

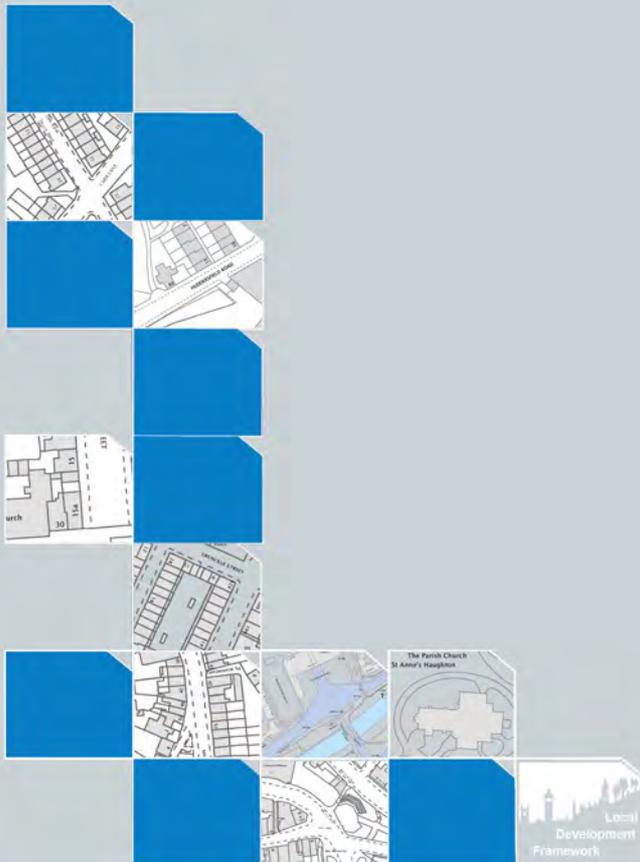
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Millbrook  
Conservation Area Appraisal and Management Proposals



March 2013

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## Millbrook Conservation Area Summary



## 1 Summary

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

**1.2** Millbrook situated on the Huddersfield Road corridor a mile and a half to the north east of Stalybridge was designated in 1991 as a Conservation Area in light of major planning applications and their likely effect on the character, setting and appearance of the village.

**1.3** Historically Millbrook formed part of the Stayley Manor in the parish of Mottram-in-Longdendale. From at least the 14th century the manor house of Stayley Hall has overlooked the valley of Swineshaw Brook, the area itself being little more than a collection of fields either side of the Brook until the latter end of the 18th century. It was not until 1775 that Stayley Mill, a water powered corn mill, to the south east of Stayley Hall was first recorded. Other late 18th century development included the Royal Oak, recorded as an alehouse in 1789 and the Huddersfield turnpike road, which opened a few years later in 1792.

**1.4** Like so many Pennine villages and towns of this period, Millbrook quickly grew during the early 19th century to support its newly developing mills of Stayley (Howard), Stayley (Kershaw), Oakwood and their growing workforce. The result of the change brought about by industrialisation is the built heritage that remains today. The growth of Millbrook illustrates the social and economic history of the 19th century, with building types and materials that are typical of their time and place.

**1.5** Millbrook is considered to be a good example of a planned Victorian industrial village. An attractive feature of Millbrook is its location and setting within the Brushes Valley on the lower slopes of the eastern side of the Tame Valley. Attractive views in and out of the village are gained from the surrounding hills, and there is a particularly fine view of Millbrook from Huddersfield Road to the immediate south of the village overlooking the steep valley.

**1.6** Today the village is characterised by stone buildings in a picturesque and intimate townscape. Of special interest are the early developments of terraced cottages (c. pre1850) with their internal courtyards to the west of Huddersfield Road. Grander buildings such as St. James's Church and School, the mill office buildings on Victoria Street, Oakwood Mill and mill owners/managers houses straddle the Huddersfield Road corridor along with other rows of terraced housing. The extant 19th century developments document the life of a close knit and self-contained industrial community, all of which gives Millbrook its historic character and architectural interest.

**1.7** The dominance of millstone grit as a building material in Millbrook provides one of the strong attractions and unifying elements that make Millbrook worthy of Conservation Area status. Millstone grit was not only used in the construction of houses, mills, St. James' Church and School, but also in the boundary walls along Huddersfield Road and for stone setts used within street surfaces. The setted street surfaces in and around the terrace squares and their internal courtyards are an important feature in the Conservation Area.

**1.8** A number of the older terraced blocks have been roofed in stone slate. These are thin layers of the same grit stone used for walls, which add to the uniformity of appearance. A small number of these original roofs remain today although some 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.

**1.9** Within the Conservation Area there are areas of late 20<sup>th</sup> and early 21<sup>st</sup> century development. Other than a short parade of shops at numbers 376-388 Huddersfield Road, these developments are set back from the main road and therefore do not affect the character of the 19<sup>th</sup> century Huddersfield Road frontage.

**1.10** The open spaces and countryside located within and around the Conservation Area are protected within the Tameside Unitary Development Plan (UDP) as either Green Belt, Protected Green Space or are designated as Housing Development Sites (H1 (4) Oakwood Mill and land around Staley Cricket Club, Millbrook and H1 (16) Staley Hall and adjoining land, Howard Street, Stalybridge). A non-designated nature conservation asset abuts the Conservation Area to the north, a section of which falls within the boundary to the north west of the cricket ground.



**1.11** There is a long and complicated planning history associated with the H1 (16) site which includes both Staley Hall and the land adjacent to it. In 2004 planning consent was granted for change of use of the Hall, barns and its outbuildings for residential development and ancillary garages, parking and access roads. The construction of new houses on the land to the south of Staley Hall forms enabling development to fund the repair and conversion of the grade II\* listed Hall. The condition of this historic landmark building has been a cause of concern for some time. Staley Hall has been included in English Heritage's Heritage at Risk Register since its inception. It is anticipated that the completion of the development in 2013 will allow Staley Hall to be removed from the Register.

**1.12** In 2005 the Council was minded to grant Planning Consent for the restoration of Oakwood Mill and 'enabling' new suburban style residential development on the majority of the H1 (4) site, including the area which falls outside the Conservation Area boundary to the rear of Crowswood Drive. This application, however, is still subject to the signing of a Section 106 Agreement. It is anticipated that the applicant will revisit this proposal. Oakwood Mill's grade II listing precludes it from inclusion within English Heritage's Heritage at Risk Register (only Grade I or II\* buildings are recorded in this national survey), but it remains on Tameside's own Buildings at Risk Register due to its poor condition.

**1.13** A series of Conservation Area Management Proposals have been developed from the findings of Millbrook Conservation Area Appraisal. The purpose of the Management Proposals is to preserve and enhance the character and appearance of the Conservation Area.

**1.14** A review of the conservation area boundary has been conducted as part of the Management Proposals. This review proposes that an area of land to the rear of Crowswood Drive be included within the boundary whilst the following areas should be removed:

- Section of the Stalybridge County Park
- Area of 20<sup>th</sup> century housing incorporating numbers 9-13 Besom Lane and numbers 1-12 and 2-10 Chapelfield Close
- Land to the rear of numbers 418-420 Huddersfield Road
- Land adjacent to Staley Hall

**1.15** Another significant Management Proposal to come out of the Appraisal is to introduce 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:

- Victoria Square (numbers 397-426 Huddersfield Road, numbers 9-15 Grenville Street and numbers 6-28 Stamford Street)
- Oak Square (numbers 427-452 Huddersfield Road, numbers 1-7 Oxford Street, numbers 30-54 Stamford Street and numbers 2-8 Cross Street)
- Grenville Square (numbers 17-36 Grenville Street and numbers 1-21 Stamford Street)

- Cambridge Terrace (numbers 1-26)

**1.16** Not only do the Management Proposals set out policies for preserving the historic character and interest of the Millbrook Conservation Area, but they also provide a series of detailed design principles aimed at managing future changes within the area.



Red Croft and Red Bank Howard Street



Numbers 391-395 Huddersfield Road.

## Millbrook Conservation Area Appraisal



## 2 Introduction

**2.1** Designated as a Conservation Area in 1991 Millbrook is a small village on the Huddersfield Road corridor that lies on the edge of the built-up area of Tameside. It is increasingly at risk of losing its identity due to the encroachment of surrounding development. Several significant mills were developed here in the 19<sup>th</sup> century and the (often dilapidated) remnants of these mills together with the supporting workers housing defines much of the village's character today. Stayley Hall, a former Tudor manor house, also provides an important link to an earlier era.

**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>.

**2.3** 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 Millbrook. 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 therefore based on the report produced by Taylor Young in March 2007 and provides an up-to-date assessment of the Millbrook Conservation Area. It aims to analyse the built form, historical context and natural setting to define the special interest of the Conservation Area. It identifies key positive and negative impacts, erosion of character, potential threats, and considers the appropriateness of the Conservation Area boundary. It makes recommendations for future policy and action by the Council to preserve or enhance the area's special character.

**2.4** The report was undertaken in accordance with English Heritage guidance on Conservation Area appraisals<sup>2</sup>. The report is based on site analysis and historical research on the character and history of the area.



Number 2 Besom Lane is an attractive 19th century stone built cottage with a Welsh Slate roof

