringe.

There are also a number of important ecological corridors that extend into the town. These include the Local Wildlife Site at Riverside (Tytherington) and the Ecological Network Corridors associated with the River Bollin and Macclesfield Canal. Within the town there are a wide variety of public open spaces that are protected from development. These include large formal parks such as South Park, West Park and Victoria Park and many small amenity green spaces.

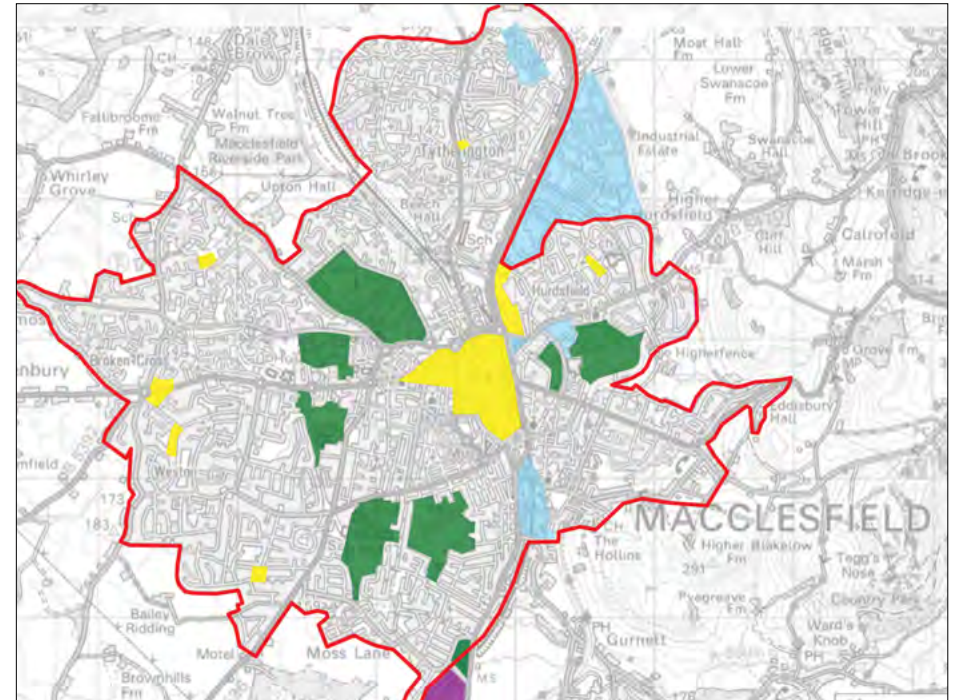
Please note that the information shown on this map is diagrammatic and indicative. For more detailed information see Cheshire East's interactive Policies Map: [See here](#)



-  Green Belt
-  Peak District National Park (and Green Belt)
-  Protected open space
-  Local wildlife site
-  Ecological network corridor

3.4 Land Uses

Macclesfield is a principal town with the Borough of Cheshire East and supports a large catchment, providing numerous services for employment, retail, education and leisure. However, as the accompanying map reveals the predominant land-use by far is residential. This includes a wide range of housing types from several eras of development (as is explored later in this document). The local population is served by a comprehensive range of community facilities and the map shows those that occupy significant land areas, such as the hospital, major schools, cemetery, Macclesfield FC and the large parks. The town centre occupies a significant area at the heart of the town, bounded by the railway line at its eastern edge. The residential areas are served by a network of small local centres, which help to define local neighbourhoods. Employment uses are clustered around the railway line, in the town's outer core, with further pockets areas of light industrial, retail and other uses at the town centre fringe and Lyme Green.



- Residential
- Major Community facilities
- Town centre and local centre
- Retail park
- Employment

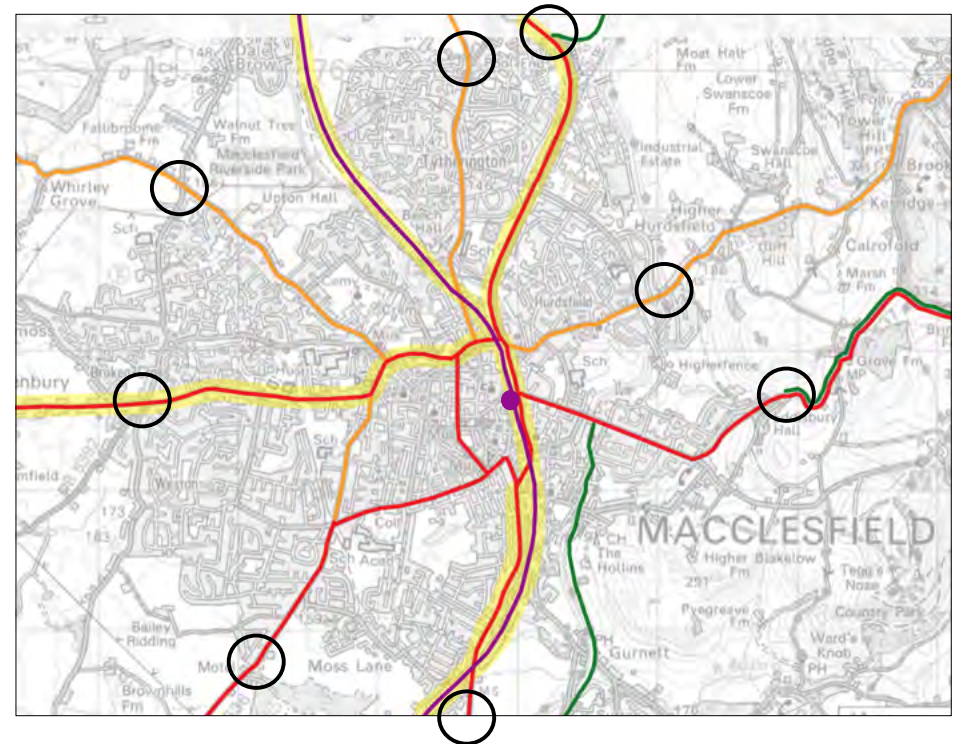
“When you used to think about Macc, it was all hills and mills but Macc has a real independent attitude vibe to it.”

3.5 Movement

The railway connects Macclesfield strategically and played an important role in the development of the town. However, at a local level it often acts a barrier to movement, with east-west movement restricted to a limited number of crossing points. This serves to partially divide the town into a number of character areas.

As shown on the accompanying map there is a well-established network of major road corridors (A roads) and secondary road corridors (B roads). These provide access into the town from all directions and also form an orbital route around the town centre. The impacts of these road corridors are twofold. In many ways they are the lifeblood of the neighbourhoods they pass through, helping to define these areas and bringing passing trade to local businesses. However, many of these roads carry a lot of through traffic. The effect of this traffic, and of several of the major roads designed to accommodate it (such as the A523), can provide a negative impact on local character in terms of noise, fumes, visual appearance and also in acting as barriers to pedestrian movement. The ring road around the town centre both helps to reduce road traffic in the historic core but also creates a poor environment; it drove through the town's historic townscape and acts as a barrier to pedestrian movement from the surrounding neighbourhoods. These are common issues for towns similar to Macclesfield.

"A great place to go for a pub crawl/meal out/lazy Sunday hospitality vibe."



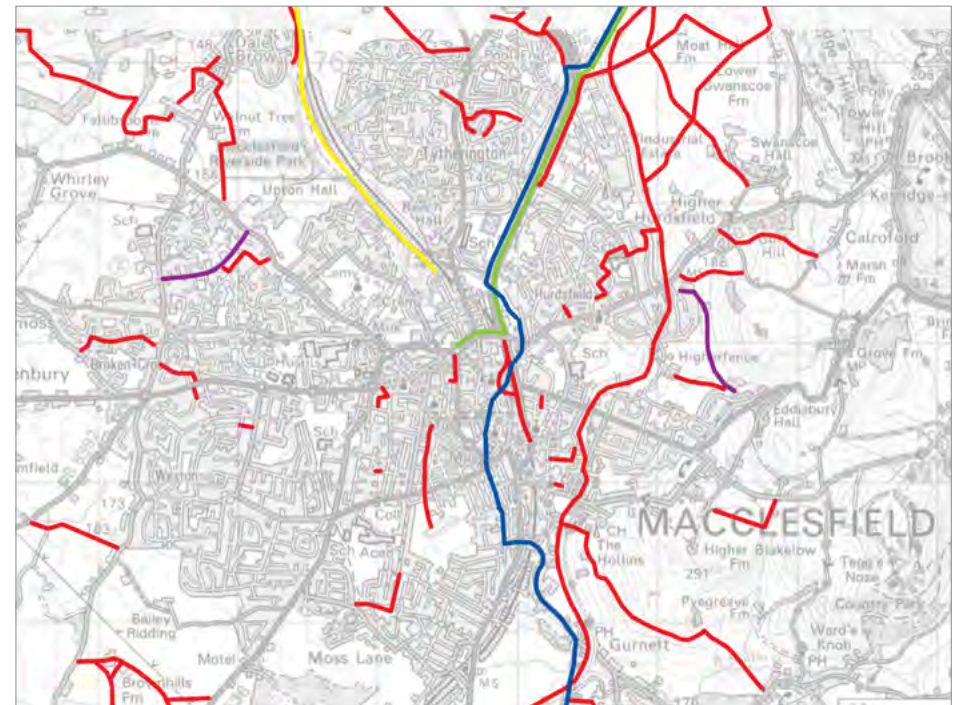
- Major Arterial Road
- Secondary Arterial Road
- Strategic Walking/Cycle route
- Railway line (and station)
- Areas blighted by heavy traffic and barrier effect
- Town gateway

Gateways are effectively formed where the major road corridors enter into the built-up area of the town. Sometimes these are marked by key junctions or notable developments but in many cases they are not defined or experienced as gateways. These locations provide opportunities to celebrate arrival into Macclesfield and to help define the local neighbourhoods that they also mark entry into.

Pedestrian and cycle movement is important to consider, especially as we look to promoting a more sustainable future and improving our physical and mental health. Good routes are key to promoting 'active travel'; switching more journeys to active travel will improve health, quality of life and the environment. Public Health England published a guide in 2016 to help local authorities promote active travel. Macclesfield Town Council are fully committed to these aims which are firmly established within of our Strategy 2019-23 (5.2.3. Sustainable Transport Alternatives).

Macclesfield is fortunate to be well served by several strategic walking and cycling routes as shown on the accompanying map. Key routes are highlighted on the accompanying map, including parts of the National Cycle Network and attractive strategic walking routes such as the Bollin Valley Way, Middlewood Way and Cheshire Ring Canal Walk.

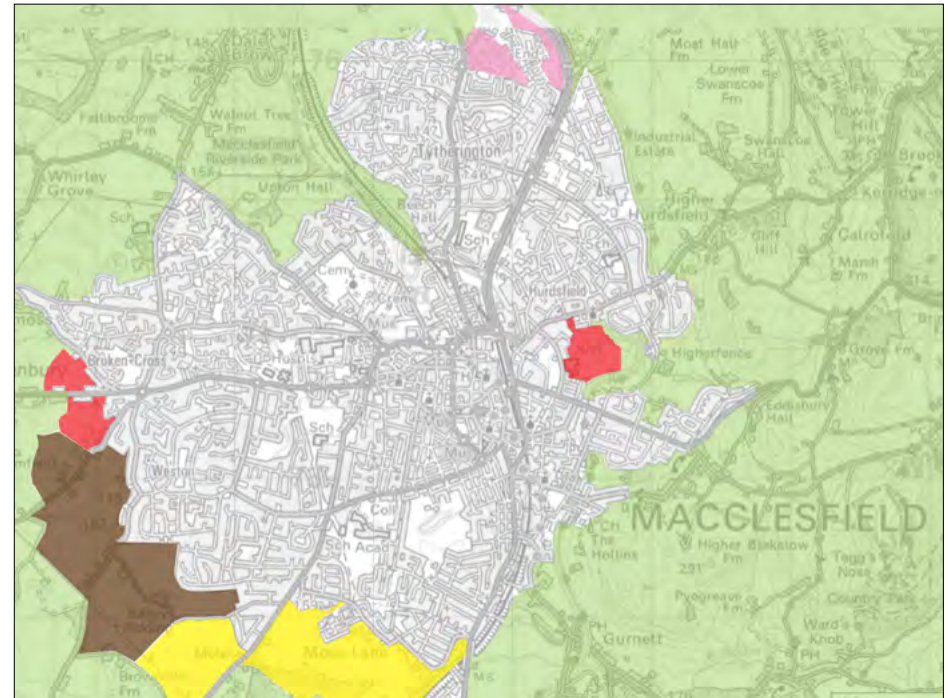
The Local Transport Plan aims to enhance these routes and to provide a walking/cycling route on the A537. The Character Assessment can also help to promote better access for pedestrians and cyclists within Macclesfield.



- National Cycle Network
- Footpath
- Bridleway
- Bollin Valley Way
- Middlewood Way

3.6 Opportunity Sites

It is important to anticipate how Macclesfield may undergo major development in the near future, in order for the Character Assessment to help make sure that this reflects the historic character of the town. The Local Plan Strategy has identified a series of Local Plan Strategy Sites where the intended uses and location of development is precisely defined and allocated on the Policies Map. These are described as being deliverable in the short to medium term (Local Plan Strategy, 2017-2030). The accompanying map shows the Strategic Housing sites located on the edges of the town and how Macclesfield will be expanded on land that has been released from Green Belt. These represent the largest scale development areas that are likely to come forward. There will also be smaller infill developments as well as redevelopment of brownfield land within the urban area and the adaptive reuse of remaining vacant industrial and civic buildings.



“Macc has a strong streak of independence of perspective and attitude.”

- Green Belt
- Housing Sites
- Housing and Employment Sites
- Safeguarded
- Committed Sites

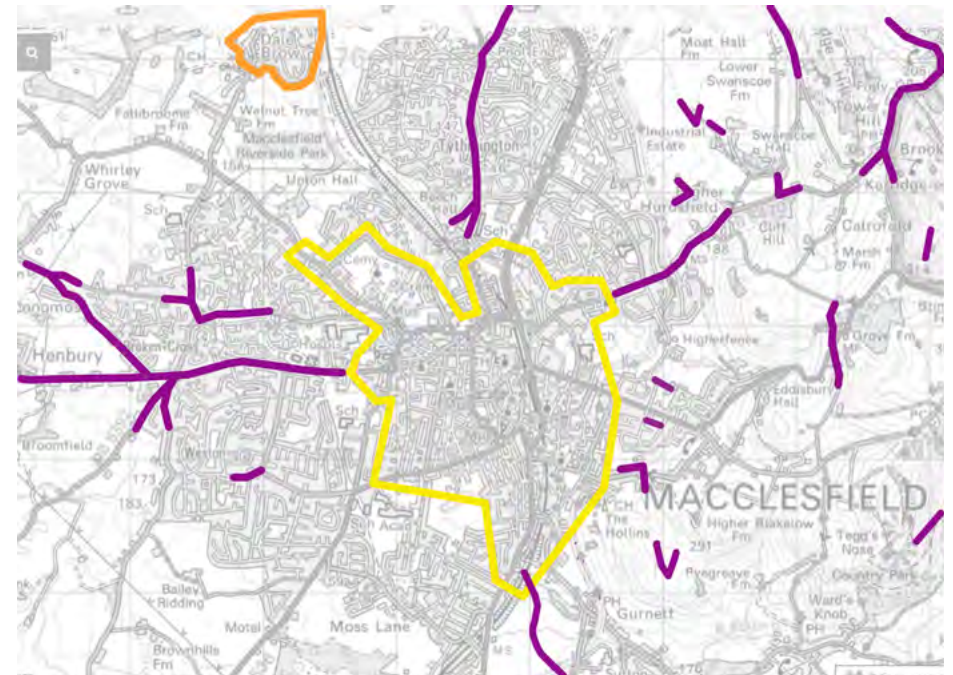
4.0 Assessment: What is the Distinctive Character of Macclesfield?

Macclesfield

Anglo Saxon meaning *the field of the trader*

4.1 Overall Character

Macclesfield is a large town with a strong identity which radiates out from the town centre across the valley slopes of the River Bollin to the east and out towards the plains to the west. Its hillside position gives rise to its intimate cobbled, meandering streets, lanes and steps which navigate its slopes and striking views to the High Peak and Pennine hills beyond which are fundamental to the character of the town. The 18th and 19th century townscape of the town centre is laid over a medieval settlement established in the 13th century with St Michael's Church and the Market Place key remnants of this period. To the fringes of the town centre is its tightly knit industrial townscape which embodies its silk producing heritage with three-storey weavers cottages interspersed with two-storey workers cottages and many of the mills they served located nearby. Beyond, along the main roads in all directions, are the grander terraces and houses constructed as part of the town's Victorian and Edwardian residential expansion, the areas between now infilled with 20th century suburban housing, before a sudden change to a rural character that the protection that the surrounding Green Belt brings.



- Historic Core
- Small Linear Development
- Settlements

“Macc gives a warm and welcoming attitude to visitors and new residents.”

One of its principal defining features is its position on top of the hill which gives it a, capturing an entire cross-section of Macclesfield and its surroundings in a single frame. The core of the town centres on the Market Place, an important public space with key civic buildings – its role enhanced by its pedestrianisation. The three principal streets which retain the medieval street pattern, Chestergate, Jordangate and Church Street, all extend from the Market Place – each with its own distinct character. The high concentration of listed buildings (nine at Grade II*) and those which positively contribute, often within continuous runs, is reflective of the town’s historic significance and connection to the silk industry. However only a handful of buildings within the conservation area are directly linked to the town’s industrial past including the early-19th century Little Street Mill complex and remains of silk weaver’s cottages in Short Street.

“The rebirth and success of the football club under new ownership is a fillip for the town as a whole.”



4.2 Typologies

The typologies maps produced for each character area look to establish prevailing patterns of character to inform appropriate alteration and development; they are not exhaustive and often will include variations within them – particularly later-20th century and 21st century infill development.



Early-Mid 19th Century Worker's Cottages and Weavers Garrets

- Two storey terrace groups
- Three storey to silk weaver's garrets with wide second floor openings
- Built hard up against pavement edge
- Single window bays with door set to the side
- Character often eroded by alterations such as replacement windows and doors and render facades
- Lack of amenity spaces and for storage of bins / car parking

Mid-Late Victorian Housing

- Typically in short terrace groups
- Small front yards set behind boundary walls
- Red brick with pitched slate roofs and tall chimney stacks
- Architectural decoration including stone window dressings, fanlights, brick arches
- Small-scale changes such as the replacement of timber sash windows impact on character



Edwardian

- Grander houses with larger front gardens with boundary walls
- Varied styles including detached and semi-detached
- Exhibit a number of styles including decorative brickwork and stone decoration, projecting porches and bays, mock-Tudor detailing including gables with applied timber.

Inter-war

- Typically uniform character, often forming symmetrical two storey semi-detached pairs
- Pitched roofs, often hipped and central chimneys stacks
- Set back from the road behind low boundary walls and/or hedges with front gardens and/or hard landscaping for off road parking
- Common features include rendered upper floors, projecting porches and side garages, projecting bay windows (square and circular – typically two storey), dentil eaves brackets, toothed brickwork to window reveals and quoins, decorative doorways including brick arches, fanlights and porch canopies.



Post-War Housing Estates

- Variety of styles but typically in homogenous clusters
- Predominantly modest two storey semi-detached, red brick pairs with pitched roofs, set back from the street with open gardens or off road parking – some with boundary treatments
- Some with additional decorative features such as brick door arches, porches
- Short red brick terraces with small front yards and rear gardens, often perpendicular to the street with large grassed areas between
- Entrance canopies, projecting single storey bays with pitched roofs, two storey bays with gables
- Front gardens have typically been given over to off road parking, a mix of boundary treatments exist where they remain

1960s / 1970s

- Mix of two-storey semi-detached and detached houses or bungalows
- Set behind front gardens and/or off road parking some which meet the pavement edge, others with low boundary walls and hedges
- Roofs pitched, sometimes hipped – to bungalows tall, pitched roofs allowing for attic accommodation and dormer windows
- Largely plain brick some with upper floors rendered
- Features include porches, casement windows side extensions, single storey garages and larger dormer windows to bungalows



Non Residential

- Mix of historic and modern commercial and industrial buildings
- Numerous mills and works, brick built with a variety of detailing but typically rectangular or L-shaped and large scale occupying townscape blocks
- Largely three-to-four floors with uniform facades and fenestration patterns
- Some with remaining chimneys
- Variety of architectural detailing
- Modern examples tend to be utilitarian in character in design and materials, similarly large scaled

“Macclesfield should retain its links to its industrial heritage, whilst moving to reflect modern living requirements.”



