

### **Poynton Walk 3 The south-eastern part**

*Starting again at Fountain Place, then going eastwards along Park Lane as far as Clumber Road, opposite the old school. Clumber Road and Bulkeley Road to Dickens Lane. Dickens Lane eastbound past Sprink Farm to Wards End, then Waterloo Road through to Coppice Road. Eastwards along Coppice Road to Alma Cottages then back to Newtown & Hockley. Dalehousefold, then westwards along Park Lane back to the Clumber Road junction.*

#### **Development of the “new” village centre along Park Lane**

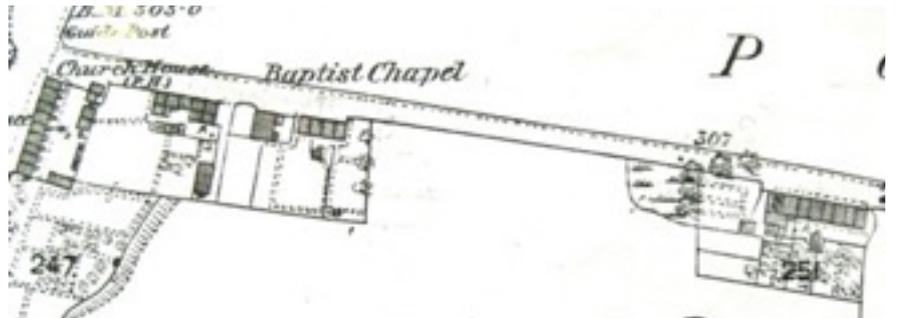
Looking at Park Lane today, it is difficult to believe that before 1862 there were no buildings at all on either side along here between the present Baptist Church and the Farmers Arms Inn. The first Baptist Chapel was built in that year but demolished c1970 when the present church was built; here is a reminder of what it looked like:



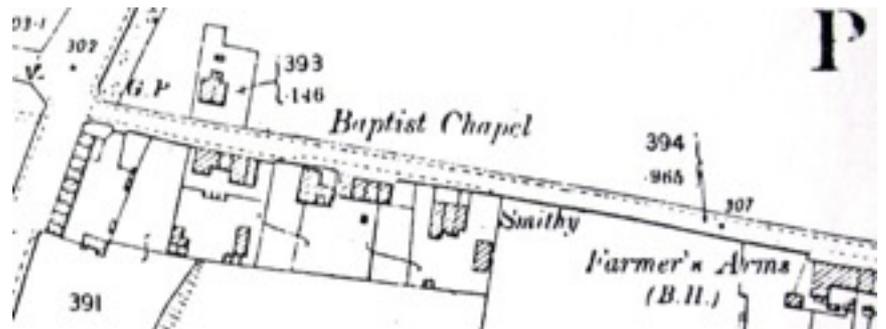
The stone plaque from the old building was installed in the foyer of the new church.....



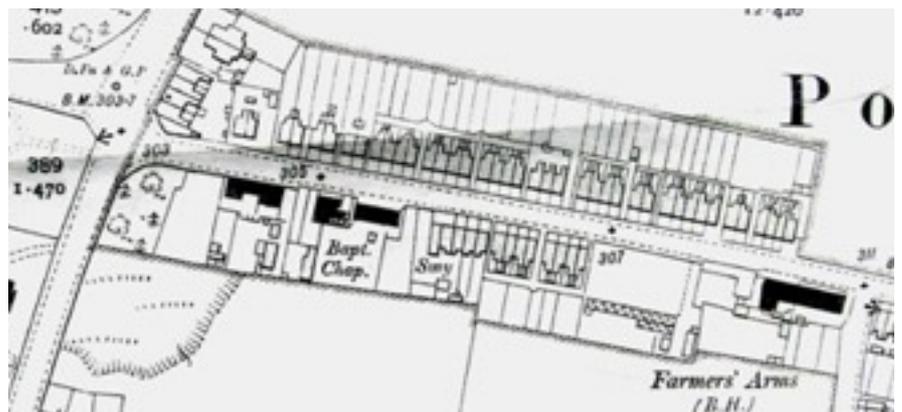
It is interesting to trace the development of this stretch of road during the ensuing 40 years or so, by means of the various editions of the large-scale Ordnance Survey maps. The first (right) is from 1871, with the Farmers Arms and its row of cottages at the right-hand end.....



