

HILLGATE

CONSERVATION AREA CHARACTER APPRAISAL

2002 (Updated June 2018)

Special Character of the Hillgate Conservation Area

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

- Strong linear built form which creates a strong sense of arrival as a gateway to the town centre
- Large number of surviving historic buildings dating from the Georgian, Victorian and Edwardian periods and beyond
- Unique topographical setting creating dramatic views and vistas
- Strongly urban character which is densely packed with hard edges between public spaces and private buildings
- Important historic route with resultant layers of development
- Finely grained street pattern reflects the area's long history and development
- Hard surfaces dominate the public realm and traditional natural materials are evident in many of the streets running off Hillgate
- The townscape and group value of surviving historic buildings which make a major contribution to the special interest of the area
- Diversity of type and period-style of individually significant buildings
- Harmonious use of architectural materials and detailing to unify buildings of different dates and styles
- Traditional craftsmanship embodied in original building materials and architectural features
- Important local associations

Samuel Oldknow 1756 – 1828

Pioneer Industrialist, Agriculturalist, Road and Canal Builder

This conservation area is one of several across the borough that are associated with Samuel Oldknow, and where his activities have shaped the character or appearance of the present locality. These are the Hillgate, Heaton Mersey, Peak Forest Canal, All Saints', Marple, Station Road/Winnington Road, Marple Bridge, and the Peak Forest Canal Conservation Areas.

Samuel Oldknow's influence on the development of the wider Stockport area during the turn of the 18th and 19th Centuries was immense. Always keen to become involved in every new possibility for the development of his businesses and the wider community, Oldknow was perpetually in debt to his friend and sometime partner, the great Richard Arkwright. No development in scientific thinking or technology as applied to textile manufacturing, agriculture or transport escaped his attention. With his brother Thomas, he opened one of the earliest bleachworks in Stockport on a rural site at Heaton Mersey in 1785, whilst simultaneously engaged in building warehouses for muslin and calico at Higher Hillgate, the main road into Stockport. Initially, weaving and spinning in Stockport was carried out by outworkers, then in rented premises in the Carrs, and by 1786 Oldknow had become the foremost manufacturer of fine muslins in the country. In 1791 he opened his great mill on the Hillgate site, next to the house he had bought in 1784 and which still stands. The mill was innovative in design, being of massive scale and arranged around a central courtyard. By this time, ninety percent of his production was devoted to the fashionable muslins, but fickle public taste led immediately to a need to reorganise production in favour of plainer goods.

Financially overstretched by the sheer scale of his activities, and hit by the death of Thomas and a trading depression in the early 1790s, Oldknow was forced to jettison both his Stockport and Heaton Mersey enterprises and throw his resources into his developing plans for Marple, in the Pennine fringe to the east. The Heaton Mersey finishing works was purchased by Robert Parker, owner of the slightly later Upper Bleachworks just to the north of the Oldknow establishment. Spinning and weaving were later carried out here, the mill being demolished and its site redeveloped in the later 20th Century. Although the Oldknows' tenure of the works was brief, their choice of the Heaton Mersey site was instrumental in bringing the original industrial village into being and in influencing the form of the modern suburb. Oldknow's Hillgate Mill was rented out, eventually becoming part of Christys' Hillgate Works, which in 1868 was said to be "the largest hat-factory in England, probably in Europe". This, too, has now been demolished.

Oldknow had begun amassing land in the Marple area in 1787, both by purchase and in exchange for property in Stockport. On one of his first acquisitions, the Bottoms Hall Estate in the valley of the River Goyt, he began building his second great mill in 1790. Completed by 1792, Mellor Mill was the largest and most imposing mill in the area. The central six-storey block was 64m long with 25 bays, and the two storey flanking wings added 9 bays each. Nothing like it existed in the vicinity, and it must have been seen as a wonder of its age. Other improvements to the estate included the rebuilding of Bottoms Hall Farm as a model farmstead where Oldknow could put into effect the latest scientific ideas on the breeding and raising of livestock. He also built substantial houses for himself and his mill manager and half-brother, John Clayton, as well as planting large numbers of trees and creating a market garden near the mill. The course of the Goyt was diverted to permit the construction of massive reservoirs to power the mill; these are the present Roman Lakes. Together with his model farm, these are all that survive extant of the huge productive complex built by Oldknow. Tantalising archaeological traces of buildings and power features can be seen throughout the site, conjuring the massive impact that this unprecedented project had on the appearance and fortunes of late 18th Century Marple.

Oldknow's involvement at the Mellor Mill site was the catalyst for a whole raft of developments which changed the face of the township, previously a place of small-scale scattered settlement based on agriculture and the domestic production of textiles. During the 1790s and the early years of the 19th Century, Oldknow was a trustee for the several new turnpike routes that revolutionised transport and trading opportunities in the Marple, Mellor and Compstall area. Oldknow's desire for agricultural improvement on his Marple estate also involved him in enthusiastic promotion of the Peak Forest Canal from 1794. He and Arkwright were the major shareholders in the enterprise, which was designed to bring lime from Derbyshire. Lime was much in demand as a fertiliser, as well as essential to the building and textile finishing trades. The

passage of the canal across Oldknow's estate was to permit the diversification of his business interests and to place Marple on a major trading artery, a competitive position enhanced by the town's location at the junction with the Macclesfield Canal from its opening in 1831.

Oldknow built limekilns beside his new canal; these were designed to resemble a medieval castle, providing an eyecatcher in the landscape. He had a keen interest in rugged, massive construction which combined fitness for purpose with a distinctive aesthetic, and buildings can still be seen across the Marple area which bear his hallmark, particularly in the vicinity of the surviving tower of the Georgian All Saints' Church which he financed in 1808-12. His canal structures have the same qualities of robust, rough-hewn masonry and he was responsible for a second eyecatcher in the false façade of Chapel House Farm (since altered).

Oldknow's building interests extended to workers' housing, not all of which has survived, notably Stone Row (1794). This scheme was unusual in being arranged in a three-sided court around a projected Market Hall, which was never used for its intended purpose. The site is now a small modern housing development. Brick Row (also 1794) has also been demolished, but Red Row (1790) survives in Mellor. The pioneering Mellor Mill burnt down in 1896; ever-resourceful, Oldknow had built a small reservoir high on the hillside to feed a sprinkler system in the event of fire. It was so long before it was needed that in the event nobody knew how to access the mechanism.

Samuel Oldknow died in 1828 at the then grand old age of 72. His had been a fulfilled life, replete with enthusiasms and achievement, and seemingly unclouded by anxiety over his constant indebtedness to the Arkwright family. His great good fortune was his friendship with Richard Arkwright, who had been prepared to finance the boundless possibilities that the fast-changing world offered Oldknow around the turn of the 18th and 19th Centuries. When Oldknow died, he owed so much to Richard Arkwright's heir that his entire estate was required to cover the debt. Fortunately he never married and had no family. The Arkwrights spent many years trying to sell his assets and recover their money, finally completing the sale of the Oldknow estate at Marple in 1924.

Oldknow's memorial, a marble wall tablet carved by one of the foremost sculptors of the period, was placed on the wall of All Saints' Church, within the nave at the foot of the tower. It still lies in the tower of the church that he built, although it now languishes in a neglected corner. A long and appreciative inscription records his virtues and his legacy to those whose lives he influenced. The opening lines of his elegy declare:

"He was the zealous promoter of every useful and benevolent measure calculated to aid the progress of general civilisation and local improvement, to encourage the pursuits of honest industry, to increase the comforts, amend the morals, and enlarge the happiness of the people amongst whom he dwelt."

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Appendix 3 Historic Environment Record Entries

Appendix 4 Historic Environment Record Map

1. Background

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

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

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

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

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

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

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

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

The Hillgate Conservation Area was first designated in 1992. Following a process of consultation and appraisal, the conservation area was reviewed and extended in 2002. This document has been further reviewed and updated in 2010-11 and in 2018.

The purpose of this document is to:

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

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

2. Review and Updating

English Heritage advises that conservation area character appraisals should be reviewed regularly, as part of the management of the conservation area (Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management, February 2016, p5). This process of review and updating of appraisals will provide an opportunity to record any changes that have occurred, to confirm (or redefine) the special interest that warrants designation, to set out any new recommendations and to revise the management strategy.

2.1 Boundary Review

English Heritage guidance stresses that a conservation area review should address the desirability of both the extension and reduction of the existing designated area. The removal of conservation area status can be an appropriate course of action where alterations and redevelopments since designation have resulted in the loss of the special architectural or historic character that the original designation was designed to protect and enhance. Conversely, tightly drawn boundaries may require extending to reflect the need

to protect an area's setting, to take advantage of new planning controls or respond to present development pressures, or to reflect new attitudes to architecture or advances in knowledge of the history of an area.

