

**MOODY STREET CONSERVATION AREA
CONGLETON
CONSERVATION AREA APPRAISAL**



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Section 1 Introduction

The Moody Street Conservation Area was designated by Congleton Borough Council in 1980 and the boundaries were amended in 1990.

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.¹ Designation of a conservation area increases control over significant or total demolition of unlisted buildings, strengthens control over minor development and protects trees within its boundaries. It also ensures that any new development maintains or enhances the character of the area.

Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals must be publicised and incorporate public comment.

The purpose of the Appraisal is, in accordance with the methodology recommended by English Heritage,² to define and record the special architectural and historic interest of the Moody Street Conservation Area. This has been used to prepare a management plan setting out actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.

The Cheshire Historic Town Survey Programme was carried out by Cheshire County Council and English Heritage. Based on that research, Cheshire County Council published an Historic Towns Archaeological Assessment in 2003.³ In November 2007, Cheshire County Council also published the results of the Cheshire Historic Landscape Characterisation Project.⁴ The Conservation Area Appraisal draws heavily from these sources.

While this Conservation Area Appraisal goes into some detail, a reader should not assume that the omission of any building, feature or space from this appraisal means that it is not of interest. If in doubt, please contact the Conservation Officer at Cheshire East Council.

¹ Planning (Listed Buildings and Conservation Areas) Act, 1990.

² *Guidance on Conservation Area Appraisals* (London: English Heritage, February 2006).

³ Cheshire County Council, *Cheshire Historic Towns Survey: Congleton: Archaeological Assessment*, (2003).

⁴ Cheshire County Council, *The Cheshire Historic Landscape Characterisation* (Chester: Cheshire County Council, November 2007).

Section 2 The Planning Policy Context

Planning Policy Statement 5 – Planning for the Historic Environment stresses the need for local planning authorities to define and record the special characteristics of each conservation area. The existence of a clear definition of an area's character helps reduce uncertainty for owners and developers and provides a sound basis, defensible on appeal for local plan policies and development control decisions⁵.

The local planning policy context includes the Congleton Borough Local Plan that was adopted in 2004. The relevant policies within this document are as follows; BH2 which relates to the demolition of Listed buildings, BH3 relates to change of use and conversion of listed buildings, BH4-5 relate to planning permission and listed building consent, BH6 relates to the local list, BH7 concerns enabling development and BH8-10 are concerned with conservation areas including their designation, management and demolition and construction.

Policy GR1 is a general requirements policy that relates to the standard of design, GR2 lays out the design criteria that need to be satisfied to acquire planning permission and GR21 relates to flood prevention and development within flood plains.

Further relevant policies include H4, which relates to residential development within Towns. H15 provides guidance on extensions to dwellings within towns and villages. Policy NR1 concerns development on a site with trees and woodlands. Policies S11-S15 provide guidance on shop fronts and advertisements. Supplementary planning guidance on shop front security has also been adopted by the council.

Relevant policies in The North West of England Plan: Regional Spatial Strategy to 2021 include DP7, EM1, and EM1c. DP7 focuses on environmental equality, EM1 and EM1c relate to the enhancement and protection of the region's environmental assets.

Conservation Area Consent is required for alterations that affect the character of the building, and it is an offence to carry out such works without consent. Planning Permission may also be required in conservation areas, where there is an Article Four Direction in force.

The full policies from the Congleton Local Plan are included in the appendices. This Appraisal will be a useful contributor to future Area Action Plans or Supplementary Planning Documents for the area.

⁵ Planning Policy Statement 5: Planning for the Historic Environment (London: Department for Communities and Local Government, 2010).

Section 3 Summary of Special Interest

The Archaeological Assessment calls Congleton “one of Cheshire’s most important medieval towns”. The special character of Moody Street Conservation Area derives from the following elements:

- A mixture of seventeenth, eighteenth, nineteenth and twentieth century residential, public and retail buildings on a historic thoroughfare, with their origins in the medieval street layout and burgage plots; a ‘typical’ British high street;
- A variety of building styles within streets and even within buildings, reflecting different periods of construction;
- The number of buildings or monuments listed or of local architectural or historic interest, including the Grade I listed St Peter’s Church and the Grade II* listed Town Hall;
- Traditional craftsmanship, natural resources and energy of production embodied in original building materials and architectural features;
- Use of a limited palette of natural building materials of timber, brick, local stone and slate roofs;
- Hard and soft landscaped spaces enhancing the environment;
- Significant views along the main Lawton Street/High Street route;
- Green open spaces provided by the informal area around the bath house, the area around St Peter’s Church and the formally landscaped Memorial and Community Gardens.

A detailed definition of the special interest of the Conservation Area is set out in section 4 of the character appraisal.

Section 4 Assessing Special Interest

4.1 Location & Setting

Location and context

Congleton lies in east Cheshire, 8km west of the border with Staffordshire. It is 53km east of Chester and 19km north of Newcastle-under-Lyme. The town lies at a nodal point in the road network. The 'King's Way' (A34), was a major route from Manchester and the north-west to Newcastle-under-Lyme and the south. This is crossed by the east-west road (A54) running from Chester and Wales to Buxton and the Peak District.

The underlying solid geology comprises clay, overlying which are deposits of sand and fine gravel. To the south are deposits of glacial sand known as the Congleton Sand, used for foundry sand, and to the north in the area of the River Dane, are alluvium and river terrace deposits. The foothills of the Peak District comprise millstone grit sandstone, which has been extensively used for building and walling stone, as well as for use as millstones.

The Moody Street Conservation Area lies directly within Congleton town centre, either side of Lawton Street and High Street and encompassing buildings either side of Chapel Street and some to the west of Moody Street. The boundaries are currently drawn around property boundaries but also run along the centre of Moody Street as far as Moody Hall.

General Character and Plan Form

Although it is not certain where the first settlement of what is now Congleton was located, at the time of the first charter the market may have been at the natural meeting point of Swan Bank, Duke Street and Mill Street. Some of the timber-framed buildings from the medieval centre remain but many were swept away in the eighteenth century building programme and streets became dominated by brick-built houses.

The Moody Street Conservation Area is largely linear, following property boundaries as well as streets.

Landscape Setting

Congleton is situated on the southern slopes of the valley of the River Dane at around 90 to 100m, falling to 80m by the river. To the west is the flat Cheshire plain and to the east are the Pennines. The Cloud, which lies just 3km east of Congleton, rises to a height of 343m.

The main significant views in the Moody Street Conservation Area are east-west along High Street and Lawton Street, and north-west towards the Town Hall tower from the green space around the listed bath house. The main landmark is the Town Hall tower itself.

4.2 Historic Development & Archaeology

4.2.1 History and Development of Congleton

Early History

There is evidence of occupation of the area in Neolithic and Roman times but it is not certain when Congleton was founded. It is believed that the town owes its name to the bend in the River Dane: the Old English word for turn or bend is 'cong' and 'ton' is the Anglo-Saxon for town or settlement. The river and a number of wells would have provided fresh water, the hillside of the nearby Cloud would have made a convenient look-out point, the flat plain allowed agriculture and the Moss would have been a source of peat for fuel. The first reference to Congleton is in the Domesday Book of 1086, by which time there were at least six families and communal woodland.

The town's first charter of 1272 created a free borough in which people could buy the right to trade, with a merchant guild, but it was also under manorial administration. There were also the beginnings of a textile industry at this time with a fulling mill on the Dane by 1353 and later records of drapers and mercers. The privileges granted to burgesses included the right to elect a mayor, a catchpole for legal enforcement of certain offences, and official ale tasters. The main street ran along a natural bench from what is now Lawton Street to Bridge Street, with the Dane to the north and the houses along its bank. The first market may have been in the area of what is now Swan Bank, Duke Street and Mill Street. A huge flood of 1451 swept away many buildings and the townspeople were allowed to cut a new channel which is presumably the present course of the Dane. A new mill was built with a bakery, granary and communal bake house, cutting down the risk of fire. A new town cross was constructed in 1501, decorated with the borough and national coats of arms. The parish church was at Astbury, two miles away, but Congleton had two churches of ease. A grammar school was founded sometime in the 1400s and a new one was built in 1600. The population at this time was around 400, of whom some were involved in the woollen industry. Timber cutting in Town Wood was strictly controlled, providing wood for buildings of which several examples survive in Lawton Street. Smaller houses and stables began to infill the areas behind houses but the areas flooded in 1451 were not built on until the 1840s.

In 1584 Elizabeth I granted the town a new charter which gave it more independence from manorial control. By the time of the Hearth Tax of 1668 there were 349 houses. Forty people were engaged in the leather trade and the town would have reeked of the stench of its preparation. Other trades included carpenters, ironmongers, felters, coopers, tallow chandlers, glaziers and farmers. By 1594 Henry Oldfield had established a bell foundry which lasted until the early 1700s. The town was also noted for its bear-baiting and cock-fights; the location of the bear pit is unknown but the cock pit was near the grammar school.

Plague hit Congleton on at least three occasions: in 1559, 1603 and 1641-43. This last was particularly virulent and caused trade almost to stop completely. Civil war in 1640 brought further trouble to the town. John Bradshaw, of Congleton, was president of the court which tried Charles I. The town's republican leanings had to be hidden after the Restoration of Charles II in 1661. The Borough had some control over religious matters in the area and was particularly hostile to Catholics and Quakers, who were persecuted until the early 1700s.

The Eighteenth Century and the Silk Industry

Until the 1700s, Congleton was still a market town, industry being on a small scale and associated with the leather and wool trades. In 1755 a large five-storey silk spinning mill was opened by the Dane as a joint venture between a London silk merchant and a Stockport manufacturer. There was a large trained but unemployed workforce which was willing to accept low wages because of depressed economic conditions. The Dane provided a water supply and source of power and the Borough provided the site free of charge. By 1771, the mill employed 600 people and led to the building of other textile factories. People also turned attics into weaving garrets. Alternative sources of employment were ribbon weaving which started in the 1750s, and cotton spinning from 1784, as well as other small family businesses such as rope making. Other people were attracted to the town and the population grew from 3,861 in 1801 to 6,405 in 1821.



High Street



Bridge Street

A building programme swept away congested medieval areas and replaced them with four-room cottages with an outside privy and a yard or garden. Mill owners built large houses with sash windows, handsome door cases and slate roofs. The old wooden Upper Chapel, on Chapel Street, was re-built in brick in 1740-42 by the local architect William Baker and was known as St Peter's. The lower part of the 14th century stone tower was retained and restored in Gothic style in 1786. Nonconformist churches began to be established, the first being the Congregational Meeting House. The Wesleyan Methodists founded a society in the 1740s and built a new chapel on Wagg Street in 1766. The poor condition of many roads led local business people to establish turnpike trusts to facilitate improvements; the road to Manchester was turnpiked in 1781, the Buxton road in 1789 and the Macclesfield road in 1796.



High Street



Chapel Street

The Nineteenth Century

The silk trade improved and by 1840 Congleton produced more silk than Macclesfield, but the trade suddenly declined and population growth slowed. The industry was dealt an almost fatal blow when duties were reduced on imported silk. Local people seemed to find it difficult to introduce new processes and machinery and Congleton struggled to adapt. However, in 1867 fustian cutting and the manufacture of velvet were introduced, both labour-intensive processes which provided employment for many people. Fustian is the parent fabric of velvet, velveteen and corduroy. Berisford Brothers established one of the most successful and largest mills in 1858, one which is still running, but most businesses were small, only employing six or seven people. Despite the fustian trade, there was a decline in manufacturing as better transport links enabled goods to be brought in more cheaply from elsewhere and allowed people to travel to shop in Hanley and Manchester.

Local brickworks were run in backyards because local roads were often in poor condition, restricting the movement of materials. Stone quarries on Congleton Edge provided stone for foundations and a few buildings. One of the largest retailers was the Co-operative Society, founded in 1860 to give customers a share in the profits and many people on low wages appreciated the 'divi' or dividend.

Congleton was only joined to the canal system in 1831 by a branch from Marple but this was largely used for carrying coal. After three proposals by railway companies, the North Staffordshire Railway Company opened a line between Macclesfield and Stafford in 1848. The station, built a year later, included a large freight building for silk. A second railway line was opened to carry coal from the Potteries and provide additional passenger services.

Civic Amenities

Official buildings were replaced at this time, including the Guild Hall in 1804 and again in the early 1860s. The Town Corporation built a new school in the grounds of St Peter's Church in 1813-14, which still exists as a church hall. A Sunday School was constructed across the road from the church in 1828. In 1835 a new Municipal Corporation replaced the old administrative system. Local business people established the Congleton Gas & Lighting Company in 1833 and the Corporation took this over in 1866. Outbreaks of typhoid forced the Corporation to provide a supply of clean water. Water was pumped from springs to a tower on West Heath and another at Mossley. In 1865 the Corporation acquired land for a public park. It also held a competition to design a new Town Hall which E. W. Godwin won with a design showing an elaborately decorated building. Godwin was an architect-designer in London who, at this time, worked in the polychromatic Ruskinian Gothic style and had just completed the Northampton Guildhall in a very similar style. Despite escalating costs which resulted in reduced decoration, Pevsner has described it as 'a specially good Gothic Town Hall'.⁶ A new police station was constructed in 1870 next to the Town Hall and is now the Town Museum. New Anglican churches were also built to cater for a growing population and to combat the rise in nonconformity, including St James the Great in West Street in 1844. Congleton was becoming a centre of religious dissent and, by 1811, Methodism was the dominating nonconformist sect. There were also chapels for the Congregationalists, Baptists and Primitive Methodists. An influx of Irish weavers led to the building of a Catholic church. Churches also provided schools which were so effective that the 1870 Education Act had little impact locally. No Board schools were built but the Board concentrated on improving attendance.



Town Hall, High Street

⁶ Joan P. Alcock, *History & Guide – Congleton* (Stroud: Tempus Publishing, 2003) 116.

The Twentieth Century

Congleton was becoming regarded more as a pleasant place to live than as a place of employment and professional people were attracted to the town. The First World War led to the loss of men in the trenches, the loss of work for mills from Europe and the arrival of refugees from Belgium. The town's War Memorial was unveiled in Lawton Street in 1923. A hospital was also constructed as an additional memorial, opening a year later. The Council tried to provide employment by public works during the Great Depression of the 1930s; a public swimming pool was built and roads paved, eliminating many of the setts and cobbles. The Council also started building houses to replace slum dwellings in the same form as that proposed for most of Britain: a semi-detached house with internal toilet and water supply and a garden. Electricity supply arrived in 1931 and Berisford Brothers was one of the first mills to take up the new power.

The Second World War led to vacant mills being used to house conscripted men, railings being removed for scrap (although most were probably dumped at sea) and spare land being dug to grow food. Congleton was a place of refuge for evacuees from Manchester and Liverpool and very little bombing occurred due to the lack of industry. Dutch and, later, American troops arrived in town. After the War some new industries were established in vacant fustian mills, including the manufacture of paper and cardboard packaging. Congleton also became a commuter town for the Potteries and Manchester.