By 1896 the south side was around ½ developed, but there is just one pair of cottages on the north side, and that had only just been erected when the map was published.....



Lastly, the 1906 edition shows a situation that is still immediately recognizable today; that gap on the south side between what is now the Italian restaurant and the Farmer's Arms was there for very many years!.....



The group of 5 dwellings on the site of the modern shops were Brown's Cottages, built in 1846. They are just visible in the background of this picture of a charabanc excursion waiting to leave from outside the church, taken in around 1925.....



The Baptist Chapel had 4 cottages adjacent to it on the east side which pre-dated it, being also put up in 1846. They are called "Dodgson's Cottages" in the 1851 census but were later sometimes known as the Baptist Cottages. There was then a small gap, to be occupied by Hallworth's Haberdashery after 1922, in what is now the ice-cream parlour & cafe.

The next construction, also on the south side was Shrigley's Forge, dated 1877, which is now a shop, and the 5 attached Forge Cottages.....



There is a picture of the Forge as it was, circa 1900 in "Poynton a Coalmining Village", page 7.

Another gap of some 18 years followed, but from 1896 this end of Park Lane was developed in earnest, firstly on the north side, from west to east, then on the south likewise.

On the north side, Beulah Cottages (nos 1 & 3) are dated to 1896 and are the only ones shown on the map of that year above, then follow in order Sunnyside (2 units), Wenlock Cottages (2), Laburnum Cottages (2), Windsor Terrace (4), Osborne Terrace (4), Woodbine Cottages (4), South View (3), Peel Terrace (4), Rose Mount (2), Mona Terrace (4), Mayfield Cottages (2) and nos 73-79 (odd, 4) for which no name has been found to date. All these are in a similar style with slight differences in size and external detailing. They carry name-stones but most are not dated; they were all completed by 1906. These pictures show part of the north side range as it is today.....



Nearly all of the present shops were built as private houses, and in some cases remained so to as recently as the 1970s. They are architecturally quite plain, but embellished with various designs of terra-cotta banding, window lintels and door-arches. These features are all standard items from builder's merchant catalogues of the period, but used in different combinations; this gives some clues as to which blocks were by the same builder and date of erection.

Some examples of the different types of embellishment are shown in the pictures below.....



On the south side, development beyond the Forge Cottages started in 1905 with Warren Terrace (4 units) and Bulkeley Terrace (4), then a further block of 4 with individual names Fernlea, Inglehurst, Gardenhurst and Silverdale in 1911 on land which is shown as a market garden on the 1906 plan.

**Farmers Arms public house**

Built about 1855 with its six adjoining cottages, a true "miners" pub until around 1980 but much modernised internally in recent years. When as a newcomer to the village I first went there I was politely reminded not to sit in a particular chair, as that was "Old Bob's", an elderly ex-miner who would be in shortly for his evening half-pint. The cottages are called Leigh's Row in the in the 1861 census.



**Green Terraces 1891**

Two terraces of six, nos 102 - 124 Park Lane (South side, picture left). They are of the same style and date as Lyme Terrace on London Road North, seen on our Walk 1, with the same ornate date plaques. Immediately opposite, the modern Waitrose supermarket has an interesting relief wall mural.

