Heritage Impact Assessment for LDO at Northside, Macclesfield 21.7.17

Heritage Impact Assessment for Local Development Order at Northside, Macclesfield

View up Pearle Street in Parcel A

21.7.17

Hinchliffe Heritage for E-Scape, on behalf of Cheshire East Council
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Appendices
1. Introduction

1.1 This Heritage Impact Assessment (HIA) has been prepared to present an informed assessment of the potential impact of developments, which will be delivered through a Local Development Order proposed by Cheshire East Council at Northside, Macclesfield, on the heritage assets in and around the site.

1.2 The HIA has been undertaken by John Hinchliffe RTPI, IHBC of Hinchliffe Heritage for E-scape on behalf of Cheshire East Council. An initial HIA was undertaken in March 2017. The HIA was reassessed in July 2017 following public consultation on the proposals and subsequent amendments to the proposals, as shown in the Northside Local Development Order Macclesfield Town Centre Strategic Design Statement July 2017.

1.3 An understanding of the town, its history and the significance of the heritage assets, which might be affected, is necessary to enable a balanced assessment of the developments’ impacts upon the significance of those heritage assets.

2. Brief Description of Macclesfield

Macclesfield is a town in East Cheshire with a population of approximately 52,000. It lies at the E end of the Cheshire plains on land in the W foot-hills of the Peak District. The land rises up sharply from the River Bollin towards the E. The town centre is elevated on the bluff of an escarpment to the W of and above the river and the N-S principal transport routes of the railway and The Silk Road. The topography and landscape setting create a variety of spectacular views and vistas to, from and within the town, which are essential characteristics of the town. Pevsner¹ states:

From the townscape point of view there is only one aspect which ought to be sought out - the view from the railway station. From here the parish church looks spectacular.

Billsborough² states:

The change in levels, the dominance of the church and the wild banks of the hill upon which it stands all contribute to the atmosphere of a medieval town which this part of Macclesfield still retains.

Looking out E from the town, the natural rolling hills of the Peak District form the skyline but in the intervening valley bottom below is an urban landscape of terraced houses, mills, church spires and modern industrial buildings. Most of the older mills are to the S in the Park Green area.

Macclesfield lies at the junction of E-W routes between Knutsford and Buxton and the N-S routes between Congleton and Manchester and, in the absence of a true by-pass, the town centre has effectively been enclosed within a ring road formed by The Silk Road, Hibel Road and Churchill Way.

The focal point of the town centre is the triangular-shaped Market Place, which is dominated by the elegant Greek Revival Town Hall of 1823 and the gothic Church of St Michael (formerly All Saints and All Hallows), mostly a rebuild of c.1900 but dating back to 1278.

¹ Nikolaus Pevsner and Edward Hubbard The Buildings of England: Cheshire
² Norman Billsborough The Treasures of Cheshire
The narrow ancient streets of Chestergate, Jordangate and Mill Street radiate from the Market Square, now predominantly in retail and commercial use. The commercial buildings are interspersed with dwellings, mostly in the form of: two storey terraced workers houses; some three storey weavers cottages (formerly with weaving rooms on the top floor) and; some impressive Georgian mansion houses. The townscape is an interesting blend of irregular medieval streets and a later, more regular orthogonal grain, all following the undulating topography. The buildings are mostly low-rise but the skyline is punctuated by tall towers and spires of churches and the bulkier presence of later mills and the Old Sunday School.

The town retains a strong Georgian character but many sites have been redeveloped since that period, including some characterless buildings of the late 20th C which do not all relate to the prevailing architectural styles or tight grain of the town. Several cleared sites are currently used as unsightly surface-level car parks. Green spaces within the town are limited but include the private grounds of The Kings School.

| Plate 1. Historic view from the railway station | Plate 2. Current view from the railway station | Plate 3. Greek Revival Town Hall | Plate 4. Parish Church |
3. Brief History of Macclesfield

Macclesfield was founded in the medieval era, receiving its first charter in 1261 but only the Church of St Michael (formerly All Saints and All Hallow's), some street patterns and street names around it survive above ground to provide evidence of its beginnings. However, the early settlement, on the higher land around the church, was originally protected by defensible walls, ramparts and gates and resulted in the street names of Jordangate and Chestergate. The walls were destroyed in the 17th C on the instruction of Cromwell, after the English Civil War, although some traces may survive below ground.

Macclesfield had a castle or at least a large defended manor house, built in 1398 by John de Macclesfield, the keeper of the King's Wardrobe. It was ruinous by 1585 and although used in part as a Catholic church in the late 18th C, its last surviving part (the porch) was demolished in 1932.

Macclesfield's historic importance is based upon its role in the silk weaving industry, mostly using raw silk imported from China, although the use of silk in the town began as early as the 16th C with silk-button manufacturing. Macclesfield became the W end of the "Silk Road" and became known as "Silk Town". The first silk mill was built in 1743 by Charles Roe and many further mills were built during the 18th C. By 1814, the town had 30 mills and by 1824 it had 70 mills but the industry peaked in the mid-19th C and none were built after 1870. Several mills survive to this day but none are working silk mills.

The success of the silk (and copper) industries in the 18th C was accompanied by the growth of the town, with a wide range of dwellings, shops, public houses and civic buildings. Wealthy mill owners and merchants built impressive Georgian houses, some of which survive in the town centre.

Before the age of trains and canals, Macclesfield held a strategic place on the road from London to Manchester and coaching inns, such as the Macclesfield Arms and the Flying Horse Inn, were built to provide accommodation en route.
The Macclesfield Canal was built in 1831 by Thomas Telford primarily to link the Peak Forest Canal with the Trent and Mersey Canal and its construction provided a significant boost to the economy of Macclesfield. The town was connected to the national rail network less than twenty years later in 1849, with the construction of the Macclesfield Branch of the Manchester and Birmingham Railway. Another important industry in Macclesfield was baking: Hovis bread was first produced at Publicity (or Hovis) Mill, located on the canal near Buxton Road.
Plan 2. Jordangate/Beech Lane and Hibel Road (before it was extended to the W) - 1840 Tithe Map
4. The Methodology of the Heritage Impact Assessments

4.1 The HIAs have been undertaken following desk-based studies of the history and heritage significance of Macclesfield and visits on 13th February 2017 to the two areas covered by the proposed LDOs (Northside and Whalley Hayes).

