

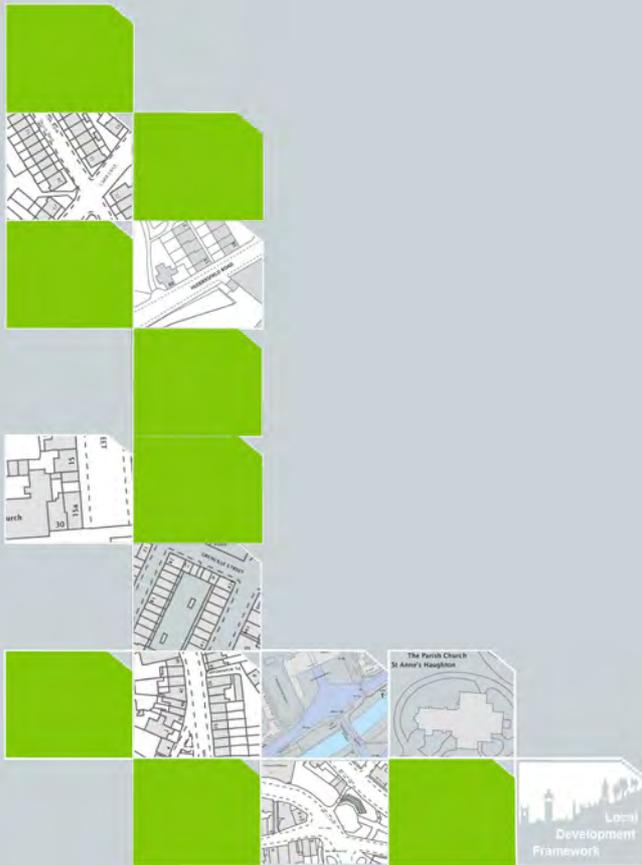
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# Mottram-in-Longdendale Conservation Area Appraisal and Management Proposals



March 2013

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## Mottram-in-Longdendale Conservation Area Appraisal 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** Mottram-in-Longdendale lies about 12 miles to the east of the centre of Manchester and to the south east of Tameside Borough, on the edge of open Pennine moorland. It has close connections with the M67 and other motorways around Manchester, and the A57 to Glossop.

**1.3** With its medieval origins, Mottram has both historic and architectural interest. The original settlement was located on and around a prominent ridge overlooking the Longdendale valley, whilst the early parish boundaries once covered all Longdendale and much of east Hyde. In the middle ages, Mottram was a centre of religion for the surrounding villages. The settlement was located alongside an important route across the Pennines through the Longdendale Valley, where the salt trade between Cheshire and Yorkshire had been particularly important.

**1.4** The medieval settlement on Warhill is thought to have been confined to St. Michael's Church with possibly a few isolated farmsteads dispersed along the ridge towards the hamlet of Mudd. The core of the village lay at the foot of Church Brow. It was not until the end of the 18<sup>th</sup> and during the 19<sup>th</sup> centuries that there was a shift in development towards the newly constructed turnpike roads from Ashton, Hyde and Stockport, which passed over the lowest point of the ridge in Mottram further to the north. By 1819, the core of the village had expanded northwards as far as the modern junction of Stalybridge Road and Back Moor. By the mid 19<sup>th</sup> century ribbon development through the village included Market Street, and by the latter end of the 19<sup>th</sup> century, it had advanced along Back Moor and Mottram Moor.

**1.5** Although Mottram developed over a long period of time, resulting in a variety of building styles, the majority of the surviving properties date from the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The steep hill site has also produced many interesting changes in level. From within the village, views of the church and the surrounding countryside are found between stepped terraces, whilst panoramic views from the upper slopes of the hill, over the roofs of the houses to the surrounding Pennine hills of the Longdendale valley are important to the setting of the village.

**1.6** Mottram was designated as a Conservation Area in 1973. In 1976 it was extended in order to include more houses along Stalybridge Road and the open land to the east of the village below the church. In 1980 extra planning controls were placed on development in the majority of the Conservation Area through an Article 4 Direction. By 1986, the Conservation Area boundary was extended to the south along Littlemoor Road to the hamlet at Mudd. A final amendment was made to the boundary in 1998 when areas to the east and west of Stalybridge Road, which differed in age and character to the majority of the rest of the Conservation Area, were removed.

**1.7** The historic core of the village is mainly constructed from locally quarried stone. The cut of the stone often differs between rubble of varying depth in the older properties, such as those found at Temperance Square and numbers 19-23 Ashworth Lane, and squared rubble used in later properties such as those on Market Street and Jackson Street. Regardless of the cut, the technique used in the construction of properties in Mottram is stone coursed in regular layers, each layer getting thinner towards its roof. This is considered to be a typical feature of Pennine Fringe buildings in Tameside. The use of ashlar stone is largely confined to lintels, cills, quoins and door surrounds.

**1.8** Many of the older properties are roofed in stone flags laid in diminishing courses. The use of locally quarried stone for both walls and roofs is considered to be an attractive and unifying element within the Conservation Area. However, 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. In Mottram roofs tend to have a fairly steep pitch when

compared to modern day developments, this was, no doubt, a design feature aimed to address Pennine weather conditions.

**1.9** Although there are a small number of detached properties within the Conservation Area, Mottram is predominantly made up of terraces. The design of the terraced blocks often has a rhythmic door-window-door window arrangement. The doors and windows create a vertical emphasis in buildings, complemented by chimney stacks with terracotta pots. Over time there has been a gradual erosion of some of these features, including the loss of chimney pots and lintels and original sash windows, which are often replaced with hardwood or uPVC. The loss of original features and the introduction of modern alternatives have often detracted from the overall character of the village and unity of appearance.

**1.10** Although most of the properties have a back of pavement arrangement, a small number do have short front gardens. These are often bounded by walls constructed of the same stone found in the properties within Mottram.



The Church of St. Michael & All Angel's and the Old Mortuary Warhill

**1.11** There are relatively few areas of stone setts remaining in Mottram today. The largest surviving area of setts is used for footpaths leading down the hill from St. Michael's Church at War Hill. Their retention adds to the character and appeal of the area.

**1.12** Although Mottram is situated within commuter distance from large urban areas such as Manchester, Stockport and Ashton, it has managed to retain its rural identity. It is, therefore, the combination of Mottram's historic development and hillside location, the small scale of the terraces set beneath the parish church and the dominance of stone as a building material which provide the strong attraction and unifying element which make Mottram worthy of Conservation Area status.

**1.13** A series of Conservation Area Management Proposals have been developed from the findings of the Mottram-in-Longdendale 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 the following areas should be included within the boundary:

- Numbers 5 & 6 Weavers Court
- Section of cemetery at St 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 intension to abolish RSS is a material consideration, but at this stage RSS remains an extant planning document.

**1.15** Not only do the Management Proposals set out policies for preserving the historic character and interest of the Mottram-in-Longdendale Conservation Area, but they also provide a series of detailed Design Principles aimed at managing future changes within the area.

## Mottram-in-Longdendale Conservation Area Appraisal



## 2 Introduction

**2.1** Mottram was designated as a Conservation Area in 1973 by Cheshire County Council when the boundary was tightly drawn around the stone buildings of the present day village. In 1976 it was extended by Tameside Metropolitan Borough Council in order to include more houses along Stalybridge Road and the open land to the east of the village below the church. At this time the open land was not part of the green belt, and its inclusion was intended to protect the setting of the village on its hilltop location from any further development. By 1986 the Conservation Area boundary was extended to the south along Littlemoor Road to the hamlet at Mudd. This was done to include a small number of houses which were remnants of, or replacements for some of the earliest settlements in the village. In 1998 a final amendment was made to the boundary when areas to the east and west of Stalybridge Road, which differed in age and character of the majority of the rest of the Conservation Area, were removed.

**2.2** Recently published government guidance calls for local planning authorities to collect make information about the significance of the historic environment gathered as part of plan making or development management publicly available<sup>1</sup>. Tameside Metropolitan Borough Council commissioned Taylor Young (supported by Donald Insall Associates) in December 2005 to undertake appraisals of four Conservation Areas including Mottram. As this appraisal was never taken forward for public consultation, it was considered that the original Taylor Young report should be reviewed and updated. This appraisal is therefore based on the report written in March 2006 by Taylor Young and provides an up to date assessment of the Mottram 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.

