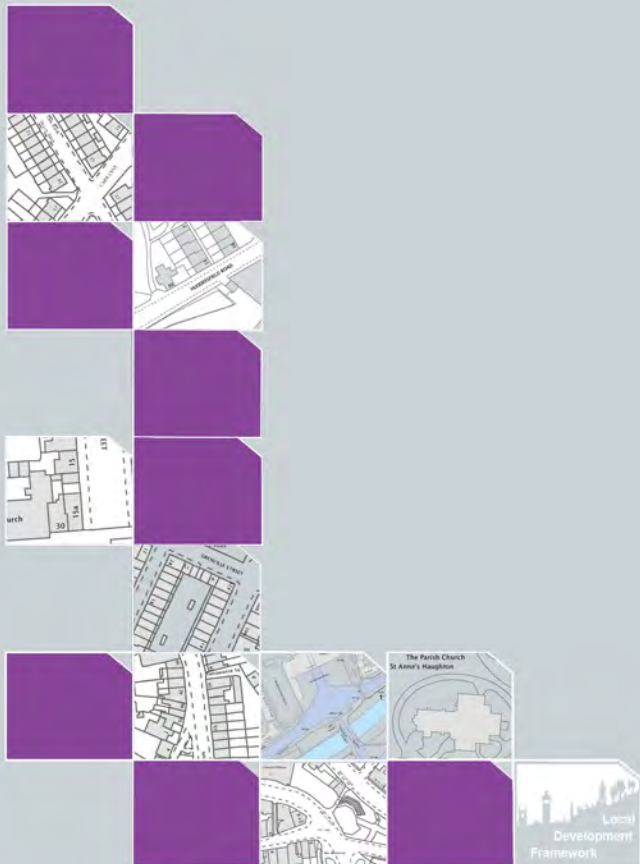

Carrbrook
Conservation Area Appraisal and Management Proposals



March 2013



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Carrbrook Conservation Area Summary



1 Summary

1.1 A conservation area is defined as '*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance* (Planning (Listed Building & Conservation Areas) Act 1990, s.69 (1))'.

1.2 The Carrbrook Conservation Area originally designated in 1975 is about 10 miles east of Manchester and just 2 miles northwest of Stalybridge. In 1975 the Conservation Area included the original planned Victorian industrial village of approximately 90 houses, Calprina Works, bowling green, Buckton Vale Institute and some areas of vacant land. In 1995 the Conservation Area was extended to include land to the west along Swallow Lane and School Lane and a number of listed buildings at Moorgate. A small section of the boundary opposite numbers 9-12 School Lane was redefined in 1997 and again in 1999.

1.3 Carrbrook is considered to be a good example of a planned late Victorian industrial village, although human settlement within the area is likely to have ancient origins with the land set in a valley below Buckton Castle and close to the line of a Roman road. Evidence of settlement at Moorgate, Flash and Carr exists from 1580 onwards, probably due to the supply of fresh water. However, there was no large scale domestic or industrial development until 1799 when Carr Mill was established. It was during the early 19th century that industry began to take hold in Carrbrook, with the construction of Buckton Vale Print Works (known later as Calprina) in 1825, which by the 1860s had expanded across both sides of the brook east of Castle Lane.



Numbers 4-6 Moorgate Cottages, School Lane

1.4 The construction of workers houses came relatively late to Carrbrook. The first row built by Gartside and Co, owners of the print works, was Long Row during the late 1870s, some 50 years after the establishment of the print works. Owners of the print works continued to build houses and recreational facilities for their workforce until the 1920s. During the second half of the 20th century residential infill took place, linking Carrbrook Village with Huddersfield Road to the west.

1.5 The result of the historic development of Carrbrook is that the general character and form of the Conservation Area falls into three main types; the pre-industrial settlements of Moorgate, Flash and Carr; the late 19th century planned industrial village and the 21st century residential development on the Calprina site. However, it is the distinct change from domestic industry within the settlements to large scale manufacture, once dominated by the print works and the planned late 19th century industrial village, which makes Carrbrook worthy of conservation area status.

1.6 An attractive feature of Carrbrook is its location and setting within a valley on the lower slopes of the south eastern side of the Tame Valley beneath Buckton Castle. Carrbrook has extensive views and easy access into the surrounding countryside, much of which is protected within the adopted (2004) Tameside Unitary Development Plan (UDP) as either Green Belt or Protected Green Space. A Site of Biological Interest, also protected by policy within the UDP, abuts the Conservation Area to the north, a small section of which falls within the boundary at the top of Swallow Lane.

1.7 The majority of Carrbrook's listed and locally historic buildings are contained within the pre-industrial settlements. It is the association of these buildings together with the more ordinary 19th century industrial and domestic buildings, that gives Carrbrook its unique identity and which conservation area

status helps to preserve. Together the pre-industrial and late Victorian buildings, curved lanes, planned streets, open green spaces and industrial water features help us to understand Carrbrook's history and built development.

1.8 The pre-industrial settlements are located to the far northwest at Moorgate, in the centre at Flash and north northeast at Carr in relation to the planned village. The buildings within them date to around the late 17th and 18th centuries and are constructed from locally quarried millstone grit, roofed in thinner layers of the same stone. The buildings at Moorgate were built to house a small farming community and front onto the curving highways of School Lane and Swallow Lane. The buildings at Flash and Carr are more domestic in appearance, with Carr being built adjacent to the ancient Roman road. Evidence that these communities supplemented their income with hand loom weaving is found within the rows of mullioned windows to the upper floors of the buildings.

1.9 The late 19th century planned village contrasts with the pre-industrial settlements in terms of building types and layout with its rigid rows of terraced housing. Although walls are built from the same local millstone grit as the early settlements, they are roofed in Welsh slate. The design of the terraces is of the late Victorian period although their layout is based around a central triangular open space (bowling green) rather than a typical 19th century gridiron pattern. The terraces are also set back from the highway behind low millstone grit walls and short front gardens. Most blocks have a shared communal space to the rear. These terraces also appear to be of high quality with decorative detail including the use of gabled bays to break up continuous roof lines and ashlar in the construction of window and door surrounds.



Numbers 1-21 South View

1.10 In contrast to the rest of the Conservation Area is the modern development to the south east on the Calprina site, which was cleared during the late 20th century. The layout of the new development is a stark contrast to the planned 19th century straight terraced streets, as properties in this recent development have been arranged in groups around a curving and irregular street pattern.

1.11 A series of Conservation Area Management Proposals have been developed from the findings of the Carrbrook Conservation Area Appraisal. The purpose of the Management Proposals is to preserve and enhance the character and appearance of the conservation area.

1.12 A boundary review has been recommended as part of the Management Proposals. The review identifies the following areas for inclusion within the conservation area boundary:

- Land to the south of the Carr Settlement
- Land to the west of the Carr Settlement
- Land at Warmholes
- Land adjacent to the former Carr Mill
- Land at Castle Clough

1.13 Not only do the Management Proposals set out policies for the protection of the character and historic interest of the area, but they also provide detailed design principles for the management of future change.

Carrbrook Conservation Area Appraisal



2 Introduction

2.1 Carrbrook was originally designated as a Conservation Area in 1975. It is an excellent example of a Pennine settlement that developed from a cluster of agricultural settlements through industrialisation into an industrial village. Recently published government guidance calls for the local planning authority to make information about the significance of the historic environment gathered as part of plan making or development management publicly available¹.

2.2 Tameside Borough Council commissioned Taylor Young, supported by the Architectural History Practice (AHP), in August 2006 to undertake appraisals of four Conservation Areas. As this appraisal was never taken forward for public consultation, it was considered that the original Taylor Young report should be reviewed and updated. This appraisal is therefore based on the report written in December 2006 by Taylor Young and provides an up-to-date assessment of the Carrbrook Conservation Area. It aims to analyse the built form, historical context and natural setting to define the special interest of the Conservation Area. It identifies key positive and negative impacts, erosion of character, potential threats, and considers the appropriateness of the Conservation Area boundary. It makes recommendations for future policy and action by the Council to preserve or enhance its special character.

2.3 The report was undertaken in accordance with English Heritage guidance on Conservation Area appraisals². The report is based on site analysis and historical research on the character and history of the area.



Oak Bank, Castle Lane

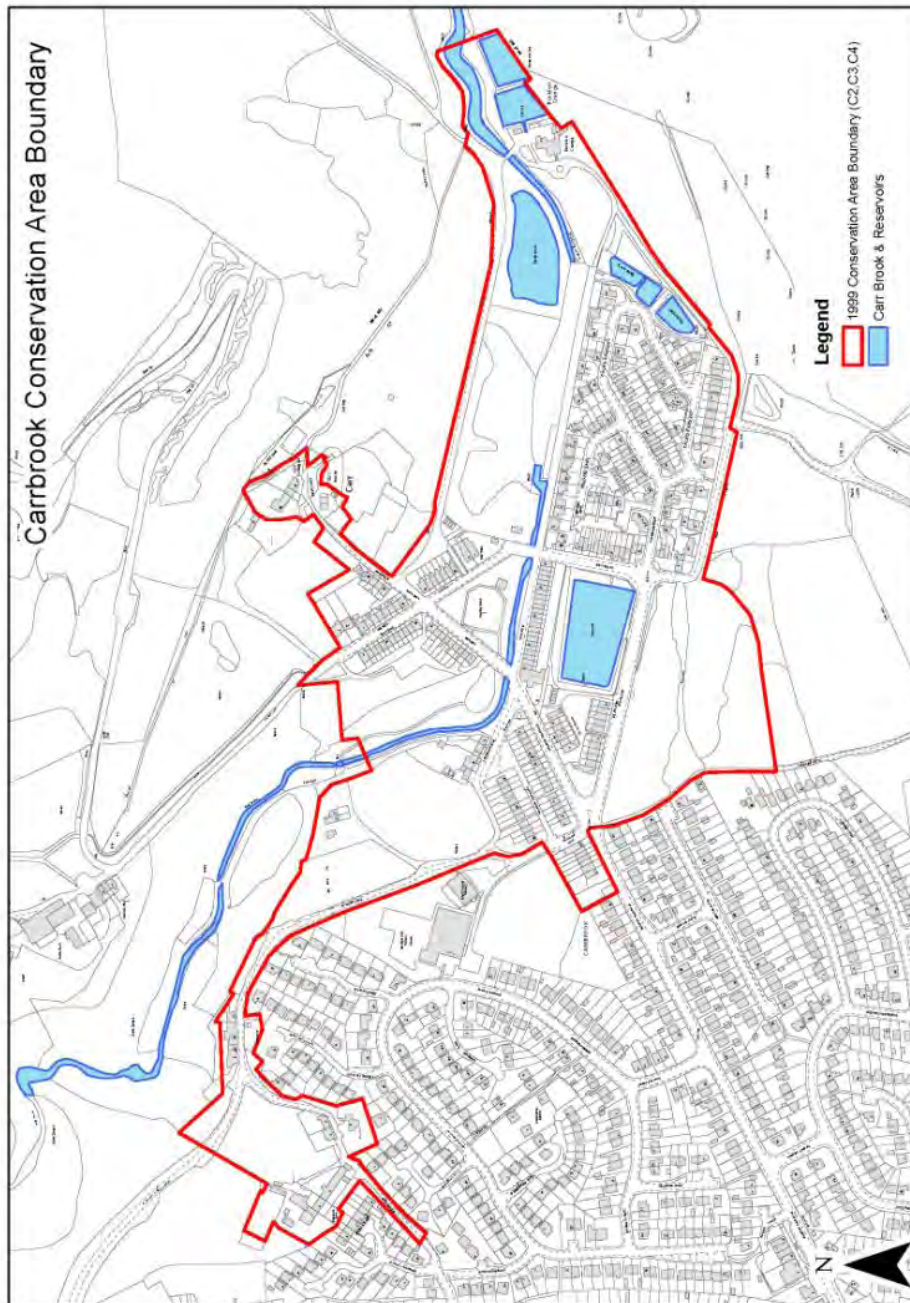
¹ Department of Communities and Local Government 2012, National Planning Policy Framework, paragraph 141

² English Heritage 2005, Guidance on Conservation Area Appraisals

3 Definition of Special Interest

Location and Setting

3.1 Carrbrook lies approximately 2 miles to the north of Stalybridge town centre, at the point where Carr Brook emerges from Carrbrook Clough. The industrial settlement developed either side of the Carr Brook, at approximately 200 metres above sea level, below the steep slopes of Buckton Castle.