The Hillgate Conservation Area was originally designated in 1992 and was extended in 2002. Appendix 2 shows a map of the conservation area boundary. As part of the review in 2018, the boundary of the Hillgate Conservation Area has been assessed and it has been agreed that there are to be no boundary changes made as part of this review.

3. Character Appraisal

3.1 Location and Context

Hillgate Conservation Area follows the route of an historic thoroughfare leading into Stockport town centre from the south. Hillgate possesses a strong linear built form and includes the lengths of Lower, Middle and Higher Hillgate. The long established road that has given the area its name forms a spine through the area and creates a strong sense of arrival as it descends into the town centre. The area contains a multitude of surviving historic buildings dating from the Georgian, Victorian and Edwardian periods although the grain of the area is the result of a much longer process of development.

3.2 Origins and Development

Stockport was granted its Market Charter in 1260 and developed through the medieval period as a market town. It was served by a network of roads – including Hillgate – that converged on the Market Place and connected to a nearby bridging point over the River Mersey.

Hillgate is clearly shown on two of the earliest plans of Stockport: 'The Map of Stockport Town' (1680) and a map of the Stockport Township prepared for the lord of the manor, Sir George Warren (1770). The historic alignment of Hillgate is little different from that which exists today. Both plans illustrate concentrations of narrow fronted buildings along street frontages to Lower Hillgate which reduce in density away from the town centre as the street becomes Middle and Higher Hillgate.

By the 18th century, Stockport was a thriving market town and had become a centre of small domestic industries such as spinning, weaving, leather working and button making. Hillgate itself formed an important coaching route and contained a variety of inns, houses, shops and early industrial activities. Hillgate was the principle route way into Stockport from the south, descending into the Hemphshaw Brook Valley, and affording access to the main Mersey Valley and across the River Mersey and on into Manchester. Consequently, Hillgate developed as a strategic coaching route and as part of one of the earliest turnpike systems under an Act of 1725. It is thought that a toll bar stood at the corner of Mottram Street and Hillgate with its attached cottage being on the site now occupied by the Salvation Army Citadel.

The Hillgate area was most intensely developed during the 18th and 19th centuries. Factory development on and in close proximity to Hillgate, initially associated with water powered silk production along the Hemphshaw Brook Valley to the east, further increased its importance. Cotton spinning and weaving, hat manufacture and other industrial activities followed. A succession of streets was laid out at right angles to the main thoroughfare, some constructed on existing long, rectangular plots of land, which were the result of enclosure of the strip divisions within the town's medieval open field system. These new networks of streets contained factories and terraced housing, some arranged in gridiron street patterns or, as at Crowther Street, as steeply sloping stepped streets set into the adjoining hillside.

In 1784 Samuel Oldknow, pioneer of the town's cotton industry, purchased land and a house on Hillgate. The house was 27 Higher Hillgate and the mill he built on the adjacent land housed Stockport's first steam engine in 1791. Oldknow occupied the house until 1794 when he moved to a new mill at Mellor. From the mid-19th century the site and house was occupied by Christy & Co Ltd – founded in 1773 and today the largest hatting concern in Europe. By 1880, Christy's Hatworks stretched from Canal Street to Hillgate and included Oldknow's former cotton mill and the house was used as offices.

During the 19th and early 20th centuries, Hillgate had a significant residential population living or lodging in the upper storeys of the areas shops and other commercial properties. In addition, the side streets off Hillgate accommodated a significant amount of terrace housing for workers in the numerous textile mills and factories in the area. At the higher end of the scale of workers houses in the Hillgate area were the rows of two-up twodowns, some with a small rear yard and an outside privy. Inferior to these were the back-to-backs, the 'blind backs', housing types often associated with the worst excesses in housing conditions. These had shared privies or open middens and only one room on each floor with the doorway and windows being situated at the front, restricting ventilation. They were often squeezed into spaces between existing terrace rows or other buildings and were arranged around a narrow space known as a 'court' into which a covered passageway typically provided the only entrance. Courts of this nature were especially numerous in the Hillgate area.

The large resident population and the resultant demand for services meant that Hillgate was lined by a growing number of shops, religious, community, and educational buildings and leisure and entertainment establishments including many public houses, eateries and a picture house. In addition, at the corner of Middle Hillgate and Ridgeway Lane, a 'New Market' was built containing small, one-room shops set around a central courtyard. This site was used for a variety of purposes, as stores, stables, a smithy and a butcher's slaughterhouse.

The importance of Hillgate as a strategic route was eclipsed by the construction of Wellington Road in 1824-5 and later by the construction of the railway in 1840-42, both aligned to the west of the Stockport's historic core. These new route ways became a focus for civic, commercial, and industrial development, which continued throughout the 19th and 20th centuries. In Hillgate, the pace and intensity of development during this period was of a more modest scale and this accounts for the survival of a significant number of its historic buildings. The extension of Wellington Street to link with Churchgate resulted in the loss of some buildings on Lower Hillgate in 1895 – 98 and the creation of new buildings to address the new road.

The decline in manufacturing and changes in retail preferences and patterns during the latter part of the 20th century saw this once thriving area entering a cycle of decline and many of the small retail outlets closed. In addition slum clearance programmes during the 1960s & 70s saw the demolition of most of the terraced housing in the area and the construction of tower block developments and a significant reduction in the residential population of Hillgate. In other parts of Hillgate the demolition of buildings resulted in gap sites and the interruption of continuous frontages.

More recently, in 2003, a five year conservation-led regeneration scheme commenced to safeguard the distinctive character of the Hillgate Conservation Area whilst breathing new

life into it. The Hillgate Townscape Initiative focused on historic buildings and projects providing grants for the repair, restoration and re-use of properties as well as the sensitive infilling of key gap sites with a guiding principle of creating a vibrant mix use area with an enhanced housing and retail offer. Additionally, a programme of highways and environmental works, utilising high quality traditional materials in many areas, has taken place to make the area more attractive for residents, businesses and visitors.

3.3 Archaeology

The details of the Greater Manchester Archaeology Advisory Service (GMAAS) enhanced Historic Environment Record (HER) have been incorporated into the Stockport Historic Environment Database, which is planned for future inclusion on the Council's website. Sites, monuments and extant buildings which have been identified within the Stockport HER are described at Appendix 3 of this document, and located on a map at Appendix 4.

3.4 Character and Appearance

The conservation area is strongly urban in character – densely packed with hard edges between public spaces and private buildings. It is finely grained, a reflection of the area's long history and development. Hillgate possesses a strong linear built form that creates a strong sense of arrival as it descends into the town centre. Moving from Lower to Higher Hillgate area involves a significant change in levels and this unique topographical setting bears a heavy influence on the character and appearance of the conservation area.

The overriding significance of Hillgate however is associated with its townscape and group value of its surviving historic buildings. Most buildings date from the 18th and 19th centuries and front directly onto Hillgate. Aligned at back of pavement, they are typically to a height of two or three storeys and are constructed of red brick with sandstone details and Welsh blue slates. The surviving buildings along Hillgate chart the historic development of the route and their range of architectural styles and building types makes a significant visual contribution to the townscape of the area.

Today the predominant uses along Hillgate area are ground floor shops and offices, interspersed with numerous public houses, with light industrial uses on backlands and adjoining streets. Little evidence remains of the densely packed C19th terraced housing, which once prevalent in this area and only Alberta Street provides evidence of housing, which was progressively cleared in the 20th century, to make way for the high rise blocks which lie immediately to the west of the conservation area.

The linear route of the Hillgate Conservation Area includes the lengths of Lower, Middle and Higher Hillgate, each of which possesses its own distinctive character and are therefore considered character areas within the conservation area.

Higher Hillgate

The Higher Hillgate character area takes in the northern stretch of Higher Hillgate. Although some important buildings remain, the character of Higher Hillgate has been

much altered by extensive demolition and redevelopment resulting in a less cohesive character than Middle or Lower Hillgate. The presence of gap sites and modern freestanding developments harms the character of the conservation area at this point.

Situated off Hillgate, St Thomas's Church is, in architectural terms, the single most important building in the area. Although it does not directly address Hillgate, it is a key landmark building and its tall tower and cupola are visible from long distance. The setting of the church and its graveyard is important for being one of the very few green spaces in the conservation area, which is closely contained by residential and industrial buildings on Holt Street, St Thomas's Place and Marriott Street.

Middle Hillgate

The Middle Hillgate character area retains a greater number of continuous building frontages. Buildings step down following the slope of the land and contain a mix of shops, pubs, public buildings, houses and workshops. There are few breaks in the building frontage, the principal exceptions being the main road intersection with Edward Street/Wellington Street, which contains undeveloped sites at three of its four corners. The residential re-development of Covent Garden recently commenced (in February 2018).