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



Numbers 8-4 Mottram Moor

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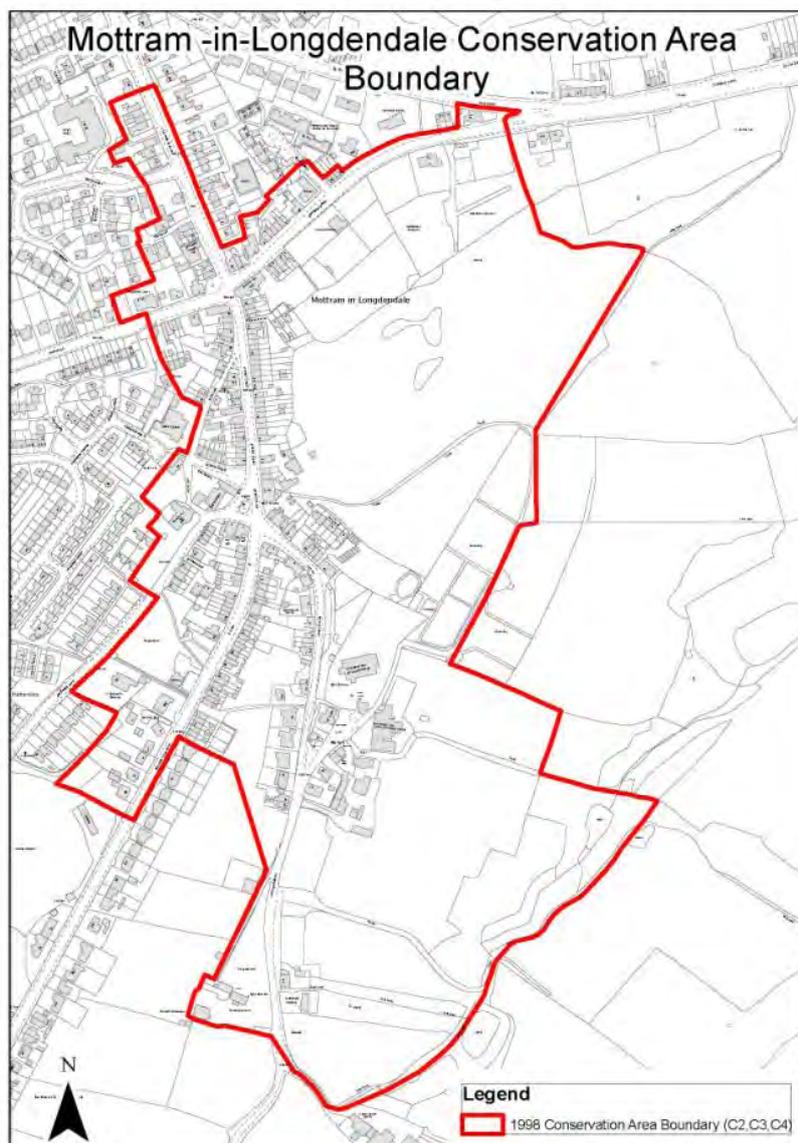
<sup>1</sup> Department of Communities and Local Government 2012, National Planning Policy Framework, Para. 141

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

### 3 Definition of Special Interest

#### Location and Setting

**3.1** Mottram-in-Longdendale lies in the south-east of Tameside Borough, at the foot of the South Pennine Hills and in the upper part of the valley of the River Etherow. Historically the development of the village has been closely connected with its position on the trans-pennine route between Cheshire and Yorkshire and the modern line of this route, between the eastern end of the M67 and the A628/A57, runs through the northern part of the village. The character of the village today reflects its historical growth from a medieval hilltop settlement down into the valley along the changing line of this trade route. St. Michael and All Angels Church, which formed part of this medieval settlement, continue to preside over the village from its position on the top of Warhill.



1998 Mottram in Longdendale Conservation Area Boundary (not to scale) © Crown Copyright 2013. All rights reserved LA100022697

## Historical Development

**3.2** The origins of Mottram can be traced to the medieval and early post-medieval period when it was a small village with an irregular row plan, sited on and around a prominent ridge overlooking the Longdendale valley. An entry in the Domesday Book includes a reference to the Gamel family holding Motre, albeit as tenants of the earl of Chester. It has been argued that the Domesday entry refers to Mottram in Longdendale rather than Mottram St. Andrew which offers some possibility that Mottram formed part of a Pre-conquest estate<sup>3</sup>. During the Middle Ages the lesser manor of Stavley was held under the greater one of Mottram and, by the 16th century, Mottram became a Parish containing eight townships: Mottram, Godley, Hattersley, Newton, Hollingworth, Tintwistle, Matley and Staley<sup>4</sup>. The parish church of St. Michael's and the remaining 19th century Manor House and Manorial Court House are visual reminders of Mottram's historic status.



Engraving of Mottram by Aiken c.1795<sup>5</sup>

**3.3** The medieval settlement on Warhill is thought to have been confined to St. Michael and All Angel's Church possibly with a few isolated farmsteads dispersed along the ridge towards the hamlet of Mudd. The core of the village lay at the foot of Church Brow, possibly around a green formed by Back Lane and Market Street. The lack of archaeological evidence suggests that any early medieval occupation at Warhill occupied the flat summit immediately around the Church, beneath the existing buildings<sup>6</sup>. There has been a church on the site at Warhill since the 13th century; externally the present

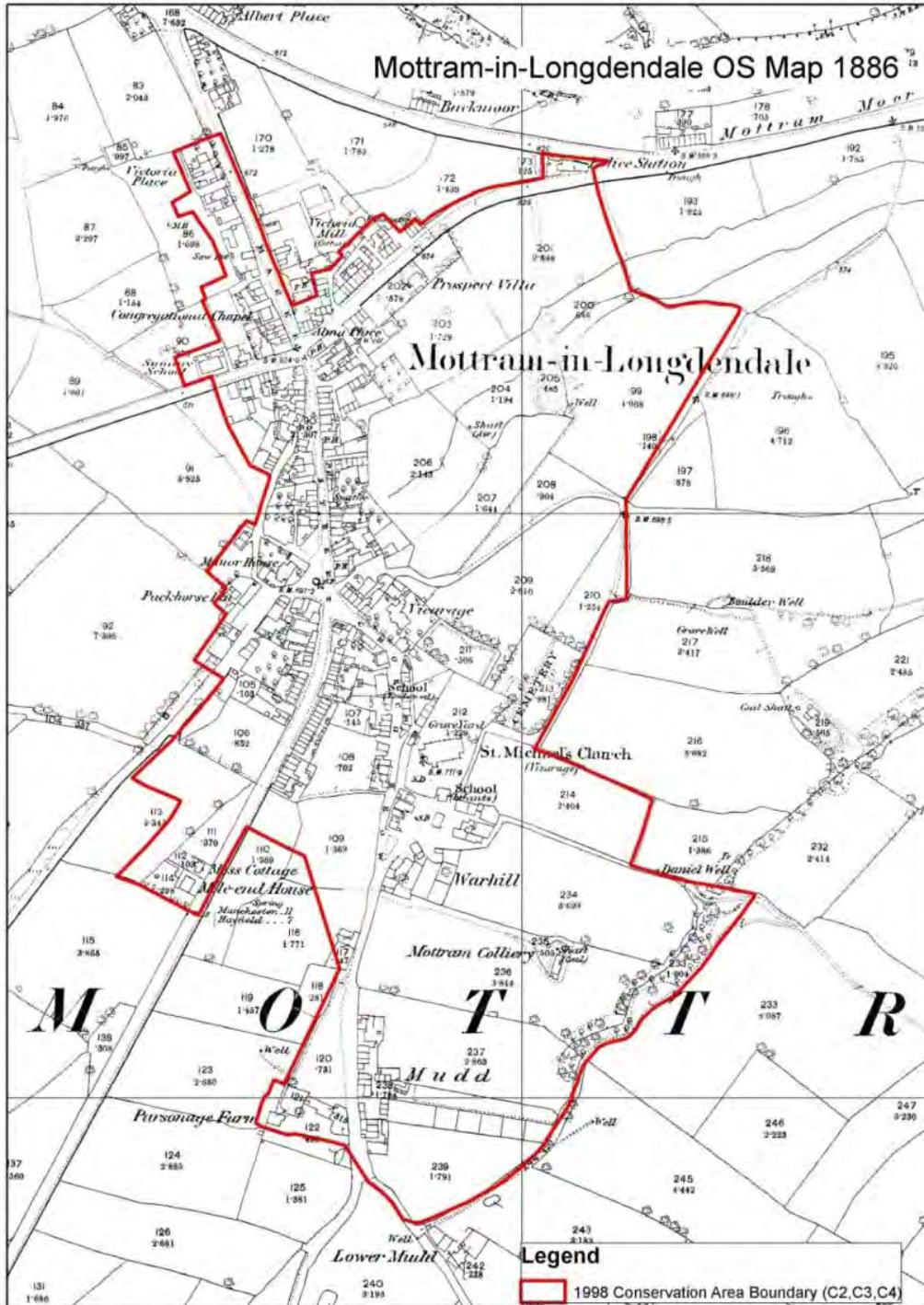
<sup>3</sup> Nevell & Walker 1998, Lands and Lordships in Tameside, pages 50, 76-77

<sup>4</sup> [www.tameside.gov.uk/longdendale/history](http://www.tameside.gov.uk/longdendale/history)

<sup>5</sup> Tameside Archive Image T00772

<sup>6</sup> Nevell & Walker 1998, Lands and Lordships in Tameside, pages 76-77

church is 15th century but was partially restored in 1854 when its ancient stone front was restored to its original position<sup>7</sup>.