1999 Carrbrook Conservation Area Boundary (not to scale) © Crown Copyright. All rights reserved LA 100022697 2013

Conservation Area Extensions

3.2 The Carrbrook Conservation Area was designated in 1975 in recognition of the importance of the village as an industrial unit incorporating the Mill and the surrounding groups of houses which had largely been built by the Mill owners to accommodate their workers. The original designation included the planned Victorian village of approximately 90 houses, the Calprina works site, bowling green, Buckton Vale Institute and some areas of vacant land. It also extended beyond Buckton Grange to the east to include the original reservoirs serving the mill complex and also to the north, just beyond Carr Lane, to include the small group of pre-industrial cottages at Carr.

3.3 In July 1995 the Carrbrook Conservation area was extended westwards from Carrbrook Village along Swallow Lane and School Lane to include several groups of pre-industrial stone properties situated along these lanes at Moorgate. Whilst many of the buildings in this area were subject to statutory listing, it was considered at the time that its role in the historical development of the area and the narrow, twisting, preindustrial character of Swallow Lane made it worthy of inclusion.

3.4 In 1997 minor amendments were made to the Conservation Area boundary opposite numbers 9-12 Moorgate Cottages, School Lane and again in 1999 to redefine this same section of the boundary.



Moorgate Cottages are arranged on the curve of School Lane

Historical Development

3.5 Human settlement in the area around Carrbrook is likely to have ancient origins with the land set in a valley below Buckton Castle and close to the line of a Roman road. Buckton Castle dominates the skyline to the north of Carrbrook and has long been believed to have been an Iron Age hill fort or a Roman fort. More recently it has been argued to be the remains of a large 900 year old castle, thought to have been built by the Earl of Chester, Ranulf the Second, who was one of the Country's most powerful landlords. The earliest record of the site dates to 1360 when it was described as '*one ruined castle called Buckeden of no value*'.³ The layout of the site suggests that Buckton Castle was a ringwork castle built between the 11th and 13th centuries⁴.

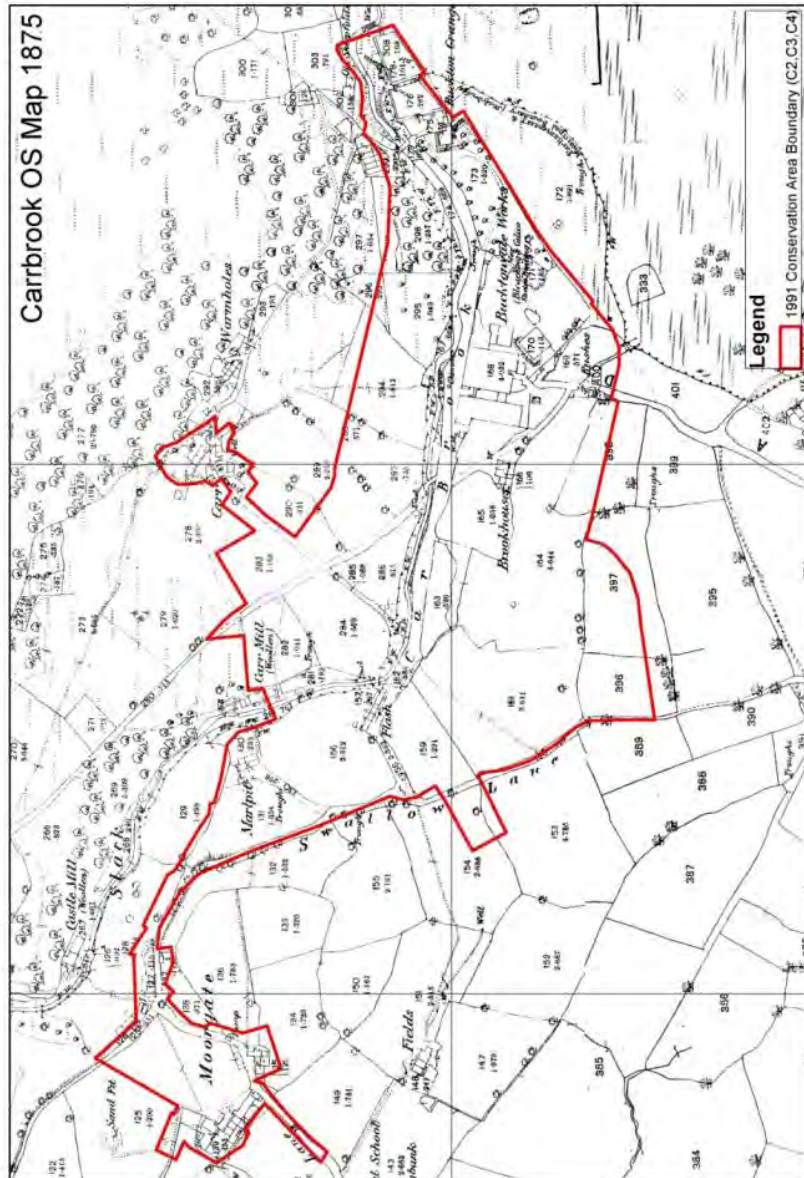
3.6 During the medieval period Carrbrook was part of the Manor of Stayley owned by the de Staveley family. Ownership of the Manor changed hands several times between the 15th and 18th centuries before finally becoming part of the Stamford Estates through the marriage of the 4th Earl of Stamford and Lady Mary Booth in 1758.

3.7 During the 18th century, before the first water-powered mills were built along the Carr Brook, the settlement in and around Carrbrook was characterised by scattered farms and settlements, occupied by tenants of the estate. These settlements included Moorgate, Flash, and Carr, which are all shown on the 1850 Stayley Tithe Map. The agricultural buildings within these settlements date from about the late 17th or early 18th century. Due to their isolated location on the edge of the Pennine moors, and in common with other Pennine communities of that period, the domestic-scale weaving of woollens supplemented income from farming.

³ The Advertiser 24th July 2008, Borough is King of its own lost castle and Burke & Nevell 1996, The Buildings of Tameside, p16

⁴ UMAU December 2002, Investigations at Buckton Castle 1996-2002

3.8 Carrbrook did not exist as a village until the end of the 19th century. This is comparatively late for an industrial community in this area: Copley and Millbrook, for example were established by the 1830's. The first water-powered mill was a woollen mill built on the brook in the area now occupied by Buckton Grange. Higher and Lower Mills and a print works are all shown on Bryant's 1831 map in the same area, as well as a 1790s woollen mill further downstream, known as Castle Mill and run by the Hyde family. William Heap's Carr (Logwood) Mill occupied a site north of Flash and first opened in 1799⁵. Carr (Logwood) Mill is unusual in that it began as a cotton mill and shifted to production of woollens in the 18th century. No doubt the people who worked in these mills lived in the existing nearby settlements.



OS Map 1875 overlaid with 1999 Carrbrook Conservation Area Boundary (not to scale) © and database right Crown copyrights and Landmark Information Group Ltd. All rights reserved 2013

⁵ Carrbrook Local Heritage Trail

3.9 The Huddersfield Road turnpike was constructed half a mile to the west of Carrbrook in the early 1790s, providing its main external transport link. The village remained relatively isolated during the majority of the 19th century, without a railway station or canal. Until the 1890s, Carrbrook was served by a network of narrow lanes including Swallow Lane and Castle Lane, which linked the agricultural settlements to the village and the print works. Coal had to be transported in by cart via Hey Heads New Road from the Huddersfield Canal wharf at Mossley. Although limited transportation links did not appear to hinder the development of Buckton Vale Print Works, it may have been a factor in the early decline of Carrbrooks' cotton mills. Castle Mill had closed by 1872 and Carr Mill closed in the early 1890s⁶. The transport situation improved with the building of Buckton Vale Road and South View in the 1890s. Buckton Vale Road was important in that it created a direct link between Carrbrook and Huddersfield Road, thus improving access to Millbrook Station and the coal sidings.



School Lane, Moorgate C.1890⁷

3.10 In the 19th century, Carrbrook was split between two administrative districts: Stalybridge and Mossley. The village also lay at the boundary between Lancashire and Cheshire. Millbrook was a separate township that was eventually incorporated into Stalybridge.

3.11 The most influential industry in the history of Carrbrook was the development of the calico printing and dye works on the Buckton Vale Works site, particularly during the late 19th and early 20th century. The Smiths from Bury started the print works c.1825. Industrial sized buildings are visible on the 1850 Stayley Tithe Map, although the Tithe Plots are described as meadows rather than for industry and appear to be in the ownership of Reynolds. The expansion of the site accelerated after 1866 when the works were acquired by John Gartside and John Nield; Middle Mill was absorbed into the works and Gartside built Buckton Grange for himself, on the site of Higher Mill⁸. The works developed on both sides of the brook east of Castle Lane and grew to dominate the village, utilising water from the brook for the industrial processes, stored in several reservoirs.

⁶ Carrbrook Local Heritage Trail

⁷ Tameside Local Studies and Archives Image T00367

⁸ Carrbrook Local Heritage Trail

3.12 The print works employed over 1000 people by the end of the 19th century, but the building of workers' housing was a relatively late development. The 1875 OS Map shows none of the terraced housing that now characterises Carrbrook Village, although the works on the south side of the brook were extensive by then. The workers were accommodated in terraced housing built by Gartside and Co and later the Calico Printers Association between the early 1880s and the 1920s. The first terrace of workers' housing to be built was the section of Long Row with 3-storey rear elevations, in the late 1870s. Middle class housing was built at a lower density on Beaconsfield Terrace in the early 1880s, with the adjoining pair of large semi-detached houses, Oak Villas, built in the 1890s. Two groups of terraced workers' housing on South View were built in the late 1890s. Castle Terrace also dates from the same period. During the 1895 strike, temporary housing was built for strike-breakers on Carr Rise and Castle Lane, known as Metal Houses. These were later replaced by terraces of stone-fronted housing, named Thorn Bank, Oak Bank and Carr Rise built between 1900 and 1909, with a further group at Spring Bank.



Buckton Vale Institute and Buckton Vale Print Works c.1911⁹



South View C.1910¹⁰

3.13 Carrbrook is unusual as a mill village in having no parish church and few other community facilities due to its late development. The village was served by the Church of St. James and chapels in Millbrook, to which Carrbrook people would have walked. A school was established on the Huddersfield Turnpike Road, approached along School Lane in 1816 by William Barlow. The school building remains and has a date stone of 1816¹¹. Carrbrook had its own school from 1878. The school name of St. James is a further indication that Carrbrook remained part of the parish of St. James Church in Millbrook. This school took the place of Barlow's School and sat adjacent to Buckton Vale Road. The Calico Printers Association built the Buckton Vale Institute in 1897, which served as the community's social and cultural centre. A cooperative store was established by the Print Works within Flash Cottage, at Flash on Carrbrook Road during the very early years of the co-operative movement.