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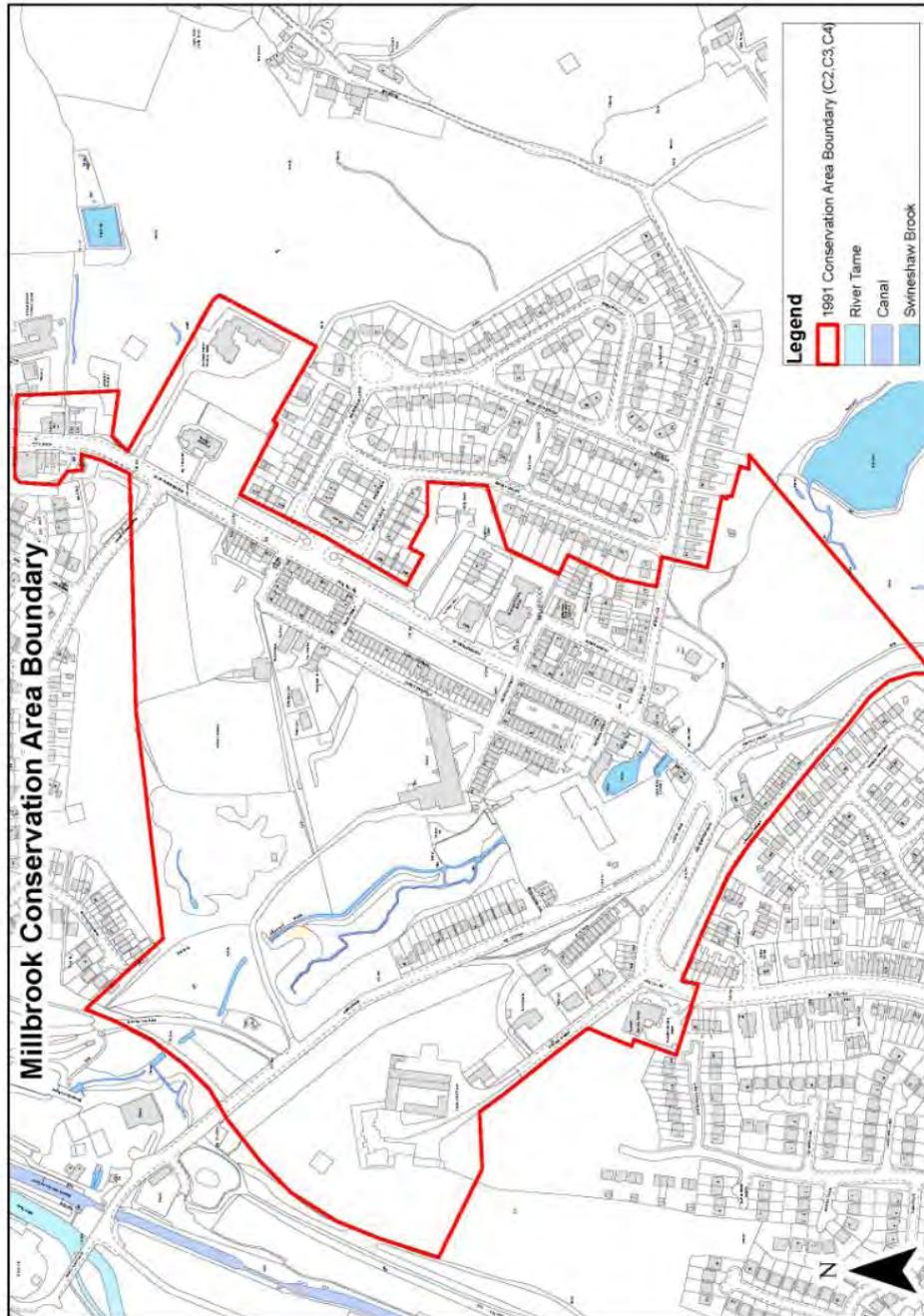
<sup>1</sup> Department of Communities and Local Government 2012, Para. 141

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

## Definition of Special Interest

### Location and Setting

3.1 Millbrook is approximately ten miles east of Manchester, straddling the Huddersfield Road less than two miles north east of Stalybridge. The village developed on the lower slopes of the eastern side of the Tame Valley, on either side of Swineshaw Brook.



1991 Millbrook Conservation Area Boundary (not to scale) © Crown copyright 2013. All rights reserved LA100022697

## Historical Development

**3.2** Stayley is not mentioned in the Domesday Book of 1086, but may have originally formed part of the Mottram Manor. Following the grant of the land of Longedendale by Ranulf III to William de Neville in 1200-03, Stayley was granted to a family with the local name. The earliest recorded member of this family was Robert de Staveleia, however this family were not the direct tenants of the lord of Longdendale to the Stayley Manor. The extents of the Staveleghs own holdings in Stayley are unclear during the 13<sup>th</sup> and 14<sup>th</sup> centuries. In 1456 Ralph Staveley bequeathed his estates to his daughter Elizabeth with his wish that she marry Thomas Assheton. As a result of this marriage in 1457 the estate passed onto the Assheton family therefore Stayley Manor followed the same descent as the Ashton Manor, ultimately passing to the Booth family of Dunham Massey<sup>3</sup>.

**3.3** Stayley Wood was the old name for the Millbrook district<sup>4</sup>. Before the Huddersfield Road turnpike was constructed in the early 1790s, the village of Millbrook was little more than a collection of fields either side of Swineshaw Brook. The earliest building in the Conservation Area is Stayley Hall, built on an elevated site overlooking the Tame valley, south west of the brook. From at least the 14<sup>th</sup> century, this was the manor house of the de Staveley family; although it is possible that the Hall was built on the site of an earlier settlement. The manor house was re-built as a timber-framed house in the late 16th century under the ownership of the Booth family, later the Earls of Stamford, and re-faced in stone in the early 17th century. The barns around the yard were built in the 18th century, indicating that the status of Stayley Hall had reduced to a farmhouse by then. The house was occupied by tenants during the 18th century, including Robert Lee, a Methodist who was visited by John Wesley.

**3.4** Burdett's Map of 1777 shows Stayley Hall and a water mill upstream on the brook, probably the corn mill serving the Hall. Aikin's Map of 1795 names this mill as Stayley Mill and also shows the line of the new turnpike, by-passing the earlier winding lane further up the valley side. Bryant's 1831 Map of Cheshire is the first map to name Millbrook, but the 1850 Tithe Map is the first to show the full extent of the early 19th century development of Millbrook. By then, the village contained the key components of a Pennine mill settlement; the mills, 'workers' terraced housing, public houses and a few detached houses.

**3.5** Millbrook village mainly developed during the first few decades of the 19th century as a purpose-built mill village, and owes its name and existence to the development of cotton mills. The early to mid-19th century development of the village included (Kershaw's) Staley Mill, (Howard's) Staley Mill, numbers 1 and 3 Village View (Victoria Street), Parkhill, (former) St. James' School, Croft House, Croft Bank and Victoria Square<sup>5</sup>. Millbrook partly depended on the Huddersfield Canal for the transport of goods in and out of the mills, approached via Grove Road.



The Royal Oak, Huddersfield Road c.1908-1909<sup>6</sup>

**3.6** Upstream from the bridge carrying the turnpike road, (Howard's) Staley Mill originated as the water-powered corn mill and was in existence by 1775. By 1805, William Bayley was manufacturing

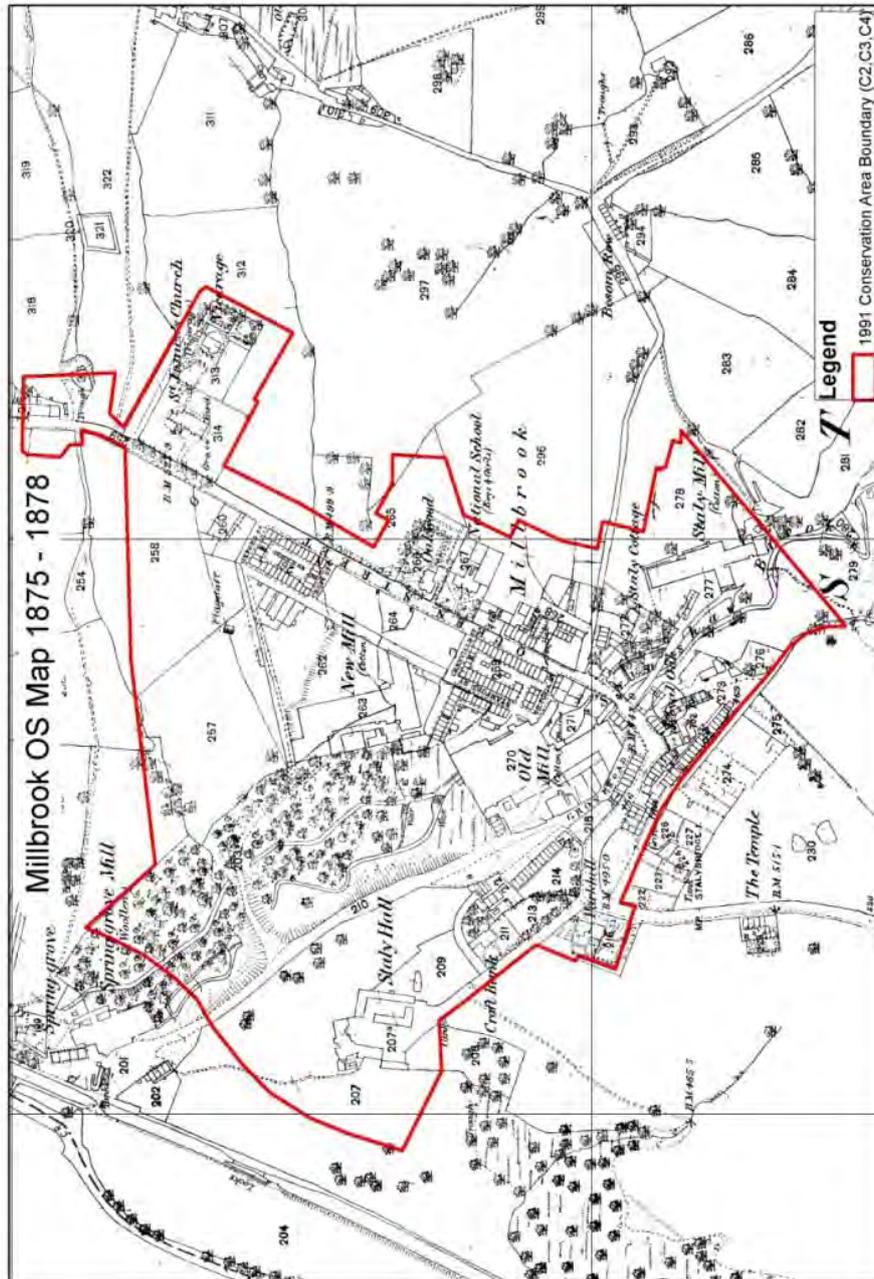
<sup>3</sup> Nevell 1991, A History and Archaeology of Tameside 1066-1700, p 43-44

<sup>4</sup> Jones H.1956, History of Stalybridge, p27

<sup>5</sup> Stayley Tithe Map 1850

<sup>6</sup> Tameside Archive Image T14420

cotton at this mill, which was rebuilt after a fire in 1815 by James Adthead; who was living at Stayley Hall in 1850<sup>7</sup>. Between the 1830s and 1860s the mill was managed by Buckley and Howard, and by the Howard family, who also ran Spring Grove Mill further down the Swineshaw Brook.



1875-78 OS Map overlaid with the 1991 Millbrook Conservation Area Boundary (not to scale) © and database right 2013. Crown Copyright and Landmark Information Group Ltd. All rights reserved

<sup>7</sup> Stayley Tithe Map 1850

**3.7** (Kershaw's) Staley Mill, was located below the turnpike road adjacent to Swineshaw Brook, and was first built as a water-powered cotton mill in 1803 by Hugh Kershaw. The original mill was four storeys high and seven bays in length. In 1814 the mill was extended by Samuel Smith who installed a steam engine to supplement the water wheel. The mill was completely rebuilt in 1838 following a serious fire by the trustees of Thomas Harrison. It took the form of a 5-storey spinning block with weaving sheds. The Georgian-style buildings at the west end of Victoria Street were built as the mill offices soon after 1850<sup>8</sup>.

**3.8** The last mill to be built in Millbrook was Oakwood Mill in the 1850s, built by the Staley Mill Co. as a cotton spinning mill<sup>9</sup>. On the 1875-78 OS Map, the mill is named New Mill; the managing director of the Staley Mill Co., William Lowe, lived at Oakwood House on Huddersfield Road, now a nursing home.