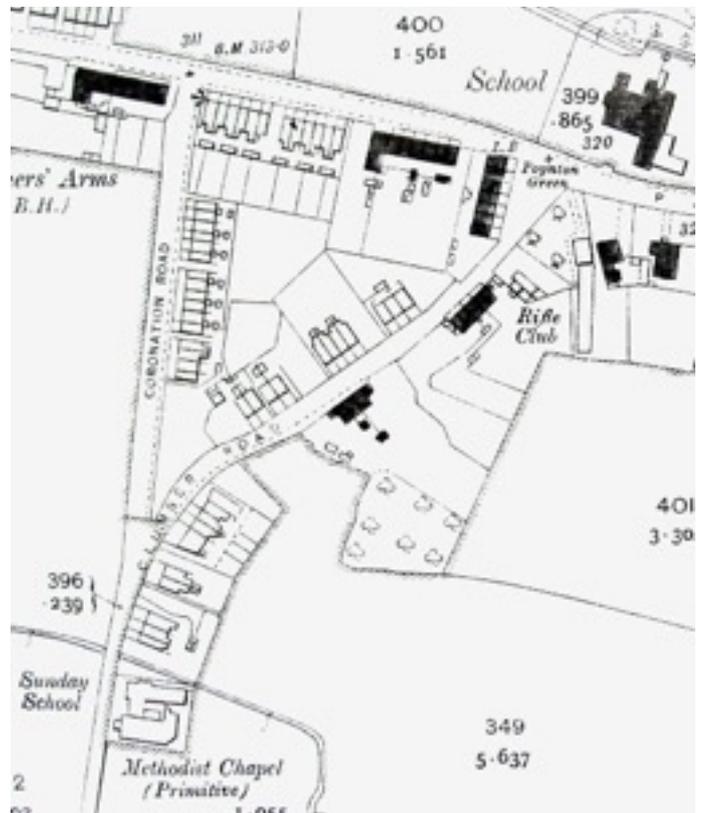
## Lord Vernon's school

Built 1838, extended in 1890 but closed in 1937 when replaced by the present purpose-built Vernon schools in Clumber Road. The Vernon coat of arms is inset into the 1890 porch gable. Nowadays the Poynton Folk & Social Centre, a listed building. The pictures show it around 1888 (before extensions, image courtesy of Ian Harris), 1920 and 1980 (including details).....



## Handicraft school

Built in 1912, but closed as such in the 1930s, it is behind (and now part of) the Poynton Social Club, formerly the Working Men's Club, picture left below. The house in front facing Park Lane (no. 148, lower left) was that of the school headmistress and the girl's schoolroom, now converted to flats. It dates from around 1885, was re-fronted about 1920 and then served as a shop for many years. The back part, shown in the picture, is largely original.



These two buildings replaced 5 older houses on the site facing the 1838 school.

### Poynton Green cottages

In two groups: the main row of 7 facing east was built 1845 and then called Ashworth's Row, and the other block of 7, nos 126-138 Park Lane in 1844 as Bain's Row or Cottages. The end cottage of the former, with the name and date on its window lintel, was once a shop, with its display window facing onto Park Lane still evident.



However, Clumber Road itself is much older; before the direct London Road South was formed in around 1762, the main route south through Poynton was along Park Lane, Clumber Road and the lower part of Dickens Lane. There is an interesting plaque on a row of 4 self-built farm worker's cottages on the east side (odd nos 9-15 Clumber Road); it carries the builder's initials EM and date 1810, with sun and corn motifs.....



On the west side, near the Catholic Church is another self-build group of three labelled: B J+M, 1846, together with symbols of his trade: a pair of dividers and a set square.....



Vine Cottages next door (to the left in this photo) are a pair put up around 1890, but the anonymous group of 3 small ones opposite dates from 1811.



### St Pauls Catholic church

The present RC church building started life as the first cinema in Poynton, circa 1928, and was converted in 1940. The interior retains several features from its previous use, including the projectionist's room above the entrance doors, with small window overlooking the main auditorium area.



Here, Bulkeley Road joins Clumber Road from the right. This short link to Park Lane was made around 1901 and was named "Coronation Road" for the accession of King Edward VI in that year, as shown on the map above, until 1910. The terraces on the east side, two 6's and a 4, were erected in 1905 (picture left below).