4.3 Views and Skylines

Macclesfield's position on a hill gives it a dramatic topography and striking views over the River Bollin to the High Peak and Pennine hills beyond. In some views an entire cross-section of Macclesfield and its surroundings are captured in a single frame from the town centre, across the industry of the outer core, and then out through the suburbs to the wider Pennine hills. The elevated location of the town centre also draws views towards it – particularly the tower of St Michael's Church – whilst its hillside position also gives rise to shorter views along the lanes and steps which navigate its slopes which again are fundamental to the character of the town alongside more formal townscape views. These views are outlined in the character areas below.

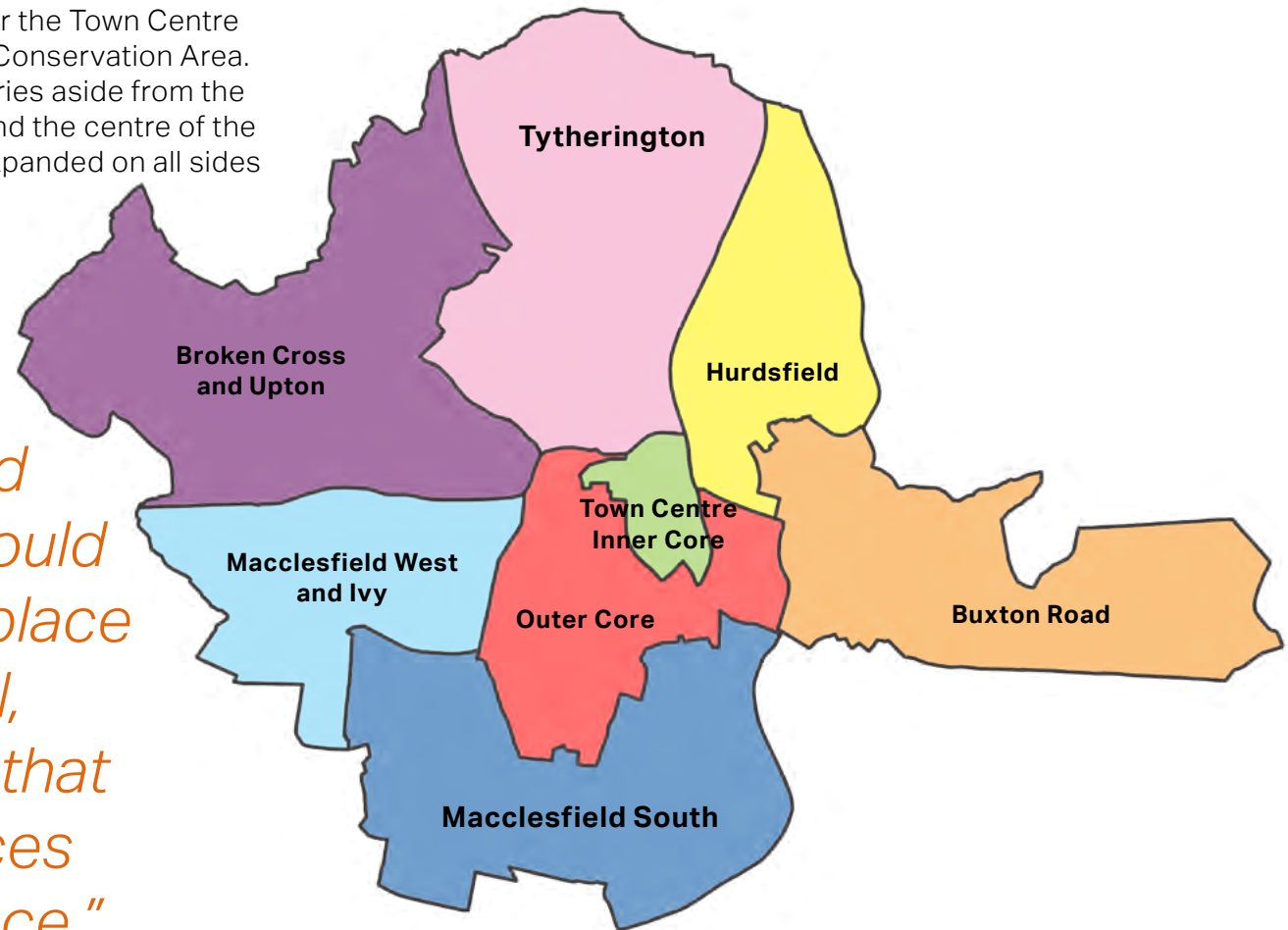
New development within the town has largely been contained within the prevailing scale meaning the skyline has been little altered since the construction of the mills and churches which add interest, local landmarks and points of orientation where they puncture the skyline or where they are visible owing to their elevated hillside location. Whilst the towers of Pennine Court and Range Court within the Hurdsfield Estate are at odds within the overall skyline of the town they offer unrivalled views of the town and its surrounding area.



4.4 Summary of Character Areas

Macclesfield is a large town which comprises a number of character areas, with shared housing typologies outlined in detail in Section 4.2 above. Whilst there are a number of designated conservation areas within the town Conservation Area Appraisals and Management Plans have only been produced for the Town Centre Conservation Area and the Macclesfield Canal Conservation Area. The character areas largely follow ward boundaries aside from the Town Centre Outer Core which forms a ring round the centre of the town reflective of the manner which the town expanded on all sides during the 19th century.

“The town centre and surrounding area should become as much a place of residence as retail, bringing investment that sustains and enhances our cultural inheritance.”



A. Town Centre Inner Core

The geography of the inner core placing it on a pedestal – giving it a dramatic topography which provides striking views. Its character is further reinforced by the strength of its 18th and 19th century townscape and medieval origins, from the central Market Place including the Greek revival Town Hall and 13th century St Michael's Church to the intimate passageways, cobbled meandering streets and steps, impressive continuous groups of listed buildings and historic shop frontages and cluster of Victorian civic buildings around Park Green. Although the townscape is predominantly commercial and civic with some residential, industrial buildings are peppered throughout with a cluster around the River Bollin to the south.

B. Town Centre Outer Core

The outer boundary of the town centre outer core broadly speaking is the extent to which the town had expanded by 1871. To date it still contains a high degree of evidence of the expansion of the town during the Industrial Revolution with a number of mills remaining and expanses of early-mid 19th century cottages and later Victorian terraces. It surrounds the town centre inner core, separated by a number of the principal routes and the railway line; the canal and River Bollin run through its east side. It has a strong historic and architectural character, highlighted by the number of heritage assets within it.

C. Hurdsfield

Hurdsfield Road climbs out of the town centre as one of the historic linear routes leading from the town's industrial outer core, reflected in the historic buildings which line this route – principally towards the eastern end of the character area with the Church of the Holy Trinity, cluster of silk weaver's cottages and the Hurdsfield Road Conservation Area. Away from the main road the area is dominated by a post-war housing estate and later 20th century mixed-use 'light-industrial' estates to the north and west.

D. Buxton Road

Buxton Road / Buxton Old Road provide a clear snapshot of the development of Macclesfield - rising eastwards from the canal it provides a transition from the historic industrial core with Victorian and Edwardian terraces lining the main road, backfilled by 20th century suburban development before the road splits and transforms into a rural setting with characteristically spread out development – principally farms and farmhouses. Tegg's Nose car park and footpaths located at the peak providing striking views both back towards Macclesfield and south of the surrounding hills.

E. Macclesfield South

This area is centred around South Park which provides a green lung to the south of the town and separates this more suburban area - which largely developed in the inter-war period spanning westwards from London Road - from the outer core. To the northeast corner where the River Bollin and railway cut through the area is a microcosm of the town's industrial heritage with large mills on London Road, small mill worker's cottages and larger villas for the mill owners. The Green Belt and Macclesfield Canal provide a rural fringe to the east.

F. Macclesfield West and Ivy

The area is defined by two historic nodes – the southern side of the historic village of Broken Cross which remains evident and the pocket of 19th century mill worker's cottages and industrial buildings which also remain to its north eastern corner where Chester Road and Oxford Road meet on the edge of the town's outer core. Otherwise the area is reflective of Macclesfield's suburban development with the Weston Estate infilling the land between inter-war linear development along principals roads before meeting the Green Belt to the west.

G. Broken Cross and Upton

Although the historic village of Broken Cross is still evident, the area is principally made up of mid-to-late 20th century suburban development laid out in series of meandering roads and cul-de-sacs framed by the historic roads which retain a semi-rural character with street trees, stone boundary walls and hedges. The presence of the hospitals (both still in operation and those now converted) forms a key part of the character of this part of the town as well as its rural fringes to the northeast and northwest.

H. Tytherington

Tytherington is a largely residential area developed through the mid-to-late 20th century in series of meandering roads and cul-de-sacs leading from Manchester Road which forms its historic, tree-lined spine, and in Bollinbrook to the west of the railway line. The area benefits from a number of amenity spaces, the two key spaces being Riverside Park and West Park, with a collection of Victorian and Edwardian buildings along Prestbury Road which forms its southern boundary.






5.0 Macclesfield Town Sub-Areas

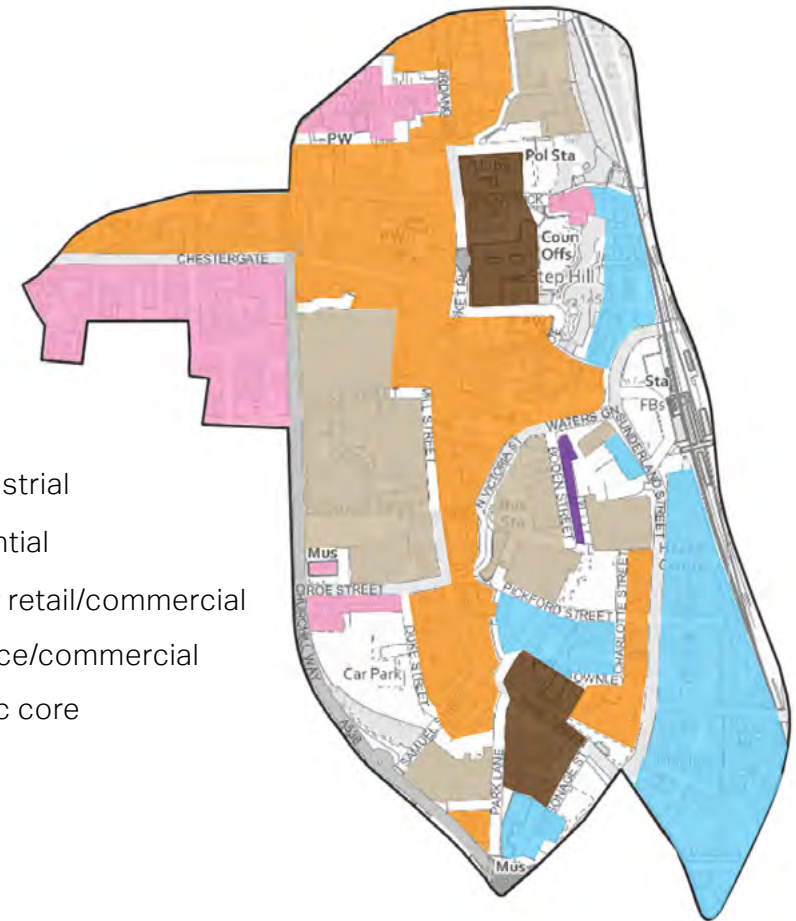


A. Town Centre Inner Core

A.1 Summary of Character

The geography of the inner core places it on a pedestal – giving it a dramatic topography which provides striking views. This character is further reinforced by the strength of its 18th and 19th century townscape and medieval origins, from the central Market Place including the Greek revival Town Hall and 13th century St Michael's Church to the intimate passageways, cobbled meandering streets and steps, impressive continuous groups of listed buildings and historic shop frontages and cluster of Victorian civic buildings around Park Green. Although the townscape is predominantly commercial and civic with some residential, industrial buildings are peppered throughout with a cluster around the River Bollin to the south.

-  19th century industrial
-  Victorian residential
-  18th/19th century retail/commercial
-  20th century office/commercial
-  19th century civic core



“Architecture should facilitate the town thriving community, and not just a gent.”

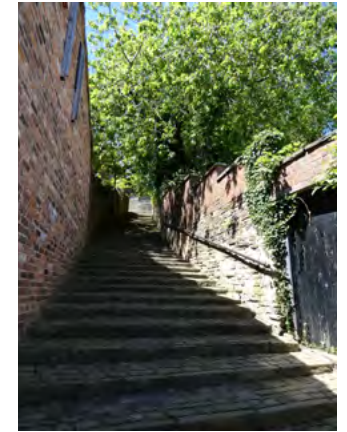
A.2 Urban Form

The inner core of the town has a distinct character defined by its dramatic topography as it rises up from the River Bollin. This gives the town striking views both out towards the High Peak and Pennine hills and inwards to the medieval church sat on top of the hill, providing an understanding of the town's geographical context which underpins its character. The hillside location has also created a historic townscape both intimate and impressive as the cobbled Church Street, 108 Steps, Step Hill and Brunswick Hill all navigate its hillside position and Churchside cuts round behind the church. This gives an inherent hierarchy to the townscape as these streets open out at the top of the hill, where Church Street joins Chestergate and Jordangate at the Market Place.

Despite the prevailing Georgian and Victorian townscape, the alignment of the principal streets with the medieval street pattern, its defensive hilltop position and the heart of the town centred on the 13th century St Michael's Church (Grade II*) and Market Place all retain evidence of its medieval origins. This has been significantly eroded by the loss of the medieval burgage plots to infill development and expanses of hard landscaping, the 18th and 19th century development of the town and the re-fronting of those 16th and 17th timber-framed buildings which remain.



A.2 Bridge Street



A.2 108 Steps



A.2 Church Street leading from Back Wallgate to Market Place



A.2 Catherine Street

Long continuous rows of intact and handsome 18th and early-19th domestic-scaled terraces now form the backbone of the town's character. They are now largely in commercial use with office or residential accommodation above; to the fringes of the character area such as Catherine Street and Cumberland Street they remain in full residential use. This is interspersed by grander, more prestigious listed Georgian houses on Jordangate and King Edward Street, reflective of the status and wealth associated with the silk weaving industry, now converted. The 1690 King Edward Street Chapel (Grade II*) – original known as Back Street Chapel – is tucked away from the townscape frontage. A handful of mills, weaver's houses and cottages are located to the northern half of the inner core including the former Little Street Silk Mill in Little Street, nos.2 - 6 Short Street, Regents Foundry, Waters Green House and St George's Court. In addition a number of civic buildings characteristic of a town centre remain, including the Greek Revival Town Hall (Grade II*), although most have now been converted into new uses including the former borough and county police offices, alongside a number of remaining public houses – again a number now converted to residential use.

Mill Street forms the main commercial street connecting the two historic cores of the town (the town centre to the north and Park Green to the south). Whilst some historic buildings remain it has a much more varied character to its northern end with historic plots replaced with buildings in a variety of architectural styles and periods – some now forming much larger plots and extending to the rear to meet larger modern retail units located both to the east and west and obliterating the historic street pattern. The southern end of Mill Street however retains a much stronger sense of its early-19th century character with a varied retail frontage at ground floor.



A.2 Chestergate (west)



A.2 Chestergate leading from Market Place



A.2 Chestergate



A.2 Church Street leading to Market Place



A.2 Church Street



A.2 Churchill Way

The area is framed to the west by Churchill Way, a modern vehicle thoroughfare which runs to the rear of the Grosvenor Centre inserted to the rear of the historic frontages on Chestergate and Market Place; this meets Hibel Road to the north which truncates the historic townscape with a pocket of modern redevelopment set into the hillside, including the Royal Mail Delivery Office. Whilst the area to the west of Mill Street is dominated by large scale modern retail, fragments of the 19th century townscape remain on Duke Street and Roe Street with the Heritage Centre (formerly the Roe Street Sunday School, Grade II*) located on the corner with Churchill Way.

To the east runs the Silk Road, and the railway line with Waters Green forms a gateway into the town which retains a high concentration of buildings linked to the town's industrial past as well as a number of historic public houses – although Waters Green is now dominated by cars and car parking. South of Waters Green is a pocket of large scale modern retail and the bus station, tucked into the side of the hill side, whilst a secondary retail street comprising early 19th century terraces extends along Sunderland Street. Clustered around the River Bollin east of Sunderland Street are a collection of industrial buildings including the George Street Mill (Grade II), Chapel Mill (Grade II) and Brookside Mill as well as supporting mill worker's cottages to George Street, Brook Street and Allen Street.



A.2 Civic cluster on Park Green



A.2 Early 19th century terrace on Churchside



A.2 George Street



A.2 Jordangate

Park Green sits at the southern end of the town's inner core comprising a series of Victorian set-piece buildings around a pedestrianised island with a Victorian fountain to the north which reflect the industrial prosperity of Macclesfield at the end of the 19th century, the addition of the Macclesfield War Memorial to the south in 1921 adds a further communal focus. This townscape is interspersed with earlier surviving small-scale domestic buildings and modern redevelopments. These include the former Registers Office (Grade II), the former College of Further Education (Grade II, now a public house), the United Reform Church (Grade II) and former Barclays Bank (Grade II*). The rear block of the former College of Further Education on Park Lane now houses the Silk Museum, with the Paradise Mill (Grade II) behind whilst the streets to the north around Townley Street and Charlotte Street retain a strong sense of the area's industrial character including the Townley Street Mill. The town centre is a characteristically hard urban environment with a number of surface level carparking areas on vacant sites and little in the way of green space which is largely limited to the churchyard and Sparrow Park - itself a largely hard landscaped space. However the breaks in townscape which the steep slopes of the hillside afford and views out to the countryside give a sense of openness. The pedestrianisation of the town centre and the removal of traffic from Market Place, Chestergate and Mill Street enhances the character of the town whilst traditional lighting columns, the remaining sections of historic paving and the remodelled Market Place add to its historic appearance.