**3.9** The mill owners constructed a non-conformist church, school, club and additional housing for the millworkers as cotton production expanded in the village. By 1875, a further square of workers' housing had been built, Oak Square, as well as the terraces on the west side of Stamford Street and on Grenville Street opposite Oakwood Mill. The terrace on the east side of Huddersfield Road incorporating the Hare and Hounds was built c.1850; number 392 is dated 1859. On Grafton Street, a terrace and a group of back-to-back houses were built around the same time (the back-to-backs have since been demolished). In the heyday of cotton production, at the end of the 19th century, over a thousand people were employed in the Millbrook mills. The last terrace of stone workers' housing to be built was Cambridge Terrace, which first appears on the 1896 OS Map



Huddersfield Road Millbrook c.1910<sup>10</sup>

**3.10** Community facilities were provided in the 19th century on Huddersfield Road. The prominently sited St. James' Church was built in 1861, to designs by G. and J. Shaw of Saddleworth, the vicarage further up the hill was built shortly afterwards. In 1863 Millbrook became a separate ecclesiastical parish. Two Methodist chapels were built in the village in the late 19th century; the Wesleyan New Connexion built Mount Tabor chapel in 1872 on Besom Lane (since demolished), and the Millbrook Methodist Church on Fitzroy Street, which was built slightly later. The National School for boys and girls was built in the mid-19th century, with later additions to the rear. St. James' school is first shown on the Stayley Tithe Map of 1850, and later became the Church of England Primary School.

**3.11** Later development includes red brick Croft Terrace on Huddersfield Road, built on the steep bank south of Grove Road in 1909, partly on the site of the demolished Liberal Club shown on the 1896 OS map. The former Church Inn, now The Millbrook (Public House), close to the north edge of the Conservation Area was built c.1900, serving travellers on the Huddersfield Road. From the 1890s, (Howard's) Staley Mill was known as Castle Hall Mill and was used as a woollen mill rather than for cotton production; it continued in this use until it closed in 1962<sup>11</sup>. The mill was demolished soon afterwards and its site is now within the Stalybridge Country Park. Oakwood Mill and Kershaw's Staley Mills were run by the same company, Staley and Millbrook Ltd, from c.1935 until the 1960s. Oakwood Mill was then taken over by Smedlow Ltd and put to use by the Dukinfield Bleaching Company until closure. Kershaw's Staley

<sup>8</sup> Haynes 1990 Stalybridge Cotton Mill, p23-24

<sup>9</sup> Haynes 1990, Stalybridge Cotton Mills, p35

<sup>10</sup> Tameside Archive Image T00288

<sup>11</sup> Haynes 1990, Stalybridge Cotton Mills, p25

Mill continued to produce cotton until c.1969<sup>12</sup>. The mill buildings were largely cleared in the late 1970s and the remainder cleared in the early 21st century to make way for a new housing development.

**3.12** Transport for local people improved with the opening of the Stayley and Millbrook railway station in 1886. The line ran just beyond the western edge of the Conservation Area, but closed for passengers in 1909 (although it continued in employment use into the 1970s); the line of the track is now a footpath. Tram tracks were laid from Stalybridge to Mossley in 1905 by the Stalybridge, Hyde, Mossley and Dukinfield Tramway's and Electricity Board. This board was unusual in providing electricity for both trams and lighting; the red brick substation building on Huddersfield Road, just below numbers 339-345, was built by the board and bears their initials.

**3.13** Twentieth century changes in the Conservation Area include some infill housing along Howard Street, including a pair of brick semi-detached houses, Red Bank and Red Croft, and two houses (Holly Cottage and Millstone Cottage) west of Oakwood Farm off Stamford Street. An estate of post-war housing was also built on the eastern edge of the village outside the Conservation Area boundary. Within the Conservation Area is the group around Chapelfield Close and Numbers 9 to 13 Besom Lane, the latter built on the site of the demolished Methodist Chapel<sup>13</sup>. On Huddersfield Road, a parade of shops with flats above was built on the site of two demolished terraces, set back behind a forecourt in typical mid-20th century form.



Hare and Hounds, Huddersfield Road, Millbrook c.1900<sup>14</sup>

**3.14** After the collapse of the region's cotton industry and in common with other mill communities, the closure of the mills took away local employment opportunities and from the 1970s Millbrook residents were obliged to travel elsewhere for work. The village now provides little employment.

**3.15** With the spread of new housing along the Tame Valley including the late 20th century developments at Churchfields, Ashleigh Green and Cypress Oaks, Millbrook has recently become a commuter village. Other 20th century changes include the conversion of detached houses such as Oakwood House, Parkhill and the former St. James' vicarage to residential homes for the elderly, and the closure of the former St. James' primary school. The construction of high voltage electricity pylons is probably the most visually striking 20th century change to this part of the Tame Valley.

## General Character and Plan Form

**3.16** The plan form of the village is dominated by two linear corridors: Huddersfield Road and the Swineshaw Brook. Whilst the brook formed an important locational factor for the mills, its importance is now less apparent. The remaining Oakwood Mill buildings, reservoirs and weirs are a constant reminder of the importance of the brook in the settlement's development. Huddersfield Road is the major focus for development and most buildings in the Conservation Area straddle this important route. Significant character is derived from the topography where the road enters the valley at the southern end of the area and crosses the brook. Here Huddersfield Road twists and turns into a tight bend and steep changes in level below provide excellent views of the valley floor contributing strongly to the character of the area.

<sup>12</sup> Haynes 1990, Stalybridge Cotton Mills, p24 & p35

<sup>13</sup> OS Map 1896

<sup>14</sup> Tameside Archive Image T06991



Small reservoir located adjacent to the site of the former Staley (Kershaw) Mill



Small reservoir within the Brushes Valley used to feed the mills



Huddersfield Road twists and turns at the Ditchfield bend into Millbrook

## Landscape Setting and Contribution

**3.17** The landscape setting of Millbrook is provided by the natural topography of the Swineshaw Valley and by views to surrounding high ground to the east and west. These views are important in most of the villages in this part of Tameside and define Millbrook as one of several industrial villages in the Pennine foothills.

**3.18** At a local level green space is associated with buildings, such as the open space by Cambridge Terrace or St. James churchyard, and at a wider level there is the valleys open space corridor and views to surrounding high ground. The combined effect is a semi-rural feel that helps to distinguish the valley from the surrounding built-up area and provide a stronger link to Millbrook's past.

**3.19** The character of Brushes Valley changes across its length. In the south-east corner, the site of the former Staley (Howard's) Mill is now part of the attractively landscaped Stalybridge Country Park. This provides a recreational and educational resource and a pedestrian links to the south. This part of the valley is within the Green Belt. Huddersfield Road forms a break in the green space corridor. North-west of Huddersfield Road the natural corridor resumes with the brook set in a natural setting of steep valley sides and a thickly wooded corridor. This section of the Brushes Valley is an important ecological resource and is designated as Protected Open Space in the adopted (2004) Tameside UDP.

**3.20** To the northeast of the wooded area is the site of Oakwood Mill. To the north of the Mill is a large swathe of waste ground of varying environmental quality. In the centre of the informal space is a Cricket Ground and to the north of the cricket ground is an area of rough grass land bounded by Crowswood Drive.

**3.21** There are a number of Tree Preservation Orders which protect trees in the Conservation Area. These are generally in three key areas: in the curtilage of private properties on Howard Street; around St. James Church and in the curtilage of properties adjacent to The Millbrook Public House. There is also a single TPO adjacent to the former Royal Oak Public House. These mature trees contribute to the character of the area and should continue to be protected.



Stalybridge Country Park  
of the Brushes Valley in Millbrook



Swineshaw Brook running  
through the wooded section



Millbrook Cricket Ground

## Character Statement

**3.22** As its name suggests, Millbrook owes its character to the mills that formed the origins of its industrial development and the brook that runs through the village (providing the initial attraction for the mills). Today the character is still derived from both the natural valley topography and the Victorian industrial architecture of the mills and supporting housing and facilities. Stayley Hall provides a reminder of a Tudor settlement, underlining the continuing importance provided by the high ground and the crossing point over Swineshaw Brook.



Croft Bank, Off Grove Road

## 4 Spatial Analysis

### The Character and Interrelationship of Spaces

**4.1** The previous section has explained how the plan form relates to the valley and how the siting of the 19th century mills reveals their historical association with the brook. The built form also provides some public spaces with interesting relationships to buildings.

**4.2** Development is generally located to back-of-pavement and forms a tight formal grid. A notable survival are strong examples of traditional Victorian 'court' form of perimeter block development. Victorian workers housing of a consistent type forms one complete block at Oak Square (between Oxford Street, Stamford Street, Cross Street and Huddersfield Road), and one three-sided court at Victoria Square (between Grenville Street, Stamford Street and Huddersfield Road). A third block forms an L shaped development at Grenville Street and Stamford Street. These court type forms provide a strong definition between public space at the exterior and a shared private space at the centre. The courtyards are laid with stone setts, provided with street lights and accessed via carriage arches. The courtyards appear to be functioning well today, with no visible vacancies. They are also crucial elements in defining the character of the Conservation Area.



Oak Square



Victoria Square



Grenville Street and Stamford Street rear view

**4.3** Cambridge Terrace forms another interesting relationship with a public space. This long terrace fronts a semi private open space off Huddersfield Road, edged with hedgerows and containing several mature trees. The houses face this space from the other side of a stone-flagged lane from which they are accessed. This form suggests a higher social status for these houses, perhaps being occupied by the mills' charge hands and managers. The result is a strong original form that provides good character today and an attractive, overlooked space.

**4.4** To the rear of the housing on this side of Huddersfield Road the form is less well defined. The edge of the settlement seems to fall away to the informal open space behind. Here Cambridge Terrace backs onto the Oakwood Mill site where the surface of Stamford Street is in poor condition.

**4.5** A very different relationship is formed by the larger houses in Millbrook. These detached dwellings sit within their own private landscaped plots, set back from the street frontage. These houses are dotted around the area: examples include Croft House and Parkhill and Oakwood House Nursing Homes. This also applies to community buildings, such as the former St. James' Primary School, community centre building, and St. James Church. The church sits within its own attractively landscaped churchyard, which forms a more accessible semi-private space and contributes strongly to townscape.



Open space between Huddersfield Road and Cambridge Terrace



Oakwood Mill and Cambridge Terrace on Stamford Street



St. James Churchyard, Huddersfield Road

**4.6** Stayley Hall is a detached group of buildings that sits on ground surrounded by open land. Originally, this would have been the Manor House on the high ground overlooking its demesne. In later times it seems to have been more of a farmhouse with a traditional courtyard arrangement. In 2004 planning consent was granted for change of use of the Hall, barns and outbuildings for residential development and ancillary garages, parking and access roads.