Those on the west side, a single row of 6 (above right), were not added until around 1910, and have neatly designed gables and brickwork decoration.

Surprisingly the two groups of 4 at right angles to them on George's Road East are slightly earlier, dated 1909, in a Cottage Orme style, quite unusual at this early date and in our area. They have a pleasant outlook to the front, with a service road at the back.....

Heading south along Clumber Road, on the east side nos 57 and 59 are Myrtle Cottages, dated 1901 and quite different in style to those on Bulkeley Road – no doubt by a different builder (below).



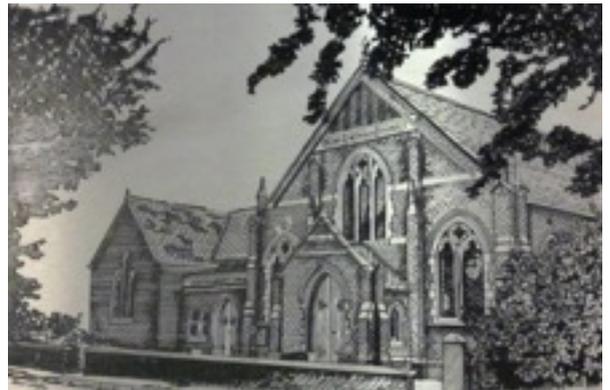
Next, the block of three called Brook Cottages is marked 1894, but a fourth, larger one has been added at the north end after the 1906 map was made.....



On the same side, the red-brick Primitive Methodist Schools building was erected 1878, and the adjacent church hall in 1904.

Unfortunately I neglected to photograph them in the 1980s; both buildings were regrettably demolished in 1995 after many years of dereliction and replaced by modern housing. They are at bottom left on the 1906 plan above that we have been following thus far.

This splendid steel engraving (right) displayed in the present, modern replacement Methodist Church building in the Civic Centre area gives a good impression of what they were like.....



Most of the west side of this section of Clumber Road is occupied by the Vernon Schools, opened here in 1937 to replace Lord Vernon's original buildings on Park Lane.

At the far end, Clumber Road joins Dickens Lane, and we turn westwards briefly for a hundred yards or so to.....

### Clumber cottages

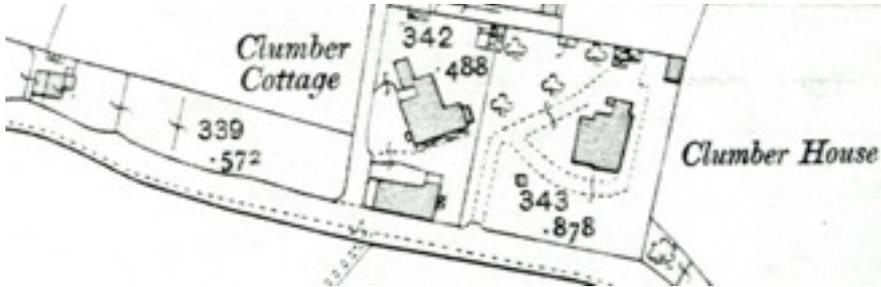
This is the only remaining older property (1846) in this part of Dicken's Lane, originally one dwelling but divided into two from around 1855 (nos 61-63, on the north side).....



Almost opposite, one of the 1930s houses has an elaborate decorative brick panel incorporating another interpretation of the famous Poynton Diamonds.....



Confusingly, what we know as Clumber Cottages (above) from the census and other maps is the pair shown on the left side of this 1906 map. That marked as Clumber Cottage on the map is rendered as **Clumber Park Farm** elsewhere (recorded here from around 1840, but the present dwelling appears to have been considerably rebuilt in the later Victorian period; picture left below).



The white building adjacent to the Clumber Road – Dickens Lane Junction (right, below, since rebuilt) looks more like the 1840s original, and comprised 3 farm workers' cottages at that time and for many years afterwards. It can be seen that its shallow-arched window openings are similar to those of the farmhouse building.