Proposed redevelopment of the town centre in the early and late 1960s never took place, resulting in the survival of much of what a Council for British Archaeology report had described as "an exceptionally interesting town". In 1980 the dual carriageway, Mountbatten Way, was constructed through the lower part of the town, destroying the medieval street pattern. By this time, Bridge Street and part of High Street had been pedestrianised, enhancing the shopping area. Congleton also created a Town Council which took possession of the old insignia and the town archives.

4.2.2 History and Development of Moody Street

Lawton Street and High Street constitute most of the medieval core of Congleton. The Cheshire Historic Town Survey discusses the medieval components of the town in detail.⁷ There is historical evidence that the town's tannery was located to the west of what is now Bank Street and streets of small terraced houses grew up for workers. Moody Hall, on Moody Street, was built in 1777 for the Reade family who owned a large silk mill; it is now an old people's residential home. By 1845, all the streets were built up, largely with small houses with only a back yard. However, there were also large attractive houses in the centre of town, such as the three-storey

⁷ Cheshire County Council, *Cheshire Historic Towns Survey: Congleton: Archaeological Assessment* (Chester: Cheshire County Council, 2003).

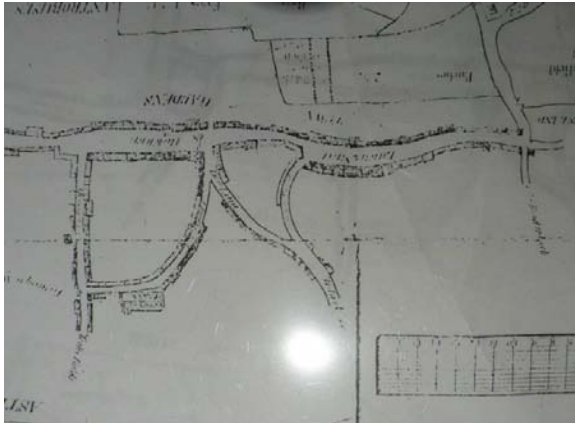
houses with stuccoed exteriors in Moody Street, possibly built on top of medieval structures. There was some infill in the north-east corner of the triangle formed by Chapel Street and Moody Street. By 1875 a Young Ladies' Academy had been built on Moody Street. The Town Hall and police station appear in their current position. By 1910 the terrace of houses on Howey Hill had been built but the girls' school had gone; this 1910 map shows the burgage plots on Lawton Street clearly.



Moody Terrace

The 1963 map shows a number of new features: the town cross is marked next to public lavatories and the Premier Cinema on Lawton Street. The latter was built in 1912 and closed in the late 1960s. There was also a day nursery on the other side of Colehill Bank. The Capitol Cinema on Market Street opened in 1927 but was later converted to a bingo and then snooker hall and finally demolished in 1988. The area is now known as Capitol Walk. There were more public lavatories and a garage on Market Street, together with a bus station and a public library on Moody Street. There was a car park at the east end of Lawton Street. There was very little change in the town after that until the construction of Mountbatten Way, cutting across swathes of the northern part of the town. In 1996 the Town Hall was refurbished with a major grant from the Single Regeneration Budget, which enabled repair of many original features.

4.2.3 Maps Showing Sequential Development of the Area



1772



1808



1845



1875



1879

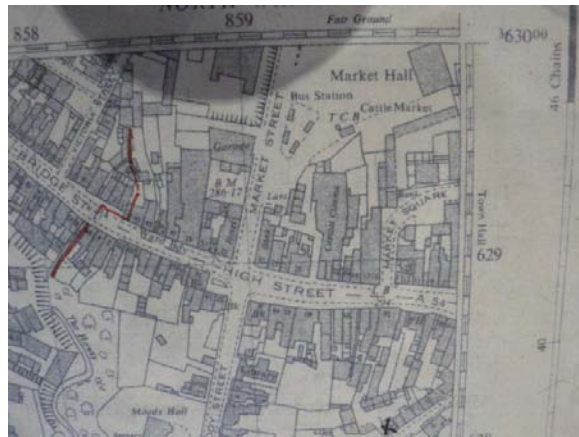


1910

Moody Street, Congleton: Conservation Area Appraisal



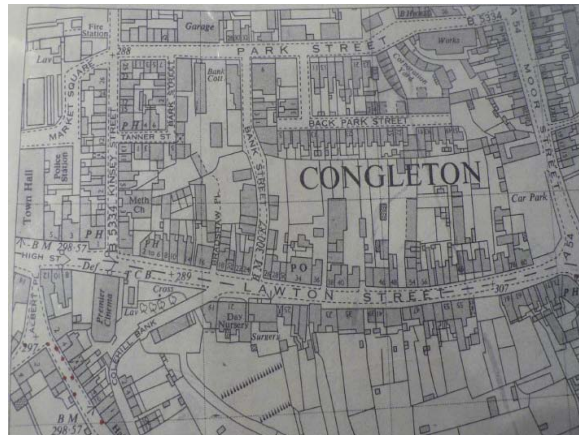
1963



1963



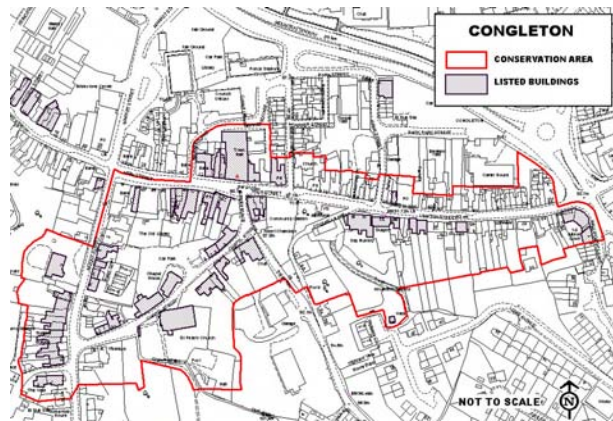
1970



1974



1975



2008

4.2.4 Significance of the Archaeological Resource

Much of the town's historic street pattern survives to the present day, especially in the upper town. The pattern in the lower town has been disrupted by the insertion of Mountbatten Way. The limited amount of archaeological work carried out in the town precludes detailed assessment of the survival and preservation of archaeological deposits. Nevertheless, the evaluation carried out close to the Town Hall demonstrates that important archaeological deposits do survive, albeit truncated by later development. A certain amount of destruction of earlier levels can be expected by the construction of large mills in the Dane valley, which has been demonstrated by archaeological work at the Roldane Mill complex. Priorities for archaeological work were set out in the Cheshire Historic Towns Survey.⁸

Sites and extant buildings identified on the Sites and Monuments Record (SMR) are described and located on a map at Appendix 1.

⁸ Cheshire County Council, *Cheshire Historic Towns Survey: Congleton: Archaeological Assessment* (Chester: Cheshire County Council, 2003).

4.3 Spatial Analysis

Character and Interrelationship of Spaces



Bath House

The main open space in the Moody Street Conservation Area is the area by the listed bath house to the south of Colehill Bank. This is a largely unmanaged space with some mature trees of native species, crossed by a new, well-made and lit path leading to Colehill Bank. The Memorial Garden is a small, triangular landscaped space around the listed War Memorial. The Community Garden to the south of High Street, opposite Kinsey Street, is a landscaped area with benches, flowerbeds and a statue of a soldier. The cemetery of St Peter's also provides another open space and is accessible from the Church or via the cobbled Cockshutts Path. There is an additional unmanaged and wild green space in proposed boundary extensions south of Lawton Street and another to the north of Park Street. Within the proposed boundary extensions there is another large open space in the Howty Brook valley.



Green Space by Listed Bath House



Memorial Garden



Community Garden

Key Views and Vistas



View Eastwards Along Lawton Street

The main significant views in the Conservation Area are those east and west along the main street Lawton Street/High Street. There is also a good view of the Town Hall tower from the green space around the bath house south of Colehill Bank. Another good view is provided from the path to the cemetery above St Peter's Church northwards to the Town Hall.



View Westwards Along Lawton Street



View Towards Town Hall Tower from Green Space by Bath House



View Northwards From Path to St Peter's Church Cemetery Towards Town Hall

Views out of the current Conservation Area, within the proposed boundary extensions, include one along Bridge Street towards the West Street Conservation Area and attractive views over the allotments by the Howty Brook from Vale Terrace. The view northwards from Kinsey Street is spoilt by the intrusive Mountbatten Way.



View along Bridge Street



View of Allotments by Howty Brook



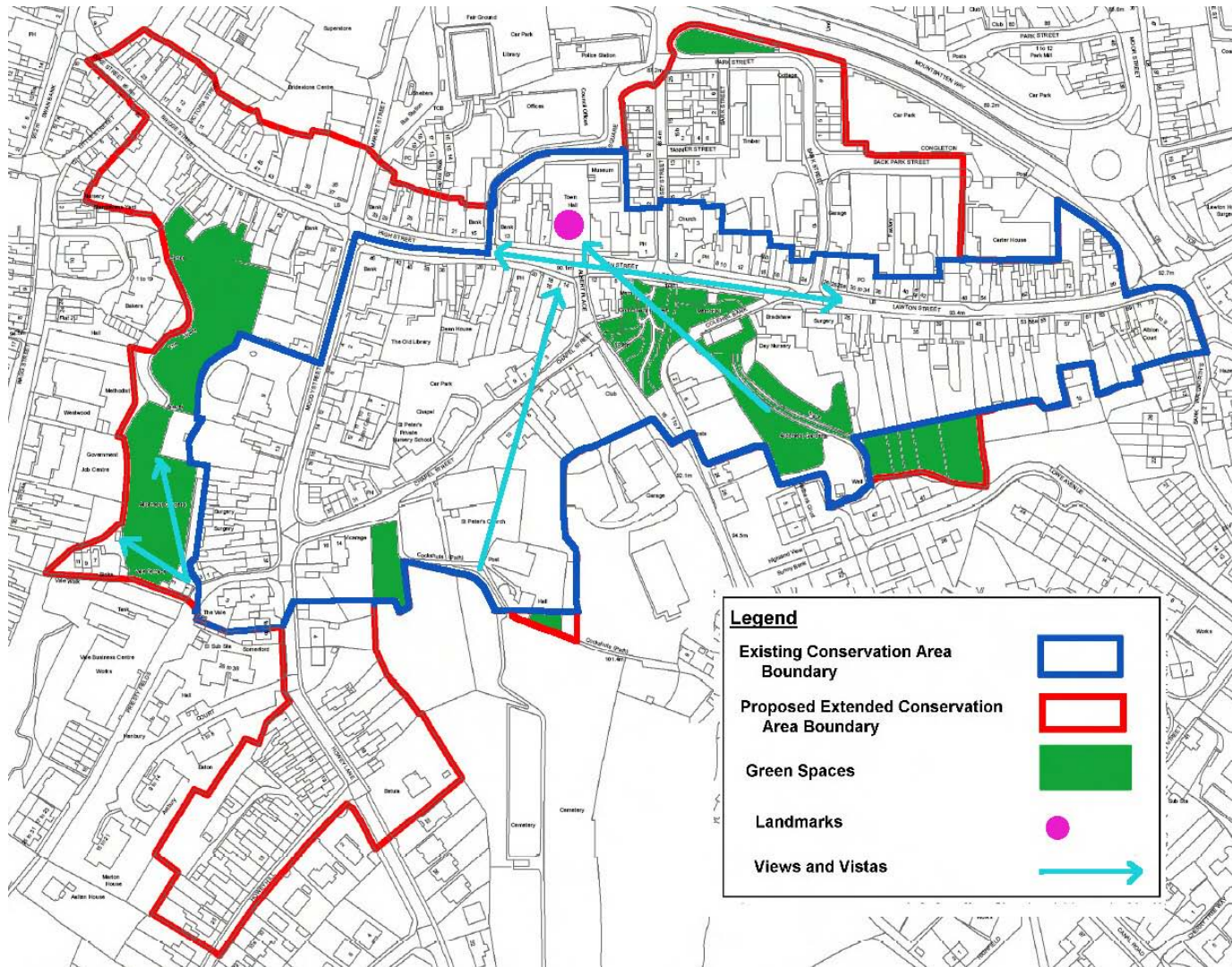
View Northwards from Kinsey Street

The main landmark in the Area is the Town Hall with its prominent tower.



Town Hall

Townscape Analysis showing proposed extensions to Conservation Area



4.4 Character Analysis

Prevailing or Former Uses and Their Influence on Buildings

The medieval core of the town encompasses a good part of the Conservation Area and the main street has always been what is now High Street and Lawton Street. It contained a mixture of residential and commercial use in medieval times and continues to do so now. Many of the listed buildings were constructed as houses and some were later converted to shops and other commercial use with shop fronts being inserted on the ground floor, such as the current premises of the Congleton Chronicle. There are several timber-frame buildings which have been altered so that their frames are hidden behind later brick fronts. St Peter's Church had alterations at its West end when the organ was introduced; reflecting a change in the way worship was conducted. Some buildings may have been constructed as commercial premises and one has an arched cart entrance. Several were built as public houses or hotels, one having been converted later for offices and residential use. The grand Moody Hall was converted into a nursing home in the twentieth century and has been extended at the rear.



Later Frontage of Number 18 High Street Covering Original Timber Frame



House Later Converted to Commercial Use



Building Probably Constructed for Commercial Use



Nineteenth Century Shop Front



Late Nineteenth Century Shop Front

Qualities of Buildings



St Peter's Church



Gothic Town Hall

There are 43 listed buildings and structures within the Conservation Area, of which one is Grade II* and one is Grade I. There is a range of styles of buildings, from timber-framed buildings of the 1600s to 1700s, to grand three-storey Georgian town houses, late nineteenth century Gothic and late twentieth century utilitarian buildings. The very fine 18th century church of St Peter's embodies a variety of styles each reflecting different periods of construction: it was re-built in Neoclassical style and the tower later restored in Gothic. St Peter's has one of the best preserved Georgian interiors in the North of England and Clifton-Taylor includes it in his list of 'best' English parish churches. The architect, William Baker, came from nearby Audlem and also designed the Grade I listed Butter Cross market hall in Ludlow, Shropshire. The Town Hall, designed by E. W. Godwin embodies Italian and French Gothic influences. On the outside are three ornamental sculptured figures in Bath stone representing Queen Victoria, Henry de Lacy (who gave Congleton its first charter) and King Edward I (who was on the throne at the time). At the top of the tower is a belfry containing three bells, one for striking the hour and the other two for the quarters. At first floor sill level is a row of 31 shields, all left blank for coats-of-arms of the principal families.



Timber-frame Building at Number 43 Lawton Street



Georgian Moody Hall

Behind number 18 High Street is a small courtyard accessible by a stone-paved entry with timber-framing overhead. Within, the original timber frame of the building is visible, as is the jettied first floor of the White Lion public house next door.



Courtyard behind Number 18 High Street

Within the proposed boundary extensions are some good examples of middle-class mid- nineteenth century terraced houses with some degree of architectural detailing, particularly on Howey Hill. The house entrances are straddled by a moulded cornice and the houses to the south-west have tri-partite windows to the ground and first floors. Bridge Street and Duke Street have some good examples of early twentieth century architecture with strong, simple lines.