A.2 Historic paving in Churchside



A.2 King Edward Street



A.2 Macclesfield Bus Station



A.2 Market Place leading into Jordangate



A.2 Market Place public space



A.2 Market Place

A.3 Amenity and Green Spaces

- Wooded hillside between Churchside and Waters Green
- Sparrow Park
- St Michael's Churchyard
- Park Green
- Green space on Samuel Street
- Green space on the Silk Road



A.3 Gardens to east of Town Hall car park



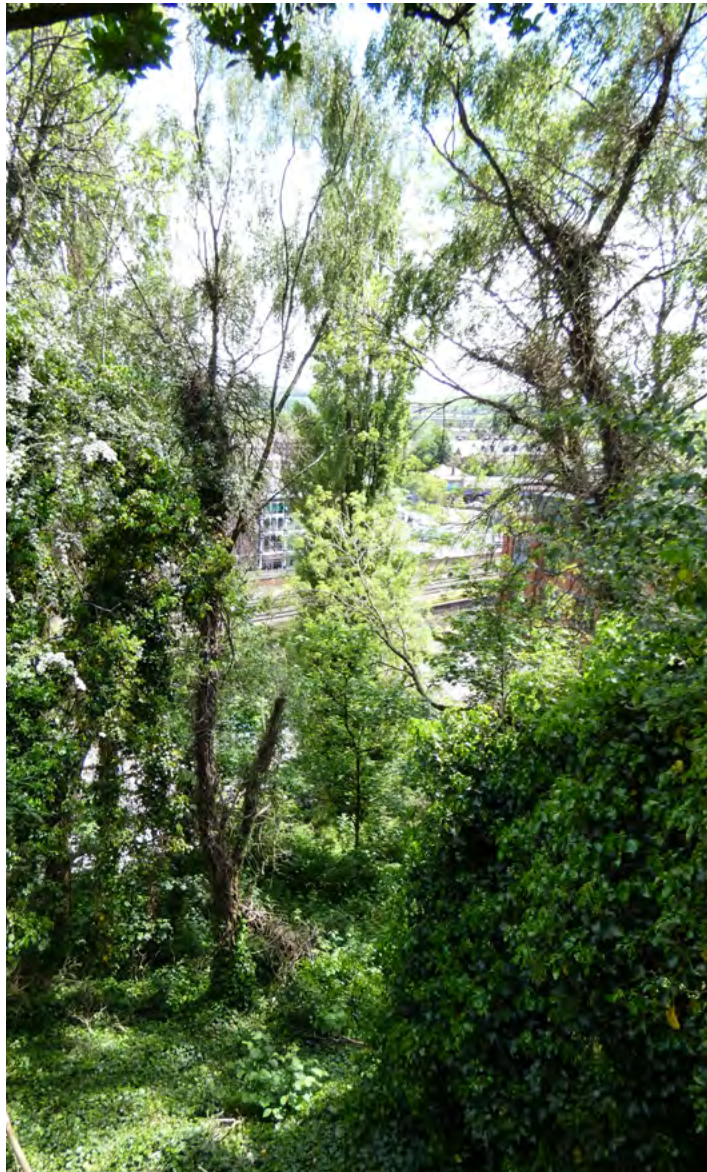
A.3 Sparrow Park Memorial Garden



A.3 Sparrow Park



- | | | | |
|-----------------|---------------------|----------------------|----------------------------|
| (B) Bus Station | (R) Railway Station | (P) Police Station | (L) Library |
| ● Amenity | (C) Council Offices | (+) Place of worship | (H) Hospital/Health Centre |



A.3 Band of trees running alongside hillside



A.3 St Michael's Churchyard



A.3 Bank below Sparrow Park

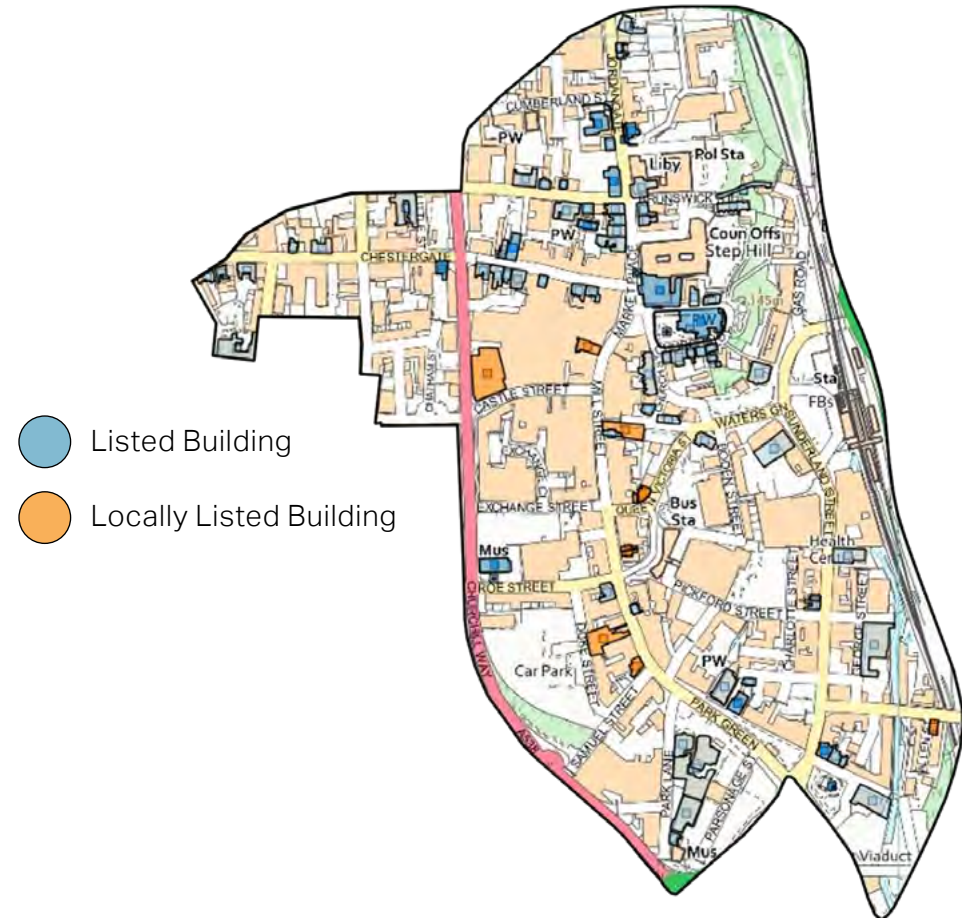


A.3 Park Green

A.4 Key Heritage Assets

Listed and Locally Listed Buildings

Within the Town Centre Inner Core there are too many listed and locally listed buildings to list, the adjacent map is taken from Cheshire East's interactive map.





A.4 9-17 Churchside



A.4 19 King Edward House, Jordangate



A.4 41 - 45 Sunderland Street



A.4 50-54 Chestergate



A.4 79 - 81 Mill Street



A.4 Bate Hall Hotel, Chestergate



A.4 Cumberland House, 9 Jordangate



A.4 Former Registers Office and College of Further Education



A.4 Heritage Centre, former Sunday School



A.4 Jordangate House



A.4 Little Street Mill



A.4 Macclesfield Library, Jordangate



A.4 Paradise Mills



A.4 Park Green and Chapel Mill



A.4 Short Street



A.4 Park Green House



A.4 Regents Foundry Court



A.4 Silk Museum



A.4 St Michael and All Angels Church, Market Place



A.4 United Reform Church



A.4 The Town Hall

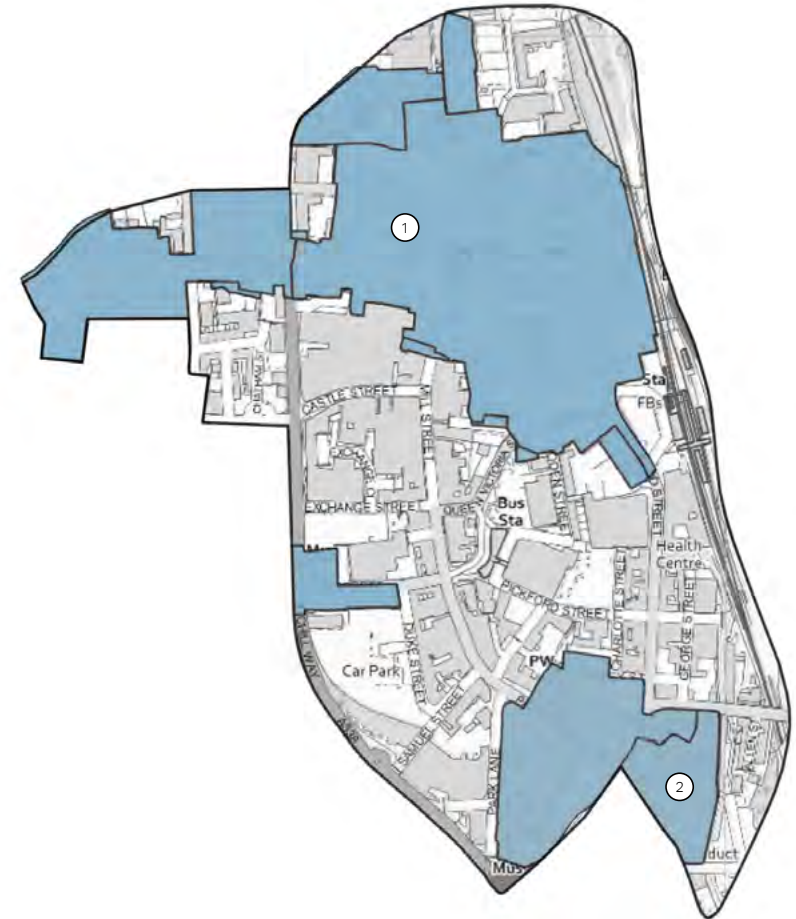


A.4 Town Hall, Market Place

Conservation Areas

- Macclesfield Town Centre Conservation Area
- Park Green Conservation Area

“This historic town should have better heritage aesthetic on the high street, making it more of a destination.”



- ① Macclesfield Town Centre Conservation Area
- ② Park Green Conservation Area

A.5 Views

- North and south along Mill Lane
- King Edward Street towards Market Place
- Chestergate towards Market Place
- Waters Green towards St Michael's Church
- Up the Steps
- North along Sunderland Street
- Mill Street east to the Pennine hills
- South along Churchill Way



A.5 View Mill Street into Market Place



A.5 View south-east from Sparrow Park



A.5 View east from gardens to rear of Town Hall Car Park



→ Views



A.5 View along Park Green



A.5 View east along Chestergate



A.5 View east along Cumberland Street



A.5 View east along Exchange Street



A.5 View east along King Edward Street



A.5 View east along Roe Street



A.5 View north along Jordangate



A.5 View north along Market Place



A.5 View north-east from Jordangate



A.5 View north-east from junction of Jordangate and Hibel Road



A.5 View of Albert Place from the Station



A.5 View south along Jordangate



A.5 View south from Church Street



A.5 View south-east from Sparrow Park



A.5 View south-west from King Edward Street



A.5 View west from Station car park



A.5 View west of Step Hill











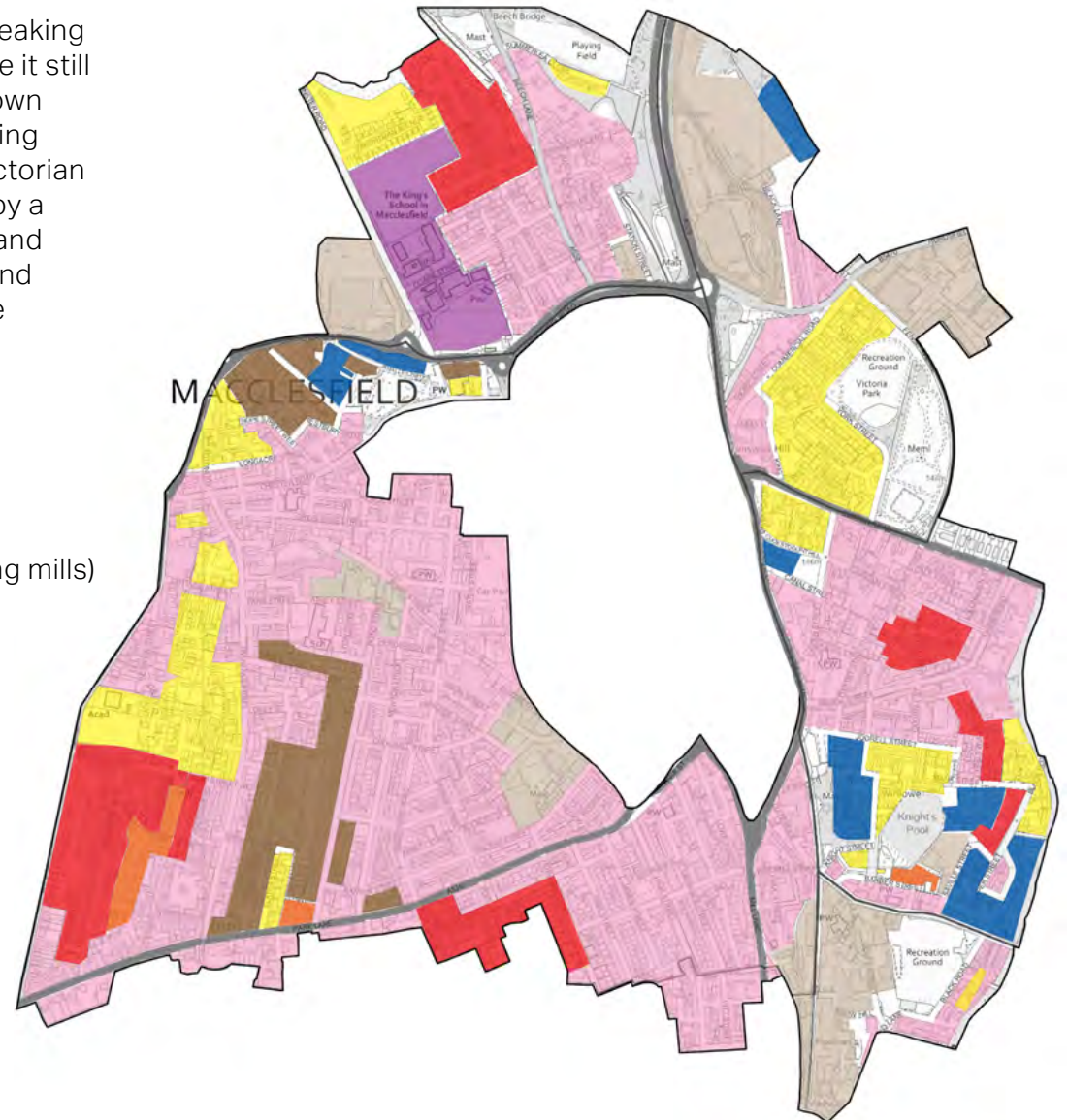
A.5 View west up Church Street

B. Town Centre Outer Core

B.1 Summary of Character

The outer boundary of the town centre outer core broadly speaking is the extent to which the town had expanded by 1871. To date it still contains a high degree of evidence of the expansion of the town during the Industrial Revolution with a number of mills remaining and expanses of early-mid 19th century cottages and later Victorian terraces. It surrounds the town centre inner core, separated by a number of the principal routes and the railway line; the canal and River Bollin run through its east side. It has a strong historic and architectural character, highlighted by the number of heritage assets within it.

-  Early to mid 19th/late Victorian (including mills)
-  Late Edwardian/Victorian housing
-  Inter war
-  Post war
-  60s/70s
-  20th century residential
-  20th century retail/commercial
-  Development site



B.2 Urban Form

The outer core forms a ring around the inner core of the town centre and is principally characterised by its expansion during the Industrial Revolution – the eastern and southeast sides are defined by the River Bollin, Macclesfield Canal and the railway line and the area retains a clear sense of its industrial heritage of this part of the town despite some 20th century infill and development.

To the south in the High Street (Macclesfield) Conservation Area is a high concentration of early-mid 19th century mill worker's cottages, small scale and built hard up against the pavement edge. In St George's Street and peppered around the surrounding streets are three storey weavers cottages located to make use of the River Bollin's conditions. The river would have also provided water power to the mills and works in this southern part of the character area; remaining examples can be found on Mill Road and clustered between the river and railway including Victoria Mills (Grade II) and Waterside Mill. To High Street are grander Victorian domestic terraces set behind small front yards – likely to have been occupied by professionals - and to Chapel Street a number of religious buildings, now converted, and a public house – all which would have been constructed to serve the workers. To Mill Lane a short terrace group has their ground floors given over to a handsome retail frontage.



B.2 Beech Lane



B.2 Brook Street Mill, workers cottages and Union Mill



B.2 Bridge Street and Brookside Mills



B.2 Chapel Street



B.2 Stanley and Brocklehurst Almshouses

The east side of the canal up to Windmill Street, aside from Sutton Mill and the remaining section of the works behind at the top of Gunco Lane, is now largely given over to modern utilitarian small-scale industrial buildings and forecourts. To the east is Windmill Park, formerly King George's Playing Field, overlooked by a terrace of mill worker's cottages along Black Road. To Windmill Street a cluster of buildings which would have served the surrounding mill worker's including St Peter's House (a converted Victorian school), St Peter's Church, St Peter's Working Men's Institute and the inter-war St Peter's War Memorial Hall.

North of Windmill Street up to Brook Street the area exhibits a more varied character with the Knight Street Mill (locally listed) remaining to the southwest corner of Knight's Pool, with two residential developments adjacent. To the key streets including Bank Street, Black Road, Copper Street and Saville Street are terraces of worker's cottages with larger semi-detached inter-war housing alongside further 20th century infills. Beyond a significant proportion of the area has been redeveloped with 1960s and 1970s housing and some further pockets of modern infill. Small scale industrial buildings are scattered throughout. Brook Street itself, which bends northwards to become Union Road, is lined with mill worker's cottages – some grander terraces with front yards – linked to the Brook Street Mill (locally listed) and the Union (Hovis) Mill (Grade II listed) located on the canal and prominent in views eastwards.



B.2 Churchill Way cutting through area



B.2 Crompton Road with weavers garrets, workers cottages and mills



B.2 Decorative late Victorian terrace on Compton Road



B.2 Decorative late Victorian terrace on Riseley Street



B.2 Edwardian houses on Fence Avenue

The Macclesfield Marina provides a great amenity space but would benefit from improvements to its public realm. Pockets of inter-war / post-war housing sit to the west around Hallefield Road before returning to a predominantly historic character, albeit with pockets of modern infill, with terraces of worker's cottages to streets including Flint Street, Fountain Street and Canal Street as well as remaining industrial buildings both historic and contemporary including the Green Street Mill. St Paul's Church and its associated school are key features (both Grade II) in this townscape.

West of the canal Buxton Road descends into the town through the outer core, to its south side are mill worker's cottages followed by a series of small groups of early Victorian houses with front yards – largely listed – and include a group of three storey houses with weavers' garrets and the Fence Almshouses. To the north are Edwardian semi-detached pairs with front gardens and/or parking behind low boundary walls before Victoria Park meets the road and extends northwards along Fence Avenue with late 20th residential development infilling between the park and the remaining mill buildings which now make up the Arighi Bianchi site – Grade II* listed and a local landmark for its unique cast-iron and glass façade. The northeast corner of the area has a largely 20th century industrial and retail character aside from the mill worker's cottages around Garden Street.



B.2 Former mill on Elizabeth Street



B.2 Grand Victorian villas Beech Lane



B.2 Grander late 19th century terrace on New Hall Street



B.2 Interwar semi-detached houses on Northgate Avenue



B.2 Intimate cobbled terraces on Fowler Street



B.2 Late Victorian houses on New Hall Street

The large roundabout as part of the 1970s road system where the Silk Road meets Hibel Road and the railway line forms a major intervention in the townscape with a large supermarket in the place of the former goods yard. West of these a line of green space runs up to the start of the Middlewood Way and playing fields adjacent to the River Bollin. Beech Road leads northwards out of the outer core – formerly the principal route – flanked by cobbled streets of early-to-mid worker’s cottages with higher status Victorian terraces and grander Victorian set pieces, likely mill owners houses, with historic stone boundary walls, front gardens and increasingly dense tree coverage. To the northwest side of the road are inter-war semi-detached pairs with front gardens/parking around Brynton Road and Northgate Avenue – the northern end developed post-war. The Kings School development site sits to the west, bound by Westminster Road.

Cumberland Street, a 1970s insertion, forms the northwest corner of the area. Within the pocket of the town between here and Chester Road are the Gothic style Stanley and Brocklehurst Almshouses (Grade II) alongside early-mid 19th century worker’s cottages, terraces of higher status Victorian houses with more decorative facades and small front yards or gardens such as those along Prestbury Road and the particularly decorative late-Victorian terrace on Riseley Street (locally listed). At the junction with Chester Road, to Hope Street West and west end of Chester Road are terraces of weaver’s cottages with garrets and small scale silk worker’s cottages to Chester Road and the surrounding streets – to the east of the car park on Cumberland Street are the Stanley Almshouses (Grade II).



B.2 Late Victorian terrace on Compton Road



B.2 Late Victorian terraces at southern end of Bond Street



B.2 Late Victorian terraces at southern end of Peter Street



B.2 Lord Street



B.2 Mill Road rising up from Mill Green



B.2 Mill workers cottages and weavers garrets on Brock Street

South of Chester Road lies the Christchurch Conservation Area with terraces of worker's cottages and slightly grander domestic Victorian terraces laid out around Christchurch (1775) and St Alban's Church (1841), both Grade II* listed and significant local landmarks. To the south of the conservation area a number of mills and works remain, mostly converted into housing or commercial/office uses although some vacant including Alma Mill and Crompton Road Mill on Crompton Road (both Grade II), Kershaw Mill, Newbridge House and Bridge Street Mills (all locally listed and in close proximity around Henderson Street) and Brown Street Mill (locally listed) further to the south. Whilst the townscape is mixed with some 20th century infill development and retail uses around Churchill Way, the mills and supporting 19th century worker's cottages with groups of weaver's garrets interspersed – including 38-70 Paradise Street (Grade II) – retain a strong sense of the town's industrial heritage. This continues south to Park Lane with clusters of more prestigious and decorative late-19th century terraces and semi-detached pairs, set behind front gardens and boundary walls on the principal roads through the area including Peter Street, Bond Street and on Park Lane itself. To the west side of the area the urban grain becomes more varied both within the 19th century housing and the addition of inter-war and post-war semi-detached houses around Cambridge Road and Bedford Road and increasing pockets of 20th century infill such as Stevenage Close and Loxley Close. Barracks Square - the converted stone barracks on Crompton Road (Grade II) - form a contrasting feature of interest in the townscape.