In the earlier eighteenth century this site was called **Mellor's Farm**. This was Messrs. Pickford's (the well known firm of road carriers) first base in Poynton, from around 1760.....



### Clumber House

A solid and imposing high Victorian gentlemen's residence dated 1879, now a nursing home.....



Most of the houses further up Dickens Lane on both sides date from the inter-war 1920-39 period; the pair of substantial semis (below right) is typical of the earlier ones.....



On the south side was formerly Dig Green, earlier known as Duck Green; cottages built around 1830. Apart from the farmhouse, later known as Fleetbank Farm, all had gone by 1851; this was in turn built over to form the present housing estate perpetuating the name.

The 1906 map shows three dwellings on the north side, opposite, all of which still survive. Holly Cottage (now numbered 169 Dickens Lane) is an unusual and distinctive design dating from 1860, and does indeed have an extensive holly hedge.....



No. 171 next door is a fine Edwardian house from around 1905 (below) and the stone, dormered Oak Cottage, sometimes Oak Lea, though it looks more modern, dates from around 1855 (right)



### Sprink, or Springbank Farm

An old farm holding, with the barns dating from around 1820 but a later, Victorian era farmhouse (pictures below, since demolished). It is shown as Shrigley's Farm in the 1849 estate survey with Sprink Farm opposite (on the site of the present modern Springbank Cottage).

However the two holdings were combined soon afterwards, and the old Sprink Farmhouse and outbuildings were then used as farm worker's dwellings as "Springbank Cottages".



## The Accommodation

These cottages around the junction of Dickens lane and Waterloo Road were erected to house coal miners employed at several small collieries in this neighbourhood. The nearby Shady Oak pit was working by 1834, and the Accommodation Mine by 1840.

Sprinkfield cottages comprise a block of 4 put up in 1856 and one of 3 in 1870, odd nos 239-251 Dickens Lane on the west side of Waterloo Road (below)....



On the east side, a group of 6 larger units of circa 1845 known as Accommodation Cottages....



Lastly here, facing the brook at Ward's End bridge is Bridge Cottage, circa 1830, once two separate dwellings, with its amazing leaning chimneystack.....



At the bridge, Dickens Lane passes into Adlington parish and becomes Moggie Lane. Immediately beyond the bridge Ward's End Farmhouse of around 1850 stands in the fork of the road, with Narrow Lane continuing straight on (picture left below). A short distance along the latter, Narrow Lane Cottage is on the left side, its plaque giving the builders initials TA and dated 1778.....



Returning to Ward's End Bridge, there are two choices of route across to Coppice Road, both of some interest. That through the Coppice running in front of Bridge Cottage passes firstly the site of the curiously-named **Coke Hall**, which stood on the north side of the lane roughly where the front garden of "By The Brook" now is, until about 1880. On the 1871 OS map extract (right) it is shown just to the right of, and below, the plot number 490.....



A little further on, where the lane dips down and turns slightly to the left, on the south side is **Coppiceside Cottage**, now called Keeper's Cottage, as it was the residence of the local gamekeeper from at least 1891 to 1911 (plot 492 on the plan). Like Coke Hall, it dates from around 1835; recently derelict, it has been thoroughly restored in the last few years (picture right).....

Our alternative route is along Waterloo Road, from Dicken's Lane between the Accommodation and Springfield Cottages. The modern house "Shady Oak" on the west side is on the site of the former Shady Oak Colliery, and its group of two associated miner's cottages. Highfield is the lone late-Victorian house on the east side, dated 1901.



### Waterloo pit engine house

Further on is the former Waterloo pit complex; the main building dated 1815 is the old mine pumping-engine house. It was converted and extended after 1850 to become part of a fine large residence. The adjacent cottages (below right) are contemporary.....