## Views

**4.7** There are important views in the Conservation Area:

- Views from Huddersfield Road (Ditchcroft) northwards over the villages towards the hills
- Views both north and south along Huddersfield Road
- Views of the hills behind St. James' Church, Huddersfield Road
- View across the valley from Oxford Street
- View of tight form of Victorian housing on Grenville Street to Oakwood Mill.
- View of Oakwood Mill from woodland area adjacent to Grove Road
- View of Village and hills from Grafton Street



View north up Huddersfield Road



View of hills adjacent to St. James' Church Huddersfield Road



View from Oxford Street across Valley



View across Millbrook from Huddersfield Road



View down Grenville Street towards  
Oakwood Mill



Rear view of Oakwood Mill  
Chimney



View from Grafton Street

## 5 Character Analysis

### Character Areas

**5.1** The Conservation Area's size and relative homogeneity means that it is perhaps best considered as a single character area. The defining features of the mills, stone-built Victorian housing and the valley are present throughout and the widespread nature of views allow the key buildings and topographical features to contribute to character throughout the area. There is perhaps a slightly different character in the area south-west of Grove Road, defined by a higher topography, views east and the presence of Stayley Hall. However, two factors preclude this being a separate character area: the lack of uniformity within this area (Tudor and Victorian properties exist alongside more recent Edwardian buildings) and the fact that key views allow much character to be derived from the rest of the Conservation Area to the east.

### Architectural and Historic Qualities of Buildings

**5.2** There are five listed buildings in Millbrook; Stayley Hall is the most significant at Grade II\*. Two barns at Stayley Hall are Grade II, and Oakwood Mill, and the Church of St. James are also Grade II. All are constructed in local stone, with Welsh slate or stone roofs, and parts of the mill have flat roofs. Stayley Hall is the most significant building, with a 16th century timber-frame fronted in stone in the early 17th century. Until its rapid deterioration in the 20th century, it was one of the region's most important gentry houses.

**5.3** Most of Millbrook's listed buildings have been in very poor condition. Stayley Hall is on the national 'Heritage at Risk' Register maintained by English Heritage. The barns at Stayley Hall alongside Oakwood Mill have appeared on the Council's own Buildings at Risk Register as their Grade II status makes them ineligible for inclusion in the national register. The Hall and barns have recently undergone residential conversion funded through enabling development of the surrounding land. It is anticipated that the scheme should be completed in 2013 allowing the removal of the Hall and barns from the At Risk Registers. Given its prominent position in the heart of the village, Oakwood Mill visually blights the Conservation Area with its decayed appearance. The mill dominates the terraced housing on the south side of Grenville Street. A large multi-storey mill attached to the north of the surviving range was lost after a fire in the 1990s. The Council is minded to grant Listed Building Consent with accompanying new build enabling development, for the refurbishment of all the mill buildings, subject to the completion of a Section 106 agreement.

**5.4** The Church of St. James is in active use and appears well-maintained. The burial ground is an attractive space which retains a fine collection of 19th century headstones and monuments, enclosed with the original stone wall. The lych gate was built as a war memorial but has been slightly altered.

**5.5** There are many unlisted buildings in the Conservation Area which contribute positively to its special architectural and historic interest. The 19th century buildings are generally built in local stone with natural slate or stone slate roofs. The early 19th century terraces of workers' housing on Victoria Square, Oak Square and Stamford Street/Grenville Street are a tight-knit group, linked by Cambridge Terrace, and are significant as part of the planned development of the mill village. They are all of stone with simple, robust architectural detail typical of early 19th century Pennine workers' housing. Door and window openings are plain with stone surrounds or sills and lintels, all with a vertical emphasis. The squares are distinctive for their regular planned layout with enclosed central communal courtyards, partly retaining setted surfaces and accessible via arched openings from the street frontage; these have stone voussoirs and keystones.

**5.6** Small differences in the workers' housing express the social hierarchy of the mill village. Number 11 in the centre of Cambridge Terrace has a bay window, and Number 21 Stamford Street has a larger doorway indicating that the properties may have been occupied by mill overseers. Some of the stonework is laid as 'watershot' masonry, for example at Numbers 393 and 395 Huddersfield Road.

'Watershot' masonry is a 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 been replaced with larger-paned 20th century windows. Rainwater goods were originally cast-iron, although some have been replaced in plastic. There are unusual examples of cast iron ogee profile gutters with decorative lions' faces on the terraces of Stamford Street and Grenville Street.

**5.7** The higher social status of the early 19th century detached houses - Oakwood House, Parkhill and Croft House - is expressed in their architectural detail, which is late Georgian in style. Parkhill, now a nursing home has an elaborate wrought iron porch to the front entrance and Oakwood House and Croft House have bay windows and stone cornices.

**5.8** The village has several historic public houses which appear to be early to mid-19th century in date. The Royal Oak has possibly the oldest license in Stalybridge. In 1789 William Swallow was recorded as the first alehouse keeper, four years before the opening of Huddersfield Road turnpike. The Commercial, a former beerhouse dates to the c.1870s, whilst the Hare and Hounds was also a former beerhouse in 1873, but almost certainly in existence by the 1850s. The buildings are distinguished by their double-fronted elevations and central doorways, but all have replacement windows. The Hare and Hounds was also rebuilt during the mid-20th century<sup>15</sup>.

**5.9** Twentieth century alterations have included painting or rendering stonework and the re-roofing of some unlisted terraced houses using concrete roof tiles, for example on Croft Bank. 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. The former Staley (Kershaw's) mill office on Victoria Street is one of the few properties left in the Conservation Area with timber sashes. Numbers 1-5 Village View were mill overseers houses, strategically located at the entrance to the mill for workers on Victoria Street and next to the mill offices. The former Mill offices on Victoria Street retain Victorian panelled doors. No obvious examples of original doors or windows were recorded on any of the terraced workers' housing. In other respects domestic buildings appear to be in generally sound condition, partly due to the robustness of the masonry. Stonework has been re-pointed using hard strap pointing on many terraces, and some have been rendered, for example on Fitzroy Street. Satellite dishes and security equipment has been added to many houses, and are visually intrusive.

## Listed Buildings in the Conservation Area

**5.10** There are five listed buildings in Millbrook:

- Grade II\* - Stayley Hall and adjoining west wing
- Grade II - Barn range to the south of Stayley Hall
- Grade II - Barn range to the south east of Stayley Hall
- Grade II - Church of St. James, Huddersfield Road
- Grade II - Oakwood Mill, Grenville Street

**5.11** Howard Street

- **Stayley Hall and adjoining west wing:** Grade II\*. Manor house with a timber framed structure of the late 16th century (although altered at later dates) clad in stonework of the 17th century and early 18th century. It has a squared rubble front, watershot rear and a graduated stone slate roof. It has a central hall, upper east cross wing, west service cross wing, a two story porch and a long 2-storey shippon/service wing to the extreme west. Otherwise all of three storeys. It was the seat of the De Staveley family from as early as the 14th century. It has also been described as one of

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<sup>15</sup> Magee 1991, Stalybridge Pubs 1750-1990 and their licensees p42-43, p16 & p27

Manchester's most impressive halls<sup>16</sup>. Although undergoing residential conversion the building remains on the English Heritage 'Heritage at Risk Register 2012'.

- **Barn range to south of Stayley Hall:** Grade II. 18<sup>th</sup> century barn constructed of squared stone rubble and watershot stone with a graduated stone slate roof with raised eaves. It has an L-shaped range including cart door to the west and various door, window and hay loft openings of different dates<sup>17</sup>. Currently undergoing residential conversion.
- **Barn range to south-east of Stayley Hall:** Grade II. 18<sup>th</sup> century barn constructed of watershot stone with a graduated stone slate roof. Central opposed cart entries with hay lofts and vents<sup>18</sup>. Currently undergoing residential conversion.



Stayley Hall, 2006



Barn south of Stayley Hall, 2006



Barn South East of Stayley Hall, 2006



Stayley Hall and Barns 2013

<sup>16</sup> Listing Description, Stayley Hall and adjoining west wing

<sup>17</sup> Listing Description, Barn range to south of Stayley Hall

<sup>18</sup> Listing Description, Barn range to south-east of Stayley Hall

## 5.12 Grenville Street

- **Oakwood Mill:** Grade II. Former cotton spinning mill. Front dates to 1856, rear north range dated 1857, built as a specialised spinning mill for the Staley Mill Company. Constructed from coursed millstone rubble; roofs mainly flat, but where they are pitched they are of welsh slate. The remaining spinning block (north) is four-storeys. An engine house with rope drive house and a boiler house with stack are to the west<sup>19</sup>. The mill and tower remain as a prominent local landmark. The building is in very bad condition.

## 5.13 Huddersfield Road

- **Church of St. James:** Grade II, 1861-63, designed by George and J.Shaw of Saddleworth. Constructed from rock-faced stone, ashlar dressings and a slate roof. It has a nave, north porch, north-east tower, south aisle and chancel. The five-bay nave and south aisle has a projecting plinth and weathered buttresses. It has a three-stage tower with a castellated corner stair turret and projecting plinth and a prominent broach spire<sup>20</sup>. The spire is a local land mark. The stone churchyard boundary walls and lychgate fall within the curtilage of St. James' Church and are therefore protected under its listing status. The coursed stone boundary walls enclose the burial ground. The stone and timber lych gate was built as a Second World War memorial. The use of stone and Welsh slate is consistent with the materials used through the Conservation Area. The Lychgate has been refurbished with some alterations in 1989.



Oakwood Mill



St. James' Church, Huddersfield Road

## Key Unlisted Buildings that Contribute to Character

### 5.14 Cambridge Terrace

- Numbers 1-26. Attractive terrace of 2-storey workers' housing, the last significant group to be built in the village c.1880 connecting Victoria Square and Oak Square. Stone-built with plain door and window surrounds, Welsh slate roof and stone chimney stacks. Rear outriggers. Properties within the middle of the terrace have larger ground floor windows. The front of block faces a rectangular green space with mature trees enclosed with hedge, whilst the rear of the block backs onto Stamford Street and Oakwood Mill. The terrace and space in front are integral to the character of

<sup>19</sup> Listing Description, Oakwood Mill

<sup>20</sup> Listing Description Church of St. James

the Conservation Area. Cast-iron bollards on foot way mark the north and south entrances to Cambridge Terrace.

### 5.15 Cross Street

- Numbers 2-8. Built between 1850 and 1875<sup>21</sup> stone workers' cottages, on south-facing side of Oak Square, the layout of which is integral to the character of the area (other sides of Oak Square comprise 1-7 Oxford Street, 30 to 54 Stamford Street and 427-251 Huddersfield Road). Setted street surface and York stone pavement in front. Rhythmic door-window pattern to the ground floor is interrupted by a gated entrance into the courtyard located between numbers 6 and 4. The communal courtyard is setted and retains 19th century cast-iron lamps. Changes to the first floor front elevation include new window openings and replacement windows and doors.

