

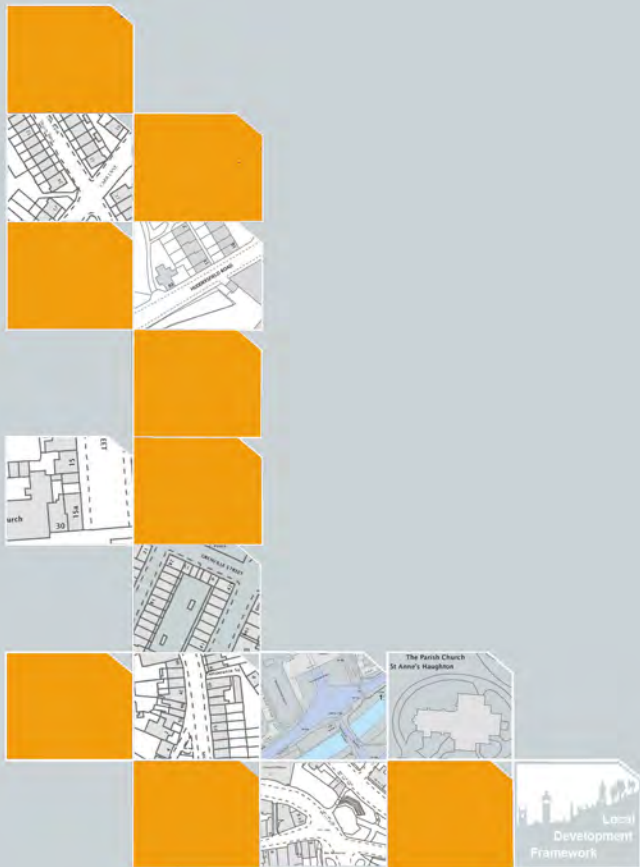
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Copley  
Conservation Area Appraisal and Management Proposals



March 2013

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## Copley Conservation Area Summary



## 1 Summary

**1.1** Copley was designated as a Conservation Area in 1986 and extended in 1990. 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** Copley is located nine miles east of Manchester on the north eastern edge of Stalybridge. Over time the village has been incorporated within the linear sprawl of development which straddles both sides of Huddersfield Road.

**1.3** The growth of Copley illustrates the social and economic history of the 19<sup>th</sup> century, with building types and materials that are typical of their time and place. When Copley Mill was constructed adjacent to the Huddersfield Turnpike Road in 1827, it marked a shift from domestic industry to large-scale manufacture. Like so many Pennine villages and towns of this period, Copley quickly grew to support the mill and its workers. The result of this change is the built heritage which remains today.

**1.4** Copley's streets, buildings and green spaces help us to understand its history and architecture. It is this 19<sup>th</sup> century character which the Conservation Area designation aims to preserve. Although Copley has a core of listed buildings including Copley Mill, St. Paul's Church and St. Paul's Church of England Primary School, much of its time and place in history can be identified within its more ordinary buildings. It is the combination of all these features and details which make Copley worthy of conservation area status.

**1.5** Most of Copley is built of locally quarried stone, which was easy to obtain and is now considered to be an attractive and unifying element of the Conservation Area. The stone used in buildings is coursed in regular layers, each layer getting thinner towards its roof. This is considered to be a typical feature of Pennine Fringe buildings in Tameside. Smooth ashlar stone, which often has carved detailing, was used for more decorative elements such as lintels and window sills, door surrounds, wall copings and gateposts. Millstone grit was not only used in the construction of houses, mill, church and school in Copley, but also in the boundary walls along Huddersfield Road and for stone setts used in street surfaces.



Number 10-14 Albion Place, Demesne Drive

**1.6** The brick used in the construction of St. Paul's Street is a clear indication that it was built later (around the turn of the 20<sup>th</sup> century) in comparison to the other terraced streets in the Conservation Area, when improvements in transportation enabled building materials such as brick to be obtained from further away.

**1.7** The older terraced blocks constructed during the early part of the 19<sup>th</sup> century tend to have been roofed in stone slate. These were thin layers of the same grit stone used for walls, which emphasised the uniformity of appearance. Although a number of these original roofs remain today, there are some which are in need of sensitive restoration. With the arrival of rail and canals came the introduction of Welsh slate which replaced the stone slates as a roofing material on buildings constructed during the second half of the 19<sup>th</sup> century and early 20<sup>th</sup> century. A small number of properties have replaced original roof materials with modern tiles during the 20<sup>th</sup> century. Unfortunately, this more modern alternative detracts from the original character and uniformity of appearance, particularly within terraced blocks.

**1.8** The design of the terraced block often has a rhythmic door-window-door-window arrangement. The doors and windows create a vertical emphasis to the building, complemented by chimney stacks and terracotta pots. Over time there has been a gradual erosion of these features: chimney pots and mullions have been lost and original sash windows replaced, typically with hard wood or UPVC. The loss of original features and the introduction of modern alternatives detract from the overall character and unity of appearance.

**1.9** An attractive feature of Copley is its location on the lower slopes of the south-eastern side of the Tame Valley with views out towards the hills. The church grounds of St. Paul's and the wooded area to the north of Huddersfield Road are identified within the Tameside Unitary Development Plan as Protected Green Space. This helps to define the early village of Copley from the later sprawl of development along Huddersfield Road.

**1.10** A series of Conservation Area Management Proposals have been developed from the findings of the Copley Conservation Area Appraisal. The purpose of the management proposals is to preserve and enhance the character and appearance of the conservation area.

**1.11** A boundary review has been recommended as part of the Management Proposals. The review identified an area of woodland to the north west of Huddersfield Road to be deleted from the conservation area and proposes that the boundary be extended to include the following properties:

- Numbers 105-135 Huddersfield Road
- Numbers 118-154 Huddersfield Road

**1.12** Another significant Management Proposal to come out of the findings of the Appraisal is to apply an Article 4 Direction. The Article 4 will restrict the permitted development rights of a property owner to carry out certain categories of development which would otherwise be automatically allowed on the following properties.

- Albion Crescent, numbers 64-94 Huddersfield Road
- Staley House Huddersfield Road
- Numbers 93 Huddersfield Road
- Numbers 105-111 Huddersfield Road
- Numbers 118-128 Huddersfield Road
- Numbers 7-19 Copley Park Mews
- Numbers 4-14 Demesne Drive
- Numbers 237-267 Demesne Drive
- Numbers 1-43 St. Paul's Street
- Numbers 2-34 St. Paul's Street
- Numbers 3-11 Richmond Street
- Ash Bank House Richmond Street

**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 propose detailed design principles for the management of future change.

## Copley Conservation Area Appraisal



## 2 Introduction

**2.1** Copley was designated as a Conservation Area in 1986, and extended in 1990. It contains an important group of listed buildings, including Copley Mill and St. Paul's Church. The area is a record of a microcosm of Victorian society, including a Mill, Church, School and housing for both the middle and working classes.

**2.2** Recently published government guidance calls for local planning authorities to make information about the significance of the historic environment gathered as part of the plan making or development management publicly available<sup>1</sup>. Tameside Metropolitan Borough Council commissioned Taylor Young, supported by the Architectural History Practice (AHP), in August 2006 to undertake appraisals of four conservation areas, including one for Copley. As this appraisal was never taken forward to public consultation, it was considered that the original Taylor Young report should be reviewed and updated. This appraisal is based on the report produced by Taylor Young in November 2006 and provides an up-to-date assessment of Copley 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 management and action by the Council to preserve or enhance the area's special character.

**2.3** The report was undertaken in accordance with English Heritage guidance on conservation area Appraisals<sup>2</sup>. The report is based on site analysis, historical research and liaison with local experts on the character and history of the area.



