

SPOTLAND BRIDGE AREA

Masterplan and opportunities for improvement

DRAFT FOR CONSULTATION



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SPOTLAND BRIDGE MASTERPLAN ROCHDALE

1 Spottland residential area



18 Public realm improvement



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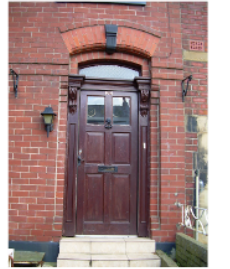
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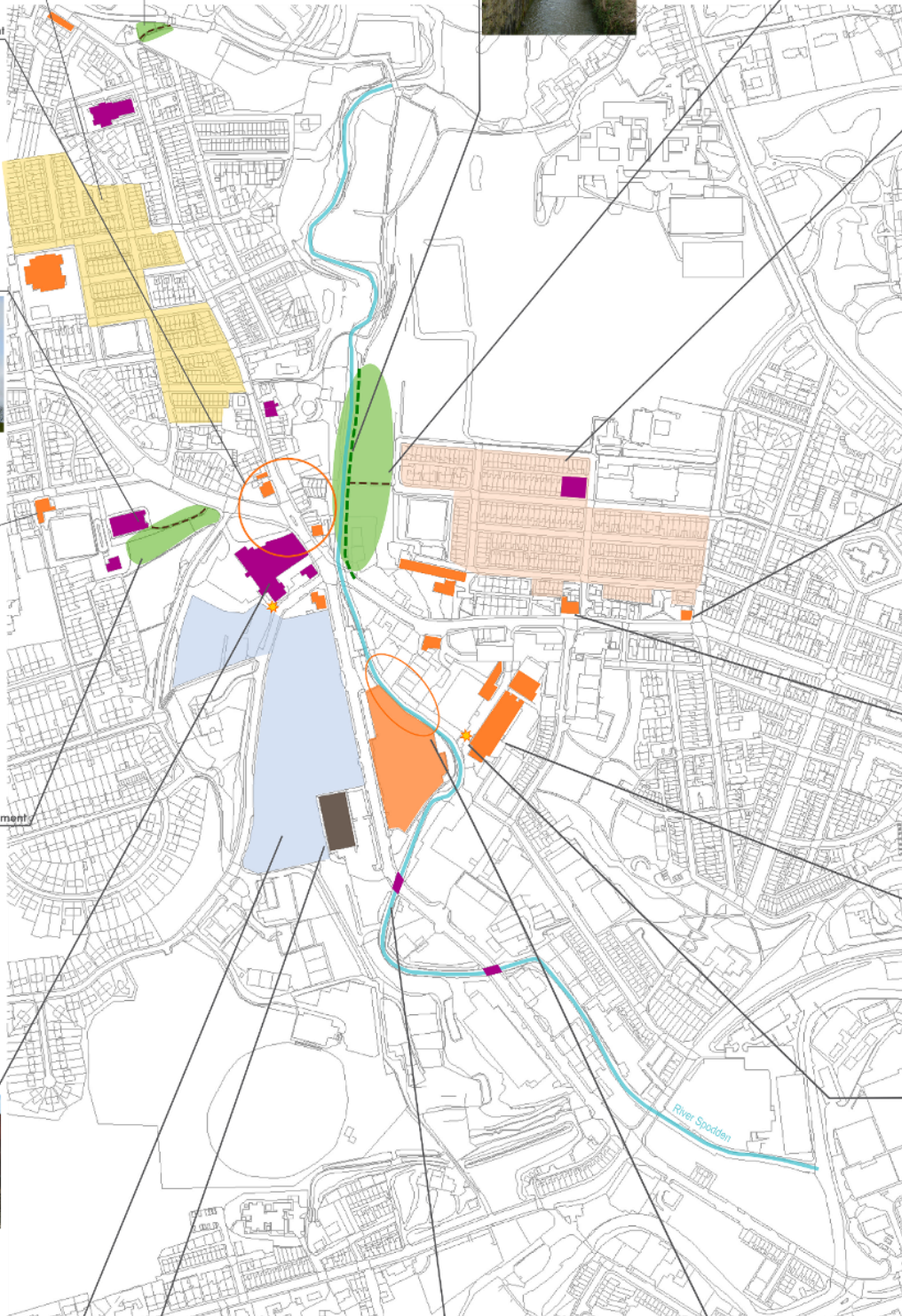
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- National Heritage Asset - Listed buildings
- Pocket park and woodland improvement - secure paths and steps
- Historic residential area with potential for improvement
- New residential development sites
- Good quality residential area in historic setting