### 5.16 Fitzroy Street

- Millbrook Methodist Church. Late 19th century red brick chapel with simple gothic details. The main entrance to the chapel is located at its Grenville Street end. This incorporates a centrally located doorway with a lancet arch and dripstone detail. The main building has lancet windows each with a stone mullion and cill and all have half brick gauge details. The building is constructed from brick over a stone base with a high pitched slate roof in two sections. On the chapel's east elevation there is a slate rear gable roof. The main chapel is attached to the rear hall by a flat roofed foyer. The rear hall, the more recent extension, is constructed of brick with a pitched modern tiled roof. The chapel is considered to be of local interest and makes a positive contribution to the character of the area due to its architectural features (stained glass, lancet windows and main entrance door and surround) and social history being an example of a non-conformist place of worship within this purpose built 19th century mill village. The materials used in the buildings construction also differ from the stone used in buildings elsewhere in the conservation area making the building stand out.



Numbers 1-26 Cambridge Terrace and cast iron bollards



Numbers 2-8 Cross Street



Millbrook Methodist Church, Fitzroy Street

### 5.17 Grenville Street

- Numbers 9-15. Mid-19th century two storey stone workers cottages, forms north facing side of Victoria Square, the layout of which is integral to the character of the area (other sides of Victoria Square include 397-425 Huddersfield Road and 6-28 Stamford Street). Forms part of the first large group of workers housing to be built in the village, shown on the 1850 Tithe Map. Rhythmic door-window pattern is interrupted by an arched entrance into the rear courtyard between numbers 11 and 13. The communal courtyard is setted with faux 19th century cast-iron lamps.

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<sup>21</sup> Stayley Tithe Map 1850 & OS Map 1875-78

Stone setts and York stone paving in front. Plain stone door surrounds window cills and lintels. Windows and doors are all modern replacements.

- Numbers 17-35. Terrace of 2-storey stone-built workers cottages laid-out in an L shape with 1 to 21 Stamford Street. The layout of this development is integral to the character of the area. The cottages have plain stone door surrounds, window cills and lintels. Original architectural features include cast-iron gutters with lion head details. Communal courtyard entered via stone archway between numbers 25 and 27 Grenville Street. Doors and windows are all replacements.

### 5.18 Grove Road

- Gate pier to Staley (Kershaw's) Mill is attached to number 1 Grove Road. This is one of the last remaining architectural features associated with the mill.

### 5.19 Howard Street

- Croft House. Early 19th century detached house constructed from stone with a welsh slate roof, set in a spacious garden, with stone boundary wall and gate piers. The building has received a number of additions over time. Modern alterations include replacement windows, stone porch with stone pediment and roof lights.



Numbers 9-37 Grenville Street



Remaining gate pier,  
number 1 Grove Road



Croft House, Howard Street

### 5.20 Huddersfield Road

- No. 364 (The Royal Oak). Late 18th century former public house situated on a bend of the Huddersfield Road, nestled below the stone terrace on Grafton Street, marking the southern entrance to the village. The detached stone property with a Welsh slate roof has three bays with a central porch. The building is one of the earliest to survive in Millbrook and therefore important to the history and development of the village. The property has gained permission for residential conversion in 2012.
- No. 376 (The Commercial). First recorded as a beer-house in 1873 the Commercial would have once stood opposite Staley (Kershaw's) Mill on Huddersfield Road<sup>22</sup>. The building is stone, double-fronted with a double gable to the rear. The Commercial is currently vacant and the windows are all covered with a protective metal sheeting which disguises the character of the building. The exterior stonework has been painted and the roof replaced with modern tiles. An original wrought iron side gate remains.
- Former St. James Primary School (now residential care home). Early 19th century building with an attractive gabled stone frontage and stone slate roof and terracotta ridge tiles. Built as a National School for boys and girls<sup>23</sup> its previous use was as a community centre before becoming vacant. Planning consent was given in 2010 for the partial demolition of later 19th century

<sup>22</sup> Magee 1991, Stalybridge Pubs 1750-1990 and their licensees

<sup>23</sup> OS Map 1875-78

additions to the rear of the former school and redevelopment to form a residential care home was completed in 2012. The building remains an important feature on the Huddersfield Road frontage. The stone gabled frontage was retained as part of this successful conservation led scheme.



Royal Oak, Huddersfield Road



The Commercial (Public House)



Former St. James' School,

- No. 400a (Oakwood House). Built c.1850-1875<sup>24</sup>, detached stone house with Welsh slate roof possibly built for the manager of Staley Mill. The building has classical details including stone bay windows, quoins, attractive stone portico and stone boundary walls. The building is set within a spacious garden, part of which is tarmacked and given over to car parking. Alterations to the building include replacement timber windows and doors. The building is now used as a residential home and remains a key feature on the Huddersfield Road frontage.
- Heritage House Nursing Home. This former vicarage, probably contemporary with the construction of Church and is situated to the rear of St. James' off Huddersfield Road. It is a stone-built property with good quality gothic details, including a large stone porch and has attractive rear views to the surrounding hills. The building has been substantially extended and now in use as a nursing home. Other alterations include replacement windows and doors in hardwood.
- No.422 (Millbrook Restaurant and Bar). During the 1870s, the Millbrook was originally known as the Church Inn and was a cottage beer-house attached to a row called New Buildings. In 1906 New Buildings were cleared and a much larger Church Inn was built on the site<sup>25</sup>. The building now lies at the northern limits of Millbrook Village. It is large stone-built building with a slate roof and Jacobean details such as gables, stone canopy over the door and oriel windows. This building has been carefully refurbished retaining many original features; this is a good example of recent investment in the village.



Oakwood House, Huddersfield Road



Heritage House, Off Huddersfield Road



Millbrook, Huddersfield Road

<sup>24</sup> Staley Tithe Map 1850 & OS Map 1875-78

<sup>25</sup> Magee 1991, Stalybridge Pubs 1750-1990 and their licensees

- Parkhill Nursing Home. Early 19th century detached house is stone-built, with a Welsh Slate roof and classical details including an original wrought-iron porch to south front. The building forms part of a small group of larger detached and semi-detached properties situated in an elevated position above Millbrook village. The building is set within spacious treed grounds and enclosed by an imposing boundary wall with railings.
- Former tramway substation. Built c.1905 by the Stalybridge, Hyde, Mossley and Dukinfield Tramway's and Electricity Board. Small red brick building with flat roof. The building is in an elevated position on Huddersfield Road overlooking Millbrook village. It is one of the few structures remaining in the area from the era of trams and early electricity.
- Bridge over the Swineshaw Brook, carrying Huddersfield Road. Construction of the bridge includes massive ashlar blocks.



Parkhill, Huddersfield Road



Former tram substation, Huddersfield Road



Bridge over Swineshaw Brook, Huddersfield Road

- Numbers 397-425. Early 19th century stone built workers terrace forms the west-side of Victoria Square<sup>26</sup>. The terrace which directly fronts Huddersfield Road has a rhythmic door-window pattern with simple stone door surrounds, window cills and lintels. Number 397 is now in commercial use as a Post Office and bears an early name plate inscribed Huddersfield Road. Alterations to the block include replacement windows and doors and the introduction of satellite dishes. This block together with Cambridge Terrace, numbers 427-451 and numbers 453-463 (Oakwood Terrace) Huddersfield are integral to the character of the Conservation Area in that they enclose the Huddersfield Road corridor to the north.
- Numbers 427-451. Forms the east side of Oak Square. Built between 1850-1875<sup>27</sup>, row of stone workers cottages with stone slate roofs are located directly onto Huddersfield Road. The terrace has a rhythmic door-window pattern with simple stone door surrounds, window cills and lintels. Alterations to the block include replacement windows and doors in hardwood and uPVC and replacement of original stone roof slates with modern roof tiles.
- Number 453-463: No.453 was built c.1880s as a police station, whilst Nos.455-463 was thought to have been built to provide living accommodation for constables serving the police station in the 1890s (Per's Com. 26/01/2011). No. 453 is constructed of stone with a slate roof, complete with tall chimney stack and terracotta pots. It has a single storey wing to the west of the main two storey building. Nos.455-463 form a two storey terraced block constructed of red brick with a stone elevation onto Huddersfield Road. Roofs are constructed of slate with stone chimney stacks which have retained their terracotta pots. The block, which sits behind a low stone wall and forecourt gardens, bears the date stone 'Oakwood Terrace 1892'.

<sup>26</sup> Stayley Tithe Map 1850

<sup>27</sup> Stayley Tithe Map 1850 & OS Map 1875-78



Numbers 397-425 Huddersfield Road



Numbers 427-451 Huddersfield Road



Numbers 453-463 Huddersfield Road

### 5.21 Oxford Street

- Numbers 1-7. Mid-19th century stone built terrace of workers cottages form the northern side of Oak Square<sup>28</sup>. Rhythmic door window pattern is interrupted by the entrance to the rear courtyard between numbers 3-5. Alterations to the block include replacement windows and doors in uPVC and hardwood. A stone name plate on the gable of number 451 Huddersfield Road is inscribed Oxford Street.

### 5.22 Stamford Street

- Numbers 6-28. Early 19th century block of stone workers cottage forms the west side of Victoria Square<sup>29</sup>. Cobbles and York stone paving in front retain the 19th century character of the streetscape. The replacement windows and doors in uPVC and hardwood together with the exterior painting of stone work have altered some of the 19th century character of the block.
- Numbers 1 to 21. Numbers 1-9 Stamford Street appears on the 1850 Tithe Map. Numbers 11-21 are mid-19th century. Forms a row of stone built workers cottages. Replacement windows and doors throughout and some painted external masonry. Original features include unusual cast-iron rain water gutters with lion's face details. The terrace forms part of a planned L shaped group with 17-35 Grenville Street.
- Numbers 30-54. Mid-19th century block of stone workers cottages with stone slate roofs form the west side of Oak Square<sup>30</sup>. Alterations include replacement windows and doors in uPVC and hardwood. Alleyways between numbers 40 and 42 give access to internal courtyard.
- Oakwood Farm, Number 23, The Cottage and The Barn. Group of mid-19th century stone-built farm buildings with setted yards, possibly built to provide stabling for mill horses. Distinctive layout at right angles to the street. Now converted to residential use.



Numbers 1-7 Oxford Street



Numbers 1-21 & 6-28 Stamford Street



Number 23 & The Stables, Stamford Street

<sup>28</sup> Stayley Tithe Map 1850 & OS Map 1875-78

<sup>29</sup> Stayley Tithe Map 1850

<sup>30</sup> Stayley Tithe Map 1850 & OS Map 1875-78

### 5.23 Victoria Street

- Numbers 1-5 Village View. Form a pair of early 19th century stone built semi-detached houses which face south across a small reservoir which would have once fed Staley (Kershaw's) Mill. The block also has a gable-end to Huddersfield Road. Their previous use as housing for overseers at Staley (Kershaw's) Mill is important in defining the social and economic make up of this 19th century Village. No.1 retains sash windows.
- Former offices to Staley Mill. Mid-19th century. Built on side of valley it has an attractive three storey elevation to the south which would have over looked Staley (Kershaw's) Mill. Late Georgian architectural style with original panelled doors in arched doorways.



Former Office to Staley (Kershaw) Mill - Front elevation



Former Office to Staley (Kershaw) Mill - Rear elevation

### Local Details

**5.24** 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 defined by houses fronting directly onto the road or with stone boundary walls. Boundary walls to the church, former school and higher status houses are most prominent, particularly where the walls have a retaining function as at Oakwood House.

