

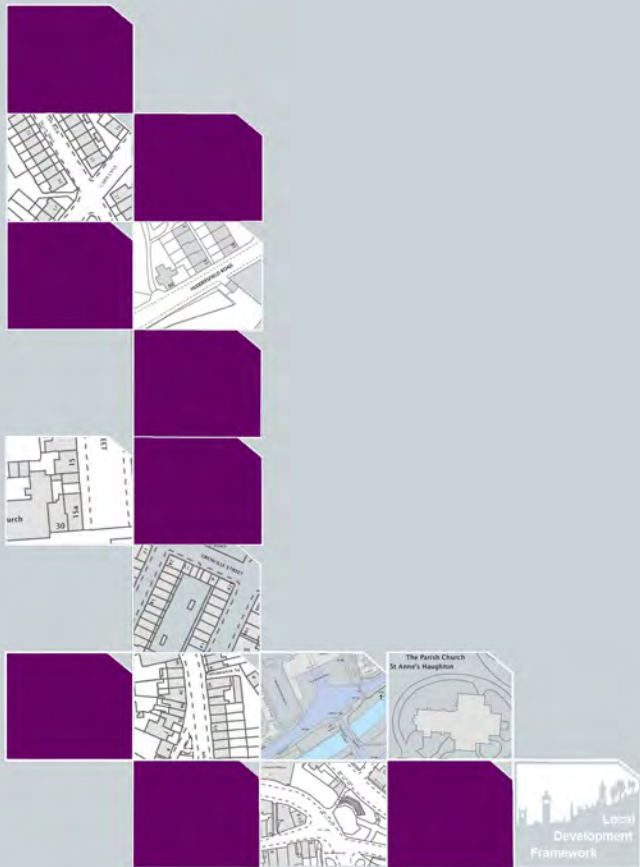
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Fairfield  
Conservation Area Appraisal and Management Proposals



March 2013

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## Fairfield Conservation Area Summary



## 1 Summary

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

**1.2** The Fairfield Conservation Area was designated by Lancashire County Council in 1971 and extended in 1975. It is situated close to the centre of Droylsden, approximately four miles east of Manchester. The original Conservation Area consisted of the two distinctive areas of the Moravian Settlement and the Broadway Garden Village. In 1975 it was felt that the original boundary was too tightly drawn and it was consequently extended to include the Ashton Canal, land to the east of the Settlement on Gorsey Fields adjacent to the Canal and the area to the north of the settlement bounded by the canal and Fairfield Road.

**1.3** Today the Conservation Area consists of four distinct areas, the Moravian Settlement, a section of the Manchester-Ashton under Lyne Canal, the Broadway Garden Village and the late 1970s social housing estate to the north of Fairfield Road.

**1.4** There are 33 separate statutory listed building entries for the Fairfield Conservation Area. These entries often include one or more building. Seven of these buildings (6 houses and the Moravian Church) are listed Grade II\*, the others are listed Grade II. Fairfield has the largest number of listed buildings within a conservation area in Tameside.

**1.5** Fairfield is unique in having two adjoining planned villages dating from significant periods in the history of building. The Moravian Settlement has an ordered symmetry that resembles the classical plans conceived for some German and American towns during the late 18th century. A narrow pedestrian pathway links the Settlement to Broadway Garden Village, which is based on the principles of the garden suburb movement established at the turn of the 20th century.

### Moravian Settlement

**1.6** Fairfield was the last of the Moravian settlements in England established in the 18th century, the original being Fulneck near Bradford in Yorkshire. The Moravians settled at Fairfield when the Church, Sisters’ House and Brethren’s’ House were formally opened in 1783, the Settlement having been planned and built by members of the Moravian congregation who had been previously located in Dukinfield. The Settlement was self-contained and self-governed by its community<sup>1</sup>, who based ‘*their aspirations upon a peaceful reform of the habits of the spirit ... The location of Fairfield isolated in the countryside four miles from Manchester and two fields back from the Ashton Turnpike road reflected the founders’ desire for self-sufficiency*<sup>2</sup>’.

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<sup>1</sup> Torkington 1972, Fairfield Moravian Settlement: A report on conservation

<sup>2</sup> Creese 1966, The search for the Environment - The Garden City: Before and After

**1.7** The plan of the Settlement appears to have followed the tradition to segregate unmarried men and women in common with other 18<sup>th</sup> century Moravian Settlements<sup>3</sup>. The Settlement was a hive of religious and industrial activity with its chapel, burial ground, a Brethren House (for unmarried men), a Sisters' House (for unmarried women) along with about 50 cottages for families. Commercial activities included an inn, shop, bakery, farm, fire engine, night watchman, inspector of weights and measures, an overseer of roads, physician, as well as handloom weaving and embroidery.



Houses on Sisters' Street, Fairfield Square

**1.8** The character of the buildings, spaces and mature trees creates a high degree of enclosure and a mixture of intimacy, insularity and quietness. The design of the Settlement is inward looking, with buildings arranged around a square layout. The Church, School (former Brethren House) and college (former Sisters' House) are positioned at the southern end of the Settlement, with residential properties located at right angles to the east, west and north of these buildings. The residential properties possess an overall unity of scale, colour, texture and materials, although there is no overall uniformity in their design. Streets are wide and surfaced in a pattern of setts, cobbles, paving flags and shale with trees planted in the middle of Fairfield Square, Brethren's Street and Sisters' Street which soften the street scene<sup>4</sup>.

## Broadway Garden Village

**1.9** In 1912 the Fairfield Tenants Ltd, which included a number of Moravians who wished to stay near their home settlement, obtained a 999 year lease for 22 acres of land to the south of the Settlement from the Moravian Church. The development, known as Broadway, was designed by the renowned architect Edgar Wood and his partner J. Henry Sellers. It was intended to be an extensive garden suburb but construction halted at the outbreak of the First World War due to lack of funds. Out of the 39 houses in the development 33 were built in 1913-1914, the others after 1920<sup>5</sup>.

**1.10** The garden suburb movement that emerged at the close of the 19<sup>th</sup> century was an attempt to break away from the endless rows of cramped 19<sup>th</sup> century terraced housing. 'The basic principle was the creation of a new urban area which drew together the good aspects of life in the town and life in the country<sup>6</sup>. The garden suburbs no longer consisted of areas of high density mills, factories and terraced housing, but were characterised by staggered arrangements of short terraces (three-four houses) and semi-detached properties on curved wide streets, often grouped around little greens. This new layout allowed for more space between buildings, providing land for front and rear gardens, and permitting the planting of grassed verges and tree-lined avenues. The



Houses on Broadway North

<sup>3</sup> Pevsner et al 2004, The Buildings of England, Lancashire: Manchester and the South East, page 204

<sup>4</sup> Torkington 1972, Fairfield Moravian Settlement: A report on conservation

<sup>5</sup> Pevsner et al 2004, The Buildings of England, Lancashire: Manchester and the South East, page 206

<sup>6</sup> Burke and Nevelle 1996, Buildings of Tameside page 68

houses also tended to be larger than the typical 19<sup>th</sup> century two up, two down terraces containing a kitchen, reception room/s, a number of bedrooms and an indoor bathroom.