4.2 The HIAs have been undertaken to comprehensively, systematically and transparently assess the impact of potential development of the sites on the heritage significance of the sites and their contribution to the setting of adjacent heritage assets, using the methodology recommended by ICOMOS (International Council on Monuments and Sites) in its *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)* as a basis. None of the sites are a cultural world heritage property but the methodology nevertheless provides a valid and generally applicable basis for a methodology for fully assessing the impact of change on the significance of heritage assets.

4.3 The ICOMOS Guidance accepts that:
In any proposal for change there will be many factors to be considered. Balanced and justifiable decisions about change depend upon who values a place and why they do so. This leads to a clear statement of a place’s significance and with it the ability to understand the impact of the proposed change on that significance.

4.4 The assessment process is, in essence, in three very simple stages:

1. What is the heritage at risk and why is it important?
   This stage of the assessment has been undertaken and is provided in Sections 1, 2 and 5 of each LDO area by: briefly describing Macclesfield and its history and assessing heritage significance of each LDO and heritage assets in their vicinity. The identified heritage assets will be summarised in tabular form in Section 6 for consistency and ease of understanding.

2. How might development of a site impact on the significance of the heritage assets?
   This stage of the assessment has been undertaken by assessing the potential impact of complete loss of existing buildings/archaeology in each parcel and the potential impact of the loss and the sites’ redevelopment on the identified heritage assets. Each assessment has been undertaken thoroughly but a summary is provided in tabular form in Section 6. This stage of this HIA is based upon the scale of the proposed developments which are shown in the Northside Local Development Order, Macclesfield Town Centre Strategic Design Statement July 2017 but will make some assumptions about their detailed design and impact of those developments.

3. How can these effects be avoided, reduced, rehabilitated (mitigated) or compensated?
   This stage is provided in tabular form in Section 6.

   Stage 2 includes re-assessments of the impact in the context of the implementation of the harm reduction measures in Stage 3 which have been taken in the design process.

   A final stage will be the provision of a conclusion in Section 7 to inform future development in relation to the impact on heritage assets.

4.5 Levels of Impact
   The impacts of potential development have been assessed and put into one of nine levels of impact:

   - Very Large Beneficial
   - Large Beneficial
   - Moderate Beneficial
   - Slight Beneficial
   - Neutral
   - Slight Adverse
   - Moderate Adverse
   - Large Adverse
   - Very Large Adverse.
In some cases, the “Slight” categories have been refined with the addition of “Very”.

4.6 Levels of Significance
The NPPF defines Significance (for heritage policy):

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The ICOMOS guidelines recommends that the level of impact should then be balanced by assessing the level of impact against the level of heritage significance. ICOMOS provides guidance on how to assess levels of significance in its Guidance on Heritage Impact Assessments (2011). The criteria for assessing levels of significance are included at Appendix 3A of that guidance and at Appendix 5 of this study. ICOMOS recommends that the significance of heritage assets should be assessed partly in relation to their international, national and/or local statutory designations, but linked clearly and objectively to their other heritage values, integrity and authenticity. The methodology was developed for cultural World Heritage Sites but can be adapted to assess the significance of any heritage asset. It recommends that all assets should be graded into one of the following levels of significance, on the basis of how they fit with specified criteria:

- Very High
- High
- Medium
- Low
- Negligible
- Unknown

Where applicable, this study has allocated similar levels of significance to the contribution that the heritage assets make to the areas and their setting.

4.7 Heritage Values
In Conservation Principles, Historic England suggest that heritage values of heritage assets fall into one or more of four types of heritage values:

- Evidential value
- Historical value
- Aesthetic value
- Communal value

As stated above, the NPPF states slightly differently that categories of heritage interest may be:

- archaeological
- architectural,
- artistic or
- historic.
4.8 Other Considerations
Important considerations when assessing levels of heritage significance are the authenticity and integrity of the heritage assets. These are defined as:

**Authenticity** is a measure of truthfulness. Understanding of the concept of authenticity is guided by ICOMOS's *Nara Document on Authenticity* (1994)

**Integrity** is a measure of the wholeness and intactness of cultural heritage and its attributes

4.9 Impacts Considered
The HIAs have considered the impacts on heritage assets:

Direct impact on designated heritage assets (Listed Buildings and Conservation Areas)
Direct impact on non-designated heritage assets (archaeology, locally listed buildings and townscape features)
Impact on the setting of designated heritage assets and non-designated heritage assets

5. The Heritage Assets Potentially Affected by the LDO for the Northside Parcels

5.1 Macclesfield Town Centre Conservation Area
The Macclesfield Town Centre Conservation Area was designated in 1969 and has been extended since then but no Conservation Area Appraisal has been prepared to formally appraise its heritage significance. A brief description of the conservation area was produced in 2005 and is provided in Appendix 1.

The Macclesfield Town Centre Conservation Area is a designated heritage asset of High Heritage Significance.

None of the parcels within the proposed Northside LDO are within the conservation area. The conservation area extends up Jordangate towards the Northside LDO site on the E side only, as far as Hibel Road. The Northside LDO is separated from the Macclesfield Town Centre Conservation by approximately 50m, by the four-lane Hibel Road.

5.2 Listed Buildings (see Appendix 2 for statutory listing descriptions)
No buildings on the statutory list of buildings of architectural or historic interest are within the Northside LDO site.

The statutorily listed buildings in the vicinity of the Northside LDO site are:

- The (former) George Hotel Public House, 48 Jordangate
  - Grade II with Group Value
  - former public house.
- 17th C origins but extensively rebuilt and much altered
  - approximately 50 M from parcels B, C and D
- separated from the Macclesfield Town Centre Conservation by approximately 60m by the four-lane Hibel Road.
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- 38 and 40 Jordangate
  - Grade II with Group Value
  - Pair of two storey houses. Late C18 but with earlier core and C19 and C20 alterations.
  - approximately 50 M from parcels B, C and D
  - separated from the Macclesfield Town Centre Conservation by approximately 50m by the four-lane Hibel Road.

- 36 Jordangate
  - Grade II with Group Value
  - Two storey house. Early C19. Altered
  - approximately 60 M from parcels B, C and D
  - separated from the Macclesfield Town Centre Conservation by approximately 50m by the four-lane Hibel Road.