**5.25** Setted streets or yard surfaces are a distinctive feature of the workers' housing on Oak Square and Victoria Square, with Cross Street especially well-preserved. York stone paving and stone setts has survived in places along Stamford Street. There are also exposed areas of stone setts on Grove Road. These areas of traditional surface contribute to the character of the Conservation Area and should be retained; they are largely in poor condition and in need of substantial repair. Stamford Street is partly unmetalled and is in poor condition, although this character evokes the 19th century. A steep flight of stone steps connects Grove Road with Huddersfield Road, a feature typical of mill villages with changes in level.

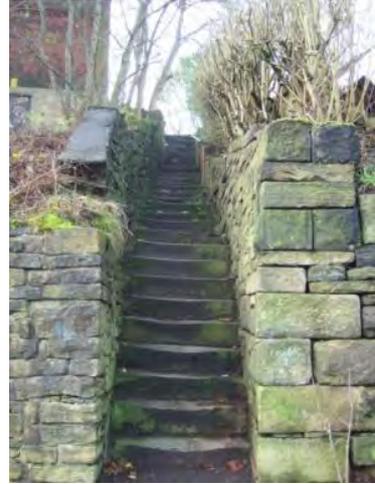
**5.26** There is little historic street furniture retained in the village. Frontage gates have largely been replaced in 20th century steel or timber gates and railings only survive where they protect high drops such as at Parkhill Nursing Home. There are cast-iron faux gas lamps in Victoria Square and two cast-iron bollards mark the south end of Cambridge Terrace.



Stamford Street York  
stone paving and stone setts



Exposed area of stone setts,  
Grove Road



Flight of steps between  
Huddersfield Road &  
Grove Road



Stone name plate inscribed Oxford Street



Lion detail, Stamford Street rd



Arched entrance from  
Grenville Street leading  
into Victoria Square

## 6 Threats and Opportunities

### Erosion of Character

6.1 The character of the Conservation Area is being eroded in several ways:

- Buildings at Risk
- Erosion of Local Details
- Commercial Signage
- Pylons
- New Development and Infill

6.2 These issues are outlined below:

6.3 1. **Buildings at Risk:** The recent poor condition of four of the Conservation Area's five listed buildings, particularly Stayley Hall and Oakwood Mill has been the most serious and pressing threat to the integrity of the Conservation Area. Three of these buildings (Stayley Hall and barns) are benefiting from a development scheme which will secure their long-term future. Oakwood Mill however remains in poor condition and a scheme to secure the structure from further loss and decay is urgently required.

6.4 2. **Erosion of Local Details:** The robust character of the Conservation Area owes much to the prevailing use of local stone as a building material, however the use of render and paint on external elevations has eroded the unity of some groups such the terraced blocks on Croft Bank and Grafton Street. This is not yet a real concern with the main groups in Oak Square and Victoria Square. Other architectural details such as doors and windows have been lost due to the widespread introduction of replacement doors and windows in uPVC or hardwood. Although many of the buildings in Millbrook have retained their original roofing material (stone slate or Welsh slate), there are a small number of properties which have modern replacement tiles.

6.5 Detached former houses, including the vicarage, have been converted to residential homes. These conversions appear to have included the replacement of original windows with modern materials and styles incompatible with the architectural character of these buildings. Poor quality rainwater goods also contribute to the erosion of character. The recent addition to the former vicarage is generally unobtrusive, partly as the building is set on the edge of the Conservation Area and not easily viewed.



Replacement windows & doors in uPVC & hardwood



Numbers 33-51 Grafton Street



Modern replacement tiles adjacent to original stone slates

6.6 3. **Commercial Signage and Roller-shutters:** Fortunately there are only a few shops in the Conservation Area that have prominent signage that detracts from the overall appearance of the Huddersfield Road frontages. Planning controls on advertising appear to have been minimal. The mid-20th century shops at 378 to 388 Huddersfield Road are typical of their period and have some original shop front surrounds that are worth retaining in future schemes.

**6.7** Roller shutters particularly on old buildings significantly detract from the street scene and the wider conservation area.

**6.8 Pylons:** The National Grid pylons and high voltage power cables have visually disfigured this part of the Tame Valley and have a harmful impact on the setting of the Conservation Area, particularly the Church and Stayley Hall.



Numbers 400-390 Huddersfield Road



Pylon dominates St. James' Church spire

**6.9 5. New Development and Infill:** There has been a limited amount of new development within the Conservation Area: a new house at 469 Huddersfield Road opposite the Millbrook Bar and Restaurant is in red brick with a modern tiled roof and contrasts starkly with nearby stone buildings on Huddersfield Road. The new housing in the Chapelfields development to the north west of the village is just outside the Conservation Area has a neutral affect the setting of the Conservation Area.

**6.10** Planning consent for residential development has been granted on several major sites. These include:

- 2004 planning consent granted for change of use of Stayley Hall, barns and its outbuildings for residential development and ancillary garages, parking and access roads. The construction of new houses on the land to the south of Stayley Hall forms enabling development to fund the repair and conversion of the grade II\* listed Hall. Development is current underway, although revisions to both the Hall and housing were the subject of a further application in 2009. It is anticipated that this scheme will be complete in 2013.
- 2005 the Council was minded to approve planning consent for the restoration of Oakwood Mill and 'enabling' new suburban style residential development on the majority of the H1 (4) site.

**6.11** These and any future planning proposals which come forward will need to be carefully designed to respond to the local heritage context. Developers will need to meet with design and conservation officers at an early stage prior to submission and to initiate an on-going dialogue.



Development at Stayley Hall



Land adjacent to Grove Road



New development, Grove Road

## Problems and Pressures

**6.12** The largest single problem in the conservation area has been the decline of buildings at risk. Whilst Stayley Hall and barns and the former St. James Primary School have benefited from development schemes, Oakwood Mill remains in poor condition and continues to decline.

**6.13** Oakwood Mill could form the centre piece of a high quality development scheme that reflects and complements its character. It is important that a scheme is implemented before this historic building is allowed to fall into further neglect and disrepair.

## Opportunities and Capacity for Change

**6.14** There has been some recent improvement in the Conservation Area. There was a Conservation Area Partnership grant scheme in the late 1990s that refurbished the communal squares and provided grants to properties for authentic improvements. The shopping parade at numbers 376-338 Huddersfield Road has been completely refurbished and a new frontage area laid out. All four pubs have been extensively renovated in the past few years and the clinic site has been brought back into use incorporating a library and resource centre.

**6.15** The setting and character of the area means that it continues to be a popular choice for residents. This is in spite of the small living space and lack of private gardens or car parking associated with most of the 19th century workers cottages. The continued popularity of the area may overcome these issues, but for a more sustainable future thought should be given as to how these dwellings can be adapted to accommodate modern living preferences and the private car. The redevelopment of the Staley (Kershaw's) Mill site means that employment which has been very significant historically to the character of the village, has now ceased. This marks a defining point in a gradual trend towards a dominant residential function in the village.

**6.16** There is no reason to suggest that development of these sites would harm the character of the Conservation Area, indeed they may deliver several positive benefits. As discussed previously there are existing planning permissions for schemes on sites within the Conservation Area. The key is to ensure that the urban design and architectural quality of approved schemes, or alternative schemes that may be submitted, is appropriate to the context and enhances the Conservation Area and its setting.

**6.17** Another potential risk is the open land, currently excluded from the Conservation Area between the lane to the former vicarage and land on the south side of Number 418 Huddersfield Road. The glimpses of the moors from the open field immediately north of the drive to the former vicarage should be protected. If this field were to be built upon, this would affect the setting of the Church and close up an attractive visual connection between the village and the moors to the east. However, this site is already protected by Green Belt policy and the presence of electricity pylons will make development unlikely.

## Millbrook Conservation Area Management Proposals



## 7 Introduction

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

**7.2** Despite their historic development conservation areas such as Millbrook 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>31</sup>, guidance on the management of conservation Areas<sup>32</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 Millbrook Conservation Area Appraisal. The Appraisal outlines the historic development of Millbrook 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' forthcoming Local Development Framework. It will also provide guidance for development proposals within and adjacent to the Millbrook Conservation Area. It is hoped that the Millbrook Conservation Area Appraisal and Management Proposals will act as a reference for all who make decisions which may impact on the special character of Millbrook, 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 Millbrook Conservation Area. They also provide detailed design principles for the management of change and development within the Conservation Area.

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<sup>31</sup> Communities and Local Government 2012

<sup>32</sup> English Heritage 2006, Guidance on the Management of Conservation Areas

## 8 Current and Future Management of Millbrook 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** The Millbrook Conservation Area has undergone a number of changes since its designation in 1991, including the establishment of the Tameside Country Park, the demolition of the remaining mill buildings at Staley (Kershaw) Mill and the modern residential developments to the north and south of the Village. In light of recent developments it is a recommendation of this Management Plan that the Conservation Area boundary be reviewed. By reviewing the boundary the Conservation Area will include and protect only those parts of the Conservation Area which are considered to be of positive architectural and or historical merit or that contribute positively to its wider setting (See Appendix 2 Maps: Millbrook Conservation Area Proposals).

**8.3** It is therefore recommended that the Millbrook Conservation Area boundary be redrawn to include:

- Land to the south of Crowswood Drive
- Land adjacent to Stayley Hall

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

- Section of the Stalybridge Country Park
- Area of 20th century housing incorporating numbers 9-13 Besom Lane and numbers 1-12 & 2-10 Chapelfield Close
- Land to the rear of numbers 418-420 & and to the rear of the Millbrook Inn, Huddersfield Road

**8.5 Land to the south of Crowswood Drive:** The Housing Development Sites within the Conservation Area include H1 (4) Oakwood Mill and land around Staley Cricket Club, Millbrook, Stalybridge. The Conservation Area boundary was drawn prior to the boundary being set for site H1 (4) and the residential development at Churchfields and Ashleigh Greene taking place. As a consequence of this, there is a thin strip of the H1 (4) site to the north of the Conservation Boundary and the rear of the Churchfields development that is not included within the Conservation Area.

**8.6** It is the recommendation of this appraisal that the Conservation Area boundary be redrawn in order to consider the H1 (4) site holistically. The recommended boundary should follow existing plot boundaries and includes all of the open land to the rear of the existing building line of Crowswood Drive and Alphingate Close and the present Conservation Area boundary. It is felt that the inclusion of all of this land within the Conservation Area will present a clearer basis for steering the quality of design and construction of any new development.

**8.7** In order to clarify the Conservation Area Boundary in light of the Chapelfield development it is recommended that the boundary of the Conservation Area follow the boundaries of numbers 16 and 39 Alphingate Close.