B.2 Mill workers cottages on Coare Street



B.2 North end of Bond Street



B.2 Prestbury Road



B.2 Roe Street - Bridge Street



B.2 Silk weavers garrets on Paradise Street



B.2 Wrightman Avenue development on Kings School site

B.3 Amenity and Green Spaces

- Playing fields and paths adjacent to the River Bollin
- Victoria Park
- Windmill Park
- Macclesfield Canal
- St Paul's Churchyard
- Green space on Canal Street
- St George's Play Area
- Knights Pool



B.3 Victoria Park



B.3 Macclesfield Canal



● Amenity
 S School
 + Place of Worship



B.3 Macclesfield Marina



B.3 Green space on Canal Street





B.3 St Georges Play Area

B.4 Key Heritage Assets

Listed and Locally Listed Buildings

Within the Town Centre Outer Core there are too many listed and locally listed buildings to list, the adjacent map is taken from Cheshire East's interactive map.

-  Listed Building
-  Locally Listed Building

"Macc needs more trees, less roads, more pedestrian priority."





B.4 1-11 Spring Gardens



B.4 21 - 27 Lord Street



B.4 31 Great King Street



B.4 32 - 42 Pool Street



B.4 36 Bridge Street, 26, 28 and 30 Great King Street



B.4 38-70 Paradise Street silk weavers garrets



B.4 46 Vincent Street



B.4 55 - 63 Chapel Street



B.4 57, 59, 65a and 67 Roe Street



B.4 59 and 61 Prestbury Road



B.4 80 - 96 Park Lane and 1, 3 and 5 James Street



B.4 126 - 132 Park Lane



B.4 183 - 189 Crompton Road



B.4 92 Paradise Street



B.4 Alma and Crompton mills



B.4 Arighi Bianchi site



B.4 Christ Church



B.4 The Barracks



B.4 Birch House and railings



B.4 Brook Street Mill



B.4 Disability Information Bureau, former school



B.4 Fence Almshouses



B.4 Former dye houses



B.4 Former St Alban's Parochial Church Hall



B.4 Former St Johns School and Primitive Methodist Church, South Park Road



B.4 Newbridge House, Henderson Street



B.4 Newton Terrace, Park Lane



B.4 Park Grange, Park Lane



B.4 Park Hall former Methodist Chapel



B.4 Prestbury Road Terrace



B.4 St Albans Church and Presbytery



B.4 St George's House, St George's Street Mill and 25 - 31 Park Lane



B.4 St Georges Chambers and Brunswick Court



B.4 St Paul's Church



B.4 St Peter's War Memorial Hall



B.4 St Peter's Working Men's Institute



B.4 The Kings School



B.4 Thorp Street Mill



B.4 Union (Hovis) Mill



B.4 Victoria Mills



B.4 Fence Almshouses

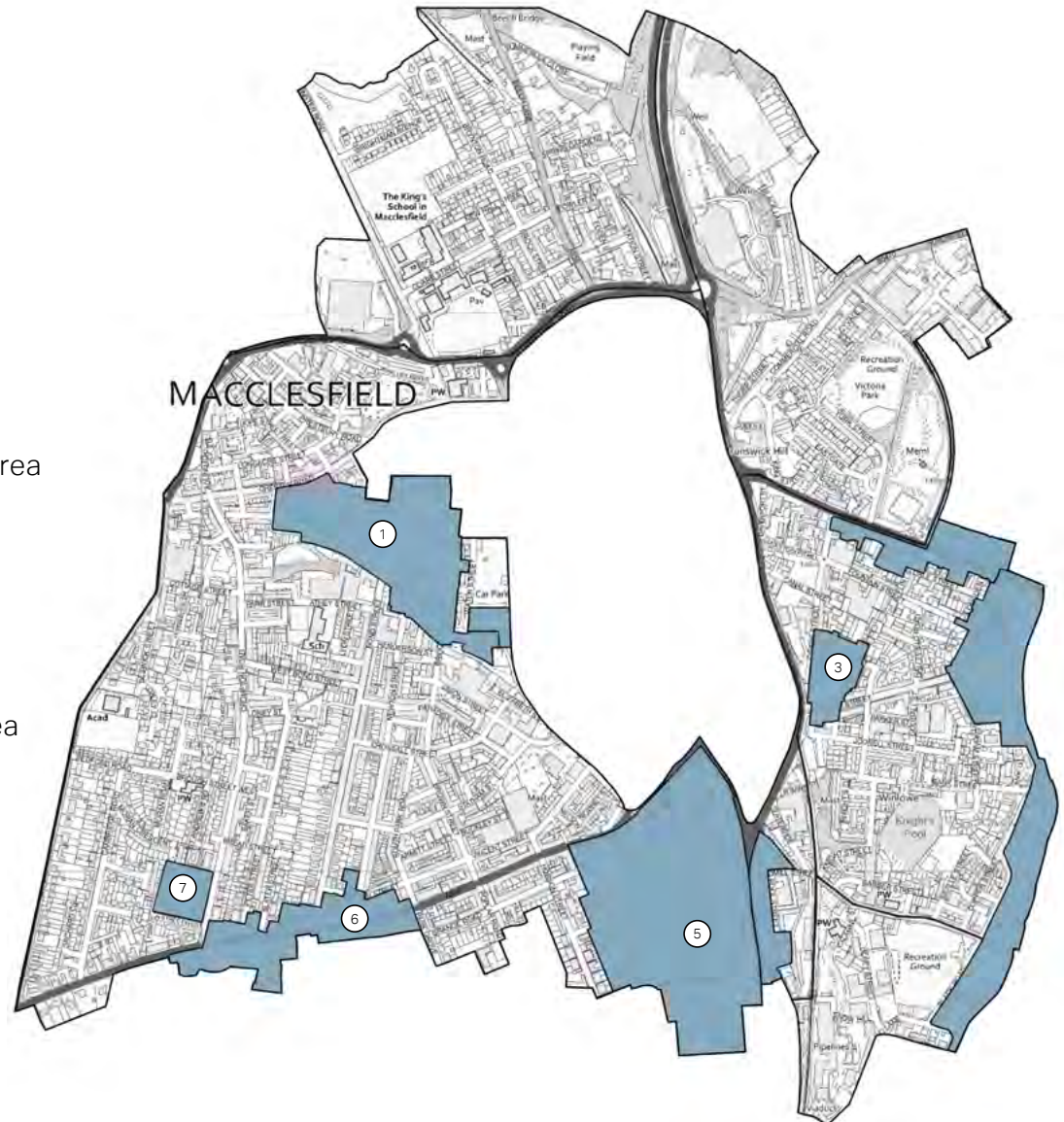


B.4 Macclesfield War Memorial

Conservation Areas

- Macclesfield Canal Conservation Area
- Buxton Road (Macclesfield) Conservation Area
- St Paul's Square (Macclesfield) Conservation Area
- High Street (Macclesfield) Conservation Area
- Park Lane (Macclesfield) Conservation Area
- Barracks Square (Macclesfield) Conservation Area
- Christ Church (Macclesfield) Conservation Area

- 1 Christchurch Macclesfield Conservation Area
- 2 Buxton Road Conservation Area
- 3 St Paul's Square Conservation Area
- 4 Macclesfield Canal Conservation Area
- 5 High Street Macclesfield Conservation Area
- 6 Park Lane Macclesfield Conservation Area
- 7 Barracks Square Conservation Area



B.5 Views

- Towards St Paul's Church
- Towards Christchurch
- Towards St Albans Church
- Along Bedford Road, Crossall Street and Barton Street toward Pennine Hills
- Parr Street and New Bond Street toward Pennine Hills
- Along Park Lane
- Chapel Street towards Pennine Hills
- East along Chester Road and Prestbury Road
- Along Coare Street, New Hall Street and Pearle Street

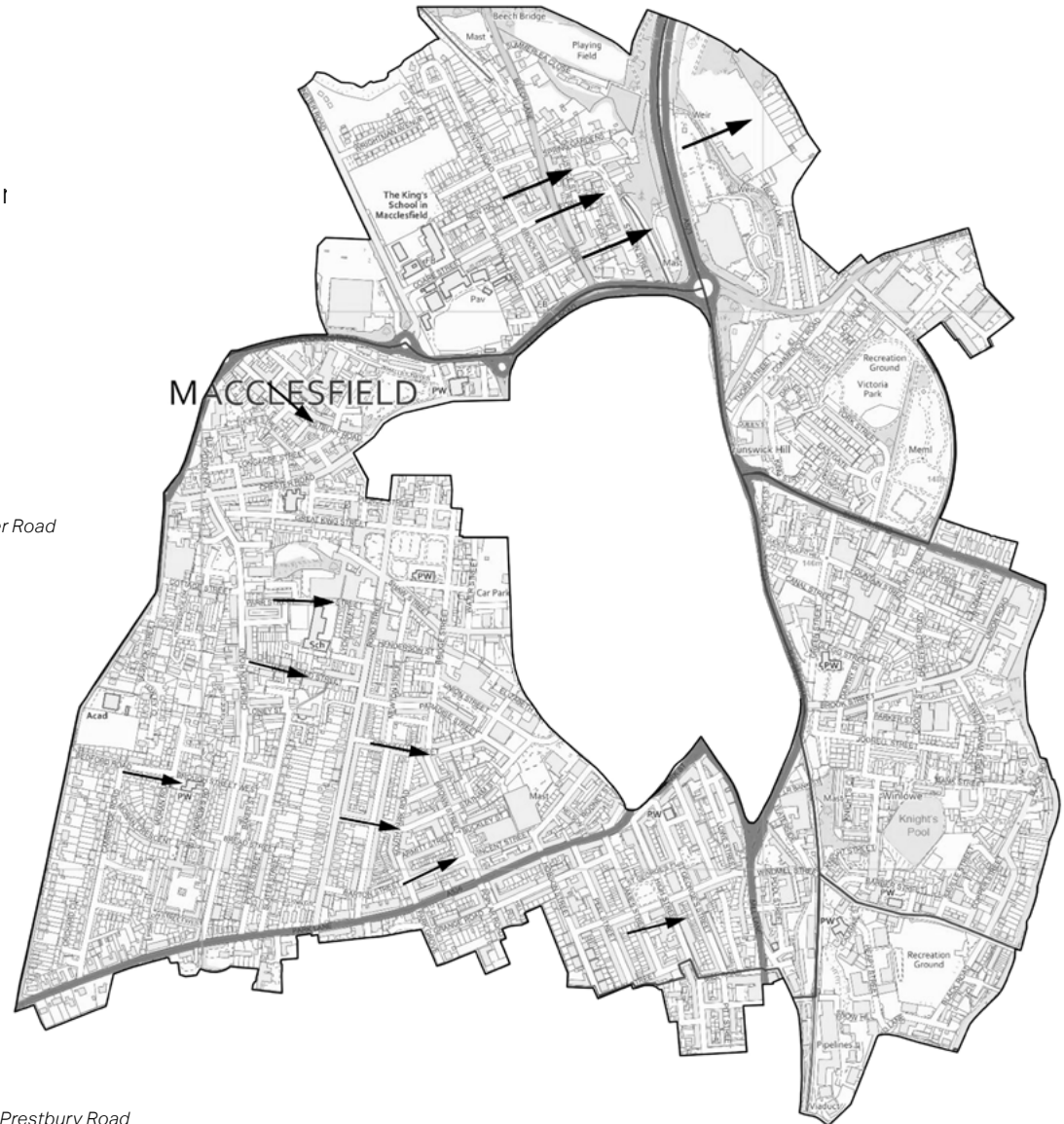


B.5 View east along Chester Road



B.5 View east along Prestbury Road

➔ Views





B.5 View east along Buckley Street



B.5 View east along Coare Street



B.5 View east along Fowler Street



B.5 View east along Great King Street



B.5 View east along Paradise Street



B.5 View east along Park Lane



B.5 View east along Parr Street



B.5 View east along Vincent Street



B.5 View east along Waterloo Street West



B.5 View south along Poplar Road



B.5 View south along St George's Street









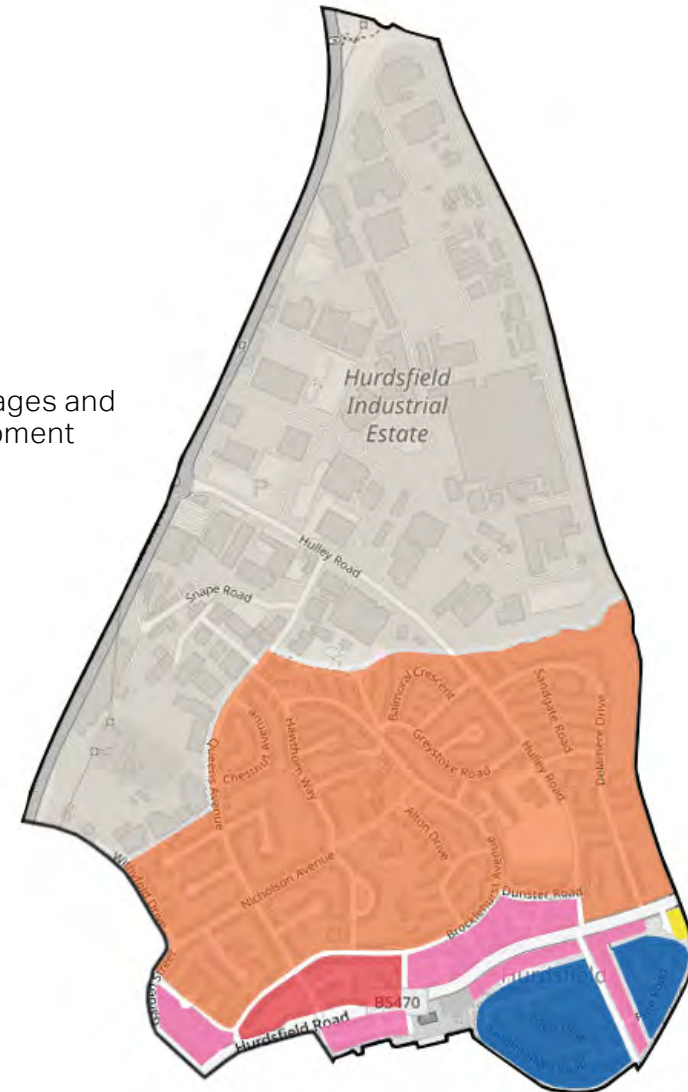
B.5 View towards Christ Church along Newton Street

C. Hurdsfield

C.1 Summary of Character

Hurdsfield Road climbs out of the town centre as one of the historic linear routes leading from the town's industrial outer core, reflected in the historic buildings which line this route – principally towards the eastern end of the character area with the Church of the Holy Trinity, cluster of silk weaver's cottages and the Hurdsfield Road Conservation Area. Away from the main road the area is dominated by a post-war housing estate and later 20th century mixed-use 'light-industrial' estates to the north and west.

-  Early-mid 19th century workers cottages and silk weavers cottages linear development
-  Largely inter war
-  Post war housing estate
-  1960s
-  Late 20th century
-  20th/21st century light industrial



"We have a duty to make Macclesfield a town with a good quality of life."

C.2 Urban Form

The form of the area centres on the historic route of Hurdsfield Road and is bound to the west by the Silk Road, to the southwest by the industrial outer core of the town and the remainder by the Green Belt. Hurdsfield Road follows the linear development typical of the early-mid 19th century with silk weaver's and worker's cottages built hard up against the pavement edge; the silk weaver's cottages are distinct for their third storeys with larger window openings. Evidence of the area's industrial past is also found in the remnants of the original wall to Albert Mill. This townscape is broken by the setback Church of the Holy Trinity and its graveyard – its tower terminating views east along Landsdowne Street, a street with predominantly early-mid 19th century worker's cottages. Inter-war semi-detached and detached houses of varied architectural styles set back behind front gardens infill the between the remaining earlier groups on Hurdsfield Road as well as to the south side of Brocklehurst Avenue and along the north side of Higher Fence Road - a group of uniform and more modest semi-detached inter-war houses are laid out around The Crescent.

Higher Fence Road leads into the Green Belt with large sloped gardens set behind stone walls and street trees creating a verdant character. Flanking Higher Fence Road are two pockets of 1960s development – bungalows to the west and semi-detached houses to the west – all with small front gardens and/or off road parking. To the very east of the character area on the canal is a pocket of late-20th century houses at Needhams Court Wharf. The Macclesfield Canal itself offers a key amenity transitioning through this character area from an industrial and urban character to a more open and rural setting.



C.2 Early to mid 19th century workers cottages



C.2 Contemporary houses in Hurdsfield Estate



C.2 Former mill weavers cottages

To the north of Hursfield Road is the Hursfield Estate, a large post-war housing estate with two tower blocks – the reclad Pennine Court and Range Court – set at high level and forming landmarks at its centre with unrivalled views. The wider estate comprises a number of different building forms and architectural styles, predominantly two storey semi-detached houses set behind front gardens – often now given over to off road parking – with a mix of hedging and open boundaries; variations include small three storey blocks to the centre, small terrace groups and some bungalows. Unifying features however are the wide pavements, small street trees, grass verges and pockets of green space. Hursfield House and its lodge remain as fragments of the historic manor – now engulfed by the estate of no particular architectural merit.

The remainder of the character area forms the Hursfield Industrial Estate, a mixed-use 'light industrial' estate with large scale units, typically utilitarian in character with internal access roads and off road car parks. Although an industrial area, grass verges and street trees run through the area softening its appearance, particularly to the Astra Zeneca campus where buildings tend to be taller but also of higher design quality.



C.2 Hursfield Estate



C.2 The Crescent set back from Hursfield Road

C.3 Amenity and Green Spaces

- Banbury Park
- Shoresclough Brook
- Macclesfield Canal
- Higher Fence Road



C.3 Higher Fence Road



C.3 Macclesfield Canal



● Amenity
 S School
 + Place of Worship

C.4 Key Heritage Assets

Listed Buildings

- Hurdsfield House, Brocklehurst Avenue: classical house built by the Brocklehurst family in c.1800 and now in use as apartments (Grade II)
- Brocklehurst Avenue: lodge built by the Brocklehurst family in mid-19th century as a replacement for an earlier lodge to Hurdsfield House (Grade II)
- Church of the Holy Trinity: Gothic parish church built in 1837-8, by William Hayley, in well coursed and squared stone with slate roof and integral west tower (Grade II)

Locally Listed Buildings

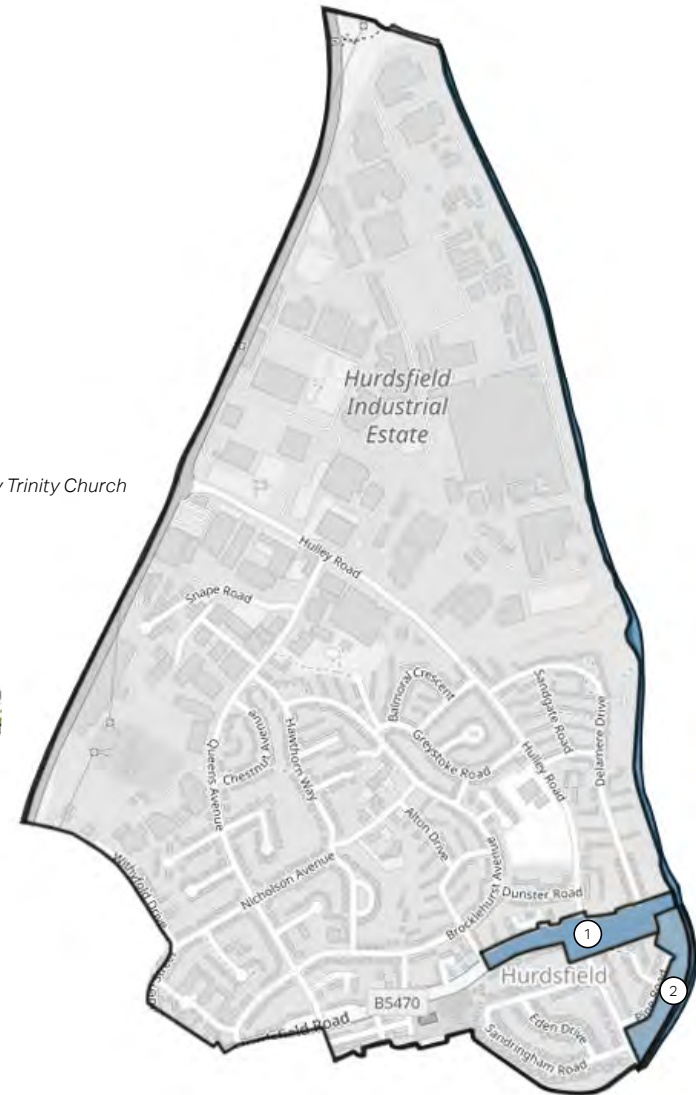
- 78-88 Hurdsfield Road: little altered, Victorian terraced cottages