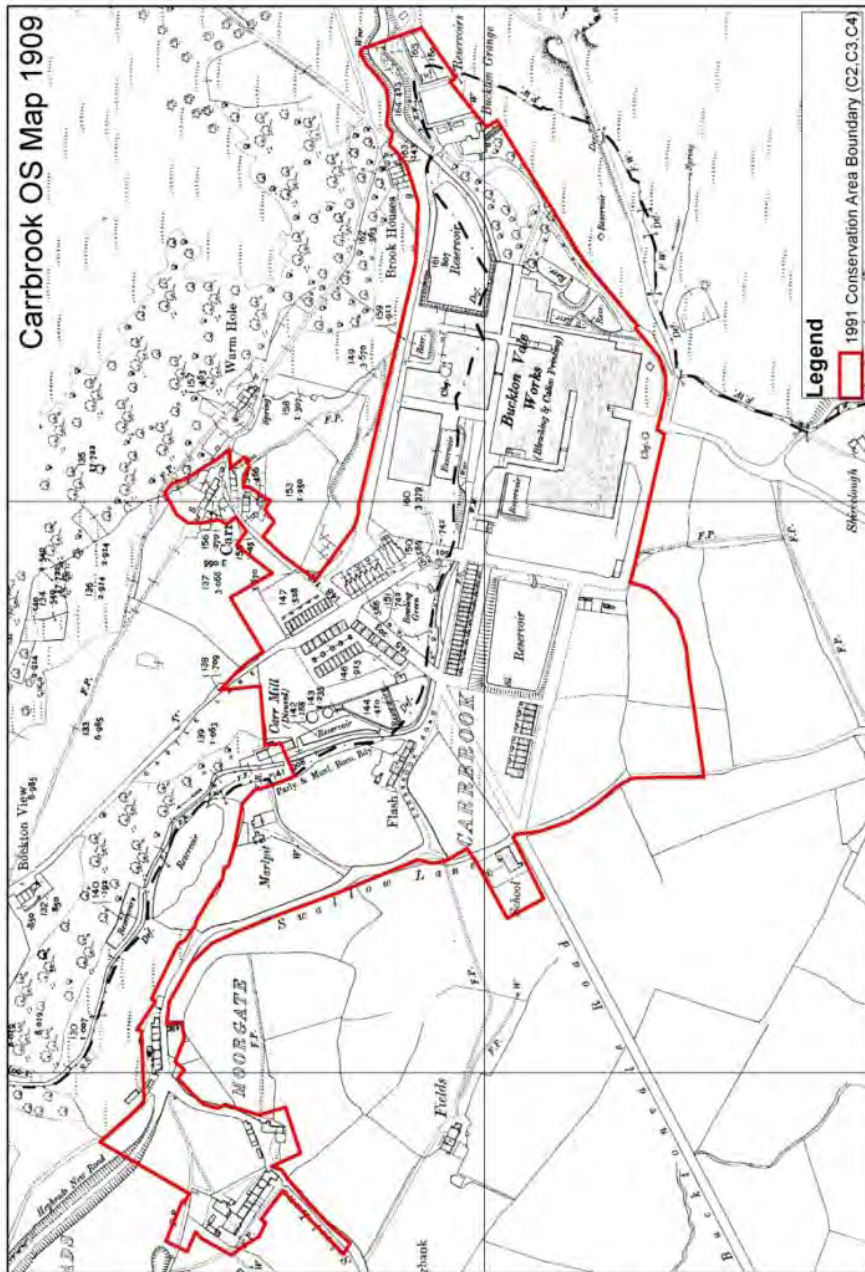
3.14 Two main factors have influenced the late 20th century development of Carrbrook: the closure of the print works and the post-war expansion of new housing on the west side of the village. The 1981 explosion at the Chemstar Works (formally Buckton Vale Print Works), on the north side of the brook, prompted the closure of this part of the works and the subsequent landscaping of the cleared site as a country park by Tameside Council. At the time of conservation area designation, much of the village's housing stock would have been owned by Calprina. Since its closure the houses have passed into private ownership. The only industrial building remaining on the site is the former pump house close to Castle Lane. The south side of the Buckton Vale Works site, latterly run by Calprina, closed in the late 20th century; the buildings were then used as an industrial estate until the site was cleared in the early years of the 21st century, although the entrance lodge has now been incorporated in the modern 21st century development at Printers Fold. The works site to the south of Carr Brook has now been redeveloped for

⁹ Tameside Local Studies and Archives Image T00088

¹⁰ Tameside Local Studies and Archives Image T00133

¹¹ Carrbrook Local Heritage Trail, Page 10

private housing, retaining three small reservoirs as part of the landscaping along with the stone sets on the road to the south of the new development and some of the original stone retaining walls. The area to the south of South View has been landscaped as part of the Country Park, and together with the duck pond on Castle Lane, is managed by Tameside Council.



OS Map 1909 overlaid with 1991 Carrbrook Conservation Area Boundary (not to scale) © and database right Crown copyright and Landmark Information Group Ltd. All rights reserved 2013

3.15 The loss of local employment partly led to the development of Carrbrook as a popular commuter village. Late 20th century changes within the Conservation Area include the conversion of the former St. James' school to residential use and the construction of infill housing at Buckton Vale Mews. The compactness of this development contrasts with the low density post-war estate built further to the west, which now dominates the approach to the Conservation Area. The recently completed natural stone housing on the Calprina site reflects the rising social status of the village in the 21st century. Local concern about the appearance and conservation of the village's character led to the establishment of the Friends of Carrbrook who restored the bowling green in the 1990s, conducted local research into the village and provided heritage interpretation panels throughout the village.

3.16 An additional significant change to the landscape setting of Carrbrook has resulted from the mineral extraction at Buckton Quarry, which together with Buckton Castle, dominates views to the north of the village.

General Character and Plan Form

3.17 The general character and plan form of development strongly reflects the three distinct periods in Carrbrook's development. The pre-industrial settlement developed in a pattern of small clusters of buildings dispersed along narrow and winding country lanes. This pattern of development is still clear in the area around the settlements at Carr, Flash and Moorgate and along Swallow Lane and School Lane. The rural character of the earlier settlement contrasts with that of the industrial village which is more uniform and geometrically regular in both its layout and architecture. This is typified by terraces such as those on Long Row, Carr Rise and Castle Lane which developed around a central triangular area, which was later used as a bowling green. Carr Brook, which follows its natural course to the north of the settlement, is canalised parallel to Long Row through the village, reflecting its previous industrial use.

3.18 The need to improve transportation links into the village for haulage access and connections to Millbrook Station is reflected in the construction of Buckton Vale Road, which became the principal access to the village in the late 19th century.

3.19 The layout of modern 21st century development to the south east of the village contrasts again the pre-industrial settlements and the planned Victorian village in that, houses, vary in design and scale, and are arranged in groups around a curving and irregular street pattern.



Carr Settlement



Carr Rise leading to
Buckton Vale Road



Curved development at Calico Crescent

Landscape Setting and Contribution

3.20 The landscape setting of Carrbrook makes a significant contribution to the character and setting of the village. Indeed Carrbrook takes its name from the Carr Brook, which runs from Carrbrook Clough to

the east. The Pennine hills which rise steeply to the north and east dominate the village, which lies on the gently sloping valley floor. The hills, which are wooded on their lower slopes near the village and become open moor land on their upper slopes, provide the backdrop to the village. Views along many of the streets in the village terminate on these hillsides firmly rooting it within its setting. To the west of the village is Castle Clough which is rural and densely wooded in character, despite having formerly accommodated some of the original mills in the area.

3.21 The earliest settlements in the area are closely rooted in the landscape through the use of locally sourced materials, notably local stone, and also through their narrow lanes, which twist and turn with the underlying topography. Whilst later development in the village utilises fewer local materials in its construction, it remains closely connected to the landscape which had contributed the power and water required for the development of industry. The interaction of these factors gives rise to the character-forming elements in the modern day village, such as the canalised Carr Brook and many reservoirs.

3.22 Views of Buckton Castle and the active quarry in the hills above the village dominate the setting of the Conservation Area. The quarry may provide some unavoidable nuisance (in the form of noise and heavy goods vehicles) to village life. A fifteen year extension was approved in 2005 for this operation. The valley floor slopes gently westwards towards the main Tame Valley, which runs north-south to the west of the village. The land to the west and south of the village is largely open and less prominent a part of its setting.

3.23 The land formerly occupied by the Chemstar Works immediately to the north east of the village and land to the south of South View has been landscaped by the Council and forms part of Stalybridge Country Park. These areas are important open spaces on the outskirts of the village and help to define its setting within the valley floor.



Canalised section of Carr Brook to the north of Long Row



Buckton Castle and quarry dominate views from within the village



Section of Stalybridge Country Park on the former Chemstar site

Character Statement

3.24 Carrbrook is an excellent example of a Pennine settlement that developed from its origins as a cluster of agricultural hamlets through industrialisation into an industrial village.

3.25 The character of the area derives from the surviving legacy of this development, which includes dispersed clusters of late 17th Century farm buildings and the more uniformly planned and tight-knit industrial village which developed in association with the Mills and works in the area. The area is rooted within the local landscape owing to the dominant presence of the Pennine hills, which rise steeply to the north and east, and the use of local materials, notably in the earlier buildings.

4 Spatial Analysis

The Character and Interrelationship of Spaces

4.1 The area is structured around, and draws much of its character from, a linked series of open and nodal spaces. The nodal spaces occur at four junctions within the area:

- Junction of Buckton Vale Road, South View and Swallow Lane
- Junction of Buckton Vale Road, Carrbrook Road, Carr Rise and Long Row
- Junction of Carr Rise, Carr Lane and Castle Lane
- Junction of Castle Lane and Long Row

4.2 These nodal spaces are important in defining the character of the area as they offer views down a number of streets simultaneously, allowing the viewer to gain an impression of the unity, harmony and wholeness in the different elements (built and natural) within the village. This is particularly true at the junction of Buckton Vale Road, Carrbrook Road, Carr Rise and Long Row which offers views to buildings from all eras of the village's development, the village bowling green and along Carr Brook to the densely wooded valley in Castle Clough to the west. The importance of this junction at the heart of the village was perhaps a factor in the siting of the Institute building on the corner.



Junction of Buckton Vale Road, Swallow Lane and South View

4.3 Open space within the village centres on the bowling green, which is formal in character and has benefited from restoration in recent years. Its distinctive triangular shape, around which blocks of terraces have been built, can be identified on a Plot Boundary within the 1850 Stayley Tithe Map. In the 1930s the Calico Printers Association provided a football pitch, cricket pitch, tennis courts and the bowling green for the recreational use of its employees. During the 1960s/70s the bowling green fell into disrepair. The green opened again in 1993 following the formation of the Friends of Carrbrook. A new pavilion was built in 1999 using reclaimed stone from the village¹².

4.4 Less formal but still relatively central within the village is the space around the former reservoir (now known as Duck Island) which lies to the south of Long Row. This was originally a small reservoir for Buckton Vale Works, but fell into disrepair after the closure of the works¹³. This space has successfully been transformed from its industrial use into a recreational and nature conservation resource, appropriate to its conservation area setting.

4.5 Similarly, immediately to the east of the village, is a large area of land (formally occupied by the Chemstar Works), landscaped by Tameside MBC following the closure of the works. This area is now semi-mature and forms a significant part of the immediate setting of the village to the north. The land to the south of South View, which was also linked to Chemstar, has also been landscaped by the Council and forms a distinct open space on the southern fringes of the village.

¹² Carrbrook Local Heritage Trail, Page 7

¹³ Carrbrook Local Heritage Trail, Page 7



Bowling Green, Castle Lane



Former reservoir, now duck pond,
Castle Lane



Stalybridge County Park, south of
South View

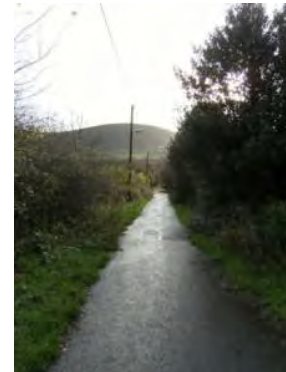
4.6 Beyond the immediate confines of the industrial village there are more rural, open spaces which contribute to the character of the area. To the east towards Carr Clough, beyond Buckton Grange, are a number of reservoirs surrounded by mature trees. To the west of the village and north of Swallow Lane is Castle Clough, which forms a steep wooded valley. Elements of its industrial past remain visible within the landscape including a number of silted up mill ponds and canalised sections of the brook. Parts of the valley are visible from the industrial village but the landscape relates most closely to the pre-industrial clusters of farm buildings along Swallow Lane as it forms the backdrop for these buildings and is important to their settling. Swallow Lane and School Lane themselves have a distinct rural, pre-industrial character, being narrow, winding and tightly enclosed by vegetation in some places and in others offering views across the valley to Buckton Castle.