These Grade II Listed Buildings are of Medium Heritage Significance.

5.3 Locally Listed Buildings (see Appendix 3 for full local listing descriptions)
No buildings on the local list of buildings of architectural or historic interest are within the Northside LDO site.

The locally listed buildings in the vicinity of the Northside LDO site are:

- 6, Beech Lane
  - Italianate-style two storey Victorian villa (formerly one of a pair of semi-detached houses but adjoining house demolished during the construction of the upper section of Hibel Road in the early 1980s.
  - Abuts N boundary of Parcel D. Opposite Parcel C

- 8-14, Beech Lane
  - Two storey mid 19th century terrace. Forms a gateway feature to town centre from the North.
  - Immediately N of Parcel D. Opposite Parcels A and C

- Lisle's (former Methodist Church), Beech Lane
  - This former Methodist Church was constructed in 1830 and is an excellent example of late Georgian architecture. The property consists of brick with pitched slate roof and features stained glass arched windows with segmental arch brickwork and stone sills.
  - Approximately 30m NW of Parcel A and separated from most of it by Beech Lane itself and 23-39 Beech Lane

These locally listed buildings are of Low Heritage Significance.
<table>
<thead>
<tr>
<th>Plate 7. 36 Jordangate</th>
<th>Plate 8. The (former) George Hotel Public House, 48 Jordangate</th>
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<tbody>
<tr>
<td>Plate 9. 6-14 Beech Lane</td>
<td>Plate 10. View of Parcel C (in centre) from Conservation Area</td>
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</tbody>
</table>
Plate 11. Lisle’s (former methodist chapel), Beech Lane
6. Heritage Impact Assessments
Table 1. Assessment of impact of development of Parcel A (Garage site at Beech Lane/Pearle St) on Heritage Assets

<table>
<thead>
<tr>
<th>Heritage Asset</th>
<th>Contribution that this parcel makes to the significance of the heritage asset</th>
<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</th>
<th>How might any harm be removed or reduced?</th>
<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</th>
<th>Conclusions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Macclesfield Town Centre Conservation Area</td>
<td>Parcel A is beyond the Northern-most point of the CA. It is separated from it by a minimum of approx. 80m (outside the former George PH), a distance which is occupied by the four lanes of Hibel Road and the existing two storey buildings on Parcels B and C. The principal view (Plate 1) out from the main part of the CA on Jordangate (outside Jordangate House) towards the N is framed by the buildings on Jordangate and enclosed by the existing buildings on Parcel B, which are at a lower level. Parcel A at present makes no contribution to the significance of the CA or its setting.</td>
<td>The development of the site with a car park and buildings which are 2 storey on Beech Lane and 3 storey on Pearle Street (at a lower level) would result in a development which would not be seen from the CA or have any impact of views into the CA. Neutral Impact on Heritage Significance The development of the site with tall buildings could result in a development which would be seen from the CA but would not have any impact of views into the CA. The site is sufficiently far away and separated from the CA that it would have no impact on the Setting of the CA. Neutral Impact on Heritage Significance</td>
<td>As the proposed development will cause no harm to this heritage asset, no measures are required to remove or reduce that harm</td>
<td>Neutral Impact on Heritage Significance</td>
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<tr>
<td>2. 36, 38 &amp; 40 and 48 George Hotel Public House</td>
<td>Parcel A is separated from these three listed buildings by a minimum of approx. 80m (outside the former George PH), a distance which is occupied by the four lanes of Hibbel Road and the existing two storey buildings on Parcels B and C. The principal view (Plate 2) of the buildings is from the W and NW, with the hills as a backdrop to the far E. Parcel A does not make any contribution to this view. Parcel A at present makes no notable contribution to the significance of these buildings or their setting.</td>
<td>The development of Parcel A with buildings which are 2-3 storey would result in a development which would not be seen from these buildings or have any impact on their setting or views of them.</td>
<td>Neutral Impact on Heritage Significance</td>
<td>Neutral Impact on Heritage Significance</td>
<td>Neutral Impact on Heritage Significance</td>
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</table>