**1.11** Broadway is a small scale example of a garden suburb development and is composed of a mixture of detached, semi detached and terraced houses ranging in size and built in a reddish-orange brick with dark brick dressing and patterning. The properties appear to be generously proportioned and they share similarities in design and construction and a unifying scheme of decoration.

**1.12** It is suggested that the '*imaginative exploitation of the levels and texture suggest that Woods was responsible for the layout, but the chaste Neo-Georgian character of the houses undoubtedly reflects the taste of Sellers*<sup>7</sup>'.

## The Manchester and Ashton Canal

**1.13** The Conservation Area includes a stretch of the Manchester and Ashton Canal built 1792-1799 and a residential area to the east of the canal bounded by Gorsefields. The canal forms an important part of the Cheshire Ring of Canals, linking the Peak Forest Canal, Macclesfield Canal, Rochdale Canal and Bridgewater Canal. It would have provided a means of cheap transportation and would also have played a significant part in the industrialisation of the region.

**1.14** In 1975 the original Fairfield Conservation Area boundary was extended to include this section of canal and the area around Gorsefields. At this time this section of canal was no longer navigable and a small number of large 19<sup>th</sup> century mill buildings lined its banks. Although residential properties lined Gorsefields, the area between Gorsefields and the canal had yet to be developed.

**1.15** Since designation, the canal and its tow-path have been regenerated and the canal made navigable once more. The Canal is now designated as a Site of Biological Importance due to the animal and plant life found there. The mill buildings,

which once lined its banks to the north of the canal bridge on Fairfield Road, have been cleared and the bold new development at Droylsden Marina adjacent to the conservation area is currently under construction. The area of land between Gorsefields and the canal has also been developed for residential use.



View of Manchester and Ashton Canal

## Social Housing Area

**1.16** When the Conservation Area was designated it included all the buildings within the two planned settlements together with land where it was felt control was necessary in the interest of conserving and improving the character of the area. Most of the area was allocated for residential use at that time, except for the land between the settlement and the canal which was allocated for public open space. The school and cemetery were also allocated for their respective uses.

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<sup>7</sup> Pevsner et al 2004, *The Buildings of England, Lancashire: Manchester and the South East*

**1.17** The area to the north of the Moravian Settlement was originally earmarked for school playing fields. It was, however, decided that the land should be used for housing during the late 1970s. Although the 1970s housing estate retains some access to the canal, it is a sharp contrast to the Moravian Settlement and Broadway Garden Village as it does not share any similarities in design, layout, scale or massing with either development.



Social Housing on Wood Street

## Fairfield Conservation Area Management Proposals Summary

**1.18** A series of Conservation Area Management Proposals have been developed from the findings of the Fairfield Conservation Area Appraisal. The purpose of the Fairfield Conservation Area Management Proposals is to preserve and enhance the character and appearance of the Fairfield Conservation Area, managing change without compromising the historic environment. It is envisaged that the Fairfield Conservation Area and Management Proposals will act as a reference for all those who may make decisions relating to planning, listed building and/or conservation area consent applications, which will impact on the special character of the conservation area.

**1.19** A boundary review of the current Fairfield Conservation Area has been conducted as part of the Fairfield Conservation Area Management Proposals. This review suggests that the following areas be removed from the current conservation area boundary:

- Area of late 1970s social housing north of Fairfield Road
- Numbers 291-341 Fairfield Road
- Numbers 2-46 Gorsefields
- Park House, Gorsefields
- Egerton Mews, Gorsefields

**1.20** Another significant Management Proposal to come out of the findings of the Appraisal is the proposal to apply an Article 4 Direction to the following properties:

- Numbers 1-14 Broadway North
- Numbers 1-23 Broadway
- Numbers 20-26 Fairfield Avenue

**1.21** An Article 4 would enable Tameside MBC as the local planning authority to restrict permitted development rights of property owners to carry out a range of development which would otherwise be allowed.

**1.22** Not only do the Management Proposals set out policies on protecting the character and historic interest of the Fairfield Conservation Area, but they also provide detailed design principles which can be used to inform proposals for new development and assist Tameside, as the local planning authority to manage change sensitively within the conservation area.



## Fairfield Conservation Area Appraisal



## 2 Introduction

**2.1** Fairfield was designated as a Conservation Area in 1971 and was extended in 1975. It represents an example of historic planned housing, relating to the Moravian community, with a definable character which has been excellently preserved. Recently published government guidance calls for local planning authorities to make information about the significance of the historic environment gathered as part of plan making or development management publicly available<sup>8</sup>.

**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 Fairfield. 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 original report produced by Taylor Young in March 2006 and provides an up to date assessment of the Fairfield Conservation Area. It aims to analyse the built form, historical context and natural setting; and 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.

**2.3** The report was undertaken in accordance with English Heritage guidance on conservation area appraisals<sup>9</sup>. The report is based on site analysis and historical research on the character and history of the area.



Statue of a Moravian woman and boy at the entrance to the Moravian Settlement

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<sup>8</sup> Department of Communities and Local Government 2012, Planning Policy Framework, Para 141

