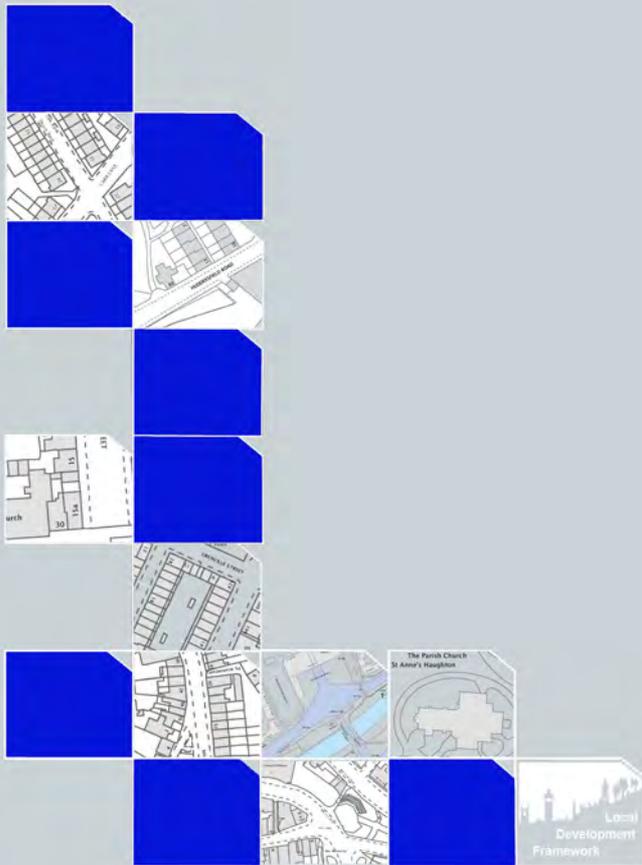

St. Anne's, Haughton Conservation Area Appraisal and Management Proposals



March 2013



Contents

	St. Anne's, Haughton Conservation Area Appraisal Summary	
1	Summary	4
	St. Anne's, Haughton Conservation Area Appraisal	
2	Introduction	7
3	Definition of Special Interest	8
	Location and Setting	8
	Historical Development	8
	General Character and Plan	12
	Landscape Setting	13
	Character Statement	13
4	Spatial Analysis	14
	Spatial Character	14
	Views and Vistas	14
5	Character Analysis	15
	Character Areas	15
	Positive, Negative and Neutral Areas	15
	Land Use and Influence on Form	15
	Architecture and Historic Qualities of Buildings	15
	Prevalent Materials and Local Details	17
	Contribution of Key Unlisted Buildings	17
6	Threats and Opportunities	18
	Erosion of Character	18
	Problems and Pressures	18
	Opportunities and Capacity for Change	19
	St. Anne's, Haughton Conservation Area Management Proposals	
7	Introduction	21
8	St. Anne's Haughton, Boundary Review	22
9	Protection of the Existing Historic Environment	23
	Planning Policy	23
	Buildings at Risk	23
	Enforcement	23
10	Historic Buildings	24
	Statutory Listed Buildings	24
11	Trees and Open Spaces	25
	Trees	25

Appendices		
10	Appendix 1 Planning Policy Context	27
	National Planning Policy	27
	Regional Planning Policy	29
	Local Planning Policy	30
11	Appendix 2 Maps	32
12	Appendix 3 References	33

St. Anne's, Houghton Conservation Area Appraisal Summary



1 Summary

1.1 St. Anne's, Haughton was designated by Tameside Council as a Conservation Area in 1992. 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 St. Anne's is a compact conservation area of approximately one hectare in size and consists of three listed buildings, within a pleasant setting of gardens, green space and mature trees. The Church was originally listed in July 1977 as Grade II. In 1991 it was upgraded to Grade II* and by 2003 it was upgraded a third time to Grade I. The Rectory, originally listed Grade II in July 1977, was upgraded to II* in May 2003. The Lychgate and wall were listed Grade II in their own right in July 1977. The listing of the three separate elements confirms the significance of the buildings in terms of group value and reflects the coherence of the overall design. The buildings are considered to be fine examples of the renowned architect Medland Taylor, who with his unique style designed a number of fine buildings throughout the North West. There are a number of examples of his work within Tameside.

1.3 Built in 1881, the Church exhibits architectural splendour and individuality as well as historic significance, having had only minor alterations in the past. The Church is constructed from brick with a clay tiled roof and its design is based on an 11th century Norwegian timber framed church. It also has fine Elizabethan style brick chimneys and a conically roofed octagonal stair turret.

1.4 The Rectory built in 1882 was designed to complement the Church and is also a fine example of Taylor's individual style. Constructed from the same brick and with the same clay tiled roof as the church, it has many interesting details including elaborate brick chimney stacks. The Church's boundary wall and Lychgate which date to c.1882, are the final element in Taylor's overall design at St. Anne's. The wall is of banded stone and brick with a terracotta coping. The Lychgate has an oak frame and a clay tiled roof and is in 15th century style.

1.5 It was the juxtaposition of buildings, trees and open spaces, together with an aim to preserve the unity of the group and guard against inappropriate developments, that the Council sought the designation of a conservation area. This designation also allowed the local planning authority control over felling and works to trees within the grounds of St. Anne's Church and Rectory, none of which were protected by Tree Preservation Orders at the time of designation in 1992. Tree Preservation Orders (TPO) were confirmed in 1995 on 38 trees within the Conservation Area.