## Alma Cottages and Marfield Cottages

A brief diversion southwards from where Waterloo Road meets Coppice Road leads to these two pairs, both built around 1900. Marfield is on the site of an earlier farmhouse of the same name, shown on older maps. The pictures show Alma Cottages at left, and Marfield on the right.....



Retracing our steps to the junction with Waterloo Road, opposite on the north side are 3 terraces of 4 houses each; the southernmost one, strangely called Western Terrace (picture left) was built in 1902, whereas Victoria Cottages and Roseberry Terrace (right) are clearly by the same builder, a year or so later.....



Next comes a detached house, Wilmslow View dated 1901, then an older group of 3, Gladstone Terrace from 1892.....



## Hig Lane quarry

Supplied much good-quality stone for local buildings, including the parish church of St George, from around 1840 to 1880; it was off the east side of Coppice Road between the above houses and the next on the north, Newtown, in an area criss-crossed by footpaths, but there is not a great deal of evidence to be seen on the ground nowadays. The censuses and maps show a group of cottages here, the first 4 dating from before 1841, with another 6 added around 1855; these have also long gone without trace.

## Newtown cottages - miner's housing

Three blocks of eight and one of ten cottages built 1872-75 entirely of stone from the Hig Lane Quarry behind. The mining subsidence which required extensive bracing occurred 1900-1910.....



## Heppley and Hockley

It is interesting to compare the OS maps of 1871 (left) and 1906 (right) for this area.....



By 1906, as expected, the Newtown cottages (above) have made their appearance, and the colliery railway now stops at Lady Pit instead of continuing eastwards to Anson.

The adjoining Lord and Lady pits were working by 1840. The red-brick winding engine house (pictured in our Colliery Railways article) is the only surviving colliery building here, restored c.1990. There was also a much bigger pumping engine, "Big Ned", an 80" Cornish engine by Harvey of Hayle (1853), bought second-hand from Perran Foundry in 1870 and working at Poynton 1875-1935. The huge chimney stack was demolished 1947 and the engine-house itself 1955. There is a drawing in Poynton Local History Society newsletter issue 2, and it appears in several old photographs. Also on this site was a colliery engine shed, built 1882 (just above the word "pit" of "Lord Pit" on the 1906 map) to house the first steam locomotive, but regrettably demolished 1996 amid local protest.

## Hockley House

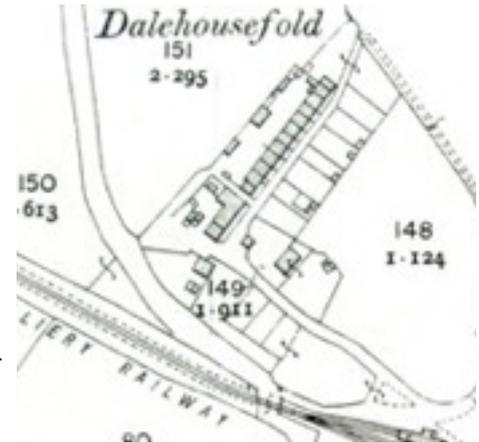
At the very top end of Park Lane, right opposite the junctions with Towers Road and Middlewood Road, this was Poynton's first Co-op store, built around 1862 of local stone (pictures below). It was superseded by a larger Co-op lower down Park Lane as early as 1875; the latter being extended and re-fronted 1912 but closed 1981 and regrettably demolished 1985 (its site is now Homelyme House).



### Dalehouse Fold

This separate small community originated as a farmhouse and two farm worker's cottages at the south end, circa 1770; a further single cottage and the terrace of 12 miner's cottages were added about 1848. Accessible by either one of two lanes off Towers Road, a few yards north of its junction with Park Lane.

The pictures below show, top row, left the original farmhouse and right with the contemporary Beech Cottage at its north end and the terrace beyond, and lower left The Old Cottage south of the farmhouse, middle Dalehouse Fold Cottage (extended) to its east, and finally, the terrace viewed from its north-eastern end.....