<sup>9</sup> English Heritage 2005, Guidance on Conservation Area Appraisals

## 3 Definition of Special Interest

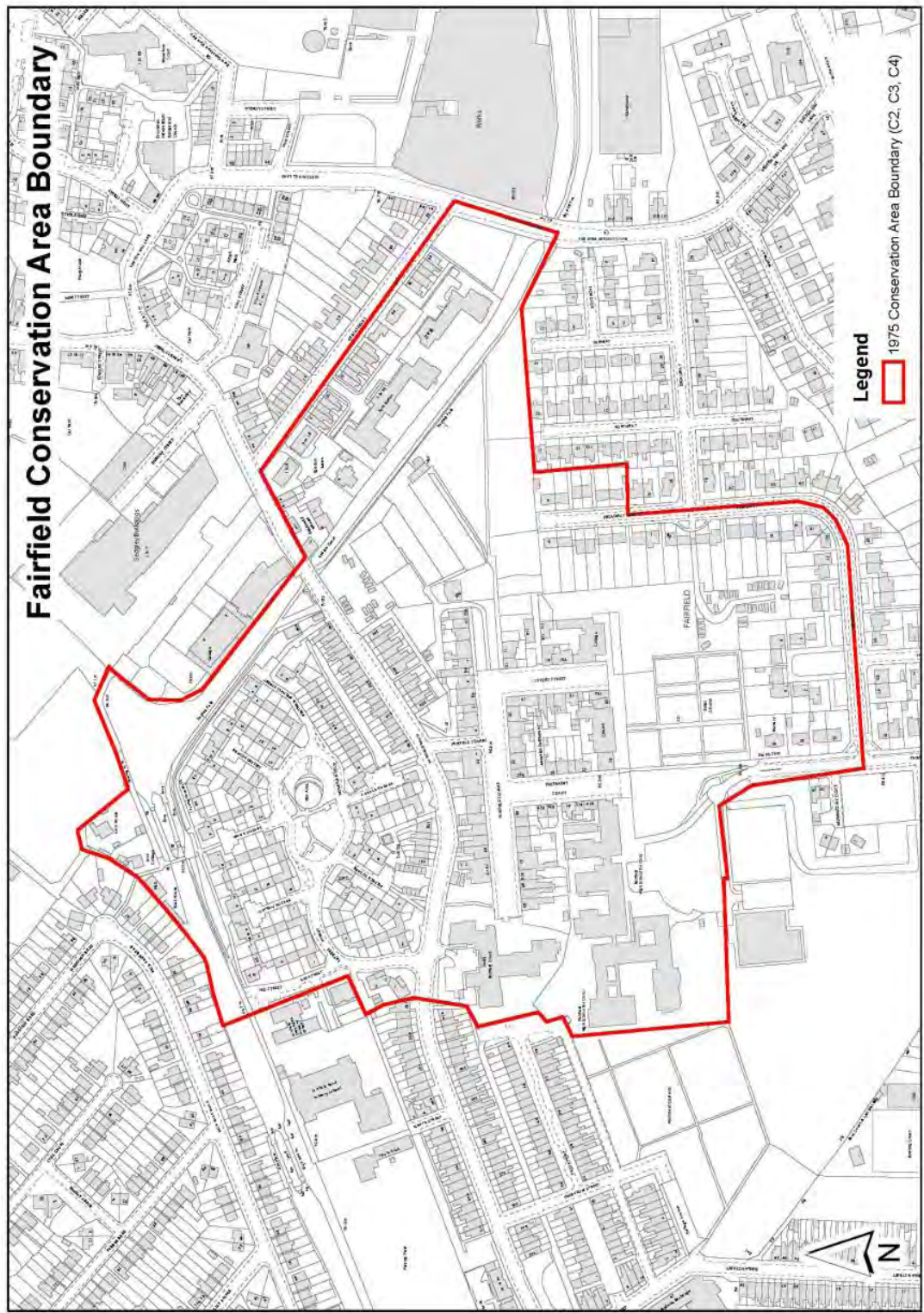
### Location and Setting

**3.1** The Fairfield Conservation Area lies just south of Manchester Road and Droylsden town centre and is surrounded by housing. Nevertheless, it is rather hidden from those passing by and remains an enclave with an air of seclusion and calm and is distinct in character from its surroundings. The Ashton Canal passes through the northern part of the area.

**3.2** The area comprises several sub-areas of differing character. There is the historic late 18<sup>th</sup> century Moravian Settlement at its heart; the more recent early 20<sup>th</sup> century Garden Village extension of this to the south, and an area of distinct character associated with the Canal. There is also an area of late 1970s social housing which lies between the Moravian Settlement and the Canal to the north.



Moravian Church, Fairfield Square

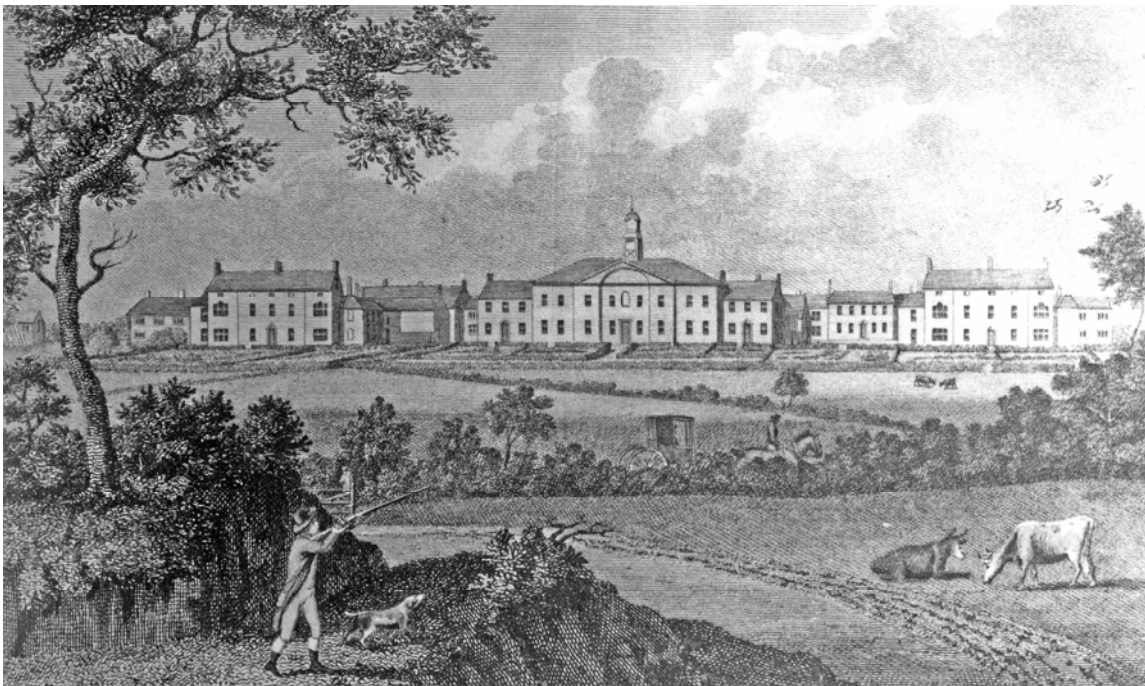


1975 Fairfield Conservation Area Boundary (not to scale) © Crown Copyright 2013. All rights reserved LA100022697

## Historical Development

**3.3 Moravian Settlement:** The Unitas Fratrum or Moravian Church is an international Protestant Christian group which originated from the followers of Jan Hus in Bohemia (now part of the Czech Republic) during the 15th century. As a result of persecution, the group eventually re-established itself in Saxony in the early 18th century, and it is from there that followers first came to this country in the 1730s, with the intention to go on to carry out missionary work in America and the Caribbean. A decision was taken to establish the first Moravian Settlement in England at Fulneck in Yorkshire in 1744. The first Moravian settlement to be located in Tameside was in Dukinfield during the 1740s. It was there that they laid the foundation stone for their chapel at the top of Old Road in May 1751. By 1783, 40 years after their first arrival in Tameside, the lease on their land at Dukinfield expired, and negotiations for a new one proved difficult. This resulted in the purchase and removal of the community to a 54 acres site at Broad Oak Farm in Droylsden where they established a new settlement known as Fairfield<sup>10</sup>.

**3.4** John Lees superintended members of the Moravian community in the construction of the three main buildings along the terrace and some of the houses in Fairfield in 1783-85<sup>11</sup>. These together with all of the buildings within the Settlement were based on plans drawn up by Benjamin Henry Latrobe, who later became a famous architect in the United States. Latrobe's plan of the village appears to have followed the Moravian tradition to segregate unmarried men and women, in common with other 18th century Moravian Settlements. This division appears integral to the initial design of the Settlement with the girls' school and single sisters' house lying to the east of the settlement and the boys' school and single brethren house lying to the west<sup>12</sup>.