Reservoir close to the former
Chemstar site



Hey Heads New Road contains areas
of its original cobbled surface



Swallow Lane, view
South

Views

4.7 The open views and more closely defined street vistas within the area are important in linking the different elements and conveying an overall sense of character. They are particularly important in rooting the area within its landscape setting. These views and vistas are:

- The views to the surrounding landscape north and south along Swallow Lane;
- View of Buckton Castle and Castle Clough from Hey Heads New Road
- The street vistas along Buckton Vale Road and Carr Rise which establish the village (foreground) within its Pennine landscape (background) and centre on the quarry;
- The vista along Long Row, (open on the village green side)
- View of Buckton Castle and quarry from Buckton Vale Institute
- View from new development south of the village to hills in north and east

- View south east from Castle Lane

4.8 Care should be taken to ensure that these views and vistas are protected and enhanced where possible.



View from Swallow Lane towards Marl Cottages, Buckton Castle and the quarry



Moorgate Cottages with Castle Clough, Buckton Castle and Buckton Quarry in the background



Buckton Vale Road towards Buckton Castle and Quarry



Long Row



View from Castle Lane towards Buckton Castle and Quarry



View down Castle Lane towards village and hills beyond

5 Character Analysis

Character Areas

5.1 The Conservation Area can be broken down into three distinct, but interlinked character areas:

- Moorgate, Swallow Lane and School Lane
- Industrial Village
- Former Works Site and Buckton Vale

5.2 Moorgate and Swallow Lane: This area has retained its pre-industrial layout of small clusters of farm buildings and cottages dispersed along Swallow Lane and School Lane. The area has a secluded, rural feel and is bounded by open pasture to the north and the wooded valley of Castle Clough to the northeast. The late 17th century buildings at (Nearer) Moorgate (numbers 1-3 and Moorgate Farmhouse) have a distinctive layout, lying at a right angle to School Lane. Numbers 4-6 and 9-12 Moorgate Cottages, (Further) Moorgate follow the curve of School Lane. Marl Cottages, off Swallow Lane, are more isolated and lie closer to the valley floor and Carr Brook.

5.3 All but one of the properties at Moorgate are statutory listed Grade II. Here the buildings are constructed of coursed layer of stone, with stone slate roofs. The large barn door located in Moorgate Cottages and the barn and shippon attached to Moorage Farmhouse are features associated with their former agricultural use. The rows of mullion windows are typical features found in buildings of this period and link them to woollen manufacture as part of the domestic system. The name Marl Cottages is also suggestive of the woollen industry, as marl was historically used as part of the process of woollen manufacture. During the early 19th century a marl pit was located to the north east of these cottages¹⁴. Over the 19th and 20th centuries these building have lost their agricultural use and links to the woollen industry and are now solely residential.

5.4 Moorgate Lodge, number 9 School Lane, is not listed and is located on the site of 19th century cottages¹⁵. The layout of cottages appears to have been much altered during the 20th century. The current footprint of Moorgate Lodge dates to the 1990's and it appears that elements of the original cottages remain. Where there have been additions to the property these have been done sympathetically using matching stone and stone slate.



Moorgate Settlement taken from Hey Heads New Road



Numbers 9-12 Moorgate Cottages



Moorgate Lodge, Number 8 School Lane

5.5 Industrial Village: The development of Carrbrook Village is mainly associated with the 19th century print works which straddled both sides of Carr Brook to the east of the present day village. The layout of the industrial village centres round the triangular bowling green and is residential in character,

¹⁴ Staley Tithe Map 1850

¹⁵ OS Map 1875

differing from the pre-industrial settlements which are agricultural. Two of these, Flash and Carr, have been subsumed into the village over the course of the late 19th and early 20th centuries. The late 19th and early 20th century residential developments are laid out in terraced blocks constructed of stone or faced in stone with red brick used for side and rear elevations. Slate is used as the predominant roofing material and many of the properties have retained their chimney stacks and terracotta pots.

5.6 Buckton Vale Mews is built on the site of the tennis courts provided by the Calico Printers Association on Buckton Vale Road. The Mews are grouped in terraces and faced in stone, they have concrete tile roofs and lack chimneys. Although these terraced blocks are late 20th century development they have a neutral impact on the Conservation Area. The only other infill is a pair of late 20th century houses on Castle Lane, Numbers 1 and 1A, which are also neutral.

5.7 The duck pond on Castle Lane/South View and the open space to the south of South View now located in the Stalybridge County Park have been included within this area due to their historic associations with Buckton Vale Print Works. The car park at the centre of the village was formally the site of one of the reservoirs which may have been associated with Carr Mill. Today its use as a car park provides a useful facility encouraging visits to both the village and the surrounding countryside. It also provides an area for village events and opens up views down the valley. Opportunities to maintain and enhance this space should be pursued. Recently a 5-barred gate has been introduced to improve security on the site.



Industrial Village build round central triangular open space



Numbers 1-18 Buckton Vale Mews



Car park, Carr Rise

5.8 Former Works Site and Buckton Vale: This area, immediately to the east of the village centre and beyond up Carr Clough, was formerly occupied by the print works which was responsible for the growth of the village. Today nearly all of the industrial buildings associated with the works have been cleared (the exception being the former Pump House at the southern end of Castle Lane and the former Lodge House to the works).

5.9 A large new housing development was recently completed on the former Calprina site to the south of Carr Brook and is now fully occupied. The layout of the development contrasts with the planned Victorian Village as the housing is arranged in linked groups on an irregular street pattern. However, the use of natural stone and a grey roof tile shows an attempt to match the building materials used in the new development with those found in the village. The most successful aspect of the scheme is the western edge where new stone walls relate well to the 19th century walls across the road.

5.10 Some historic features have been retained including the canalised brook to the north of the estate and the three small reservoirs at the upper end of the site formally associated with the processing of cloth at the print works. These are all important historic landscape features. Buckton Grange sits at the eastern end of the area within private and secluded grounds and beyond this are more reservoirs. The remains of the industrial infrastructure in this area, though diminished, make it distinct from the village centre which is wholly residential in character and domestic in scale. The road laid out in stone setts running along the south side of the estate and the original Lodge House to the print works has been successfully incorporated within the new development. This building is constructed in coursed watershot stone, with arched headers and quoined detailing around the door case.



Calico Crescent



Small reservoir formally associated with print works, Calico Crescent



Former Lodge House to print works, number 41 Printers Fold

Architectural and Historic Qualities of Buildings

5.11 There are six listed building entries within the Carrbrook Conservation Area, each comprising groups of vernacular cottages, farm buildings or individual buildings that predate the industrial expansion of the village. All the listed buildings were constructed between the late 17th century and mid-18th century, and are built of the local sandstone, with sandstone slate roofs. These houses are typical of Pennine rural workers' housing, built in terraced groups and incorporating evidence of their former agricultural use such as arched cart doorways. Good examples of the latter include Moorgate Farmhouse and numbers 9-12 School Lane. These distinctive buildings have a strong horizontal emphasis, due to the rows of stone mullioned windows, low doorways, low floor to ceiling heights and former cart entrance between numbers 10-12. The generous provision of windows to the first floor rooms reflects the use of these rooms for hand loom weaving.

5.12 There are good groups of unlisted historic buildings in the Conservation Area which contribute positively to its special architectural and historic interest. The earliest of these is the group at Flash, an attractive row of cottages and houses dating from the mid-18th century. All of the other unlisted historic buildings date from the village's expansion during the second half of the 19th century. The late 19th century housing associated with the print works was built of local sandstone, although red brick was used for some rear elevations as on Castle Terrace. Roofs are Welsh slate and chimney stacks brick or stone. The late 19th and early 20th century housing was built in high density terraced groups, all constructed with simple architectural details, such as shaped stone door lintels or canopies, chamfered window lintels and timber or stone gutter brackets. Door and window openings on the 19th century houses all have a vertical emphasis; windows were originally sliding sashes, although most are now double-glazed in a variety of uncharacteristic materials including uPVC. The early 20th century housing on Carr Rise and Castle Lane was built with casement windows in a horizontal form, although the doorways are of a 19th century pattern.

5.13 The former school and the Buckton Vale Institute are the only notable historic community buildings in the Conservation Area, distinguished from the housing by their larger scale. The school now appears domestic in character due to the residential conversion. The Institute's austere Italianate architectural style gives it an imposing air, and its large scale distinguishes it from the adjacent housing on Long Row.



Number 11 Moorgate Cottages



Number 20 Castle Lane



Former St. James' School, Buckton Vale Road

5.14 The design of the village housing expresses the social hierarchy of the mill village. The smallest terraced houses on Long Row were built for workers and are built up to the pavement without front gardens. Two storeys face the main highway whilst three storeys face the communal rear yard, which was used for drying clothes. The slightly larger terraced houses on South View have small front gardens behind low stone walls, also with rear yards and a communal drying ground. The early 20th century stone-faced housing on Castle Lane and Carr Rise follows the terrace form, with the slightly larger gabled end houses built for foremen. The buildings considered to be of the highest social status at time of construction are those situated to the north of the bowling green on Castle Lane. The housing on Beaconsfield Terrace was once occupied by foremen to the print works. Although still terraced, these houses are taller, with deeper front gardens and 2- storey rear outriggers. Oak Villas are a pair of large semi-detached houses with bay windows and larger gardens, built for managers at the works¹⁶. West View faces the junction of Buckton Vale Road and South View; its prominent position and bay windows indicate it was also built for a manager. Lastly, the status of Buckton Grange as the works' owner's house is expressed by its size and imposing architectural treatment, and also by its location on the edge of village in spacious landscaped grounds.



Rear view of Long Row



West View



Buckton Grange

5.15 The most widespread 20th century change has been the replacement of sash windows with double glazed windows in uPVC or hardwood. Very few original sash windows have survived in the conservation area. There are a few examples of 4-pane sashes and panelled doors on Long Row. On Castle Terrace, most of the attractive panelled doors have survived. The domestic buildings appear to be in generally sound condition, partly due to the robustness of the masonry. Stonework has been re-pointed using hard strap pointing on many domestic properties, but original slate roof coverings have been retained throughout the Conservation Area.

5.16 The former pump house on Castle Lane appears to be in poor condition with vegetation blocking gutters. The building will require maintenance to prevent further deterioration.

¹⁶ Carrbrook Heritage Trail, Page 6



Long Row: Original timber doors and sash windows



Castle Terrace: Original timber doors



Area of strap pointing

Local Details

5.17 The Conservation Area retains built features of local historic and architectural interest, typical of historic Pennine mill communities. Stone boundary walls are the most prominent built feature; usually built of coursed sandstone with copings with entrances to houses marked by stone gate piers. There are also some distinctive random rubble walls with a “crazy paving” appearance in front of Castle Terrace and in front of the former school on Buckton Vale Road, probably dating from the construction of this road in the 1890s.

5.18 Setted street or yard surfaces are not common in the village, although a good stretch survives to the south of the new housing on the Calprina site, on the approach to Buckton Grange. Street surfaces are generally tarmac with some unsurfaced back lanes. Recent traffic calming measures on straight streets such as South View are visually intrusive and reflect the general increase in traffic in the village.

5.19 There is little historic street furniture left in the village, so any remaining examples are important and should be retained, including the K6 red telephone box near the Institute. Front gates have largely been replaced in the late 20th century with steel or timber gates. There is a good surviving example of a vernacular garden opposite the listed buildings at Numbers 9 to 12 Moorgate Cottages; the stone wall has gate piers and railings with a wrought iron gate. The late 19th century iron railings at the Institute are the only example of a more architectural boundary treatment in the village. Stone gate piers mark the entrance to Buckton Grange from the lane parallel and adjacent to the line of the brook.

5.20 New street lights are of a contemporary design and although their scale is at odds with the village character of the streets, they are not intrusive.

5.21 Retaining walls, reservoirs and the remains of industrial structures, such as sluices are important as evidence of the village’s industrial history, particularly now that the mills and print works have been demolished. There are several good sections of stone retaining walls associated with former or existing reservoirs, for example on the right bank of the brook below the Castle Clough car park and to the west of Buckton Grange.



Retaining wall at Castle Terrace, Buckton
Vale Road



K6 Telephone Box



Garden adjacent to Moorgate Cottages

Listed Buildings in the Conservation Area

5.22 Carr Lane:

- Carr Cottage, right hand cottage, Grade II: The existing row of cottages and Carr House are all that remain of the Carr Settlement¹⁷. Carr Cottage is the right hand cottage in the row. It is a late 18th century vernacular building constructed from hammer-dressed stone with a stone slate roof. The building consists of three bays, with a double depth and two and three storeys. Bay three is recessed. Mullioned windows on the upper floor are an indication of weaving as part of the domestic system¹⁸.
- Carr House, Grade II: Formerly the Pear Tree Inn, which ceased trading soon after the construction of the Huddersfield Turn Pike Road. Building also used for weaving and the growing of cress¹⁹. The house is mid-18th century, constructed of hammer-dressed stone with a graduated stone slate roof. The building consists of four bays, two storeys, and one room in depth with mullion windows. An early 21st century two-storey addition has been constructed to the rear. New sash windows. The main south-facing elevation is not visible from the highway²⁰.