### Hockley Methodist chapel

Built in 1846, with Minister's house and schoolroom attached on the east side in similar style, also two large cottages, "Chapel Houses" adjacent on the west side.....



On the opposite side, the house “Holly Bank” of around 1912 was demolished to make the entrance to the new Venture Way housing development. Going westwards, next comes Red Rock Terrace of 4 built 1847 (left below), a semi-detached pair Willow Bank of 1900, and North View of 3 dated 1896 (below right).....



**Clayton Fold (or Field) cottages and Ten Row**

Both these groups are set back well from the road on the north side. Clayton Fold comprises 2 terraces of 3 each built 1854 and 1859 , then a taller block of 4 added about 1882, joined to the western end of the 1854 group (picture right). They are shown on the extreme left of the two map extracts above. Strangely, although the maps always refer to Clayton Fold, the censuses always show “Clayton Field”!

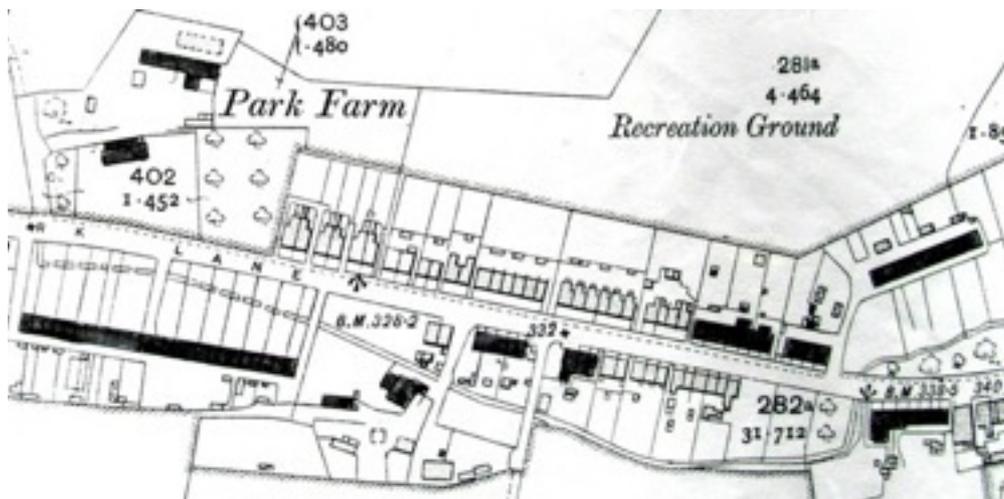
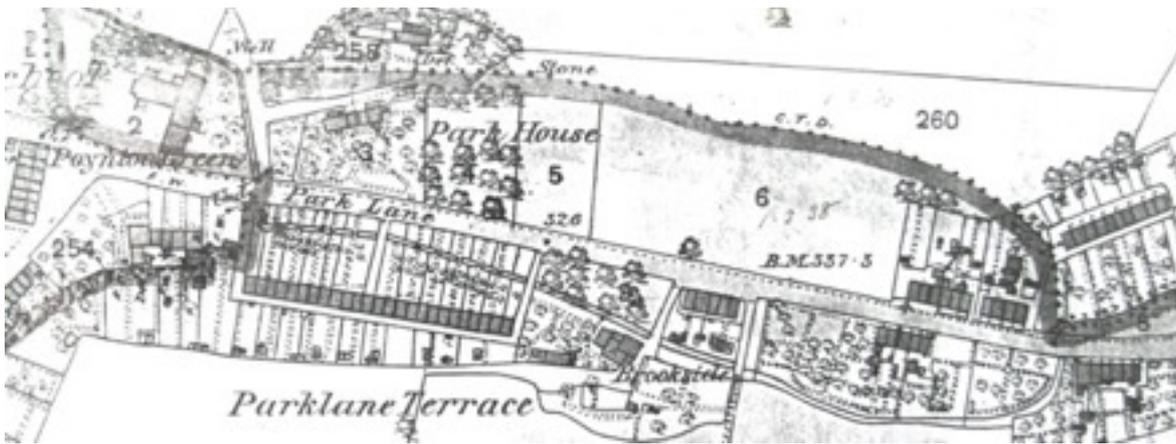


Ten Row is a substantial terrace of Miner’s cottages erected circa 1847, with a service road to the rear. The pictures below show the front elevation set back from Park Lane beyond the stream on a frosty winter morning (at other times of the year this is usually well-obscured by vegetation), and the rear as seen from the adjacent playing fields.....