Fairfield Moravian Settlement, engraving from Aiken's Manchester c.1794

<sup>10</sup> Burke and Nevell 1996, Buildings of Tameside, pages 54-55 and Mellows 1985, Two Hundred Years of Church Service

<sup>11</sup> Mellows 1985, Two Hundred Years of Church Service

<sup>12</sup> Pevsner et al 2004, The Buildings of England Lancashire: Manchester and the South East page 204

**3.5** In 1795 Dr Aiken describes the Settlement in his work 'A Description of the Country from 30 to 40 miles Round Manchester':

*'Fairfield is a new settlement belonging to the Moravians, near four miles from Manchester, and within two fields of the Ashton turnpike road. Though established within these ten years it has the appearance of a little town. There is a large and commodious chapel with an excellent organ. The ground plot is laid out to great taste and judgement and it forms a large square. The chapel and some large dwelling houses built of brick form the front. On each side of the chapel are two deep rows of dwelling houses; on the back behind the Chapel is a row of elegant large houses. These with the Chapel, form a square mass of buildings, round which is a broad paved street and the whole is flagged around. On the other side of the street is another row of excellent buildings, which surround the whole, except the front; at a short distance from which is a fine row of kitchen gardens and opposite to the chapel is a large burying ground; the whole divided and surrounded with quickset hedges.'*

**3.6** As well as providing domestic accommodation, the buildings at Fairfield had industrial functions. During the late 18th and 19th centuries the Settlement would have been a hive of religious and industrial activity, which included the church, schools, domestic dwellings, inn, shop, bakery, laundry, farm, fire engine, night-watchman, inspector of weights and measures, an overseer of roads, physician, as well as handloom weaving and embroidery.

**3.7** Although Fairfield was essentially a religious community, it contained individuals who were required to work for their living. In this respect the individuals living at Fairfield shared similarities with other working communities at that time. However, it is the setting and the high standard of the housing and buildings at Fairfield which presented a sharp contrast to the living and working conditions of many other industrial communities. The Fairfield community were not only concerned with the quality of life of its occupants, but also with their working conditions<sup>13</sup>.

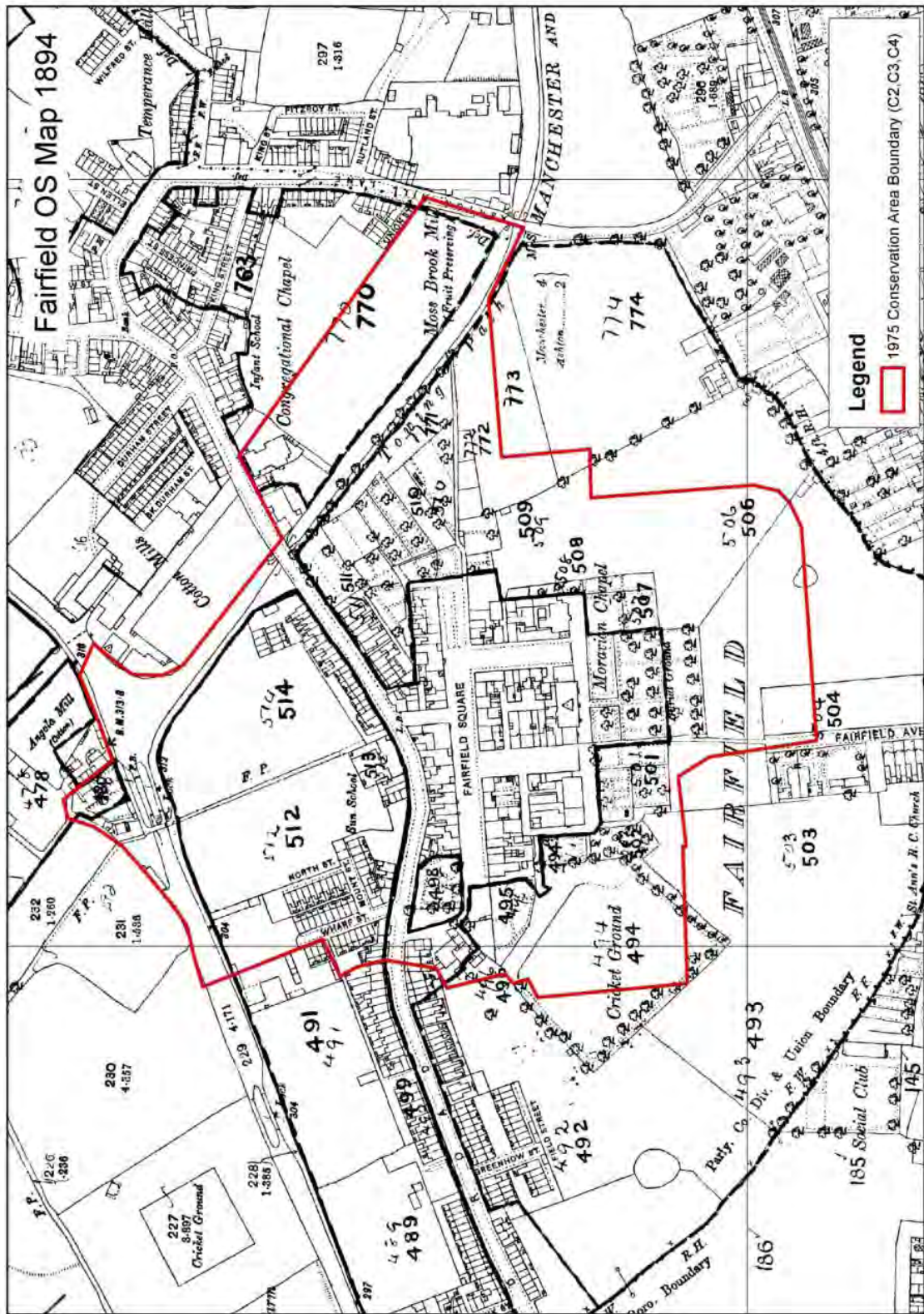


Fairfield Moravian Settlement, Fairfield Square

**3.8** The village became highly influential in the later development of similar secular settlements and 'model villages', in particular the work of Robert Owen and planned industrial villages such as Saltaire, Bourneville and Port Sunlight. The Settlement is still partially occupied by Moravians and the houses remain in ownership of the Moravian Union Incorporated (the property arm of the Moravian Church).

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<sup>13</sup> 13 Burke & Nevell 1996, Buildings of Tameside, page 55



1894 OS Map overlaid with the 1975 Fairfield Conservation Area Boundary (not to scale) © and database right 2013 Crown copyright and Landmark Information Group Ltd. All rights reserved

**3.9 Broadway Garden Village**, lying to the south of the original Moravian settlement, was intended to be an extensive Garden Village but was abandoned at the outbreak of the First World War. The estate consists of 39 houses, built between 1914 and 1920 in a neo-Georgian style. These are a mixture of detached, semi-detached and terraces in a range of sizes.