Copley Mill: former engine house and chimney

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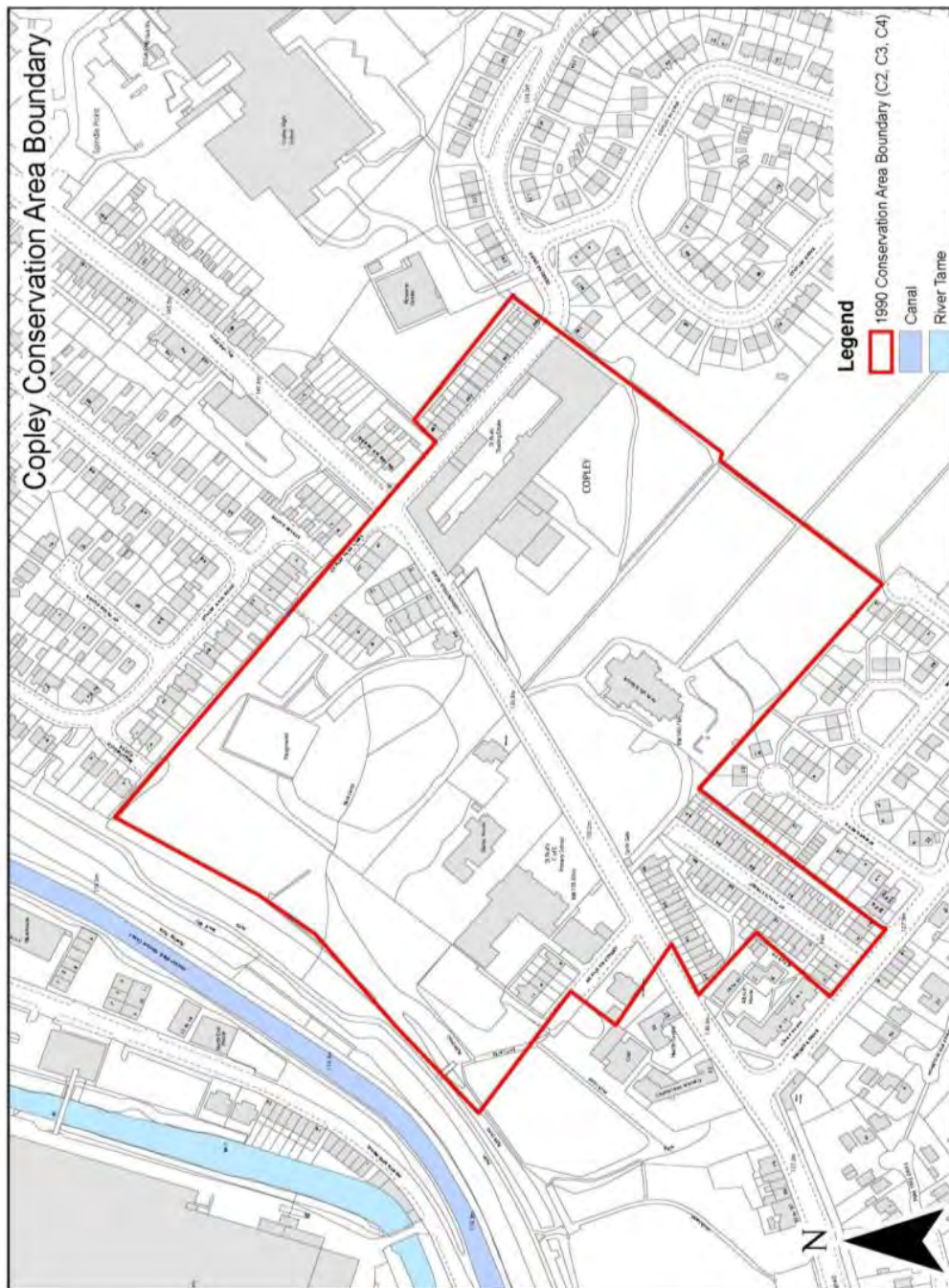
<sup>1</sup> 1 Department of Communities and Local Government (2012) National Planning Policy Framework, Para 141

<sup>2</sup> 2 English Heritage 2005, Guidance on Conservation Area Appraisals

### 3 Definition of Special Interest

#### Location and Setting

3.1 Copley lies nine miles east of Manchester, straddling the Huddersfield Road on the north-eastern edge of Stalybridge. The village developed on the lower slopes of the south-eastern side of the Tame Valley.



Copley Conservation Area Boundary (not to scale) © Crown copyright 2013. All rights reserved LA100022697

## Historical Development

**3.2** Before the Huddersfield Road became a turnpike in the 1790s, the village of Copley did not exist. The settlement owes its name and existence to the development of Copley Mill. The cotton mill was the first structure to be built in Copley, with the first block constructed in 1827 by James Wilkinson. Four further phases followed, in a linear plan, up to 1871. The mill was used for both cotton spinning and machine making until c.1848, after which time it appears to have been solely used for cotton production<sup>3</sup>. The mill is one of the earliest surviving examples of a fire-proofed mill in Tameside. It was built with a narrow yard parallel to Demesne Street; the 1871 engine house and chimney are to the rear on the south west side. The mill reservoir is now the site of a car park on the south west side of the mill. After Wilkinson's death in 1857, the mill was run by his trustees before conversion to a limited company in 1883<sup>4</sup>.

**3.3** The village contains all the key components of a Pennine mill settlement; the mill, high density terraces of workers housing and more spacious middle class terraced houses, a school, and church. The 1845 OS map shows most of the village's key buildings: part of the mill, the Church, the school and parsonage, James Wilkinson's home Brookfield House, Copley Park Mews, the west block of the terraced housing on Demesne Drive, Ash Bank and the terrace on Richmond Road. The earliest stone terraced workers' housing was constructed close to the mill by James Wilkinson, probably in the 1830s. The terraces were built in blocks along both sides of the north section of Demesne Drive (historically called Copley Street) and across Huddersfield Road on Copley Park Mews (originally called Merton Street). The 1898 OS map shows a small circular reservoir between two of the blocks opposite the mill on Demesne Drive, which was filled in when the terrace was completed. The mill yard wall on the south side of Demesne Drive incorporates the blocked doorways and windows of demolished terraced houses.

**3.4** The Church of St. Paul was the second major building to be constructed in the village, on a prominent elevated site above Huddersfield Road, south west of the mill. The Church opened in 1839, built in a gothic design by architect Richard Tattersall. The land was given by the Earl of Stamford, and the cost of construction largely paid for by James Wilkinson, the mill owner. The school followed shortly afterwards, a picturesque gothic design built in 1841. Adjacent to the school on the corner with Richmond Street there was a school master's house, shown on the 1898 OS map; this was demolished to make way for the school extension built c.1910.

**3.5** The houses on Richmond Street are roughly contemporary with the building of the school and are built in a similar picturesque gothic style; the terrace of gothic cottages, also known as Church Houses, and Ash Bank, a stone gothic villa on the corner with Huddersfield Road represent the style of gothic architecture fashionable in the first half of the 19th century. The former vicarage, now Staley House, was built around the same time and extended in the late 19th century, and was also designed in gothic style. The former vicarage is now used as a residential home for the elderly.

**3.6** The land between Copley Park Mews and Staley House was historically occupied by the grounds of Brookfield House, a large detached house built in the early 19th century for James Wilkinson, and shown on the 1850 Staley Tithe Map. All that remains is the former mid-19th century lodge house at 93 Huddersfield Road, with the entrance to the former drive with stone gate piers on its south side. The grounds of Brookfield House are clearly shown on the 1898 OS Map, and included an oval lake and glasshouses, the latter located in the area now occupied by 1-6 Copley Park Mews. Brookfield House was demolished and the lake filled in between 1910-1933<sup>5</sup>. The grounds are now overgrown with self-set woodland.

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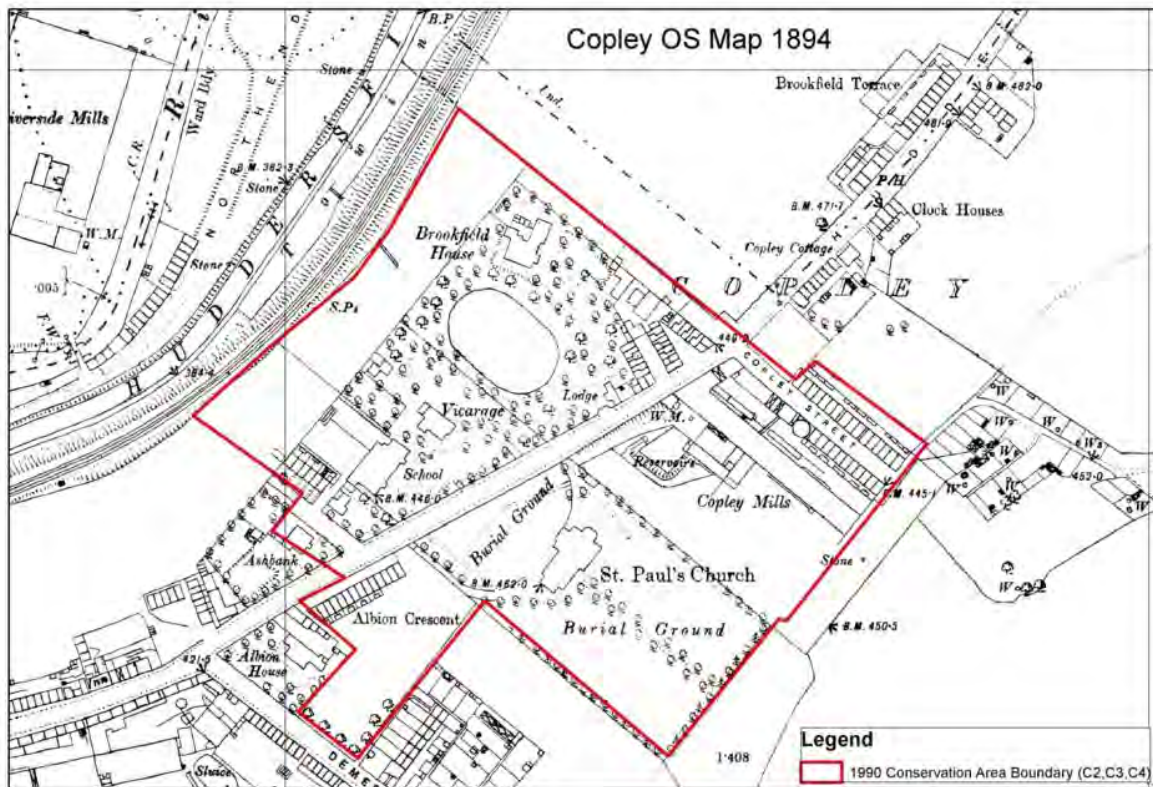
<sup>3</sup> Haynes 1990, Stalybridge Cotton Mills, p31-32