As the proposed development of Parcel A will cause no harm to these heritage assets, no measures are required to remove or reduce that harm. Parcel A is sufficiently distant and well-screened from these buildings by existing and/or proposed buildings that its development as proposed in the Design Statement will have no significant adverse impact on their setting. Neutral Impact on Heritage Significance.
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<tr>
<td>3. 6-14 Beech Lane - Local Listed Buildings Low Heritage Significance</td>
<td>Parcel A is on the opposite side of Beech Lane from 6-14 Beech Lane, separated by approximately 15m of highway at the minimum distance. The N end of Parcel A is also separated from them by the two storey houses at 23-39 Beech Lane. At present, the large building on Parcel A is: unsightly; out of scale with their residential setting; single storey with flat roofs and cumbersome fascia and; are painted an intrusive colour. The existing building has a harmful impact on the setting of the more elegant residential character of 6-14 Beech Lane.</td>
<td>The demolition of the existing building on Parcel A and the redevelopment of the site with a car park (screened from all sides), a well-designed 2 storey block of apartments on Beech Lane and a 3 storey block on Pearle Street would enhance the views out from 6-14 Beech Lane, would deliver a building which is more in scale with them and enhance and their setting. Moderate Beneficial Impact on Heritage Significance.</td>
<td>The careful management of height (as proposed in the Design Statement), design and materials of new building(s) across the site to ensure that it is of an appropriate scale and design for its residential setting along Beech Lane and down Pearle Street. Retention of some extent of open view from Beech Lane towards E over Pearle Street (as proposed in the Design Statement). Careful management of hard and soft landscaping in the public realm along the route of Pearle Street.</td>
<td>The combined impact of demolishing the existing building and replacing it with buildings as proposed in the Design Statement will improve the setting of these buildings. Moderate Beneficial Impact on Heritage Significance. The demolition of the existing buildings alone will improve the setting of these heritage assets significantly. The redevelopment of the site with appropriately designed buildings of a modest height (as proposed in the Design Statement) will also enhance the views out from 6-14 Beech Lane and their residential setting. The enhanced landscaping of Pearle Street will also improve the overall quality of the environment and the setting of these buildings. Moderate Beneficial Impact on Heritage Significance.</td>
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<th>How Might any Harm be Removed or Reduced?</th>
<th>Impact that the Loss of this Site and its Subsequent Development Might Have upon the Significance of the Asset with Mitigation Measures in Place</th>
<th>Conclusions</th>
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</table>
| **4. Lisle’s (Former Methodist Chapel), Beech Lane**  
- Local Listed Building | **Low Heritage Significance** | The demolition of the existing building on Parcel A and the redevelopment of the site with a car park (screened from all sides), a well-designed 2 storey block of apartments on Beech Lane and a 3 storey block on Pearle Street would marginally enhance the views out from the forecourt of the former chapel, would deliver a building which is more in scale with it and enhance its setting.  
**Slight Beneficial Impact on Heritage Significance**  
The development of the Parcel A with tall buildings or inappropriately designed new buildings could result in a development which would over-dominant the view from the forecourt of this building and appear as an incongruous intrusion into its setting.  
**Potentially Slight Adverse Impact on Heritage Significance**  
Careful management of height (as proposed), design and materials of new building(s) across the site to ensure that it is of an appropriate scale and design for its residential setting when viewed along Beech Lane and down Pearle Street.  
Ensure that new buildings do not extend up above roof-line of 23-29 Beech Lane.  
Retention of some extent of open view from Beech Lane towards E over Pearle Street.  
Careful management of hard and soft landscaping in the public realm along the route of Pearle Street | Careful management of height (as proposed), design and materials of new building(s) across the site to ensure that it is of an appropriate scale and design for its residential setting when viewed along Beech Lane and down Pearle Street.  
Ensure that new buildings do not extend up above roof-line of 23-29 Beech Lane.  
Retention of some extent of open view from Beech Lane towards E over Pearle Street.  
Careful management of hard and soft landscaping in the public realm along the route of Pearle Street | **Slight Beneficial Impact on Heritage Significance**  
The combined impact of demolishing the existing building and replacing it with buildings as proposed in the Design Statement will improve the setting of this building. | The demolition of the existing buildings alone will improve the setting of this heritage asset significantly. The redevelopment of the site with appropriately designed buildings of a modest height as proposed in the Design Statement will also enhance the views out from the forecourt of the former chapel. The enhanced landscaping of Pearle Street will also improve the overall quality of the environment and the setting of the building.  
**Slight Beneficial Impact on Heritage Significance** |
Plate 12. Existing Pearle Street elevation of building on Parcel A

Plate 13. View down Pearle Street (Parcel A)
Table 2. Assessment of impact of development of Parcel B (former Magistrates Court) on Heritage Assets

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<tr>
<td>1. Macclesfield Town Centre Conservation Area</td>
<td>The former Magistrates Court site which is Parcel B is on the opposite side of Hibel Road from the nearest part of the Conservation Area (outside the former George PH) and separated from it by approximately 40m. The former Magistrates Court is a good example of a municipal judiciary building, built in 1934. Its: siting at the back of the pavement; central moulded stone doorway; gauged brick window heads and; the balanced composition of the front elevation give it a strong presence on Hibel Road. Although not on the local list of buildings it is a building which contributes positively to the street scene, historic grain and the setting of the CA.</td>
<td>The complete loss of the former Magistrates Court would constitute the loss of a building which contributes positively to the setting of the CA, albeit that it is somewhat separated and remote from it. <strong>Slight Adverse Impact on Heritage Significance</strong> If the site were redeveloped with another building of similar size and on a similar plot then the contribution that the the existing building makes to the strong historic grain of this part of Hibel Road and the setting that it makes to the setting of the CA. <strong>Very Slight Adverse Impact on Heritage Significance</strong></td>
<td>The retention and conversion of the building to apartments as proposed and the erection of three storeys of new apartments behind would remove any harm that the development of the site would cause to the setting of the CA. The retention and re-use of the principal frontages would ensure that their condition is improved and that they are properly maintained into the future. Careful management of height, design and materials of new building (as proposed) to ensure that it is of an appropriate scale and design in relation to the retained frontages and presents a formal frontage on to Foden Street. Ensure third storey is set back so that the existing building remains visually dominant. Careful management of hard and soft landscaping in the public realm on Hibel Road and Foden Street.</td>
<td><strong>Slight Beneficial Impact on the Heritage Significance</strong> The retention and conversion of the building to apartments or at least the retention of its principal frontages and the erection of three storeys of new apartments behind as proposed in the Design Statement will have a slight beneficial impact by retaining and enhancing the historic setting of the CA.</td>
<td><strong>Slight Beneficial Impact on the Heritage Significance</strong> The principal frontage of the former Magistrates Court should be retained (as proposed) and appropriately treated with new fenestration. The third storey of any redevelopment to the rear should be set back from existing elevation and development should have a positive frontage to Foden Street. Maximise potential for high quality hard and soft landscaping. <strong>Slight Beneficial Impact on the Heritage Significance</strong></td>
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<td>2, 36, 38&amp;40 and 48 (former George Public House) - Grade II Listed Buildings - Medium Heritage Significance</td>
<td>The former Magistrates Court building is on the opposite side of Hibel Road from the nearest of these listed buildings (the former George PH) and separated from it by approximately 40m. The Magistrates Court faces S whereas the heritage assets face W and so they combine only in a minimal way to create a cohesive urban scene, notably when a receptor views the Magistrates Court from Jordangate across the frontages of 36, 38&amp;40 and the former George PH. The former Magistrates Court is a good example of a municipal judiciary building, built in 1934. Its: siting at the back of the pavement; central moulded stone doorway; gauged brick window heads and; the balanced composition of the front elevation give it a strong presence on Hibel Road. Although is not on the local list of buildings it is a building which contributes positively to the street scene, historic grain and the setting of the listed buildings.</td>
<td>The complete loss of the former Magistrates Court would constitute the loss of a building which contributes positively to the enclosed urban grain at back of pavement, albeit that it is somewhat separated and remote from the listed buildings. <strong>Slight Adverse Impact on Heritage Significance</strong> If the site were redeveloped with another building of similar size and on a similar plot then the contribution that the the existing building makes to the strong historic grain of this part of Hibel Road and the setting that it makes to the setting of the the listed buildings would be minimal. <strong>Very Slight Adverse Impact on Heritage Significance</strong></td>
<td>The retention and conversion of the building to apartments as proposed and the erection of three storeys of new apartments behind would remove any harm that the development of the site would cause to the setting of the listed buildings. The retention and re-use of the principal frontages would ensure that their condition is improved and that they are properly maintained into the future. Careful management of height (as proposed), design and materials of extension and/or new building at rear to ensure that it is of an appropriate scale and design in relation to the retained frontages and presents a formal frontage on to Foden Street. Ensure third storey is set back so that the existing building remains visually dominant. Careful management of hard and soft landscaping in the public realm on Hibel Road and Foden Street. <strong>Slight Beneficial Impact on the Heritage Significance</strong></td>
<td>The principal frontage of the former Magistrates Court will be retained and appropriately treated with new fenestration. The upwards extension should be limited to a single further storey and treated as a &quot;lightweight&quot; addition. The third storey of any redevelopment to the rear should be set back from existing elevation and development should have a positive frontage to Foden Street. Maximise potential for high quality hard and soft landscaping. <strong>Slight Beneficial Impact on the Heritage Significance</strong></td>
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<tr>
<td>52 &amp; 54 St Werburgh Street - Grade II Listed Buildings - High Heritage Significance</td>
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### Heritage Impact Assessment for LDO at Northside, Macclesfield 21.7.17