The street pattern between Alberta Street and Waterloo Street remains unaltered since the mid-C19th and indeed Alberta Street (formerly Angel Street) is representative of the densely populated residential and industrial areas that once bordered the entire length of Hillgate. The area retains a fine grain of development although housing has departed from the original mix of residential and workshop units. The three streets that run from Hillgate – Tollbar Street, Mowbray Street and Wellcroft Street – lead steeply down to Canal Street and are characterised by a variety of one, two and three storey back of pavement brick and slate workshops. In some areas, remnants of the original setted streets remain as pavements.

Lower Hillgate

The Lower Hillgate character area retains much of its medieval street layout and grain of development. The sense of enclosure on Lower Hillgate is created by the continuous frontage of the back of pavement buildings, the restricted width of the street and higher terraces of land to the east and west. The relationship between the natural and built features of the town is most keenly expressed at this point of the conservation area.

Early to mid 19th century, three storey buildings, constructed in brick with pitched slate roofs, establish the predominant architectural character of Lower Hillgate. Architectural features and materials relating to the late 19th century are varied and include pediments, overhanging eaves with shallow slated roofs, mock Tudor gables and semi-pedimented gables, pargetted and rendered facades and first floor shop windows. The street scene is interspersed with a variety of buildings from later periods, include black and white vernacular revival, stone baroque and modern flat roofed buildings, the latter harming the character of the roofscape as seen from higher levels.

In recent years two properties on Lower Hillgate (No. 1-3 and No.6) have collapsed leaving gap sites, which are still partially occupied by the remains of the collapsed buildings. These have a substantially harmful impact on the character and appearance of

this part of the Hillgate Conservation Area and the setting of the Market Underbanks Conservation Area, the boundary of which abuts the Lower Hillgate part of the Hillgate Conservation Area.

3.5 Landscape Setting, Views and Vistas

The character of the conservation area is heavily influenced by its topographical setting, and moving from Lower to Higher Hillgate involves a significant change in level. A key characteristic of the conservation area therefore is a series of shifting views towards the town centre on the descent from Higher Hillgate. The area's topographic setting creates vistas of key landmarks within the town centre - such as Robinson's Unicorn Brewery and St Mary's Parish Church.

From higher levels important views of roofscapes within and adjacent to the area are afforded as well as a streetscape of key individual buildings and buildings of group value.

Glimpsed views of warehouses, terraced houses and steps leading off from the main thoroughfare are also a key part of the character of Hillgate as are vistas of key buildings seen through the narrow side streets – such as the east facing portico of St. Thomas's Church with its tower rising above as viewed along Holt Street.

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

3.6 Key Historic Buildings

All key historic buildings are shown on a map of the Conservation Area at Appendix 1. All buildings not marked as a negative building on that map may make a positive contribution to the character and appearance of the conservation area and omission from the lists below does not imply otherwise.

All statutory and locally listed buildings are shown on a map of the Conservation Area at Appendix 2.

3.6.1 Listed Buildings

- Former Savings Bank, 43 Lower Hillgate (Grade II)
- 16A & 18 Middle Hillgate (Grade II)
- 23 Higher Hillgate (Grade II)
- 27 Higher Hillgate (Grade II)
- St Thomas' Church St Thomas' Place (Grade I)
- Star and Garter PH (Grade II)

3.6.2 Locally Listed Buildings

- 5 Lower Hillgate
- 11-13 Lower Hillgate
- 22 Lower Hillgate
- Unicorn Brewery Lower Hillgate
- Former Industrial School, High Street
- 48-50 Lower Hillgate
- Former Peaches Nightclub Wellington Street
- Bishops Blaize PH, Lower Hillgate
- 62-74 Lower Hillgate & 90-94 Wellington Street
- 91 Lower Hillgate
- 34 Hopes Carr
- Red Bull PH 14 Middle Hillgate
- 22 Middle Hillgate
- 33 & 35 Middle Hillgate & 1 Waterloo Road
- Strawberry Studios 3 Waterloo Road
- Black Lion PH 41 Middle Hillgate
- 43,45,47 Middle Hillgate
- 48-52 Middle Hillgate
- Sun & Castle PH Middle Hillgate
- 62 Middle Hillgate
- 64 Middle Hillgate
- Salvation Army, Middle Hillgate
- Crown PH, 14 Higher Hillgate
- Marriott St Mills Marriott St/St Thomas's Place
- 50-52 Higher Hillgate
- 67-77 Higher Hillgate

3.6.3 Key Unlisted Buildings

These have been identified on the basis of their historic, architectural or townscape importance within the conservation area and have been marked on the Appraisal Map at Appendix 1. Omission of any specific building should not be taken to imply that they have no significance.

- Royal Oak PH, 11 High Street
- Albert Terrace, 1 – 9 High Street
- Clarks Building, High Street
- 27 & 29 Lower Hillgate
- 39 & 47 – 49 Lower Hillgate
- 18 – 20 & 24 – 30 Lower Hillgate
- 38 – 46 Lower Hillgate
- 49 Lower Hillgate & 75 – 79 Wellington Street
- 61 Lower Hillgate
- 89 Lower Hillgate
- 1a Covent Garden
- 16 Middle Hillgate

- Former Leather Works, Watson Court
- 10 Canal Street
- Works, Old garden Street
- Warren House, Mowbry Street
- 87 Middle Hillgate
- Terrace Housing, Alberta Street
- Former Golden Lion PH, 89 Middle Hillgate
- Terrace Housing, Holt Street
- 65 Higher Hillgate

3.7 Architecture and Building Materials

The overriding significance of Hillgate is associated with townscape and group value of the area's surviving historic buildings. These surviving buildings chart the historic development of the route and the varied mix of architectural styles makes a significant visual contribution to the townscape of the area. Most buildings date from the 18th and 19th centuries and front directly onto Hillgate. Aligned at back of pavement, they are typically to a height of two or three storeys and are constructed of red brick with sandstone details and Welsh blue slates. The street scene is also interspersed with a variety of buildings from later periods, including black and white vernacular revival, stone baroque and modern flat roofed buildings of monolithic scale, the latter harming the character of the roofscape as seen from higher levels. More recently, new development along Hillgate has sought to address the loss of continuous frontages and resultant gap sites in the conservation area. In some instances where buildings have proved unsuitable for adaptation, historic facades have been retained and continue to make an important contribution to the conservation area— an example being the Salvation Army Citadel. Successful new development, which has been influenced by the historic development of Hillgate, is evident at Crowther Steps where a sympathetic new housing scheme has reintroduced a terrace of houses following the line of the steps.

Architectural detailing along Hillgate ranges from the subtle to the fairly flamboyant, depending on the building type, function and period. Georgian details include double hung sashes, doorcases, and fanlights as well as columns, pilasters, entablatures and pediments. Nos. 23 and 27 Higher Hillgate feature elaborate main entrances. Neo-classical details are evident in the front portico and tower of St. Thomas's Church and in the rustications, Ionic pilasters and dentil cornice on the Savings Bank on Lower Hillgate. The Red Bull on Middle Hillgate and the Star and Garter on Higher Hillgate are good examples of classic public houses from the Georgian period.

19th century details can be seen in a number of ornate Victorian public houses, which feature plate and mirror-glass and elaborate fittings. The Sun & Castle is a good example of the arts and crafts revival style with Portland stone details to windows, stringcourses and copings. Signage on the public houses can also be elaborate as in the carved relief plaque on the Black Lion PH.

As well as the ornate Victorian public houses, the former Peaches Nightclub is a good example of high quality Victorian detailing with its fine decorative brick and terracotta elevations, stained and leaded lights and cast-iron rainwater hoppers.

Local domestic architecture is represented in the few remaining examples of 19th century red brick built terrace housing in the area as seen on Holt Street and Alberta Street where architectural detailing is limited to brick-arch headers or stone carved lintels and sills.

A variety of traditional Victorian and Edwardian shopfronts of individual and group value remain along Hillgate. Lower Hillgate comprises a wide range of individual shopfront styles while Middle Hillgate is marked by groupings of shops with townscape value such as the Victoria Buildings at the Wellington Street junctions.

Evidence of high quality 20th century architectural detailing can be seen in the Salvation Army Citadel building, dating from the 1920s, which has fine fiancé detailing to architraves, string courses and pediments in a simplified Queen Anne Style.

Buildings in the Hillgate Conservation Area are largely situated at the back of pavement and directly address the street without front garden plots or boundary treatments. Where buildings do have defined boundary's these commonly take the form of stone and brick boundary walls often topped by railings.

3.8 Contribution of Trees, Hedges and Green Spaces

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

An exception to this is St. Thomas' churchyard, which affords some welcome openness and a peaceful environment away from the busy thoroughfare of Hillgate. The churchyard also contains groups of mature trees, which make an important contribution to the green and leafy quality of the area and provides an oasis for wildlife. Bird-song within the churchyard adds to the tranquillity of the area, which provides a welcome relief from the sound of vehicular traffic.