Conservation Areas

- Macclesfield Canal Conservation Area
- Hurdsfield Road Conservation Area



C.4 Holy Trinity Church



1 Hurdsfield Road Conservation Area 2 Macclesfield Canal Conservation Area

C.5 Views

- From tower blocks unrivalled
- Up Nicholas Avenue
- From southern part of character area into Green Belt
- Down Withyfold Drive
- Up Lansdowne Street to Holy Trinity and down Alison Drive
- South along Hulley Road



C.5 View east to Green Belt



C.5 View east up Nicholas Avenue



C.5 View from Eden Road into Green Belt



C.5 View south to Green Belt



C.5 View west towards town centre along Hurdsfield Road



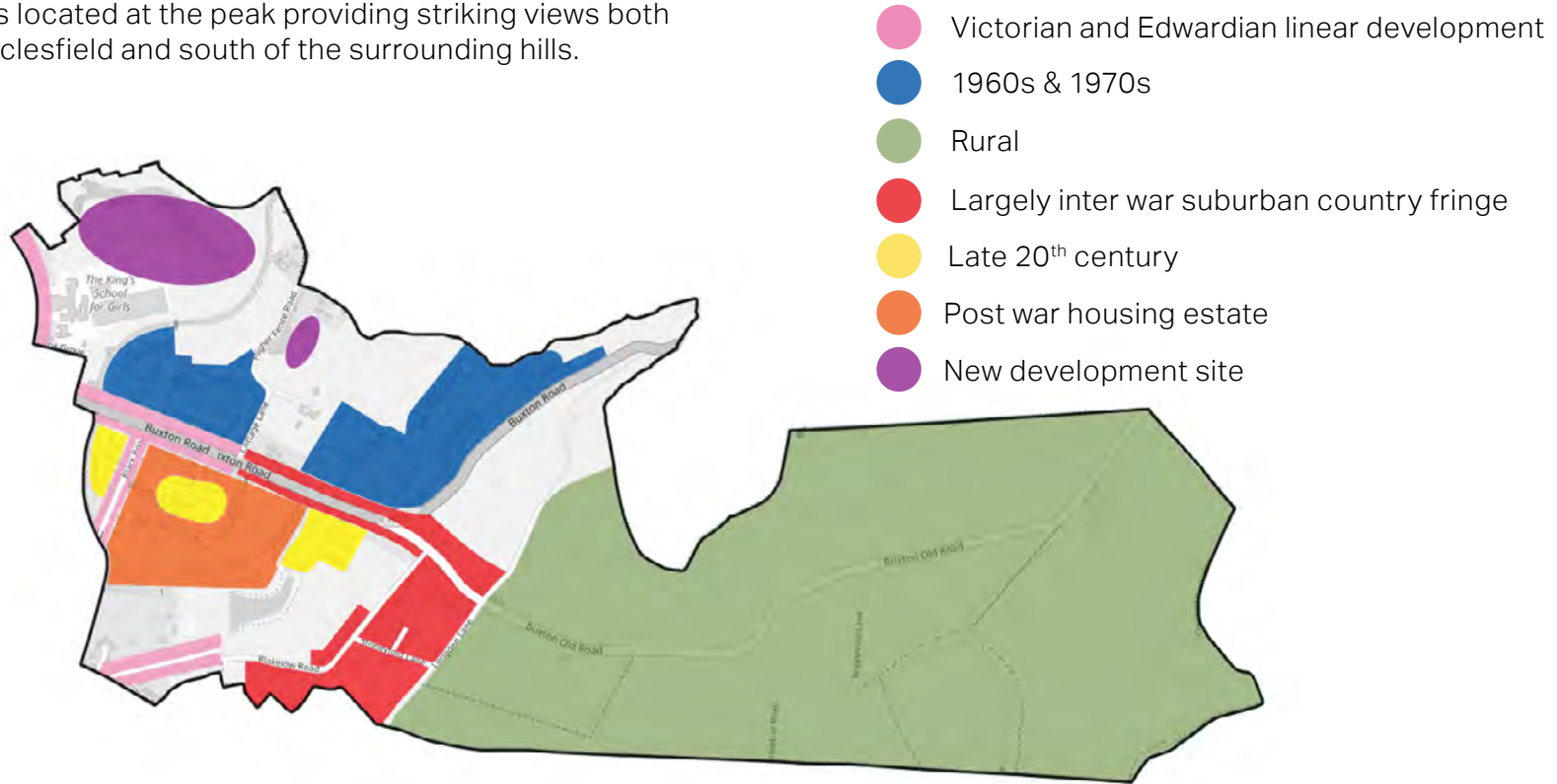
→ Views

D. Buxton Road

D.1 Summary of Character

Buxton Road / Buxton Old Road provide a clear snapshot of the development of Macclesfield - rising eastwards from the canal it provides a transition from the historic industrial core with Victorian and Edwardian terraces lining the main road, backfilled by 20th century suburban development before the road splits and transforms into a rural setting with characteristically spread out development – principally farms and farmhouses. Tegg's Nose car park and footpaths located at the peak providing striking views both back towards Macclesfield and south of the surrounding hills.

"We have to make Macclesfield sustainable, clean, healthy and a pleasant place to live."



D.2 Urban Form

Buxton Road forms the backbone of the area rising eastwards from the town centre and providing a snapshot of the expansion of the town towards its rural beginning with small-scale early-mid 19th century worker's cottages built hard up against the pavement edge associated with the town's industrial outer core. The character increases in grandeur from late-19th and Edwardian terraces, Edwardian semi-detached pairs through to a more varied mix of Edwardian and later 20th century detached and semi-detached housing, with front gardens of increasing size, boundary walls and hedges and increased tree coverage as the urban grain becomes looser. Edwardian development also runs along Fence Avenue bordering Victoria Park with the Kings School for Girls (built as Macclesfield High School for Girls in 1909), set within large grounds and now a redevelopment site.



D.2 Buxton Road early Victorian (left) and late Victorian and Edwardian housing leading from town centre



D.2 1970s bungalows north of Buxton Road



D.2 Early-mid 19th century workers cottages



D.2 Ecton Avenue



D.2 1960s semi-detached housing north of Buxton Road

East of Longden Lane and along Buxton Road the character is entirely rural; a series of farms pepper this landscape which, alongside Tegg's Nose Country Park at the peak, marks a striking contrast to the town's urban core and suburban sprawl. North of Buxton Road the suburban sprawl is similarly curtailed by the Green Belt around Swan's Pool providing an attractive backdrop – Higher Fence Road itself taking on the character of a rural lane. Aside from small pockets of inter-war housing, the Edwardian development at the southern ends of Barracks Lane and Cottage Lane, Lark Hall and Commonsides located to the north end of Ecton Avenue this area was developed through the 1960s and 1970s – spanning westwards from the semi-detached and detached houses around Ecton Avenue and Lark Hill Crescent through an area of largely bungalows around Lark Hall Road before returning to detached houses – all with front gardens and/or off road parking. Barracks Lane retains a rural edge to the north whilst Ecton Avenue has a more mixed and leafy character with houses on the east side set behind deeper, sloping front gardens with sections of historic boundary walls.



D.2 Farm outbuilding on Broadcar Road



D.2 Farmland and rural setting to west of town



D.2 High Fence Road



D.2 Pockets of inter-war housing north of Buxton Road

At the eastern end of Blakelow Road and Hollins Road are a cluster of small-scale early-mid 19th century worker's cottages associated with the industrial activity within the town centre outer core. Aside from a handful of early and mid-19th century houses along Blakelow Road and a further cluster of Victorian worker's cottages which make up the Hollins Place and Black Road Conservation Area, the area south of Buxton Road and east of the canal is infilled by 20th century suburban development. The first phase of post-war housing has a clear uniformity based around three distinct architectural styles – of highest quality the semi-detached pairs around Cranford Avenue and Brookfield Lane - whilst the blocks set perpendicular to Leadbeaters Road allow views out to Leadbeaters Reservoir hillside and are more plainer in character. Later 20th century developments include Bryanmore Drive replacing a waterworks with red brick semi-detached pairs and prominent gables – all overlooking a small park and South Acre Drive which encroaches into the open space between Leadbeaters Reservoir and Buxton Road.



D.2 Post war housing around Cranford Avenue and Brookfield Lane



D.2 Transition from rural character to suburban sprawl at Longden Lane



D.2 Victorian workers cottages



D.2 View into character area of workers cottages east of canal

D.3 Amenity and Green Spaces

- Tegg's Nose Country Park and footpaths
- Green hillside above Leadbeaters Reservoir
- Swan Pool area
- Macclesfield Canal



D.3 Macclesfield Canal



D.3 Swan Pool



D.3 Saddlers Way footpath

● Amenity (S) School

D.4 Key Heritage Assets

Listed Buildings

- 33, 35, 37 Blakelow Road: early 19th century, 3 storey houses, striking for their alignment with the street and mix of red brick, stucco and rendered facades (Grade II)
- Mill House, Old Buxton Road: late 18th century stone house and barn (Grade II)
- Collection of buildings at Lark Hall yard: farm buildings, converted stables and cottages dating from 18th and 19th centuries (Grade II)

Locally Listed Buildings

- Hollins Road: distinctive corner house of early Victorian date
- 56 Blakelow Road: Blakelow House, Victorian building brick house with stone dressings
- 58 Blakelow Road: large Victorian vicarage with Gothic detailing
- 61 Blakelow Road: 1930s late Arts and Crafts house
- 22-28 Buxton Old Road (Hovis Pleasance): group of 1920s Alms Houses owned by the local Hovis Mill and occupied by mill worker's
- Coop, 248 Buxton Road: early 20th century corner store with ceramic tile shop front surrounds



D.4 Commonsides



D.4 Locally listed vicarage on Blakelow Road

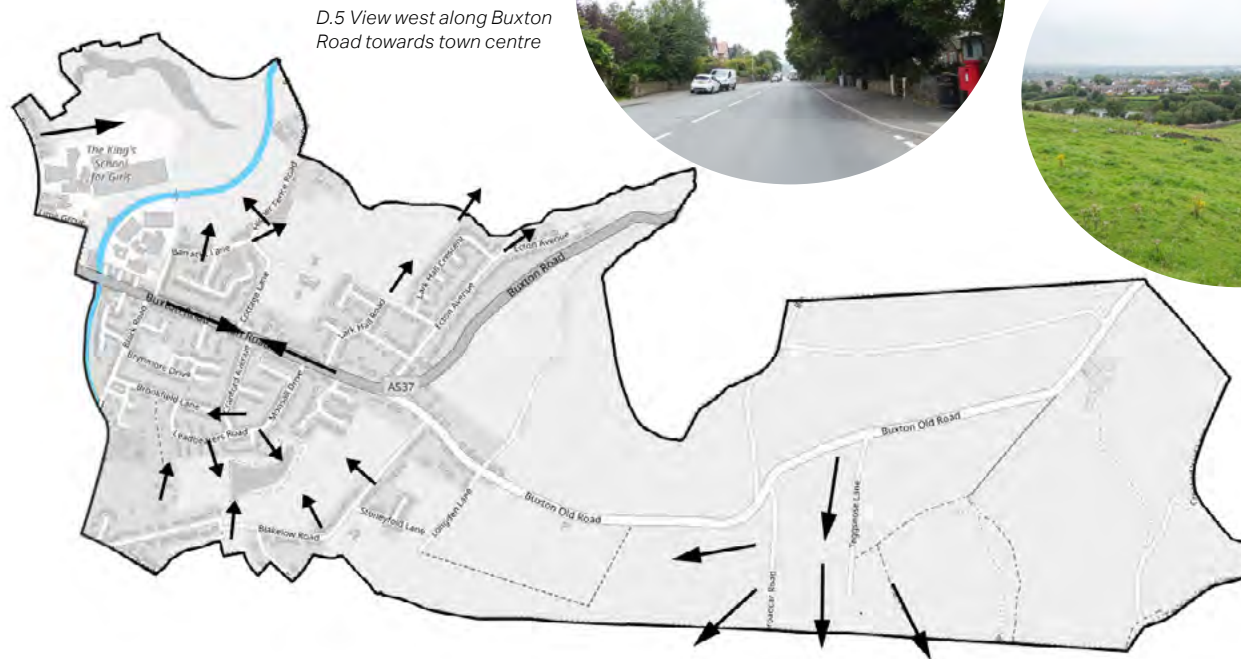
Conservation Areas

- Hollands Place and Black Road Conservation Area
- Macclesfield Canal Conservation Area
- Buxton Road (Macclesfield) Conservation Area



D.5 Views

- Out to the wider landscape and back towards the town centre from Tegg's Nose Country Park
- From Blakelow Road
- Out into Green Belt from Barracks Lane, Lark Hall Road and Ecton Avenue
- Out to reservoir from Leadbeaters Lane
- Down Brookfield Lane to town centre
- Down Buxton Road towards town centre



D.5 View west along Buxton Road towards town centre



D.5 View east along Buxton Road towards rural fringe



D.5 View towards town centre from Blakelow Road



D.5 Views into Green Belt from Lark Hall Road

→ Views



D.5 View down Brookfield Lane to town centre



D.5 View north from Broadcar Road to peak between Buxton Old Road and Buxton Road, Macclesfield Common



D.5 View north from Ecton Avenue and Buxton Road, Macclesfield Common



D.5 View south west from Broadcar Road



D.5 View west along Buxton Road towards town centre

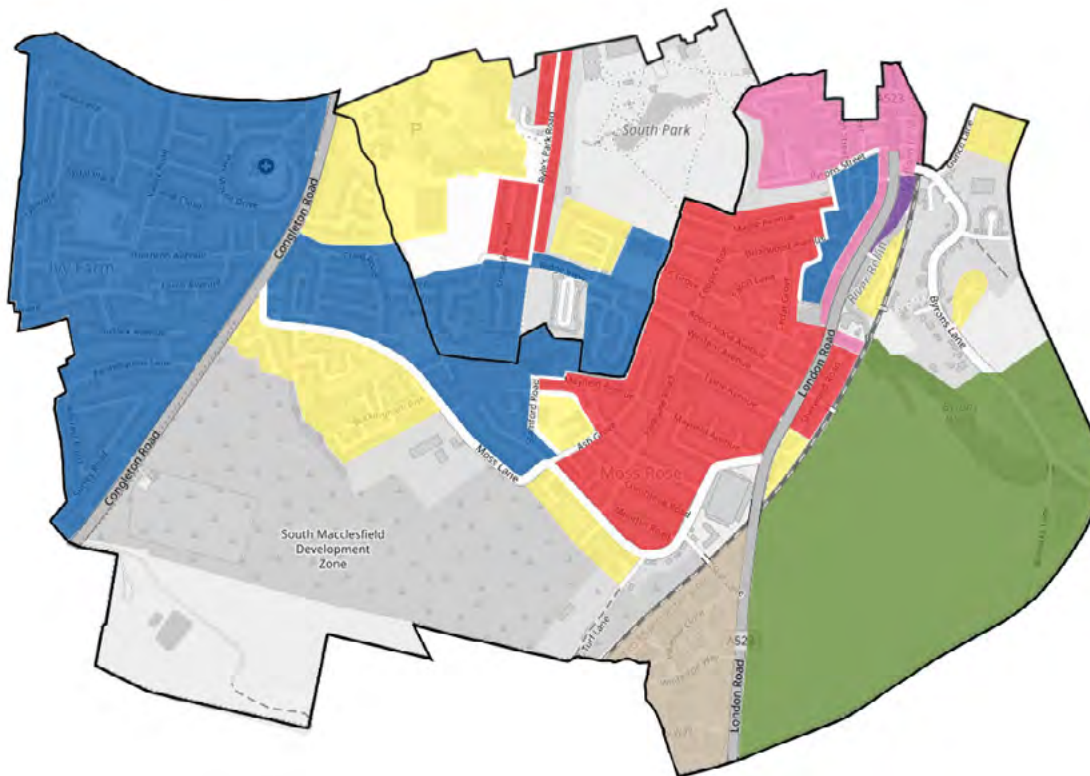


D.5 Views from Teggs Nose car park

E. Macclesfield South

E.1 Summary of Character

This area is centred around South Park which provides a green lung to the south of the town and separates this more suburban area - which largely developed in the inter-war period spanning westwards from London Road - from the outer core. To the northeast corner where the River Bollin and railway cut through the area is a microcosm of the town's industrial heritage with large mills on London Road, small mill worker's cottages and larger villas for the mill owners. The Green Belt and Macclesfield Canal provide a rural fringe to the east.



- Early-mid 19th century industrial
- Early-mid 19th century
- Inter war
- 1960s & 1970s
- Late 20th century
- 20th/21st century retail/light industrial
- Rural

*"I like this town!
However, it is not so
much the past I want
to talk about but the
future."*

E.2 Urban Form

The northern edge runs along the southern boundary of the buildings on Park Lane which form part of the town outer core whilst its western edge meets West and Ivy along Ivy Lane; to the south the South Macclesfield Development Area meets the Green Belt with a rural aspect to the east. South Park is a key asset which formed part of the early-mid 20th century development of the area – opened in 1922 and originally part of the Ryles Park Estate (now evident as Ryles Park Road). To the east edge lies the Macclesfield Canal whilst the railway line and the River Bollin cut through the area with pockets of amenity spaces along with Byrons Wood and Macclesfield Golf Club to the east; the Congleton Road Linear Park provides a further green space.



E.2 Byrons Lane cottages



E.2 London Road, approach into town



E.2 Decorative interwar semi-detached housing southeast of South Park



E.2 Decorative interwar bungalows southeast of South Park



E.2 Collection of interwar housing at east end of Moss Lane



E.2 Contemporary housing

To the northeast corner the character overlaps with the outer core of the town centre with early-mid 19th century worker's cottages built hard up against the pavement edge clustered around the tightly knitted streets north and south of Byrons Street. Amongst the silk worker's housing is the Edwardian former St Barnabas School, whilst evidence of the mills they serviced are located on London Road adjacent to the River Bollin including Park Mill, Albion Mill and Byrons Mill. Along Byrons Lane and London Road are a number of Grade II and locally listed early-mid Victorian villas – constructed for the mill owners. Further south along Byrons Lane is a 17th century cluster around Ye Old Kings Head. Other than a pocket of farms and houses along Moss Lane this area remained largely open land until the inter-war period when housing developed westwards from London Road to the southeast side of the park extending down to Moss Lane and along Ryles Park Road running along the west side of the park – typical of the period featuring semi-detached and detached buildings set behind large gardens.



E.2 Lyme Green Business and Retail Park



E.2 Macclesfield Football Club



E.2 Mill workers cottages



E.2 Moss Green Estate bungalows



E.2 Moss Green Estate



E.2 Ryle's Park Road

The area to the south of the park and north of Moss Lane was developed post-war and in the 1960s and 1970s as the Moss Rose Estate, laid out around curving streets and cul-de-sacs with mixed-density small scale housing including bungalows, semi-detached and terrace groups as well as larger three storey blocks of flats; this pattern of development continues to the west side of Congleton Road in the Ivy Farm area and around Thornton Square. The exception to this are the Harry Turner Arts and Crafts Almshouses located to the south of the park off Ridge View. Congleton Road itself is lined with inter-war linear development. Pockets of later 20th and 21st century housing are scattered in the area – principally to the south and south west of Moss Lane. Macclesfield football club is located at the junction of Moss Lane and London Road whilst the modern Lyme Green Business and Retail Park is located to the southern end of London Road.