PLANNING AND REGULATION	
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1. Spotland residential area

Small-scale changes such as reinstating historic styles of windows can enhance and add value to terraced areas as demonstrated in Nelson, Lancashire. Guidance could be prepared for owners on styles of architectural features typical of their period of property. This would need to suit a range of budgets and could also include advice on caring for historic buildings.



Terraces in Blenheim Street



Restored terraces in Meadow Bank Road
Nelson, Lancashire

2. Historic gateway improvement

This is the central area of Spotland Bridge where several busy roads join together and therefore where many people gain their impression of Spotland. The townscape potential here is huge with a number of architecturally and historically interesting buildings including the listed Spotland Bridge Mill and manager's house. Several of the shops retain parts of historic shopfronts which could be restored amongst other initiatives to enhance the historic character of the area.



Hair dresser's frontage,
Rooley Moor Road



View to Hurst Hill

3. St Clement's Church

Standing in a prominent location overlooking Spotland Bridge, St Clement's Church is an important landmark but is in need of some conservation work. Saint Clement was designed by Lewis Vulliamy and has links with the Royds Family and the Cooperative Movement, with one of the original Rochdale Pioneers, James Manock buried in an unknown grave in the churchyard. Support should be given to the church to help identify funding opportunities and to make use of strategic links with the Royds and the Co-operative movement.



St Clement's Church



Stained glass window panels



St Clement's Church and graveyard 1910

4. Church Inn P.H.

This Victorian public house, on a setted street, is a locally important building with well conserved original features and has car parking facilities. As such is an attractive property and eminently reusable. Its loss would be detrimental to the area and should be strongly resisted.



The Church Inn



Original window detail



Gable end detail

5. Woodland and steps restoration

The woodland path leading to St Clement's Church and Vicarage is in need of improvement to make it safer and more attractive. This would be a potential project to spend s106 money and/or for involving local people via a Green Volunteer programme.



Damaged steps



Woodland path

6. Spotland bridge New Mill

This Grade II Listed mill is a good example of an early C19th non-fireproof cotton spinning mill. Although the mill buildings are in need of some repair, the majority of the floorspace is currently being used as industrial workspace by local businesses. Planning permission has recently been granted for the erection of an additional storey to the east mill to provide a mixed use scheme comprising apartments and commercial floorspace with associated car parking and landscaping.



Spotland Bridge New Mill



Four storey mill building



Manager's house

7. Residential development sites

This area is currently being re-developed into a residential site with the provision of a hundred of dwellings. The opportunity to reflect the character of the special industrial heritage of the area in a contemporary and high quality development was not fully realised. Future residential developments should consider a design approach inspired by the historic character of the area. This may be a contemporary approach that when well designed can sit comfortably adjacent to historic mill buildings. A good example is the recent residential development on Woodbine Street in Rochdale.



Residential development in historic setting, Mellor Street



High quality residential development, Woodbine Street, Rochdale

8. Naylor's commercial development

Naylor's demonstrates how negotiating higher standards of design can positively enhance an area and doesn't necessarily need to be a pastiche of surrounding historic buildings.



Naylor's commercial unit, Mellor Street



Former Tramway Depot, Mellor Street

9. Listed Concrete Bridges

These two Listed bridges were built to carry Mellor Street, which welcomed the new tramway in 1909 in Spotland. Their designation in January 2013 established their significance for the area and it is only befitting that the area around them be improved. The bottom left photograph shows the potential to create attractive views along the river. The significance of the bridge is not readily apparent and interpretation boards would be suitable additions to the area adjacent to the river and bridge.