The remainder of this part of Park Lane, almost to the end of our walk back at the junction with Clumber Road, was gradually developed from around 1839 up to 1905. The two maps below, from 1871 (upper) and 1906 (lower) show this; Ten Row (above) is

the blacked in group shown at an angle to the road, at middle right (the blacked-in properties on this 1906 edition indicate those owned by the Vernon Estate).



On the south side opposite Ten Row, the block of 7 known as **Hallam's Buildings** is dated 1846 (picture right). Next, even numbers 254-260 are 4 small cottages, **Brook Terrace**, self-built in 1839 by coal miners, who then occupied them. No. 252 was added in similar style at the western end by 1861, and 262, somewhat taller at the eastern end around 1870 (below).....



Continuing westwards on the south side are the 3 **Wellbrook Cottages** of 1904, then an anonymous semi-detached pair dated 1897 and **Springfield Terrace** of 3 from 1896 (though these were not apparently occupied until around 1905). Even nos 226-234 are **Five Row**, blacked in on the 1906 plan, erected about 1838 (picture right; all these, facing north, are difficult to photograph effectively).....



On the north side of Park Lane, going west from Ten Row, firstly comes Bann's Row of 4, odd nos 251-7 of 1846 (below left), then Jackson's Row of 7 built 1857 (called Jackson's Buildings in the 1901

census, below right).....



Next on this side come Mount Pleasant, a set of 4 dated 1884 and the Co-operative Cottages, 6 erected 1887 by a group of miners.....



A further row of 6 from 1896 is directly opposite Five Row, followed by six pairs of semis: nos 201 & 203 were put up in 1894, then 197/9 of 1890 and Ash Cottages (193/5) dated 1895.....



Clairemount Cottages (dated 1905), Peel Cottages and Roden Cottages (1903) are all similar.

Lastly on the north side, the modern fire station off School Lane stands on the site of Park Farm, demolished in 1960. This old picture shows it to be probably early to mid 18<sup>th</sup> century, subsequently extended at least twice.....

Returning to the south side, opposite Ash Cottages is Brook Shop, later a pair (nos 222, 224) of about 1870, which was a house and bakery owned by the Ridgway family; they also had a confectionery shop at no. 236.



### Former Parish Council Offices, Park Lane

This single-storey building of circa 1925 later became the village public library until 1969, then an Indian restaurant. Now the headquarters of the Poynton Brass Band (picture right).....



### Brook House Farm

17th century, timber framed with brick infill, the farmhouse is a listed building now serving as a nursery. It is surrounded by more modern constructions and is virtually invisible from the road; it lies immediately behind the two above properties.....



### Long Row - miner's cottages

A terrace of 24, Vernon Estate property nos 139-162 and nowadays even nos 152-198 Park Lane. Built 1844 by Lord Vernon. Called Parklane Terrace on the 1871 map, it was extensively restored in the 1970s.

Our picture (below) from 1979 shows virtually the full extent of the row, a view not now possible due to extensive tree and shrub growth in the intervening period.....



These two recent views look both ways from near the centre cottage, which extends over a through archway to the rear yards, thus somewhat larger than the others (note the gap between the chimneys in the picture above).....



This brings us back to the Park Lane / Clumber Road junction opposite Lord Vernon's school, concluding this walk where we turned off near to its starting point.

**K. A. Jagers    September 2010    (updated April 2011, October 2012 and August 2022)**