The small graveyard associated with the former C18th High Street Unitarian Chapel constructed in 1721 -22 at the rear of the Peaches site also affords an important area of open space albeit outside of public view. Following the demolition of the chapel in 1860 the graveyard was enclosed by a stone wall and survives today as an enclosed elevated plot with no street frontage. The graveyard contains 42 sandstone gravestones and 3 brick burial vaults dating from 1726 – 1845 and areas of river-worn cobbles and flagstones.

3.9 Floorscape and Street Furniture

While the vast majority of the carriageway within the conservation area is surfaced in tarmac, there are some remaining areas of stone setted carriageway. The best examples of traditional sandstone sett carriageway can be seen at Holt Street, Alberta Street, the pedestrianised section of Lower Hillgate and at the public realm space at Covent Garden.

Although sandstone is the main material used, there are also a number of locations where granite has been used – most notably at Higher Barlow Road and Branbury Street.

Much of the area's footways are also surfaced in tarmac but there are again some notable exceptions. The only large areas of surviving historic sandstone flag paving are at Holt Street and Covent Garden, whilst there are also significant areas of reinstated sandstone paving as seen on Alberta Street, at the northern edge of Covent Garden and along Lower and Middle Hillgate, including the junctions at Edward Street and Waterloo Road and Wellington Street.

Kerbs are predominantly of standard concrete construction with the exception of historic sandstone kerbs at locations with sandstone footways. Along Lower and Middle Hillgate and its junctions where environmental improvement have occurred, a concrete conservation kerb has been used.

Traditional streetscape described above adds significantly to the character and appearance of these parts of the Hillgate conservation area with the colour texture and laying patterns of the natural materials enhancing the setting of key buildings and building groups and views through the conservation area.

The areas topographical setting, which results in extreme changes in levels through the conservation area, means that sandstone steps (often constructed from setts), brick and sandstone boundary and retaining walls, and traditional cast iron railings make a significant contribution to the special character and appearance of the conservation area. Traditional black cast iron railings on top of retaining walls can be seen at Covent Garden and on High Street / Lower Hillgate. There are also good examples of decorative cast iron handrails outside the Red Bull PH on Middle Hillgate and boundary railings topping the boundary walls of St. Thomas's Churchyard. Stone setted steps and boundary railings on top of low brick built walls are seen in conjunction of Coopers Brow. These features all make strong contributions to the street scene helping to create a strong character and sense of place.

Street Lighting within the conservation area is generally of modern design and construction with a combination of concrete and metal columns being used. These contribute little to the character of the area. Exceptions to this can be found Alberta Street and the pedestrianised part of Lower Hillgate where modern lighting has been replaced with reproduction traditional lighting columns. Along the length of High Street traditional cast iron lighting columns enhance the environment.

Other features in the Hillgate streetscene worthy of mention include a type K ER11 red letter box (designed by Tony Gibbs) situated at Covent Garden, and the significant number of traditional cast iron street name plaques – usually located on the gable ends of buildings.

Public art appears in the conservation area in the form of the *Enterprise Mural* on the gable wall of 89 Lower Hillgate which offers a pictorial reflection of Stockport's industrial history designed and painted by artist Keith Ormondroyd in 1983.

3.10 Definition of the Special Interest of the Conservation Area

Hillgate Conservation Area follows the route of an historic thoroughfare leading into Stockport town centre from the south. Hillgate possesses a strong linear built form and creates a strong sense of arrival as it descends into the town centre. The area contains a multitude of surviving historic buildings dating from the Georgian, Victorian and Edwardian periods.

The area's topographic setting creates dramatic vistas of key landmarks within the town centre - such as Robinson's Unicorn Brewery and St Mary's Parish Church - and provides higher level views of roofscapes within and adjacent to the area. Glimpsed views of warehouses, terraced houses and steps leading off from the main thoroughfare are also important.

The area is strongly urban in character – densely packed with hard edges between public spaces and private buildings. It is finely grained, a reflection of the area's long history and development. Hard surfaces dominate the public realm and traditional natural materials are evident in many of the streets running off Hillgate. The conservation area is notable for the general absence of green spaces or trees.

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

4. Preservation and Enhancement Issues

4.1 Condition of the Building Fabric

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

Most significantly, in recent years two properties at the most northerly end of Lower Hillgate (at No. 1-3 and No.6) which had been unoccupied and unmaintained for an extended period of time, have collapsed leaving highly unsightly gap sites, still partially occupied by the remains of the collapsed buildings. This has a substantially harmful impact on the character and appearance of this part of the Hillgate Conservation Area, and also the setting of the Market Underbanks Conservation Area, the boundary of which abuts the Lower Hillgate part of the Hillgate Conservation Area.

Many other buildings are vulnerable to partial or total loss of building fabric as a result of being vacant or partially vacant and underused. The Council will continue to monitor the condition of these buildings via the Council's Buildings at Risk surveys.

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

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

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

4.2 Extent of Loss and Intrusion

- Loss of key historic buildings through demolition, including Crowther's Mill, possibly the earliest surviving intact silk mill in the country which was destroyed by fire in 2003 and Christy's Hat Factory on Higher Hillgate, demolished in 1997
- Large scale loss of the 19th century housing stock through progressive demolition and redevelopment and the resultant loss of original street pattern
- The replacement of continuous frontages with modern freestanding developments, particularly in the Higher Hillgate area harms the character of the conservation area
- High-rise residential tower blocks in Higher Hillgate have a negative impact, intruding on the wider setting of the conservation area and dominating views in some areas, as a result of the alien scale and massing of the buildings.
- The sites of collapsed buildings at locations on Lower Hillgate have a negative impact on the conservation area and the setting of adjoining conservation area (Market Underbanks)
- The presence of unattractive gap sites at certain locations have a negative impact on the conservation area and the setting of adjoining conservation areas
- Loss of original architectural materials and detailing. Windows, doors and rainwater goods and roofing materials are among the notable losses of original building fabric
- Inappropriate alterations to traditional commercial premises have occurred, typically involving the insertion of modern shop frontages, inappropriate modern retail signage, alterations to upper floor windows, unsympathetic signage and security measures
- Inappropriate insertion of modern large pane windows, particularly in PVC, that are unsympathetic to the glazing pattern of the original windows, or have wider frames, transoms and glazing bars.

- Free standing modern windowless retail outlets and a 1960s residential high rise development are particularly harmful to the historic and architectural continuity of the area and have a negative impact on the setting of surrounding conservation areas.

4.3 Development Issues

Development issues include:

- Development pressure for alterations to shopfronts, advertising and signage
- Vacant land / gap sites and sites of collapsed buildings requiring sympathetic infill development or environmental enhancement as open space provision within the conservation area
- Unauthorised development / and inappropriate alterations
- Development pressure for green retrofitting

Article 4 Directions: The retention of original materials and architectural details is crucial to the character and appearance of the conservation area. At the same time, such features are often vulnerable to loss through private householders' permitted development rights. Approval in principle for bringing householder alterations under control by putting an Article 4(2) direction in place was given by the Council's Executive on 31st October 2005. Following this and further consultation with residents an Article 4(2) Direction was implemented in 2007 to extend control over householder alterations in the conservation area.

4.4 Preservation and Enhancement

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

Initial suggestions of management measures include:

- Preparation of design guidance to assist building owners and occupiers in carrying out repairs and alterations to their property
- Preparation of Article 4 Direction design guidance and advice for homeowners within the conservation area
- Preparation of management guidelines to protect the important contribution made by trees to the conservation area
- A conservation area management plan should include guidance on any future development within the conservation area
- Continued liaison with SMBC Highways Division to secure improvements to the design of modern signage, lighting and highways materials
- Seek resolution for areas of untidy land or street cleansing issues that impact negatively on the appearance and character of the area
- Seek opportunities for funding to assist in the environmental and architectural enhancement of the Conservation Area

Hillgate Article 4 Direction (2007)

The retention of original materials and architectural details is crucial to the character and appearance of the conservation area. At the same time, such features are vulnerable to loss through permitted development rights. As such an Article 4(2) Direction has been made in 2007 to extend control over householder alterations in the Hillgate Conservation Area.

Townscape Heritage Project (2017)

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

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

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

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

5. Community Involvement

5.1 Public Consultation

Conservation Area Boundary Review and the Hillgate THI (2002)

Public consultation is an integral part of the designation and appraisal process. During 2002, as part of the review of the conservation area and preparation of the bid to the

Heritage Lottery Fund to secure the Townscape Heritage Initiative (THI) regeneration programme, discussions and meetings were held with residents, building owners and agents, key stakeholders and local groups in order to canvass views on proposed revisions to the Conservation Area Boundary, proposals for wider regeneration initiatives for the area, and promotion of the Hillgate THI. Invitations were sent to over 60 named consultees and to each property within the area received an invitation to a consultation event in the form of a three day drop-in exhibition and an evening presentation. In addition the event was advertised in the local press. The exhibition was held between 11am – 4pm on the 13th – 15th March 2002 in the Age Concern shop situated on Lower Hillgate. Council Officers were on hand to provide information and answer questions.