<sup>4</sup> Haynes 1990, Stalybridge Cotton Mills, p31-32

<sup>5</sup> Local Studies and Archives Image t00127



Lake at Brookfield House (the home of James Wilkinson) and St. Paul's Church c.1910. House now demolished and lake filled in between 1910 and 1933<sup>6</sup>



Copley OS Map 1894 (not to scale) © and database right 2013 Crown copyright and Landmark Information Group Ltd. All rights reserved, LA100022697

<sup>6</sup> Tameside Archive Image T00127

**3.7** Late 19th century housing in Copley is represented by Albion Crescent on the south side of Huddersfield Road. The stone terraced houses were built for middle class families, their higher social status expressed by the front gardens and the imposing design with decorative gables. The two groups of three stone-fronted houses flanking the bottom of St. Paul's Street (Albion Terrace and Albion Place) on the south part of Demesne Drive were probably built by the same builder and are in similar architectural style. They were also intended for middle class families and contrast with the four groups of brick workers terraces on St. Paul's Street, built slightly later, between 1890 and 1910. The 1898 OS map shows the houses on the north west side of St. Paul's Street, but only five houses on the lower end of the east side of the street. The housing on Albion Crescent and the south part of Demesne Drive may have been named after Albion Mill, which formerly stood on the south side of Huddersfield Road, towards Stalybridge.



Honey Moon Row, Albion Terrace, Copley c.1900<sup>7</sup>

**3.8** North east of Copley Mill along Huddersfield Road, lying just outside the conservation area boundary, is an interesting area of Victorian housing. There is a small group of early 19th century terraced housing, including the Reindeer public house, which dates from the 1830s. Across the road and of a similar date is Copley Cottage (number 118), a double-fronted brick cottage with the word WINE stencilled over the door indicating that the house was also once licensed. The gabled group to the north east of Copley Cottage are named on the 1898 OS map as Clock Houses, and were built in 1856. The eroded stone panel over the door records that they were built partly with funds from the Countess of Stamford, and partly by subscription to provide an endowment for the church bells. To the west of Copley Cottage is a terrace of rendered brick mid-19th century workers housing. Further to the east, both sides of the main road are lined with terraces of stone-fronted workers' housing; Brookfield Terrace on the north side has a stone name plate with a date of 1889; the group to the south was not completed until c.1910.

**3.9** The decline of the local cotton industry, prompted by the slump in the market for Lancashire cotton caused the temporary closure of Copley Mill in the 1920s. By the 1930s the mill was being run as a

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<sup>7</sup> Tameside Archive Image T11979

doubling mill by R.H. Buckley and Sons. This firm continued to operate the mill until closure in 1974, making it one of the last cotton mills to operate in Stalybridge<sup>8</sup>. Late 20th century development in Copley Conservation Area has been limited to the infill housing at Numbers 1-6 Copley Park Mews and the school extension. Outside the Conservation Area, to the east along Huddersfield Road are two groups of 1970s infill housing and the filling station; this development has closed the gap between the historic buildings around the Reindeer Inn and the mill.

## General Character and Plan Form

**3.10** The Conservation Area is centred on Huddersfield Road, where the most prominent buildings lie. The housing built for mill workers and middle class families are located in subsidiary streets at a right angle and parallel to the main route. There are also two significant open spaces fronting Huddersfield Road and extending to the north and south beyond the Conservation Area boundary. Although originally a free standing village, Copley has been subsumed by continuous development along the Huddersfield Road corridor. However, the character of buildings and spaces in the area serve to remind those passing through of this earlier village character.

## Landscape Contribution and Setting

**3.11** Copley is located in the foothills of the Pennines and, like many of the villages in this locality, the valley and hillside topography plays a significant part in local character. The landscape contributes strongly to the setting of the conservation area in three ways:

- The topographical setting and views of surrounding hillsides
- The contribution of private and semi-private landscaped spaces to the streetscape
- The setting of public open spaces: the rear churchyard and the woodland area between the Canal and Huddersfield Road.

**3.12** Copley is located where Huddersfield Road passes through higher ground, with the church and its grounds to the rear being located at the highest point. From this site good views are provided of surrounding lower lying land and the rising hillsides to the east.

**3.13** The land to either side of Huddersfield Road falls away, steeply at some points within the woods to the north of Huddersfield Road and more gradually elsewhere. The land also falls as it passes eastwards, allowing the massing of Copley Mill to sit into the topography. Good views are provided of surrounding higher hillsides to the east, especially from Demesne Drive alongside Copley Mill.

**3.14** There are two key open spaces either side of Huddersfield Road. These are the churchyard to the south and the woods to the north. As both of these open spaces extend to wider green areas outside the Conservation Area, they serve to separate parts of Copley from surrounding development. This provides a reminder of the rural origins of Copley and helps to define the 19th century industrial village character within the Conservation Area.

**3.15** There are a large number of mature tree belts in the area, which contribute strongly to character and serve to enclose sections of Huddersfield Road. Most of these are protected by group Tree Preservation Orders. The TPOs generally occur in five locations:

- The woodland area to the north of Huddersfield Road
- The grounds of Staley House on Huddersfield Road
- The grounds of St. Paul's School, on the Huddersfield Road frontage

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<sup>8</sup> Haynes 1990, Stalybridge Cotton Mills, p31-32

- The grounds of Ash Bank House, to the front and rear
- The grounds of St. Paul's Church, to the front and rear



View along Demesne Drive towards hills



Green space, trees and views to hills south of St. Paul's Church



Trees enclose Huddersfield Road

### Character Statement

**3.16** Once a separate village, Copley now forms part of the wider built-up area but remains identifiable as a specific place on the Huddersfield Road corridor. The nature of the surviving buildings (mill, church, school and housing) and their similar age (mid to late nineteenth century) reveal the earlier history of the village and tell the story of a self-contained industrial village and a microcosm of Victorian society.

## 4 Spatial Analysis

### The Character and Interrelationship of Spaces

**4.1** The Conservation Area includes a number of public, private and semi-private spaces. Most of the buildings fronting Huddersfield Road are set back within their own private spaces lying between the building and the street. This is particularly noticeable on the northern side of Huddersfield Road, where Ash Bank House, St. Paul's School and Staley House all have a common building line with private space to the front. This space is often landscaped and generally contains mature trees. Most noticeably, the front churchyard of St. Paul's Church creates another such space, which in this instance is semi-public. The effect of these spaces is to create openness and a green setting that contributes positively to the streetscape. It also allows the scale of the road corridor to reflect the scale of these larger buildings.

**4.2** Where buildings are set further back from the road there is often a presence at the street frontage, e.g. the lych-gate of the church and 93 Huddersfield Road, which was the former gatehouse to Brookfield House. Middle class housing also provides a set-back with landscaped gardens meeting the street at Huddersfield Road, Demesne Drive (west) and Richmond Street.

**4.3** Working class housing on Demesne Drive (east) and St. Paul's Street abuts the street directly and forms a very different streetscene, as indeed does Copley Mill itself.



Staley House, Huddersfield Road



St. Paul's churchyard adjacent to Huddersfield Road



Numbers 1-19 St. Paul's Street

**4.4** The housing between Copley Park Mews and Huddersfield Road forms a third type of relationship with the street. Here the semi-private courtyards lie at a right angle to Huddersfield Road. The new housing here has successfully continued this relationship.

**4.5** The two significant open spaces, as described previously, are the churchyard and the woods. Both of these are effectively public open spaces, though the churchyard is really semi-public. The churchyard includes a formal landscaped space to the front of the church on Huddersfield Road and a larger, more natural open space at the rear. This includes two large burial mounds and a number of ornamental tombs and monuments. This space extends to include a large open space to the south-east, lying outside the Conservation Area. The edge of this higher ground and the top of the burial mounds affords good views of the surrounding land and hills to the east and south. All of this area is identified as Protected Green Space within the Tameside UDP.

**4.6** This open space also adjoins a smaller open space to the east, which is associated with Copley Mill and is not protected in the UDP. A metal fence is used to define the boundary between the churchyard and the space associated with the mill. The area around the mill is currently overgrown and in a natural state. It effectively forms part of a continuous open space, including the churchyard and the adjacent land outside the Conservation Area. It is accessible to the public and is used by dog walkers.

**4.7** On the northern side of Huddersfield Road there is an area of dense woodland set back from the road. This area was originally occupied by a small lake and by Brookfield House, both of which no longer remain. This area is in a natural, overgrown state, though with paths and steps through it. Much of the vegetation is now mature and there are several significant changes in level across the area. To the north this area links with a wider corridor of open space associated with the Huddersfield Narrow Canal. The site of the small lake has been filled in and is now a clearing in the woods, as is the site of Brookfield House. The extent of vegetation effectively cuts off this area from the rest of the Conservation Area and creates its own environment. These woods now provide an ecological and a recreation asset within Copley and are identified as Protected Green Space within the Tameside UDP.