1.6 It is recommended that the existing conservation area boundary remain unaltered in order to enhance and protect that part of St. Anne's, Haughton which is considered to have special architectural and historic interest.



St Anne's Church, Haughton

St. Anne's, Houghton Conservation Area Appraisal



2 Introduction

2.1 St. Anne's, Haughton was designated as a Conservation Area in 1992. The area covers the historically important church building and its grounds, immediately adjacent to the M67 motorway. Recently published government guidance calls for the local planning authority to make information about the significance of the historic environment gathered as part of plan making or development management publicly available¹.

2.2 Tameside Metropolitan Borough Council commissioned Taylor Young (supported by Donald Insall Associates) in December 2005 to undertake appraisals of four Conservation Areas including one for St. Anne's. As this appraisal was never taken forward to public consultation, it was considered that the original Taylor Young report should be reviewed and updated. This appraisal is therefore based on the report produced by Taylor Young in March 2006 and provides an up to date assessment of the St. Anne's, Haughton 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 areas special character.

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



St. Anne's Church, Haughton from St. Anne's Drive

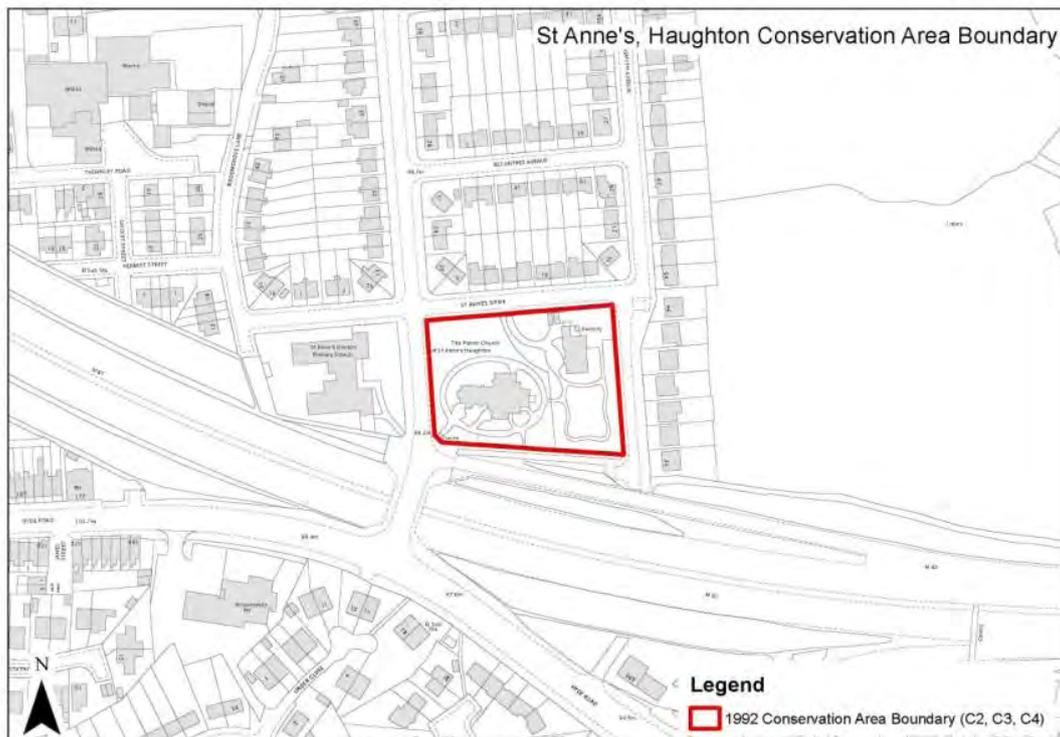
¹ Department of Communities and Local Government 2012, Para 1.41

² English Heritage 2005, Guidance on Conservation Area Appraisals

3 Definition of Special Interest

Location and Setting

3.1 The Conservation Area comprises St. Anne's Church and associated buildings within its grounds. This is located in Haughton close to the eastern edge of Denton, immediately north of the M67 motorway at Junction 2. The Conservation Area is the land between St. Anne's Road to the east and Nasmyth Avenue to the west. To the north St. Anne's Drive and to the south is the motorway slip-road. Post-war semi-detached housing faces the church grounds to the east and south; St. Anne's Primary School lies to the west.



St. Anne's, Haughton 1992 Conservation Area Boundary (not to scale) © Crown Copy right 2013. All rights reserved LA100022697

Historical Development

3.2 Haughton: The earliest record of the area is contained within the Final Concords of the County of Lancashire in 1307. Haughton's name, spelt earlier as 'Halghton' and 'Halcton', is old English in origin. Cronin suggests that the name means 'a village (-ton) on pieces of low lying ground by a river (Haugh)³', whilst Kelly suggests that its name derived from the 'Saxon word 'haugh', a hill: Haughton Green being the highest part of the parish of Manchester⁴.