Rediscovering the Underbanks Townscape Heritage Project (2017 -2018)

As described above, in Section 4.4, the Council is in the Development phase of a Stage II bid for HLF funding. The project boundary includes a small number of properties located within the Hillgate Conservation Area. Community involvement is at the heart of the Townscape Heritage project and as such public consultation is and will remain key to the development and delivery of the aims of the project. During the development phase of the project businesses, residents and users have been approached for feedback on the proposals being put forward for the area through community events such as Heritage Open Days (September 2017) and through public consultation via the Council's 'Have Your Say' consultation hub (<https://consultation.stockport.gov.uk/>) which ran from 7th – 28th February 2018. Consultation on updated document was also carried out from 4th- 18th May and summary comments are appended to this document.

5.2 Response to Stakeholder Comments

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

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

The consultation exercise related to the designation of the Hillgate Conservation Area in 2002 generated a significant level of response and a broad range of interested parties attended including business and property owners, local residents, former residents, local historians and Council Officers. Over 75 people attended the 3 day drop-in exhibition and approximately 30 people attended the evening presentation.

A record was kept of key comments received and debate was held following the evening presentation. The key issues and recommendations arising from the consultation were as follows:

- Strong support and no objections to the proposed extensions to the conservation area. Comment was received that Hopes Carr was worthy of designation as a conservation

area, although it was accepted that it did not form part of the immediate character of Hillgate

- Valuable information was provided on the social history of the area and specific historic data and information on key buildings (i.e. Crowther's Mill)
- Comments regarding the condition and maintenance of the public realm and issues affecting businesses, such as car parking
- Storing expressions of interest in ongoing involvement in the development of the THI Strategy from owners and the council, community and business representatives
- Building owners expressed an interest in taking up grants and discussed concerns in progressing development (Crowther's Mill)

6. References and Further Reading

Primary sources

Stockport Local History Library Historic Photograph Archive

Published Maps and Plans

The Mappe of Stockport Town 1680

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Ordnance Survey Mapping of Stockport 1908 - 1923

Ordnance Survey Mapping of Stockport 1922 - 1938

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A History

Stockport MBC Community Services Division and Stockport Libraries in association with the University of Manchester Archaeological Unit, 1997

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Stockport Education Authority

Stockport History Trail

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Hillgate

White, Arthur.

Recollections of Hillgate Fifty Years Ago

1981

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Hillgate and its Environs

Hillgate District Plan Information Booklet
SMBC (1976)

Hillgate District Plan: Draft Policy and Proposals SMBC
(June 1977)

Hooley, Jim.
A Hillgate childhood / myself when young (SMBC)
/Age Concern Stockport, c1981.

7. Contacts

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

Email: conservation@stockport.gov.uk

Telephone: 0161 474 4561 / 4563

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

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

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

Email: arbroiculture@stockport.gov.uk

Telephone: 0161 217 6111

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

Joule House

University of Salford

Salford

Manchester

M5 4WT

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

Tel: 0161 295 6910 or 0161 295 5522

Email: l.dunkley@salford.ac.uk or gmaas@salford.ac.uk

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Tel: 0161 242 1400 www.historicengland.org.uk

Email: northwest@HistoricEngland.org.uk

Victorian Society The

Victorian Society

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London W4 1TT Tel: 020 8994 1019

www.victorian-society.org.uk Email:

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Georgian Group

6 Fitzroy Square,

London W1T 5DX
Tel: 087 1750 2936
www.georgiangroup.org.uk Email:
info@georgiangroup.org.uk

Twentieth Century Society

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

APPENDIX 1:

Townscape Appraisal Map

APPENDIX 2:

Conservation Area Boundary Map – Listed & Locally Listed Buildings

Appendix 3 Historic Environment Record Entries

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

1. MonUID: MGM13815

Name: Tin Brook Culvert

Record Type: Monument

Description: Culvert of the Tin Brook seen at the rear of 4 Lower Hillgate. Digital photographs showed the present Tin Brook culvert. It is not in a very good condition, and the cement from the brick lining is badly eroded. At some point the circular culvert arch has been reinforced by square brick columns at 15-20 foot intervals along the edge of the culvert. At one point the roof has been broken through. The floor of the stream bed is covered with a quantity of building type collapse. The bedrock has been cut into a channel approx. 10 feet wide and two to three feet deep. The circular culvert stands over this channel and on the eastern side a ledge of rock has been left. The channel appears to have been cut into the sandstone with hand picks. Investigations at rear of No 4 Hillgate took place during redevelopment of the site in 2003. Site included a circular and a square depression, both c 5-6ft across, and a step-like feature. None of these features was cleaned out and their interpretation is uncertain, although David Reid tentatively suggests that they were related to a possible dyehouse recorded in this general area in 1713. Robina McNeil visited the site during this same period and recovered a sherd of 17th century slipware.

2. MonUID: MGM 15919

Name: Brook Bridge

Record Type: Monument

Description: Hillgate shown crossing Tin Brook on the 1680 map of Stockport. Brook Bridge carrying Lower Hillgate over the Tin Brook is recorded in 1718.

3. MonUID: MGM 15921

Name: 5 Lower Hillgate

Record Type: Building

Description: Comprises domestic quarters on the Lower Hillgate frontage with a workshop area to the rear. Presently carries the date of 1780, but possibly rebuilt in 1810s when it is documented as premises of Josiah Baker, tobacco manufacturer (UMAU report

on Mealhouse Brow/Market Place, forthcoming). Brick-built. Gabled façade to Lower Hillgate; 3 storeys with attic; painted.

4. MonUID: MGM 16205

Name: 6 Lower Hillgate (site of)

Record Type: Monument

Description: Building depicted on the 1680 map of Stockport. Present building possibly shown on Thorntons Map of Stockport (1824). Former house; 3-storeys, 2 bays; rendered, with modern windows. Possibly early to mid-19th century.

5 MonUID: MGM 15920

Name: Plough Public House (site of)

Record Type: Monument

Description: A coaching inn, in existence by 1820s and described by Greenhalgh as 'a very old house'; a cavern in the rock behind the pub was used for storing barrels. The pub itself was built over the Tin Brook. Closed 1921; part of the building was still standing in the 1970s, used as a DIY shop.

6. MonUID: MGM 14690

Name: Roman Road, Cheadle Heath

Record Type: Monument

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

7. MonUID: MGM 16217

Name: Warehouse, High Street

Record Type: Building

Description: Documented in Rate Books in 1837-8 when 2 storeys of the building were used as warehousing by William Fernley. It is uncertain if this building is shown on Thornton's map of Stockport of 1824, but it may not be much later in date, perhaps

roughly contemporary with the neighbouring silk mill on High Street/ Royal Oak Yard which was built c 1827 (SMR 1342.1.0). This is a site which merits both internal inspection and further historical research. 3 storeys; built of hand-made brick; ground floor has been rebuilt in modern machine-made brick with modern commercial fronts. Comprises main range, running parallel to High Street, of 7 bays, and cross wing at west end. Windows to both have cambered brick heads. Square windows to 2nd floor; taller windows to 1st floor. Tie bar to cross-wing. Gable of cross wing has modern mock timber truss. At time of site visit in 2006 the building was mostly vacant.

8. MonUID: MGM 15922

Name: Unicorn Public House (site of)

Record Type: Monument

Description: Building depicted on the 1680 map of Stockport(a). Documented in 1730s. Built over the Tin Brook. In 1827 taken over by William Robinson, father of Frederic Robinson, the founder of the Unicorn Brewery. Inn was closed and demolished in 1935 to allow expansion of the brewery

9. MonUID: MGM 15924

Name: Button Manufactory, Lower Hillgate (site of)

Record Type: Monument

Description: Described by Greenhalgh as an old workshop, originally a button factory, one of several of its kind in Stockport; briefly used in the 1820s as a theatre by a professional company led by a Mr Butler. Accessed by a narrow passageway adjoining the Spread Eagle Public House.