Carr Cottage, Number 14 Carr Lane



Carr House, Carr Lane (rear view)

5.23 School Lane:

- Numbers 1, 2 and 3 and Moorgate Farmhouse Grade II: Farmhouse, two cottages and adjoining barn and shippon. Good group of late 17th century vernacular buildings with 18th century additions to either side of number 3. Squared rubble, watershot stone and graduated stone-slate

¹⁷ Stayley Tithe Maps 1850

¹⁸ Listed Building Description

¹⁹ Carrbrook Local Heritage trail, page 5

²⁰ Listed Building Description

roof. Cottages consist of a long single depth range with two storeys and include the shippon and barn at the right end. Some original timber sashes in the stone mullioned windows remain. The barn has an arched cart doorway. Enclosed front gardens are present on the south elevation. The Farmhouse has a central door with moulded surround and mullion windows, together with a segmental – arched cart entry with key stone to barn²¹. Numbers 1, 2 and 3 together have been refurbished in 2009, together with the barn and shippon which have also been converted into residential use.

- Stable wing adjoining north-east of Moorgate Farmhouse, Grade II: Shippon, barn and cottage, early to mid-18th century vernacular building, constructed from squared rubble, dressed and watershot stone with a graduated stone slate roof. The barn, shippon and one bay house form a single range. The cottage has cavetto moulded mullioned windows and each has a king mullion. The barn has an arched cart doorway²². Not inspected for this report, as only accessible via private land.
- Numbers 4 and 6, Grade II: Originally a row of four cottages now two houses. The block lies on the curve of School Line. Cottages consist of a single range with five bays, one room deep and two storeys. Architectural features such as the central chamfered mullion within the ground floor window within bay 3, evidence of an inglenook fireplace, and moulded mullion suggest that the block may have late 16th and 17th century origins²³. Bay four is early 18th century, the bays to either side being added later in the 18th century. Cottages constructed from hammer dressed stone with a graduated stone slate roof. Architectural features include flat-faced stone mullion windows. A 20th century porch has been added to front elevation of bay one against the right gable. Chimney stacks are in red brick²⁴.
- Numbers 9, 9a, 10, 11 and 12, Grade II: The range of five cottages date from the mid-18th to late 19th century. Cottages are constructed of squared rubble and hammer-dressed stone with a graduated stone slate roof. The range consists of a total of eight bays and two storeys, mostly of one room in depth and incorporating a cart entrance between numbers 11 and 12. The earliest house, number 11, formerly of three bays, has a central square cut door surround. Mullioned windows and chimney stacks remain. Late 20th century addition to side of No.12, faced in stone, porch added to gable of No.9²⁵. During the 19th century the cottages were occupied by George and Joseph Hyde, who also ran Castle Mill²⁶.



Numbers 1,2 & 3 and Moorgate Farmhouse, School Lane



Numbers 4-6 School Lane



Numbers 9-12 Moorgate Cottages, School Lane

²¹ Listed Building Description

²² Listed Building Description

²³ Greater Manchester Archaeological Unit Monument Full Report 2006, SMR Number 1041.10-MGM1473, Site Name 4 and 6, School Lane (5,6 and 6,7 Moorgate)

²⁴ Listed Building Description

²⁵ Listed Building Description

²⁶ Stayley Tithe Map 1850

Contribution of Key Unlisted Buildings

5.24 Buckton Vale Road

- Buckton Vale Institute: Village institute built 1897 by the Calico Printers Association. Facilities in the building once included a bar area to the ground floor, whilst upstairs had a library, reading room and games room. The building even included slipper baths²⁷. The Institute is a tall two-storey building with raised ground floor over basement. Stone-built, with hipped Welsh slate roof. Italianate style with decorative door surrounds, and timber window frames. The west elevation faces a triangular enclosed garden with ornamental cast-iron railings, which are important to the street scene. The decorative iron work on the roof of the tower has been removed to the detriment of this element of the building. The institute is a local land mark building, situated in the centre of the village at the junction of Buckton Vale Road, Carrbrook Road, Carr Rise and Long Row.
- K6 red telephone box: Situated to the south of the Institute. Classic 20th century design by G.G. Scott, produced between the 1930s-1960s and now increasingly vulnerable to modern replacements and the rise of mobile phone ownership.
- Numbers 1-7 Castle Terrace: Attractive stone-fronted terrace with the rear elevation in red brick. Constructed in the 1890s the terrace is located in a slightly elevated position above Buckton Vale Road. Most of the plate glass sashes have been replaced with double glazing, although six out of seven doors are original panelled doors, giving some consistency to the block. Decorative timber brackets to cast iron gutters and stone door surrounds. Stone chimney stacks and some terracotta pots remain. Front wall in random rubble and triangular copings encloses private gardens whilst the rear yards overlook a communal drying ground.
- Numbers 91-103 former St. James' School: The School opened in 1878 and took the place of Staley (Barlows) School. In 1901 the school was extended²⁸. A stone plaque on the building reads 'This stone was laid by Thomas Hague Esq May 31st 1901'. The retention of this building is an important reminder of the village's social development. The school was converted into seven houses in late 20th century. Stone-built with hipped Welsh slate roof, all doors and windows have been replaced in hardwood double-glazing. Front wall in random rubble and triangular copings matches the stone wall in front of Castle Terrace.



Buckton Vale Institute, Buckton Vale Road



Castle Terrace, Numbers 1-7 Buckton Vale Road



Former St. James School

5.25 Castle Lane

- Former pump house: Late 19th century, tall single-storey structure built close to the north bank of the brook. Stone-built with Welsh slate roof. Three blocked openings to each long elevation, roller-shutter door to north gable end and window to south. Appears poorly maintained and lacks any interpretation as the last remaining structure associated with the Buckton Vale Works.

²⁷ 23 Carrbrook Local Heritage Trail, p3

²⁸ Carrbrook Local Heritage Trail, Page 8

- Numbers 1 and 2 Oak Villas: Attractive pair of large semi-detached houses built in 1890s for managerial families. Stone-built with Welsh slate roof, front elevation has stone bay windows to the ground floor and decorative door surrounds including drip moulds and detailing. All windows and doors are late 20th century replacements. Coursed stone boundary walls with copings and stone gate piers, modern metal fencing.
- Numbers 17-29 Beaconsfield Terrace: Attractive early 1880s terrace of higher status houses constructed of stone with a slate roof. The block has a symmetrical design with projecting gabled end houses, gabled bays to break up the continuous roof line and rear 2-storey stone outriggers. All doors and windows are replacements. Short front gardens are situated behind a low stone boundary wall.
- Numbers 1 to 15 Oak Bank and Numbers 2 to 24 Thorn Bank: Terraces of workers' housing built by the Calico Printers Association between 1900 and 1909. Stone-fronted with Welsh slate roofs. The terraced blocks have door-door-window-window rhythm with the exception of the end houses which are larger with projecting gabled frontages. The casement windows and doors are largely replacements in timber, uPVC and hardwood in varying designs which has affected the consistent design of the blocks. Rear elevations are brick-built and face communal drying grounds.



Oak Villas, Castle Lane



Beaconsfield Terrace, Numbers 17-29
Castle Lane



Oak Bank and Thorn Bank, Castle Lane

5.26 Carrbrook Road (Flash Settlement)

- Clough Cottage: Early 19th century two storey stone built cottage, with a stone slate roof. Forms part of row of cottages and houses at the pre-industrial settlement at Flash. Four bays with a central entrance. The cottage retains much of its early 19th century character, including timber windows and doors, although these are likely to be replacements. An area of York stone paving remains in front.
- Flash House, Number 15: Mid-late 18th century house constructed in stone with a stone slate roof. Building may have been originally of three bays with the right hand bay being a later addition. Evidence to suggest this is found in the size of the window openings within the right hand bay. Flash House once incorporated a weaving loft, which was accessed by an external staircase. This space probably housed a number of hand looms. Further evidence of the buildings previous industrial use is found in the goods hoist located on the southern gable. Modern alterations include a small porch entrance and a large 20th century single storey conservatory which dominates the front elevation and contrasts with the 18th century character of the building.
- Flash Cottage number 16: The Print Works established a co-operative store within the lower central building within this row of cottages and houses at Flash during the very early years of the co-operative movement. This remained the village store until the 1970s. A cart entrance was once located within this lower central building which may have serviced the hand loom weavers within Flash House. This entrance has been subsequently blocked up using a stone which contrasts with the rest of the block. Other alterations include replacement windows and doors in hardwood.
- Number 17: End house in the row of houses and cottages at Flash, built during the mid-late 18th century. The house is built in stone with a slate roof in a similar design to Flash House.

Number 17 has two additions to the ground floor of the front elevation which dominate the small enclosed front garden.

5.27 Carr Rise

- Numbers 1 to 17: Stepped terrace of workers' houses, stone fronted with a Welsh slate roof. Built by the print works by 1909. The design of numbers 1-17 reflects Oak Bank and Thorn Bank, including its window-door-door-window rhythm and larger end gable properties. Modern alterations include replacement windows and doors in timber, uPVC and hardwood. The later addition of porches breaks up the uniformity of the row. Short front gardens are located behind a low stone boundary wall and a communal drying ground is situated to the rear.

5.28 Long Row

- Numbers 2-46: Terrace of workers' housing, thought to be the first group to be built in the village by the owners of the print works during the late 1870s. The terrace is of stone, with a Welsh slate roof. Two storeys face Long Row and three storeys face the rear, which overlooks a communal drying ground. Although the design of the block is fairly modest, it has attractive stone door surrounds with projecting canopies and it has retained some 4-pane sash windows together with original panelled doors.

5.29 Swallow Lane

- **Marl Pit Well:** Situated on Swallow Lane the well was formerly known as Whooping Cough Well. The public used this stream of water until the building of the new school²⁹.



Clough Cottage, Flash House, Flash Cottage & number 17 Carrbrook Road



Numbers 1-17 Carr Rise



Long Row

²⁹ Carrbrook Local Heritage Trail

6 Threats and Opportunities

Erosion of Character

6.1 Rendering & Painting of Stonework: At present there is a very limited amount of rendering and painting of stone work within the Carrbrook Conservation Area; Marl Cottages and Spring Bank Terrace are the main examples. The possibility of future rendering and painting should be considered as a threat due to the detrimental visual impact of such treatments. Although stonework features such as window cills, lintels and door surrounds were limewashed in previous centuries, modern gloss paints are generally used for this purpose now. Modern, particularly oil based paints are not 'breathable' and will not allow water vapour to pass outwards. This can cause moisture to become trapped beneath the surface, resulting in damage to the surface of the stone. Limewashing, in comparison, when applied correctly, can have the opposite effect in that it consolidates the surface of the stonework, providing a breathable protective layer that could prolong the life of the stone.

6.2 There are, however, other aesthetic issues to be considered when painting or rendering historic stonework or brickwork. It is important that a group of similar buildings (in particular terraces) have a degree of continuity in terms of their appearance. A single building painted or rendered with unusually bright colours will distract the viewer's eye away from the overall qualities of the architectural composition. Limiting the variation of paint colours to fairly isolated features such as front doors will help this.

6.3 Replacement of Windows: The replacement of windows is a widespread issue within the industrial Village of Carrbrook. Replacements vary in material, (timber, uPVC and hardwood), glazed pane proportions and style. Where alterations to individual properties occur within in a terrace, such as contrasting and uncharacteristic replacement windows, they can have a significant effect on the overall visual interest of the group.

6.4 Replacement of Doors: There are a number of properties within the Carrbrook Conservation Area which have retained their original timber panelled doors. Although as most of the doors are set back further from the façade still have a role within the streetscape and their replacement is a growing issue. When they have been replaced in either uPVC or hardwood they end up much thinner to accommodate the chunky replacement frames.



Spring Bank Terrace, Carr Rise



Various types of replacement windows



Replacement door in uPVC

6.5 Pointing: Hard strap (or ribbon) pointing is a long established building method in this area in the Pennine region; however it has a detrimental effect on both the appearance and the condition of the stone. Building owners and contractors often have the mistaken belief that this kind of pointing acts as a defence against the elements, whereas it will actually aid the retention of water in the stonework and hasten its decay.