Mottram-in-Longendale OS Map 1886 (not to scale) overlaid with 1998 Conservation Area boundary © and database right 2013. Crown copyright and Landmark Information Group Ltd. All rights reserved

<sup>7</sup> [www.tameside.gov.uk/longendale/hisotry](http://www.tameside.gov.uk/longendale/hisotry)

**3.4** From its medieval core the village grew northwards. In 1360 there were 13 cottages in Mottram, a number which had only grown to 30 by 1795<sup>8</sup>. Some of the earliest surviving buildings in the village include the medieval church and Warhill Cross, the late 17<sup>th</sup> century Old Parsonage, the 1694 Old Post Office Farmhouse, 18<sup>th</sup> century No.4 Back Lane, and the late 18<sup>th</sup> century weavers' cottages at 19-23 Ashworth Lane.

**3.5** The early 17<sup>th</sup> Century saw the beginning of a shift in the local economy from one firmly based in agriculture to a more diverse economy encompassing industrial activities such as coal mining and weaving. While neither of these industries came to dominate the economy of the village in the way that they did in other towns in the region, the physical evidence of their role in the growth of the village is apparent in buildings such the weavers' cottages on Ashworth Lane.

**3.6** A number of the buildings within the village, in particular the inns and former Post Office Farmhouse, reflect the increasing influence of the trans-pennine trade routes on the village. The Manchester to Sheffield coach route ran through the village in about 1830. The Pack Horse Inn was a stopping place for pack horse trains on the saltway from Cheshire through to Yorkshire<sup>9</sup>. During the 18<sup>th</sup> century Mottram lay at the junction of both the Manchester to Saltersbrook and Stockport to Mottram Turn Pike Trust Roads. In 1732 an Act of Parliament was passed, allowing the turnpike road from Manchester to Mottram to be constructed and later in 1765 Stockport to Mottram Turn Pike (now the A560 Hyde Road) was constructed. In the early 19<sup>th</sup> century a further turn pike road was constructed to replace an old road from Broadbottom to Hill End.



Mottram, Market Street with children standing on the street (cottage and inn now demolished)<sup>10</sup>

**3.7** In the early 19<sup>th</sup> century Mottram was the district centre for shoe making and tailoring as well as for cultural activities<sup>11</sup>. The late 18<sup>th</sup> and early 19<sup>th</sup> centuries also saw the growth of the village into a form familiar to contemporary residents and visitors. The local land owner, the Tollemache Estate, drew up a

<sup>8</sup> Nevell & Walker 1998, Lands and Lordships in Tameside, pages 76

<sup>9</sup> [www.tameside.gov.uk/longdendale/history](http://www.tameside.gov.uk/longdendale/history)

<sup>10</sup> Tameside Archive Image T00765

<sup>11</sup> [www.tameside.gov.uk/longdendale/history](http://www.tameside.gov.uk/longdendale/history)

series of leases for the construction of new houses and other buildings in lower Mottram. This included housing on Ashworth Lane, at the bottom of Church Brow and along both sides of the newly created Market Street. During this period the village continued to grow northwards and, by 1820, took in the modern junction of Stalybridge Road and Back Moor. From this time onwards the growth of the village slowed, but over the course of the remainder of the 19<sup>th</sup> century ribbon development and infilling continued along the roads in the village.

## General Character and Plan Form

**3.8** The character and form of the village strongly reflects the nature of its historical growth. This has principally been northward linear development from the Church along those routes which were significant at particular points in the village's history. The early parts of the settlement along Little Moor Road and Warhill are rugged, open and exposed in character, but this quickly gives way to the more enclosed and sheltered character of Church Brow which nestles in the lee of Warhill. The original route through the village along Church Brow, through Market Place and down Back Lane, is sinuous and organic in form and reveals a series of short vistas and small spaces along its length. Many of the 17<sup>th</sup> Century buildings are located on this route but are interspersed with later structures, adding variety and interest to the built form. The later routes through the village, in particular Market Street and ribbon development to the north distinctly communicate their origin as part of a more planned period of growth, and contrast with the organic parts of the village. The character in these areas is more uniform and engineered, although this breaks down into a more varied character in areas such as Stalybridge Road where successive rounds of infill development have introduced a greater variety of buildings.

## Landscape and Setting

**3.9** The underlying and surrounding landscape is integral to the setting and character of the village. Mottram sits at the foot of the Pennine Hills to which there are panoramic views from points throughout the Conservation Area, and in particular from St. Michael's Church. The church sits at the top of Warhill, which rises steeply from Market Place, and dominates views on the approaches to and within the Conservation Area. The silhouette of St. Michael's and Warhill form the backdrop to the village which then drops away with the natural topography at a fairly consistent gradient towards Hyde Road and Mottram Moor. To the south of Mottram Moor, and behind buildings on the eastern side of Market Street, lies a large area of rough pasture which has escaped infill development as the village has grown. The openness of this area allows glimpsed views to the Pennine Hills between some buildings on Market Street and also views from Mottram Moor to the Church and the back of Market Street and the bottom of Church Brow. These views and those from elsewhere firmly root the village within the Pennine foothill landscape within which it has developed.



View north of St. Michael's Church towards Mottram Moor and the hills beyond

### Character Statement

**3.10** Mottram is an area of significant historical and architectural interest within the region. The area contains a wealth of historic buildings which reflect the distinct periods in the development of the village from its origins as a medieval hilltop settlement through its growth in the 17<sup>th</sup> Century in association with agriculture, trans-Pennine trade and early industrialisation, and periods of planned growth in 18<sup>th</sup> and early 19<sup>th</sup> Centuries. Many buildings and much of the historical pattern of the village survive intact, telling the story of a traditional hillside village and its transition through time.

## 4 Spatial Analysis

### The Character and Inter-relationship of Spaces within the Area

**4.1** The spatial character of the area strongly reflects the linear development of the village northward from the Church along Church Brow, Back Lane, Market Street and other routes in the village. The original route through the village along Church Brow, through Market Place and down Back Lane is sinuous and reveals a series of short vistas and small spaces along its length. This route is narrow, enclosed and organic in form owing to the interspersed 17<sup>th</sup> Century and infill structures built to the edge of the street at a variety of orientations. Later routes through the village, in particular Market Street and ribbon development to the north, contrast with the organic parts of the village, being wider and more uniform in character. Buildings here are generally terraces with small or no front garden space which creates a consistent building line and a strong sense of enclosure.

**4.2** There are a number of important spaces within the area which break the otherwise linear form. Warhill is a loosely triangular space centred on the Cross and defined by Mottram Primary School, the Old Grammar School, Warhill Barn and St. Michael's Church. The space is exposed and open in character with the loose clustering of the predominately freestanding buildings allowing panoramic views to the surrounding landscape.

**4.3** Although Warhill reflects the medieval nucleus of the village, Market Place is perhaps seen as the centre of the village today. Market Place lies on the historical 17<sup>th</sup> Century route through the town and the more recent route of Market Street and Broadbottom Road and has a 'village green' character. The space is enclosed by the prominent Manor House and Court House amongst other historic buildings whilst at its centre lies the listed Crown Pole and Stocks.



Warhill



The Market Place

**4.4** Beyond the built part of the Conservation Area there are a number of open spaces which make an important contribution to the character. The area of pasture to the south of Mottram Moor, east of Market Street and north of the Church is integral to the rural setting of the village and the views to the Church from the wider area. The Cemetery, which runs along the southern part of this area and up to the Church, is also important in this regard. The rough triangular area of pasture adjacent to Warhill Road and directly north of Parsonage Farm is thought to have once been the village pincfold and though enclosed today remains an important feature within the historic development of the village. Similarly the area between Warhill and Mudd, which encompasses the primary school playing fields and agricultural land, is important to the setting of these Church Brow areas, especially when viewed from areas to the east.