10. MonUID: MGM 16207

Name: 32-36 Lower Hillgate (site of)

Record Type: Monument

Description: Building depicted on the 1770 map of Stockport(a). Buildings demolished, and site vacant with surviving brick and stone walls on the west, against the higher ground rising to High Street; these include an opening into a small storage area below Dumvilles Brow. Brickwork appears to be mainly machine made

11. MonUID: MGM 15923

Name: Spread Eagle Public House

Record Type: Building

Description: Building depicted on the 1680 map of Stockport. Documented in 1820s. 3 storeys; 3 bay symmetrical facade with central doorway; rendered

12. MonUID: MGM 15925

Name: Silk Mill/Victoria Works, Lower Hillgate (site of)

Record Type: Monument

Description: Greenhalgh reports that in 1823 an old silk mill stood 'on the glebe side of Hempshaw Brook, just behind the Spread Eagle' (SMR 14860.1.0). Occupied by a Mr Higginson, textile machine maker; then by a Mr Berresford, ironfounder and machinist. Mill was demolished in 1886.

13. MonUID: MGM 3555

Name: Unicorn Brewery

Record Type: Building

Description: Brewery founded in 1860s by Frederic Robinson in premises behind his Unicorn Inn (SMR 14859.1.0). Brewhouse was expanded in 1870 and in 1876 a site next to the brewery was bought to allow expansion. Brewery was enlarged in 1890 and ale and stout bottling department was built in 1908. In 1927-8 site was modernised by the construction of a new brewhouse. Bottling was transferred to new site in Bredbury in 1970s, followed by in the 1980s by kegging. The Unicorn Brewery is described by Ashmore as comprising: a main building of 6 storeys, brick-built with stone dressing, and with ornamental tower with unicorn cut in stone; circular brick chimney with ornamental cap to south; older buildings on south. Site includes early 20th century entrance block on Lower Hillgate; stone and machine-made brick; covered vehicle entrance, with company name above, and offices on the left. The range to the south of this entrance block, Nos 3739 Lower Hillgate, includes a former house; 3 storeys; appears to be of handmade brick; broad windows with hoods carried on pair of small brackets or consoles; similar door.

14. MonUID: MGM 16209

Name: Industrial School, High Street

Record Type: Building

Description: 'Industrial School' depicted on the 25" OS map (1892-3)(a). Westernmost building shown on early OS mapping has been demolished, along with western end of

northern range, but other buildings are still standing, as follows. Building aligned at right angle to High Street; 2 storeys; built of machine-made brick; 4 bays, with apse on east; windows with rounded and 2-centred heads, in Romanesque and Early English styles. Stone inscriptions on apse: 'Bishop Brown Memorial Industrial School 1883' and 'The Church and School erected 1896'. 3-storey wing at west end. A covered gantry links the building to a building on the south; this second building is of machine-made brick and is 4 storeys above a basement

15. MonUID: MGM 15901

Name: Royal Oak Public House

Record Type: Building

Description: Building shown along High Street on the 1680 map of Stockport but unclear if this side is built upon. Building depicted on Thornton's map of Stockport (1824). Named 'Royal Oak' on the OS 1st edition 1849 map. Pub largely rebuilt in late 20th century. Façade retained. 2 storeys; 3 bays with southern bay carried over cart entrance to rear. Rendered. The windows are divided into 3 lights by thin carved mullions.

16. MonUID: MGM 15903

Name: Presbyterian Chapel (site of)

Record Type: Monument

Description: Plain brick building, licensed as dissenters meeting place in 1722, and built on land purchased in 1721. Originally established as Presbyterian chapel, later Unitarian. The chapel was demolished in 1860. A graveyard was attached to the chapel, surrounded by a stone wall. Graveyard is still extant; not built upon, but overgrown. Site is terraced above ground level to west and south. Bounded on west side by stone wall, which continues on the south-west where it has brick footings. South side of the passageway leading to the chapel from High Street is bounded on the south by a wall, c 5m high, possibly of handmade brick

17. MonUID: MGM 15946

Name: Cotton Mill/Warehouse, Wellington Street (site of)

Record Type: Monument

Description: Site described by Greenhalgh as an old cotton mill which was to the rear of Fowden House (SMR 14864.1.0) and which in 1820s prepared slubbings for jenny spinners, being occupied at that date by a Mr Swain. In the 1842 book of Stockport mill

plans, the property is shown as belonging to the Executors of Isaac Swain. Comprised a 4storey factory, then used as warehousing and a meeting place and, abutting this on west, a 2-storey factory and 3 storey engine house, then used as a joiners shop and stable

18. MonUID: MGM 16208

Name: Reform Club, Wellington Street

Record Type: Building

Description: Built of machine made brick. Main build on Wellington Street is tall 2 storeys, above basement, with multiple gables crowned by ball finials; western bay has archheaded entrance, with balcony above; date 'AD 1889'. Build at corner of Lower Hillgate and Wellington Street is 4 storeys, with a basement

19. MonUID: MGM 15927

Name: Fowden House (site of)

Record Type: Monument

Description: Described by Greenhalgh as a large mansion which stood on the site of the Reform Club, Lower Hillgate; early 18th century. Possibly named after Fowden family who were linen drapers early in the 19th century; occupied in 1820s by the Swain family (1,2), who owned the neighbouring cotton mill (SMR 14883.1.0). From 1850 to 1863 housed Stockport Mechanics Institute (1,3). Site now occupied by late 19th century commercial building; built of manmade brick; adjoined to Reform Club building (SMR 15092.1.0)

20. MonUID: MGM 15926

Name: Victoria Foundry, Wellington Street (site of)

Record Type: Monument

Description: 'Victoria Foundry' (iron) shown on the OS 1st edition 1849 map. Demolished by 1892-3

21. MonUID: MGM 16210

Name: 61 Lower Hillgate

Record Type: Building

Description: Building depicted on the 1770 map of Stockport. Present building probably shown on the OS 1st edition 1849 map. House; 3 storeys; 3 bay facade, of handmade

brick, with windows with brick wedged shaped heads and stone sills; large window to 1st floor in bays 1 and 2; modern commercial frontage to ground floor. North elevation is a late 19th century rebuild

22. MonUID: MGM 15928

Name: Gladstone Public House (Bishop Blaize)

Record Type: Building

Description: Building depicted on the 1680 map of Stockport(a). Bishop Blaize pub documented in 1805. Scene of commencement of anti-Irish rioting in 1852. Renamed the Gladstone c 1872 (Garratt M & McKenna S 1999 Images of England: Stockport, 25). Brickbuilt; 3 storeys, 3 bays; early 20th century stone-tiled facade to ground floor, which has doorway at either end.

23. MonUID: MGM 15929

Name: Victoria Vaults Public House (site of)

Record Type: Monument

Description: It is unclear whether a building is depicted on the 1680 map of Stockport. But the site is built upon on the 1770 map of Stockport. Originally the Jolly Hatters, which opened c 1824. Described as having extensive cellaring. Name later changed to New Royal Victoria Vaults and in 1860 to Victoria Vaults. Closed in 1956. Demolished. Site now vacant, with brick boundary wall to Lower Hillgate

24. MonUID: MGM 16211

Name: 76 & 78 Lower Hillgate

Record Type: Building

Description: Present building probably shown on Thorntons map of 1824(a). 2 houses; 3 storeys; brick-built, with some later repair; modern windows and commercial frontages to ground floor. On Crowther Street, to rear of No 76, is 3 storey wing; modern windows, and some windows blocked. Blocked door to ground floor; steps to wide 1st-floor door, possibly inserted

25. MonUID: MGM 15930

Name: Crowther Street Mill (site of)

Record Type: Monument

Description: Mill, aligned at right angle to Lower Hillgate, flanked on south by Garnett Street and north by Crowther Street, formerly known as Bamber's or Bomber's Brow. 6 storeys at west and 3 storeys on east, resulting from ground sloping up from road. External elevations of handmade brick; 11 bays, with small rectangular wooden casement windows, two of which on the north elevation retained possibly original panes. Double pitch roof. North and south elevations had cast-iron plates, indicative of tie bars. 4th-floor level and above on east elevation rebuilt in machine-made brick. Upper 3 floors inspected March 2002. The 3rd and 4th floors had transverse north-south beams supporting floor above. 3rd floor beams included mortice holes at 400mm centre for former joists; these joists were present on the 4th floor above and seemed to have been cut by a pit-saw. On the 4th floor windows could be seen to have timber lintels, with in one case a single lintel spanning two windows. On both the floors octagonal timber posts had been inserted along the central axis, those of the 4th floor carrying a continuous run of inserted timber beams along that axis. East wall of the 3rd floor had a chimney breast with a blocked fireplace. West wall had blocked-in aperture, possibly a taking-in door on the uphill side of the building. This feature was also observed in the floors above, but had been blocked when a timber staircase had been built against the west elevation. On the 3rd floor and floors above, a blocked rectangular opening in the south-east corner of the floor probably marked site of original stairs. At the 5th floor, or attic, level, the roof structure comprised 4 king post trusses; the tie beams were fixed to the king posts by wrought-iron stirrup straps which were bolted to the tie beam. All other joints in the trusses were pegged. One tie beam carried Cyrillic characters. Purlins were roughly finished, and perhaps of native hardwood. Of five bays in attic, westernmost was significantly wider than rest, perhaps to allow sufficient headroom for use of the taking-in door. Adjoining the mill on east was a 3-storey 'office block; this appeared to be contemporary with no visible joint between the two; the fenestration had been altered, but original form of upper windows could be made out, with flat-arched heads. No evidence of power system was found within the mill, but 3 wall boxes were noted in later buildings adjoining the mill on the north-west (M Fletcher, Crowther Steps Mill, Archaeological Assessment, 2002). According to Greenhalgh writing in the 1880s, the mill was originally a silk throwing mill, which by 1823 had been given over to jenny spinning. Mill was used as Chartist meeting place in 1839 and was later the Theatre Royal of a local amateur dramatic group. In 1800s mill was probably premises at Bamber's Brow occupied by T Simister, a cotton spinner, and owned by John Bamber. Mill may date back to 1784 when John Bamber was listed as a silk throwster on Hillgate. It may also be the silk mill on Lower Hillgate which according to Heginbotham was established in or after 1768 (Arrowsmith P The Mill at 'Bomber's Brow', Hillgate, Stockport' Historical Notes, 2002). The mill, probably the oldest surviving mill in Stockport, was destroyed by fire in 2003. Site now a grass-covered slope. The north gable wall of the 3-storey range on Lower Hillgate is still standing to nearly full height, against the adjoining building to the north