1930s Building at Number 1 Duke Street

Building Materials

The main building material in the Conservation Area is brick, mostly from small-scale brick works in back yards. Most of the buildings in the Conservation Area also have sandstone dressings and details and some have stone foundations. Yellow millstone grit was available from Congleton Edge. The terraced houses on Moody Street have been given stuccoed fronts. At least one of the early twentieth century buildings, within one of the proposed boundary extensions on Bridge Street, is built with a concrete frame.



Stone Slates



Brick Building with Sandstone Dressings and Plinth



Stuccoed Brick Building

Roofs in the Conservation Area are generally covered with non-locally derived slate. The opening of the canal and railway in the mid-nineteenth century enabled the cheaper and lighter Welsh slate to be imported for local use. One building at 28a Lawton Street has a stone slate roof, which may have been prevalent throughout the Conservation Area before the arrival of better communications systems.

Local Details



Side-opening Casement in Timber-framed Building

The timber-framed buildings would originally have had small, side-opening casements. Some of these have had windows replaced in the 1700s with more fashionable sashes. The six-over-six sliding sash window would have been common throughout the Conservation Area in the Georgian brick buildings: those built before around 1850 without horns, those afterwards with horns (the horn being an extension of the vertical part of the frame of the upper sash to provide additional support for the window). St Peter's Church has cast iron window frames, two of which have been recently restored. However, many windows have been replaced, often with inappropriate uPVC; some were replaced in the early twentieth century with single-pane timber sashes and some in the late twentieth century in imitation sash style.



Georgian Building with Six-over-six Sashes without Horns



Nineteenth century Building with Six-over-six Sashes with Horns

The Public Realm

Street surfaces are exclusively tarmac throughout the Conservation Area and pavements are either tarmac or concrete. Street furniture is largely of poor quality and includes concrete or metal street lamps. A proliferation of street furniture on Bridge Street obstructs a view out of the Conservation Area as well as the passage of pedestrians. The cobbles of Cockshutts Path are an unusual survival and have been proposed for a Local List.



Concrete and Metal Street Lamp



Poor Quality Tarmac Street Surfaces



Proliferation of Street Furniture on Bridge Street

Green Spaces and Biodiversity

The largest green space within the Conservation Area is the area around the listed bath house and garden shelter. This is largely unmanaged, although conservation work has recently been carried out on the buildings. Here, there are mature trees of native species, mostly deciduous. However, rubbish and burnt areas let this area down. There is also a private car park and a very small childrens' play area to the north-west of the path.



Arch at Entrance to Community Garden

Other small green spaces include the Memorial and Community Gardens, both formally landscaped spaces which provide welcome respite areas along the busy main street. The entrance to the Community Garden is marked by a wooden arch but the paths have been laid with inappropriate red setts. There is green space around St Peter's Church and eastwards into the area around the former grammar school which was the school master's garden. There are also some planted private front gardens on Chapel Street and Moody Street. Green spaces currently outside the Conservation Area but within boundary extensions proposed for this Area are a wild, unmanaged space south of Lawton Street and another small one north of Park Street.



Green Space around Bath House



Gardens outside Houses on Moody Street

Intrusion or Damage

Intrusive and inappropriate twentieth century development in styles out of character with the rest of the Conservation Area occurs mainly on Lawton Street. The employment building, used by Cheshire County Council, is built in inappropriate materials in a style entirely out of keeping of the rest of the Conservation Area and is contrary to current policy. There is also a bungalow which is out of keeping with the rest of the area and has an intrusive boundary wall.



Intrusive 1980s Building used by Cheshire County Council



Intrusive Bungalow



Intrusive Shop Front

There are intrusive and inappropriate shop fronts all along Lawton Street and High Street.



Intrusive Entrance to Capitol Walk Shopping Centre

There are also intrusive entrances to buildings, particularly that to the Capitol Walk Shopping Centre and to the Carter House Day Services building, run by Cheshire County Council, which has an intrusive gateway.



Intrusive Entrance to Carter House Day Services



Intrusive Satellite Dish

There are intrusive satellite dishes on some house frontages on Lawton Street.

The listed timber-framed building at number 16 Moody Street has an intrusive lamp and burglar alarm fitted to its street frontage.

Some buildings, including listed ones, have painted and/or rendered exteriors which are inappropriate to their original design and could cause damage by preventing the natural movement of moisture out of the building.



Inappropriate Painted Exterior

Inappropriate Rendering on a Listed Building



Intrusive Car Park on Moody Street

There are some intrusive car parks, entries to car parks and garages on private land providing parking for clients or residents, especially on Moody Street but also adjacent to the green space by the listed bath house.



Car Park near the Bath House

Neutral Areas



Car Park outside St Peter's

There is one neutral area identified, a small triangular car park on Chapel Street next to the listed St Peter's Church, with an inappropriate hard core surface. This area does not have specific negative impact, but rather has the potential for active improvement.

General Condition



Vacant Building on Moody Street

The physical condition of the area is generally good and most buildings are maintained by owners. However, there are a few properties within the Conservation Area which are vacant and could be at risk of damage, particularly number 23 Lawton Street, on Moody Street, and outbuildings at the eastern end of the Conservation Area behind number 74 Lawton Street. The Primitive Methodist Chapel on Kinsey Street is in poor condition and appears to be suffering from damp penetration. There has been a ubiquitous use of inappropriate cement mortar throughout the Conservation Area.

Problems, Pressures and Capacity for Change

There are a number of threats to the character of the Conservation Area, in particular those caused by the use of modern replacement windows and doors, poor control over development and alterations, especially shop fronts, and neglected and empty buildings. A Congleton Town Centre Plan has been adopted as an interim document and will be developed and consulted on further over the coming months, with the aim of gaining Area Action Status.⁹ Proposals include improvements to the public realm, particularly shop fronts in parts of the current Conservation Area; improved public squares at the road junctions; and improvements and new walking routes to the green spaces identified within this document. If the work is not carried out in a manner sympathetic to the character of the Conservation Area, its significance could be affected.

The Town Plan also proposes residential development in an area including three listed buildings at the northern end of Chapel Street and commercial/office development for outbuildings behind numbers 74 to 80 Lawton Street which could threaten the area's significance. Parts of the proposed boundary extensions are also affected, such as that to the north of Kinsey Street and Tanner Street, which have been identified for retail use, and improvements to the Howty valley, which needs to be treated sensitively.

⁹ Congleton Partnership and Congleton Town Council, *Congleton Town Plan* (online).

Section 5 Community Involvement

There is a strong level of interest in conservation issues in Congleton, amongst both elected members and the public. It is therefore essential that preparation of the Appraisal and Management Plan involves those with an interest in the West Street Conservation Area. Consultation was carried out in line with the principles set out in Cheshire East Council's approved Statement of Community Involvement. The Appraisal was published for comment during March 2010. Cheshire East Council placed draft documents on its website, wrote to all local residents and businesses and held a public exhibition and consultation.

Section 6 Suggested Boundary Changes

Conservation area boundary changes are detailed in Appendix 4 and in Proposal 1 of the Management Proposals. When the Moody Street Conservation Area was designated, boundaries were often drawn very tightly. It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit, such as twentieth century buildings, and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

The proposed boundary changes reflect the results of a detailed survey of the Conservation Area and include previously unrecognised buildings and open spaces which deserve the additional controls provided by a conservation area.

Section 7 Local Generic Guidance

Existing guidance is available in terms of what designation means and design criteria:

The consequences under the Planning (Listed Buildings and Conservation Areas) Act 1990 for a designated conservation area are:

- No building in a conservation area shall be demolished without the consent of the local planning authority.
- Trees in a conservation area are protected by the Act. Special provisions also apply to trees within conservation areas. An applicant is required to give the local planning authority six weeks' notice in writing for work on trees which are greater than 7.5 centimetres in diameter (measured 1.5 metres above the ground) or 10 centimetres if thinning to help the growth of other trees.

Many of the original doors and windows in the Conservation Area have been replaced with modern materials. Guidance on appropriate shop front design, energy efficiency measures, the replacement or repair of traditional doors and windows and boundary walls, and the external treatment of building walls, such as pointing, would be helpful.

Section 8 Summary of Issues

- Poor quality street furniture, such as concrete or metal street lamps;
- Loss of historic street surfaces which have been replaced by tarmac and concrete, resulting in some diminution of character and appearance;
- Intrusive and inappropriate twentieth century development in styles out of character with the rest of the Conservation Area, particularly by Cheshire County Council;
- Intrusive and inappropriate shop fronts and entrances to buildings;
- Intrusive satellite dishes on the fronts of properties;
- Intrusive lamp and burglar alarm on the front of a listed building;
- Loss of original windows and doors and replacement with inappropriate designs and materials, exacerbated by a large difference in the price between traditional materials and designs and modern uPVC;
- Views out of streets affected by intrusive twentieth century highway adjacent to the Conservation Area;
- Intrusive garages and car parks on private land;
- Inappropriate painting and rendering of brickwork;
- Inappropriate use of cement mortar across the Conservation Area;
- A number of vacant properties, some of which are in poor condition;
- Lack of awareness amongst residents of what it means to live or work in a conservation area and of the planning controls that apply;
- Lack of buildings represented on the statutory list compared to what might be expected of a town of Congleton's history and importance;
- Work proposed within the Congleton Town Plan on the public realm which could diminish the area's significance if carried out insensitively. Parts of the current Conservation Area and parts of proposed boundary extensions have also been identified for development for housing, retail or commercial/office use which could threaten the area's significance.

Section 9 Management Proposals

The Moody Street Conservation Area Character Appraisal has provided the basis for developing management proposals for the Conservation Area. The following pages contain proposals for the management of the area for the final version of the Management Plan, subject to public views and information.

Proposal 1

The boundary of the Conservation Area will be amended as shown on the proposals map to include:

- The field boundary south of the property boundaries at the east end of Lawton Street;
- The remainder of the former grammar school and the South wall of Cockshutts Path
- The properties to the south of Back Park Street;
- The properties on both sides of Howey Lane, numbers 1 to 20;
- Howey Hill, numbers 1 to 31, on the north side of the road only;
- Vale Terrace, the Howty Brook valley and numbers 7 to 11 Vale Walk;
- The properties either side of the west end of High Street and the whole of Bridge Street;
- The square formed by the northern end of Kinsey Street, Tanner Street, Bark Street and the timber yard off Bank Street.

Best practice guidance contained in PPS5¹⁰ and English Heritage guidance¹¹ states that the boundaries of existing conservation areas should be kept under review. Parts which are no longer special should be excluded. Where drawn too tightly, the conservation area should be extended to include more recent phases or plots associated with buildings of historic interest.

The Moody Street Conservation Area Appraisal considered that it is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

It is therefore considered appropriate to protect the full length of historic burgage plots either side of Lawton Street and the remainder

¹⁰ Planning Policy Statement 5: Planning for the Historic Environment (London: Department for Communities and Local Government, 2010)

¹¹ English Heritage, *Guidance on the Management of Conservation Areas* (London: English Heritage, 2006).

of the former grammar school and Cockshutts Path. It is also considered appropriate to include the terraced houses on Howey Lane, Howey Hill and Vale Terrace: they document the development of this area and retain many of the original features. In addition they are of a type currently under-represented in the Conservation Area, and their front gardens would enhance the Conservation Area. The Howty Brook valley provides a valuable green space for the Conservation Area. Vale Walk should be included to enable controls over the historic street surface and its appearance.

The inclusion of the west end of High Street and Bridge Street would join up this Conservation Area with the West Street Conservation Area. The buildings here are of equal merit to others within the Area on Lawton Street and High Street and include both nineteenth century and interesting modernist early twentieth century shops featured in the Supplementary Planning Documents providing design guidance on shop fronts. Inclusion of this area would also enable controls over street surface and furniture. Best practice for the management of historic streets is contained in English Heritage guidance.¹²

The timber yard off Bank Street is the site of a former tannery which may be a medieval site. Tanning was an important local industry and the use of the site is reflected in the local street names, Tanner Street and Bark Street. A now culverted brook ran through the site and the site contains many nineteenth century buildings of interest. The small streets around the current timber yard provide simple housing, most probably for workers in local industries such as the neighbouring former tannery. These small terrace houses are of a type under-represented in the Conservation Area and important as they document different styles and building forms. Inclusion of these streets would also enable protection of the unusual enclosed square plan form nearest to the tannery.

Proposal 2

To merge the Moody Street Conservation Area with the nearby West Street Conservation Area.

The Moody Street and nearby West Street Conservation Areas both have their origins in the medieval street layout and the limits of burgage plots and both contain a mixture of residential and commercial use and of styles and dates of construction. As they currently lie so close to each other, it is proposed to merge them to create one conservation area, which could be called the Congleton Town Centre Conservation Area.

¹² English Heritage, *Streets For All North West* (English Heritage, 2005).

Proposal 3

The following historic routes will be protected from amendment to their plan form, wherever possible within the scope of the Planning Legislation:

- Vale Walk;
- Lawton Street;
- High Street;
- Bridge Street;
- Moody Street;
- Chapel Street;
- Canal Street;
- Colehill Bank;
- Kinsey Street;
- Tanner Street;
- Bark Street;
- Bank Street;
- Cockshutts Path.

All the main streets were in existence by 1772 and are likely to have been in use for a considerable time before that. The square of streets formed by Kinsey Street, Tanner Street, Bark Street and Bank Street is shown on the 1845 map, as is the Cockshutts Path.

Proposal 4

Important visual axes will be preserved and enhanced including:

- The green space around the listed bath house north-east towards the Town Hall;
- High Street (in both directions along its length);
- Views from Vale Terrace over the Howty Brook;
- View northwards from the path to the St Peter's cemetery to the Town Hall.

Not only is it important that the plan form of historic routes is respected, but also that the significant linear views (visual axes) are preserved from encroachments, inappropriate developments or loss of enclosure. The quality of these visual axes is subtle, and is subject to a wide variety of potential threats including demolition of corridor walls, installation of street signage and other visual clutter, or encroachment by large buildings, projecting signs, advertisement hoardings and so on. These threats will need to be assessed and managed as they arise.

Proposal 5

Any new development should ensure that the footprint of new buildings fits into the urban grain and respects the character of the area.

The Conservation Area Appraisal notes that the layering of history in the Area is of interest. However, the introduction of large volume buildings could damage the mix and the surviving lines of burgage

plots that give interest to the Conservation Area. In general terms, high volume buildings can threaten the scale and grain of the Conservation Area and would be intrusive here.

The Conservation Area is not homogenous in built form and larger buildings currently within it include the listed Town Hall, St Peter's Church and Moody Hall.

This policy does not preclude a terrace or cluster of such structures. It seeks to ensure that the scale and grain of development is appropriate, in accordance with advice contained in paragraph 7.9 of the English Heritage document *Guidance on the Management of Conservation Areas*.

Proposal 6

Opportunities for the improvement of the intrusive buildings and areas identified within this Appraisal will be sought should an application for planning permission be submitted on those sites.

Opportunities for improvement within the Conservation Area should be pursued to ensure the preservation or enhancement of the character and appearance of the Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Proposal 7

Existing visually important woodland, trees and shrubbery will be preserved, with particular reference to:

- Mature trees in the green space around the listed bath house;
- Community garden on Lawton Street;
- Wild, unmanaged area of trees and shrubs within the proposed boundary extension south of Lawton Street.