Courtyard at 12-19 Copley Park  
Mews



Grassed area to the south of St.  
Paul's Church



Woodland area to the north of  
Huddersfield Road

## Views

**4.8** There are important views both into and out of the Conservation Area. These include:

- The views along Huddersfield Road in both directions.
- The view south of the Mill near the Reindeer (Public House), which is particularly important.
- The church and the mill chimney are landmarks in the area and can be seen in more distant views from Stalybridge.
- The tower of Victoria Market Hall, Stalybridge, can be seen from Huddersfield Road in Copley, looking south-east.
- From the churchyard and the south side of the mill, there are ever-present views of the moors above the east side of the valley.
- A strong vista of this hillside is formed between Copley Mill and the housing opposite on Demesne Drive.
- The view of St. Paul's Church from south of the churchyard



View west along Huddersfield Road



View of Copley Mills from the Reindeer (Public House)



View of St. Paul's Church from outside the conservation area



View to Victoria Market Hall, Stalybridge



View to hills from the south side of St. Paul's Church



View of St. Paul's Church from the south

## 5 Character Analysis

### Character Areas

**5.1** The Copley Conservation Area is too small and similar in character to be sub-divided into different character areas. Nevertheless there are smaller pockets of character that can be identified (See Appendix 2 Maps- Copley Conservation Area Character Areas):

1. The main Huddersfield Road corridor comprising a number of large public buildings set within their own grounds
2. Copley Mill and the workers housing opposite on Demesne Drive, representing a good example of the interrelationship between the two historic uses
3. Copley Park Mews, which has a distinct plan form from the rest of the area
4. St. Paul's Street – a typical example of working class late Victorian terraced housing.
5. Woodland area to the north of Huddersfield Road
6. The area to the east of the boundary, representing linear and more domestic scale Victorian development.

### Architectural and Historic Qualities of Buildings

**5.2** There are three listed buildings in Copley; Copley Mill, St Paul's Church and the school, all Grade II. All are constructed in the local stone, with Welsh slate or stone slate roofs, although parts of the mill have flat roofs. These three buildings all remain in active use and appear well-maintained. Unlisted buildings are similarly built in stone with Welsh slate or stone slate roofs. Copley Mill and the early 19th century terraces on Copley Park Mews and the north part of Demesne Drive are a tightknit group, with simple, robust architectural detail typical of early 19th century Pennine mill buildings. Some of the stonework is constructed as "watershot" coursing. This is a typical characteristic of Pennine buildings and helps water to run down exposed masonry. Windows have a vertical emphasis and on the terraced housing, would historically have been small-paned sashes. The original small-paned windows on the mill have also been replaced with larger-paned 20th century windows.

**5.3** The picturesque Tudor gothic style of the School and the unlisted buildings on Richmond Street express their association with the Church and their mid-19th century date. The later 19th century terrace on Albion Crescent has more architectural pretension, indicating a higher social status as middle class housing; the stone gables are inscribed with the name Albion Crescent. The original windows on the terrace were 4-paned sashes, although few have survived unaltered.

**5.4** Twentieth century alterations have included the re-roofing of some unlisted terraced houses on Demesne Drive with concrete roof tiles to replace original stone slates. Other original stone slate roofs are in need of sensitive restoration. The most widespread 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. Victorian panelled doors have fared better; several have been retained on Albion Crescent. Generally, buildings appear to be well-maintained, although stonework has been re-pointed using hard strap pointing on many terraces.



Number 12-16 Copley Park Mews



Albion Crescent, Number 78-86  
Huddersfield Road



Modern replacement roof tile adjacent to  
original stone slate roof

## Listed Buildings in the Conservation Area

**5.5 Copley Mills, Huddersfield Road:** Grade II. The first of Copley Mills was built by James Wilkinson in 1827. The mills are constructed of watershot stone with a graduated stone slate roof and fire proof floor construction on cylindrical cast iron columns. There are four storeys to the north side adjacent to Demesne Drive and five stories to the south, along with an engine house and chimney. An office wing is situated to the north-east. Each bay has a 20th century casement window on each floor with plain stone lintel and sill. The hipped roof has been partly replaced by a later flat roof. The engine house has a dated timber pediment of 1871 above a large doorway its tall octagonal tapering chimney shaft is probably of that date. The side windows are round headed with keystones. The north-east and north-west sides have large blocked elliptical-arched carriageways and a stone inscribed 'Copley Mills'<sup>9</sup>.

**5.6** In 1833 just over 100 people were employed at Copley Mill in the production of forties counts of yarn, but it is presumed that other workers were employed at the larger five storey mill in machine making. In about 1834 Wilkinson added a second block on the eastern end of the original, of similar dimensions. Copley Mills was amongst the last cotton mills to operate at Stalybridge and did not close until about 1974. The buildings have subsequently been put to other uses<sup>10</sup>.

**5.7** Copley Mills dominates views within the Conservation Area and is prominently located on Huddersfield Road. Remnants of former terraced housing on the south side of Demesne Drive can be discerned in what is now the mill's stone boundary wall. The water tower carries mobile telephone antennae.



Remnants of former terraced housing, Demesne Drive

**5.8 Church of St. Paul, Huddersfield Road:** Grade II. The site of the Church was donated by the Earl of Stamford and the cost of the building primarily met by James Wilkinson of Copley Mills. The foundation stone was laid in 1838 and the building completed in October 1839. In 1851 bells and a clock were placed in the tower of the Church. The Church was designed by R.Tattersall, whilst the clerestory and south transept were later additions of 1872 by Brakspear.

<sup>9</sup> Listed Building Description

<sup>10</sup> Haynes 1990, Stalybridge Cotton Mills, pages 31-32

**5.9** The Church is constructed in hammer dressed stone with ashlar dressings and a fishscale slate roof. The aisle has four bays, paired lancet windows with hood-moulds between slender weathered and gabled buttresses and coped parapet. The clerestory has segmental triangle windows. The transepts have triple lancet windows, angled corner buttresses with nook-shafts and corner pinnacles. The chancel has canted corners and a four light east window. The three stage castellated tower has angled buttresses, single storey north and south abutments and a western roll-moulded, pointed arch door beneath a two light window<sup>11</sup>.

**5.10** The Church occupies an elevated position above Huddersfield Road and the tower is a landmark in views from Stalybridge. The landscape setting includes the carriage drive on the north side, the avenue and large grassed burial ground on the south side, although a large tarmac car park encroaches on the latter. The churchyard is well-managed. The burial ground includes some good memorials (see key unlisted structures/buildings) which, together with a number of mature trees, adds to the sites attraction.

**5.11** The stone retaining wall and the lych-gate on Huddersfield Road form part of the curtilage to St. Paul's Church and are therefore protected by the Church's listing status. The Lychgate was built 1904 with funding from Thomas and Mary Williamson. It is constructed in stone with gothic-style tracerie timber super-structure and hipped slate roof.

**5.12 St. Paul's Church of England Primary School, Huddersfield Road:** Grade II. 1841 with later 19th and 20th century additions. Constructed of hammer dressed stone and ashlar dressings with a slate roof. Single-storey in height with seven bays and a later wing to the left. Architectural details include a plinth, quoins and coped gables with kneelers and finials. Windows are three and four light shoulder-arch chamfered mullion windows with hood-moulds. Bays two and six are gabled, slightly advanced and have porches with shoulder-arch doorways surmounted by a sunken panel inscribed 'Boys' and 'Girls' respectively. The sides have a series of four gables. The later wing has a tower like entrance feature with pilasters and a pyramidal roof. The late 20th century toilet block is an uncharacteristic addition at the south end<sup>12</sup>.

**5.13** The school occupies a prominent position above Huddersfield Road and its stone boundary wall is an attractive and unifying element within the Conservation Area.



Copley Mills



Church of St. Paul



St. Paul's Church of England Primary School

## Key Unlisted Buildings in the Conservation Area

**5.14 Copley Park Mews:**

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<sup>11</sup> Listed Building Description

<sup>12</sup> Listed Building Description

- Numbers 7-11, 12-16 and Numbers 17-19. Early to mid-19th century. Three short terraces of workers housing, probably built for the workers at Copley Mills. Distinctive layout at right angles to the main road, with blind gables facing Huddersfield Road and the mill (although traces of blocked up doors and windows exist). Enclosed setted courtyard or enclosed gardens. Watershot sandstone with stone slate roofs and stone chimney stacks. Windows all modern replacements.

#### 5.15 Demesne Drive (north):

- Numbers 237-267. Early 19th century. Long terrace of low 2-storey houses, possibly built for the workers at Copley Mills by James Wilkinson. Sandstone with stone or concrete tiled roofs, and stone chimney stacks. A number of the original stone slate roofs are in need of sensitive repair. Windows all modern replacements, but openings original.