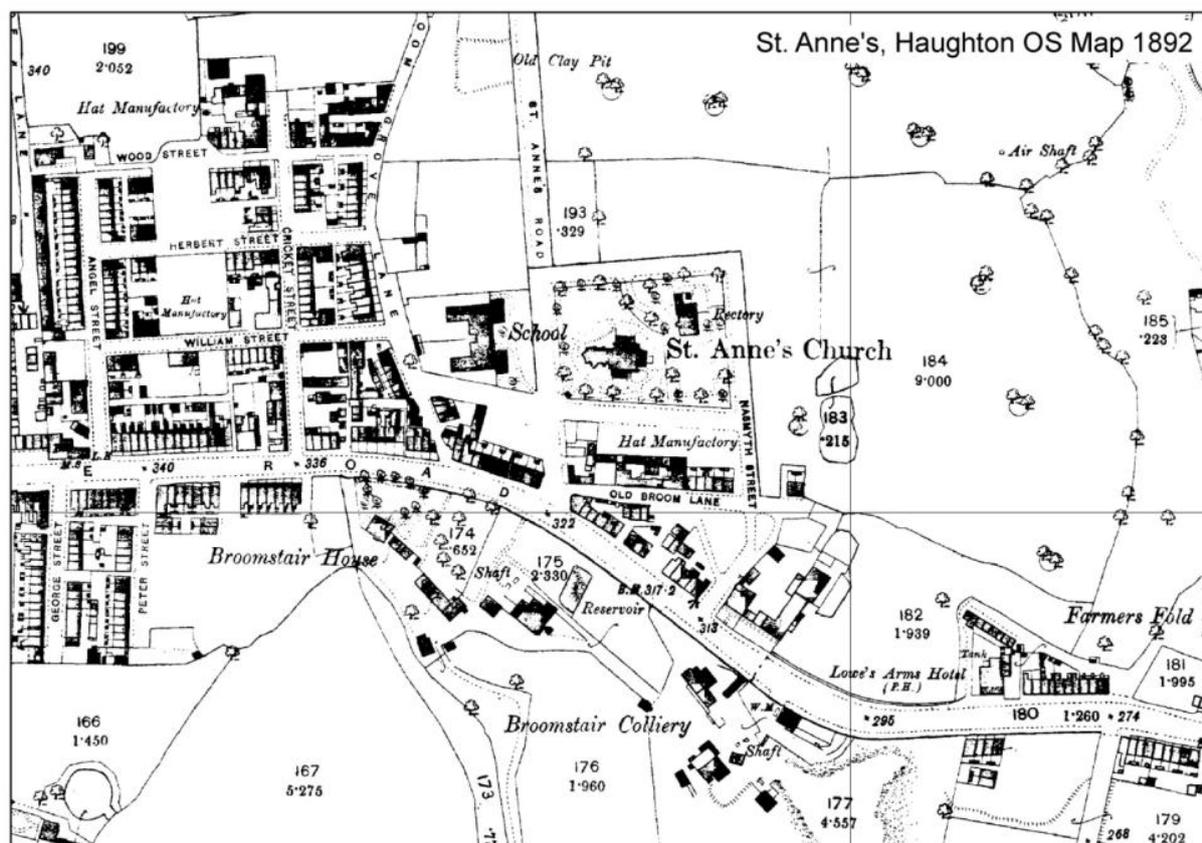
3.3 Haughton (comprising Haughton, Haughton Dale and Haughton Green) and Denton were originally two townships within the Manchester Parish, in the Ashton under Lyne Union adjoining each other, and in essence formed one village/town, but were separate and distinct for all Civic and

³ Cronin J. 1982, Saint Anne's Haughton 1882-1982, The Rector and Wardens of St. Anne's Church, Haughton, page 9

⁴ Kelly 1901, Directory of Lancashire 1901, page 436

Ecclesiastical purposes⁵. It was not until 1894 that Haughton joined Denton to form Denton Urban District Council⁶.

3.4 During the early 19th century Haughton appeared to consist of a few rows of cottages adjacent to Broom Lane with a few more scattered cottages and farms amongst the surrounding fields. A number of hatting firms were in operation in Haughton and Denton during this period⁷, as were Broomstair Colliery to the south of Broom Lane in Haughton and the Hyde and Haughton Collieries adjacent to the River Tame in Kingston⁸. By the 1870s Haughton's main source of local employment would have been its 'three collieries, two cotton mills, a patent card manufactory and some hat manufactories'⁹.



OS 1892 Map of St. Anne's, Haughton (not to scale) © and database right 2013. Crown copyright and Landmark Information Group Ltd. All rights reserved

3.5 The main roads running through Haughton appeared to have been Moorside Lane, Broom Lane or Old Broom Lane, which ran behind the Lowes Arms Hotel (PH). Broom Lane, which formed part of the turn pike trust road from Manchester to Sheffield, later became known as Hyde Road.

3.6 By the mid-19th century, development to the east of St. Anne's, between Broom Grove Lane and Moorside Lane in Haughton included the grid iron development of terraced housing interspersed with

⁵ Morris 1878, Morris and Co Commercial Directory of Ashton under Lyne and District 1878, page 89

⁶ Kelly 1901, Kelly's Directory of Lancashire 1901, page 436

⁷ Pigot 1829, Pigot's Lancashire 1829, page 251

⁸ Cronin J. 1982, St. Anne's Haughton 1882-1892, The Rector and Wardens of St. Anne's Church, Haughton, page 9

⁹ Morris 1878, Morris and Co.'s Commercial Commercial Directory of Ashton under Lyne and District 1878, page 92

works buildings on Cricket Street, Angel Street, Alexander Street, Wood Street, Herbert Street and William Street. Other development included infill along (Hyde Road) Old Broom Lane. It was not until the 1880s that St. Anne's Church, Rectory and School was constructed to the north of Old Broom Lane, close to the Turn Pike Road.