The Conservation Area Appraisal identified that woodland and trees make a significant contribution to the setting of the Conservation Area. These landscapes should be respected and the key features retained. However, there are very few trees within the built-up area. These examples deserve protection for their contribution to the local townscape. Applications for development which threaten the future of woodlands, trees and hedgerows will be guided by Saved Local Plan Policy NR1. Proposal 11 provides detailed advice for applying Saved Policy NR1 as well as guidance for dealing with proposed tree felling in the Conservation Area. Saved Policy NR1 is outlined in Appendix 5.

Proposal 8

An Article 4(2) Direction will be considered to bring within specific planning control the following classes of permitted development:

- alterations to elevations visible from highways or open spaces;
- change of roof material;
- insertion of roof windows;
- removal of chimneys;
- alterations to doors and windows;
- painting of exterior brick and stonework;
- applications of textured paint or render;
- construction of an external porch;
- construction of hard standings and curtilage walls and railings;
- fixing of satellite dishes.

The Conservation Area Appraisal identified that the strong local identity provided by the mixture of medieval, Georgian and Victorian residential and commercial buildings was being eroded by the cumulative effect of small-scale inappropriate alterations to individual buildings. These small alterations include the fixing of satellite dishes and painted or rendered exteriors. The proposed Article 4(2) Direction will be targeted at bringing under control those alterations which, if not sympathetically designed, pose the greatest threat to the distinctive local character.

Proposal 9

A publication setting out the controls applying within a conservation area, the controls applying with an Article 4(2) Direction, if relevant, and a brief description of the area's history and significance will be produced, circulated to residents, businesses and locally active solicitors, and published on the Town Council's website.

The Conservation Area Appraisal identified a lack of awareness amongst residents of what it means to live in a conservation area and therefore the need to apply for permission for certain alterations to properties. Designations are recorded as a local land charge and this should be revealed during house purchase, but solicitors often do not have this information to hand.

Proposal 10

A mechanism for monitoring change on a regular basis will be developed.

English Heritage guidance recommends the development of procedures¹³ for monitoring change in conservation areas on a regular basis, such as photographic surveys and recording.

Proposal 11

An enforcement strategy to address unauthorised development will be developed.

English Heritage guidance also recommends that the special character of conservation areas is protected and enhanced by enforcement of the controls applied. In March 1998 the Cabinet Office, in partnership with the Local Government Association, published the central and local government Concordat on Good Enforcement, a voluntary non-statutory code setting out best practice.¹⁴

¹³ English Heritage, *Guidance on the Management of Conservation Areas* (London: English Heritage, 2006).

¹⁴ Cabinet Office and Local Government Association, *Enforcement Concordat* (London: Cabinet Office and Local Government Association, March 1998).

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- 1974 Gulley Survey, Congleton Borough Council
- 1975 Congleton Town Centre Relief Road, Cheshire County Council
- 2008 Ordnance Survey

Archives and Libraries Consulted

- Congleton Museum

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APPENDICES: SUPPORTING INFORMATION

Appendix 1: Sites of Archaeological Interest

The following Sites of Archaeological interest recorded below are situated within the existing Conservation Area, and were recorded by the Cheshire Historic Environment Record.

PRN164/0/11
Moody Street
17th century timber framed building
Grade II

Grade II listed townhouse, probably 17th century but with a 19th century sham timber frame refronting an earlier timber frame. Two storeys with a modern tile roof. A hoard of gold coins was discovered here during repair work in 1956. Wood was in plentiful supply as a building material in Britain until the 17th century. It was therefore the most practical material for house building. Timber framed buildings consist of a wooden framework (usually oak) that was infilled to create solid walls. Infill material used included wattle and daub, lath and plaster, brick and weather board. Brick nogging, (brick infill) was often used in the 17th and 18th centuries to replace earlier wattle and daub or lath and plaster infill as it was longer lasting.

PRN164/0/14
Moody Street
Coin Hoard - Find Spot
Hoard of 18 gold coins

Hoard of 18 gold coins found September 1956 during construction work on timber framed cottages opposite Moody Hall. The hoard consisted of 7 coins of James I (1603-25) and 11 coins of Charles I. (1625 - 49). An Inquest was held and coins found to be Treasure Trove

PRN 164/0/4
17th/18th century houses on Chapel Street, Congleton
Grade II

Pair of Grade II listed late 17th /early 18th century small houses. Brick built with stone slate roof.

PRN164/1/1
Chapel Street
St Peter's Church,

The present St Peter's Church occupies the site of the Higher or Over Chapel, a chapel of ease first mentioned in 1379. Described as entirely built of wood apart from the choir and little tower. The present

church was built in brick in 1740-2 in a Georgian Gothick style. The enriched 1th century pulpit comes from Astbury Church.

The following sites of archaeological interest are situated within the proposed boundary extensions to the Conservation Area

PRN164/1/2
Chapel Street
Church vault- St Peter's Church,

18th/ 19th century brick built vault at the east end of St Peters Church, marked by sandstone slab, 2 meters from east wall of church

PRN164/0/6
High Street
17th century framed building- House
Grade II

Grade II listed 17th century town house, now much altered and restored. The gabled front is 19th century sham "black and white" to earlier timber frame.

Wood was in plentiful supply as a building material in Britain until the 17th century. It was therefore the most practical material for house building. Timber framed buildings consist of a wooden framework (usually oak) that was infilled to create solid walls. Infill material used included wattle and daub, lath and plaster, brick and weather board. Brick nogging, (decorative brick infill) was often used in the 17th and 18th centuries to replace earlier wattle and daub or lath and plaster infill as it was longer lasting.

PRN164/0/9
High Street
17th century timber framed building
Grade II

Grade II listed 17th century timber framed building. Timber frame hidden by cement rendering.

Wood was in plentiful supply as a building material in Britain until the 17th century. It was therefore the most practical material for house building. Timber framed buildings consist of a wooden framework (usually oak) that was in-filled to create solid walls. Infill material used included wattle and daub, lath and plaster, brick and weather board. Brick nogging, (decorative brick infill) was often used in the 17th and 18th centuries to replace earlier wattle and daub or lath and plaster infill as it was longer lasting.

PRN164/0/7
High Street
17th century timber framed building
Grade II

Grade II listed 17th century or earlier, timber framed townhouse. Frontage is rendered with 19th and 20th century details. Wood was in plentiful supply as a building material in Britain until the 17th century. It was therefore the most practical material for house building. Timber framed buildings consist of a wooden framework (usually oak) that was infilled to create solid walls. Infill material used included wattle and daub, lath and plaster, brick and weather board. Brick nogging, (decorative brick infill) was often used in the 17th and 18th centuries to replace earlier wattle and daub or lath and plaster infill as it was longer lasting.

PRN164/0/5
High Street
Olde King's Head, Public House
17th century timber framed building
Grade II

Grade II listed 17th century timber framed building. Timber framed and now has a stuccoed brick facade. Wood was in plentiful supply as a building material in Britain until the 17th century. It was therefore the most practical material for house building. Timber framed buildings consist of a wooden framework (usually oak) that was infilled to create solid walls. Infill material used included wattle and daub, lath and plaster, brick and weather board. Brick nogging, (decorative brick infill) was often used in the 17th and 18th centuries to replace earlier wattle and daub or lath and plaster infill as it was longer lasting.

PRN164/0/8
High Street
Old White Lion, Public House
16th/17th century timber framed building
Grade II

Grade II listed 16th / 17th century timber framed building with some restoration. Wood was in plentiful supply as a building material in Britain until the 17th century. It was therefore the most practical material for house building. Timber framed buildings consist of a wooden framework (usually oak) that was infilled to create solid walls. Infill material used included wattle and daub, lath and plaster, brick and weather board. Brick nogging, (decorative brick infill) was often used in the 17th and 18th centuries to replace earlier wattle and daub or lath and plaster infill as it was longer lasting.

PRN164/2
Grammar School

The original site of the Grammar School was adjacent to the "Higher or Over Chapel" now St Peter's Church. Now no visible Remains

PRN164/0/1
The Moothall

Documentary evidence records repairs to the Moothall in the mid 15th century but by 1476 this building had been replaced by a two storey building with shops and a prison at road level and the town hall above.

PRN 2887/24
High Bank Mill

Documentary evidence for a mill, now demolished. The arrival of the silk industry in the 1750's brought new prosperity and growth to Congleton with up to thirty four mills . operating in the town using the River Dane & Howty.

PRN2887/30
Moody Street Mill

Now demolished, a Mill shown at this NGR on 1st edition OS 6" (1881-82) and 25" (1875) maps of Cheshire. The arrival of the silk industry in the 1750's brought new prosperity and growth to Congleton with up to thirty four mills operating in the town using the River Dane & Howty Brook

PRN2887/54
Vale Mill

Mill shown on the 1st edition OS 6" (1881-82) and 25" (1875) maps of Cheshire. Three firms were manufacturing ribbons in Congleton in 1822, including Gent and Norbury at Vale Mill.

PRN2887/62/0
Park Tannery

Tannery marked on the Ordnance Survey First Edition 25 inch to 1 mile - Cheshire Maps.

PRN2887/78/0
Brewery, Little Street

Brewery marked on the 1875 town plan of Congleton.

PRN2887/79/0

Tannery, Bridge Street

Tannery marked on the 1875 town plan of Congleton.

PRN164/0

TOWN (Medieval - 1066 AD to 1539 AD)

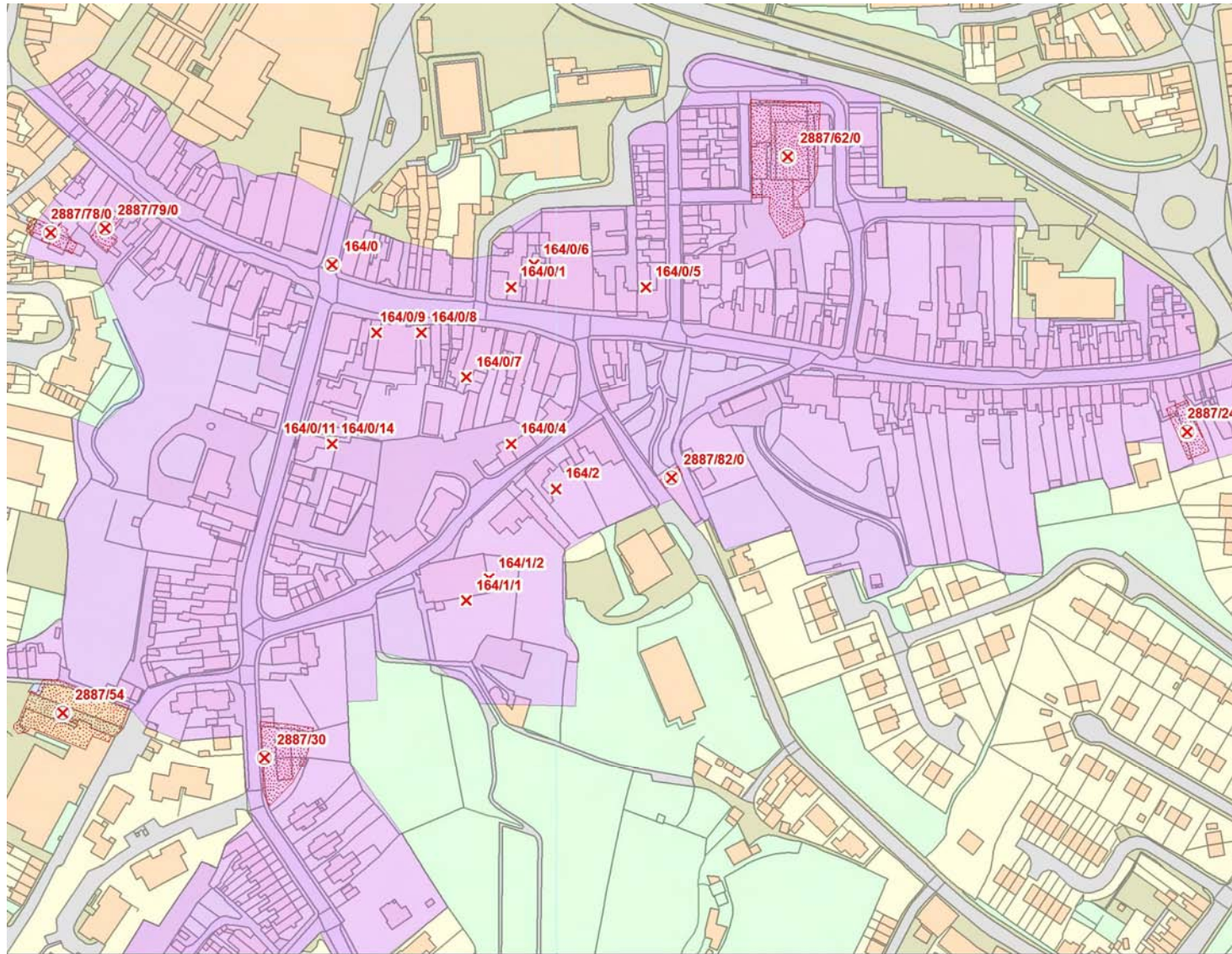
The earliest reference to Congleton is in the Domesday Survey of 1086. The manor was at this time about two thirds the value of Newbold Manor and remained part of the Parish of Newbold Astbury until 1868. During the 13th century the manor was part of the De Lacy family estates. As Baron of Halton, Henry de Lacy granted Congleton a borough charter in c.1272, which gave the right to hold markets and a fair, created a mayor, catchpole and aletaster. The burgesses were entitled to form a merchant guild and to hold land rights but they were still under obligation to the manor with such rules as compulsory use of the Mill. By the early 14th century, 80 burgages were recorded and the plan of these plots can still be defined on the High Street and Bridge Street. A decline in the late medieval period was followed by increasing prosperity in 16th and 17th centuries with a notable number of trades operating, in particular leather working. A number of timber framed buildings survive from this time. The arrival of the silk industry in the 1750s

PRN2887/82/0

Blacksmiths Workshop, Canal Street

Blacksmithys Workshop marked on the 1875 town plan of Congleton.