## Views

**4.5** The views and vistas within the area are an important part of its character. Throughout the area there are both open views and defined street vistas to St. Michael's Church, which serves to identify the village from a distance and orientate those within it. There are also a number of key views out of the area to the surrounding landscape. The most expansive views are from the top of Warhill, which overlooks the rural landscape to the east, north and west. However there are also a number of glimpsed views between buildings and street vistas which focus on the surrounding hills. Notable among these are the vistas along Market Street which centre on hills to the North. Other important views include:

- View from Stalybridge Road to St. Michael's Church
- Views to St. Michael's from Mottram Moor
- Views to the north, east and west from St. Michael's church yard across the Longendale Valley
- View to St. Michael's Church from Church Brow
- View north towards the Pennine hills from Market Street
- View south down Broadbottom Road
- View west up Hyde Road
- Views to the east of Littlemoor Road across the Longendale Valley



View south from Stalybridge Road towards St. Michael's Church



View from Mottram Moor towards St. Michael's Church



View across the Longendale Valley from St. Michael's church yard



View of St. Michael's Church from Market Place



View north up Market Street toward the hills beyond

## 5 Character Analysis

### Character Areas

**5.1** The Conservation Area contains a diverse mix of buildings juxtaposed with open agricultural areas making the meaningful definition of discrete character areas problematic. However it is possible to identify five broad character areas within the area. These are:

- Character Area 1 Stalybridge Road, Hyde Road and Mottram Moor
- Character Area 2 Open land to the east of the Village
- Character Area 3 Market Place and Village core
- Character Area 4 Warhill
- Character Area 5 Littlemoor Road and Mudd

**5.2 Stalybridge Road, Hyde Road and Mottram Moor:** This area is characterised by linear development along each of these routes. This area is predominately stone built housing, but includes key buildings such as the Grade II listed Congregational Church on Stalybridge Road and The Elms, 23 Stalybridge Road. Buildings in this area are less uniform in style than those on Market Street, which reflects the piecemeal development of this area with detached, semi detached, and terraced housing across the 19th Century.

**5.3 Open Land to the East of the Village:** This area of open rough pasture was included in the 1978 revision to the Conservation Area boundary owing to the integral part it plays in the setting of Village. This area is now included within the green belt and is wholly undeveloped. It borders a small section of Mottram Moor, allowing wide views to St. Michael's and the back of Market Street. It continues to form an important part of the Conservation Area.

**5.4 Market Place and Village Core:** This area forms the backbone of the Conservation Area and centres on Market Place. The character of this area varies between the more sinuous and organic character of Church Brow and Back Lane, and the more formalised and uniform character of the later routes such as Broadbottom Road and Market Street. Market Place lies at a meeting of these two character areas in the heart of the village. This important space has a 'village green' type character and has historically been the focus of the local community life, a fact reflected by the location of the Crown Pole at its centre and the Manor House, Court House and public houses on its fringes.



Mottram Moor in Character Area 1



Open land to the east of the Village  
in Character Area 2



Market Street in Character Area 3

**5.5 Warhill:** Warhill reflects the origins of the area as a medieval hill settlement. This area focuses on the triangular space containing the medieval Cross which is enclosed by St. Michael's Church, the Old Grammar School, Mottram Primary School and a number of other historic buildings now in residential use. This character area also includes the Cemetery and the upper part of Church Brow which are closely connected to the Church and Warhill in terms of character. However at the top of Church Brow are a small number of 20<sup>th</sup> century bungalows whose design appears out of context with the other buildings on

Church Brow and Warhill. The loose clustering of predominately freestanding buildings exacerbates the open and exposed character of this area but affords panoramic views which root the settlement firmly within its landscape context.

**5.6 Littlemoor Road and Mudd:** This area covers part of the early medieval settlement, which included a small cluster of buildings to the north of No. 43 Littlemoor Road until the early 20<sup>th</sup> century. The present day character is one of a rural hamlet based around Parsonage Farm, the triangular area of rough pasture thought to have once been the village pinfold, Littlemoor Cottage and land at Parsonage Green. Whilst the character of this area is akin to that of Warhill it is distinctly less developed and more rural being substantially comprised of pasture.



Church Brow Character Area 4



Littlemoor Cottage, Mudd in Character Area 5

### Positive, Negative and Neutral Areas

**5.7** Each of the character areas described above makes a positive contribution to the overall character of the Conservation Area. While within each area the contribution of individual buildings varies considerably there are no significant areas within the boundary which greatly detract from the overall character.

Prior to its demolition in 2012 the former Police Station, located on Back Lane immediately adjacent to the Conservation Area boundary, was considered to significantly detract from this locality. The modern design of the building jarred against the prevailing character in scale, form, architectural style and relationship with the Lane. It is therefore important that should this site come forward for redevelopment, that proposals should be more sensitive to the setting of the conservation area.



Former Police Station, Back Lane

### Land Use and Influence on Form

**5.8** Many of the original land uses within the Conservation Area remain true to those of the original buildings, especially in the case of housing. A number of the older public buildings have been converted for residential use as their community function has moved elsewhere, but on the whole this has been successfully achieved. Some of the original commercial or community buildings continue to retain these functions, such as the Community Centre on Church Brow, which was built in 1832 as a school. The

continued use of the building in line with that originally intended is wholly positive in terms of preserving the character and its place within the community.



Community Centre, Church Brow

## Architectural and Historic Qualities of Buildings

**5.9** The roads in the centre of Mottram are generally narrow with buildings on or near the front boundary. Buildings onto the main roads are generally terraces with little or no front garden space. Houses onto the smaller roads and slightly further out of the village typically have small front gardens set behind stone front walls. The building line, however, is generally kept, and buildings are fairly consistent in ridge line. The simplicity of the roofs to Mottram's buildings, with few hips or gabled projections on the building frontages, together with the relatively tight spacing of buildings, helps to maintain this continuity.

**5.10** A series of narrow cobbled pathways lead up to the church, which together with its high buttressed perimeter walls, gateways and deep planting form an interesting setting. The area of deep planting adjacent to Church Brow was formerly occupied by terraced housing. The development of the Village over several centuries has provided it with a variety of buildings dating from the 15<sup>th</sup> Century St. Michaels Church through to the 17<sup>th</sup> Century buildings on Warhill, Church Brow and Back Lane to the buildings of the 18<sup>th</sup> and 19<sup>th</sup> Century which predominate in the northern parts of the village.

**5.11** There is no dominant architectural style within the village; instead the historic buildings are united through their common materials and details. The most distinct building types are as follows:

**5.12 Pre-17<sup>th</sup> and 17<sup>th</sup> Century Buildings:** The characteristics of these buildings are derived from the use of the local materials and the available skills and building methods. Windows are typically small and positioned to suit the rooms they light, not the external appearance. All materials are clearly hand cut which gives an appearance of a lack of uniformity.

**5.13 Late 18<sup>th</sup> Century Weavers Cottages:** These buildings are typified by thin stone rubble<sup>12</sup> or rough dressed stone walls with stone slate roofs, ledged and braced doors and mullion windows with timber frames and side casement openings.

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<sup>12</sup> Rough undressed stone of irregular, size and shape



Footpath adjacent to Church Brow and St. Michael's Church



17th century buildings, Back Lane



18th century weavers cottages, Ashworth Lane

**5.14 Late 18th & early 19th Century Cottages:** These simple, typically two storey cottage type houses are common through the lower part of the village. Features include coursed squared rubble stone<sup>13</sup> (a small number of which have now been rendered), graded stone slate roofs and solid plain panelled doors. A number still retain their vertical sliding sashes or hung casement windows.

**5.15 Late 19th Century Victorian Houses:** These buildings are typically constructed of hammer dressed stone<sup>14</sup> with Welsh slate roofs (generally slightly steeper) and vertical sash windows. Many include stone dressing details such as window surrounds, quoins and cornices. Some buildings of this era, such as the 1862 School House, have elements of a 'gothic' or Tudor influence, such as the arched arcade.



Early 19th century cottages, Broadbottom Road



Late 19th century terraced houses, Ashworth Lane

## Local Details

**5.16** The local details described below are those prevalent within the area:

- Stone slate roofs with some Welsh slate used on some later 19<sup>th</sup> Century buildings. Ridge tiles were traditionally one piece stone, but are often now replaced with clay alternatives. Where the ground level is sloping, the eaves of terraces fall in line with the hill; instead of being stepped as is more common elsewhere in the country.
- Timber trough gutters of an ogee profile were the traditional rainwater disposal detail, although many of these have been replaced with a cast iron equivalent.
- Chimneys are generally built in stone, of a simple, unornamented rectilinear design with buff coloured clay pots. Hip irons are often used.
- Windows are traditionally a mix of sashes and casements. Sashes almost always have horns. Over time many original windows have been replaced in either hard wood or uPVC.

<sup>13</sup> Face of the rubble masonry is squared on all joints by hammering/chiselling before laying.

<sup>14</sup> Stonework hammered into a projecting rock face finish.

- Doors are generally set within a stone surround of a simple, consistent profile to the top and sides. Often a simple timber fanlight is incorporated into the design of the door. Over time many original doors have been replaced either in hard wood or uPVC.
- Colours within the street scene are very limited. The vast majority of joinery is painted in black or white.
- Stone walling to boundaries is particularly prominent around the edges of the village.
- Traditional signage within the area is cast iron in black and white, mounted on buildings.

## Contribution of Key Unlisted Buildings

**5.17** The following unlisted buildings are considered to make a key contribution to the Conservation Area.

**5.18 Four Winds:** Prominently situated at the junction of Back Moor and Mottram Moor is the former 19th century stone police station, which dates back to at least 1886, now converted to residential use.