3.7 There continued to be additional infill development within the streets to the west and south of St. Anne's during the late 19th and early 20th centuries. However it was not until the inter war period that St. Anne's was enclosed to the north and north west by housing and later to the east by the development of houses on Nasmyth Street.

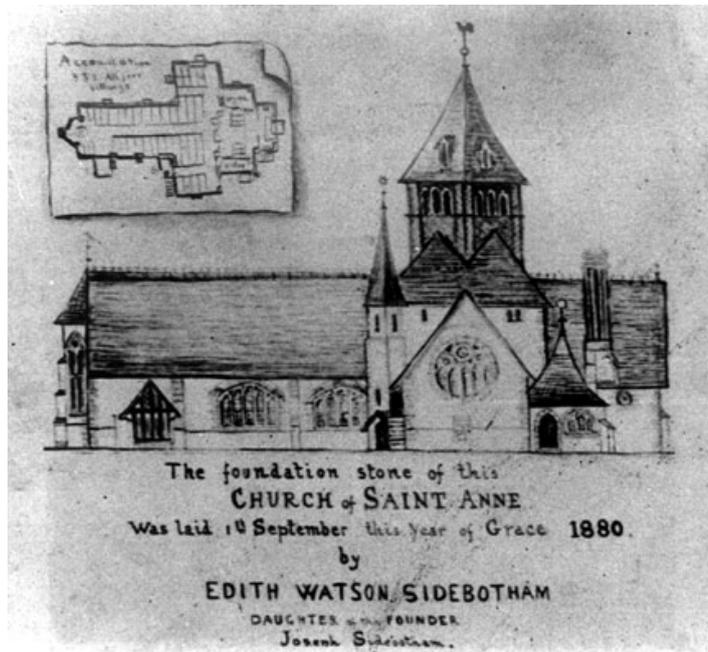
3.8 A deep cutting was made during the 1970s in preparation of the construction for the M67 immediately to the south of St. Anne's Church. Sections of the original Hyde Road, William Street and Old Broom Lane were cleared to make way for its construction, changing the setting of the Church. Although the motorway is set deeply into the landscape, the noise and location of the nearby slip road have a negative impact on the setting of these buildings.

3.9 Many of the 19th century terraced blocks and works buildings which had been located between Broom Grove Lane and Moor Lane were also cleared by the 1970's, in their place more modern housing has been developed around a series of curved streets.

3.10 St. Anne's Church and Rectory:

Prior to the establishment of a church at Haughton parishioners had to travel to St. Lawrence's Church in Denton in order to attend services¹⁰. St Lawrence's, known as Denton Chapel, was a Chapel of Ease for Manchester and only later became a parish church in its own right. In 1874 St. Mary's in Haughton Green was erected in order to meet the 'increasing requirements of Haughton Green and Haughton Dale'¹¹.

3.11 St. Anne's Church was built to the north of Old Broom Lane in 1881. A year later the Vicarage to the east of the church was built. The lych-gate and perimeter wall also date to c.1882. The parish of St. Anne's was initially formed from part of St. Georges, Hyde and Christ Church, Denton¹².



© Tameside MBC 2003 email archives@mail.tameside.org.uk

Drawing of St. Anne's Church, Haughton c.1881

3.12 Both the church and rectory were constructed at the sole expense of Edward Joseph Sidebotham. The Sidebothams were major local landowners, employers and benefactors. E. Joseph Sidebotham, born in 1824, was well educated, became an industrial chemist and student of the arts and sciences as well as being a successful business man. It was he who appointed J. Medland and Henry Taylor to design both the Church and the Rectory¹³. The church's dedication was inspired by the names of Sidebotham's wife and mother. The Marguerite or daisy, a symbol of St. Anne abounds in the

¹⁰ 10 Cronin J. 1982, St. Anne's Haughton 1882-1892, The Rector and Wardens of St. Anne's Church, Haughton, page 10

¹¹ 11 Morris 1878, Morris and Co's Commercial Directory of Ashton under Lyne and District 1878, page 92

¹² 12 Cronin J. 1982, St. Anne's Haughton 1882-1892, The Rector and Wardens of St. Anne's Church, Haughton, page 10

¹³ 13 Cronin J. 1982, St. Anne's Haughton 1882-1892, The Rector and Wardens of St. Anne's Church, Haughton

decorative scheme¹⁴. The building is in a cruciform plan with a crossing tower and an undercroft beneath the chancel and transepts. The central tower has a peal of six bells.

3.13 When the buildings at St. Anne's were originally constructed they would have been situated at the edge of a semi-built up area of Haughton, north of Old Broom Lane and east of Broom Grove Lane. The 1892 OS Map illustrating the District of Saint Anne, Haughton, illustrates St. Anne's Church with Edward Street to the North, Joseph Street to the South and Nasmyth Street to the east (all names associated with the Sidebotham family). To the north and east of St. Anne's would have been open fields looking towards the River Tame.

3.14 The architects of the Church and Rectory were J. Medland Taylor and Henry Taylor who were prolific designers of churches around greater Manchester. Pevsner in his book states that 'everything is odd about the church'¹⁵. However, the use of vernacular details such as the chimney with diagonal brick infill panel and highly skilled craftsmanship such as the windows, ornate lead work and the ceramics and mosaics of the interior are reminiscent of the work of the arts and crafts architecture that began to appear around this period. The absence of aisles within the church is also reportedly a feature of Taylor's work.