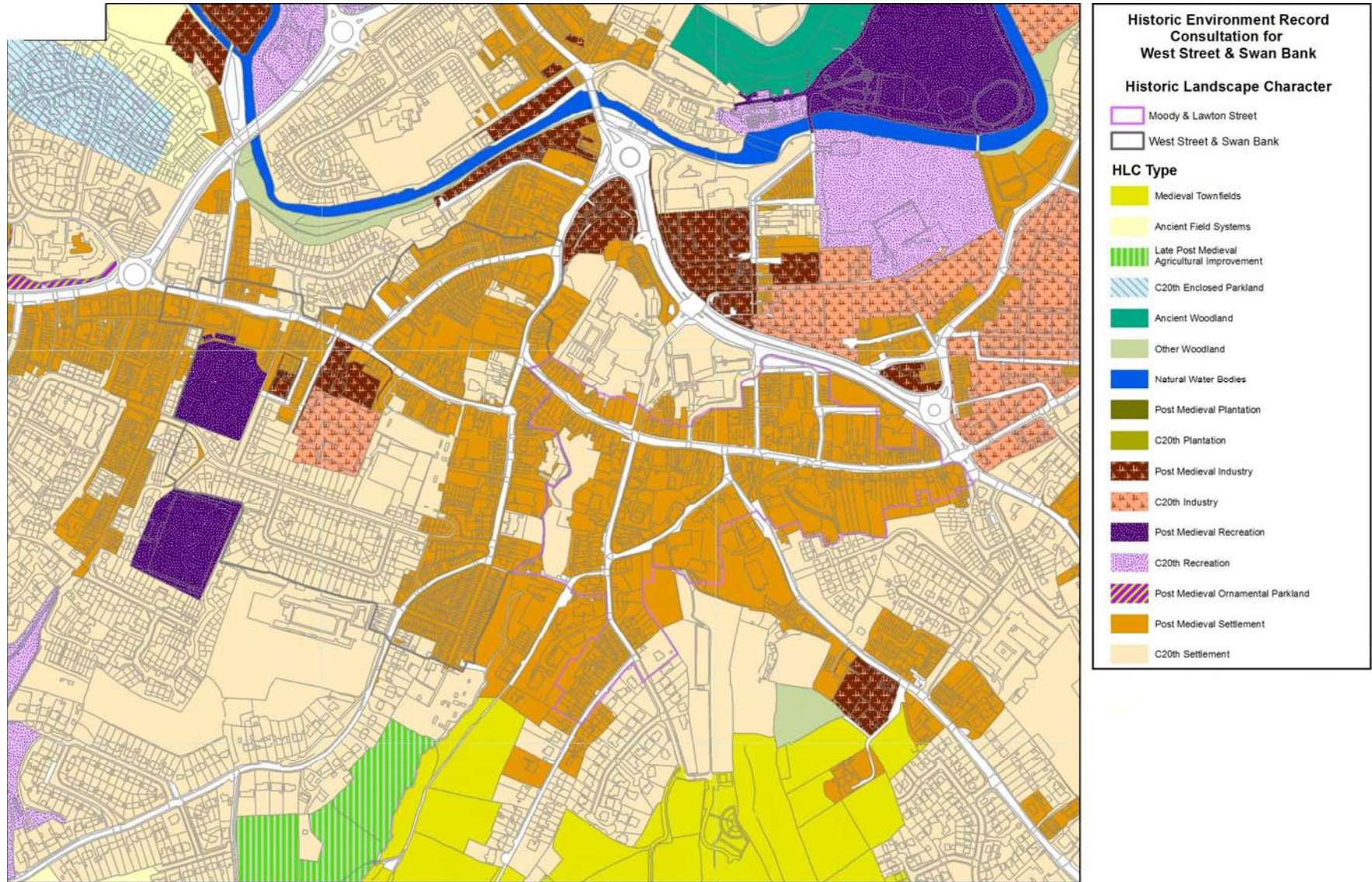
Moody Street, Congleton: Conservation Area Appraisal



Appendix 2: Historic Landscape Character

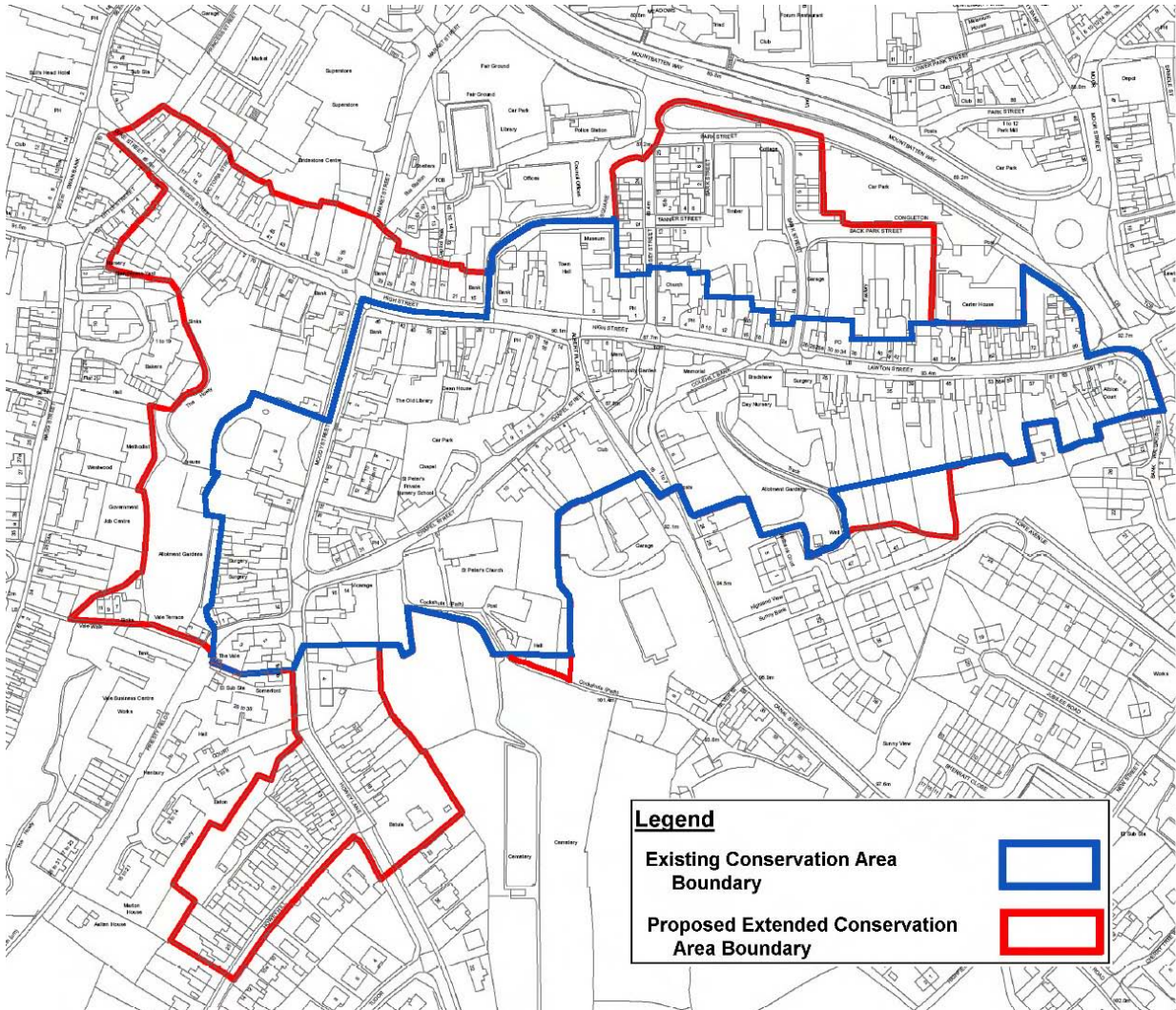
The following map shows the Historic Landscape Character for an area covering the extensions to both the Moody Street Conservation Area and the West Street Conservation Area. (The map was provided by Congleton Borough Council from the Cheshire County Historic Environment Record.)

Moody Street, Congleton: Conservation Area Appraisal



Appendix 3: Listed Buildings

Below are details of the listed buildings within the Conservation Area and within the new proposed extension to the area at the date of the publication of this document.



The Moody Street Conservation Area and proposed boundary extensions

**LAWTON STREET
No 19
Grade II
SJ 8662**

Early C18. A narrow-fronted house. Red brick; 4 storeys; 2 sash windows in broad frames with fluted stone keyblocks; 3 stone string-course; 3rd storey windows with old small-paned leaded casements; 2 gabled dormers; doorway in plain reveal with keyblock and 6-panelled door; restored barge-boards; slates. C19 2-storeyed addition at angle on right-hand side.

Nos 19 to 25 (odd) form a group

LAWTON STREET
No 21 (Bradshaw House)
Grade II
SJ 8662

Larger late Georgian house of circa 1820. Red brick with stone plinth; 2 storeys; 5 sash windows with flat brick arches and stone sills; central doorway in semi-circular headed small stone surround with radial fanlight and 6-panelled door; parapet with modillion cornice; slates. Stone perron extends over frontage, having rounded ends with steps at centre rising from right to left, and contemporary wrought iron railings with modern railings to steps.

Nos 19 to 25 (odd) form a group

LAWTON STREET
No 23
Grade II
SJ 8662

Late C18. Red brick; 3 storeys; 3 sash windows with plain cemented lintels and stone sills, central doorway in moulded and painted stone surround, rectangular fanlight with good enriched fret and 6-panelled door; moulded wood eaves; slates.

Nos 19 to 25 (odd) form a group

LAWTON STREET
No 25
Grade II
SJ 8662

Early C19. Red brick; 2 storeys; 4 sash windows; segmental headed archway at centre leading to yard at rear; slates. Late C19 shop front on left-hand side. Nos 19 to 25 (odd) form a group

LAWTON STREET
No 31
Grade II
SJ 8662

Late C17-early C18. Narrow fronted house. Red brick with cement rendered plinth; 3 storeys; once casement window (no glazing bars); doorway with restored glazed door; one gable, restored generally; slates.

LAWTON STREET
No 33
Grade II
SJ 8662

Late C18. Red brick with cement rendered plinth, 3 storeys, 3 sash windows with moulded stone heads and stone sills; pilaster doorcase

at centre in plain stone surround with pediment, semi-circular radial fanlight and 6-panelled door; moulded wood eaves; gabled ends; slates

LAWTON STREET

No 43
Grade II
SJ 8662

Dated 1671. Timber frame with plaster infilling, painted black and white. Generally in original slate; 2 storeys; restored casement windows (no glazing bars). Ground storey has one C18 oriel bow window with glazing bars; plain doorway with old ledged door; stone steps up from side with modern wood palings; above date carved on door lintel; restored slate roof.

LAWTON STREET

Nos 71 and 73
No 75 (Former Albion Hotel)
Grade II
SJ 8662

Include: Nos. 1 and 3 WALLWORTHS BANK

Range of former shops attached dwellings, now offices. Mid –late C19 with minor C20 alterations. Red brick with painted stone dressings beneath a slate roof covering. Principal 10 bay corner of 3 storeys, with 4 –bay, 2 storeyed range to left. No 75. with convex façade facing crossroads and 5 glazing bar sash windows, 6 over 6 panes beneath segmental arch-headed lintels with keyblocks . Above, pliner 9-pane sashes. Nos 71 and 75 to right have 4 sashes beneath grooved wedge lintels. Sill bands to first and second floors. Wide timber eaves band to window heads. Late C19 shop fronts, and no.75 with stuccoed pilaster doorcase at centre with plain semi-circular fanlight and segmental hod. 2- storey part to Wallworths Bank frontage with arched cart entry to right, then inserted C20 shop front. Further left, 2 stepped single bays each with a semi-circular headed doorway with a 4-panel door and flanking sash window, one 6 over 6, the other without glazing bars. First floor cill band and 4 first floor windows; 3 sashes and one coupled sash without glazing bars at left-hand end.

LAWTON STREET

No 30
Grade II
SJ 8662

Probably C17. Modern roughcast to earlier timber frame. 2 storeys; 2 modern casements; gable on right; gabled ends; old stone slates (plain slates at rear). Exterior and interior much altered but the building could perhaps be restored.

**LAWTON STREET
Cole Hill Bank
Bath House south-east
of Bradshaw House
Grade II
SJ 8662**

Bath House circa 1820 with minor late C19 addition. Red brick in English Garden Wall Bond with pyramid hipped slate roof. 2 storeys, 1-bay, square plan. On the east side two stone steps lead down to the bath chamber entrance door. This is oak boarded with three ogee moulded bands, hung on strap hinges to a heavy beaded oak frame. There is a gauged skewback arch over the door and a flush sash window with exposed weight boxes and glazing bars at first floor level. The south side is fronted by a flight of five stone steps and a quarter space landing with plain metal balustrade and segmental handrail. This leads to a room above the bath which has the remains of a boarded and part glazed door hung to a heavy oak frame with skewback gauged arch above. A small opening, with splayed stone reveals, below the landing looks in to the bath chamber. At the RH (east) side of the steps there is an added porch-like structure with flat stone slab roof and small side window with stone sill and stop chamfered stone lintel. The west elevation has a chimney breast taking up one-third of its width and projecting one brick. There is a sash at first floor level in the north side. The roof is of large slates with hip tiles, there is a raised lead covered vent at the apex and there was formerly a cast iron gutter on drive-in-stays with shaped brackets.

Interior: A 3 metre square bath of dressed stone flanked south and east by narrow areas of natural stone paving. Six stone steps lead down to the bottom of the bath. The floor above had chamfered oak beams and oak joists with the remains of a lath and plaster ceiling. At first floor level the fireplace opening in the chimney breast is blocked. There is a torus moulded skirting; dado rail and the remains of wall plaster. The roof is supported by a single King Post truss, without struts, which takes the hip rafters. There are purlins, oak rafters and ceiling joists and the remains of a plastered ceiling.

**LAWTON STREET
Cole Hill Bank
Garden Shelter south
Of Bradshaw House
Grade II
SJ 8662**

Garden shelter circa 1820, stone and brick with stone slab roof. Single storey in Tuscan style. The shelter has an apsidal plan and hemispherical ceiling of ashlar. The opening is framed by plain pilasters, with moulded caps, which support an elliptical archivolt with Grecian head keystone. The pilasters are flanked by Tuscan engaged columns which support a Tuscan pediment. The moulds of the entablature are returned at the ends and continue to embrace wide projecting pilasters facing east and west. The shelter is backed by brickwork, in English Garden Wall Bond, this is roofed by two large stone slabs pitched to the slope of the pediment and joined by a stone ridge.

HIGH STREET
No 1 (Ye Olde King's Arms Public House)
Grade II
SJ 8662

Probably C17. Restored. Stuccoed brick to earlier timber frame exposed in gable end on right-hand side; restored casement windows (no glazing bars) and restored doorways; plain eaves; modern tiles. One storey addition on right-hand side.

HIGH STREET
No 5
Grade II
SJ 8662

Early C19. Red brick; 3 storeys; 4 sash windows (no glazing bars) with keyblocks and grooved lintels; plain eaves; slates. Late C19 shop fronts.

No 5. Town Hall and Nos 7 to 11 (odd) form a group

HIGH STREET
Town Hall
Grade II*
SJ 8562 SJ 8662

1864-6. Architect, E W Goodwin. Built of stone in Gothic style. 2 main storeys plus dormers in slated roof. Arcaded ground storey. Moulded arches and colonnettes to 1st storey windows. Central tower with battlements and pyramidal roof in two stages separated by clock. 3 statues to front with carved supports and hoods. Interior has exposed stone walls. Principal rooms altered.

No 5. Town Hall and Nos 7 to 11 (odd) form a group

HIGH STREET
No 7
Grade II
SJ 8562

C17. Altered and much restored. Narrow gabled front is largely C19 sham "black and white" to earlier timber frame revealed internally; 2 storeys and attic in gable; slight overhangs at 2nd storey and at gable; C19 rectangular oriel window fitted with plain casements; plain restored barge boards; stone slate roof. Modern shop fronts. Interior much altered but portions of original timber framing exposed throughout.

