

Brooklyn Crescent Conservation Area

Cheadle, Stockport,
designated - October 1979

CHEADLE
INFORMATION OFFICE



Introduction

This conservation area is situated just south of High Street and east of Wilmslow Road in Cheadle. Most of its large detached and semi-detached villas and several terraces of smaller houses were built in the latter part of the Victorian era. Some of these front onto the enclosed small park, which is a delightful sylvan haven. Similarly, in the gardens of many of the houses there are trees and shrubs, which also add to the overall mellow and dignified character of this small residential neighbourhood so close to the centre of Cheadle.

Stockport Metropolitan Borough Council

Conservation Policy Guidelines

- (1) The presumption in all conservation areas is that the existing building stock will remain, unless there are justifiable reasons for demolition and redevelopment.
- (2) Full applications must be made for planning permission, listed building and conservation area consents. These should include detailed plans and elevations of any proposal in its setting, together with precise specification of all materials to be used. Some form of three dimensional representation of the proposals may also be necessary. All applications will be advertised in the local press to allow comment in addition to the consultation with neighbours.
- (3) The design of any new buildings must be in keeping with the style, size and massing of adjoining buildings or with the essential architectural character of the conservation area.
- (4) Alterations or extensions to existing buildings should be designed in sympathy with the architectural character of the buildings to which they relate.
- (5) The materials and colour of any new development should be complementary to those of or on existing adjacent buildings.
- (6) The existing landscape framework of the area should be respected in the design of new planting schemes. Where sites have existing tree coverage, a tree survey is required as part of any planning application to show the impact of development on the existing landscape.
- (7) Environmental improvement schemes should reinforce the architectural, urban design and landscape character of the area.

Conservation Area Designation

In accordance with planning legislation, Local Planning Authorities designate conservation areas, - as of special architectural or historic interest with a distinctive overall character, which usually derives from a combination of some, if not all, of the following:

- Unity of scale and appearance in street frontages.
- Continuity/quality of building materials or landscaping
- Architectural design, eg in period styles.
- Street pattern, street furniture and paved surfaces.
- Archaeological/historical features and environmental quality.

Conservation areas may be large or small, often centred on listed buildings, but not always - for pleasant groups of unlisted buildings and the aspects noted above, all contribute to the special quality of an area. This can be adversely affected if the area's environmental significance and historic heritage are not adequately recognised, interpreted and protected. Any change must enhance the general character of the area.

Listed Building Consent

Certain buildings have been statutory listed by the Secretary of State for the Environment, as being of special architectural or historic interest. Anyone intending to demolish or partially demolish such a building, or to extend or alter it needs 'listed building consent'. This is required whether or not the works are internal or external and the application has to be made to the Local Planning Authority. It is a prosecutable offence to carry out work on a listed building without first obtaining this consent.

Conservation Area Consent

Anyone wishing to demolish or partially demolish an unlisted building within a conservation area must first apply to the Local Planning Authority. There are certain minor exemptions to this rule on which officers of the Planning Department will give advice. In assessing whether consent should be granted, the Authority will take account of not only the individual merit of the building, but also its group value and importance in relation to the character or appearance of the area, the effect of its removal and the merits of any proposals to replace it.

Protection of Trees

All trees in a conservation area are protected, whether or not they are already included in Tree Preservation Orders. Anyone wishing to lop, top, fell or uproot a tree must give the Local Planning Authority six weeks' notice of this intention, during which time a Tree Preservation Order may be made by the Authority. It is a prosecutable offence to proceed with work affecting trees within a conservation area without the Council's consent.

Special Controls on Development

The character of a conservation area can be spoilt by an accumulation of relatively minor but inappropriate alterations to buildings and their immediate surroundings. Planning permission is not required for certain categories of small scale development known as 'permitted development'. To bring these under planning control the Stockport Council, in accordance with legislative provisions, has made 'Article 4 Directions', one of which is applicable to the Brooklyn Crescent conservation area. Therefore, if any such development as referred to above is proposed, enquiries should be made of the Planning Department to clarify the position relating to any necessary application for planning permission. The telephone number of the Council's West Area Development Control team is 474 3538.

Grants

These may be available from the Stockport Council, English Heritage and other funding organisations in respect of listed buildings, or buildings not listed but of architectural merit and particular importance to the character of a conservation area. Grants may be made towards agreed expenditure for the satisfactory completion of:-

- (a) Essential structural and remedial measures necessary to prevent major physical deterioration of the property.
- (b) The restoration of the external and internal character of the building in keeping with its listed description and status, and/or architectural significance in a conservation area setting.

Further Advice

Write to : The Director of Technical Services,
Technical Services Division,
Hygarth House, 103 Wellington Road South,
Stockport SK1 3TT.

marking your letter for the attention of the Principal Conservation Officer. If you wish to seek clarification before writing, please telephone 061 - 474 3525 or 3532.