St. Anne's Church Bazaar c.1919

3.15 Kelly's Directory of 1901¹⁶ describes the living at the rectory with a '*net yearly value of £250, in the gift of J.W. and E.J Sidebotham*' (possibly Joseph Watson and Edward John, sons of Edward Joseph Sidebotham).

3.16 St. Anne's School: St. Anne's National School (mixed and infants), was built in 1888 and lies to the east of St. Anne's Road adjacent to the Church. Like the Church and Rectory the school also has connections with the Sidebotham family. The land was a gift of Edward Joseph Sidebotham and was generously endowed at a cost of £4,394 by Joseph Watson Sidebotham and his family, E. and N. Sidebotham Esquires¹⁷.

¹⁴ 14 Pevsner et al 2004, The Buildings of England Lancashire: Manchester and the South East

¹⁵ 15 Pevsner et al 2004, The Buildings of England Lancashire: Manchester and the South East, page 198

¹⁶ 16 Kelly 1901, Kelly's Directory of Lancashire 1901, page 436

¹⁷ 17 Cronin J. 1982, St. Anne's Haughton 1882-1892, The Rector and Wardens of St. Anne's Church, Haughton, page 52 and Kelly 1901, Kelly's Directory of Lancashire 1901, page 436

3.17 The school opened in 1888 when five boys and seven girls presented themselves for admission. The headmaster of the Boys Department was Mr. Joseph Arthur Warner, with Mr. Joseph Howe Bracegirdle as his assistant. The headmistress of the Girls Department was Miss Edith Wolstenholme, and her assistant was Miss Alice Green¹⁸. The average attendance at the school was 250 in 1901. W. Hitchen is recorded as master in 1901, with Mrs. Hulse as infants mistress in the same year¹⁹



St. Anne's School, Haughton, Infants class c.1920

3.18 The school's architect was Mr. Harold S. Grimshaw of Accrington and the builders, Messers Joseph Clayton and Son of Denton. The school was designed in an H-shape in keeping with the style of the church and rectory²⁰. It was also constructed from red brick with terracotta roof tiles. Early photographs of the school illustrate its original design prior to a fire in March 1936 when over half of the school was destroyed. The original design appeared to incorporate features such as a bell tower, banded brick work, and arched windows.

3.19 Rebuilding of the school was completed by 1937. Changes to the building included two new corridors, new hall and infant's room and a new boys cloakroom. Today the school is considered to be traditional in style and houses a hall, seven classrooms and a library. Although there is some attractive brick work around the windows and a limited use of decorative terracotta panels the school does not share the same free gothic style of the Church or Vicarage. The use of roller shutters and plastic windows are uncharacteristic alterations. The school is currently leased to Tameside Council by the Church.

General Character and Plan

3.20 St. Anne's Conservation Area is square in form, being tightly defined by the boundary wall of the Church grounds within which the Church and Rectory stand. The physical character of the area derives from this compact form, which is reinforced by the mature trees along the boundary of the grounds and the framing of the area by subsequent development on each side. When constructed the Church lay at the periphery of the urban area within a semi-rural setting. Over time, the enclosure of the area, initially by St. Anne's School to the west and later by residential development to the north and east and the M67 Motorway to the south, has given rise to the present suburban setting.

¹⁸ Cronin J. 1982, St. Anne's Haughton 1882-1892, The Rector and Wardens of St. Anne's Church, Haughton, page 52

¹⁹ Kelly 1901, Kelly's Directory of Lancashire 1901, page 437

²⁰ Cronin J. 1982, St. Anne's Haughton 1882-1892, The Rector and Wardens of St. Anne's Church, Haughton, page 53



View of Church from St. Anne's Road

Landscape Setting

3.21 St. Anne's sits on a gentle eastward slope which forms the uppermost part of the western side of the valley of the River Tame. The Church building exploits this slope in its design and it is possible that it would originally have had panoramic views across the valley landscape which in turn, would have formed part of the backdrop to the Church when approached, from the southwest. Residential development along Nasmyth Avenue has subsequently obscured this view and diminished any direct relationship with the valley. The eastward view along the M67 cutting to the south of the area hints at the nature of what the original view would have been like.

Character Statement

3.22 St. Anne's Church, together with the Rectory, Lychgate and grounds, constitute an exceptionally fine example of Victorian church architecture and of the work of the renowned local architect, J. Medland Taylor. The buildings and grounds are an intact example of a unified ecclesiastical design and are of both architectural and historic significance.

4 Spatial Analysis

Spatial Character

4.1 The Church and grounds form a discrete urban block with public roads to the west, north and east and a public footpath to the south between the boundary wall and the M67 slip road. Development to the north and east of the Church is a mixture of semi-detached and detached housing dating from the post war era. The domestic scale and form of this housing, coupled with its distance from the church, serve to accentuate the prominence of the church within the local setting. To the west, St. Anne's Primary School, reflects elements of the architectural style and materials found in St. Anne's Church. The M67 Motorway is only a short distance from the Church's southern boundary and lies within a deep cutting, substantially reducing its visual impact.

4.2 The grounds are fully enclosed by the boundary wall which echoes the Church, Rectory and Lychgate in its materials and stylistic features. The landscaping of the grounds is as originally planned, complementing the buildings in a manner which significantly enhances the overall character and unity of the space. The original trees are planted to the periphery of the grounds in line with the boundary wall and are now fully mature, further enclosing the space and giving vertical emphasis to the boundary when viewed from the surrounding streets and footpath. The mature trees also serve to frame and define both short and long views to the Church.