**8.8 Land adjacent to Stayley Hall:** The second Housing Development Site within the Conservation Area is the H1 (16) Stayley Hall and adjoining land, Howard Street site, located to the south of the village. The Conservation Area boundary was drawn prior to the boundary being set for the H1 (16) site and the residential development at Cypress Oaks and Staley Heights taking place. As a consequence the southern section of the H1 (16) site falls outside of the Conservation Boundary. No doubt the original

Conservation Area boundary was drawn to create a buffer around the Grade II\* listed Stayley Hall and its associated grade II listed farm buildings.

**8.9** It is the recommendation of this appraisal that the Conservation Area boundary be redrawn in order to consider the residential development of Staley Heights and its impact on the setting of the Conservation Area and in particular Stayley Hall. The recommended boundary should follow the plot boundaries associated with the planning permission that has been granted to the south of Stayley Hall. As the Stalybridge North and Stalybridge South Ward boundaries skirt the Hall to the north, it is thought logical to redraw the boundary to coincide with the administrative boundary in the absence of any obvious topographical features.



Land to south of Crowswood Drive



Development at Staley Heights

**8.10 Section of the Stalybridge County Park:** Stalybridge Country Park was established during the 1990s after the designation of the Millbrook Conservation Area. The Country Park is set within two distinct areas – the Brushes Valley in Millbrook and smaller sites at Carrbrook, which are linked by footpaths, tracks and bridleways. A section of the Country Park falls within the southern tip of the Millbrook Conservation Area. This section of the Park was the site of the former Staley (Howard's) Mill. The current Conservation Area boundary does not relate to the Stalybridge Country Park or any physical features within it.

**8.11** It is recommended that the boundary be redrawn to include a smaller section of the park in order to maintain the open aspect which currently exists at the intersection of Huddersfield Road, Grove Road and Hartley Street. The recommended boundary will be drawn to the east of Staley Cottage, Besom Lane following the line of footpaths through the park to the Hartley Street steps and rejoining the boundary at Grafton Street.

**8.12 Area of 20th century Housing at Besom Lane and Chapelfield Close:** It is recommended that the 20th century housing at numbers 1-11 & 2-10 Chapelfield Close and numbers 9-13 Besom Lane be excluded from the Conservation Area. This group of 20th century residential properties is located at the interface between the 19th century village and 20th century development to the east of the Conservation Area. Their inclusion within the Conservation Area is confusing as they do not contribute to either the character or the appearance of the area.

**8.13 Land to the rear of Huddersfield Road:** In order to provide a definitive boundary to the north of the Conservation Area it is proposed that the boundary be redrawn to the rear of numbers 418-420 and to the rear of the Millbrook Inn, Huddersfield Road. It is also recommended that an area of Green Belt to the south of number 418 Huddersfield Road be excluded as it is already afforded protection under Policy OL1 Protection of the Green Belt within the adopted 2004 Tameside UDP.

**8.14** It is also recommended that the recent residential development at number 469 Huddersfield Road be excluded from the Conservation Area, because it is not relevant to the historic character of Millbrook.



Stalybridge Country Park



Chapelfield Close



Land adjacent to St. James' Church,  
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) Unitary Development Plan 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** Grade II\* listed Stayley Hall is on English Heritage's Heritage at Risk Register 2012. The Hall is described in the Register as '*Derelict and in very bad condition. The Building is steadily deteriorating*'. In 2004 planning consent was granted for change of use of the Hall, barns and its outbuildings for residential development including ancillary garages, parking and access roads. The construction of new houses on the land to the south of Stayley Hall forms enabling development to fund the repair and conversion of the grade II\* listed Hall and barns.

**9.3** Tameside Council maintains its own Building at Risk Register. This Register aims to identify all listed buildings within the Borough which are considered to be at risk from neglect and or deterioration. The following buildings are considered to be at Extreme Risk on the Tameside at Risk Register: Oakwood Mill, Grade II Stayley Hall and adjoining west wing, Grade II\* Barn range to the south of Stayley Hall, Grade II Barn range to the south east of Stayley Hall, Grade II It is anticipated that the Stayley Hall scheme will be completed in 2013, at which stage the Hall and barns will be removed from the Registers. It is recommended that the Tameside Buildings at Risk Register be updated in order to provide an accurate account of the Borough's listed buildings.



Oakwood Mill

**9.4** Although Millbrook Methodist Church is not statutory listed it is considered to be of local historic importance and currently in very poor condition. A residential conversion scheme was approved in 2012 and it is anticipated that once work has been completed the building will no longer be at risk of neglect and decay.

### Enforcement

**9.5** 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.

**9.6** In the first instance the Council would always seek to negotiate appropriate repairs with the owner of a listed building which is considered to be at serious risk. 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.

**9.7** A Repairs Notice may be 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.

**9.8** 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

**9.9** 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; windows and doors, have been lost due to their wide spread replacement in uPVC or hardwood. Inadequate maintenance has also led to the loss of both 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.

## Article 4 (2) Direction

**9.10** 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 Millbrook. 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 and subsequent amendments.

**9.11** 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.



Numbers 1-21 Stamford Street

**9.12** It is considered that properties which make up the original industrial village of the Millbrook Conservation Area would benefit from an Article 4 (2) direction in order to retain the special historic and architectural appearance which remains today. Properties recommended for inclusion are:

- Cambridge Terrace numbers 1-26
- Grenville Square (numbers 17-36 Grenville Street and numbers 1-21 Stamford Street)

- Huddersfield Road (The Royal Oak, Former St. James' School and Number 400a Oakwood House)
- Oak Square (numbers 427-451 Huddersfield Road, numbers 1-7 Oxford Street, numbers 30-54 Stamford Street and numbers 2-8 Cross Street)
- Victoria Square (numbers 397-425 Huddersfield Road, numbers 9-15 Grenville Street and numbers 6-28 Stamford Street)
- Victoria Street numbers 1-3 Village View and Victoria House

**9.13** It is recommended that the Article 4 (2) would remove the following permitted development rights:

- Extensions and alterations to a dwelling house
- 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/conservatory
- The construction of hard standing
- The painting/rendering of the exterior of a building
- The demolition of boundary walls
- The removal of stone setts

**9.14** 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.

**9.15** 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.



Nos.394-390 Huddersfield Road

## 10 Historic Buildings

### Statutory Listed Buildings

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

- Church of St. James, Huddersfield Road, Grade II
- Oakwood Mill, Grenville Street, Grade II
- Stayley Hall and adjoining west wing, Grade II\*
- Barn rang to the south of Stayley Hall, Grade II
- Barn range to the south east of Stayley Hall, Grade II

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

### Locally Listed Buildings

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

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

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

- Numbers 1-26 Cambridge Terrace
- Numbers 2-8 Cross Street
- Numbers 9-35 Granville Street
- Tramway substation Huddersfield Road
- The Royal Oak, 364 Huddersfield Road
- Numbers 427-451 Huddersfield Road
- Numbers 397-425, Huddersfield Road
- St. James School Huddersfield Road
- Oakwood House, 400a Huddersfield Road
- The Millbrook (Public House) Huddersfield Road
- Numbers 1-7 Oxford Street
- Numbers 1-21 Stamford Street
- Numbers 6-28 Stamford Street
- Numbers 30-54, Stamford Street
- Numbers 1-3 Village View, Victoria Street
- Victoria House Victoria Street

### Unlisted Buildings

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

## 11 Trees and Open Spaces

**11.1** The interaction between the built and natural environment (Pennine hills, Stalybridge Country Park, woodland, trees, hedges, watercourses and open green spaces) within Millbrook provide a strong factor in defining the character and setting of the Conservation Area.

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

**11.3** Within the Conservation Area there are a number of trees considered to be of merit, which have been given individual Tree Preservation Orders (TPO). The purpose of a TPO is to protect trees for the public amenity benefit. A TPO is an order made by a LPA in respect of trees or woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the local planning authority's consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires consent<sup>33</sup>. 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.



Stalybridge Country Park



Trees adjacent to Huddersfield Road

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<sup>33</sup> [www.communities.gov.uk](http://www.communities.gov.uk)

## 12 Enhancement of Millbrook Conservation Area

### Enhancement

**12.1** 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<sup>34</sup> has described 'enhancement' within conservation areas as having two principal forms:

- *'The sympathetic redevelopment of sites defined in the detailed appraisal of the area as detracting from the character and appearance of the area, or*
- *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.'*

**12.2** These enhancement principles, together with the findings of the Millbrook Conservation Area Appraisal and the saved Thameside UDP policies, have led to the development of a number of Design Principles within the Millbrook Conservation Area Management Proposals.

### Design Principles

#### 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 its 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 re-used.

#### Sympathetic, Contextual Design

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

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

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

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<sup>34</sup> English Heritage 2006, Guidance on the Management of Conservation Areas, p21

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. Exterior rendering of walls and painting of masonry should be avoided.

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

### **Demolition**

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

### **Repairs and Maintenance**

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

When undertaking maintenance and repair to buildings within or adjoin the conservation area regard should be had for the desirability of preserving and enhancing the character and appearance of the 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 reused. Where the reuse of original materials is not possible, new material should be sourced to match the original. Traditional construction and repair techniques should be employed.

The presence of unsympathetic replacement windows and doors within traditional buildings detracts from the overall character and appearance of the conservation area. Attempts should be made to repair traditional windows and doors in order to conserve the original design and fabric of the buildings and thereby protect 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 a number of buildings and open spaces within Millbrook. It is 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.

### **Urban Grain and Traditional Street Patterns**

Of particular interest are the traditional street patterns created by the square developments of early to mid-19th century workers cottages at Oakwood Square, Victoria Square, Stamford Street and Grenville Street. The retention of stone setts, both on the main street surfaces and within the communal squares, provides a strong element to the character of the area.

It is important that the urban grain, traditional street patterns and original street surface material including stone setts and York stone paving be retained. Sections of the stone setts appear to be in need of maintenance and repair. This should be undertaken sympathetically using original material where possible or a matching natural alternative where necessary.

### **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



## 13 Appendix 1 Planning Policy Context

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

### National Planning Policy

**13.2 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.

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

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

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

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

- Para 141: Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.<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

**13.5 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.

**13.6** The adopted (2008) RSS replaces all of the saved policies in the (2005) Joint Lancashire Structure Plan. The RSS is part of the statutory development plan for every local planning authority in the North West. Local Development Documents (LDDs), which are prepared by the local planning authority, will be considered against the provisions of the RSS. Relevant RSS policies are summarised below:

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

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

## Local Planning Policy

**13.8 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 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.

**13.9** Proposals Map: The Proposals Map identifies a large number of policies affecting the Conservation Area. These are summarised below:

- Policy H1 Housing Development Site: Priority will be given to the construction of new dwellings on brownfield sites and reuse of empty and underused buildings.
- Policy H1 (4) Oakwood Mill and Land around Stayley Cricket Club, Millbrook, Stalybridge: It is important to secure the future of Oakwood Mill through conversion and rehabilitation for residential use. It is estimated that the site as a whole could provide around 90 dwellings including the Oakwood Mill conversion. Any new development should help to enlarge the cricket ground, form a new access to Oakwood Mill and enhance the surrounding landscape, nature conservation value and recreation access.
- Policy H1 (16) Stayley Hall and adjoining land, Howard Street, Stalybridge: Stayley Hall is a 16th century Grade II\* listed building that has been designated for residential use as a practical way to generate the substantial funds required for sensitive restoration. Any development should not detract from the general appearance and setting of the Hall itself and the steeply sloping banks on the three sides of the hall should remain open for the same reason. Including a conversion of the Hall, it is estimated that approximately 50 dwellings could be provided on the site.
- Policy S5 Local Shopping Centre's and Parades: A local shopping parade is identified on Huddersfield Road. Policy S5 provides a list of criteria that have to be satisfied for a change of use from retail. These relate to viability and need.
- Policies OL1 Protection of the Green Belt: The Green Belt will be protected from inappropriate development and approval will not be given, except in very special circumstances.