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<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</th>
<th>Conclusions</th>
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<tbody>
<tr>
<td>3. 6-14 and Lisle’s (Former Methodist Chapel), Beech Lane - Local Listed Buildings</td>
<td>The former Magistrates Court building is on the opposite side of Beech Lane from these locally listed buildings and separated from all of them by the two storey buildings on Parcel C. It is also at a lower level as Hibel slopes down away from Beech Lane. The nearest of these buildings to Parcel B is No 6 but it presents a blank S gable to the view from the S which it can be seen in with Parcel B. The principal elevation of the Magistrates Court faces S whereas the principal elevation of these heritage assets face E. Parcel B and these heritage assets therefore combine in only a minimal way to create a cohesive urban scene, in effect only when a receptor views the Magistrates Court from the SE. Lisle’s is approximately 80m distant from Parcel B and so Parcel B makes no meaningful contribution to its setting.</td>
<td>The loss of the building on Parcel B would have a negligible impact upon the setting of these locally listed buildings. <strong>Negligible Impact on Heritage Significance</strong></td>
<td>Careful management of height, design and materials of extension and/or new building to ensure that it is of an appropriate scale (as proposed) and design in relation to the retained frontages and 6-14 Beech Lane. Ensure third storey is set back so that the existing building remains visually dominant.</td>
<td>The Design Statement proposes that the Magistrates Court building be retained, restored and extended, enhancing the general townscape of the area and the wider setting of these buildings. <strong>Slight Beneficial Impact on Heritage Significance</strong></td>
<td>The retention of the principal frontage of the former Magistrates Court, appropriately treated with new fenestration, as proposed in the Design Statement will enhance the general townscape of the area and the wider setting of these buildings. The upwards extension should be limited to a single further storey. The third storey of any redevelopment to the rear should be set back from existing elevation and development should have a positive frontage to Foden Street. Maximise potential for high quality hard and soft landscaping. <strong>Slight Beneficial Impact on the Heritage Significance</strong></td>
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<tr>
<td><strong>Low Heritage Significance</strong></td>
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<tr>
<td>Plate 14. Principal entrance to former Magistrates Court (Parcel B)</td>
<td>Plate 15. Limited contribution of former Magistrates Court (Parcel B) to setting of 6-14 Beech Lane</td>
<td>Plate 16. Limited aesthetic value of rear of former Magistrates Court (Parcel B)</td>
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Table 3. Assessment of impact of development of Parcel C (1-7 Beech Lane and 2-4 Hibel Road) on Heritage Assets

<table>
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<tr>
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<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</th>
<th>Conclusions</th>
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</thead>
<tbody>
<tr>
<td>1. Macclesfield Town Centre Conservation Area</td>
<td>High Heritage Significance</td>
<td>Parcel C is outside the Conservation Area and is separated from the nearest part of the CA (the former George PH) across Hibel Road by approximately 40m. It is at a similar level as the former George PH but below the level of most of Jordangate. It occupies a corner site and encloses the view when a receptor is looking northwards down Jordangate. The buildings on Parcel C are traditional 2 storey buildings with conventional dual-pitched and slated roofs and so form part of the wider historic urban landscape with the CA but they have been altered and have no significant heritage merit.</td>
<td>The loss of the buildings on the site would reduce the townscape value of the site in enclosing the view northwards from the CA and reveal a side elevation of 9 Beech Lane and out over the site. This would be slightly harmful to the setting of the CA. This could be overcome by the suitable redevelopment of the site.</td>
<td>Potential adverse Impact on Heritage Significance</td>
<td>Any harm caused by loss of the existing buildings could be removed by constructing new buildings on the site to replicate the function of enclosure of the view out from the CA. Careful management of the scale, design, siting and materials of the replacement building should ensure that it provides a focal point at the corner.</td>
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</table>

The existing buildings have little heritage merit per se but their traditional form and siting on a prominent corner near to the CA gives them a small role in contributing to the setting of the CA. That role could be replicated and even enhanced by new buildings on the site provided that they are of appropriate design, scale and quality, as proposed in the Design Statement.
<table>
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<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</th>
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<tr>
<td>2. 36, 38&amp;40 and 48 (former George Public House) - Grade II Listed Buildings</td>
<td>Parcel C is separated from the nearest of these listed buildings (the former George PH) across Hibel Road by a minimum of approximately 40m. The buildings on Parcel C are at a similar level as the listed buildings. They occupy a prominent corner site. The buildings on Parcel C are traditional 2 storey buildings with conventional dual-pitched and slated roofs and so form part of the wider historic urban landscape with the listed buildings on Jordangate but they have been altered and have no significant heritage merit in their own right.</td>
<td>The loss of the buildings on the site would reduce the townscape value of the site and partially isolate the listed building further than at present. This would be slightly harmful to the setting of the listed buildings. This could be overcome by the suitable redevelopment of the site <strong>Slight Adverse Impact on Heritage Significance</strong></td>
<td>Any harm caused by loss of the existing buildings could be removed by constructing new buildings on the site which replicate the prevailing urban grain which in turn forms the setting of the listed buildings, as now proposed. Careful management of the scale, design, siting and materials of the replacement building as proposed in the Design Statement should ensure that it does not over-dominate the listed buildings or detract from their setting. <strong>Potential adverse Impact on Heritage Significance</strong></td>
<td>The demolition of the existing buildings and the redevelopment of the site with well-designed buildings of a similar height (two storey buildings and a taller unit on the corner) as proposed and on the same footprint will replicate the positive townscape function of the existing buildings on the setting of the listed buildings. <strong>Neutral Impact on Heritage Significance</strong></td>
<td><strong>Neutral impact on Heritage Significance</strong></td>
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</tbody>
</table>