**3.10** This Garden Village was designed by Edgar Wood and James Henry Sellers. Wood and Sellers practised together in Manchester and worked on buildings throughout Greater Manchester and the North-West. It is very difficult to attribute the authorship of the Fairfield scheme. Whilst Wood arguably had the greater sense of detail, texture and space, Sellers' love of flat roofs clearly influenced the design of projecting sections of the houses.



Broadway, during construction of houses  
c.1913-1920

**3.11** A wider area of housing was planned as part of the development. However, building work for the Wood /Sellers scheme largely stopped during the First World War with only a further 6 houses added in 1920. The rest of the estate grew in the 1920s and 1930s, but with much more standard housing types and layouts.

**3.12 Ashton Canal:** There is an interesting stretch of the Ashton Canal within the Conservation Area, built between 1792 and 1799. The Canal is navigable by narrow boat. This is lined by a number of historic buildings associated with the Canal and later 20<sup>th</sup> and early 21st century buildings in residential use. There are also bridges, a lock and a triangular shaped basin.

**3.13** The 1848 Ordnance Survey map shows that the canal used to fork off north at the Fairfield basin and formed part of the Hollingworth Branch. A number of 19th century cotton mills and other industrial buildings once occupied sites along the banks of the Canal, which was used for the transportation of goods. A path leads from the canal bridge directly to the Moravian Settlement. It is believed that the Canal was used to transport coal to the Settlement.

**3.14** During the late 19th century the area to the north of the canal bounded by Gorseyfields was largely undeveloped. The only buildings within this area were a Congregational Chapel, since demolished and a collection of buildings known today as Fieldings Wharf located adjacent to Market Street<sup>14</sup>. Short terraces constructed of red brick with slate roofs and short front gardens were constructed on Gorseyfields during the very early 20th century. Development of land between the canal and Gorseyfields did not take place until the construction of sheltered housing in 1980s.

**3.15 Modern Social Housing:** The Conservation Area was extended in 1975 to include all the buildings within the two planned settlements together with land where it was felt control was necessary in the interests of conserving and improving the character of the area. Most of the area was allocated for residential use at that time, except for the land between the Settlement and the Canal, which was allocated for public open space. The area to the north of the Moravian Settlement was originally earmarked for school playing fields. It was however decided that the land should be used for social housing during the late 1970s. Although this estate has retained some access and views to the Canal, it is a sharp contrast to the Moravian Settlement and Broadway Garden Village as it does not share any similarities in design, layout, scale or massing.

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<sup>14</sup> OS Map 1894



## General Character and Plan Form

**3.16 Moravian Settlement:** The form of the original Moravian Settlement is exemplified by a simple grid street pattern. This was derived from the historic tradition of male/female segregation and is evidenced by the naming of 'Brethren's Street' and 'Sisters' Street', merging from the central thoroughfare 'Fairfield Square'. The streets are well proportioned and enclosed by a back-of-pavement building line. The width of the streets is made more human in scale by provision of mature trees in the middle. Cobbled street surfaces survive.



View north up Sister Street

**3.17** The focal buildings within the Settlement (the original element of the Girls School, the Church and the former College) are to the south and face a wide pedestrian-only terrace and the enclosed burial ground beyond. Originally, before the Garden Village extension was built, this would have faced out onto open fields which fell away to the south and would have been clearly visible from Ashton Old Road.

**3.18** Later additions in this area include Fairfield Court, a sheltered housing block dating from circa 1990 and later extensions to the Girl's School (now Fairfield High School for Girls).

**3.19 Broadway Garden Village:** The Garden Village is built around one road (Broadway) with a right angled bend. All properties benefit from front and generous rear gardens. Properties are grouped in pairs and small terraces. Where Broadway intersects with other streets communal open spaces are provided. On the eastern side a private access is taken to a shared parking court. South of the burial ground, the properties are set back around a formal green space which terminates the vista from the adjacent street. At the bend of Broadway an interesting concave architectural form holds the corner at numbers 12a and 13. Properties are distinctive in character and consistent in appearance. There are significant mature trees and vegetation. The combined development to the east and south, in the inter-war period, has attempted to repeat this form. However the architectural form is not as distinctive and this area is similar to many developments of this period nationally.



Entrance to private shared parking court, Broadway



A pair of semi-detached houses on Broadway



Interwar housing on Broadway North

**3.20 Ashton Canal:** Buildings in this area comprise a small group of Lock Keepers cottages to the north-west, the new development currently under construction at Droylsden Marina, adjacent to the Conservation Area to the north-east, a small group of cottages at Fieldings Wharf and a group of 1980s sheltered housing accommodation between the Canal and Gorsefields. Virtually all buildings in this character area are on the north side of the Canal. The towpath is on the southern side.

**3.21** There is a large triangular area of open space south of the canal in the eastern part of the Conservation Area. This was formerly an orchard connected to the Moravian Settlement, but is now overgrown and largely hidden from the canal towpath by the high stone wall, vegetation and topography. The northern tip of this space adjacent to Fairfield Road is used as a small garage site, whilst a scout hut is situated its eastern edge. The space is not visible from either the Moravian Settlement or Broadway Garden Village, and it is bounded to the south by a pedestrian link between the Moravian Settlement and the Canal towpath.



View from Fairfield Top Lock towards Droylsden Marina



Garage site adjacent to Fairfield Road

**3.22 Modern Social Housing:** The modern social housing comprises 37 flats and 69 houses, mainly terraced. These are designed in groupings of continuous, alternate perimeter blocks and courtyards. All of these are located around a central public open space.

**3.23** There is also some traditional Victorian terraced housing on Fairfield Road. Whilst those blocks to the south side of the road at numbers 322-342 have some interesting architectural features including bay windows, stone name plates and short front gardens, those blocks to the north are not particularly distinctive in their form or type.



Social housing at Sellers Square



View east along Fairfield Road

## Landscape Setting

**3.24** The Conservation Area is laid out on fairly level land. This falls gently from the Moravian Settlement to the south and east. There are a significant number of mature trees to the south and east of the Settlement. The limited road accesses into the area (in part due to the Canal) results in a calm, enclosed feel.

## Character Statement

**3.25** Fairfield is unique in having two 'planned' settlements dating from two significant periods in the development of planned towns. These provide an historic precursor to classic planned settlements in Europe and North America. The character of these areas remains remarkably well preserved and displays strongly the principles of order, simplicity, self-sufficiency and community on which they were founded.

**3.26** The Ashton Canal area retains a strong historic character particularly within the cluster of buildings relating to the Canal infrastructure at Fairfield Top Lock with which they were intrinsically linked.



Fairfield Square

## 4 Spatial Analysis

### Public Realm

**4.1 Moravian Settlement:** The public realm in the Moravian Settlement plays a large part in determining its character. Streets are wide and paved with cobble stones. Interestingly, these are inlaid with small stone flagstones to define walkways at key desire lines. The width of the street is broken up with car parking and street trees, which are both located at the centre of roads. Trees are typically placed in stone surrounds.