Illustrating the proximity of St. Anne's to the M67 slip road and Motorway

4.3 The setting of the Conservation Area is considerably influenced by the presence of the adjacent M67 motorway; although the road does not physically encroach into the historic boundary of the church ground some traffic noise can be heard. From within the church grounds, the buildings are surprisingly isolated from their surrounding setting, due to the relatively high walls and mature trees. This isolation and sense of enclosure are critical parts of the character of the Conservation Area.

Views and Vistas

4.4 The scale of the Church and mature trees juxtaposed with neighbouring development makes the area prominent in vistas along St. Anne's Road from both north and south. There is also a long view to the Church from the eastbound side of the M67. There are limited views out from the church grounds owing to the height of the boundary wall and vegetation within the site.



View of St. Anne's from the bridge over the M67 Motorway



View east along St Anne's Road



View south down St. Anne's Road. The Church is on the left and the school to the right

5 Character Analysis

Character Areas

5.1 While the St. Anne's Conservation Area is too small to contain discrete character areas it is possible to identify five distinct elements within it. These are:

- The Church
- The Rectory
- The Lychgate
- The Perimeter Walls
- The Grounds

Positive, Negative and Neutral Areas

5.2 In terms of the elements within the Conservation Area each makes a positive contribution to the overall character of the area, although it should be emphasised that part of what makes the area special it is the unity of character between each element.

Land Use and Influence on Form

5.3 The Church, Rectory and grounds continue to be used for the purposes for which they were designed and built in the 1880s. This can be viewed positively in terms of preserving their character and integrity.

Architecture and Historic Qualities of Buildings

5.4 Church: Built in 1881 by J. M. and H. Taylor. The Church has a cruciform layout, but with unusual pyramidal roofed tower. Walls are of brick of a varied colour and texture with red pressed brick used as a contrast at corners, around openings and for details such as buttresses. Sandstone is used for windows, cappings, string courses and hood moulds. The roof is of plain clay tiles with bands of fishscale tiles of the same colour. Decorative terracotta ridge tiles and lead finials help give the building some of its distinctive skyline. Eaves have exposed painted rafter ends and there is a simple detail of projecting bricks around the verge behind a surprisingly plain bargeboard. The openings are one of the principle features of the building. Windows have stone tracery with leaded lights with coloured bands at the edges and stained glass details in the centre of the panes. Stone hood moulds are an additional external feature to the windows. An unusual circular window adorns the end of the south transept which has, instead of a rose window, mullions with tracery. Other features include the presence of the tall, ornamental chimney on the south-east corner and the separate turreted stair tower make this quite an intriguing and eccentric building.



North transept of Church



The conically roofed chancel octagonal stair turret



The conically roofed chancel octagonal stair turret

5.5 Rectory: Built in 1882 by J. M. and H. Taylor in very similar materials and ideology as for the design of the Church. It is an irregular 2-3 storey building in a free Gothic style. It has an 'H' shaped plan form with gabled crosswings flanking a central section with a half octagonal stair tower in the left angle between the cross wings in an open porch in the right angle with a hipped roof. Again, walls are of brick of a varied colour and texture with red pressed brick used as a contrast at corners, around openings and for details. Sandstone is featured to a lesser extent, but some embellishment in arches around windows and again as buttress, cappings and string courses. The roof is of plain clay tiles with bands of fishscale tiles of the same colour. The tall, extravagantly corbelled chimneys and the turret on the western face are important to the skyline of this building and echo that of the church. Windows are a simpler relative to those on the church. White painted timber frames with leaded lights are used. There are oriel windows within the higher gable at second floor level. These are corbelled out with brickwork and have their own pitched roofs with tile-hung gables.



Gabled oriel window to left cross wing rising from a weathered buttress flanked by two segmental-headed recesses



Gabled oriel window to left cross wing rising from a weathered buttress flanked by two segmental-headed recesses



Gabled oriel window to left cross wing rising from a weathered buttress flanked by two segmental-headed recesses

5.6 **Perimeter Walls and Lychgate:** c.1882 by J. M. and H. Taylor. The perimeter wall is of randomly coursed riven sandstone panels set into red pressed brick with a red terracotta saddleback capping. The projecting chamfered terracotta detail below capping seems prone to damage and is in places missing. Large piers at corners and gate posts constructed of brick and coursed roughly cut stone with smooth dressed stone cappings. The Lychgate is oak framed with a clay tile roof in a 15th century style. Its diagonally braced side walls stand on dwarf stone walls. Its king-post roof trusses have curved struts and diagonally braced cambered tie beams.

5.7 **Grounds:** Mature trees and shrubs provide good screening to the M67 motorway and 20th century housing. Planting such as hollies are particularly appropriate as they were very popular at the time the Church was built.



Section of the perimeter wall down Nasmyth Street



St. Anne's Church Lychgate



Mature trees within the Church grounds

Prevalent Materials and Local Details

5.8 The Church, Rectory, Lychgate and perimeter walls are all built of a combination of rich red pressed brick and a slightly more varied colour common brick under a roof of red clay plain tiles. The consistent, relatively simple choice of materials clearly unites all the built elements within the Conservation Area. The angles and shapes created by the strong roof line also continues across the site, with even the pitch and colour of the roofs being picked up in the saddleback capping to the perimeter walls. The ornamentation of the buildings is a playful copy of many local vernacular details.