6.6 Mortar should always be of a softer material than the stone or brick to encourage water to escape through the joints rather than through the masonry. Cement pointing prevents water evaporating from the joints, forcing it to move through the stone. Damage occurs when the water freezes and thaws during the winter months, forcing the stone apart and resulting in detachment of the surface. Strap pointing also detracts from the appearance of the stone, giving it an unnaturally uniform appearance. Inappropriate choice of mortar colour can also have a significant impact on the appearance of the building. Buildings with traditional lime mortar pointing, slightly recessed into the joints (without any cement in the mixture) have a considerably better appearance and the stone will have a longer lifespan. Examples of inappropriate pointing include hard, strap pointing and well intentioned lime mortar pointing untidily applied.

6.7 Heavy Goods Traffic: Access to Buckton Grange Quarry is gained through Carrbrook. As a result there is a volume of traffic associated with the quarry which has a negative impact on the Village.

6.8 Street Furniture: The use of standard highways engineering products and street furniture is inappropriate within the area and detracts from the general character. Care should be taken to preserve those items of merit, such as wall mounted and cast iron street signs, and ensure that future provision is sensitive to the character of the area in terms of design and colour.

6.9 Building Conversion: Where agricultural buildings, in particular, have been converted into residential use it has been done so sympathetically and elements of the buildings original use can still be seen.

Problems and Pressures

6.10 Buildings at Risk: The former pump house is not listed and is the only building left standing on the former Calprina site north of the brook and is in Council ownership. Its vacant condition makes it vulnerable to loss unless kept in good repair. The provision of some interpretation would enable the community and visitors to appreciate its former function. Opportunities to bring this building back into viable use, possibly as part of a larger scheme, should be pursued in order to safeguard it.



Former pump house, Castle Lane

Carrbrook Conservation Area Management Proposals



7 Introduction

7.1 The purpose of the Carrbrook Conservation Area Management Proposals are to preserve and enhance the character and appearance of the Carrbrook Conservation Area, managing change without compromising the historic environment.

7.2 Despite their historic development, conservation areas such as Carrbrook will continue to evolve to meet the changing needs of those individuals who live and work within them. Designating a conservation area does not mean a prohibition on development, but it does mean carefully managing change that ensures that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.

7.3 The Management Proposals aim to fulfil section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that it is the duty of a local planning authority to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. The Management Proposals also intend to complement existing national and local policies including Section 12: conserving and enhancing the historic environment in the National Planning Policy Framework³⁰, Guidance on the Management of Conservation Areas³¹ and the saved policies in the adopted (2004) Tameside Unitary Development Plan (UDP). The UDP sets the local planning framework for conservation and enhancement of the historic built and natural environment within the Borough.

7.4 The Management Proposals are to be read in conjunction with the Carrbrook Conservation Area Appraisal. The Appraisal outlines the historic development of Carrbrook and defines the special character and appearance of both the historic built and natural environments within the Conservation Area. The Management Proposals have developed out of the findings of the Appraisal and both will be useful supporting documents for Tamesides forthcoming Local Development Framework. It will also provide guidance for development proposals within and adjacent to the Carrbrook Conservation Area. It is hoped that the Carrbrook Conservation Area Appraisal and Management Proposals will act as a reference for all who make decisions which may impact on the special character of Carrbrook, including property owners, planners, developers, designers, architects, local authorities and statutory undertakers.

7.5 The Management Proposals set out policies to protect the character and historic interest of Carrbrook Conservation Area. They provide detailed design principles for managing change and development within the Conservation Area.

³⁰ Department for Communities and Local Government 2012, National Planning Policy Framework

³¹ English Heritage 2005, Guidance on the Management of Conservation Areas

8 Current and Future management of Carrbrook Conservation Area

Boundary Review

8.1 Every local planning authority has a duty placed upon them to consider from time to time whether it should designate new conservation areas or extend existing ones (Planning (Listed Building & Conservation Areas) Act 1990, section 69).

8.2 It is proposed that the Carrbrook Conservation Area Boundary be reviewed in order to enhance and protect those areas of Carrbrook which are considered to have special architectural or historic interest (See Appendix 2 Maps: Carrbrook Conservation Area Proposals).

- **Land to the south of the Carr Settlement**
- **Land to the west of the Carr Settlement**
- **Land at Warmholes**
- **Land adjacent to former Carr Mill**
- **Land at Castle Clough**

8.3 Land to the south of the Carr Settlement: The current Conservation Area boundary to the north east follows the line of the wall which once enclosed the former Chemstar site. This is an obvious and distinct boundary and worthy of retention. Of less clarity is the line drawn around the late 17th century settlement at Carr to the north of the Conservation Area. This boundary is tightly drawn around Carr House, Carr Cottages and the narrow lane leading to them. It is proposed that the small area of open space bounded by Carr House to the north, the track to the rear of Beaconsfield Terrace, Castle Lane to the south and woodland to the east be included within the Conservation Area Boundary. This area is used for allotment type gardens and small scale agriculture and contains some small outbuildings. This area is considered to be important to the setting of the listed buildings within the Carr Settlement and it also enhances the link between the Settlement and the village.

8.4 Land to the west of the Carr Settlement: The current boundary to the north and west of the Carr Settlement is somewhat irregular and not easily definable. However, there is an area of open pasture to the west of the village between Castle Lane and the winding road leading up the valley side to Buckton Quarry, which marks a definitive edge to the village. This land terminates with fenced field boundaries. The land to the east of the field boundary runs behind Oak Bank and Spring Rise to the narrow lane and northwards to the Carr Settlement. It therefore proposed that this land be included within the Conservation Area boundary as it clearly defines the setting to the Carr Settlement and marks a definitive edge to the village to the north.



Land to the south of the Carr Settlement



Land to the west of the Carr Settlement

8.5 Land at Warmholes: Warmhole Cottages appear on the Cheshire Tithe Map 1836-51, where their plot (829) was recorded as a beer-house, yard and garden. The cottages' ruined foundations remain within an area of woodland to the east of the Carr Settlement. The stone remains are important in defining the early development of Carrbrook and, due to their close proximity to Carr House and Cottages; it is proposed that they be included within the Conservation Area boundary.

8.6 Land adjacent to the former Carr Mill: The Conservation Area Boundary between Carr Brook and Castle Lane is considered to be confusing in that it does not follow any distinct physical feature or boundary of the former Carr Mill site. It is therefore proposed that the boundary be redrawn to include a footbridge over Carr Brook adjacent to Marl Pit Houses (off Swallow Lane) and the former site of Carr Mill. The new boundary would follow the line of Issues leading down from Castle Lane to Carr Brook.



Remains of stone building and wall foundations, Warmholes



Remains of stone wall close to the former site of Carr Mill

8.7 Castle Clough covers an area of woodland within a steep valley to the north west of the Conservation Area, straddling Carr Brook/Staly Brook. During the late 18th and 19th centuries Castle Mill and Carr Mill lay within this area on the northern banks of Carr/Staly Brook. Whilst there is a limited amount of built evidence remaining of the mill buildings, there are remnants of their associated industrial water systems incorporating small silted up reservoirs, and sluices.

8.8 Castle Clough's topography and dense woodland make it distinct from other areas within the Conservation Area. It also benefits from robust protection from development through Tameside's UDP which has identified the area as a Site of Biological Importance within an area of Green Belt.

8.9 It should be noted that where other small amendments have been made to the Conservation Area boundary they have been done so as to provide further clarity, following distinctive boundary lines and physical features on the OS Map 2009.



Valley at Castle Clough



Remains of industrial water systems at Carr Brook/Staly Brook, Castle Clough

9 Protection of the Existing Historic Environment

Planning Policy

9.1 Existing policy on listed buildings and conservation areas within Tameside's adopted (2004) Unitary Development Plan will continue to provide a planning policy basis on which to determine Planning, Conservation Area Consent and Listed Building Consent applications.

Buildings at Risk

9.2 Tameside Council maintains a Register of Building's at Risk. This register aims to identify listed buildings within the Borough which are considered to be at serious risk from neglect and or decay. At present there are no listed buildings within the Carrbrook Conservation Area which are identified within the Register as being at Risk or at Grave Risk. It is a recommendation that the Tameside Building's at Risk Register be regularly updated in order to provide an accurate account of the condition of the borough's listed buildings.

9.3 Although not a listed building, steps should be taken to secure the future re-use of the former Pump House, Castle Lane to prevent this building from further decay. Alterations, extensions and or change of use should be undertaken sympathetically in order to retain the original character and features of the building.

Enforcement

9.4 Keeping historic buildings in use and in good repair is the key to their preservation. When an owner of a listed building or an unlisted building within a conservation area allows their building to fall into serious decay, the local planning authority has statutory powers to take action to instigate repairs with an Urgent Works Notice under Section 54 of the Planning (Listed Building and Conservation Areas) Act 1990 or a Repairs Notice under Section 48 of the same Act.

9.5 In the first instance, the Council would always seek to negotiate appropriate repairs with the owner of the building. Where negotiations fail, the Council may decide to serve an Urgent Works Notice on the unoccupied parts of either a listed building or an unlisted building within the Carrbrook Conservation Area in order to execute any works urgently necessary for the building's preservation.

9.6 A Repairs Notice may be served by the Council on the owners of statutory listed buildings within the Carrbrook Conservation Area requiring works that are reasonably necessary for the proper preservation of the building, should one fall into serious neglect or decay in the future.

9.7 Section 215 of the Town and Country Planning Act 1990 is an additional power available to local authorities, to be used either on its own or as part of a package of measures to improve the amenity of the public realm. A Section 215 Notice can be served on the owner/occupier when the poor condition and the appearance of a property or land are detrimental to the surrounding area or neighbourhood. A Section 215 Notice requires the owner/ occupier to properly maintain the property or land in question, and specify what steps are required to remedy the problem within a specific time period.

Minor Changes

9.8 The main character of the Carrbrook Conservation Area is derived from the quality and the design of its traditional buildings and the predominant use of Millstone grit as the building material in the area. Unfortunately, over time, there has been a general erosion of original architectural details through the replacement of or failure to repair those in poor condition. Windows and doors, have been lost due to their wide spread replacement in uPVC or hardwood. This has led to loss of historic fabric and diminished historic interest and architectural quality of the buildings in the area. The replacement of original cast iron rainwater goods in plastic has also eroded the quality of some buildings.

10 Historic Buildings

Statutory Listed Buildings

10.1 There are 6 listed building entries in the Carrbrook Conservation Area:

- Grade II, Carr House, Carr Lane
- Grade II, Right-hand cottage only, No.18 Carr Cottages, Carr Lane
- Grade II, Nos. 1, 2 and 3 Moorgate Farmhouse and adjoining barn and shippon, Moorgate
- Grade II, Stable wing adjoining the northeast side of Moorgate House, Moorgate
- Grade II, Nos. 4 and 6 School Lane, Moorgate
- Grade II, Nos. 9, 9a, 10, 11 and 12 School Lane, Moorgate

10.2 The demolition and alteration of these buildings is controlled by the Planning (Listed Buildings & Conservation Areas) Act 1990 and policies: C5 Alternative Uses, Alterations and Additions for Listed Buildings, C6 Setting of Listed Buildings and C8 Demolition of Listed Buildings within the adopted (2004) Tameside UDP.

Locally Listed Buildings

10.3 Some local authorities have a local list of buildings containing buildings, structures or features which, whilst not statutorily listed, the planning authority feels to be an important part of an area's heritage, due to its architectural, historic, archaeological or artistic interest. Locally listed buildings can often be major contributors to the character and appearance of an area and some can be important local landmarks. Compiling a Local List is a way in which this contribution and merit can be recognised.

10.4 Tameside MBC has now begun to develop a Borough-wide Local List. This will be based on site survey and analysis in conjunction with local heritage groups. It is also envisaged that future policy will be developed to safeguard a locally listed building in relation to any future development, including alterations and extensions to it, having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

10.5 The following buildings are considered to be strong candidates for inclusion on a local list:

- Nos. 1-7 Castle Terrace, Buckton Vale Road,
- Buckton Vale Institute, Buckton Vale Road
- K6 Red Telephone Kiosk, Buckton Vale Road
- Clough House, Flash House, Flash Cottage and Number 17 Carrbrook Road
- Pump House, Castle Lane
- No's 20-22 Carr Cottages Carr Lane



Flash Settlement, Carrbrook Road

Unlisted Buildings

10.6 Demolition of unlisted buildings within the Carrbrook Conservation Area is subject to policy C3 in the adopted (2004) Tameside UDP.