**4.2** The public realm has added interest from several historic installations. For instance, there are gate pillars at the original entrance to the settlement from Fairfield Road, which were taken from Alderdale Hall in c.1935. Adjacent to this entrance there is also a small formal public space at the corner. This is occupied by a replica Victorian post box and more recently a statue of a Moravian woman and child. Street lights are in faux-Victorian style. The overall effect of the public realm in the Moravian Settlement is of an ordered and neat environment that reflects the age and style of the properties.

**4.3** There are several footpaths linking the Moravian Settlement with surrounding areas. These are typically cobbled with additional inset stone flagstones. Often these flags have been removed and inappropriately replaced and cobbles have been removed to install metal bollards. The path linking Brethren's Street to Fairfield Avenue is bounded on one side by a brick wall and on the other by vertically-mounted stone slabs.



Stone paving and cobbles,  
Fairfield Square



Stone paving with cross detail  
adjacent to the Moravian Church



Footpath linking  
Fairfield Avenue and  
Brethren's Street



Cobbled street surface and street  
trees on Brethren's Street,  
Fairfield Square



Alderdale Hall gate pillars were  
placed at the entrance of  
Fairfield Square in c.1935



Open space on Fairfield Road at the  
entrance to the Moravian Settlement

**4.4 Broadway Garden Village:** The public realm of Broadway Garden Village is the street environment of Broadway. There are narrow grass verges on the footway and boundary treatments are typically hedges and garden walls of sandstone rubble. Paths are flagged although street lights are

unsuitable utilitarian modern design. All of this is well maintained and the overall effect is of a semi-formal, pastoral feel that strengthens the Garden Village identity.



Green space, street trees and grass verges on Broadway



Stone retaining wall, hedge and steps at Broadway



Gardens and hedges set behind wide pavements with grass verges and street trees on Broadway North

**4.5 Ashton Canal:** A high stone wall encloses the gravel canal towpath, which now has some grass growth adjacent to it. The canal edge has stone coping. Although the canalside environment has not been invested in for some time the bold new development at Droylsden Marina will inevitably see regeneration of the canalside.

**4.6 Modern Social Housing:** The quality and amount of public realm works within the 1970 social housing estate is very limited. The attractive stone retaining wall which runs adjacent to the Ashton Canal contains the development to the north and east. At the centre of the estate is a low grade open green area which has been mounded and fenced in. The street surface within the development is predominantly tarmac. Private garden perimeters are either defined by low metal fencing or wooden fencing with concrete posts.



Stone wall adjacent to the canal towpath



Modern street lighting, low grade open space, wooden fencing and tarmac surfacing at Moravian Field

## Open Spaces

**4.7 Moravian Settlement:** The most significant open space is the formal Moravian Burial Ground. The Burial Ground itself is wooded with simple gravel paths and headstones laid horizontally in neat rows. This is surrounded by well maintained grass areas with many mature trees. The boundary to this area from the Settlement is defined by black-painted iron railings and wooden palisade fencing in front of the Church.

**4.8** There is also a small formal open space at the eastern end of Fairfield Square between numbers 6a -10a and 11 -12. This is grassed, has several mature trees and is well maintained. The space serves as an amenity for the adjacent houses but also provides a footpath that links to the canal towpath. The triangular space between the Settlement and the Canal is informal, overgrown and, except for the footpath, inaccessible. It has mostly low shrub vegetation and rough grassland.



Moravian Burial Ground



Open space Fairfield Square



Footpath linking the Settlement and Canal

**4.9 Broadway Garden Village:** In Broadway Garden Village a green space is provided where properties 1 to 8 are set back from the street. This is a semi-private space that provides amenity for these dwellings but it also has a positive impact on the street scene. The space has several mature trees and is well maintained giving it a 'village green' character.

**4.10 Ashton Canal:** The Ashton Canal is enclosed to the south by the high stone perimeter wall. Its northern banks are also enclosed by canal side development including the new development at Droylsden Marina and other residential development.

**4.11 Modern Social Housing:** The grassed open space in the social housing area at Moravian Field is fenced in and mounded. It is considered to be functional, well-maintained and enjoys good natural surveillance from surrounding housing.



Open space on Broadway



Droylsden Marina



Moravian Field

## Views and Vistas

**4.12** There are several important vistas in the Conservation Area:

- The vista both east and west of properties on Fairfield Square
- The vista of properties on Fairfield Square from the southern end of Brethren's Street
- The vista of the former doctor's residence at 6 Fairfield Square from the southern end of Sisters' Street
- The vista of the Moravian College, Church, and High School Fairfield Square

- The vista of the 'village green' on Broadway as seen from The Crest
- The vista of Garden Village housing as seen from the eastern arm of Broadway
- The vista from Fairfield Top Lock, to the west and the newly developing Droylsden Marina
- The vistas both east and west from the canal bridge on Fairfield Road.



Western Vista of Fairfield Square



Eastern Vista of Fairfield Square



Vista of Moravian Church,  
Fairfield Square



Fairfield Top Lock towards the newly  
developing Droylsden Marina



View north from the canal bridge on  
Fairfield Road



View adjacent to the canal bridge on  
Fairfield Road

## 5 Character Analysis

### Character Areas

**5.1** As discussed previously, there are four distinct character areas within the Conservation Area:

- The Moravian Settlement
- Broadway Garden Village
- Ashton Canal
- Late 1970s Social Housing

### Positive, Negative and Neutral Areas

**5.2** In terms of the four character areas there are differing contributions each makes to the character and quality of the Conservation Area.

**5.3** The Moravian Settlement and Broadway Garden Village represent excellent examples of model villages and make a highly positive contribution to character.

**5.4** The Ashton Canal area makes a positive contribution to the character of the area, which is one of industrial heritage and canal infrastructure mostly notably associated with Fairfield Top Lock.

**5.5** The Victorian terraced housing to the north of Fairfield Road and on Gorsefields are all buildings that do not contribute to the distinct character of the Conservation Area but equally do not detract from it. As such, they should be considered neutral areas. The Victorian terraces are not visible from areas of positive character. The triangular area of rough open space to the east of the Conservation Area, between the Moravian Settlement and the Canal can also be described as a neutral area, as it is largely hidden from view. If this area were developed in the future it would potentially have an impact on the character, appearance and setting of the Settlement, Garden Village and Canal.

**5.6** The area of late 1970's Social Housing displays none of the characteristics associated with either the model village or industrial heritage exhibited in the other areas. It has no discernible design quality or historic importance. Similar areas can be found across the country and there is no distinct sense of identity. The development has a neutral effect on the character of the Conservation Area.



1970's social housing at Beatrice Wignall Street and Moravian Field

### Land Use and Influence on Form

**5.7 Moravian Settlement:** The land-use within the Moravian Settlement are remarkably consistent with their original purpose offering a range of accommodation, size and type to the residents who live there. The properties are still owned by the Moravian Church and remain partly occupied by members of the Moravian community.



**5.8** Other buildings that were previously used for various services (the inn, shop, doctors etc) have all now been converted to residential use without adversely affecting their external character. The Brethren House was rebuilt in 1871 and now forms part of the High School for Girls, but its general shape and proportions do echo the original building. The original Sisters' House was then used as a boarding school. It was subsequently used as the Moravian Theological College for the first half of the 20<sup>th</sup> century, and from that use has retained the name Collage for its current use as a community centre. It has late 19<sup>th</sup> Century fenestration and a greatly altered interior, but largely retains the same external appearance.