Contribution of Key Unlisted Buildings

5.9 St. Anne's Primary School lies outside the Conservation Area opposite St. Anne's Church on St. Anne's Road. The rebuilding of the school in 1936 resulted in the loss of many original features. Today the school appears to be well maintained and retains some architectural features including attractive brickwork around windows and a small number of decorative terracotta panels. However, the introduction of roller shutters and replacement UPVC windows are considered to be uncharacteristic alterations which have eroded the character of the building.



St. Anne's School, St. Anne's Road

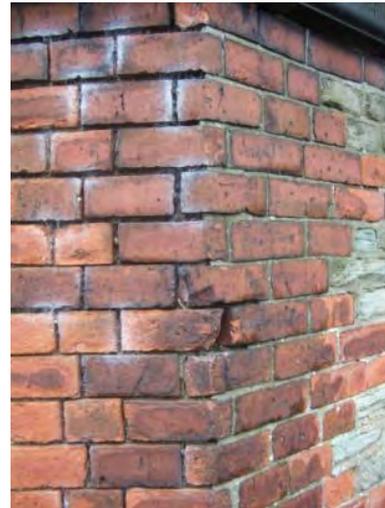
6 Threats and Opportunities

Erosion of Character

6.1 The structures within the Conservation Area have undergone extensive and sympathetic restoration and are on the whole in good physical condition. However, there are some areas of the built fabric, particularly on the perimeter walls which require remedial works within the short term to prevent problems worsening and parts of the fabric eventually being lost. The mature trees and landscaping within the Conservation Area are an important part of the overall character and there is a need to ensure that management of these elements is sensitive to their role in the Conservation Area as a whole.



Loss of terracotta coping on sections of the perimeter wall



Sections of mortar have eroded between the brick coursing on the perimeter wall

Problems and Pressures

6.2 There has been a problem with graffiti on the site. The removal of graffiti is a drain on resources and may cause irreparable damage to the surface of the walls over a period of time, or if not carried out with methods sympathetic to the historic masonry. Further site security should be considered to prevent vandalism within the Church grounds and damage to or loss of the historic fabric. Fencing or other obvious security measures are unlikely to be desirable within the setting of the listed buildings and could conflict with the Church's 'welcoming' approach.

6.3 Maintenance presents an ongoing pressure. The buildings are likely to require increasing levels of repair work over time and the grounds will require ongoing maintenance. The Church has in the past considered selling off the Rectory and constructing a new rectory within the grounds of the Church in order to reduce the running costs and fund maintenance. This would be profoundly negative, both for the setting of the listed Church and the unified character of the area, which would suffer as a result of fragmentation.

6.4 The proximity of the M67 Motorway presents problems of noise and pollution associated with high traffic levels.



The M67 Motorway adjacent to St. Anne's Church



Section of brick work on St. Anne's Church



Graffiti on the walls within the Lychgate

Opportunities and Capacity for Change

6.5 The compact and interrelated nature of St. Anne's greatly limits the capacity for change within the Conservation Area. It is difficult to envisage the area being able to acceptably accommodate even minor changes to the structures or additional buildings given the unified and unique design of the group.

St. Anne's, Houghton Conservation Area Management Proposals



7 Introduction

7.1 The purpose of the St. Anne's, Haughton Conservation Area Management Proposals is to preserve and enhance the character and appearance of the St. Anne's, Haughton Conservation Area and managing change without compromising the historic environment.

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

7.3 The Management Proposals aim to fulfil section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that it is the duty of a local planning authority to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. The Management Proposals also intend to complement existing national and local policies including Section 12: Conserving and enhancing the historic environment in the National Planning Policy Framework²¹, Guidance on the Management of Conservation Areas²² and the saved policies in the adopted (2004) Tameside Unitary Development Plan (UDP). The UDP sets the local planning framework for conservation and enhancement of the historic built and natural environment within the Borough.

7.4 The Management Proposals are to be read in conjunction with the St. Anne's, Haughton Conservation Area Appraisal. The Appraisal outlines the historic development of St. Anne's 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 St. Anne's Haughton Conservation Area. It is hoped that the St. Anne's, Haughton Conservation Area Appraisal and Management Proposals will act as a reference for all who make decisions which may impact on the special character of St. Anne's, including property owners, planners, developers, architects and the local authority.

7.5 Conservation Area Appraisal and Management Proposals will act as a reference for all who make decisions which may impact on the special character of St. Anne's, Haughton, including property owners, planners, developers, designers, architects, local authorities and statutory undertakers.

²¹ Department of Communities and Local Government, 2012

²² English Heritage 2006

8 St. Anne's Haughton, Boundary Review

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

8.2 It is recommended that the existing St. Anne's, Haughton Conservation Area Boundary remains unaltered in order to enhance and protect that part of St. Anne's, Haughton which is considered to have special architectural and historic interest.

8.3 Area Considered for Inclusion: An extension of the Conservation Area boundary to include St. Anne's Primary School has been considered as part of the St. Anne's Haughton Conservation Area Appraisal. Although it is acknowledged that both the school and church are intrinsically linked through the Sidebotham family, the school does not share the dramatic architectural style of the Church and Rectory, having been substantially rebuilt during the 1930s. The school has also sustained a number of uncharacteristic additions and alterations in recent years. With this in mind, it is not considered worthy of inclusion. Other buildings in the surrounding area would not merit conservation area designation.