The existing buildings on Parcel C have little heritage merit in their own right and are separated from the listed buildings by a wide dual carriageway but their traditional form, grain and siting on a prominent corner obliquely opposite the listed buildings gives them a small role in contributing to their setting. That role could be replicated and even enhanced by new buildings on the site provided that they are of appropriate design, scale and quality, in accordance with the principles of development indicated in the Design Statement.
### Heritage Impact Assessment for LDO at Northside, Macclesfield 21.7.17

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</thead>
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<tr>
<td>3. 6-14 and Lisle’s (Former Methodist Chapel), Beech Lane - Local Listed Buildings</td>
<td>The buildings on Parcel C are on a corner site which returns on to Beech Lane and are on the opposite side of that road from 6-14 and Lisle’s (Former Methodist Chapel). They have a tight urban grain which helps, to a small extent, to create a traditional urban landscape in combination with the heritage assets and provide a suitable setting for them. They are approximately 17m away from the 6 and 8 Beech Lane and increasingly further away from the others, rising to approximately 70m from Lisle’s.</td>
<td>The loss of the buildings on the site would reduce the townscape value of the site and partially isolate the locally listed buildings from their traditional context further than at present. This would be slightly harmful to their setting. This could be overcome by the suitable redevelopment of the site. Slight Adverse Impact on Heritage Significance. The impact of the redevelopment of the site would depend upon the scale, design and materials of the new buildings. A building which would be wholly out of scale with the prevailing domestic scale of the locally listed buildings could detract from their setting. Potential adverse Impact on Heritage Significance.</td>
<td>Any harm caused by loss of the existing buildings could be removed by constructing new buildings on the site which replicate the prevailing urban grain which in turn forms the setting of the locally listed buildings. Careful management of the scale, design, siting and materials of the replacement buildings as proposed in the Design Statement should ensure that it does not over-dominate the locally listed buildings or detract from their setting.</td>
<td>The demolition of the existing buildings and the redevelopment of the site with well-designed buildings of a similar height (two storey buildings and a taller unit on the corner) and on the same footprint as proposed in the Design Statement will replicate the positive townscape function of the existing buildings on the setting of the listed buildings. Neutral Impact on Heritage Significance.</td>
<td>The existing buildings on Parcel C have little heritage merit in their own right and are on the opposite side of the road from 6-14 and Lisle’s but their traditional form, grain and siting gives them a small role in contributing to their setting. That role could be replicated and even enhanced by new buildings on the site provided that they are of appropriate design, scale and quality, as proposed in the Design Statement. Neutral impact on Heritage Significance.</td>
</tr>
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</table>
Plate 17. View from Jordangate to Parcel C

Plate 18. Closer view from Jordangate to Parcel C

Plate 19. Parcel C

Plate 20. Principal view of 48 Jordangate, looking E
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<tbody>
<tr>
<td>1. Macclesfield Town Centre Conservation Area</td>
<td>Parcel D is currently a vacant site. The long frontage to Hibel Road and its return on to Beech Lane is a plain wall approximately 3.5m high built of late 20th C brown bricks. The N boundary of the site abuts the rebuilt and largely blank elevation of 6 Beech Lane, the side elevation of 54 Brock Street and their residential curtilages. The W boundary is an early 20th C railings and gate of no special merit. The parcel is on the opposite side of Hibel Road from the CA: 30m from outside the former George PH and; 60m from the S section of Brock Street (and separated by an intervening building. The view from the CA of the large blank wall on the S boundary of Parcel D and over the parcel to the upper parts of side elevations of the properties on the N boundary detracts from the setting of the CA.</td>
<td>The development of this site will not involve the loss of any feature which contributes positively to the setting or significance of the CA. The lowering or complete removal of the S boundary wall of the parcel and the screening of the side elevations through redevelopment has the potential to add interest and enhance the view out of the CA. Potential Moderate Beneficial Impact on Heritage Significance. The impact of the redevelopment of the site would depend upon the scale, design and materials of the new buildings. A building which would be wholly out of scale with the prevailing domestic scale of the CA could detract from its setting. Potential Slight Adverse Impact on Heritage Significance</td>
<td>Careful management of the scale, design, siting and materials of the replacement building as proposed in the Design Statement should ensure that the development does not over-dominate the predominantly domestic scale of this part of the CA but complements it. The maximum height of the building on the site should ensure a harmonious relationship with the buildings in the CA and the surrounding buildings.</td>
<td>Large Beneficial Impact on Heritage Significance</td>
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<td>The 2.5 storey townhouses on Hibel Road will complement the prevailing grain in the area of town houses. The attached 3 storey apartment block on the corner will provide a focal point at that corner. The overall impact will enhance the views out from the CA and its setting. Large Beneficial Impact on Heritage Significance</td>
<td>The openness and boundary treatments of Parcel D currently detract from the setting of the CA. The development of the site with 2.5 and 3 storey buildings which are of appropriate design, scale and quality, as proposed in the Design Statement will positively improve the views out from the CA and its setting. Large Beneficial Impact on Heritage Significance</td>
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2. 36, 38&40 and 48 (former George Public House)  
- Grade II Listed Buildings  
Medium Heritage Significance