No 5, Town Hall and Nos 7 to 11 (odd) form a group

HIGH STREET
No 9
Grade II
SJ 8562

Late C18-early C19 with later alternative. Red brick; 3 storeys; 2 sash windows (no glazing bars) with flat brick arches; plain eaves; modern tiles. Modern shop fronts. Included for group value.
No 5, Town Hall and Nos 7 to 11 (odd) form a group

HIGH STREET
No 11
(Congleton Chronicle)
Grade II
SJ 8562

Circa 1800. Red brick; 3 storeys; one plain sash window and one Venetian window, both in stucco surrounds and the latter with Tuscan pilasters and moulded wreath on extrados; 1+3 sash windows to 2nd storey in moulded stucco surrounds; moulded wood eaves; slates. Modern shop fronts. The building is L-shaped on plan with elevation to rear wing facing Market Square. This is of similar character but has 3 sash windows with keyblocks and channelled lintels, semi-circular headed doorway with stone arch and keyblock and wood modillion eaves cornice.
No 5, Town Hall and Nos 7 to 11 (odd) form a group

HIGH STREET
Nos 8 to 12 (even)
Grade II
SJ8662

Early C19. Red brick; 2 storeys and attic; 5 sash windows with flat brick arches and stone sills. No 10 has a moulded wood pilaster doorcase with open pediment, radial fanlight and door with 4 rounded panels; moulded wood eaves, No 14 with parapet; hipped slate roof; 4 later C19 gabled dormers. Modern shop fronts. 3 storey returned side to No. 12 in Albert Place

HIGH STREET
Nos 16 to 20 (even)
Grade II
SJ 8562

A C17 timber framed building with C19 nondescript refronting in cement and roughcast. 2 storeys and attic; 2 modern 3-light casement windows with wood transoms and canted oriel window on right, no glazing bars; gable at each side, that on left with modern barge-boards and that on right with ornamental barge-boards and finial; plain eaves; slates; large stone chimney at rear of No 16 with restored brick stack. C19 shop fronts. Passage-way between No 18 and No 20 have exposed timber frame extending along side of rear wing which has projecting upper storey the interior of which retains some exposed

timber framing. The interior of No 18 has good moulded ceiling beams to ground storey. Said to have been an Inn.

HIGH STREET
No 22 (Ye Olde White Lion Public House)
Grade II
SJ 8562

C16-C17. "Black and white" timber framed building. Some restoration. 2 storeys; 2 gables; overhangs; some enrichment; plaster masks under in gable coves; restored casement windows with wood mullions and transoms, partly with leaded lights; restored facsimile door; old stone slates at front, plain slates to rear. This building is said to have been originally an attorney's office where Bradshaw, the Regicide, served his articles. A portion at the right-hand side is believed to have been pulled down.

HIGH STREET
No 26
Grade II
SJ 8562

Early C19. Red brick; 3 storeys; 4 sash windows with fluted stone keyblocks and slightly cambered brick arches; stone band at 2nd floor; bold wood modillion eaves; end gables and stacks; slates. Modern shop fronts. Nos 26 to 32 (even) form a group

HIGH STREET
Nos 28 to 32 (even)
Grade II
SJ 8562

Early C19. Red brick; 3 storeys; 5 sash windows with flat brick arches; plain wood eaves; slates. Semi-circular headed passage-way on right hand side. Modern shop fronts.
Nos 26 to 32 (even) form a group

HIGH STREET
No 42
Grade II
SJ 8562

Probably C17. Modern cement to earlier timber frame revealed internally. Gabled front with C19 bowed oriel window at 1st storey fitted with modern leaded lights. Modern shop fronts. Interior has timber framed roof structure exposed at 1st storey, otherwise much altered.

HIGH STREET
No 52
Grade II
SJ 8562

C18, the core probably earlier. Modern roughcast; 3 storeys; 2 sash windows in broad frames; plain eaves; old stone slates. Modern shop fronts

MOODY STREET
Moody Hall
Grade II
SJ 8562

Late C18 larger detached house. Red brick; 3 storeys; 3 sash windows with flat brick arches and stone sills. Ground storey has later canted bay window (no glazing bars) on right-hand side and central doorway in stone surround with Doric pilasters, frieze and pediment, good semi-circular fanlight and 6-panelled door; moulded wood eaves; gabled ends; slates. Attached range of 2-storeyed brick and slate outbuildings project on left-hand side

MOODY STREET
Nos 13 to 23 (odd)
Grade II
SJ 8562

A good range of late Georgian and Regency houses, not uniform but well mannered. Stucco; 3 storeys; windows generally sashes with glazing bars and some casements also with glazing bars. No 17 has a 2-storeyed bay and Nos 21 and 23 have single-storey bays, probably added, doorways have 4 or 6-panelled doors; fanlights, mostly with plain glazing bars, pilasters and pediments or in plain surrounds with cornices. Some houses have plain pilasters. Nos 13 and 15 are older than the others and have parapet cornices, broad overhanging eaves elsewhere on paired wood brackets; slates.

Nos 13 to 31 (odd) form a group

MOODY STREET
Nos 25 to 31 (odd)
Grade II
SJ 8562

Late C18. One building. A balanced composition comprising projecting end wings and centre feature and therefore may have been originally one large house. Part of No 23 is superimposed over end of right-hand projecting wing. Stucco; stone end quoins; 3 storeys; casement windows to centre and ends of 1st storey, the latter with iron balconies; sash windows elsewhere. Ground storey has 4 later canted bay windows (no glazing bars); central doorway (to No 27) has flat-roofed porch supported on plain columns, and restored door. Doorways to Nos 25 and 29 have reeded surrounds with cornices and 6-panelled doors, and No 31 on returned side has doorway with reeded

3/4 pilasters, semi-circular radial fanlight and 6-panelled door, all in recessed surround. Broad overhanging eaves; old stone slate roof except right-hand wing which is slated.
Nos 13 to 31 (odd) form a group

MOODY STREET

No 6

Grade II

SJ 8562

A late C18 house. Red brick; 2 storeys; stone plinth; 3 sash windows (no glazing bars to ground storey) with keyblocks, flat brick arches and stone sills; central moulded wood doorcase with fluted pilasters; semi-circular fanlight, pediment and 6-panelled door, moulded wood eaves, slates.

Nos 6 to 14 (even) form a group

MOODY STREET

No 8 to 12 (even)

Grade II

SJ 8562

Probably C17. C19 "black and white" sham timber frame refronting to earlier timber frame. Painted cement panels; original stone base; 2 storeys; gable on left-hand side with scalloped barge-boards; 5 modern wood casement windows; C19 canted bay window to left of ground storey; 3 plain doorways, No 8 with radial fanlight and 6-panelled door, the others modern; plain eaves, modern tiles. Covered-way to right of No 8. A hoard of gold coins was discovered here in 1956 which consisted of 7 James I laurels and 11 Charles I unites. Nos 6 to 14 (even) form a group

MOODY STREET

No 14

Grade II

SJ 8562

A late C18 house. Red brick with stone plinth; 2 storeys and dormers; 2 cemented string-courses; 3 sash windows in moulded wood architraves with flat brick arches and stone sills; restored barge-boards to dormers; central moulded wood door-case with small reeded pilasters, cornice and part-glazed 6-panelled door; plain eaves; slates. Small single-storeyed lean-to addition on right-hand side.

Nos 6 to 14 (even) form a group

CHAPEL STREET

Nos 2 and 4

Grade II

SJ 8662

Early-mid C19. Red brick; 2 storeys; 6 sash windows (no glazing bars) with flat brick arches; moulded wood doorcase with panelled reveals,

plain rectangular fanlight and 6-panelled door; moulded wood eaves; slates. One plain doorway on right-hand side and one blocked. Included for group value.

Nos 2 to 8 (even). St Peter's Church. Gate piers, gates and railings of St Peter's Churchyard form a group

CHAPEL STREET

No 6

Grade II

SJ 8562

Late C18-early C19 detached house. 2 storeys; 3 plain sash windows (one at 1st storey blocked) with flat brick arches and stone sills; raised doorway at centre with pilasters, open pediment, elliptical fanlight with radiating glazing bars, 6-panelled door and steps up; moulded wood eaves; gabled ends; slates. Nos 2 to 8 (even). St Peter's Church. Gate piers, gates and railings of St Peter's Churchyard form a group

CHAPEL STREET

No 8 (Homefield)

Grade II

SJ 8562

Mid-late C18 detached house. Red brick with stone plinth; 3 storeys; 5 sash windows (single glazing bars only and some windows blocked) with flat brick arches, stone keyblocks and sills; restored wood pilaster doorcase at centre having side lights, elliptical fanlights (no glazing bars), 6-panelled door and Victorian glass and iron column porch; plain brick pilasters; parapet with stone cornice; gabled ends; slates. One-window wing on left side.

CHAPEL STREET

Church of St. Peter

Grade I

SJ 8562

GV I Parish Church. Ancient foundation, the present church built 1740-2 and designed by William Baker of Audlem. Red brick with stone dressings; gable ends; stone slate roof. Georgian Gothick style pinnacled west tower of stone completed 1786. Iron casement windows, the upper semi-circular headed, the lower segmental headed. West doorway with 8-panelled divided door and fine Roman Doric column porch set at an angle. INTERIOR. 3-sided gallery, Roman Doric columns to gallery with square piers below, virtually complete set of box pews to nave, aisles and galleries, the latter with paupers' pews to rear, C17 enriched pulpit, finely carved reredos. Some fine C18-C19 wall monuments, C18 brass chandelier. Large paintings of St. Peter and St. Paul by Edward Penny of Knutsford of 1748. This very fine C18 church has an splendid interior which is particularly complete with galleries, finely carved reredos, a virtually complete set of box pews and other C18 fittings and paintings.

CHAPEL STREET
Gate piers, gates and railings
Railings of St. Peter's Churchyard
Grade II
SJ 8562

A pair of stone gate piers with panelled sides and cornice caps; wrought iron gates including good overthrow with lantern and plain wrought iron railings extending to right on low stone wall.
Nos 2 to 8 (even). St Peter's Church. Gate piers, gates and railings of St Peter's Churchyard form a group

CHAPEL STREET
No 3
Grade II
SJ 8562 SJ8662

Early C19. Red brick with stone plinth; 2 storeys; 7 plain sash windows with flat brick arches and stone sills; moulded wood pilaster doorcase with side panels; elliptical fanlight with radiating glazing bars and 6-panelled door; moulded wood eaves; slates.
Nos 3 to 7 (odd form a group)

CHAPEL STREET
Nos 5 and 7
Grade II
SJ 8562

Late C17-early C18. A pair of small houses which may originally have been one house. Red brick; 2 storeys; 3 plain mullioned and transomed casement windows, not original and without glazing bars; small centre gable with circular window; 2 simple doorways with ledged doors; brick eaves bands; gabled ends; old stone slates.
Nos 3 to 7 (odd) form a group

CHAPEL STREET
No 17 (Cheshire County Council Education Offices)
Grade II
SJ 8562

A late C18 detached house. Red brick with stone plinth; 3 and 2 storeys; 2-storeyed splayed-end wing on right-hand side and later 2-storeyed, one window block on left-hand side; plain swash windows, those to 1st storey only with glazing bars and all with flat brick arches and stone sills; doorway with stone Doric surround, 3/4 columns, frieze, pediment and 6-panelled door; moulded eaves cornice, part stone and part wood; slates.
No 17. Former National Sunday School and Nos 31 to 37 (odd) form a group

CHAPEL STREET
Former National Sunday School
Grade II
SJ 8562

Dated 1828. Red brick with deep stone plinth; 2 storeys; 7 renewed sash windows (no glazing bars) with plain stone lintels and sills; slight central projection (3 windows) with modillion pediment enclosing tablet engraved with above date; moulded wood eaves; slates. 2-windowed bay on left-hand side added 1892 which has doorway in moulded stone surround with cornice on consoles and plain divided door. To left of this a lower 2-storeyed bay having 3 windows and a plain doorway. No 17. Former National Sunday School and Nos 31 to 37 (odd) form a group

CHAPEL STREET
Nos 31 to 37 (odd)
Grade II
SJ 8562

A mid-C19 range of modest small houses. Red brick; 2 storeys. No 31 (Forester's Arms Inn) has 2 sash windows and doorway with semi-circular head and plain fanlight, the remainder each have one sash window and an arched doorway with blocked fanlight. Plain eaves; slates. This range has little architectural merit but contributes to the street picture. Included for group value. No 17. Former National Sunday School and Nos 31 to 37 (odd) form a group

The following buildings proposed for the Local List are situated within the proposed boundary extensions to the Conservation Area.

BRIDGE STREET
Nos 1 to 5 (odd)
Grade II
SJ 8562

Mid C19. Engraved stucco; 3 storeys; 6 casement windows (generally with glazing bars) in moulded architraves, 4 having arched pediments and 2 with triangular pediments, all on consoles; wood cornice; parapet, rising at centre to form pedimental feature. Arched passageway on left-hand side. Modern shop fronts.

BRIDGE STREET
No 11
Grade II
SJ 8562

Early-mid C19. Red brick; 3 storeys; one sash window. Radiused angle to returned side which has 3 sash windows; moulded wood eaves; slates.

Nos 11 and 13 and No 2 Victoria Street form a symmetrical group flanking the junction with Victoria Street

BRIDGE STREET

No 13
Grade II
SJ 8562

Early-mid C19. Red brick; 3 storeys; one sash window, that to 2nd storey without glazing bars; radiused angle to returned side which has 3 sash windows; moulded wood eaves; slates.