Former Doctors residence at 6 Fairfield Square



Former Sisters' House, Fairfield Square

**5.9 The Broadway Garden Village:** Houses remain desirable properties and are all in residential use with the exception of 26 Fairfield Avenue now used as an office. Changes to the front elevation of this building include replacement windows and door.

**5.10 Ashton Canal:** The Lock Keepers cottages at Fairfield Top Lock remain in their original form. Lock House continues to be in residential use, whilst Lock Cottage is now in use as a 'Water Adventure Centre' with no detrimental impact to its structural form. The former Packet Boat House forms part of the Water Adventure Centre. Two 19th century cotton mills including Angola (cotton) Mill and Droylsden (cotton) Mills adjacent to the Ashton Canal have recently been cleared. The Droylsden Marina development is currently under construction on the site of Droylsden Mills.



Redcote House, 26 Fairfield Avenue



Grade II listed former packet boat house adjacent to Fairfield Top Lock

**5.11** The 1980s sheltered housing blocks were built on an open space between the Ashton Canal and Gorsefields. Their proximity to the canal bank, scale and massing would have reflected the older industrial buildings which once lined this section of the Canal. This is a viable new use that also provides much needed natural surveillance to the towpath opposite.

## Architectural and Historic Qualities of Buildings and Their General Condition

**5.12 Moravian Settlement:** This is a remarkably intact group of buildings with origins from around 1785. Many of the buildings have subsequently been rebuilt (they were built by the Moravian community where there were inevitably mixed levels of building skills), although the overall layout and character has been retained. The form of the housing is inward looking with only the Church, School and former College facing outwards. This form blocks off a great deal of noise from surrounding streets, creating a surprisingly quiet environment considering its close proximity to other built-up areas.

**5.13** Houses are brick built. Earlier houses are in header bond. Those (chiefly on the north sides), which have been re-fronted, added or rebuilt, are constructed in a sympathetic style. Roofs are of Welsh slate of a medium and fairly consistent pitch. Whilst there are some Georgian details such as door surrounds, there are some later features dating from the Victorian and Edwardian periods. Although the actual fabric of the buildings varies by over a hundred years, the buildings are unified by common factors such as materials, colours and consistency of condition.

**5.14** Rainwater goods comprise black painted cast iron downpipes with very plain brackets. Gutters are either timber or cast iron, of a simple trough shaped profile. Gutters are supported on simple painted metal brackets or simple timber brackets built into the wall.



Numbers 21-38 Fairfield Square illustrates building facades of the 19<sup>th</sup> Century

**5.15** Doors are often panelled sometimes with the top small square panes glazed. Doors are painted in the limited and fairly subdued colours of red, green and blue. The size and style of the door surrounds give the only real clue as to the status of the building – the doorways of the older, smaller cottages are unadorned with the more ‘important’ buildings such as the doctor’s residence having classical painted plaster surrounds. The attractive late Victorian and Edwardian door openings go against this rule to some extent, but are nonetheless very good and well kept examples of their time. Windows are mostly horned sashes. Of particular interest is the fire insurance plaque above Nos. 47 and 48 Fairfield Square.

**5.16** The modest late 19th Century terraces at numbers 291-341 Fairfield Road may have once had some architectural merit, but any positive contribution to the Conservation Area has since been lost through the extensive alterations to the buildings. The facades of the houses are currently a mix of brick, render and paintwork. Equally, the windows and doors are generally uPVC replacements with very little consistency between adjacent properties. Many of the chimney stacks and window openings have also been altered, which is again detrimental to the rhythm of the terrace blocks.

**5.17** The terraced blocks to the south of Fairfield Road at numbers 322-342 are considered to possess more architectural interest. Architectural features include large bay windows to the ground floor, short front gardens enclosed by red brick walls complete with their original coping stones, and date stones bearing the names of Woodhouse Grove A.D 1880, Fern Cottage 1880 and Hawthorne Terrace.

**5.18 Broadway Garden Village:** This comprises semi-detached and terraced housing set within fairly spacious plots. Some houses are linked with walls with arches through to rear areas. The layout of the development follows the curve of the highway. The houses are set back from the road and careful detailing of changes to direction is all reminiscent of other earlier garden suburb schemes, such as Hampstead or Letchworth. The arrangement of the houses has a degree of formality generally not seen in suburban housing. Symmetry and rhythm is clearly important and the 12 houses at the northern end of Broadway North, on both sides of the street, indicate this important sense of balance.

**5.19** The design of the buildings is modest and unembellished compared to the richness of the housing being built 10-15 years previously. The style and positioning of the windows and doors, and the uniformity of the overall composition are key to the character of those parts of the Conservation Area.



5-6 Broadway North



12a-13 Broadway

**5.20** Houses are mostly constructed using a soft orange / red common brick, with a brown brick used for details such as around openings or on protecting gables. Windows are almost flush with brickwork. Original windows are white painted timber set with a black painted sub-frame. First floor windows are 6 pane casements and ground floor windows are generally 6 over 9 sashes, but with some tripartite and bay windows. Doors appear to be originally 5 panelled with a round arched fanlight over. However, a large number of original timber windows and doors have been replaced with uncharacteristic uPVC. Colours in this part of the Conservation Area are very simple, with paintwork generally monochrome.

**5.21** There are several architectural motifs, such as the flat roofed areas and the very plain parapet end walls that are seen in Fairfield and in other examples of Wood and Sellers' work. The concave curved corner linking 12a and 13 Broadway was also used in Wood's own house in Hale, also built in 1914.

**5.22 Ashton Canal:** The buildings of Fairfield Top Lock form one of the most impressive collections of canal structures in Tameside. It includes two former lock-keepers cottages built in the 1790s, one of which was the original canal agent's house<sup>15</sup>. The cottages, lock, bridge, toll house and packet boat house, are all grade II listed. The Jamaica or Camel's Hump bridge, dated 1838, was a later addition to the cluster of buildings and structures surrounding the lock. It is constructed from stone with large vertical slabs forming its walls and a stone sett path surface. The bridge's elegant arch shape is seen from various positions along the Ashton Canal.

**5.23** The two storey Lock Cottage is constructed of brick with a slate roof and is two bays in width with tripartite timber sash windows. It has had a number of repairs, alterations and additions, during the late 20<sup>th</sup> century most notably the black metal decorative grills and signage over the windows and door fanlight and a replacement gutter. The boarded timber door is likely to have been panelled originally. The cottage is now used by the Water Adventure Centre. Lockside was originally built as the canal agent's house. It is two storeys in height, constructed of brick with a stone slate roof. Its symmetrical façade is in keeping with its reserved Georgian style<sup>16</sup>. It is the larger of the two properties and set back from the canal being fairly concealed behind a high Leylandii hedge. Alterations include the replacement of its sash windows, with fake-leaded, possibly double glazed windows, and the addition of a large glazed porch which has altered the original appearance of the building.