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<th>Conclusions</th>
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<tr>
<td>Parcel D</td>
<td>Parcel D is sited diagonally across Hibel Road from these listed buildings and separated from them by a minimum of 40m. The absence of buildings on the site creates a void in the urban landscape and the wider setting of the listed buildings, revealing side elevations of buildings which were not designed to be prominent, in the views from the listed buildings and in their context. The tall, unrelieved boundary wall creates a blank contrast to the articulation of the historic buildings and fails to enhance their setting.</td>
<td>The development of this site will not involve the loss of any feature which contributes positively to the setting or significance of the listed buildings. The lowering or complete removal of the S boundary wall of the parcel and the screening of the side elevations through a more articulated development should enhance the views out from the listed buildings and their urban context. Potential Moderate Beneficial Impact on Heritage Significance. The impact of the redevelopment of the site would depend upon the scale, design and materials of the new buildings. A building which would be wholly out of scale with the prevailing domestic scale of the listed buildings could detract from their setting. Potential Slight Adverse Impact on Heritage Significance.</td>
<td>Careful management of the scale, design, siting and materials of the replacement building as proposed should ensure that it does not over-dominate the predominantly domestic scale of the listed buildings at the N end of Jordangate. The maximum height of the building on the site should ensure a harmonious relationship with the listed buildings at the N end of Jordangate and the surrounding buildings.</td>
<td>The 2.5 storey townhouses on Hibel Road will complement the prevailing grain in the area of town houses. The attached 3 storey apartment block on the corner will provide a focal point at that corner. The overall impact will enhance the views out from the listed buildings and their setting. Large Beneficial Impact on Heritage Significance.</td>
<td>Large Beneficial Impact on Heritage Significance</td>
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## Heritage Impact Assessment for LDO at Northside, Macclesfield 21.7.17

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<tr>
<td>3. 6-14 and Lisle’s (Former Methodist Chapel), Beech Lane - Local Listed Buildings Low Heritage Significance</td>
<td>The demolition of buildings on Parcel D in the past has provided unsightly views over the site to the rebuilt and largely unrelieved S gable of 6 Beech Lane. The demolition has created a void in the urban context of 6 Beech Lane in particular and 8-14 to a lesser degree. The long blank wall on the S and E boundary fails to create a visual focal at this important corner site and provides an uncomfortable visual setting for 6-14 Beech Lane when receptors approach it from the S along Jordangate or from the E along Hibel Road. The Parcel is 70m from Lisle’s and separated from it by 6-22 Beech Lane. The parcel therefore makes no contribution to its setting or significance.</td>
<td>The development of this site will not involve the loss of any feature which contributes positively to the setting or significance of the locally listed buildings, although the new small windows in the rebuilt S gable of No 6 will lose their aspect. The impact of the redevelopment of the site would depend upon the scale, design and materials of the new building and its relationship with 6 Beech Lane. A building which would be wholly out of scale with the prevailing domestic scale of the locally listed buildings could detract from their setting. <strong>Potential Slight Adverse Impact</strong> The lowering or complete removal of the S boundary wall of the parcel, the screening of the side elevations through a more articulated development and one which relates to the terrace could relate well to 6-14 Beech Lane and enhance their setting. <strong>Potential Moderate Beneficial Impact on Heritage Significance.</strong></td>
<td>Careful management of the scale, design, siting and materials of the replacement building as proposed in the Design Statement should ensure that the development does not over-dominate the predominantly domestic scale of 6-14 Beech Lane, and that the form and articulation sit comfortably with them. The maximum height of the building on the site and detailed design should ensure a harmonious relationship with the surrounding buildings and reform a cohesive urban form on this prominent corner. <strong>Large Beneficial Impact on Heritage Significance</strong></td>
<td>The 2.5 storey townhouses on Hibel Road will complement the prevailing grain of town houses in the area and that of the locally listed buildings. The attached 3 storey apartment block on the corner will provide a focal point at that corner. The overall impact will enhance the views out from the locally listed buildings and their setting. <strong>Large Beneficial Impact on Heritage Significance</strong></td>
<td>The openness and boundary treatments of Parcel D currently detract from the prevailing tight urban grain and from the setting of the adjacent locally listed buildings. The development of the site with 2.5 and three storey buildings which are of appropriate design, scale and quality, as proposed in the Design Statement will positively improve the context of the locally listed buildings and their setting. <strong>Large Beneficial Impact on Heritage Significance</strong></td>
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Plate 21. View of Parcel D from pedestrian bridge over Hibel Road

Plate 22. 6-14 Beech Lane
7. Conclusion

7.1 The Heritage Impact Assessment demonstrates that if the developments proposed in the LDO are properly designed in detail and implemented in accordance with the Design Statement, the impact of the implementation of the LDO should be:

Parcel A
- Neutral impact on Heritage Significance of Macclesfield TC CA
- Neutral impact on Heritage Significance of 36, 38&40 and 48 George Hotel Public House
- Moderate beneficial impact on Heritage Significance of 6-14 Beech Lane
- Slight beneficial impact on Heritage Significance of Lisle’s (Former Methodist Chapel), Beech Lane

Parcel B
- Neutral impact on setting and significance of Macclesfield TC CA
- Neutral impact on setting and significance of 36, 38&40 and 48 (former George Public House)
- Slight beneficial impact on setting and significance of 6-14 and Lisle’s (Former Methodist Chapel), Beech Lane

Parcel C
- Neutral impact on character, appearance and significance of Macclesfield TC CA
- Neutral impact on setting and significance of 36, 38&40 and 48 (former George Public House)
- Neutral impact on setting and significance of the setting and significance of 6-14 and Lisle’s (Former Methodist Chapel), Beech Lane

Parcel D
- Large beneficial impact on setting and significance of Macclesfield TC CA
- Large beneficial impact on setting and significance of 36, 38&40 and 48 (former George Public House)
- Large beneficial impact on setting and significance of 6-14 and Lisle’s (Former Methodist Chapel), Beech Lane

7.2 Some key issues and approaches to mitigating, reducing or removing the potential harmful impact of development are should be applied in the detailed design and implementation of the LDO:
- Scale and materials used in new buildings should be appropriate for their setting and serve to provide unity and cohesion of development across the LDO
- The height of new buildings should be such that the long and short range views to and from the heritage assets are maintained or enhanced
- Harmonious integration of new development with heritage assets can be achieved by respecting and replicating where necessary, the historic grain of the urban landscape
- Appropriate use of hard and soft landscaping and traditional natural surface materials will help to integrate new development into the setting of heritage assets

7.3 The parcels of land which constitute the site of the Northside LDO do not include any designated heritage assets or even undesignated heritage assets. The parcels make only a limited contribution to the views from and setting of designated and undesignated heritage assets. Some of the features of the parcels actually detract from the views from and setting of the heritage assets. Through careful management of the design, materials and scale of the redevelopments and appropriate public realm works, in accordance with the design parameters in the LDO, the setting of all heritage assets will be Neutral Impact (at worst) or Large Beneficial Impact (at best).
7.4 There are no reasons for resisting the proposed Northside LDO on heritage grounds.