E.2 Three storey weavers garrets and two storey mill workers cottages



E.2 Three storey weavers garrets and mill workers cottages



E.2 Workers cottages on London Road on approach into town



E.2 Spring Cottage, Byrons Lane

E.3 Amenity and Green Spaces

- South Park
- Congleton Road Linear Park
- Byrons Wood
- Play areas and sports grounds
- Allotment gardens
- Macclesfield Golf Club and Green Belt to east fringe
- Open space that makes up South Macclesfield Development Area



E.3 Macclesfield Canal



E.3 Allotments



E.3 Byrons Wood



E.3 Congleton Road Linear Park



E.3 South Park

● Amenity (S) School (+) Place of Worship

E.4 Key Heritage Assets

Listed Buildings

- Park Mill, Hobson Street: converted rectilinear red brick silk weaving mill, dated 1853 (Grade II)
Albion Mill, London Road: 15 bay, red brick silk mill dated 1843 for Thomas Heapy (Grade II)
- Byrons Mill, London Road: 15 bay red brick silk mill c1850-60 (Grade II)
- Byronswood Cottage, Byrons Lane: early 19th century render over brick house (Grade II)
- Foden Bank Cottage, Byrons Lane: c.1800 two storey house in roughcast render over brick (Grade II)
- 110-114 Byrons Lane: house built in several phases, the earliest late 17th century, the rest late 18th century / early 19th century and now split into three
- Canal bridge no.45: road bridge over the Macclesfield Canal. c.1827 by Thomas Telford by Thomas Telford (Grade II)
- Canal bridge no.44: road bridge over canal. c.1827 (Grade II)
- Gurnett Aqueduct: canal aqueduct on the Macclesfield Canal over road and stream. c.1827 by Thomas Telford (Grade II)

Locally Listed Buildings

- St Barnabas School, Byrons Street: purpose built red brick school, 1911 (now derelict)
- The Albion Hotel, 6 London Road: Victorian public house in rendered stone (now row of houses)
- 109-111 London Road: excellent example of a Victorian semi-detached property
- 113 London Road: imposing mid-19th century house of Gothic design
- St Edward's Church, London Road: 1950's church constructed in brick with stone details and carvings
- 86-88 Gunco Lane: historic semi-detached stone building
- 89-95 Byrons Lane: attractive late classical villas of early Victorian date
- Woodlands House, 99 Byrons Lane: a well-detailed mid-19th century villa
- Kelvin House, 99a Byrons Lane: mid-19th century villa
- The Elms, 111 Byrons Lane: substantial rendered Victorian country dwelling
- Elmside, 113 Byrons Lane: detached early/mid-18th century farmhouse
- Rock House, 123 Byrons Lane: mid-Victorian stone property c.1852
- The Vicarage, 88 Byrons Lane: early-Victorian late classical villa
- Ye Old Kings Head Public House, Byrons Lane: public house with 17th century origins
- The Harry Turner Almshouses, 1-16 Western Drive: elaborate Arts and Crafts Composition of 1922



E.4 89-95 Byrons Lane



E.4 Albion Mill, London Road



E.4 Byrons Mill, London Road



E.4 Byronswood Cottage, Byrons Lane



E.4 Canal Bridge Number 44



E.4 Foden Bank Cottage, Byrons Lane



E.4 St Barnabas School



E.4 The Harry Turner Almshouses



E.4 Ye Old Kings Head and Gurnett Aquaduct

E.5 Views

- East along Western Avenue and parallel avenues running west - east
- East along Thornton Avenue and Penningtons Lane
- South along Stamford Road
- Ridgeview
- Into the Green Belt from Byrons Lane and Bullocks Lane



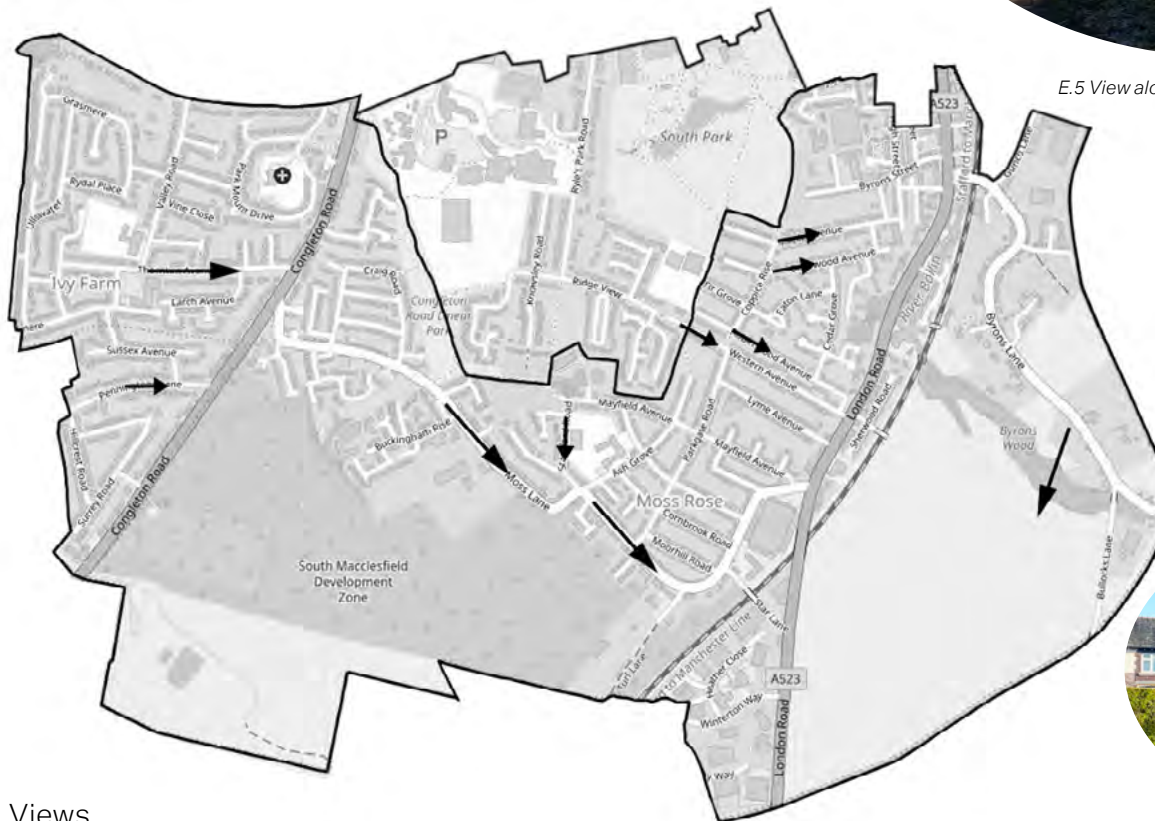
E.5 View along Macclesfield Canal



E.5 View east along Byrons Street towards the Pennines



E.5 View east along Coppice Rise towards the Pennines



→ Views



E.5 View east along Maple Avenue towards the Pennines



E.5 View east along Ridge View



E.5 View east along Western Avenue towards the Pennines



E.5 View east into Green Belt from Byrons Lane



E.5 View into Green Belt from south end of London Road



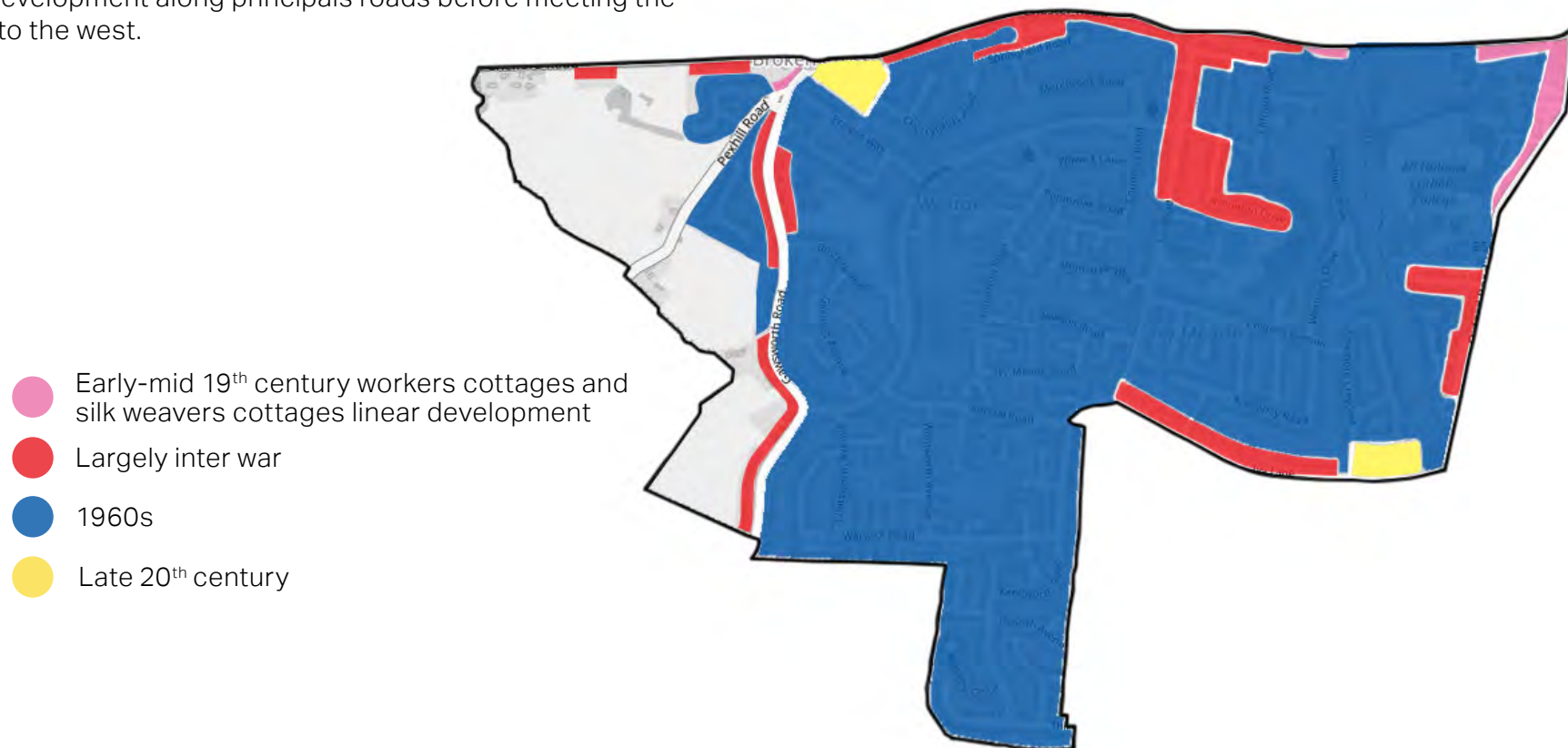
E.5 View west along Maple Avenue into South Park

F. Macclesfield West and Ivy

F.1 Summary of Character

The area is defined by two historic nodes – the southern side of the historic village of Broken Cross which remains evident and the pocket of 19th century mill worker's cottages and industrial buildings which also remain to its north eastern corner where Chester Road and Oxford Road meet on the edge of the town's outer core. Otherwise the area is reflective of Macclesfield's suburban development with the Weston Estate infilling the land between inter-war linear development along principals roads before meeting the Green Belt to the west.

"Macc needs preserved landmarks and key features but with expanded opportunities and services."



F.2 Urban Form

Chester Road forms the northern boundary of the area with Oxford Road running along its eastern edge before stepping westwards along Ivy Lane. To its western edge it overlaps into the Green Belt with Pexhill Road taking on a rural character as it extends out of the character area. There are further pockets of amenity within the Weston Estate including Weston Park and Bollin Meadow Grassland – the northern part of this however now given over to residential development. Whilst the character of the area is now suburban, the principal roads retain a verdant character – particularly to Chester Road and Oxford Road - lined with street trees, stone walls and hedgerows.

In terms of its character the area is defined by two historic nodes. To the northwest is the south side of the historic village of Broken Cross. Although now set on a modern roundabout, a cluster of small scale late-17th century to 19th century houses remain on the north side of Pexhill Road with the Pack Horse pub and an Edwardian house located on the south side of Chester Road. At the opposing end of Chester Road at the junction with Oxford Road (now dominated by the modern road system) is a cluster of early-mid 19th century mill worker's cottages – connected to the industrial activity of the outer core of the town centre including Regency Mill. Located immediately behind is the modern fire and ambulance station and All Hallows Catholic College.



F.2 183 Pexhill Road



F.2 Bungalows set around green spaces within Weston Estate



F.2 Chester Road



F.2 Cluster of mill workers cottages on Chester Road



F.2 Early 19th century cottages on Oxford Road



F.2 Green frontages in place of roads and parking in Weston Estate

Historically this area was otherwise open land with scattered farms accessed via the three principal north-south roads (Pexhill Road, Gawsworth Road and Ivy Road) - Ivydeane and Kendal House forming fragmentary remains of this historic character. Linear development occurred during the inter-war period along the principal streets including Chester Road, Gawsworth Road, Ivy Road, Ivy Lane and Oxford Road with characteristically detached and semi-detached houses set behind large front gardens with off-street parking.

During the 1960s and 1970s the open land was infilled with modern housing, including the Weston Estate, which followed the characteristic form of curving streets and cul-de-sacs with mixed density small scale housing - typically bungalows but also in the form of two storey terrace groups and two-three storey blocks, some clustered in courtyard groups with green frontages, and two storey semi-detached and detached houses with open front gardens and/or off street parking. Small pockets of late-20th and 21st century developments have been undertaken around the north end of Bollin Meadow Grassland to the north eastern end of Chester Road and on the south east corner of the Broken Cross roundabout.



F.2 Historic cluster in Broken Cross



F.2 Interwar housing along Clifford Road



F.2 Interwar housing on Gawsworth Road



F.2 Interwar housing on Ivy Lane



F.2 Interwar housing on Oxford Road



F.2 Ivy Road



F.2 Late 19th century terrace on Oxford Road



F.2 Weavers garrets on Clowes Street



F.2 Pump Tree Farm, Broken Cross



F.2 Victorian villas on Chester Road



F.2 Mill workers cottages on Frances Street



F.2 The Pack Horse, Broken Cross



F.2 Mill workers cottages in setting of The Regency Mill



F.2 Modern housing estate adjacent to Bollin Meadow Grassland

F.3 Amenity and Green Spaces

- Rural fringe to west within the Green Belt
- Pockets of green spaces within modern housing
- Weston Park
- Bollin Meadow Grassland
- Woods to west of Westbury Drive
- Bird Sanctuary conservation area



F.3 Greenbelt to west of area



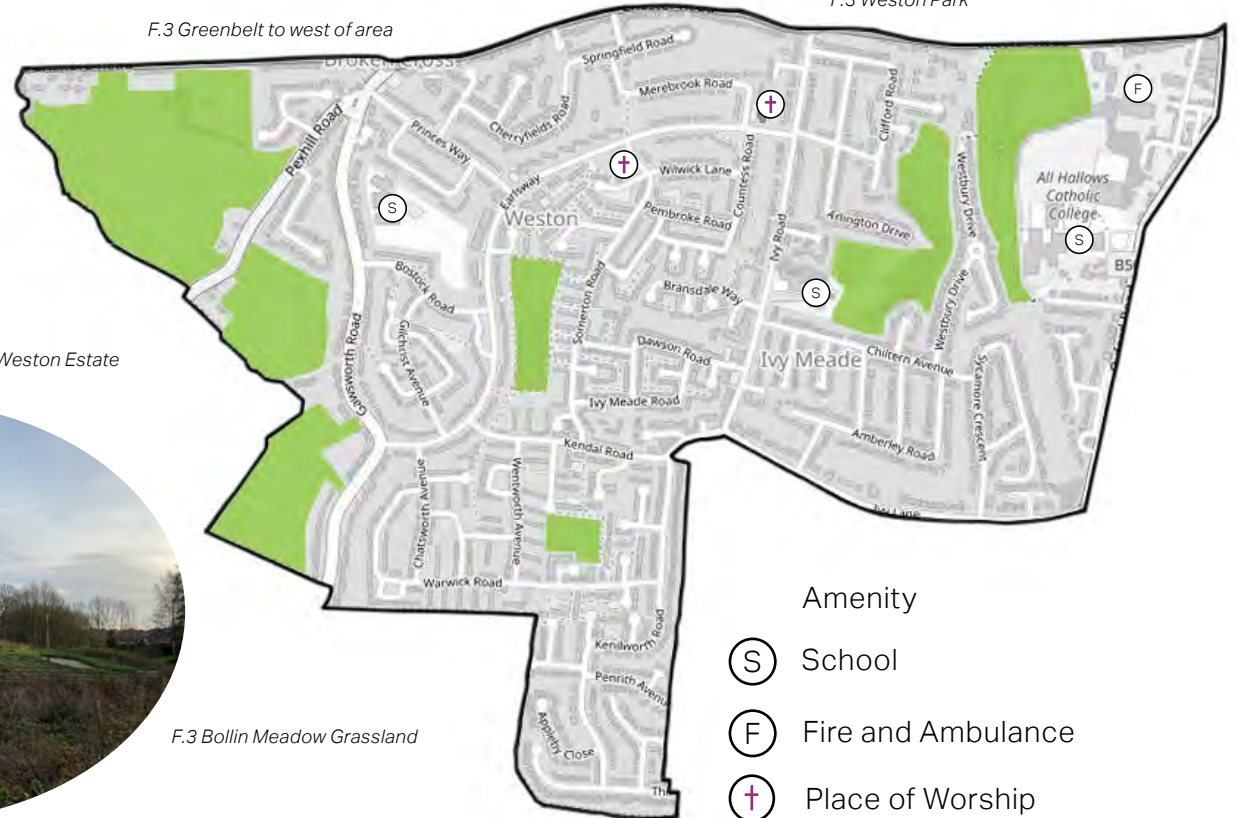
F.3 Weston Park



F.3 Green space within Weston Estate



F.3 Bollin Meadow Grassland



F.4 Key Heritage Assets

Listed Buildings

- Regency Mill, Chester Road: 1820 silk mill, now converted – an interesting example of an integrated site which included silk manufacture and throwing, weaving and dyeing (Grade II)
- Ivydeane, Kendal Road: 1779 two storey house in painted brick with stone-flagged roof (Grade II)
- Kendal House, Kendal Road: 1820 two storey rendered house now in use as offices (Grade II)
- 1 Pexhill Road: 1750 three storey house, render over brick with stone-flagged roof (Grade II)
- and 5 Pexhill Road: pair of houses, possibly formerly a row of 3. Probably late C17, render over brick with possible timber-framed core

Locally Listed Buildings

- 46 Ivy Lane: Interesting neo-Georgian composition in the Arts and Crafts idiom of the early 20th century



F.4 1, 3 and 5 Pexhill Road



F.4 Ivydeane



F.4 Kendal House



F.4 The Regency Mill

F.5 Views

- Views into Green Belt from western edge
- East along Chiltern Avenue, Palmerston Road and Amberley Road
- East along Princes Way, Pembroke Road and Dawson Road
- East along Ivy Lane