**5.19 Prospect Villa, Mottram Moor:** Large detached 19th century house with slate roof is situated behind a high stone wall. The property has three bays with a centrally placed door with a fan light. The building has been rendered leaving the quoin detailing exposed. The rear of the property is prominent from the large area of open space to the east of the Church.

**5.20 The Packhorse Inn:** Although it's mock Tudor timber façade is not in keeping with the character and appearance of the conservation area the Packhorse Inn is prominent within the Village, being visible from Market Place. The current name and function reflect the historical importance of the staging inns in this location for the packhorse trains making their way across the Pennines.



Four Winds, Mottram Moor



Prospect Villa, Mottram Moor



The Packhorse Inn, Ashworth Lane

**5.21 Warhill Farm and Cottage:** The cottage (formally a derelict barn) was converted into residential use in the 1970s. It is built from thinly coursed layers of stone rubble with a stone slate roof. The adjacent Warhill Farm also of stone with a stone slate roof appears to have been constructed later. The farm functioned as the Church Inn during the 19th century.

**5.22 Mile End House, Broadbottom Road:** Attractive stone built detached house with a slate roof. The building has three bays incorporating a centrally located door and timber sash/mock sash windows. Mile End House marks the extent of the Victorian development along Broadbottom Road.

**5.23 The Old Blacksmith's, Mottram Moor (between Nos. 4 & 6):** This building is an intact example of a purpose built smithy and is of merit both as an example of its type and for its local historical value. The rear elevation of the building including its stone slate roof and stone chimney are of particular interest. The fabric of this building has suffered and although original stone slates survive and some repairs have taken place, the condition of the roof continues to be of concern.



Warhill Farm and Cottage, Warhill



Mile End House, Broadbottom Road



Old Black Smith's located between  
4 & 6 Mottram Moor

**5.24 Temperance Square:** Thought originally to have been a school and school master's house, later three cottages, and now a single house. Temperance Square is constructed from thin coursed layers of stone with a stone slate roof, and sits at a right angle to Market Street. Built prior to the majority of the terraced blocks on Market Street Temperance Square appears to have retained much of its original late 18th/early 19th century character, although replacement windows and doors have been recently introduced.

**5.25 Numbers 3-7 Market Place:** Block of three stone terraced cottages adjacent to the Grade II listed Crown Pole House. The properties have slate roofs and brick chimney stacks (chimney stack at number 7 is missing). The block of terraces forms a cluster of buildings around Market Place and is important in enclosing views into the space.

**5.26 Victoria Place, numbers 25-31 Stalybridge Road:** Block of four large terraced properties each two bays wide. The block, which dates to 1852, is built from stone with a slate roof; the front elevation is faced with ashlar. It has retained its stone name plate, stone guttering and chimney stacks. In its prominent position on Stalybridge Road the building contributes positively towards the setting of the Conservation Area.



Temperance Square



Numbers 3-7 Market Place



Victoria Place Stalybridge Road

## Prevalent Building Materials

**5.28** Buildings within the historic core of the village are predominantly built of local buff gritstone. The method of dressing and coursing the stone walling of buildings varies according to the building type. Most small houses and older utilitarian buildings have regularly coursed, pitched faced stone facades. Older buildings generally have less regularly coursed stonework and in some cases are of rubble stone. Higher status buildings such as the Church and larger houses are faced in ashlar, or larger dressed pieces of stone. Some have decorative stone quoins.

**5.29** There are a small number of rendered buildings. Most of these appear to be of a modern render, possibly to cover over a poor repair or previous problem. There are also a couple of instances of painted stonework which may have a more historic precedent in lime washing. There are few brick built buildings dating from before the late 1800s.

**5.30** Roof coverings within the village were traditionally of stone slate, in diminishing courses. The majority of older buildings in the village still have these roofs, although there are less examples where the fully diminishing courses are still present as the large slates, measuring up to almost one metre in width, are

becoming increasingly difficult to source. Other buildings in the village have slated or regularly coursed stone slate roofs.



Norbury Cottage, 12 Back Lane

## Landscape Contribution

**5.31** As highlighted in previous sections, the areas of landscape make an important contribution to character. Whilst the village contains comparatively little by way of landscaping within Market Place and the main streets, the steeper parts of Warhill accommodate much vegetation in a semi-natural state. This, together with the area of rough pasture to the east of the village and that around Warhill and Mudd, firmly root all parts of the Village within the local landscape.



View to the east of Littlemoor Road

## 6 Threats and Opportunities

### Erosion of Character

**6.1 Rendering & Painting of Stonework:** The painting of stone work features has become a tradition, particularly within this region. It is possible that stonework features such as window cills, lintels and door surrounds were limewashed in previous centuries, however, modern gloss paints are generally used for this purpose now. Modern, particularly oil based paints are not 'breathable' and will not allow water vapour to pass outwards. This can cause moisture to become trapped beneath the surface, resulting in damage to the surface of the stone. Limewashing, in comparison, when applied correctly, can have the opposite effect in that it consolidates the surface of the stonework, providing a breathable protective layer that could prolong the life of the stone



Number 12 Church Brow

**6.2** There are, however, other aesthetic issues to be considered when painting or rendering historic stonework or brickwork. It is important that a group of similar buildings (in particular terraces) have a degree of uniformity in terms of their appearance. A single building, painted or rendered with unusually bright colours will distract the viewer's eye away from the overall qualities of the architectural composition. Limiting the variation of paint colours to fairly isolated features such as front doors will help this. At present the paintwork of Mottram has a very limited colour spectrum. The use of predominantly black and white/cream is part of the character of the village.

Rendering of stone and/or brickwork is not considered to be a traditional external finish within Tameside. Its application may have been used to disguise poor quality materials, structural problems and/or external alterations. The use of render is not the only option in these circumstances and consideration should be given to using natural material in matching colour, texture and bond first. The use of a concrete based render rather than one with a lime base may also damage the stone/brickwork by preventing the passage of moisture through external surfaces, thus accelerating decay.

**6.3 Replacement of Windows:** The replacement of windows is a considerable issue in Mottram. The high degree of traffic noise in parts of the village may have contributed towards the desire for double glazed windows. The majority of front windows, particularly in terrace houses and buildings along the arterial traffic routes have been replaced. Little attempt has been made to consider the appropriate glazed pane proportions or style, with small horizontal top hung opening lights often used. Timber effect plastic windows and sashes especially those with artificial applied 'leading', are particularly damaging to the character of the Conservation Area.

**6.4** Replacement windows are commonly installed flush with the façade of the building instead of being set back traditionally around 4" (10cm). A set back position not only helps to prevent water ingress, but is also an important characteristic of most historic buildings, giving depth to the façade.

**6.5** Changes to the shape of openings within a historic building considerably changes its character and can lead to the loss of its interest within the Conservation Area, as well as to structural problems. Whilst windows can be replaced with a more suitable alternative at a future date, it is very difficult to reverse the effect caused by enlarging an opening.

**6.6** Alterations to individual properties in a terrace can have a significant effect on the overall visual interest of the group. There are sometimes very contrasting but equally inappropriate replacement windows. Some windows have small top hung opening lights which are of an inappropriate shape for the building type. Whilst one house has retained the original proportions of the sash windows, the choice of

timber effect (stained timber would be almost as inappropriate) is entirely at odds with traditional building methods. Equally, leading of sash windows is almost never seen in historic buildings.

**6.7 Replacement of Doors:** The replacement of doors is equally an issue, although as most of the doors are set back further from the façade they still have a role within the streetscape. The traditional panelling of the doors is often copied to a degree, although the doors often end up much thinner to accommodate the chunky replacement frames. Ironmongery in replacement doors is often of poor quality and restricted design, not suitable for use on historic buildings.



Modern UPVC windows in historic building



Traditional timber sash window



UPVC replacement door

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

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

**6.10 Heavy Traffic:** Whilst Mottram sees many people passing through it by car en route between Manchester and Sheffield, it sees relatively few visitors and outside investment. The effect on Mottram of the traffic, particularly travelling along the A57 is immense. The many poor alterations (such as signage within window voids) to the buildings on this route do not give an accurate impression of the high quality, interesting buildings within the historic core of the village. Heavy traffic also significantly increases the deposit of dirt on the stonework of the historic buildings in this area and increases damage to masonry caused by salts. The volume of traffic means that it is unpleasant for pedestrians on the busiest roads which have a negative impact on the viability of local shops.

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



Street furniture within open space on Ashworth Lane



Variety of street furniture at the junction of Hyde Road and Mottram Moor

**6.12 Building Conversion:** The area contains a mix of residential, agricultural, educational, commercial and religious buildings which introduces variety and plays an important socioeconomic role in the historic development of the village. For economic and functional reasons a number of these buildings traditional uses have ceased to be viable and they have subsequently been converted to different uses. In the majority of cases these conversions have been undertaken sympathetically and elements of the buildings original use can still be seen.