#### 5.16 Demesne Drive (south):

- Numbers 4-8 Albion Terrace and 10-14 Albion Place. Late 19th century. Two groups of three terraced houses flanking the bottom of St. Paul's Street. Stone-fronted with central gable, brick gables, Welsh slate roofs and red brick chimney stacks. Simple gothic style matches Albion Crescent on Huddersfield Road, probably built by same builder. Cast-iron street name for St. Paul's Street on the gable of Number 8.



Numbers 12-19 Copley Park Mews



Numbers 267-237 Demesne Drive (north)



Numbers 4-8 Albion Terrace, Demesne Drive

#### 5.17 Huddersfield Road:

- Albion Crescent, numbers 64-94 Huddersfield Road. Late 19th century. Formally known as 'Honeymoon Terrace'<sup>13</sup>, this row of stone-fronted houses are set behind short front gardens. Frontage embellished with gables and carved stone door and window lintels. Some original panelled front doors, but few sashes retained. Scars on the top of garden walls are all that remain of the original cast iron railings, which presumably would have matched those seen on the balconies.
- War memorial within St. Paul's churchyard. Simple square limestone plinth inscribed with names of those who died in World War I.
- Numerous memorials to the Adshead family including a stone obelisk on the east side of the churchyard, a chest tomb inscribed with George Adshead of the Stocks who died 1865, and a late 19th century stone tomb with marble panels in gothic style inscribed with names of Adshead family; James Adshead of Acres Bank Stalybridge died 1860.

<sup>13</sup> Local Studies and Archives Image T11979



Albion Crescent, Huddersfield Road



War Memorial



Adshead Memorial

- Staley House. Former vicarage, built 1851 with 1881 addition. A detached stone building with steeply pitched slate roof, gothic details. Now a residential home. The clergy's social standing during the 19th century is reflected in the grandeur of this building.
- Gate piers and boundary walls to former Brookfield House, at No.93. Late 19th century square stone gate piers and stone boundary walls with "keel" copings.
- No 93. Former lodge to Brookfield House (now demolished). Late 19th century. Single-storey stone gabled building with doorway on an angle facing former drive.



Staley House, Huddersfield Road



Gate piers to former Brookfield House



93 Huddersfield Road

### 5.18 Richmond Street:

- Ash Bank House. Mid-19th century villa built in sandstone with Tudor details such as hood-moulds over windows. Set back from Huddersfield Road within private grounds surrounded by a high stone wall. The building has a positive effect on the character of the area.
- Numbers 3-11. Mid-19th century. Shown as Church Houses on 1898 OS map. Terrace of stone cottages with picturesque Tudor details; window hood-moulds, Tudor arched doorways and string courses. Set behind front gardens with stone walls. Terrace has associations with St. Paul's Church as the rent taken from the terrace was used to pay for maintenance of the Church organ. There is an existing Article 4 designation on a single property: 7 Richmond Street. This was made in 1983 and takes away permitted development rights for extensions, porches and advertisements. This was an emergency reaction to a threat of construction at the time.



Ash Bank House



Numbers 11-3 Richmond Street

## Local Details

**5.19** The Conservation Area retains many built features of local historic and architectural interest, typical of historic Pennine mill communities. The village is arranged along both sides of Huddersfield Road, where the street scene is clearly defined with good quality stone boundary walls. These walls are very important to the character of the Conservation Areas and were probably built in the mid-19th century, contemporary with the church and school. The walls are built of coursed sandstone with distinctive “keel” shaped copings. Stone gate piers mark entrances to the school and other important buildings, including the former entrance to Brookfield House.

**5.20** Setted street or yard surfaces are a distinctive feature on Copley Park Mews and on St. Paul’s Street, where the footways are also laid with stone paving. These setted areas contribute to the character of the Conservation Area and should be retained. The footways on Demesne Drive and Huddersfield Road have been renewed in tarmac with concrete kerbs. Richmond Street retains a semi-rural atmosphere with its unmetalled surface and views of the river valley from its north-west end.

**5.21** There is little historic street furniture retained in the village. Frontage gates have largely been replaced in 20th century steel or timber gates and the railings were removed from the front of Albion Crescent during the Second World War, although some cast-iron gate piers have been retained.

**5.22** Stone name plates have been used on a number of terraces such as Albion Crescent, Albion Place and Albion Terrace within the Conservation Area. A small number of late 19th century cast-iron street name signs with raised lettering survive on St. Paul’s Street and on Copley Mills, Huddersfield Road. An old date stone bearing the faded inscription of E 1696 has been incorporated into a wall at Copley Park Mews.

**5.23** Decorative iron work on first floor window cills and timber doors are attractive features within Albion Terrace, numbers 64-94 Huddersfield Road. The retention of these features helps to preserve the original character of the terrace.



Stone retaining walls, Huddersfield Road



Stone setts, St. Paul's Street



Original gate piers, Albion Crescent



Stone name plate, cast iron detailing and original door, Albion Terrace



Cast iron street sign, St. Paul's Street



Date stone, Copley Park Mews

## 6 Threats and Opportunities

### Erosion of Character

**6.1** The widespread replacement of windows and doors in modern materials such as uPVC or hardwood in varying styles is the most visually intrusive change to the Conservation Area. This has eroded the architectural unity of the terraced houses, although the rhythm of vertically-proportioned openings is intact.



Example of a replacement window in hardwood



Example of replacement windows in timber and uPVC



Original timber and replacement uPVC door

**6.2** There has been little new development in the Conservation Area, except for the vicarage on Huddersfield Road and the late 20th century housing at 1 to 6 Copley Park Mews, which has been sensitively designed and located.

**6.3** The character of the historic terraced housing could be eroded by the addition of front porches and satellite dishes which are prominent on the front elevations of many houses in the conservation area.

**6.4** Changes to the mill include the introduction of signage to the elevations facing Huddersfield Road, but given the vast scale of the mill, this is considered to have a minor impact. A number of replacement uPVC windows have also been installed. The installation of mobile telephone antennae on the water tower facing Demesne Drive is intrusive in close views of the mill and the apparatus can be seen from Huddersfield Road, against the skyline.



Example of an additional porch



Example of satellite dishes and modern roof tiles



Antennae on Copley Mills

### Gap Sites/ Negative Buildings

**6.5** Open sites that offer potential for improvement include the car park south of the mill visible from

Huddersfield Road; this is in the area of the former mill reservoir. It appears to be informally managed and the lack of screening results in the parking intruding into views of the mill from next to the Church.

**6.6** Although this site has previously been allocated for employment use and has an expired planning permission for light industry, it has no allocation in the adopted Tameside UDP. Any future development of this site should be carefully considered from a conservation point of view. The quality and form of design must reflect the adjacent listed Mill and St. Paul's Church.

**6.7** The grounds of the demolished Brookfield House are a wooded enclave within the Conservation Area; this green space is historically important as the grounds associated with the former large house and contributes to the character of the Conservation Area. It provides a contrast to the high density of the mill and terraced housing. This site is protected as green space in the Tameside UDP and is in Tameside MBC ownership. It is important to retain the open character of the site, as well as the mature trees, gate piers and boundary wall. This wall requires improved maintenance.



Area between Copley Mills and St. Paul's Church



Green space close to site of former Brookfield House

## New Buildings

**6.8** New built development within the Conservation Area is restricted to the vicarage on Huddersfield Road and Copley Park Mews. The vicarage is typical of late 20th century vicarages built by the Diocese, as the original vicarages became too large for modern clergy and their families. The terraced block of houses at numbers 1-6 Copley Park Mews have been built using stone, and their scale and overall design complements early 19th century terraces nearby on Copley Park Mews.

**6.9** The extension to the rear of St. Paul's School has little impact on the overall character of the Conservation Area due to its siting. The open space behind the school has been partly developed for a playground, which overlooks the river valley.



New Vicarage, Huddersfield Road



Numbers 1-6 Copley Park Mews



Rear school extension and play are

## Opportunities and Pressures

**6.10** Copley remains a popular location in which to live and the Conservation Area appears to be a well maintained and cared for environment. The listed buildings, including the Mill, are all in use and this increases the sense of character that they contribute. The only obvious development site is the space between Copley Mills and St. Paul's Church. This site may come under pressure in the future for development. It will be important to ensure that any redevelopment of the site is of high design quality and sensitive to the historic character of the Conservation Area.

**6.11** The biggest threat to the area would be if Copley Mill was no longer viable for employment use, however the mill appears to be in full use at this time and there is no suggestion that this cannot continue. Other threats come from uncharacteristic alterations and additions to existing properties.



Copley Mills

## Copley Conservation Area Management Proposals



## 7 Introduction

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

**7.2** Despite their historic development conservation areas such as Copley 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 which 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 in accordance with Section 12: conserving and enhancing the historic environment of the National Planning Policy Framework<sup>14</sup>, guidance on the Management of Conservation Areas<sup>15</sup> 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 Copley Conservation Area Appraisal. The Appraisal outlines the historic development of Copley 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 Tameside's forthcoming Local Development Framework. It will also provide guidance for considering development proposals within and adjacent to the Copley Conservation Area. It is hoped that the Copley Conservation Area Appraisal and Management Proposals will act as a reference for all who make decisions which may impact on the special character of Copley, including property owners, planners, developers, designers, architects and the local authority.