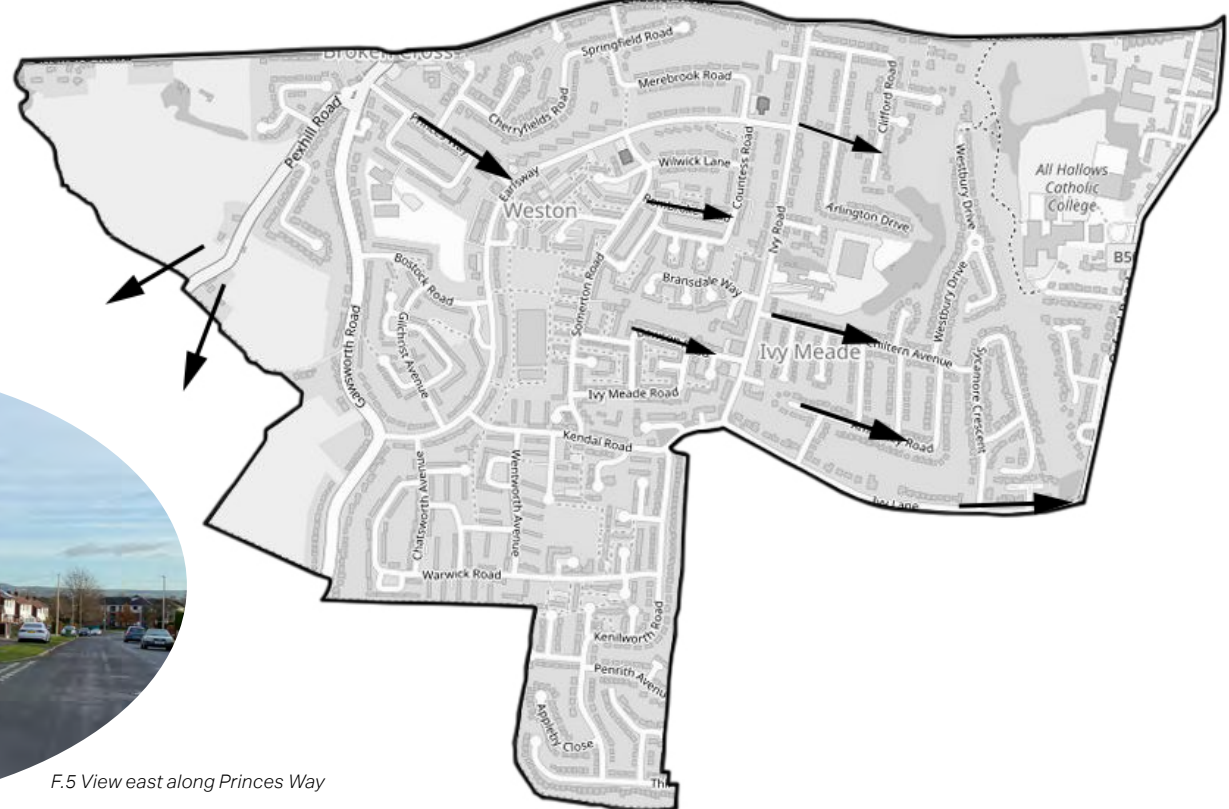
F.5 View east along Ivy Lane



F.5 View east along Dawson Road



F.5 View east along Princes Way



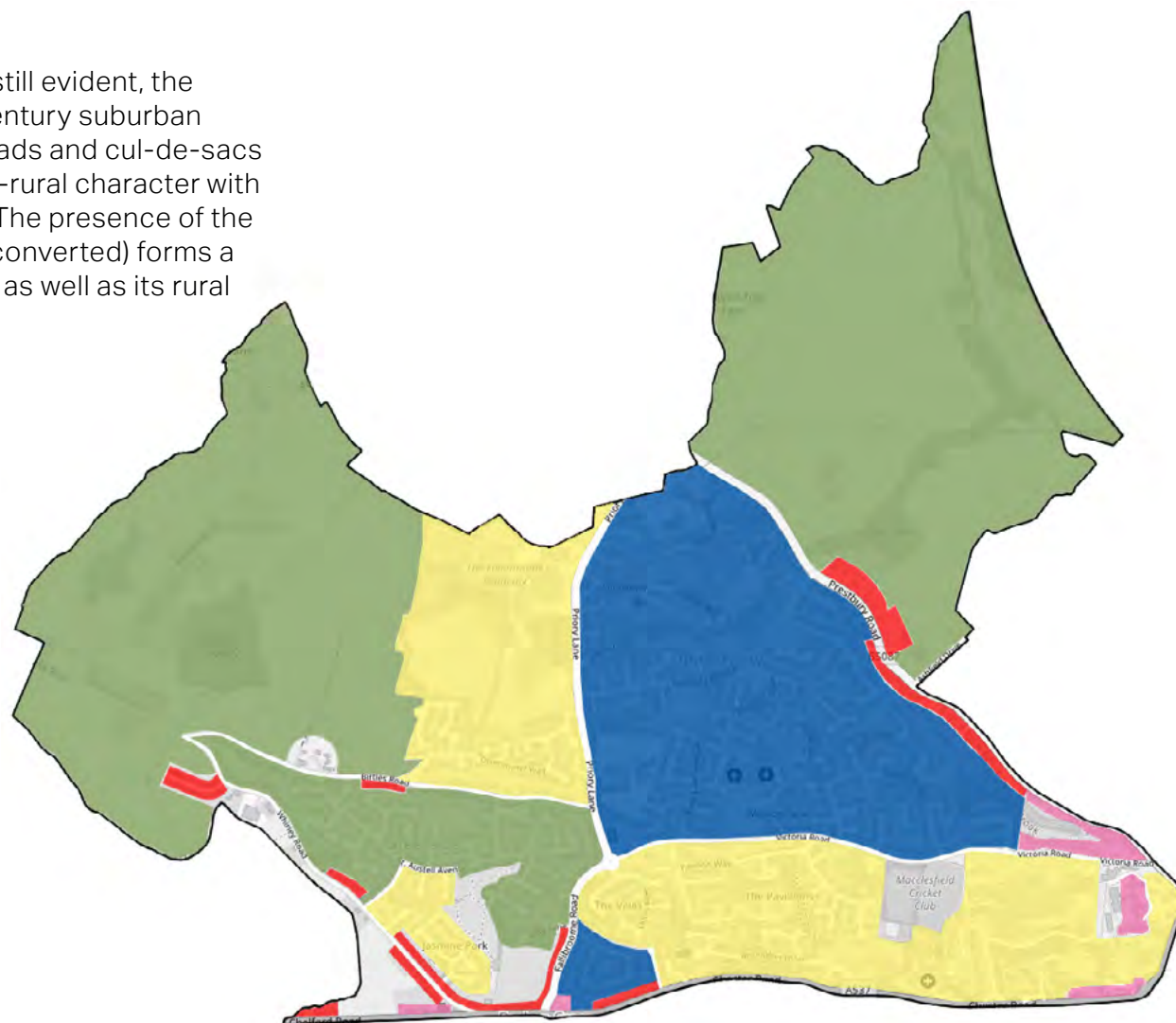
→ Views

G. Broken Cross and Upton

G.1 Summary of Character

Although the historic village of Broken Cross is still evident, the area is principally made up of mid-to-late 20th century suburban development laid out in series of meandering roads and cul-de-sacs framed by the historic roads which retain a semi-rural character with street trees, stone boundary walls and hedges. The presence of the hospitals (both still in operation and those now converted) forms a key part of the character of this part of the town as well as its rural fringes to the northeast and northwest.

- Rural
- 19th century
- Largely inter war
- 1960s
- Late 20th century



G.2 Urban Form

The area is bound by Prestbury Road to the north and Chester Road to the south; it extends into the Green Belt west of Priory Lane and to the north around Upton Wood and there are of number of play areas and green spaces dotted around the area. The area very much retained a rural character with isolated houses and farms dotted along and between the roads until the construction of the County Asylum (Parkside Hospital) and the Macclesfield Workhouse and Hospital in the mid-19th century; both groups of buildings still survive, with Parkside now converted into housing and Macclesfield District General Hospital significantly extended through the late-20th century behind retained original boundary walls. Medical uses still dominate this part of the area.



G.2 1960-70s housing estate



G.2 19th century workers cottages on Chester Road



G.2 Broken Cross



G.2 Bulls Head Broken Cross



G.2 Cumberland Street cutting through area



G.2 Edwardian terrace on Whirley Road



G.2 Chelford Road



G.2 Contemporary housing

At the east end of the area some fragments of early-19th century housing remain with a cluster of worker's cottages surviving on Chester Road built hard up against the pavement; otherwise this area was largely swept away by the construction of Cumberland Street which was driven through the area in the 1970s. To the west end of Prestbury Road and Victoria Road are grander semi-detached and detached Victorian villas set behind front gardens which are within the Prestbury Road Conservation Area. The historic crossroads at Broken Cross remain, albeit now with a modern roundabout and largely inter-war housing to this north side – a pocket of 19th century cottages remain at the junction with Whirley Road. Aside from further pockets of inter-war development along Prestbury Road, Fallibroome Road, Whirley Road and Birtles Road little development occurred until the open land and farmland between the main roads was filled with housing development in the 1960s and 1970s following the characteristic form of curving streets and cul-de-sacs. Further development occurred later in the 20th century to the west of Priory Lane – including the Fallibroome Academy - and to the south of the area at Jasmine Park and the area around Parkside and Macclesfield District General Hospital. Fragments of the area's speculative historic development still remain such as Upton Grange to north end of Prestbury Road.

Whilst the character of the area is now suburban the principal roads retain a semi-rural character, lined with street trees, stone walls and hedgerows. Towards the northern and western edge of the area particularly along Birtles Road, Whirley Road and Sandy Lane this changes to a totally rural character as the urban sprawl meets the Green Belt and development becomes much more spread out and incidental in character.



G.2 Housing estate on Priory Lane



G.2 Interwar development on Belmont Avenue



G.2 Interwar housing at northwest end of Prestbury Road



G.2 Late 20th century buildings to Cumberland Street



G.2 Late Victorian housing on Victoria Road opposite hospital



G.2 Late Victorian villas at east end of Prestbury Road



G.2 Macclesfield District General Hospital



G.2 The Pavillions development of Parkside Hospital



G.2 Pocket of workers cottages on Nixon Street



G.2 Prestbury Road



G.2 Rural aspect along Sandy Lane



G.2 Rural aspect along Whirley Road



G.2 West Park Mews in setting of former hospital



G.2 Whirleybarn Farm



G.2 Manor Park contemporary housing development

G.3 Amenity and Green Spaces

- Western fringe of the area where it meets the G
- Upton Wood
- Broken Cross Recreation Ground
- Macclesfield Cricket Club
- Play areas and green spaces within housing
- Macclesfield Leisure Centre



G.3 Green space within the Pavillions



G.3 Broken Cross Recreational Ground



G.3 Macclesfield Leisure Centre



● Amenity
 S School
 † Place of Worship
 H Hospital/Health Centre

G.4 Key Heritage Assets

Listed Buildings

- Upton Grange, Prestbury Road: Stucco fronted, two storey house dated to c1820 (Grade II)
- Upton Hall north, Upton Hall south and Upton Hall Farm: Early 19th century hall and farm complex (Grade II)
- Whitfield House and former coach house, Prestbury Road: Two storey house constructed c1838 in ashlar with slate roof (Grade II*); coach house early 19th century (Grade II)
- Macclesfield District General Hospital (original blocks): former workhouse now part of hospital. 1843-5, with C20 alterations. In coursed and squared rubble - symmetrically planned with long range and projecting wings (Grade II)
- Parkside Hospital (original blocks, former superintendent's house, chapel and lodge): County asylum then psychiatric hospital – now converted into residential use. 1868-71 in the Italianate style (Grade II)

Locally Listed Buildings

- Bollin Barn House, 201 Victoria Road: A late classical / early Victorian property
- Regency Preparatory School, Chester Road: Early 19th century house built in the late Georgian style
- 164-166 Chester Road: Refined early Victorian semi-detached villas with Regency style features
- Summerhill, 168 Chester Road: Built in 1820 and extended c.1910. It has been home to many prominent Maxonians
- Lower Roewood, 70 Birtles Road: Timber framed core, possibly 16th century, encased and extended with early-mid 19th century brick shell under stone slate roof

Conservation Areas

- Prestbury Road Conservation Area



G.4 Former Macclesfield District General Hospital



G.4 Macclesfield District General Hospital (original blocks)



G.4 Parkside Hospital



G.4 Parkside Lodge



G.4 Upton Grange



G.4 Upton Hall Farm

G.5 Views

- North east into Green Belt from Prestbury Road
- From Sandy Lane into Green Belt
- From Whirley Road into Green Belt



G.5 View east along Victoria Road



G.5 View east along Chester Road



G.5 View east along Whirley Road



➔ Views ① Prestbury Road Conservation Area



G.5 19th century workers cottages on Chelford Road



G.5 Jasmine Park contemporary housing development



G.5 View into Green Belt from Prestbury Road



G.5 View into Green Belt from Whirley Road



G.5 View into Green Belt on Whirley Road



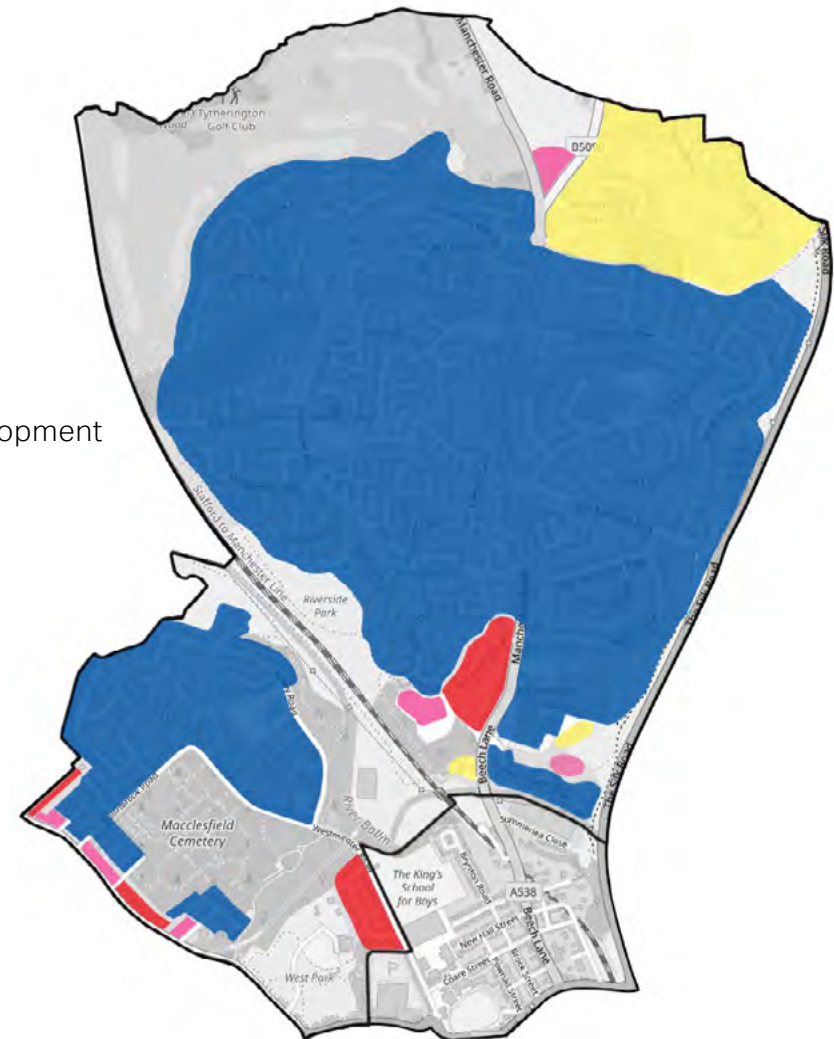
G.5 View into Green Belt to west of area

H. Tytherington

H.1 Summary of Character

Tytherington is a largely residential area developed through the mid-to-late 20th century in series of meandering roads and cul-de-sacs leading from Manchester Road which forms its historic, tree-lined spine, and in Bollinbrook to the west of the railway line. The area benefits from a number of amenity spaces, the two key spaces being Riverside Park and West Park, with a collection of Victorian and Edwardian buildings along Prestbury Road which forms its southern boundary.

- 18th and 19th century development
- Largely inter war
- 1960s
- Late 20th century



"We need to actively prepare for a future that will hopefully see our town far greener than it is today."

H.2 Urban Form

The area is bound by the Silk Road to its east and Prestbury Road to the south west; it meets the Green Belt to its western and northern edges with Tytherington Golf Club, whilst Riverside Park forms a spur splitting Tytherington from Bollinbrook. Prior to the construction of the Silk Road, Manchester Road formed the key route out of the town northwards with sporadic development limited to historic farms and manor houses; the character of the area fundamentally changed in the 1960s with the construction of the Tytherington Housing Estate, firstly to the east (Rugby Drive area) then the west (Dorchester Way area). The architectural character of the housing estate is of no particular distinction however it exhibits a good variety in typologies and detail and benefits from being spaciouly laid out with generous gardens, grass lined pavement verges, numerous footpaths cutting through the area and a number of pockets of green amenity. Whilst some historic buildings remain including Beech House, Oldhams Hollow Farmhouse, Tytherington Old Hall and at Lower Beech Farm behind Tytherington School, others were swept away to make room for the 1960s estate including Tytherington Hall – replaced by Marlborough Primary School. At the junction with Brocklehurst Avenue is a collection of shops to serve the estate.



H.2 Beechwood Mews



H.2 Bollinbrook Estate terrace



H.2 Bollinbrook Estate



H.2 Edwardian mock-tudor Manor House



H.2 Interwar housing on Ashfield Drive



H.2 Interwar housing on Westbrook Drive

Where Tytherington Lane splits off the character changes to an historic rural lane with the tree lined boundary to Manor Farm and a cluster of late-18th century cottages and the Edwardian mock-Tudor Manor House. Behind is a 21st century housing estate and business park set around Springwood Way – again displaying generic contemporary architecture but with a central green route providing amenity. Where Manchester Road meets Beech Lane is Tytherington School behind which a narrow lane leads down to the converted barn of the former Lower Beech Farm; otherwise further 20th century housing surrounds with three storey townhouse terraces and blocks of flats on Beech Farm Drive. Beech Hall Drive is an inter-war addition in place of a path leading to Beech Hall with some modern redevelopment - houses are detached and set within generous gardens. Before the bridge, Beechwood Mews is a late 20th century development on the site of Beech Bridge Farm and adjacent to the parking which serves Riverside Park.

To the south west of the railway is the Bollinbrook Housing Estate, a denser development of typically semi-detached houses or bungalows with some terraced blocks and three storey blocks of flats. The estate lines the northern corner of Macclesfield Cemetery – laid out in 1866 shortly after the adjoining West Park which includes the West Park Museum. Prestbury Road forms a historic route out of the town and characteristically comprises a linear development of largely Edwardian and inter-war housing, typically semi-detached set back from the street behind large gardens with off-road parking, stone boundary walls and hedging. Fragments of earlier development also remain including Mount Pleasant, a handsome terrace of mid-19th century red brick houses set behind front gardens with stone boundary walls.



H.2 Lower Beech Farm Barn



H.2 Manchester Road



H.2 Mixed periods on West Bank Road



H.2 Tytherington business village



H.2 Prestbury Road



H.2 Modern housing estate to north of character area



H.2 Tytherington Estate Rugby Drive area



H.2 Tytherington Estate Rugby Drive area



H.2 Tytherington Estate Rugby Drive area



H.2 Tytherington Housing Estate Dorchester Way area



H.2 Tytherington Housing Estate Dorchester Way area



H.2 Tytherington Housing Estate greening



H.2 Tytherington Lane

H.3 Amenity and Green Spaces

- Rugby Drive playing fields and network of paths including the Middlewood Way which extends out of Macclesfield
- Mulberry Park play areas
- Hall Grove play area
- Tytherington Wood
- Tytherington Golf Club
- Riverside Park and the Bollin Valley Way which extends north-westwards
- West Park
- Macclesfield Cemetery



H.3 Macclesfield Cemetery



H.3 Middlewood Way



H.3 Bollin Valley Way



H.3 Middlewood Way and playing fields



● Amenity
 S School
 † Place of Worship
 M Museum



H.3 Pack Horse Bowling Club



H.3 Riverside Park



H.3 Riverside Park



H.3 Tytherington Golf Club



H.3 Tytherington Housing Estate green paths



H.3 West Park

H.4 Key Heritage Assets

Listed Buildings

- West Park Museum, Prestbury Road: 1897-98, brick and terracotta single storey / room museum endowed to the town by Miss Marianne Brocklehurst (Grade II)
- Cemetery lodge, gate piers and gates, Prestbury Road: built in c1860-70 in coursed and squared rubble, ornate cast-iron tracery-work to railings (Grade II)
- Cemetery chapel: 1866, by S Steven in the Gothic style with a thin recessed spire (Grade II)
- Mount Pleasant, Prestbury Road: Intact example of 1850s terrace of eight brick houses (Grade II)
- Beech Hall School, Coach House and Stables, Beech Hall Drive: Constructed c1800, altered in mid and late-19th century; house converted to school and then now to a nursery (Grade II)
- Beech Cottages, Manchester Road: Pair of mid-18th coursed rubble sandstone and red brick cottages (Grade II)
- Oldhams Hollow Farmhouse, Manchester Road: Late 17th century timber framed farmhouse in coursed and squared rubble (Grade II)
- Tytherington Old Hall, Dorchester Way: Late 16th century timber framed house, likely a farmhouse originally (Grade II)
- 25, 27, 29 Tytherington Lane: Row of three late 18th century houses, converted in a single dwelling in roughly coursed and squared rubble (Grade II)
- Cold Arbour Farmhouse and barn, Clark Lane: 16th century farmhouse, altered in 17th and mid-18th centuries – now a house in coursed, squared buff sandstone rubble (Grade II)

Locally Listed Buildings

- 15-17 Tytherington Lane: Victorian, stone building built in a Georgian style, now a single house
- 31 Tytherington Lane: Part of the Victorian group, built in stone
- 33 and 35 Tytherington Lane: Part of the Victorian group, built in brick

Conservation Areas

- Prestbury Road Conservation Area

Scheduled Ancient Monuments

- Bowl barrow in Lavenham Close, Tytherington: evidence of a Bronze Age cremation burial

Registered Park and Garden

- West Park (Grade II)



H.4 27 Tytherington Lane



H.4 Cemetery Chapel



H.4 Cemetery lodge, gate piers and gates



H.4 Mount Pleasant



H.4 Tytherington Old Hall



H.4 West Park Museum

H.5 Views

- East from the Tytherington housing estate to the Green Belt
- North and south along Manchester Road
- Into the Green Belt from Bollinbrook
- Along the Riverside Park



H.5 View east along Brocklehurst Way



H.5 View east along Prestbury Road



H.5 View east along Marlborough Drive



➔ Views ① Prestbury Road Conservation Area



H.5 View east through the Tytherington Estate



H.5 View into Green Belt from Ashfield Drive



H.5 View north east from Ashfield Drive

6.0 Guidance for New Development



6.1 How This Document will be Used

The Character Assessment is intended to be used as a tool to help make sure that new development in Macclesfield is well designed and reflects its distinctive local character. It can be used in different ways by different groups of users:

- by **developers and architects**: to ensure that proposed development sensitively relates to its context and reinforces local character
- by **Macclesfield Town Council**: as a guide and framework to review and prepare comments on planning application consultations
- by **Cheshire East Council**: as a material consideration to help assess the design quality of development proposals and to determine whether they align with the requirements of the Local Plan and national policy.