11 Potential Development Sites

11.1 Any development opportunities within the Carrbrook Conservation Area are limited either to improvements of existing buildings, or possibly some modest infill development should sites become available in the future.

11.2 Planning Permission, Listed Building Consent and Conservation Area Consent may be needed for new development, alterations, additions and demolitions within the Carrbrook Conservation Area.

12 Trees and Open Spaces

12.1 The interaction between the built and natural environment and views to Pennine hills, countryside, trees, hedges, open spaces and water features) are strong factors in defining the character and setting of the Carrbrook Conservation Area.

12.2 Conservation Area designation automatically protects all trees with a trunk diameter of 75mm or over (or 100 mm for thinning operations) from pruning and felling, with certain exemptions. Under section 211 of the Town and Country Planning Act 1990 anyone proposing to cut down a tree in a Conservation Area is required to give six weeks prior notice in order to give the Local Planning Authority (LPA) an opportunity to consider whether a Tree Preservation Order (TPO) should be made in respect of the tree.

12.3 Within the Conservation Area there are a number of trees considered to be of merit, which have been given individual Tree Preservation Orders (TPO). The purpose of a TPO is to protect trees for the public amenity benefit. A TPO is an order made by a LPA in respect of trees or woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the local planning authority's consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires consent³². If the owner of a tree with a TPO wished to undertake any work to that tree they must get permission from the local planning authority first.



Moorgate Village situated above the wooded valley at Castle Clough

³² www.communities.gov.uk

13 Enhancement of the Carrbrook Conservation Area

Enhancement

13.1 Whilst it is the local planning authority's responsibility to preserve the historic environment it is also a requirement to recommend policies that will lead to its enhancement. English Heritage (p21, 2006) have described 'enhancement' within conservation areas as having two principal forms:

- *'The sympathetic redevelopment of sites defined in the detailed appraisal of the area as detracting from the character and appearance of the area, or*
- *Proactive proposals, such as management and repair of a designed historic landscape, a scheme for the restoration of distinctive architectural features and traditional shop fronts, the reinstatement of historic surfaces, or the reduction of traffic intrusion and the rationalisation of street signage.'*

13.2 These enhancement principles, together with the findings of the Carrbrook Conservation Area Appraisal and the saved Tameside UDP policies, have led to the development of a number of design principles which should be used to guide future development proposals.

Design Principles

13.3 The following design principles have been developed from the findings of the Carrbrook Conservation Area Appraisal. It is intended that these design principles will enhance the quality and setting of the conservation area, as and when applications for development come forward.

Traditional Buildings

Statutory listed buildings should be retained, sympathetically restored and reused in recognition of their historic, architectural and townscape qualities. Locally listed buildings are major contributors to the character of the Carrbrook Conservation Area. It is recommended that the Council will, as far as possible, resist the loss of any building which is proposed to be included within the developing Local List.

Alterations and extensions to a locally listed building or development affecting their setting should be designed with particular care. These buildings should be retained, sympathetically restored and enhanced. Empty or under-utilised buildings within the Conservation Area should be sympathetically restored and reused.

Sympathetic, Contextual Design

Any new and/or infill development either within or adjacent to the Carrbrook Conservation Area must respect the scale, height, massing, alignment and traditional materials used within the Conservation Area. This includes the careful consideration of the design of roof lines, shape, eaves and gable details and the creation of chimney stacks. The Council will insist on high quality schemes which respond positively to the character and setting of the conservation area. This extends to garages and ancillary buildings.

The development of hard standing to create parking areas in gardens is to be resisted, as this would have a detrimental effect on the character and appearance of the Conservation Area.

Extensions and alterations to an existing building should be designed to enhance the building. Traditional building materials and styles typically found within the building and/or Conservation Area should be

incorporated into the overall design. The introduction of dormer windows and roof lights should be avoided unless modestly sized and on the rear elevations of the building.

The use of millstone grit as the predominant building material is one of the unifying elements of the Conservation Area; therefore exterior rendering of walls and painting of masonry should be avoided.

A Design and Access Statement will be expected to accompany any future planning application affecting a heritage asset. Applicants will be required to describe the significance of any heritage asset affected, including any contribution made by their setting in order to justify design decisions, development proposals and/or alterations.

Demolition

If approval for demolition is granted by the local planning authority, materials and features of interest, such as name and date stones salvaged from the cleared site, should be incorporated into new development where appropriate.

Repairs and Maintenance

Regular maintenance of historic buildings will avoid future costly repairs which may be required to rescue buildings from significant deterioration and possible dereliction.

When undertaking maintenance and repair to buildings within or adjoin the conservation area regard should be had for the desirability of preserving and enhancing the character and appearance of the building and the need to make a positive contribution to the context in which they are set. Original material such as millstone grit, stone slate and Welsh slate should be retained and reused. Where the reuse of original materials is not possible, new material should be sourced to match the original. Traditional construction and repair techniques should be employed.

The presence of unsympathetic replacement windows and doors within traditional buildings detracts from the overall character and appearance of the conservation area. Attempts should be made to repair traditional windows and doors in order to conserve the original design and fabric of the buildings and thereby conserve the historic character of the conservation area. Timber window frames and doors should be painted rather than stained. Replacement windows and doors should follow traditional design, using traditional materials and should be set back from the reveal.

Chimney stacks and their pots should be retained wherever possible. Repairs should be carried out in matching natural stone or brick as appropriate.

Boundary Treatments and the Public Realm

Low stone walls define the boundaries of many buildings and open spaces within Carrbrook. These original stone walls should be retained and repairs undertaken sympathetically, reusing original stone where possible or a natural matching alternative. Rendering of walls and painting of masonry should be avoided.

Urban Grain and Traditional Street Patterns

The urban grain and street pattern within Carrbrook is important to the character of the Conservation Area. The street pattern within the Victorian Village is not a typical 19th century grid iron pattern but is based around a central triangular shaped open space. The pre-industrial settlements sit adjacent to a series of curving lanes, which add a degree of fluidity to their setting. Therefore Carrbrook's traditional street pattern and building plots should be retained.

Street Furniture

The combined impact of street furniture including benches, road signs, lighting columns, litter bins and road markings can produce a cluttered appearance within a Conservation Area. Therefore street furniture should only be introduced where necessary and should be sympathetic to local context.

Views

Significant views within and out of the Conservation Area should be safeguarded. These views have been identified within the Carrbrook Conservation Area Appraisal.

Appendices



16 Appendix 1 Planning Policy Context

16.1 This section sets out a summary of the current planning policy that relates to the Conservation Area. This will be considered when recommending proposals for future management.

National Planning Policy

16.2 National Planning Policy Framework: The Government published the National Planning Policy Framework (NPPF) on the 27th March 2012 following consultation on the draft document in 2011. The NPPF is a single framework which replaces all Planning Policy Guidance Notes and Planning Policy Statements with the exception of a separate planning policy for traveller sites, a National Waste Management Plan for England and technical guide on flood risk and minerals.

16.3 The NPPF sets out the Government's view of what sustainable development in England means in practise for the planning system and outlines the 12 core land use planning principles that should underpin both plan-making and decision-taking. Conserving heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations' is one of these core principles (Para 17).

16.4 Policies set out in this framework apply to the preparation of local and neighbourhood plans, and development management decision-taking. Section 12: conserving and enhancing the historic environment incorporates most of the policies previously found in Planning Policy Statement 5: Planning for the Historic Environment and reads as follows:

- Para 126: Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.
- Para 127: When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
- Para 128: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- Para 129: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

- Para 130: Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.
- Para 131: In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.
- Para 134: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- Para 135: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- Para 136: Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- Para 137: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- Para 138: Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- Para 139: Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
- Para 140: Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

- Para 141: Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.³⁰ However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Regional Planning Guidance

16.5 North West of England Plan Regional Spatial Strategy to 2021: The North West Regional Spatial Strategy (RSS) was adopted in September 2008. The RSS provides a framework for development and investment in the region over the next 15-20 years. It establishes a broad Vision for the region and its sub-regions, priorities for growth and regeneration and policies to achieve sustainable development across a wide range of topics, from jobs, housing and transport to climate change, water and energy.

16.6 The RSS is part of the statutory development plan for every local planning authority in the North West. Local Development Documents (LDDs), which are prepared by the local planning authority, will be considered against the provisions of the RSS. Relevant RSS policies are summarised below:

- **Policy DP 7 Promote Environmental Quality:** Environmental quality should be protected and enhanced, understanding and respecting the character and distinctiveness of places and landscapes. The protection of the historic environment and good quality design should be promoted in new development, ensuring that it respects its setting.
- **Policy EM 1 Integrating Enhancement and Protection of the Regions Environmental Assets:** The Region's environmental assets should be identified, protected, enhanced and managed. Plans, strategies, proposals and schemes should deliver an integrated approach to conserving and enhancing the landscape, natural environment, historic environment and woodlands of the region. Plans and strategies should define spatial objectives and priorities for conservation, restoration and enhancement as appropriate, and provide area-based guidelines to direct decisions and target resources. Priority should be given to conserving and enhancing areas, sites, features and species of international, national, regional and local landscape, natural environment and historic environment importance.
- **Policy EM 1 (C) Historic Environment:** Plans, strategies, proposals and schemes should protect, conserve and enhance the historic environment, supporting conservation-led regeneration in areas rich in historic interest. In particular, the regeneration potential of Pennine textile mill-town heritage that exists in east Lancashire and Greater Manchester, the textile mill-town heritage of East Cheshire and the traditional architecture of rural villages of Cumbria, Cheshire and Lancashire should be recognised.

16.7 It is important to note that the Government aims to abolish RSS through the provision of Section 109 of the Localism Act. This is yet to happen due to on-going Strategic Environmental Assessments to look at the impact of revoking each of the eight strategies. The Government has released The Strategic Environmental Assessment on the Revocation of the North West of England Regional Spatial Strategy: Environmental Report for consultation (until 18 February 2013). This report details the significant environmental impacts of the revocation of the North West of England Plan and the Regional Economic Strategy. As a result the intention to abolish RSS is a material consideration, but at this stage RSS remains an extant planning document.

Local Planning Policy

16.8 Tameside Unitary Development Plan: The adopted (2004) Tameside Unitary Development Plan

(UDP) has been saved as part of the Tameside Local Development Framework and will remain in force until such a time as it is updated and replaced. The UDP incorporates a number of policies relating to conservation areas, listed buildings and design quality in historic areas. These are summarised below:

- Policy C1 Townscape and Urban Form: This establishes the importance of designing in context with local character and topography and provides a link to urban design frameworks and area-specific supplementary planning guidance.
- Policy C2 Conservation Areas: The character of Conservation Areas, including further changes to these areas, will be preserved or enhanced through the control of development and the promotion of improvement measures.
- Policy C3 Demolition of Unlisted Buildings in Conservation Areas: Demolition of any building within a Conservation Area requires Conservation Area Consent. This policy states that demolition of buildings which make a positive contribution to the character or appearance of the area will not be permitted. There are exceptions, which should be dealt with according to the principles established for the demolition of a listed building. Buildings that make no positive contribution can only be demolished if this is followed by positive development as soon as is practical.
- Policy C4 Control of Development in or adjoining Conservation Areas: Control of development in Conservation Areas will have regard to the desirability of enhancing or preserving character and appearance and the need to ensure that proposals make a positive contribution to their context.
- Policy C5 Alternative Uses, Alterations and Additions for Listed Buildings: Continuation of the original use is the most desirable but the Council will permit alternative uses for Listed Buildings if this is needed to support maintenance and preservation of the building. This is with the proviso that any alterations or additions do not adversely affect the essential character and that the design quality remains high.
- Policy C6 Setting of Listed Buildings: New development which detracts from the setting of a Listed Building will not be permitted.
- Policy C7 Enabling Development for Conservation of Heritage Assets: Enabling development may be required to enable restoration but this will only be allowed if certain specific criteria are met.
- Policy C8 Demolition of Listed Buildings: The Council will not recommend the demolition of listed buildings apart from in exceptional circumstances.