Highfield Court Hyde Road is a former Sunday school now converted into residential apartments



Number 2 Church Brow and number 1 Broadbottom Road are recorded as a public house on the OS Map 1886



Former School Master's House now in residential use at No. 6 Church Brow

**6.13 Modern Buildings and Additions:** There are fortunately few poor quality new buildings within Conservation Area as most 20<sup>th</sup> century building took place outside of the historic centre. There are a small number of new houses on Broadbottom Road that match existing buildings well in terms of materials and overall form, although their modern suburban site layout and detailing clearly identifies them as new buildings. There are a number of prominent instances of poor additions to buildings such as extractor vents and electrical fixings, which collectively are of detriment to the overall character of the area.



Modern houses at Church View

## Problems and Pressures

**6.14** In addition to those problems already highlighted, the area as a whole may experience pressure for residential development. The area is an attractive place in which to live, with connections that allow easy commuting into the main centres of employment within the Borough, to Manchester and beyond. Future road improvements are likely to further improve access and reduce the impact of traffic in the northern part of the area making it a more attractive place in which to live. This pressure is likely to manifest itself in the form of further conversions along with infill and backland development which is potentially far more damaging. Many of the open spaces within the area are protected by Green Belt and recreation policies, but nonetheless face continued pressure for residential development owing to the built character and natural beauty of the area.

## Opportunities and Capacity for Change

**6.15** The nature of a Conservation Area limits its capacity for significant change. The principal opportunities for development lie in the appropriate and sensitive conversion of existing buildings. Opportunities for larger interventions may arise in future through the redevelopment of sites such as the Police Station or from infill and backland sites being made available. Such development opportunities will need to be carefully appraised on a case by case basis and their implementation strictly managed. The focus of any development proposals will need to be the preservation of character and the use of high quality design and materials.

**6.16** The Mottram Conservation Area would benefit from the removal of through traffic resulting from the A57 cutting through the Village. The removal of through traffic would have a number of benefits including an improve quality of life for local residents, the reduction of air and noise pollution and dirt. Other benefits could include reduction in traffic signs and improvements to street furniture.

## Mottram-in-Longdendale Conservation Area Management Proposals



## 8 Introduction

**8.1** The purpose of the Management Proposals is to preserve and enhance the character and appearance of Mottram-in-Longdendale Conservation Area, managing change without compromising the historic environment.

**8.2** Despite their historic development conservation areas such as Mottram 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 to ensure that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.

**8.3** The Management Proposals aim to fulfil section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that it is the duty of a local planning authority to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. The Management Proposals also intend to complement existing national and local policies including Section 12: Conserving and Enhancing the Historic Environment of the National Planning Policy Framework<sup>15</sup>, Guidance on the Management of Conservation Areas<sup>16</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.

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

**8.5** The Management Proposals set out policies to protect the character and historic interest of Mottram-in-Longdendale Conservation Area. They provide detailed design principles for managing change and development within the Conservation Area.

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<sup>15</sup> Department of Communities and Local Government, 2012

<sup>16</sup> English Heritage, 2006

## 9 Current and Future Management of Mottram - in - Longdendale Conservation Area

### Boundary Review

**9.1** 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).

**9.2** The Conservation Area was established in 1973 and the boundary subsequently revised in 1976, 1986 and 1998. These changes have on the whole, been extensions to further protect the setting of the area, with minor alterations to the northern boundary to reflect changes in the built environment. The boundary has, therefore, been effectively appraised over the life of the Conservation Area and is logically drawn.

**9.3** However, it is a recommendation that the Conservation Area boundary be revised once again to include and protect a small number of properties in an area adjacent to the existing Conservation Area which are considered to be of positive architectural and historic merit. These include:

- Numbers 5 & 6 Weavers Court
- Section of cemetery at St Michael's Church, Warhill

**9.4 Numbers 5 & 6 Weavers Court:** Weavers Court is a modern development which was constructed in 1997 just prior to the 1998 boundary review. As a result the current boundary cuts through number 4 Weavers Court and excludes numbers 5 and 6 from the Conservation Area. It is considered reasonable to extend the boundary to include the whole of the Weavers Court development within the Conservation Area.

**9.5 Section of Cemetery at St. Michael's Church, Warhill:** An area of land which forms part of St. Michael's cemetery to the east of the current Conservation Area is recommended for inclusion within the boundary. Incorporating this land would include the entire cemetery within the Conservation Area boundary, strengthening the setting of the Church and further protecting important views of the Longdendale Valley.



Weavers Court



Section of cemetery proposed to be included within the boundary

## 10 Protection of the Existing Historic Environment

### Planning Policy

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



Broadbottom Road

### Buildings at Risk

**10.2** There are no listed buildings within the Mottram-in-Longdendale Conservation area which have been included within English Heritage's 'Heritage at Risk Register 2012'.

**10.3** Tameside Council maintains a Register of Building at Risk. This Register aims to identify listed buildings within the Borough which are considered to be at serious risk from neglect and decay. At present there are no listed buildings within the Mottram-in-Longdendale Conservation Area which have been identified as being at 'Extreme Risk', 'Grave Risk' or 'At Risk' included within this Register.

**10.4** It is recommended that the Tameside Building at Risk Register be regularly updated in order to provide an accurate account of the condition of the Borough's listed buildings.

### Enforcement

**10.5** Keeping historic buildings in use and 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.

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

**10.7** 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.

**10.8** 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 the appearance of a property or land are detrimental to the surrounding area or neighbourhood. A Section 215 Notice requires the owner/ occupier to properly maintain the property or land in question, and would specify what steps are required to remedy the problem within a specific time period.

## Unauthorised Works and Minor Changes

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

## Article 4 (2) Direction

**10.10** 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 Mottram. 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 as amended by the Town and Country Planning (General Permitted Development) (Amendment) Order 2008 and subsequent amendments.

**10.11** 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. The Direction 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 Tameside as the local planning authority 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.

**10.12** The Mottram Article 4 Direction came into force in August 1980 with the intention to conserve what is special, encourage sympathetic design and restrict development which would detract from the character, setting and views into and out of the Conservation Area. Control over new development and essential repairs to ensure that they are complementary to the existing buildings and character of the area is considered to be important. This is because any change no matter how small, can cause cumulative damage that affects the wider historic townscape beyond the individual property.

**10.13** The effect of the Mottram Article 4 designation resulted in permitted development rights being removed from certain properties within the Mottram Conservation Area, particularly the older properties along Stalybridge Road, Market Street, Market Place and Church Brow to War Hill. The following is a summary of the types of development where permitted development rights have been removed from certain properties within the Conservation Area:

- All extensions
- Alterations to design and materials of roofs, window frames and doors
- Conservatories and porches to back or front of properties
- Extra buildings in gardens that have visual impact (e.g. sheds, pigeon cotes etc)
- Walls and fences
- The painting, cladding of all exterior walls of a dwelling house (painting, rendering, cladding)

**10.14** Despite Mottram's Article 4 Direction there have been a substantial number of properties which have replaced traditional painted timber sash window frames with non-traditional alternatives. These are often installed flush to the façade of the building, unlike traditional timber which is recessed and they also tend to have a bulky appearance as they incorporate a wider frame than timber. Their design also differs substantially from the traditional sash with many incorporating small top hung openings, side openings, leading and stained glass.



Church Brow

## 11 Historic Buildings

### Statutory Listed Buildings

**11.1** A listed building is defined by the Planning (Listed Building & Conservation Area) Act 1990, section 1 (5) as a building included in a list of buildings of '*special architectural or historic interest*'. Within the Mottram Conservation Area there are 20 listed building entries:

- (Crown Pole House) Crowing Glory Hairdressers, Ashworth Lane, Grade II
- Nos.19 & 21 Ashworth Lane, Grade II
- No.23 Ashworth Lane, Grade II
- No.2 (Old Post Office Farm) Back Lane, Grade II
- No.4 Back Lane, Grade II
- ( Former School Master's house) No.6 Church Brow, Grade II
- No.21 Church Brow, Grade II
- Mottram Community Centre, Church Brow, Grade II
- Crown Pole, Market Place, Grade II
- Manor House, Market Place, Grade II
- Mottram Court House, Market Place, Grade II
- Village stocks, Market Place, Grade II
- Old Parsonage, Little Moor Road, Grade II
- Mottram Congregational Church, Stalybridge Road, Grade II
- The Elms and Forecourt Wall, 23 Stalybridge Road, Grade II
- Church of St. Michael and All Angels, Warhill, Grade II\*
- Cross, Warhill, Grade II
- Gate piers, railings & steps to grave yard of St. Michaels, Warhill, Grade II
- Old Mortuary, Warhill, Grade II
- Sundial in graveyard to the south of St. Michael's, Warhill, Grade II
- The Old School, Warhill, Grade II



Mottram Court House, Market Place



Mottram Congregational Church,  
Stalybridge Road



The Old School, Warhill

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

## Locally Listed Buildings

**11.3** 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.

**11.4** Tameside MBC has begun the preparatory work 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.

**11.5** The following buildings are considered to be strong candidates for inclusion on a local list (See Appendix 2 Maps):

- The Old Blacksmiths, between 4 & 6 Mottram Moor
- Victoria Place, 25-31 Stalybridge Road
- War Hill Cottage & War Hill Farm, War Hill
- Mile End House, 32 Broadbottom Road
- Numbers 3-7 Market Place

## Unlisted Buildings

**11.6** Demolition of unlisted buildings within the Mottram - in - Longdendale Conservation Area is subject to policy C3 in the adopted (2004) Tameside UDP.