- Policy OL2 Existing Buildings within the Green Belt: In the Green Belt approval will only be given for the reuse or conversion of existing buildings when specific criteria have been met.
- Policy OL4 Protected Green Space: No development will be granted on protected green space unless the proposal is ancillary to the principle use of the green space, redevelopment of part of the green space is the only means of upgrading to the required standard, an equivalent or better green space is supplied as a replacement and if the site is proven via supply and demand not to be necessary. In Millbrook this designation is applied to the Cricket Ground and Swineshaw Clough.

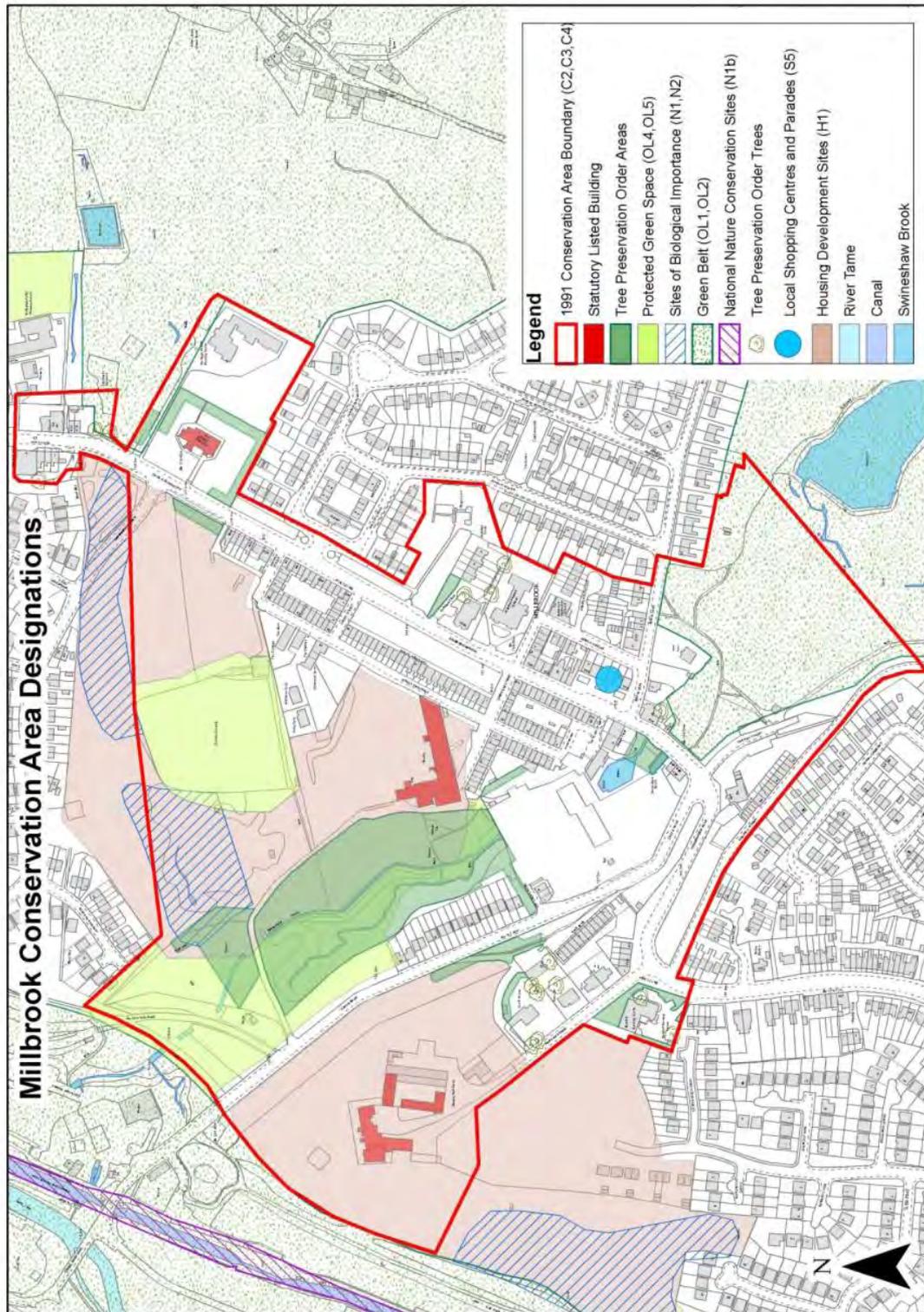
**13.10 Tameside Local Plan:** Tameside Council is preparing a new Local Plan to replace the adopted (2004) Tameside Unitary Development Plan. This will consist of a portfolio of documents that set out the borough's spatial plan, guiding development up to 2029 and addressing issues that are relevant 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.

**13.12** 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

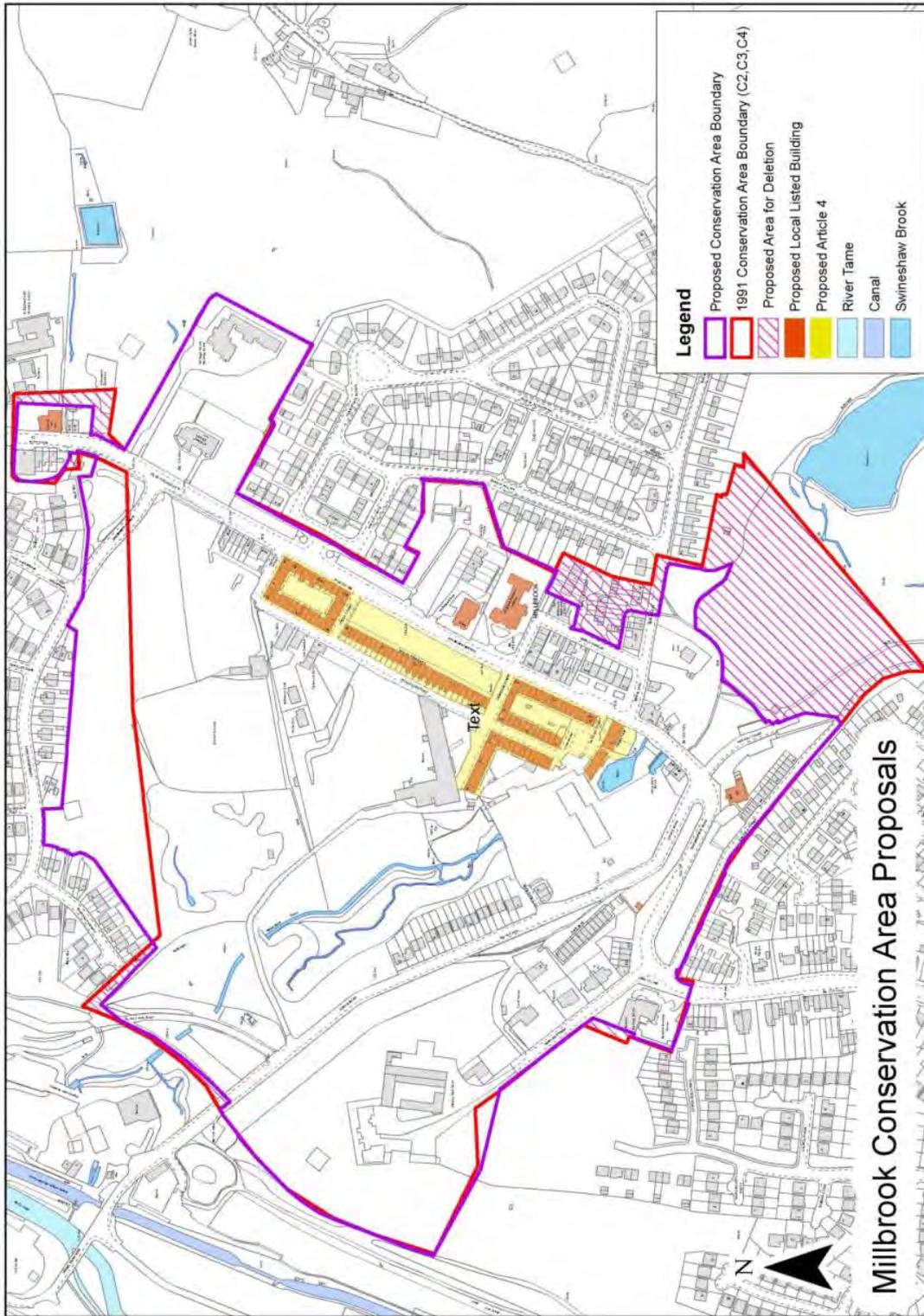
**13.13 Tameside Residential Design, Supplementary Planning Document (SPD), March 2010:** The Residential Design SPD is intended to ensure that new residential developments and extensions are of the highest possible design quality. The Council considers it important that developers adopt a design led approach to new residential development to create imaginative, safe, attractive and functional schemes that respond appropriately to their surroundings.

**13.14** 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 Appendix 2 Maps



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Millbrook Conservation Area Proposals (not to scale) © Crown Copyright 2013. All rights reserved LA100022697

## 15 Appendix 3 References

### 15.1 Published References:

- 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
- Haynes 1990, Stalybridge Cotton Mills
- Jones 1956, History of Stalybridge
- Magee 1991, Stalybridge Pubs 1750-1990 and Their Licensees
- Tameside Metropolitan Borough Council 2004, Tameside Unitary Development Plan
- Tameside Metropolitan Borough Council 2005, Residential Development Guidelines

### 15.2 Published Map:

- Stayley Tithe Map 1850
- OS Map 1875-1878
- OS Map 1893-94
- OS Map 1898
- OS Map 1910
- OS Map 1922
- OS Map 2009
- Planning Plotting Sheet 74
- Planning Plotting Sheet 84
- Planning Plotting Sheet 94

### 15.3 Photographs:

#### 15.4 Archive Images are courtesy of Tameside Library Local Studies and Archives:

- T06991, Hare and Hounds Millbrook
- T14420, Royal Oak Millbrook
- T00288, Huddersfield Road Millbrook

The modern images are provide by Tameside Metropolitan Borough Council.

### 15.5 Websites:

- [www.communities.gov.uk](http://www.communities.gov.uk)
- [Maps.cheshire.gov.uk/thithemaps](http://Maps.cheshire.gov.uk/thithemaps)
- [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

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