26. MonUID: MGM 11970

Name: Wesleyan Methodist Chapel (site of)

Record Type: Monument

Description: Original chapel built in 1759 following second visit of John Wesley to Stockport; this was a small building without a gallery or pulpit. In 1784 this was taken

down and replaced by larger chapel on the same site. Demolished c.1970-75. Brick built with 3bay gable front and simple Venetian windows central to gallery and below. Site is now carpark for adjacent showroom.

27. MonUID: MGM 15931

Name: The Hen and Chickens Inn (site of)

Record Type: Monument

Description: Building depicted on Thorntons Map of Stockport (1824). Named as 'Hen & Chicken' on the OS 1st edition 1849 map. A photograph shows the pub to have been brick-built, of 4 storeys

28. MonUID: MGM 2765

Name: Friends Meeting House

Record Type: Building

Description: First Meeting House built in 1705 on this site. A partly obscured plaque on the present building reads 1785, rebuilt 1908. The present facade dates from c.1900, there are two gables to street frontage with pointed arched windows. Site sold in 1959. There is a burial ground to the rear, but its current status is unknown. The adjoining shop (No. 89) is an integral part of this building. The building has been used as a commercial premises since 1982 but was converted to a restaurant in 1993-4. Now known as George House. The original meeting house opened in 1706, on land bought in 1705. The meeting house was rebuilt in 1787, and in 1810 and 1848 two shops were added under the building. In the late 19th century Heginbotham reported that the burial ground had been closed 'for several years'. Site of burial ground to rear is terraced c 4m above ground level on east. No 91 is taller 2-storey building, with upper floor occupied by a large hall, and partly occupies the site of the burial ground. No 89 to left is a lower build, which occupies the site of the meeting house itself

29. MonUID: MGM 15932

Name: Grapes Steps (site of)

Record Type: Building

Description: Shown as property of Sir George Warren on the 1770 map of Stockport. Timber-framed housing, raised above street-level on Hillgate and fronted by terrace, accessed by steps and with possible basements below (Garratt M & McKenna S 1999 Images of England: Stockport, 36).

30. MonUID: MGM 16212

Name: 1a Covent Garden

Record Type: Building

Description: Present building possibly shown on Thorntons Map of Stockport (1824). 2 storey cottages set on brick terrace; 1 bay wide and 1 bay deep, with modern extension to rear; modern window. Terrace is faced with machine-made brick, and has a narrow pathway in front of the cottages

31. MonUID: MGM 15933

Name: Red Bull Public House

Record Type: Building

Description: Building depicted on the 1770 map of Stockport. Documented in 1820s

32. MonUID: MGM 16218

Name: 21 & 23 Middle Hillgate

Record Type: Building

Description: Building depicted on the 1770 map of Stockport. Present building probably shown Thorntons map of Stockport (1824). 3 storeys, 2 bays; rendered, with iron tie visible below render; modern commercial frontages to ground floor. Cambered heads to windows, and stone sills

33. MonUID: MGM 16250

Name: 24 Middle Hillgate

Record Type: Building

Description: Present building probably shown on Thorntons Map of Stockport (1824). 3 storeys, 1 bay; brick-built, painted; modern commercial frontage to ground floor with entrance to ginnel on north; brick wedge-shaped head to window on 1st floor; stone sill to window on 1st floor

34. MonUID: MGM 16251

Name: 26 & 28 Middle Hillgate

Record Type: Building

Description: Present building probably shown on Thorntons map of Stockport (1824). 3 storeys, 1 bay; brick-built, painted. No 26 has stone sills to windows and brick wedged shaped head to window on 1st floor. No 24 has been largely refaced in machine-made brick; modern windows. Wall tie between 24 and 26

35. MonUID: MGM 15934

Name: Watson Square (site of)

Record Type: Monument

Description: Along with Adlington Square off Chestergate (SMR 14939.1.0), this street was one of the first new developments off the early street pattern of the town, laid out by 1770. No early remains are still standing

36. MonUID: MGM 15956

Name: Leather Works/Strawberry Studios

Record Type: Building

Description: Said to have been occupied by 1887 by T W Bracher & Co, hatters trimming manufacturer, who moved in 1899 to premises in Royal George Street (Stockport History Trail, nd, no 11), but according to Ashmore it was occupied by James & Frederick Hall in 1872 and 1890. Described by Ashmore as 3 storeys, brick-built, with ornamental stonework on Waterloo Road front, hipped slate roof. Building, converted to Strawberry Studios in late 20th century, was originally a warehouse, built in late 19th century; former taking-in doors on right-hand side (Galvin F 1986 Stockport Town Trail, no 21). Rear extension is of 3 storeys above basement; 2 bays either side of central inset for taking in doors rising from ground to upper storey

37. MonUID: MGM 15936

Name: New Market (site of)

Record Type: Monument

Description: The New Market was built by 1835 and comprised small one-room shops around a central courtyard. Use of site as a market was opposed by the lord and lady of the manor and it was used instead for a variety of other purposes, as stores, stables, a smithy and a butcher's slaughterhouse. Accessed by an archway alongside Old Admiral public house (SMR 14872.1.0), with a second entrance off Ridgeway Lane (Stockport History Trail nd, no 9). Demolished in 1979 (Garratt M & McKenna S 1999 Images of

England: Stockport, 35). In the 1980s a plate on a gable wall of an adjoining building still carried the name 'New Market' (Galvin F 1986 Stockport Town Trail, no 16)

38. MonUID: MGM 15935

Name: Old Admiral Public House (site of)

Record Type: Monument

Description: Building depicted on the 1770 map of Stockport. Possibly dated from 1820, though first recorded licensee was James Williamson in 1831 and this date appeared on downspout at rear. Closed in 1959 and demolished in 1979 (Garratt M & McKenna S 1999 Images of England: Stockport, 35)

39. MonUID: MGM 15937

Name: Robin Hood Public House (site of)

Record Type: Monument

Description: Site depicted on the 1770 map of Stockport. Opened in 1813. Licence removed in 1875

40. MonUID: MGM 15958

Name: Waterloo Public House

Record Type: Building

Description: 19th century public house, refronted in 1982 (Galvin F 1986 Stockport Town Trail, no 18). Pub is documented in 1826. Building was completely refronted in 1982. Prior to that time comprised original pub, of 3 bays, with symmetrical facade with quoins, and 2 bay extension on west. Pub has its own well. Stables formerly stood to the rear (Stockport History Trail, nd, no 12). 2 storeys, 5 bays. Late 20th century brick facade, with earlier machine-made brick to side elevations

41. MonUID: MGM 15938

Name: Tabernacle, Middle Hillgate (site of)

Record Type: Monument

Description: Dissenter's chapel built in 1702, the earliest purpose-built nonconformist meeting house in Stockport. Original chapel was a small brick building, rebuilt in 1807. Small cemetery at front of the chapel and another to the rear which in the 1840s had the chapel's Sunday school built over it. Heginbotham implies that burials also took place

within the chapel itself. The front graveyard was later paved over. The chapel building was damaged by fire in 1975 and demolished in 1979. Foundations and graveyard under grass and shrubs (Garratt M & McKenna S 1999 Images of England: Stockport, 35). Site now part of grassed over mound on corner with Waterloo Road, with no visible remains

42. MonUID: MGM 15967

Name: Smithy, Edward Street (site of)

Record Type: Monument

Description: Building depicted on Thorntons map of Stockport (1824). Smithy shown on the OS 1st edition 1849. Now demolished.