**7.5** These Management Proposals set out policies on protecting the character and historic interest of the Copley Conservation Area. They also provide detailed design principles for the management of change and development within the Conservation Area.

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<sup>14</sup> Department of Communities and Local Government 2012

<sup>15</sup> English Heritage 2006

## 8 Current and Future Management of Copley 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** An area to the east of the village, currently located outside the boundary of the Conservation Area, marks the extent of Copley's 19th century development. It contains a number of attractive stone terraced blocks which contribute to the character and setting of the Conservation Area. It is the recommendation of the Management Proposals that the Copley Conservation Area boundary be redrawn to include an area to the east of the existing boundary and properties located at:

- Numbers 105-135 Huddersfield Road
- Numbers 96-154 Huddersfield Road

**8.3** The proposed extension does not include the filling station and numbers 6-11 Staley Close as these later 20th century developments would neither complement nor enhance the Conservation Area.

**8.4** It is recommended that the following area be removed from the current Conservation Area boundary:

- Area of woodland to the north west

**8.5 Numbers 105-113 Huddersfield Road:** Numbers 105-113 Huddersfield Road was constructed around 1830. Their position on the (former) turn pike road close to the mill and the workers' houses at Copley Cottages (now Copley Park Mews) and Copley Street (now Demesne Drive) would have made this area the nucleus of the early village. The centre of Copley that we recognise today appears to have shifted slightly south westwards with the development of the church and school in 1839 and 1841.

**8.6** Numbers 105-113 Huddersfield Road are similar in appearance to those properties already included within the north east of the Conservation Area, having been constructed in the same materials and at a similar date. A Tameside Archive Image suggests that the whole block and not just numbers 105-107 originally had a stone slate roof, like those of Copley Park Mews and Demesne Drive, and timber sliding sash windows<sup>16</sup>. The grey slate roof over numbers 109-113 was a later replacement.

**8.7** The Reindeer (Public House) situated within the middle of the block is double fronted and was probably built at a same time or by the same builder as number 111 as they share the same arched doorway design. The other properties in this block may have been built at a slightly different time. Number 113 Huddersfield Road is in commercial use and conservation area designation may discourage further unsympathetic shop front alterations.

**8.8** It is considered that this block merits inclusion within the Conservation Area due to its origins in the early developmental phase of Copley and the similarities in architectural styles to those properties already included within the Conservation Area boundary.

**8.9 Copley Cottage, 118 Huddersfield Road:** Number 118 Huddersfield Road known as Copley Cottage may have been Robert Lawton's Shepherd's Arms which is located on a plan of Copley in 1833. The building is doubled fronted with a brick elevation onto Huddersfield Road. The word WINE is painted on the lintel above the front door, which hints at its past use as licensed premises and is useful in identifying the previous commercial make-up of the area.

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<sup>16</sup> Tameside Archive Image T06650 The Reindeer Inn Public House, 109 Huddersfield Road, Copley

**8.10** It is considered that this building would make a positive contribution to the Conservation Area in terms of its character and appearance and it is therefore proposed for inclusion.

**8.11 Clock Houses, 120-128 Huddersfield Road:** Numbers 120-128 Huddersfield Road lies to the east of Copley Cottage. This block, known as Clock Houses, is dated 1856 on an eroded stone plaque on number 126. The plaque also records the gift of the Countess of Stamford and public subscription raised to endow the bells at St. Paul's Church. The symmetrical stone block has a central projecting gable and chamfered quoins and, although the original windows and doors have been replaced, it remains an attractive building. Given its design and associations with St. Paul's Church, it is worthy of inclusion within the Conservation Area.



Numbers 105-113 Huddersfield Road



Copley Cottage, Number 118  
Huddersfield Road



Clock Houses, Numbers 120-128  
Huddersfield Road

**8.12 Numbers 115-135 and 130-154 Huddersfield Road:** Numbers 115-135 Huddersfield Road were built c.1889. The name Brookfield Terrace, found on a stone name plate on Number 125, suggests that it may have had a connection with the Wilkinson family of Copley Mills and Brookfield House. The block is constructed from stone with a grey slate roof which together with attractive door surrounds, has a uniform appearance sharing similarities with those buildings found within the Conservation Area. Together with the adjacent block of numbers 130-154, built to a similar design at the turn of the 20th century, they form the northern limits of the Victorian village. For these reasons these blocks should also be included within the Conservation Area boundary.

**8.13 North West Boundary:** The current boundary to the northwest of the Conservation Area is recommended for amendment. This was the area which was historically occupied by Brookfield House and the Wilkinson family of Copley Mill. The house has been cleared and the small lake within the grounds filled in between 1910-1933<sup>17</sup>. The grounds of the house are now incorporated into an area of woodland which has been included with the Protected Green Space identified within the Tameside Unitary Development Plan (UDP). It is recommended that the Conservation Area boundary is redrawn to the south of the current boundary to follow the topographical feature of ash bank. This is considered to be the most obvious boundary to the Conservation Area and would still include the area in which Brookfield House once stood. The ground falls steeply to the north west of this bank towards the canal and the dense tree cover does not present occasions for views to the canal. The Protected Green Space designation within the UDP would continue to safeguard this area against development. For this reason inclusion within the Conservation Area is not considered to be necessary.

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<sup>17</sup>15 Tameside Library Local Studies and Archives, Archive Image T00127



Numbers 115-135 Huddersfield Road



Numbers 154-130 Huddersfield Road



Woodland area to the north of Huddersfield Road

## 9 Protection of the Existing Historic Environment

### Planning Policy

**9.1** Existing policy on listed buildings and conservation areas within Tameside's adopted (2004) UDP will continue to provide a planning policy basis on which to determine planning, conservation area and listed building consent applications.

### Buildings at Risk

**9.2** Tameside Council maintains a Building at Risk Register. This Register aims to secure the future repair and reuse of listed buildings within the Borough which are considered to be at serious risk from neglect and or deterioration. At present there are no listed buildings within the Copley Conservation Area which have been identified as being at Extreme Risk, Grave Risk or At Risk included within this Register.

**9.3** It is a recommendation of this Management Plan that the Tameside Buildings at Risk Register be updated.

### 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 Conservation Area, in order to execute any works urgently necessary for the building's preservation.

**9.6** A Repairs Notice maybe served by the Council on the owners of statutory listed buildings within the 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 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 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 original roofing material. Original timber windows and doors, have been lost due to their wide spread replacement in uPVC or hardwood. Inadequate maintenance has also led to loss of historic fabric 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.



Numbers 267-237 Demesne Drive

## Article 4 (2) Direction

**9.9** Certain types of development, particularly those applying to dwelling houses, if carried out in an insensitive manner can have a negative effect upon the character and appearance of conservation areas such as Copley. Article 4 directions are used by English local planning authorities to bring under control a range of works authorised under Article 3 of the Town and Country Planning (General Permitted Development) Order 1995, the Town and Country Planning (General Permitted Development) (Amendment) Order 2008, which came into force from 1st October 2008 and subsequent amendments.

**9.10** A local planning authority can restrict the permitted development rights of property owners to carry out certain categories of development that would otherwise be automatically allowed, through the making of an article 4 direction. These directions can be made to cover one or more properties and they can restrict one or more classes of permitted development. This does not mean that a local planning authority such as Tameside would refuse permission for the works but it does enable the authority to retain some control over the design and detailing of the proposed development and to grant permission subject to appropriate conditions.

**9.11** Although an Article 4 Direction was made on 7 Richmond Street during the 1980s, it is now considered that additional residential properties within the Copley Conservation Area would benefit from an Article 4 (2) Direction in order to retain their special historic and architectural appearance. The following properties are recommended for inclusion:

- Albion Crescent, numbers 64-94 Huddersfield Road
- Staley House Huddersfield Road
- Number 93 Huddersfield Road
- Numbers 105-111 Huddersfield Road
- Numbers 118-128 Huddersfield Road
- Numbers 7-19 Copley Park Mews
- Numbers 1-14 Demesne Drive
- Numbers 237-267 Demesne Drive
- Ash Bank House, Richmond Street
- Numbers 3-11 Richmond Street
- Numbers 1-43 St. Paul's Street
- Numbers 2-34 St. Paul's Street

**9.12** The Article 4 (2) would remove the following permitted development rights:

- Extensions and alterations to a dwelling house including conservatories
- Additions to the roof of a dwelling house i.e. dormer windows
- Alterations to the roof of a dwelling house i.e. loss or replacement of original roofing material such as stone slate and or Welsh slate, chimney stacks and terracotta chimney pots
- The construction of a porch
- The construction of hard standing
- The demolition of boundary walls
- The painting/rendering of the exterior of a building
- The removal of stone setts and stone paving

**9.13** Despite the widespread replacement of original timber sash windows and doors and in recognition of the desirability of protecting the historic character and appearance of the conservation area the alteration and replacement of windows and doors is proposed for inclusion within the Article 4 (2) direction.