Architectural Character

Depleach Hall

This is the only listed building within this conservation area, being formerly part of a local tithe barn. All that remains of the original building are two closed cruck trusses probably of seventeenth century date. According to the nineteenth century antiquarian - Fletcher Moss, the name Depleach or Deplach is '... derived from some deep lache, lake or swampy place ...'

Villas and Terraced Houses

The larger Victorian villas are detached, semi-detached or grouped in small terraces. As shown on the plan of the conservation area (overleaf), some of these properties have interlocking plans - typical of the period when they were built. Many have basements which elevationally form plinths with windows in places. These plinths, the tall floor to ceiling heights of the ground and first floors and the attics (in some houses), all increase the height and scale of the buildings making them more impressive in appearance. This together with other aspects of elevational design and detailing, contributes much to the architectural quality of this area. For example, extra emphasis is given to some of the front doors by short flights of steps up to them, decorated brick arches and by projecting gabled porch roofs of Victorian design. Ornamental brickwork also can be seen in lintels and surrounds to windows, string courses and quoin features. Plainer brick frontages provide suitable 'backgrounds' for the carved and fretted eaves and bargeboards fringing the main roofs and porches. Window bays, one and two storeys in height, give additional three dimensional quality to the elevations of some houses. Slates constitute the general roofing material in the area, as such ensuring visual continuity. In the Victorian and Edwardian eras many of the larger residences had servants 'living in', which in part explains the size of such properties.



The smaller terraced houses are situated in the north west part of the conservation area, as fronting mainly onto Massie and Chapel Streets and Brooklyn Road. The original architects' drawings for some of these properties built in 1888 consist of two standard designs. Together with the larger houses in Brooklyn Crescent, these Cheshire terraces provide a representative sample of Victorian housing, albeit in this small residential area.

Environmental Quality

As mentioned previously, the small public park and private gardens with their trees and shrubs give this area much of its distinctive quality and character. As identified in the Tree Preservation Orders approved by the Stockport Council, there are Birch, Beech, Cherry, Chestnut, Conifers, Hawthorn, Holly, Lime, Oak, Sycamore and Yew Trees in this particular part of Cheadle. Consequently, together with a variety of shrubs and other plants, this rich diversity of tree species provides suitable habitats for 'urban wildlife', as exemplified by the birds and squirrels in the area. Hence, not only is the Brooklyn Crescent conservation area significant historically and architecturally, but it is also of considerable quality in terms of nature conservation and amenity value.



- Boundary of the Conservation Area
- Listed building Depleach Hall



Historical Development of the Area

On the 1844 tithe map, development in Cheadle village was largely confined to the buildings around 'The Green' and St Mary's Church at the west and east ends of High Street respectively, with buildings lining the road between, mainly on the south side. Beyond was open land and where the present conservation area is now were Barn Meadow and Brick Kiln Fields. The former was where the old tithe barn stood which now forms part of Depleach Hall. The latter was the site of brick making activity from local clay deposits and near to where buildings were being constructed, having regard to the high weight and consequent cost of transporting bricks at that time.

It was not until the opening of the two railway stations near to Cheadle village in 1866 that significant housing development began to occur. The station at the south end of Manchester Road near to Cheadle Green was most conveniently placed in relation to the village and subsequently gave access to a frequent service of trains to Stockport and Manchester. A comparison of available ordnance survey plans for 1872, 1898 and 1910 affords some insight into residential growth in what is now the Brooklyn Crescent area.

In 1872 for example, the road layout was much as it is today, except that the present Charlotte Street had not been constructed. By then several large semi-detached villas had been built at the east end of what is now Brooklyn Crescent. The Victorian antiquarian Owen records that a Bronze Age cinerary (or cremation urn) was found when excavations for the foundations of one of these villas were dug. In the 1881 census, what is today the small park bounded by Brooklyn Crescent, was then described as 'the Cricket Field'. Also shown on the 1872 plan were several then new houses near to Depleach Hall and on the present curve of Depleach Road (then Massie Street). The former Congregational Chapel fronted on to Massie Street, opposite to Chapel Street.



In Heginbotham's 'Stockport Ancient and Modern,' Cheadle is described in 1892 as '...a very pleasant and thriving little town, which has been lately very much improved by the erection of public buildings and villas, and forms a favourite place of residence in the suburbs of Manchester and Stockport...' Indeed, both the 1898 and 1910 ordnance survey plans show the area already well developed. However, evident from a comparison of these documents with that of 1872 is that since this date a new Charlotte Street had been built linking Massie Street and Wilmslow Road with Depleach Hall (as now on the corner to the main road). Despite several more houses, a bungalow, some flats and new church having being built in more recent years, the Brooklyn Crescent conservation area remains predominantly Victorian in character.