Jackson Street

## 12 Trees and Open Spaces

**12.1** The interaction between the built and natural environment (Pennine hills, green spaces and large areas of open space) within Mottram provide a strong factor in defining the character and setting of the Conservation Area.

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

**12.3** Within the Mottram-in-Longdendale Conservation Area there are a number of trees considered to be of merit, which have been given an individual TPO. The purpose of a TPO is to protect trees for the public amenity benefit. A TPO is an order made by a LPA in respect of trees or woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the LPA's consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires consent<sup>17</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.

**12.4** It is recommended that a tree survey be undertaken in the conservation area by the Council to identify individual or groups of trees which would now merit protection of a TPO as and when resources allow.



Open green space between Broadbottom Road and Ashworth Lane



Church Brow

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<sup>17</sup> [www.communities.gov.uk](http://www.communities.gov.uk)

## 13 Enhancement of Mottram - in - Longdendale Conservation Area

### Enhancement

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

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

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

### Design Principles

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

#### **Traditional Buildings**

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

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

#### **Sympathetic, Contextual Design**

Any new and/or infill development either within or adjacent to Mottram 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.

Extensions and alterations to an existing building should be designed to enhance the building. Traditional building material and styles typically found within the building and/or Conservation Area should be incorporated into the overall design. The introduction of dormer windows should be avoided unless modestly sized and on elevations which are not over looked.

The use of stone as the predominant building material is one of the unifying elements of the Conservation Area; exterior rendering of walls and painting of masonry should therefore 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 & Maintenance**

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

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

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

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

### **Boundary Treatments & The Public Realm**

Low stone walls define the boundaries of a number of buildings and open spaces within Mottram. 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 & Traditional Street Patterns**

The urban grain and street pattern within Mottram is particularly important to the character of the Conservation Area. During the medieval period buildings developed along the ridge between the Church

and the hamlet at Mudd. Over time, development moved northwards and twisted and turned along Church Brow into Back Lane. By the 19th and early 20th century development took on a ridge form which was a building characteristic of that period. It is therefore important to maintain Mottram's urban grain and traditional street patterns within new developments.

There are a number of pathways close to the church which have retained their original stone setts. It is important to the character of the area that these remain in situ. Should repairs and maintenance be necessary work should be undertaken sympathetically, retaining and using original material. Where this is not possible new material should be sourced to match the original.

### **Street Furniture**

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

### **Views**

Significant views within and out of the Conservation Area should be safeguarded.

## Appendices



## 14 Appendix 1 Planning Policy Context

**14.1** 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

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

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

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

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

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

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

**14.7** 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.

**14.8** 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

**14.8 Tameside Unitary Development Plan:** The adopted (2004) Tameside Unitary Development Plan

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

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

**14.9 Proposals Map** The Proposals Map not only identifies the Conservation Area, but also Protected Open Spaces, which are subject to UDP Policy OL4 Protected Green Space and a defined Local Shopping Centre at the junction of Market Street and Hyde Road, which is subject to UDP Policy S5 Change of Use in Local Shopping Centres. The eastern side of the Conservation Area falls mainly within the Green Belt and is subject to Policies OL1 Protection of the Green Belt and OL2 Existing Buildings in the Greenbelt.



Cross, Warhill

**14.10 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.

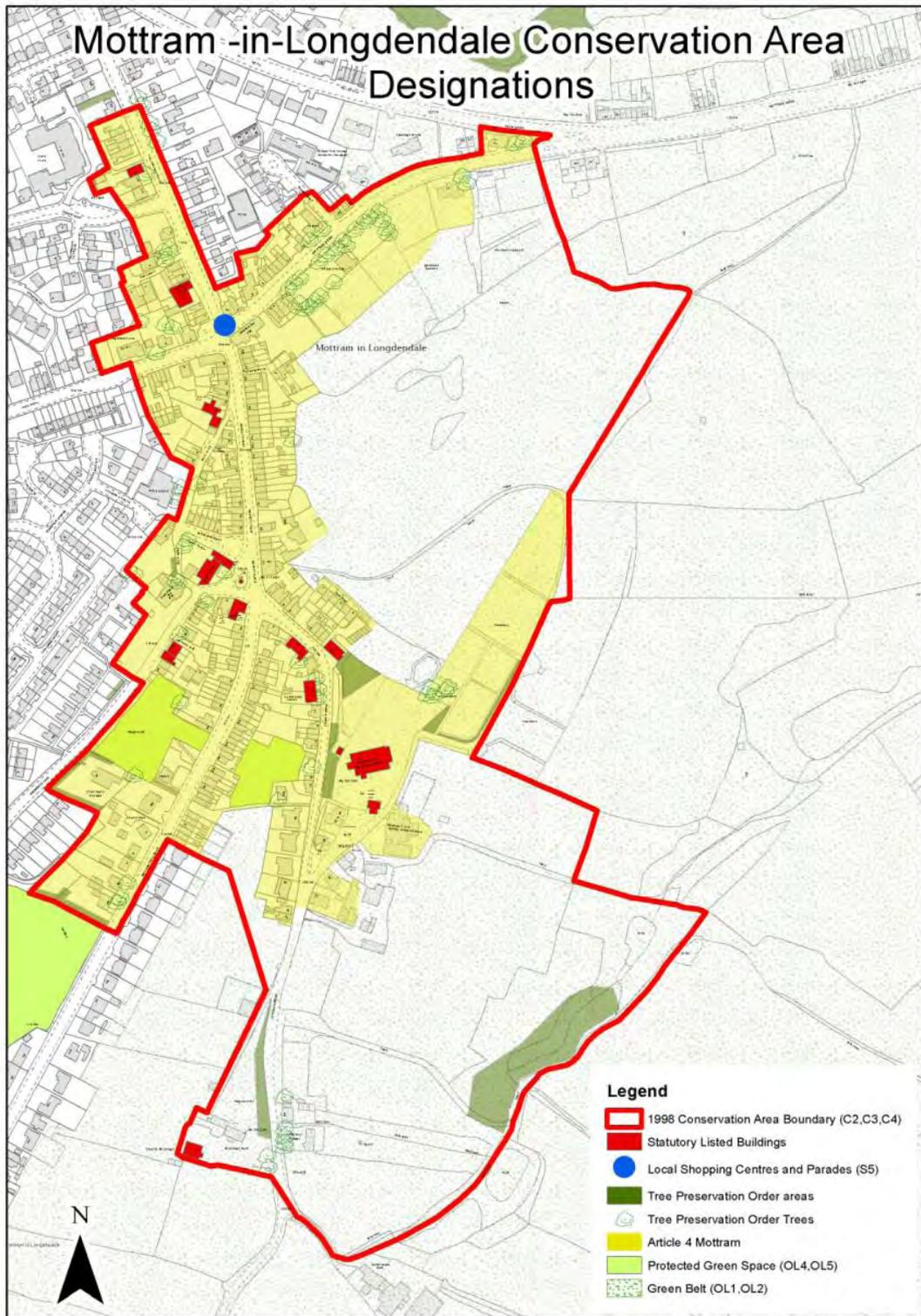
**14.11** The other Local Plan documents will follow on from the Core Strategy, principally the Site Allocations Development Plan Document, but also a suit of Supplementary Planning Documents to provide more detailed guidance to help applicants make successful planning applications.