**9.14** 9.15 It is recommended that further consultation between the Council and owner/occupiers of the above properties take place prior to an Article 4 (2) direction being made. This will enable the Council to discuss the implications of the Article 4 (2) and clarify the types of permitted development rights that would be included within the order.

## 10 Historic Buildings

### Statutory Listed Buildings

**10.1** There are three statutory listed buildings located within the Conservation Area, these are:

- Copley Mills, Huddersfield Road, Grade II
- Church of St. Paul, Huddersfield Road, Grade II
- St. Paul's Church of England Primary School, Huddersfield Road, Grade II

**10.2** Demolition and alteration of these buildings is controlled by the Planning (Listed Buildings and 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 have 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 (see Appendix 2 Maps):

- Albion Crescent, numbers 64-94 Huddersfield Road
- Staley House, Huddersfield Road
- Number 93, Huddersfield Road
- Numbers 118-128, Huddersfield Road
- The Reindeer (Public House), number 109 Huddersfield Road
- Numbers 7-19 Copley Park Mews
- Numbers 3-11 Richmond Street

### Unlisted Buildings

**10.6** Demolition of unlisted buildings within the St. Paul's Copley Conservation Area is subject to policy C3 in the adopted (2004) Tameside UDP.



Richmond Street

## 11 Potential Development Sites

**11.1** Any development opportunities within the Conservation Area are limited to either 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 Copley Conservation Area.

### Development Brief

**11.3** The land between Copley Mills and St. Paul's Church may come under pressure from development in the future. It would therefore, benefit from a planning and development brief, given its sensitive location between two listed buildings and an area designated as Protected Green Space within the adopted (2004) Tameside UDP. The brief should take into consideration the appropriate use for this location, taking into account all relevant planning policies and constraints. Development should be sympathetic to local building styles, layouts and materials (including stone and slate) and should enhance the character and appearance of the Conservation Area.



Area adjacent to Huddersfield Road identified as a possible site for a development brief

## 12 Trees and Open Spaces

**12.1** The interaction between the built and natural environment (Pennine hills, woodland, trees, hedges and green spaces) within Copley provide a strong factor in defining the character and setting of the 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 & County 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 Orders (TPO) should be made in respect of the tree.

**12.3** Within the Copley Conservation Area there are a number of trees considered to be of merit, which have been given an individual 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 consent ([www.communities.gov.uk](http://www.communities.gov.uk)). 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.

**12.4** Green space, trees and views to hills are important to the character of the Copley Conservation Area. It is therefore recommended that trees and green space continue to play a significant role in the character and appearance of the area. Development on open space and removal of trees should be resisted.



Trees on Huddersfield Road



Protected trees to south of St. Paul's Church

## 13 Enhancement of Copley 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 guidance has described 'enhancement' within conservation areas as having two principal forms<sup>18</sup>:

- *'The sympathetic redevelopment of sites defined in the detailed appraisal of the area as detracting from the character and appearance of the area, or*
- *Pro-active 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 principals, together with the findings of the Copley 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 Copley 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 in the future.

#### **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 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 Copley 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.

<sup>18</sup> English Heritage 2006, Guidance on the Management of Conservation Areas, p21

Extensions and alterations to an existing building should be designed to enhance the building. Traditional building material 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 elevation 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 applications 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 repairs to buildings within a Conservation Area regard should be had to the desirability of preserving and enhancing the character and appearance of the buildings 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 re-used. Where the reuse of original materials is not possible, new materials 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 protect the original design and fabric of the buildings and thereby conserve the historic character of the conservation area. Timber windows 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 where ever 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 Copley. It is therefore important that 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.

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### **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. 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 Conservation Area Appraisal.

## Appendices



## 14 Appendix 1 Planning Policy

### Planning Policy Context

**14.1** Appendix 1 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

**14.2** National Planning Policy Framework: The Government published the National Planning Policy Framework (NPPF) on the 27<sup>th</sup> 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.

**14.3** 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.

**14.4** 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 dis-benefits 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.<sup>30</sup> 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

**14.5 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.

**14.6** 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.

**14.7 Note Regarding RSS Revocation –** 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 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

**14.8 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 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.

**14.9 Proposals Map:** The Proposals Map identifies the Conservation Area and two areas of 'Protected Green Space'. These two areas are St. Paul's churchyard and the open space to the north of Huddersfield Road. The following UDP policy applies:

**14.10 Policy OL4 Protected Green Space** is summarised as follows: The Council will not permit built development on any land shown as protected green space, or areas of land in similar use which is too small to be shown as protected green space on the Proposals Map unless specific criteria are met.

**14.11 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.

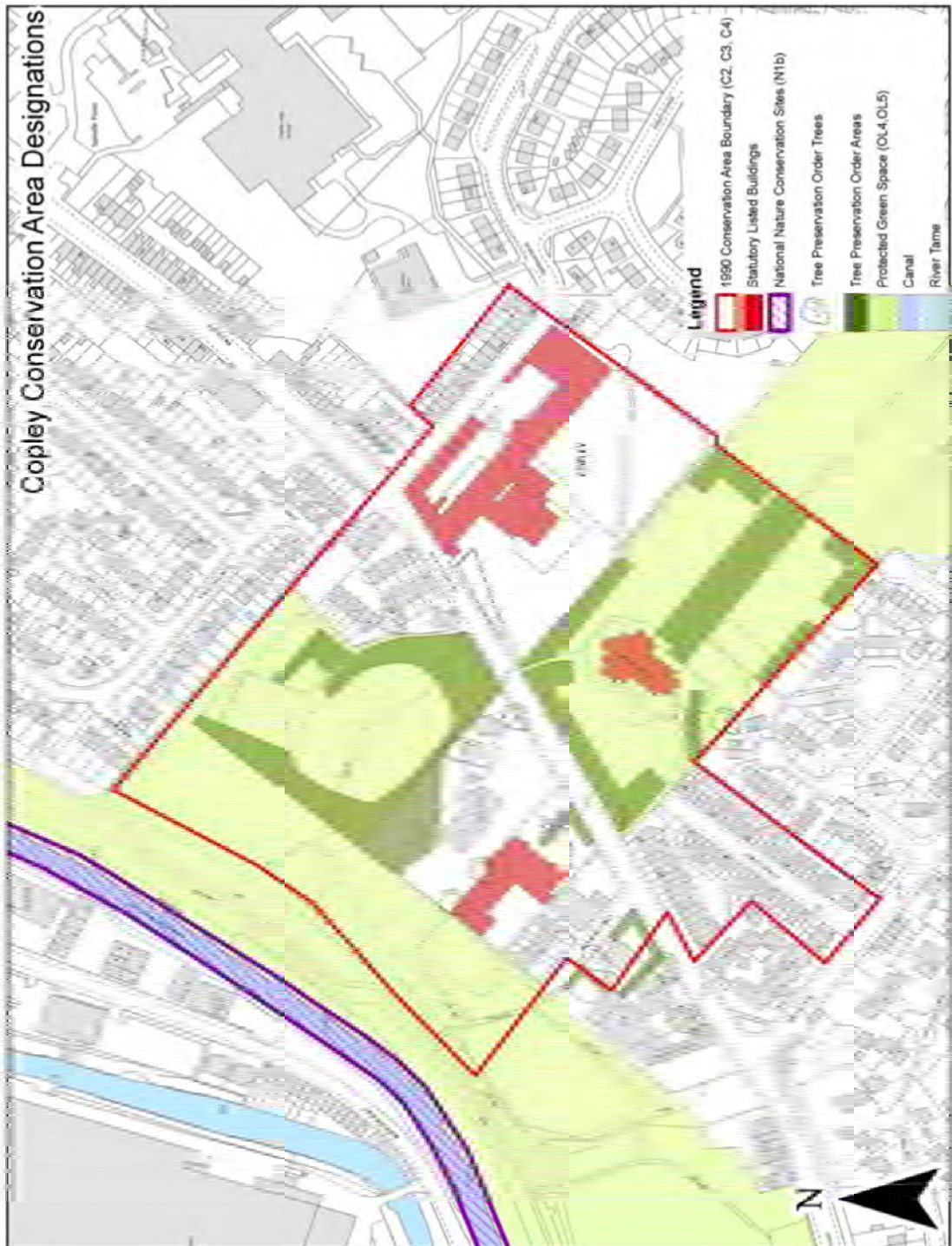
**14.12** The other Local Plan documents will follow on from the Core Strategy, principally the Site Allocations Development Plan Document, but also a suit of Supplementary Planning Documents to provide more detailed guidance to help applicants make successful planning applications.