Mellor Street Bridge,
View from Naylors' site



View to Spotland New Mill
from Mellor Street Bridge

10. Attractive buildings

Along the banks of the River Spodden is a series of historic industrial buildings which overlook what could be an attractive river-side environment. New development adjacent to the river should be designed to effectively respond to the river and utilise this resource so that long term, residential uses, cafes and offices could emerge alongside the river. Small changes in the short term such as environmental works along the river bed and surrounding uses making better use of their positioning by un-boarding windows along the river and using rooms overlooking the river for their offices, meeting rooms, cafeterias etc would start this process.



View to Spotland New Mill,
River bed



Roofscape, view from the river at
Spotland Bridge

11. Mill Chimney

The two Mill chimneys of Spotland Bridge Mill and Spotland New Mill are two important landmarks which are architecturally and historically significant. They contribute to the identity of Spotland Bridge and have a strong contribution for the area as there are seen from the conservation area but also from the surroundings area of Spotland Bridge. For instance, Spotland Bridge Mill chimney is a strong landmark visible from the top of Rooley Moor Road, while Spotland New Mill chimney mark the landscape from St Edmund Street.



Spotland Bridge
New Mill chimney



Spotland New Mill
(Dexine) Mill chimney



View to Spotland New Mill
Thrush Street

12. Dexine Site

The site is in the process of being secured, under the direction of the Council. Planning permission for a residential development incorporating the historic main mill building and chimney was approved. This would have created a high quality development that retained the special industrial character and identity of the area. Unfortunately the development did not go ahead; with the site having been bought prior to the crash and housing market falling, the proposal became unviable. The recent sale of the site at current market values revives the opportunity for a similarly high quality and sensitive development.



Spotland New Mill,
From Spotland Road



Spotland New Mill

13. Former weaver's cottage

This row of weaver's cottages sitting at the junction of Primrose Street and Spotland Road have a substantial historic value as they are survivors of the early woollen industry. When converted to a public house the left-hand part of the row acquired ornate surrounds to the door and ground floor window. The location of the rows of weavers lights can be identified if one looks carefully below the eaves level. Today the building is vacant except for the right hand side section which is a take-away. It is in a poor condition and considered to be at risk from further deterioration. The appearance of the building is detrimental to the local amenity and it would be appropriate for enforcement action to be taken, subject to Council resources.



Weaver's cottages at risk, Spotland Road

14. Former Victoria Hotel

Built in 1897 at the junction with Spotland Road and Clark's Lane, this building is believed to have been designed by the famous Middleton architect Edgar Wood. Once a Public House, its architecture contributed significantly to the character of the area and it would have been a positive local landmark. Restoration could once again see the building positively contributing to the area. Further research is required to confirm the architect and the original design.



Former Victoria Hotel, Spotland Road, in present condition.



Former Victoria Hotel, Spotland Road, prior to cladding of gables

15. Spotland Road residential areas

West of Rooley Moor Road is an area of late Victorian terraces. The pattern is well preserved however, the majority of original doors and windows have been lost eroding the special character of the area. Special attention should be given to the preservation of the remaining features and guidance could be provided to advise owners on styles of architectural features typical their period property. This would need to suit a range of budgets and could also include advice on caring for historic buildings.



Terraces, St Clement Street

16. Woodland and steps restoration

This pedestrian route through woodland links the terraced housing on the hill to the east to the river and centre of Spotland Bridge. The steps are in a poor condition, with no guard rail. Repairing the steps and surrounding enhancements could be a possible project for s106 money to encourage pedestrian movement and use of this natural area.



Woodland path and damaged steps



Woodland, view from Spotland Bridge new Mill

17. River Spodden Valley

The valley of the River Spodden is an area of high leisure potential. However, the potential of the River value is presently only partially realised. The wall running along the river is damaged and the open space along the river bed is not sufficiently developed. Repairs are needed to areas of the stone wall along the river banks and improvements to the footpath along the river.



River Spodden, view from Spotland Road

18. Public realm and access improvement

To the right of Royds' Arm P.H. is a pedestrian step access to the lower street of Spod Road. Presently the route is uninviting but small scale works such as painting the railings litter picks could improve the pathway and could be carried out via a programme such as community payback.



Royds Arm P.H., Rooley Moor Road



Unsecured steps access

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