Bibliography

The Treasures of Cheshire Norman Bilsborough 1986 NWCT


Macclesfield History Tour Paul Hurley 2016 Amberley
Appendix 1. Brief description of the Macclesfield Town Centre Conservation Area

Macclesfield is the largest town in north Cheshire and developed principally in the late 18th and 19th century as a silk mill town. However, the Town Centre Conservation Area covers the core of a much earlier medieval settlement, including a 13th century church (St Michael’s) and a market place. Whilst the character of this part of Macclesfield is predominantly Georgian, some earlier buildings remain, such as the 17th century stone cottages in Chester Road, but often they have been refaced and now lie hidden behind brick facades.

The conservation area is notable for its hilly location, overlooking the River Bollin, which provides some particularly good views to the Pennine hills to the east. The town itself is based on the Market Place and three principal streets: Chestergate, Jordangate and Church Street, each of which has a distinctive character. The most important buildings are St Michael’s Church and the early 19th century Town Hall, built in a rather severe Greek Revival style. As the majority of the silk mills were located further to the south, there are few reminders of the industry in this part of Macclesfield apart from an early 19th century mill complex off King Edward Street and the remains of some silk weavers’ cottages in Short Street, off Waters Green.

Modern development has impinged on the immediate area around these historic streets, which have regrettably lost most of their early boundaries and back gardens. However, the street frontages are more complete with impressive and continuous groups of listed buildings in all three main streets.

The Macclesfield Town Centre Conservation Area can be divided into three character areas, according to the topography of the land, the function of the buildings, and their styles and ages. These areas are:

1) Waters Green and Church Street
2) Market Place, the eastern end of Chestergate, King Edward Street and Jordangate
3) Western end of Chestergate

Appendix 2. Statutory Descriptions of Listed Buildings in Vicinity of Northside LDO

Listed Buildings

JORDANGATE 886-1/4/102 (East side) 17/03/77 No.48 George Hotel Public House

GV II

Public house. Original building late C17 but extensively rebuilt during C19, and remodelled early C20. Roughcast render over brick with mock timbering to main elevation. Welsh slate roof. 3-storeyed over substantial cellars, 2-window range. Entrance front comprehensively remodelled early C20. Central round-arched entrance with radial fanlight (perhaps early C19) flanked by 3-light windows divided by a transom, and with segmentally-arched lower central light. Upper windows have wood mullions and transoms and leaded lights. Lower gabled single-window range recessed to left with similar fenestration. INTERIOR: the only visible evidence for an earlier structure is the staircase to the rear, which is apparently late C17, with twisted balusters and moulded rail.

JORDANGATE 886-1/10/101 (East side) 17/03/77 Nos.38 AND 40
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GV II

Pair of houses. Late C18 but with earlier core and C19 alterations. Roughly coursed rubble stone with stone-flagged roof. Low 2 storeys, 2-window range with entrance to No.38 flanked by early C19 simple shop windows in moulded architraves each side. Simply moulded doorcase and panelled door. Similar doorway to left, with wide 4-pane sash window almost at ground level alongside. Upper windows are late C19 rectangular oriel. Axial brick stack.

JORDANGATE 886-1/10/100 (East side) 17/03/77 No.36

GV II

House. Early C19. Flemish bond brickwork with stone-flagged roof. 2 storeys, 2-window range, with main doorway and passage entry to left. Round-headed archway to entrance with plain fanlight over panelled door. Simpler round-arched entrance to passage. Sash windows with stone sills and flat-arched heads on each floor, the lower window replaced by a bow. End wall stack.

Appendix 3. Descriptions of Local Listed Buildings in Vicinity of Northside LDO

Local Listed Buildings

6 - Beech Lane
This Italianate-style house is of Victorian date and consists of brick with arched windows and stone window surrounds with keystone, finished with a pitched slate roof. It was originally constructed in a mid-terrace position. The external gable wall is a modern addition, following the demolition of the adjoining house during the construction of the upper section of Hibel Road in the early 1980s.

8 –14 Beech Lane
Mid 19th century terrace. Forms a gateway feature to town centre from the North.

Lisle’s
This former Methodist Church was constructed in 1830 and is an excellent example of late Georgian architecture. The property consists of brick with pitched slate roof and features stained glass arched windows with segmental arch brickwork and stone sills.

Appendix 4. Criteria for Assessing Levels of Heritage Significance

Very High
- Sites, structures or landscapes of acknowledged international importance inscribed as WHS Assets that contribute significantly to acknowledged international research objectives
- Urban landscapes of recognised international importance
- Associations with particular innovations or developments of global significance
- Associations with individuals of global importance

High
- Scheduled monuments and undesignated assets of such importance to be scheduled
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- Grade I and II* listed buildings, and Grade II buildings with exceptional qualities
- Conservation Areas containing very important buildings
- Undesignated structures of clear national importance
- Urban/Rural landscapes of exceptional importance
- Associations with particular innovations or developments of national significance
- Associations with individuals of national importance

Medium
- Designated or undesignated assets that contribute to regional research objectives
- Grade II listed buildings and undesignated buildings that have exceptional qualities or historical associations
- Conservation Areas that contain buildings that contribute significantly to its historic character
- Historic townscapes with important integrity in their buildings or built settings
- Associations with particular innovations or developments of regional or local significance
- Associations with individuals of regional importance

Low
- Designated or undesignated assets of local importance
- Assets compromised by poor preservation and/or poor survival of contextual associations
- Assets of limited value, but with potential to contribute to local research objectives
- Locally listed buildings
- Assets of modest quality in their fabric or historical associations
- Historic townscapes with limited integrity in their buildings or built settings
- Associations with individuals of local importance
- Poor survival of physical areas in which activities occur or are associated
- Assets with little or no surviving archaeological interest
- Buildings or urban landscapes of no architectural or historical merit and buildings of an intrusive character

Negligible
- Assets with little or no surviving archaeological interest
- Buildings or urban landscapes of no architectural or historical merit and buildings of an intrusive character