**14.13 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.

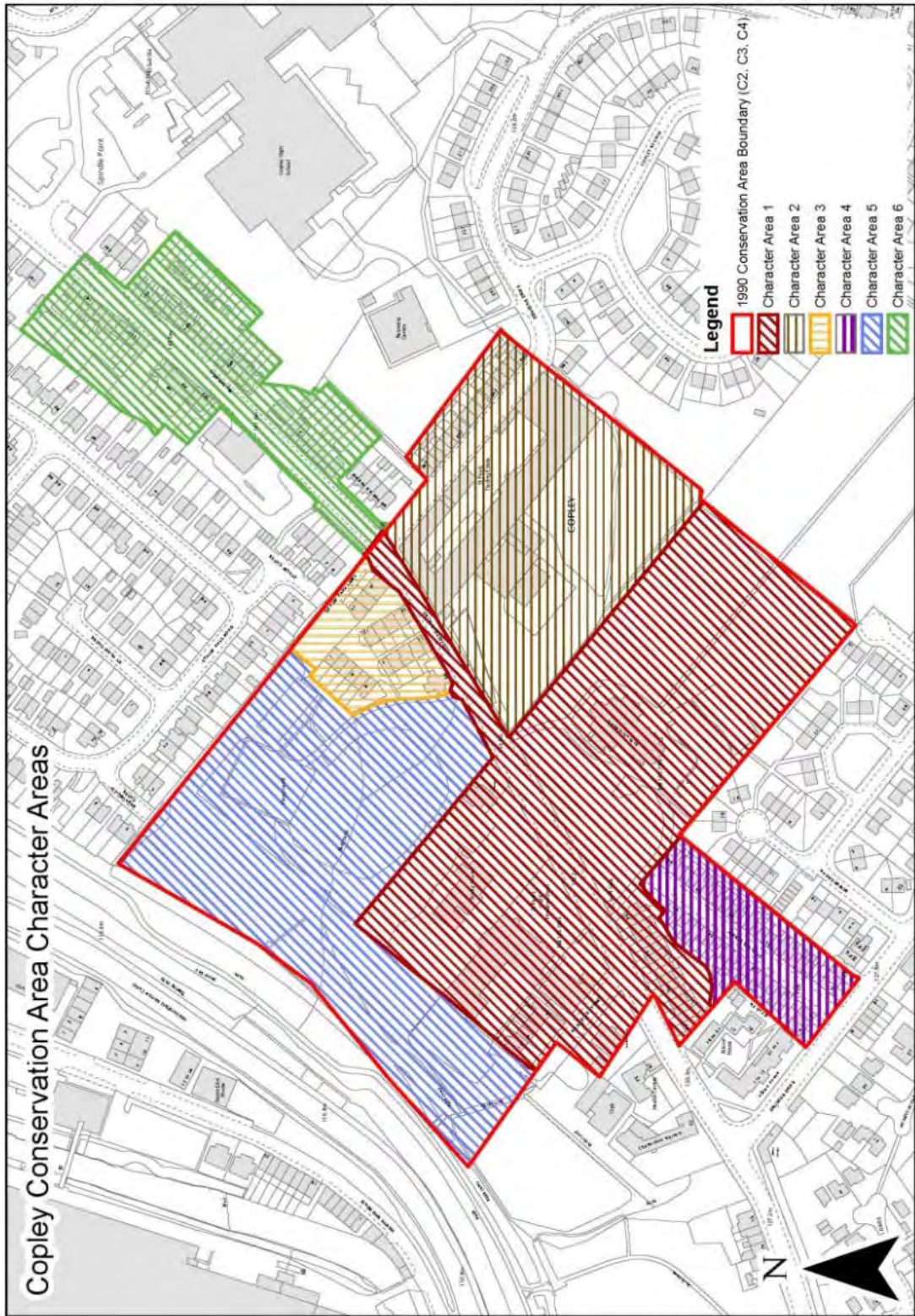
**14.14** The document requires new development to be drafted with an understanding of character and identity, applying a respectful design that compliments or enhances it (Para.2.3 Character). The document also gives guidance on residential development which would affect either a listed building or 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 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).

**14.15 Conservation Area Extensions:** Copley was originally designated as a Conservation Area in 1986 as it was considered to be a good example of a factory village within the Borough. At that time the boundary was tightly drawn around Copley Mill and St. Paul's Church and School. In 1990 the boundary was extended to include more of the surrounding village, so as to better illustrate the physical development of Copley from its origins in the 1830s and life of its people up to 1900. The extension included numbers 127-267 Demesne Drive, Ash Bank House, numbers 64-94 Huddersfield Road, numbers 2-34 and 1-43 St. Paul's Street and numbers 4-14 Demesne Drive.

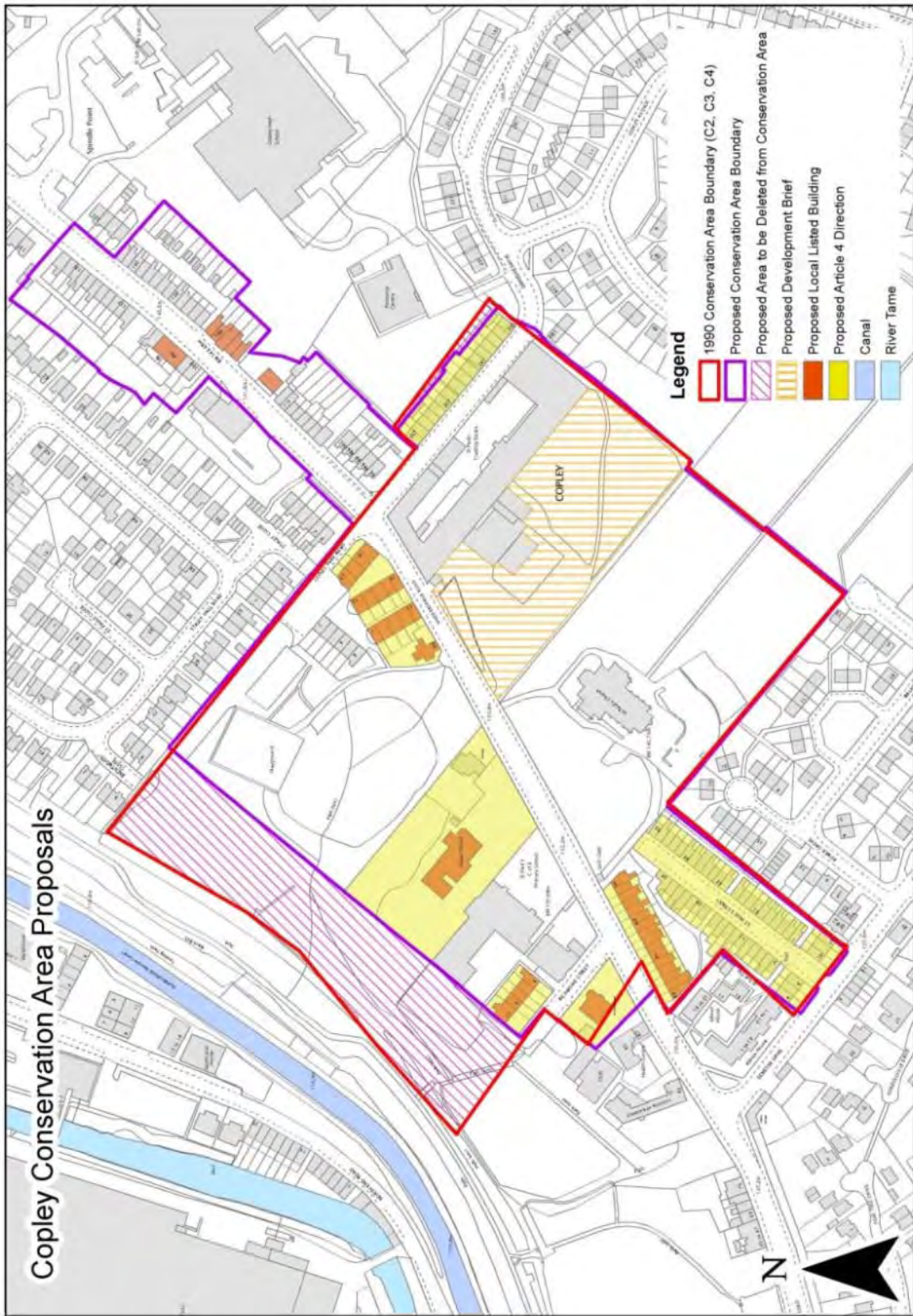
## 15 Appendix 2 Maps



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Copley Conservation Area Character Areas (not to scale) © Crown copyright 2013. All rights reserved LA 100022697



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

## 16 Appendix 3 References

### 16.1 Published References

- Department of Communities and Local Government 2012, National Planning Policy Framework
- 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
- 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

### 16.2 Published Maps

- Tithe Maps 1831-1850
- OS Map 1875
- OS Map 1894
- OS Map 1898
- Planning Plotting Sheet
- Planning Plotting Sheet
- Planning Plotting Sheet
- OS Map 2009

### 16.3 Photographs:

The following Archive Images are courtesy of Tameside Library Local Studies and Archives:-

- T00127 Lake at Brookfield House and St. Paul's Church, Copley c.1910
- T11979 Honeymoon Terrace, Albion Terrace, Copley, C.1900

The modern images are provided by Tameside Metropolitan Borough Council.

### 16.5 Websites:

- [www.communities.gov.uk](http://www.communities.gov.uk)
- [English-heritage.org.uk](http://English-heritage.org.uk)

**Back Cover**