43. MonUID: MGM 15939

Name: Black Lion Public House

Record Type: Building

Description: Pub in existence c 1731. Reopened in 1858 after 'extensive alterations'. Rebuilt in 1887 by the then owner Richard Clarke of the Reddish Brewery, who also built the adjoining terrace of shops (Stockport History Trail, nd, no 8). 2 storeys; built of machine-made brick with stone and terracotta decoration. Hillgate façade has central oriel window to 1st floor, with gablet above, and a smaller window to either side. Ground floor has central mullion and transomed window; door to left with trefoiled pediment; window to right with similar pediment. North side elevation has similar door; upper floor has near continuous row of windows, with others on ground floor; this elevation has a stone cornice with brick blind arcading above. Windows to side elevation and upper floor have possibly original pane arrangement, including lozenges and roundels. Chimney stack in side elevation has carving of lion in relief with date 1887. Ground windows and doors were boarded over at time of site visit in 2006 and details of these are derived from photographs.

44. MonUID: MGM 15940

Name: Lower Pack Horse Public House

Record Type: Building

Description: Building depicted on the 1770 map of Stockport. Pub in existence by 1820s. Rebuilt c 1850 and renamed the Land of Cakes. Closed in 1918. Site now part of late 19th century commercial building range, with decorative exterior. Across the full width of the range are pilasters with capitals decorated with horses' heads.

45. MonUID: MGM 16213

Name: 1a Covent Garden

Record Type: Building

Description: Present building possibly shown on Thorntons Map of Stockport (1824). 2 storey cottages set on brick terrace; 1 bay wide and 1 bay deep, with modern extension to rear; modern window. Terrace is faced with machine-made brick, and has a narrow pathway in front of the cottages.

46. MonUID: MGM 16225

Name: Office, 10 Canal Street

Record Type: Building

Description: Building depicted on Thorntons map of Stockport (1824). Present building depicted on the OS 25" map (1892-3). 2 storeys, brick-built. Façade on Canal Street has polygonal bays flanking a central door. North elevation has twin gablets, one with date 1891.

47. MonUID: MGM 16228

Name: Works, Old Garden Street

Record Type: Building

Description: Present building shown on the 25" OS 1892-3 map. Low 2 storey range; brick-built; 6 bays; camber-headed windows; taking-in door on 1st floor. Appears to be late 19th century.

48. MonUID: MGM 16227

Name: Warren House

Record Type: Building

Description: Western side of site built upon on the OS 1st edition 1849 map. Present building shown on the 25" OS 1934 map. Warehouse, now modernized and occupied by catering equipment company. Brick-built; 3 storeys; 3 unequal bays; wide taking-in doors to central bay.

49. MonUID: MGM 16214

Name: 59-63 Middle Hillgate

Record Type: Building

Description: Building depicted on the 1770 map of Stockport. 3 3-storey, 1 bay houses; now with modern commercial frontages to ground floor. No 63 is rendered. No 61 is of handmade brick with wedge-shaped brick head to 1st floor. No 59 has façade of machinemade brick, but brickwork in gable and rear wing appears to be an earlier build. This rear wing is of 2 storeys, with camber headed windows, but windows and doorways have been much altered, with some blocked and some added.

50. MonUID: MGM 15941

Name: Sun and Castle Public House (site of)

Record Type: Monument

Description: Building depicted on the 1770 map of Stockport. Named 'Sun and Castle PH' on the OS 1st edition map of 1849(b). Rebuilt in 1930s. Present pub is situated to the north of the site of its predecessor.

51. MonUID: MGM 15942

Name: Higher Pack Horse Public House

Record Type: Building

Description: Building depicted on the 1770 map of Stockport. Pub was partly rebuilt in 1872. Documented in 1820s. The first pub in Stockport to have ale drinking vaults, in connection with which extra entrances were added, the windows were enlarged and a large lamp was hung outside the main entrance - the pub was also known as the 'Big Lamp'. 2 storeys; built of machine-made brick, with stone detailing, and terracotta decoration to dormers and gablet. Corner entrance with angled stone surround, including decorative spandrels. Now a restaurant.

52. MonUID: MGM 15943

Name: Salvation Army Citadel

Record Type: Building

Description: Building depicted on the 1770 map of Stockport. Built in 1894, by architect W Gilbee Scott. Adjoining Young People's Hall was built by the Salvation Army in 1920 on site of Hatter's Arms, closed in 1913 (Garratt M & McKenna S 1999 Images of England: Stockport, 33). This site comprises of two structures; a two storey brick purpose built

Salvation Army Headquarters of 1894 & a single storey Youth Hall built of brick in 1920 together with a linking corridor. Alterations occurred in the mid-late 20th century, the north west corner was replaced by a reading room, the castellation removed & other superficial changes were made to modernise the building.

53. MonUID: MGM 15944

Name: Toll Bar (site of)

Record Type: Monument

Description: Situated on the Manchester to Buxton turnpike, created under an Act of Parliament in 1725. The toll bar cottage stood on the west side of Hillgate, on the site later occupied by the Salvation Army Citadel (SMR 14880.1.0).

54. MonUID: MGM 15977

Name: Works, Alberta Street (site of)

Record Type: Monument

Description: Building complex shown on the OS 1st edition map including a boiler (1849). Now demolished.

55. MonUID: MGM 15945

Name: Golden Lion Public House

Record Type: Building

Description: Building depicted on the 1770 map of Stockport. 2 storeys, 3 bays, built of machine-made brick; late 19th/early 20th century. Was known locally as the 'Yellow cat'.

56. MonUID: MGM 15980

Name: Royal Oak Public House (site of)

Record Type: Monument

Description: Building possibly depicted on the 1770 map of Stockport. Documented in 1808. Closed 1957. Building still intact in 1978. Demolished and site vacant.

57. MonUID: MGM 16229

Name: Crown Public House

Record Type: Building

Description: Building depicted on Thorntons map of Stockport (1824). Present pub probably shown on the 25" OS 1917 map. Corner site; 2 storeys; rendered and scribed. Elevations to both Higher Hillgate and Bosden Fold are crowned by dentillated gables, that on Higher Hillgate has a crown and floral decoration in relief; the other, larger gable contains a roundel.

58. MonUID: MGM 15962

Name: Hatworks, Canal Street (site of)

Record Type: Monument

Description: Hatworks of James Kirk & Co, established in 1855, whose buildings lined both sides of Canal Street. Illustration published by McKnight shows west side of the street to have included a range of 11 x 8 bays with double gabled roof and central chimney; at its south end was a 5-storey block, a single-bay wide and 3 bays deep, with a 2-storey build adjoining this on the south. These buildings have been demolished and the site is now occupied by 20th century brick-built sheds, one with the date 1950. A building on the east side of the street belonging to Kirk's hatworks is still standing (SMR 2564.1.0).

59. MonUID: MGM 16127

Name: Industrial School, Higher Hillgate (site of)

Record Type: Monument

Description: Boy's Industrial School on Higher Hillgate opened in 1855 on rented premises known as Townend House, extended in 1865. An engraving shows the main block of the school to have been of 3 storeys and 13 x 4 bays with a central pediment.

60. MonUID: MGM 3278

Name: St Thomas' Hat Works/Marriott Street Mill

Record Type: Building

Description: Works are shown in an illustration of 1902 published by McKnight. Marked on the 1917 and 1934 maps as a mill. Described in the 1980s mill survey as follows. There are 2 large factory buildings on this site. No.1 is brick built and late C19. 3 storeys (plus basement). 8x3 bays. Square windows with brick arches. Hipped slate roof. Pilasters between the bays. Cast iron internal structure. Some embellished brickwork. No.2 is also late C19 and brick built. 3 storeys (plus basement). 5x3 bays. It is attached to No.1

factory. A notable feature is a wooden bridge gable between the two. The details are very similar to No.1 factory. There are no power features on this site. Also on the site are various 1 and 2 storey buildings, some of which date back to the mid C19 with later additions. This site is currently in use for the manufacture of surgical equipment. This works was founded by William Harrison in 1872 on its current site as a hat works but closed around 1920. shortly afterwards it was taken over by Robert Bailey & Sons and used as a textile finishing works until the 1960s, since when it has been let for a variety of commercial and storage purposes. The surviving buildings on the site comprise 4 groups. There are two three storey hat finishing buildings, one 6x3 bays and the other 8x3 bays with a basement to each, and each supported by a single row of cast iron columns on each floor, and linked by a two storey wooden foot bridge. There is a range of single storey workshops which once held the wet end processes of the hat making cycle. Finally, to the west is a two storey, 5x2 bay brick blocked built by Robert Bailey & Sons as a warehouse in the mid20th century and linked to the northern hat finishing building. No machinery survives within the building but there is evidence for a boiler house, engine house & associated chimney.

APPENDIX 4:

Historic Environment Record Map