New cottages on London Road, largely contextual but would benefit from more appropriately detailed windows and doors



Contemporary development repeating historic form in town Outer Core



The Silk Factory converted to domestic use with appropriate alterations

6.2 Relevant Planning Policy

There is already a wealth of national and local planning policy which requires that the design of new development reflects local character and distinctiveness. This document does not therefore introduce this as a new requirement, but instead has been drafted to provide designers with the local context specific to Macclesfield to enable them to meet these requirements.

This existing policy framework is briefly summarised below (note that this summary does not include the statutory protection for listed buildings and other heritage assets, which will also be relevant in some cases). For further details, please see the National Planning Policy Framework [NPPF, published 2019], Cheshire East Local Plan Strategy 2010-30 [Cheshire East Council, adopted 2017].



Contemporary housing interpreting some Edwardian features



Contemporary new house on Pinfold Street



Contemporary contextual development on Loney Street

Table 6.1: Existing Policy Requirements for Designing with Local Character

Source	Relevant Extract
Section 72(1) Planning (Listed Buildings and Conservation Areas) Act 1990	“... pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area” in the determination of planning applications.”
NPPF, paragraph 189	Local Planning Authorities [LPAs] should “require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”
NPPF, paragraph 190	“Local planning authorities [LPAs] should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”
NPPF, para 200-201	It is recognised that not all elements of a conservation area will necessarily contribute to significance and that there could be opportunities for development within them that makes a positive contribution. Similarly, there could be opportunities within the setting of heritage assets that enhance or better reveal their significance.
Cheshire East Local Plan Strategy, p.45	<p>Strategic Priority 3: Protecting and enhancing environmental quality <i>This will be delivered by:</i></p> <ol style="list-style-type: none"> 1. Respecting the character and distinctiveness of places, buildings and landscapes through the careful design and siting of development. 2. Maintaining and enhancing the character and separate identities of the borough’s towns and villages. 5. Conserving and enhancing the natural and historic environment ensuring appropriate protection is given to designated and non-designated assets, including their wider settings.
Cheshire East Local Plan Strategy, p.57	<p>Vision for Macclesfield <i>By 2030, Macclesfield will continue to be a unique, distinctive and appealing destination set in a visible landscape setting, with a vital and vibrant town centre, where the community comes together to enjoy a wide range of facilities and events, along with its rich history and heritage assets...</i></p>

<p>Cheshire East Local Plan Strategy, p.82</p>	<p>Policy SD 1: Sustainable Development in Cheshire East <i>In order to achieve sustainable development in Cheshire East, the following considerations to development will apply. Development should wherever possible:</i> <i>9. Provide a locally distinct, high quality, sustainable, well designed and durable environment;</i> <i>14. Contribute to protecting and enhancing the natural, built, historic and cultural environment;</i></p>
<p>Cheshire East Local Plan Strategy, p.83</p>	<p>Policy SD 2: Sustainable Development Principles <i>1. All development will be expected to:</i> <i>ii. Contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness in terms of:</i> <i>a. Height, scale, form and grouping;</i> <i>b. Choice of materials;</i> <i>c. External design features;</i> <i>d. Massing of development - the balance between built form and green/public spaces;</i> <i>e. Green infrastructure; and</i> <i>f. Relationship to neighbouring properties, street scene and the wider neighbourhood;</i> <i>iii. Respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features;</i> <i>iv. Respect, and where possible enhance, the significance of heritage assets, including their wider settings;</i></p>
<p>Cheshire East Local Plan Strategy, p.125</p>	<p>Policy SE 1: Design <i>Development proposals should make a positive contribution to their surroundings in terms of the following:</i> <i>1. Sense of place</i> <i>i. Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements;</i> <i>ii. Ensuring sensitivity of design in proximity to designated and local heritage assets and their settings;</i> <i>iii. Ensuring that places are designed around the needs and comfort of people and not vehicles, so that layout, street design and parking is in accordance with the principles set out in Policy CO 1 and Manual for Streets;</i> <i>iv. Ensuring that proposals are underpinned by character and design assessment commensurate with the scale and complexity of the development;</i> <i>v. Encouraging innovative and creative design solutions that are appropriate to the local context; and</i> <i>vi. Ensuring a high quality public realm that enhances conditions for pedestrians and cyclists and creates opportunities for social interaction.</i></p>

<p>Cheshire East Local Plan Strategy, p.132</p>	<p>Policy SE 4: The Landscape</p> <p><i>1. The high quality of the built and natural environment is recognised as a significant characteristic of the borough. All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.</i></p> <p><i>2. Development will be expected to:</i></p> <ul style="list-style-type: none"> <i>i. Incorporate appropriate landscaping which reflects the character of the area through appropriate design and management;</i> <i>ii. Where appropriate, provide suitable and appropriate mitigation for the restoration of damaged landscape areas;</i> <i>iii. Preserve and promote local distinctiveness and diversity;</i> <i>iv. Avoid the loss of habitats of significant landscape importance;</i> <i>v. Protect and / or conserve the historical and ecological qualities of an area.</i>
<p>Cheshire East Local Plan Strategy, p135</p>	<p>Policy SE 6: Green Infrastructure</p> <p><i>Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, providing for healthy recreation and biodiversity and continuing to provide a range of social, economic and health benefits. This will be done by:</i></p> <ul style="list-style-type: none"> <i>3. Working with partners, to support the potential of strategic green infrastructure assets to contribute to the aims of the wider green infrastructure. The strategic green infrastructure assets identified in Cheshire East are:</i> <i>ii. Macclesfield, Shropshire Union (including the Llangollen and Middlewich branches) and Trent and Mersey canals</i>
<p>Cheshire East Local Plan Strategy, p147</p>	<p>Policy SE 7 The Historic Environment</p> <p><i>1. The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.</i></p> <p><i>2. Proposals for development shall be assessed and the historic built environment actively managed in order to contribute to the significance of heritage assets and local distinctiveness.</i></p> <p><i>Where a development proposal is likely to affect a designated heritage asset (including its setting) the significance of the heritage asset, including any contribution made by its setting, must be described and reported as part of the application.</i></p> <p><i>3 b. Non-Designated Assets:</i></p> <ul style="list-style-type: none"> <i>i. Requiring that the impact of a proposal on the significance of a non-designated heritage asset should be properly considered, as these are often equally valued by local communities. There should be a balanced consideration, weighing the direct and indirect impacts upon the asset and its setting, having regard to the scale of any harm or loss. The presumption should be that heritage assets should be retained and re-used wherever practicable and proposals that cannot demonstrate that the harm will be outweighed by the benefits of the development shall not be supported. Where loss or harm is outweighed by the benefits of development, appropriate mitigation and compensation measures will be required to ensure that there is no net loss of heritage value.</i>

6.3 New Character Assessment Policy

This Character Assessment introduces one new policy, to complement and integrate with the policy context described above; whereby applicants are required to assess and positively respond to locally distinctive character and significance including consideration of built form, landscape character and heritage assets. This is specific to Macclesfield and requires applicants to make this understanding, and their design response:

Policy MCA1: Responding to the Local Character of Macclesfield

Applicants must include, within their Design and Access Statements, a detailed understanding of the distinctive local character of Macclesfield as it relates to their site. This should then be accompanied with a clear explanation as to how their design has responded to the identified local context and how it seeks to reinforce its special qualities.

Policy MCA1 will make it easier for the local planning authority to assess whether the proposals meet the requirements of the existing policies summarised above. It will improve the design of new development and will enhance decision making with regard to conserving and enhancing the special distinctive character of Macclesfield.

In responding to the policy requirement, this Character Assessment will provide a useful resource, within which the significant local character of Macclesfield, and of character areas and features within it, are identified and described. Designers will be able to draw from this to set out their understanding of the local character relevant to their site; equally, they can undertake their own analysis of local character. Having all of this clearly set out in the Design and Access Statement (which is already considered best practice) will help the local planning authority to review and assess the proposals and the degree to which they respond to the relevant policy context. The intention is for this document to be adopted by Cheshire East Council as a Supplementary Planning Document (SPD). This will mean that Policy MCA1, and the assessment of character within the report, will carry weight as material considerations for the determination of planning applications.

6.4 Design Guidance

When designing in response to local character, applicants will also be able to benefit from an existing body of design guidance documents which should be consulted to meet the requirements of Policy MCA1.

6.4.1 National Design Guidance

The National Design Guide (MHCLG, updated 30/1/21) sets out ten characteristics of “beautiful, enduring and successful places”. The first of these is ‘Context’:

“Context is the location of the development and the attributes of its immediate, local and regional surroundings.

An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

Well-designed places are:

- *based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;*
- *integrated into their surroundings so they relate well to them;*
- *influenced by and influence their context positively; and*
- *responsive to local history, culture and heritage.”⁴*

The National Design Guide explains further how to design on context and should be referred to.

4 National Design Guide, para 38-40

6.4.2 Local Design Guidance

Cheshire East's Local List of Historic Buildings SPD (adopted 2010) should be referred to with all locally listed buildings considered to be non-designated heritage assets for the purposes of Policy MCA1 and designing in context.

The **Cheshire East Borough Design Guide SPD** (adopted 2017) places Macclesfield within a broader landscape character area called 'Silk, Cotton & Market Towns'. It provides an overview assessment of this character area and of Macclesfield itself (though in much less detail than this Character Assessment). It provides guidance on how development at the edges of settlements should interface with the rural fringe, which will be important when considering the Local Plan allocations at the edge of Macclesfield whilst within Macclesfield the Guide identifies the following 'Key Settlement Design Cues':

- *Tudor, Georgian, Victorian and Edwardian architecture are all found through the town.*
- *Mill workers terraces dominate the town centre fringes.*
- *Georgian town houses overlook Park Lane.*
- *The terraces and weavers cottage step up along the streets which flow with the rolling topography.*
- *Strong well enclosed street pattern.*
- *Town centre is surrounded by rows of terraces, beyond which is a mix of 20th Century housing suburbs and estates.*
- *Victorian, Edwardian and 20th Century suburbs enclose much of the towns outer fringes.⁵*



Converted Barracks

The Guide goes on to provide useful guidance on how to design in respect of local character, alongside other general urban design guidance. It covers topics such as:

- Using vernacular without creating pastiche
- Working with the grain of a place
- Street design
- Green infrastructure and landscape design
- Sustainable design principles

5 Cheshire East Design Guide p45. CEBC/e*SCAPE, 2017

6.4.3 Historic England Design Guidance

Historic England have also produced a wealth of useful guidance and best practice case studies for designing in the context of historic places and buildings, all of which is available via their website (<https://historicengland.org.uk/advice/planning/design-in-the-historic-environment/>)

Fundamental to their recommended approach are the 8 'Building in Context' Principles.

1. **Baseline Understanding:** Start with an assessment of the value of retaining what is there
2. **Context:** Relate to the geography and history of the place and lie of the land
3. **Character:** Be informed by its own significance so that its character and identity will be appropriate to its use and context
4. **Streets and Spaces:** Sit happily in the pattern of existing development and the routes through and around it
5. **Views:** Respect important views
6. **Scale:** Respect the scale of neighbouring buildings
7. **Materials:** Use materials and building methods which are as high quality as those used in existing buildings
8. **Visual Composition:** Create new views and juxtapositions which add to the variety and texture of the setting



Parkside hospital forming part of the contextual Pavillions development

6.4.4 Design Codes

If developers, or the local planning authority, consider it appropriate to progress more detailed design guidance for development in Macclesfield this could be undertaken through the production of a Design Code for which this Character Assessment would provide a useful resource.

What is a Design Code?

A Design Code combines text and diagrams to explain the precise requirements for the physical elements, streets, buildings, landscape and infrastructure of developments.

By instructing the work of architects, engineers and developers they help to deliver high quality developments by providing clarity, from the outset, on the ethos of the development and the standards required of everyone, in turn streamlining the planning and development process.

Design Codes can be applied from a site-level to an area-wide basis; for example:

- one of the large urban extension areas identified in the Local Plan either by the developer of Cheshire East as part of a development brief
- large windfall sites that may become available for redevelopment
- specific types of building, for example refurbishing historic mills, historic shopfronts or when designing in the context of townscapes of a particular period for smaller infill development opportunities or refurbishments

At an area-wide level, it is recommended that they are applied to specific character areas rather than the whole of Macclesfield, due to the differences in local character that this Assessment has identified.

Sample Settlement:
Macclesfield

ii|161 Macclesfield is a large compact radial settlement, astride the valley slopes of the River Bollin. It is a medieval market town, once surrounded by town walls, ramparts and a fortified manor. The fortifications were destroyed in the civil war by the parliamentarians after they displaced the Royalists.

ii|162 During the 19th Century Macclesfield was the biggest producer of finished silk in the country and a number of mills still stand today, many converted to offices and apartments. This mill town heritage can be seen in the typical mill workers terraced housing, as well in the vernacular three storey weavers cottages which jostle amongst the more generic two storey terraces.

ii|163 Key Settlement Design Cues:

- *Tudor, Georgian, Victorian and Edwardian architecture are all found through the town.*
- *Mill workers terraces dominate the town centre fringes.*
- *Georgian town houses overlook Park Lane.*
- *The terraces and weavers cottage step up along the streets which flow with the rolling topography.*
- *Strong well enclosed street pattern.*
- *Town centre is surrounded by rows of terraces, beyond which is a mix of 20th Century housing suburbs and estates.*
- *Victorian, Edwardian and 20th Century suburbs enclose much of the towns outer fringes.*

ii|164 Macclesfield has an active industrial base, attracting a diverse population which is reflected in the form and density of housing which, in turn, is influenced by the topography on which the town has grown.



Figure ii-57 - Figure Ground & Grain

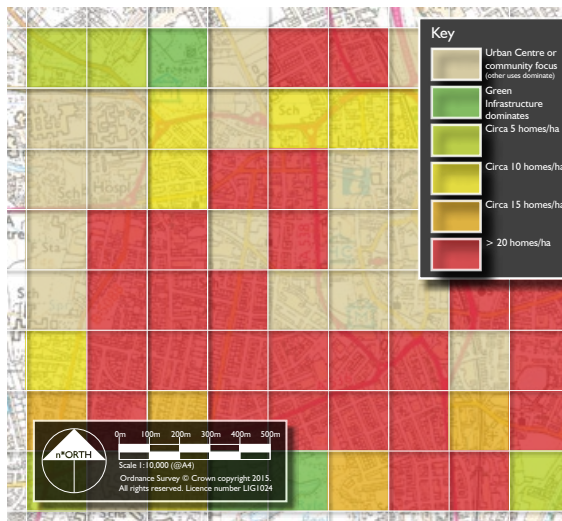


Figure ii-58 - Gross Residential Densities



Figure ii-59 - Imagery

Example illustration from a Design Code [National Model Design Code]

A Design Code can provide a framework for new development, establishing parameters to cover matters such as:

- The building line and how buildings sit within plots
- Building heights and massing
- Elevational appearance (colours, materials, distinctions between storeys)
- The treatment of windows, doors and architectural detailing
- How car parking is incorporated
- Street enclosure, road widths and route hierarchies
- The design of public realm

A wealth of useful guidance in how to prepare Design Codes is provided in the Government's **National Model Design Code** (MHCLG, published 14/10/2021). The importance of first understanding and describing local character when preparing a Design Code is clearly established in the guidance. The National Design Guide states that:

an understanding of the context, history and character of an area must influence the siting and design of new development.

This context includes the immediate surroundings of the site, the neighbourhood in which it sits and the wider setting. This includes:

C.1: An understanding of how the scheme relates to the site and its local and wider context.

C.2: The value of the environment, heritage, history and culture.

One of the first recommendations of the guidance is to prepare a Character Study. It explains that:

Character includes all of the elements that go to make a place, how it looks and feels, its geography and landscape, its noises and smells, activity, people and businesses. This character should be understood as a starting point for all development. Character can be understood at three levels; the area type in which the site sits, its surroundings and the features of the site.⁶

The Macclesfield Character Assessment therefore effectively provides such a character study, or series of character studies for the different character areas and building typologies within Macclesfield. It can also provide the first part of what is required as an 'area study' within the Design Code:

The starting point will, be to undertake a series of area type studies through a combination of site visits, historical analysis and work with maps. The settings for each of the area types need to be based on a) an analysis of the existing character of these areas and b) a visioning exercise.⁷

6 National Model Design Code, p3

7 National Model Design Code, p3

6.5 Integrating Character with Other Priorities

It must also be remembered that local character and distinctiveness need to be considered alongside other priorities when design new buildings and public spaces. The following priorities are also key design drivers which must be integrated and balanced with local distinctiveness in order to deliver successful and holistic local places of which we can all be proud.

The following are committed priorities of Macclesfield Town Council:

- **Transport:** providing safe and sufficient infrastructure for all modes of travel, with a priority for walking and cycling
- **Local economy:** supporting local businesses
- **Sustainability and Flood Risk:** designing to promote sustainability and minimise carbon use
- **Flood Risk:** making sure that flood risk is not worsened by development and designing to mitigate impacts of the climate crisis
- **Landscape and open spaces:** protecting green space and valuable landscapes and providing good quality open space for all
- **Ecology:** protecting habitats and creating enhanced environments for wildlife
- **Housing:** providing a suitable mix of good quality homes to meet the needs of all
- **Community Assets:** protecting import assets identified by the local community



West Park Mews development around the historic Macclesfield General Hospital blocks

6.6 Buildings, Spaces and Movement

For a place to work successfully it is important that buildings, spaces and movement work together. Buildings will define the spaces and routes, and should positively address them with development – creating safe overlooked public spaces and secure private spaces. Public spaces need to be designed environments with their function in mind, and not be the result of left-over space between new development. Pedestrian and cycle routes should follow desire lines without overlong diversions, and create safe movement and activity through the town and its constituent areas.



Regent's Foundry sensitive residential conversion



Sensitive contemporary alteration to Royal George Mill to form George's Court



The Tower House contextual rear extensions



Converted Primitive Methodist Church with contemporary windows suited to architectural style

6.7 Views

Views and vistas play an important role in defining local character and identity. Key views have been identified in the Character Assessment. It will be important for developers to make sure that these key views are respected and enhanced as part of new development proposals. Whilst Macclesfield will change, and this will affect many views, it is important that this is not at the expense of what is special about the town.

Canalside development maximising the amenity value



7.0 Summary and Next Steps



This Character Assessment has provided a detailed and definitive analysis and description of the local distinctive character of Macclesfield; including consideration of buildings, streets and public spaces, landscape and green spaces; and the history and heritage of the town. Analysis has been undertaken at a number of levels: for the town as a whole, character sub-areas; and for different typologies of buildings found in Macclesfield. For each of these levels a description of the significance of the local character is provided.

The Assessment was undertaken by consultants experienced in this work. It was guided and led by Macclesfield Town Council in consultation with Cheshire East Council regarding the planning policy recommendations and guidance. Most importantly, the Assessment has included an extensive engagement exercise with the people of Macclesfield, asking them to describe what they see as distinctive about Macclesfield. The results of this can be seen in the quotes found throughout the document. The Assessment is underpinned by existing planning policy, evidence base documents and local strategies, as summarised in Sections 2 and 3.

Section 6 provides an explanation of how this Assessment can be taken forward to influence design and development in Macclesfield. It includes a new policy MCA1, which requires developers to set out their understanding of local character and explain how their designs respond to this – amplifying the requirements of national and local policy. When adopted by Cheshire East then it will become a material consideration in the planning process for use by planning officers in their determination of planning applications and to guide consultation responses from Macclesfield Town Council.

The Character Assessment will provide a valuable resource: describing the significant local character of the town overall, and for various locations within it, from which developers can draw from when undertaking their character research. This means that the Character Assessment will be a useful tool for both designers and those assessing design. Section 6 also outlines the potential for establishing further guidance and control on designing in response to local context in the form of a Design Code.

In summary therefore, this Character Assessment recognises that Macclesfield does indeed have a special and distinctive character. With the help of this document that special character can be preserved and reinforced in new development proposals in the town.

"New development requires architecture that complements our heritage and builds on business development in the town."

Donald Insall Associates