St. Anne's School, St. Anne's Road elevation



St. Anne's School, St. Anne's Drive elevation

9 Protection of the Existing Historic Environment

Planning Policy

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

Buildings at Risk

9.2 Tameside Council maintains a Building at Risk Register. This register aims to identify listed buildings within the Borough which are considered to be at risk from serious neglect and/or decay. At present there are no listed buildings within the existing St. Anne's, Haughton Conservation Area which have been identified as being at 'Extreme Risk', 'Grave Risk', or 'At Risk' on this Register. It is a recommendation that the Tameside Buildings at Risk register be updated.



The Rectory is separated from the Church by a low stonewall with terracotta coping

Enforcement

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

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

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

9.6 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.

10 Historic Buildings

Statutory Listed Buildings

10.1 There are 3 listed building entries in the St. Anne's, Haughton Conservation Area:

- Grade I, St. Anne's Church
- Grade II*, Rectory
- Grade II, Perimeter Wall and Lychgate

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



Grade I Listed St Anne's Church

11 Trees and Open Spaces

Trees

11.1 The interaction between the built and natural environment including, trees, open space around the church and rectory garden are all considered to be important elements in defining the character and setting of the St. Anne's, Haughton Conservation Area.

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

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



Mature trees are located around the perimeter of St. Anne's Church

Appendices



10 Appendix 1 Planning Policy Context

10.1 This section sets out a summary of the current planning policy that relates to the Conservation Area. These policies will be considered when recommending proposals for the future management of historic buildings and conservation areas.

National Planning Policy

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

10.3 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).

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

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

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

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

Regional Planning Policy

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

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

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

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

Local Planning Policy

10.8 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 the principles established for the demolition of a listed building. Buildings that make no positive contribution can only be demolished if this is followed by positive development as soon as is practical.
- Policy C4 Control of Development in or adjoining Conservation Areas: Control of development in Conservation Areas will have regard to the desirability of enhancing or preserving character and appearance and the need to ensure that proposals make a positive contribution to their context.
- Policy C5 Alternative Uses, Alterations and Additions for Listed Buildings: Continuation of the original use is the most desirable but the Council will permit alternative uses for Listed Buildings if this is needed to support maintenance and preservation of the building. This is with the proviso that any alterations or additions do not adversely affect the essential character and that the design quality remains high.
- Policy C6 Setting of Listed Buildings: New development which detracts from the setting of a Listed Building will not be permitted.
- Policy C7 Enabling Development for Conservation of Heritage Assets: Enabling development may be required to enable restoration but this will only be allowed if certain specific criteria are met.
- Policy C8 Demolition of Listed Buildings: The Council will not recommend the demolition of listed buildings apart from in exceptional circumstances.

10.9 Proposals Map: The Proposals Map identifies the St. Anne's Haughton Conservation Area, but has no specific land use proposals within it.

10.10 Tameside Local Plan: 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.



Section of the perimeter wall along St. Anne's Drive

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

10.12 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.

10.13 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).

11 Appendix 2 Maps



St. Anne's, Haughton Conservation Area Designations (not to scale) © Crown Copyright 2013. All rights reserved LA100022697

12 Appendix 3 References

12.1 Published References:

- Cronin J. 'Saint Anne Haughton 1882-1982', 1982, The Rector and Wardens of St. Anne's Church, Haughton
- Department of Communities and Local Government 2012, National Planning Policy Framework
- English Heritage 2005, Guidance on Conservation Area Appraisals
- English Heritage, Guidance on Conservation Area Management
- Government Office for the North West 2008, The North West of England Plan Regional Spatial Strategy to 2021
- Kelly 1901, Kelly's Directory of Lancashire 1901
- Mynors C. 1999, Listed Buildings, Conservation Area and Monuments (third edition)
- Morris 1887, Morris & Co's Commercial Directory of Ashton under Lyne & District 1878
- Nuttal J 2004, A Guided Tour of the Grade I Listed Building of St. Anne Haughton
- Pevsner N, Hartwell C. and Hyde M. 2004, The Buildings of Lancashire: Manchester and the South East
- Pigot's Lancashire 1828-29
- Planning (Listed Buildings & Conservation Areas) Act 1990
- Slater 1855, Slater's Lancashire Directory 1855
- Tameside Metropolitan Borough Council 2004, Tameside Unitary Development Plan
- Tameside Metropolitan Borough Council 2005, Residential Development Guidelines
- Supplementary Planning Guidance

12.2 Photographs: The following archive images have been provided by Tameside Library Local Studies and Archives:

- T18652 St. Anne's School, Haughton Infants Class, c.1920
- T15962 St. Anne's Church Bazaar, c.1919
- T15973 St. Anne's Church, Haughton (drawing) c.1881

12.3 The modern photographs have been provided by Tameside Metropolitan Borough Council.

12.4 Websites

- www.genuki.org.uk/big/eng/LAN/Denton/
- www.mancuniensis.info/HaughtonFP.htm - The New Lancashire Gazetteer or
- Topographical Dictionary 1830

12.5 Historic Maps

- Johnsons Map 1820
- OS Map 1892
- OS Map 1908-09
- OS Map 1922
- OS Map 1934
- Tameside Planning Plotting Sheet OS Map 1974
- Tameside Planning Plotting Sheet OS Map 1984
- Tameside Planning Plotting Sheet OS Map 1994

BACK COVER