Nos 11 and 13 and No 2 Victoria Street form a symmetrical group flanking the junction with Victoria Street

PARK STREET

No 9 (Cheshire County Council Social Services Area Office)
Grade II
SJ 8662

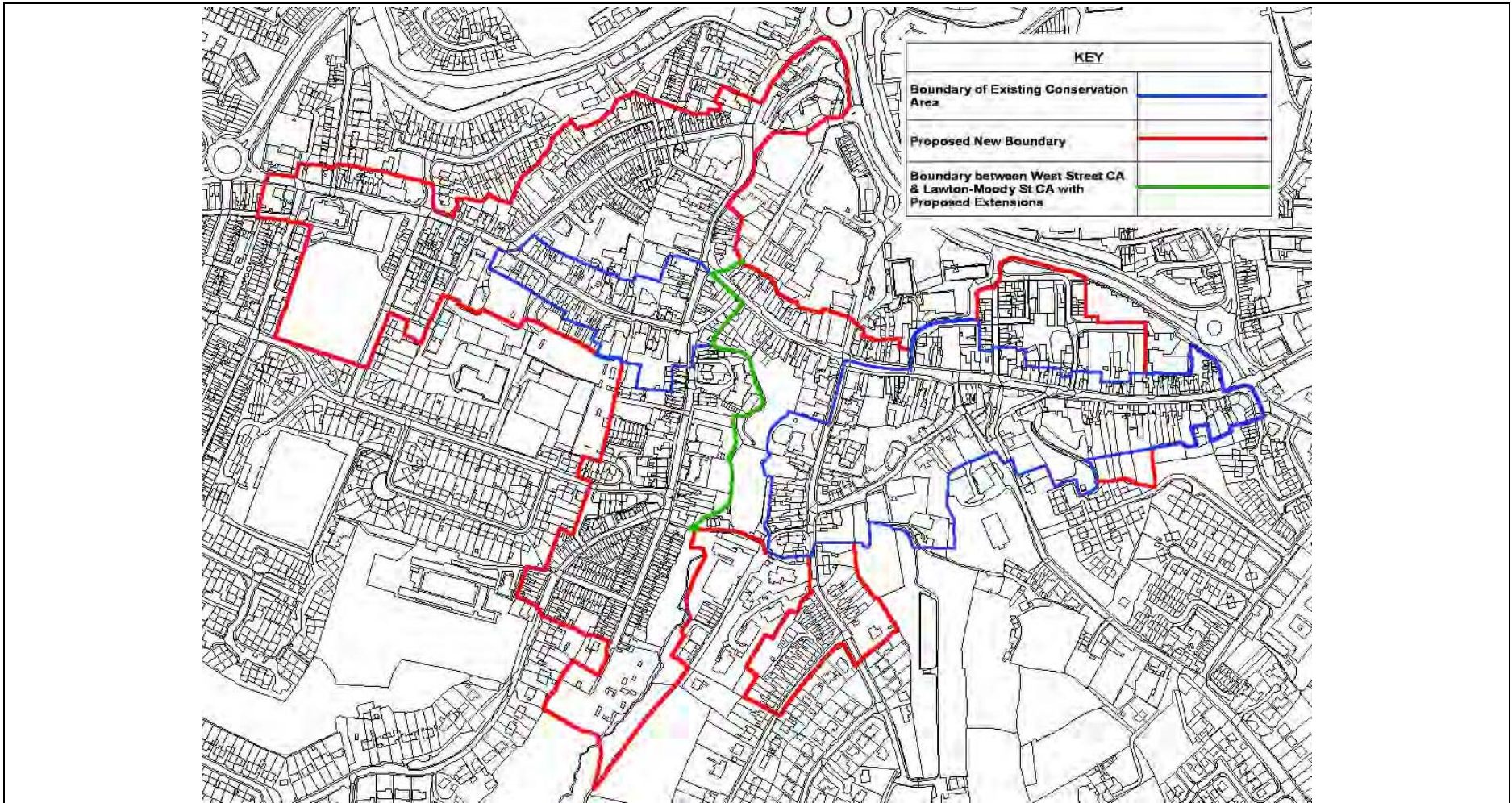
Early C19. Red brick; 2 storeys; 3 sash windows with flat brick arches and stone sills; moulded wood pilaster doorcase with open pediment, radial fanlight and 6-panelled door; plain eaves; hipped slate roof.

VALE WALK

Nos 7 to 11 (odd)
Grade II
SJ 8562

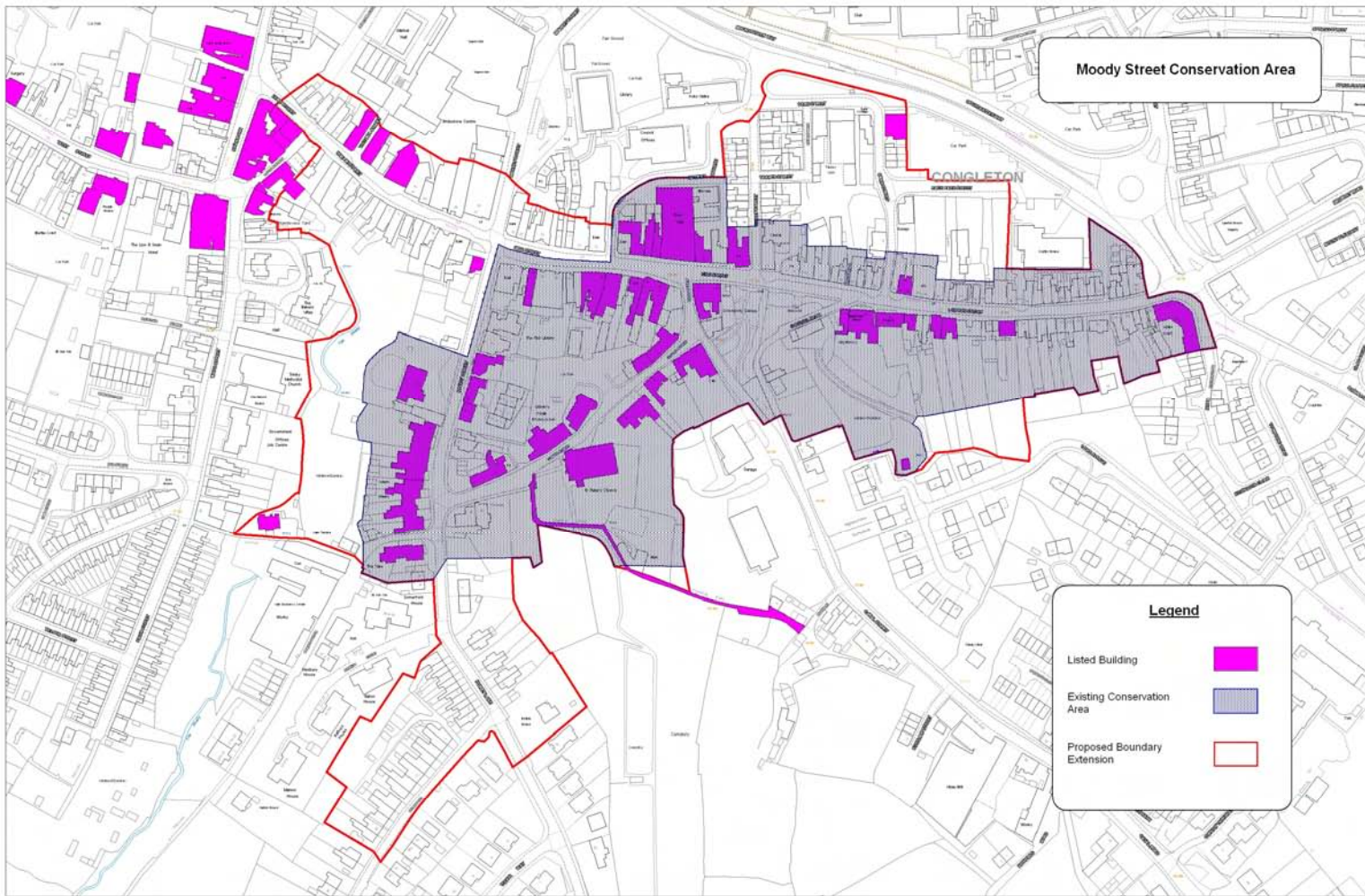
Dated 1845. an attractive range of small villas. Red brick with stone dressings; 2 storeys and attic in gables; central projecting gabled bay having one window surmounted by arched niche containing painted stone bust; 3 casement windows with hood moulds, Nos 7 and 9 only retaining iron lattice glazing bars, No 11 with modern leaded lights; 3 doorways with arched heads, gabled stone porches and part-glazed doors (renewed); gabled ends; plain barge-boards; clustered octagonal stacks of blue brick with stone caps; tiles.

Appendix 4: Suggested Boundary Changes



Plan showing Moody Street and West Street Conservation Areas, together with Proposed Extensions

Moody Street, Congleton: Conservation Area Appraisal



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Scale 1:1000

Plan showing existing boundaries to Moody Street Conservation Area, and proposed Extensions



Field Boundary

To include the field boundary to the south of the property boundaries at the east end of Lawton Street and the properties south of Back Park Street. The southern boundary appears on the 1845 Tithe Map, running from the bath house eastwards to turn north and probably indicates the southern limit of the burgage plots as well as Medieval Town Fields HLC type as indicated in the Historic Landscape Characterisation.¹⁵ The northern boundary also indicates the limit of burgage plots as shown on the same map and would provide protection to the small outbuildings at the back, such as stables.



Burgage Plots on the 1845 Tithe Map



Eastern End of Cockshutts Path

To include the whole of the former grammar school and school-master's garden, to the South wall of Cockshutts Path. The current boundary cuts through this historic building. Extending the boundary here would provide additional protection to Cockshutts Path which is shown on the 1845 map and retains its cobbled surface and high walls of dressed yellow sandstone with rounded coping stones.

To include Howey Lane as far as number 20. The brick-built terrace of houses at numbers 1 to 19 Howey Lane is in keeping with the character of the rest of the Conservation Area and stepped back from the street with small front gardens which would enhance the Conservation Area. There is a cobbled back entry beside number 1. The late semi-detached houses on the other side of the road are

¹⁵ Cheshire County Council, *The Cheshire Historic Landscape Characterisation* (Chester: Cheshire County Council, November 2007) 81.

good examples of early twentieth century houses and number 20 appears to have its original leaded windows.



Numbers 1 to 19 Howey Lane



Number 20 Howey Lane



Numbers 1 to 31 Howey Hill

To include numbers 1 to 31 Howey Hill on the north side of the road only. This is a long brick-built terrace, stepped up the hill, with the house entrances straddled by a moulded cornice. Number 17 and the other houses to the south-west have tri-partite windows to the ground and first floors, with some differences in styling. The houses are again stepped back from the road with low stone boundary walls and railings in front of small front gardens which would also enhance the Conservation Area.



Detail of House Entrances



Tri-partite Windows



View over the Howty Brook

To include Vale Terrace, the Howty Brook valley and numbers 7 to 11 Vale Walk. Numbers 1 and 3 Vale Terrace are of a similar character to other houses currently within the Conservation Area. The green space around the Howty Brook, with its allotment gardens, would provide a valuable green space for the Conservation Area. The stone boundary wall and cobbles of Vale Walk mark a historic pedestrian thoroughfare and are unusual survivals. Vale Walk also joins up with proposed boundary extensions on Wagg Street in the West Street Conservation Area Character Appraisal and Management Plan.



Numbers 1 and 3 Vale Terrace



Vale Walk

Numbers 7 to 11 Vale Walk form a good quality brick-built terrace with grand stone detailing over the entrances, drip moulds over the windows, a statute in a niche below a date stone and elaborate octagonal chimneys.



Numbers 7 to 11 Vale Walk



Detail of Entrances, Windows and Bust

To include the properties either side of the west end of High Street and the whole of Bridge Street. This would encompass five listed buildings and join up the Moody Street Conservation Area with the West Street Conservation Area. Like the rest of High Street currently within the Conservation Area, there is a mixture of styles and dates of buildings from the 1700s to the twentieth century which deserve protection.



West End of High Street



Bridge Street



1930s Building



Early Twentieth Century Building



Cobbled Back Yard off Bark Street

To include the square formed by the northern end of Kinsey Street, Tanner Street, Bark Street, the timber yard off Bank Street and Park Street. There is historical evidence of a former tannery on the site of the timber yard and the streets have simple brick-built terraces of associated workers' houses with little detailing, of a type which is under-represented in the Conservation Area and with an unusual plan form. This extension would also include the listed former cottage hospital at number 9 Bank Street and the green space to the north of Park Street.



Kinsey Street



Dog-tooth Banding on Number 13 Kinsey Street

The North Rode Timber Company's yard retains a cobbled entrance and a nineteenth century brick building with a slate roof in good condition, although this has probably been rebuilt at its north end. The concrete in the centre of the yard may be covering old tannery pits.



Cobbled Entrance to Timber Yard



Nineteenth Century Building in Timber Yard

Appendix 5: Saved Regional and Local Plan Policies

Congleton Local Plan¹⁶

Policy BH2: Demolition of Listed Buildings

Proposals which involve the complete demolition of buildings or Structures included in the statutory list of buildings of special Architectural or historic interest will be granted listed building Consent only in exceptional circumstances where all of the following apply:

- i) the building is structurally unsound;
- ii) its repair is not an economically feasible and practical alternative to demolition;
- iii) alternative uses for and the disposal of the building have been investigated;
- iv) detailed plans for redevelopment have been approved.

In those cases where, exceptionally, demolition is permitted then provision will be required to be made for the recording of the listed building and for the storage of materials/features for reuse.

Policy BH3: Changes of Use or Conversion of Listed Buildings

The change of use/ conversion of listed buildings will only be authorised if the borough council is satisfied that all of the following criteria can be satisfied:

- i) the change of use and associated conversion or alteration works would preserve the character of the building;
- ii) the intended use of the building does not detract from its setting;
- iii) the building's architectural features and historic interest are preserved;
- iv) the overall proposal is generally consistent with other policies of the local plan.

Policy BH4: Effect of Proposals

Planning permission and listed building consent for the extension or alteration of a listed building or for proposals affecting the setting of a listed building will only be granted where the following criteria are satisfied:

- i) the proposal is in keeping with the character of the listed building as regards scale, style, appearance, materials and architectural detail;
- ii) the proposal would not result in a loss of identity of the original listed building;
- iii) the listed building's architectural features and historic interest are preserved;
- iv) the proposal would not adversely affect the setting of the listed building;

¹⁶ Congleton Borough Council, *Congleton Local Plan First Review (01/05)* [online]. Adopted January 2005.

- v) the overall proposal is generally consistent with other policies of the local plan.

Proposals which affect the structure, character, appearance or setting of a listed building will generally require the submission of a detailed planning application, and in appropriate cases the submission also of an application for listed building consent.

Policy BH5:

Listed building consent, advertisement consent, conservation area consent or planning permission, as relevant, will not be granted for proposals which, in the opinion of the borough council, would have a detrimental effect upon the existing special architectural and historic character or appearance of a listed building / structure as a result of:

- i) advertisements, shop fascias or signs which are unsympathetic by virtue of their design, siting, colour, size or materials;
- ii) changes to elevational detail, particularly in the case of shop fronts, of an unsympathetic design which do not respect the local character;
- iii) development where the design, siting, scale or use of facing, roofing or paving materials are inappropriate in relation to the integrity of the building/structure itself, neighbouring buildings or to the area generally.

Policy BH6: Non-listed Buildings and Structures of Architectural and Historic Interest

Development proposals involving buildings and structures locally listed as being of architectural and/or historic interest will only be allowed if the borough council is satisfied that the architectural and / or historic character is conserved and that in those instances where demolition is involved this is unavoidable.

Policy BH7: Enabling Development

Proposals involving enabling development will not be permitted unless all of the following criteria can be satisfied:

- i) the enabling development will not materially detract from the archaeological, architectural, historic or landscape interest of the asset, or materially harm its setting;
- ii) the proposal avoids detrimental fragmentation of management of the heritage asset;
- iii) the enabling development will secure the long-term future of the heritage asset and, where applicable, its continued use for a sympathetic purpose;
- iv) the justification for enabling development arises from the inherent needs of the heritage asset, rather than the circumstances of the present owner or the purchase price paid;
- v) financial assistance is not available from any other source;
- vi) it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimises disbenefits;
- vii) the value or benefit of the survival or enhancement of the heritage asset outweighs the long-term cost to the community (i.e. the disbenefits) of providing the enabling development.