**14.12 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. 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).

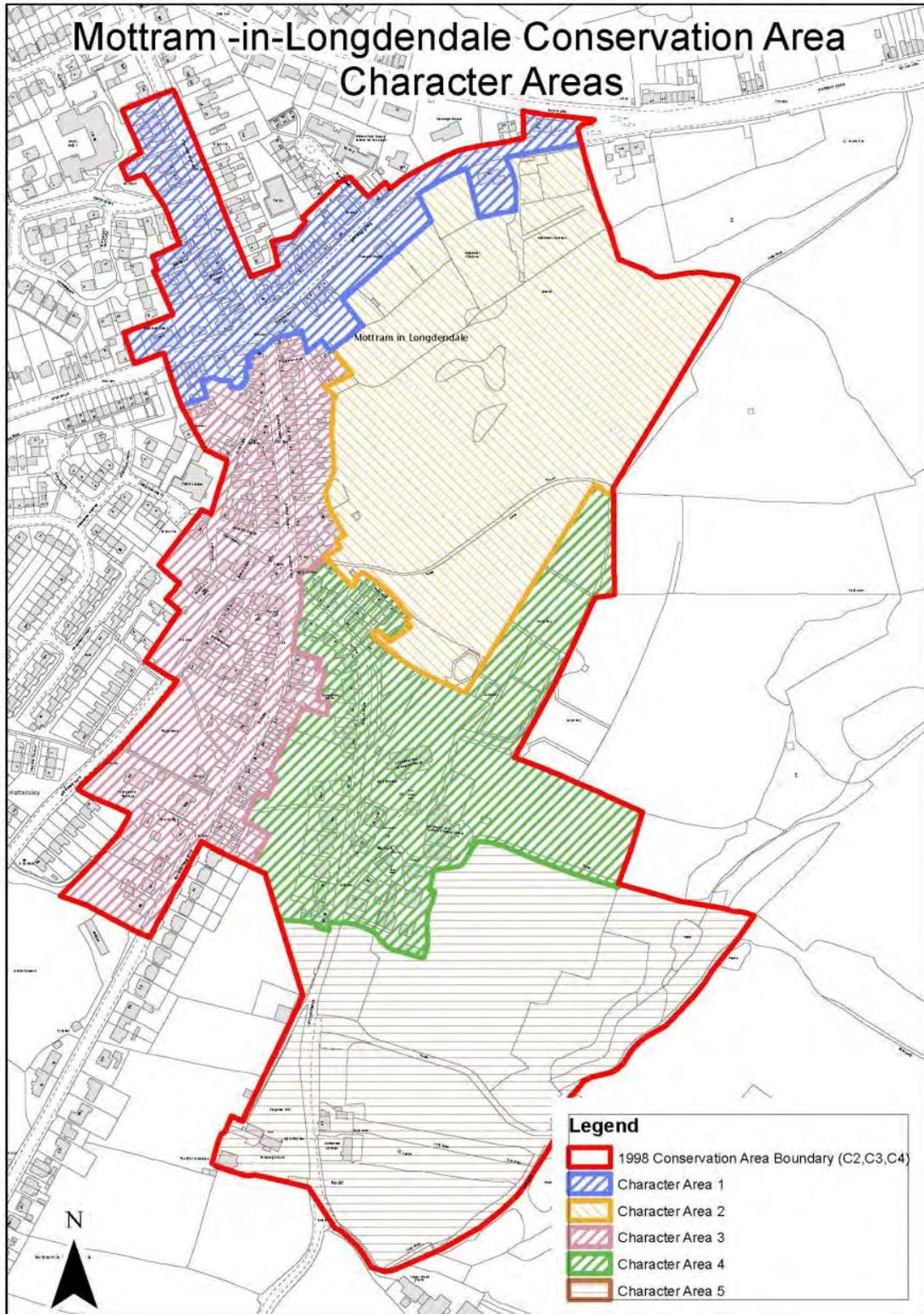
**14.13 Article 4 Direction:** In 1980 extra planning controls were placed on development in the majority of the Mottram-in-Longdendale Conservation Area through the confirmation of an Article 4 Direction. This restricted a variety of permitted development rights on a large number of individual buildings within the area. The restrictions included the following types of development:

- all extensions, including dormers
- alterations to window frames and doors
- porches on either front or back doors
- outbuildings in gardens
- extensions or replacement of walls and fences
- painting, rendering,
- cladding of walls and changes to roof treatments

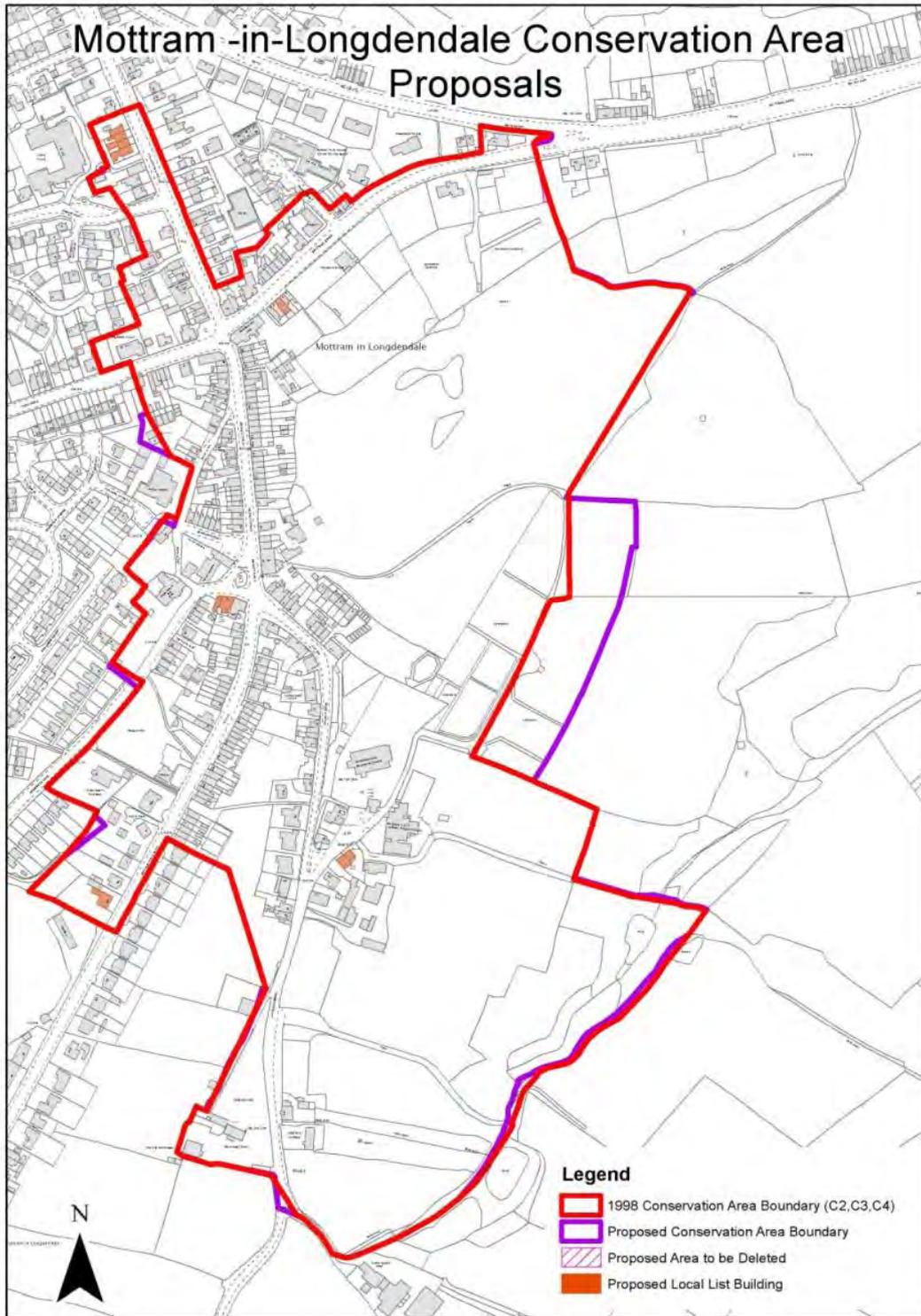
## 15 Appendix 2 Maps



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## 16 Appendix 3 References

### 16.1 Published References:

- Burke and Nevell M. 1996, Buildings of Tameside
- Nevell. M and Walker J. 1998, Lands and Lordships in Tameside
- Department of Communities and Local Government 2012, National Planning Policy Framework
- English Heritage 2005, Guidance on Conservation Area Appraisals
- English Heritage, Guidance on the Management of Conservation Areas
- Government Office for the North West 2008, North West Regional Spatial Strategy
- Tameside Metropolitan Borough Council 2004, Tameside Unitary Development Plan
- Tameside Metropolitan Borough Council 2005, Tameside Residential Development Guidance: Supplementary Planning Guidance

### 16.2 Photographs:

16.3 The following archive images contained in this appraisal have been provided by Tameside Library Local Studies and Archives:

- T00772 Mottram, engraving of Mottram by Aiken c.1795
- T00765 Mottram, Market Street with children standing on the street (Cottage and inn now demolished) c.1900

16.4 Tameside Metropolitan Borough Council provided the modern images.

### 16.5 Maps

- OS Map 1886
- Tameside Planning Plotting Sheet 1974
- Tameside Planning Plotting Sheet 1984
- Tameside Planning Plotting Sheet 1994
- OS Map 2009

### 16.6 Websites

- [www.tameside.gov.uk/longdendale/history](http://www.tameside.gov.uk/longdendale/history)
- [www.communities.gov.uk](http://www.communities.gov.uk)
- [www.english-heritage.org.uk](http://www.english-heritage.org.uk)