16.9 Proposals Map: The Proposals Map reveals a number of protected green spaces within the Conservation Area (see Figure 1). Part of the Area is also within the Green Belt. The land on and beyond the northern and eastern fringes of the Area are subject to designation as Site of Biological Importance. To the north of the area lies Buckton Castle a Scheduled Ancient Monument. The following summarised policies will apply to the Area.

- Policies OL1 Protection of the Green Belt: The Green Belt will be protected from inappropriate development and approval will not be given, except in very special circumstances.
- Policy OL2 Existing Buildings within the Green Belt: In the Green Belt, approval will only be given for the re-use or conversion of existing buildings when specific criteria have been met.
- Policy OL4 Protected Green Space: No development will be granted on protected green space unless the proposal is ancillary to the principal use of the green space, redevelopment of part of the green space is the only means of upgrading to the required standard, an equivalent or better green space is supplied as a replacement and if the site is proven via supply and demand not to be necessary.
- Policy N2 Locally Designated Nature Conservation Sites: Development will not be permitted which would adversely affect a Site of Biological Importance without a proper assessment being made of the nature conservation value of the site in relation to the benefits of the development. The objective is to retain the habitat but if the need for development outweighs this objective then mitigation in the form of habitat re-creation will be required.

16.10 Tameside Residential Design, Supplementary Planning Document (SPD), March 2010: The

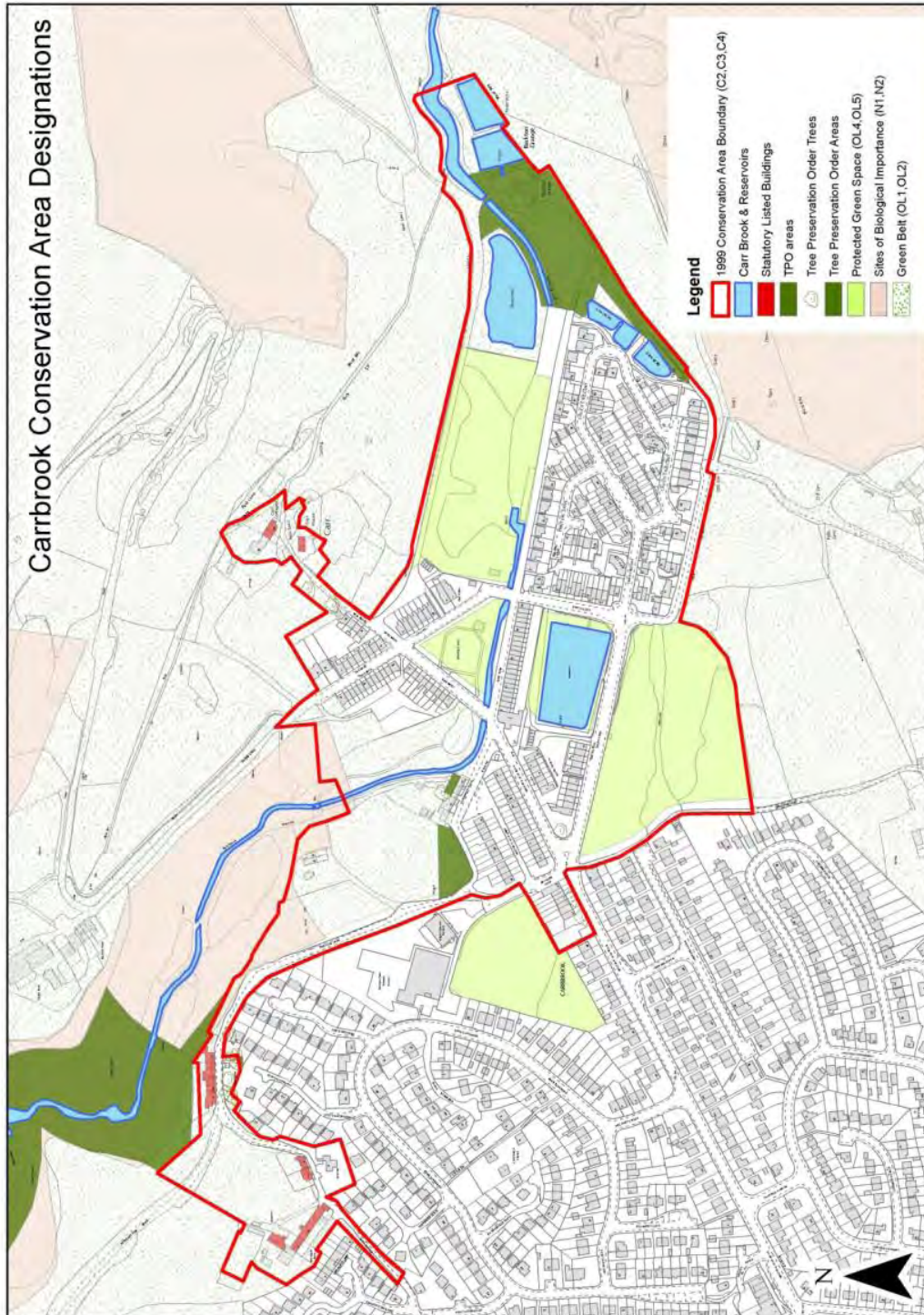
Residential Design SPD is intended to ensure that new residential developments and extensions are of the highest possible design quality. The Council considers it important that developers adopt a design led approach to new residential development to create imaginative, safe, attractive and functional schemes that respond appropriately to their surroundings.

16.11 The document requires new development to be drafted with an understanding of character and identity, applying a respectful design that compliments or enhances it (Para.2.3 Character). The document also gives guidance on residential development which would affect either a listed building or conservation area. In such instances development would need to be in keeping with the scale, mass and detailing of the existing area, including the use of materials. The conversion or reuse of buildings of historic or architectural value must also be undertaken sensitively with regard to preserving the building's character, setting and any features of special architectural or historic interest (Para. 2.4 Listed Buildings and Conservation Areas).

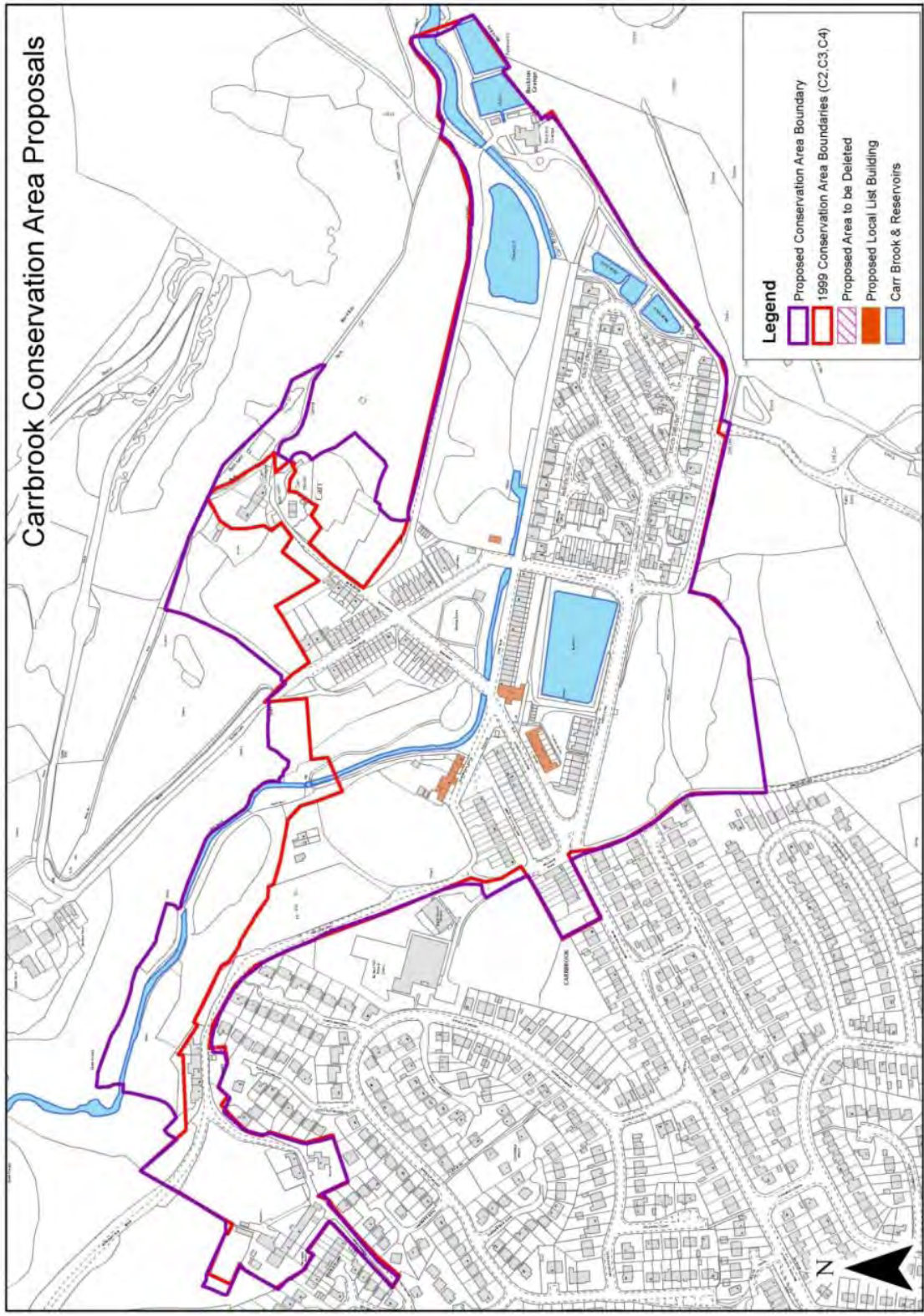
16.12 Tameside Local Plan: Tameside Council is preparing a new Local Plan to replace the adopted (2004) Tameside Unitary Development Plan. This will consist of a portfolio of documents that set out the borough's spatial plan, guiding development up to 2029 and addressing issues that are relevant to the borough. The first part of the Local Plan will be the Joint Core Strategy and Development Management Policies Development Plan Document. This is the most important document in the Local Plan because it will establish the Vision, broad spatial strategy, strategic objectives, core and development policies for Tameside and a monitoring framework to assess how successful the plan is.

16.13 The other Local Plan documents will follow on from the Core Strategy, principally the Site Allocations Development Plan Document, but also a suit of Supplementary Planning Documents to provide more detailed guidance to help applicants make successful planning applications.

17 Appendix 2 Maps



Carrbrook Conservation Area Designations (not to scale) © Crown copyright. All rights reserved LA 10022697 2013



Carrbrook Conservation Area Proposals (not to scale) © Crown copyright. All rights reserved LA 100022697 2013

18 Appendix 3 References

18.1 Published References:

- Carrbrook Local Heritage Trail
- Department for Communities and Local Government 2012, National Planning Policy Framework
- Environment: Historic Environment Planning Practise Guide
- English Heritage 2005, Guidance on Conservation Area Appraisals
- English Heritage 2006, Guidance on the Management of Conservation Areas
- Government Office for the North West 2008, The North West of England Plan Regional Spatial Strategy to 2021
- Jones 1956, History of Stalybridge
- Planning (Listed Building and Conservation Areas) Act 1990
- Tameside Metropolitan Borough Council 2004, Tameside Unitary Development Plan
- Tameside Metropolitan Borough Council 2005, Residential Development Guidelines

18.2 Published Maps:

- Tithe Maps 1836-1851
- OS Map 1875
- OS Map 1909
- OS Map 1910
- OS Map 2009
- Planning Plotting Sheet 74
- Planning Plotting Sheet 84
- Planning Plotting Sheet 94

18.3 Photographs:

18.4 The following Archive Images contained in this appraisal are courtesy of Tameside Library Local Studies and Archives. The modern images are provide by Tameside Metropolitan Borough Council.

- T00088: Carrbrook showing Buckton Vale Printworks, Buckton Vale Institute, c.1911
- T00367: Moorgate, School Lane, Carrbrook, with two well-dressed ladies at a doorstep, c.1890s
- T00133: Carrbrook, South View, c.1910

18.5 Websites

- www.communities.gov.uk
- Maps.cheshire.gov.uk/thithemaps
- www.english-heritage.org.uk

Back Cover