If a scheme of enabling development fully satisfies all the criteria specified above, planning permission will only be granted if the scheme is submitted in the form of a full planning application and the achievement of the heritage objective can be securely and enforceably linked to the granting of planning permission, in compliance with the guidance outlined in circular 1/97

Policy BH8: Conservation Areas

The borough council will designate new conservation areas or extend or alter the boundaries of existing areas according to the following general criteria:

- i) areas whose special architectural or historic interest has been revealed as a result of recent research, survey, investigation or discovery;
- ii) any conservation areas whose extent or character has been affected by development since their original designation.

The borough council will undertake and publish assessments of existing and proposed conservation areas as a means of aiding the implementation of policies BH9 and BH10.

Policy BH9: Conservation Areas

Planning permission, conservation area consent or advertisement consent, will not be granted for proposals which, in the opinion of the borough council, would have a detrimental effect upon the existing special architectural and historic character or appearance of a conservation area as a result of:

- i) advertisements, shop fascias or signs which are unsympathetic by virtue of their design, siting, colour, size or materials;
- ii) changes to elevational detail, particularly shop fronts, of an unsympathetic design which do not respect the local character;
- iii) development where the design, siting, scale or use of facing, roofing or paving materials are inappropriate in relation to either neighbouring buildings or the area generally;
- iv) the significant loss of important trees, topographical features or areas of open land;
- v) intrusiveness within the setting of a conservation area or in relation to existing views into, out of, within or across the area.

Proposals which would significantly affect the existing special architectural and historic character or appearance of conservation areas may require the submission of further details or a full planning application.

Policy BH10: Conservation Areas

Conservation area consent and/or planning permission, as relevant, for the demolition of a building or group of buildings which significantly contribute to the present character or appearance of a conservation area will not be granted unless the harm from the loss was outweighed by the public benefits of an approved and fully committed replacement scheme. In this respect, the demolition of such unlisted buildings in conservation areas will be considered against the same criteria as those relating to listed buildings.

Policy GR1: New Development

All development will be expected to be of a high standard, to conserve or enhance the character of the surrounding area and not detract from its environmental quality, and to have regard to the principles of sustainable development.

Proposals will only be permitted if considered to be acceptable in terms of the following, as appropriate:

- Design
- Landscape
- Amenity and health
- Accessibility, servicing and parking provision
- Traffic generation
- Infrastructure
- Open space provision
- Provision of services and facilities
- Wider environmental considerations

The development should also have regard to any supplementary planning guidance and standards relating to the proposal or the site which has been approved by the borough council. Where appropriate, the borough council will require the submission of statements or assessments to accompany the application in respect of design principles, air quality and environmental, traffic and retail impact.

3.23

This policy sets out the various aspects of the built and natural environment which the Borough Council will consider in respect of all applications seeking permission or consent as appropriate to the nature of the proposal. The detailed requirements which will need to be met in respect of each of these aspects are set out in the subsequent policies. Currently approved Supplementary Planning Guidance Notes and standards are contained in the Technical Appendix. The circumstances under which statements and assessments will be required to accompany the application are also set out in the subsequent policies

Policy GR2: Design

Planning permission for development will only be granted where the proposal satisfies the following design criteria:

The proposal is sympathetic to the character, appearance and form of the site and the surrounding area in terms of:

- The height, scale, form and grouping of the building(s);
- The choice of materials;
- External design features, including signage and street furniture;
- The visual, physical and functional relationship of the proposal to neighbouring properties, the street scene and to the locality generally;
- Where appropriate, the proposal provides for hard and soft

Landscaping as an integral part of the scheme which is satisfactory in terms of:-

- The balance between the open space and built form of the development;
- The relationship of proposed areas of landscaping to the layout, setting and design of the development;
- The screening of adjoining uses;
- Maximising opportunities for creating new wildlife/ nature conservation habitats where such features can reasonably be included as part of site layouts and landscaping works;

Where appropriate, the proposal respects existing features and areas of nature conservation, historic, architectural and archaeological value and importance within the site;

Where appropriate, the proposal incorporates measures to improve natural surveillance and reduce the risk of crime;

Where appropriate, consideration is given to the use of public art and the creation of public spaces to benefit and enhance the development and the surrounding area;

The proposal takes into account the need for energy conservation and efficiency by means of building type, orientation and layout, sustainable drainage systems and the use of landscaping.

Proposals which, in the opinion of the borough council, are for large-scale or complex development or involving sensitive sites will require the submission of a statement of design principles to accompany any application for planning permission.

3.24

The purpose of this policy is to ensure that a high standard of design is achieved and that new development contributes positively to the character of the locality of the site. It is concerned with the relationship between all the elements of the built and unbuilt environment which give buildings and areas their unique character and distinctiveness. The criteria do not seek to stifle creative expression, but rather to develop awareness of context and to encourage sensitivity to the townscape. This policy will apply to all proposals for new development requiring planning permission regardless of its land use, both in the urban and rural areas. Appropriate supplementary planning guidance and adopted standards will be applied with regard to current government guidance.

3.25

The provision of landscaping and public art helps enhance the quality of the built environment, provides identity to an area, adds to the quality and variety of our natural landscapes and improves the attractiveness of an area to encourage investment. The provision of any public art will be through negotiation with developers for those schemes which, by virtue of their scale, nature or location, would be visually prominent to the public. Any such works will be considered as part of the amenity features of the development.

3.26

The reduction of crime and improving community safety is a high priority of the Borough Council's Corporate Strategy. Circular 5/94 advises that crime prevention is capable of being a material consideration when planning applications are considered. In this respect the design of new development can play a part in reducing the risk of criminal activity both to individuals and to property.

3.27

Planning decisions also need to reconcile the interests of development with the importance of conserving the environment. Energy conservation and efficiency measures are important in helping to achieve global sustainability aims and reducing the consumption of non-renewable energy resources. Appropriate measures need result in little or no additional cost to the developer. Guidance on suitable measures is contained in the Borough Council's Supplementary Planning Guidance Notes on Environmental Protection and Sustainable Development and in its Green Guide to Development.

3.28

A statement of design principles is considered necessary for certain proposals to enable the Borough Council to properly understand the design concept and facilitate consideration of design issues. This is in accordance with the advice in Annex A of PPG1. Such statements should show the wider context as well as the development site and its immediately adjacent buildings.

3.29

A sensitive site is one which includes or adjoins areas designated as of value or interest in the Local Plan which are likely to be significantly affected by the proposal. The Borough Council's requirements in respect of design and layout and the provision of private and public open space in respect of all new housing development are set out in the Supplementary Planning Guidance Notes.

Policy GR21: Flood Prevention

Proposals for new development or the intensification of existing development within flood plains, as identified on the proposals map, will only be permitted where all the following criteria are satisfied:

- Appropriate flood prevention and mitigation measures are provided as part of the development to avoid unacceptable risk of flooding;
- The proposal would not create or exacerbate flooding elsewhere;
- The proposal would not unacceptably affect landscape character, nature conservation, geological, historic or archaeological interests;
- The proposal would not result in extensive and unacceptable culverting;
- The proposal would not adversely affect the integrity or continuity of existing flood defences or hinder access to watercourses for maintenance purposes;
- The proposal accords with other policies of the local plan.

3.56

New development and redevelopment can have significant implications for flood risk. The Environment Agency has identified those areas within the Borough, as shown on the Proposals Map, within which new developments may be liable to flooding and may increase the risk of flooding in other areas by reducing the storage capacity of the floodplain and increasing surface water run-off. The boundaries of those areas shown on the Proposals Map are based on information which is not definitive and may be subject to change in light of more detailed surveys. In determining applications for development, the Borough Council will apply the risk-based approach through a sequential test of the potential risk of flooding as set out in paragraph 30 of PPG25. In the application of the sequential test, the Borough Council will consult and take advice of the Environment Agency.

Policy H4: Residential Development in Towns

Proposals for residential development on land not allocated for such purposes within the settlement zone line of those settlements identified in policy PS4 will be permitted where the following criteria are satisfied:

- The proposal does not utilise a site which is allocated or committed for any other purpose in the local plan;
- The proposal complies with polices GR2 and GR3;
- The proposal accords with other relevant local plan policies;
- The proposal does not give rise, individually or cumulatively, to housing supply totals significantly at variance with the provisions of policies H1 and H2.

In considering planning applications the borough council will also have regard to the following criteria:

- The availability of previously-developed sites and empty or underused buildings and their suitability for housing use;
- The location and accessibility of the site to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) to absorb further development and the cost of adding further infrastructure;
- The ability to build communities to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities;
- The physical and environmental constraints on the development of the site such as the level of contamination, stability and flood risk taking into account that this risk may increase as a result of climatic change.

7.29

Whilst it is expected that the bulk of new housing development will be on those sites allocated in policy DP2, additional residential development on unidentified sites also has to be allowed for. This policy accords with policies PS3 and PS4 and is aimed at ensuring that new housing is located within the Settlement Zone Line and is of a scale appropriate to the size and character of the settlement. Control over the housing supply totals is necessary in order to maintain an appropriate distribution of housing supply across the Borough.

Policy H5: Residential Development in Villages

Proposals for residential development on land not allocated for such purpose will be permitted within the settlement zone line of those settlements identified in policy PS5 provided that the proposal is for development or redevelopment appropriate to the local character in terms of its use, intensity, scale and appearance and that it accords with other relevant local plan policies, in particular policies GR2 and GR3.

In considering planning applications the borough council will also have regard to the following criteria:

- The availability of previously-developed sites and empty or under-used buildings and their suitability for housing use;
- The location and accessibility of the site to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) to absorb further development and the cost of adding further infrastructure;
- The ability to build communities to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities;
- The physical and environmental constraints on the development of the site such as the level of contamination, stability and flood risk taking into account that this risk may increase as a result of climatic change.

7.30

New residential development within existing villages is required to provide for the growth in the existing population and contribute to the maintenance of local services and community life. It is important that such development is related to the existing pattern of settlement and has proper regard to government policies which aim to protect the countryside for its own sake. The sites allocated in policy dp2, in addition to those sites already having planning permission, are expected to provide for the bulk of new residential development in the rural areas sub-division up to 2011. However, suitable sites may come forward which for various reasons cannot be identified at the present time. Other exceptions may also be allowed in the context of policy h14 - affordable housing: rural exceptions policy.

Policy H15: Extensions to Dwellings in Towns and Villages

Planning permission for extensions to existing dwellings in towns and villages will be granted where the proposal is in keeping with the character of the property and the area generally in terms of siting, size, design and materials used.

7.50

A substantial proportion of planning applications submitted to the Borough Council relate to proposed extensions to houses in towns and villages. Such developments, whilst small in scale, can have major impact on the street scene and affect the privacy and amenities of adjoining householders. This policy allows for such forms of development providing they are appropriately designed and have regard to neighbouring properties. The Borough Council's Supplementary Planning Guidance Notes provide detailed guidance on the standards which are required to be met.

7.51

In the case of two storey extensions a pitched roof is desirable in order to improve the appearance of the extension and will normally be required where it is clearly visible from the public highway or other public areas.

Policy NR1: Trees and Woodlands

Proposals for development which affect a site containing existing trees or woodlands must include sufficient information to enable assessment of the potential impact on such trees. Proposals for development will not be permitted where it is apparent that there would be an adverse effect on existing healthy trees of amenity value. Any permission given will include conditions for their protection during development where appropriate by requiring submission and implementation of detailed method statements for construction and arboricultural works.

Policy S11: Shop Fronts

Proposals for new shop fronts or alterations or replacements to existing ones requiring consent should satisfy the following criteria:

- Shop fronts should respect the scale, proportions, character and materials of construction of the upper part of the structure and where relevant the setting of the building in relation to adjoining buildings and the street scene in general;
- Shop fronts of architectural or historic interest should only be removed in exceptional circumstances;

Fascia signs:

- Should not be so deep as to be detrimental to the proportions or scale of the building;
- Should not link two buildings with separate architectural identities;
- Should, where appropriate be of a common depth on single buildings consisting of two or more shop units;
- Windows to upper floors should not be enlarged for display purposes.

8.34

The borough council wishes to ensure that any proposals for new shop fronts or alterations to existing shop fronts take into account the character and appearance of the building and general street scene particularly where the development is within a conservation area or affects a building of special architectural or historic interest.

Policy S12: Security Shutters – Solid Lath

The installation of solid lath or similar security shutters on shop fronts will not be permitted unless alternative physical protective measures, including the use of closed circuit television surveillance, are demonstrably inappropriate or inadequate.

8.35

To maintain the vitality of the Borough's towns, the Borough Council wishes to extend the time during which the town centres are in active use and therefore consider it to be important that the attractiveness of the town centres are maintained in the evenings and on Sundays. Shop fronts are an important feature of any street scene and have many roles. They permit after hours window shopping, allow supervision by Police and passers-by and allow additional illumination of the street which is itself a disincentive to crime - against both the property and users of the town centre. It is considered, therefore, that the use of solid lath shutters within town centres would be inappropriate. The Borough Council's adopted Supplementary Planning Guidance Note on shop front security in the Appendix of the Local Plan gives advice on the design of alternative security measures.

8.36

The use of such shutters in neighbourhood shops are also considered to be inappropriate given their often prominent position within primarily residential areas.

Policy S13: Security Shutters/Lattice Mesh Grilles

Proposals for the erection of external lattice grille (roller grille or demountable mesh screens) within conservation areas or on listed buildings will be resisted unless their use is shown to be imperative and alternative physical protective measures, including the use of closed circuit television surveillance, are demonstrably inappropriate or inadequate. Elsewhere such proposals will only be permitted if they satisfy all the following criteria:

- i) the grille, when in the closed position, should not cover the fascia, pilasters or stall-risers;
- ii) the grille should be integrated into the overall colour scheme of the premises and not be galvanised or unpainted;
- iii) the grille spindle box is, wherever possible, located behind the fascia or integrated into the overall design of the shop front.

Policy S14: Advertisements

Proposals for the display of new, or the retention of existing, advertisements will only be permitted which satisfy all the following criteria:

- i) the proposal is not out of keeping with the style or character of a building or its surrounding;

- ii) the proposal would not be detrimental to amenity or safety, by reason of general design, size, colour, position of sign, type or degree of illumination;
- iii) the proposal would not affect views into or out of a conservation area;
- iv) in the case of proposals within a conservation area, it complies with policy S15.

S15: Advertisements in Conservation Areas

In its consideration of applications for express consent made under the Town and Country Planning (control of advertisement) regulations within conservation areas, the borough council will only allow signs which satisfy all the following criteria:

- i) signs shall be either painted or individually lettered in a suitable material and shall be of an appropriate size and design in relation to the building upon which they are to be displayed and the character of the area in which the building is situated;
- ii) signs shall preferably be non-illuminated but where illumination is justified, it should be discreet and in the form of uncoloured illumination integrated into the design of the shop front;
- iii) the form of signs shall be of a traditional fascia or hanging type depicting, by means of painting or three dimensional techniques, the trade or service offered;
- iv) signs shall, other than in the most exceptional circumstances, be of a minimum size necessary to convey their message.