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<sup>15</sup> Nevell & Walker, p55-56, 2001

<sup>16</sup> Nevell & Walker 2001, p55

**5.24** On the canal side boundary of these buildings is a small Toll House of single storey brick construction, with probably only two rooms internally. The pitched roof sits behind a gabled wall with a stone coping and a ball finial. The left hand edge of this wall is terminated attractively with a chimney with buff terracotta pots. A single storey, long, low, former packet boat house, constructed of stone with a slated roof, sits to the east of the rest of the group of buildings. Architectural features include a coped gable with kneelers and a keystone arch. Its date stone of 1833 suggests that it was not an original part of the canal infrastructure<sup>17</sup>.



Lock Cottage,  
former Lock Keepers House



Lockside,  
former Canal Agents House



Former Toll House,  
Fairfield Top Lock

**5.25** This area of the Canal around Fairfield Top Lock is particularly picturesque, with high quality public realm materials. The edges of the Canal are built up stone with black painted iron railings. There are areas of stone setts, particularly around the base of the bridge. A low stone wall continues along the Canal, enclosing the towpath.

**5.26** Following the Canal eastwards, the water opens out into a new marina, where the Canal used to fork off northwards. Until recently a group of redundant, untidy-looking industrial buildings and structures occupied this site. This area, which lies adjacent to the Conservation Area, has been given planning permission for wholesale redevelopment including a new marina and areas of residential development. On the site of Droylsden Mills, are a series of bold new residential apartment blocks. Although their scale, siting and massing is in keeping with the mill buildings they replaced, their modern design and mass of render with its smooth texture and choice of colour are an uncomfortable contrast to those historic buildings and materials found elsewhere in the Conservation Area.

**5.27** To the south of the brick canal bridge at Fairfield Road is a small group of brick buildings at Fieldings Wharf. There is a two storey building with its gable end directly onto the Canal which has a ground floor constructed of rubble stone. Other buildings at Fieldings Wharf are modern, constructed of reclaimed brick, or altered, but generally add to the setting of the Canal.

**5.28** Between Fieldings Wharf and the Ashton Hill Lane bridge are more modern residential housing blocks of relatively little architectural merit. These larger buildings sit behind the Victorian terraced houses on Gorseyfields, which have suffered a similar fate to those on Fairfield Road, with numerous modern alterations.

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<sup>17</sup> Nevell & Walker 2001, Portland Basin and the Archaeology of the Canal warehouse, p56

**5.29** The buildings on Gorsefields are a combination of early 20th century terraced blocks, mid-20<sup>th</sup> century semi-detached houses and bungalows and late 20<sup>th</sup> century apartments. Between Gorsefields and the Canal is a sheltered housing complex.

**5.30** The Robertson's Jam Works lay adjacent to the conservation area boundary. It was the former producer of Droylsden's famous export, having closed in 2008. The site has now been cleared and is identified for future employment use.



Fieldings Wharf

**5.31 1970s Social Housing:** This area comprises social housing built in the late 1970s. The dwellings are of a modern stock brick, orangey brown or light brown in colour, with concrete tiled pitched roofs. The buildings make no reference in their detailing or design to any of the surrounding buildings and have very little architectural merit. The houses are built in clusters laid out around the central open green space of Moravian Field.

### Statutory Listed Buildings within the Conservation Area

**5.32** There are 33 entries on the Statutory List of Buildings within the Fairfield Conservation Area (although some entries refer to more than one property). Out of the 33 entries, 31 are listed as grade II. These entries are as follows:

- No.2 (Lockside), Buckley Street
- Lock Cottage, Buckley Street
- Former Packet Boat House, adjacent to Bridge No.16, Manchester and Ashton-under-Lyne Canal
- Former Tollhouse, adjacent to Fairfield Top Lock, Manchester and Ashton-under-Lyne Canal
- Bridge No. 16, Manchester and Ashton-under-Lyne Canal
- Lock No. 18 (Fairfield Top Lock), Manchester and Ashton-under-Lyne Canal
- Nos. 3, 4 & 5 Fairfield Square
- Nos. 6a, 6 & 6b Fairfield Square
- No. 7 Fairfield Square
- No. 8 Fairfield Square
- No. 9 Fairfield Square
- Nos. 10 & 10a Fairfield Square
- No.11a Fairfield Square (The Bungalow)
- Nos. 11& 12 Fairfield Square
- Nos.13, 13a & 14 (Former Moravian College), Fairfield Square
- Nos.15,16 & 17 Fairfield Square
- No. 18 Fairfield Square
- No.19 Fairfield Square
- Nos. 24, 25, 26 & 27 Fairfield Square
- Fairfield High School (east block only), Fairfield Square
- Nos. 31b, 31c & 32 Fairfield Square
- Nos. 32a & 32b Fairfield Square
- Nos. 33-36 Fairfield Square
- No.37 Fairfield Square

- Nos. 37a, 38, 39, 40 & 40b Fairfield Square
- Nos. 41 (The Orchards) & 42 Fairfield Square
- Nos.43, 44 & 45 Fairfield Square
- No. 46 Fairfield Square
- Nos. 47 & 48 Fairfield Square
- No. 49 Fairfield Square
- Sundial in Burial Ground South of Church, Fairfield Square

**5.33** The two Grade II\* listed entries are detailed as follows:

**5.34** Nos. 15a, 28 and 30 and Fairfield Moravian Church, Fairfield Square: Church, house and manse (Number 28) c.1785 are constructed from Flemish bond brick with a slate roof. The church is of eight bays and flanked on either side by lower three-bay two-storey houses. The church has a giant pediment over the central four bays which are slightly advanced. It has a central door with stone surround and flat hood and two doors with eared architraves and pediments. Its tall windows in the central four bays are enlargements of 1908 which coincide with the reorientation of the interior. The smaller original windows with their stone sills and cambered brick arches still exist in the outer bays. It has a hipped roof with central bell and clock cupola. The symmetrical house elevations step back from the church and are virtually identical to each other.



Numbers 15a, 28 and 30 Fairfield Square and Fairfield Moravian Church

Each has two ground floor and three first floor windows with stone sills, flat brick arches and four-pane sashes. Number 15a is entered through the right gable-end of number 30. These buildings would have once formed the front of the Settlement's square building plan and would have been seen from the Ashton Turn Pike Road. Today this view has been obscured due to mature trees and additional 19th and early 20th century developments.

**5.35** Nos. 20-23 & 23a Fairfield Square: Five houses originally incorporating a weaving workshop in numbers 21 and 22. Constructed 1785. Header bond brick with slate roof. Range totalling 13 bays which rise from two to three storeys in the central two houses. Each house has three bays and a central entrance. The doors have eared architrave surrounds and either flat hoods or pediments. Four-pane sash windows have stone sills and cambered brick-arched heads. The second floor has casement windows. Number 23 is entered on the right return and includes a brick with "IN 1875" moulded in the face. The group contributes greatly to the Settlement and the weaving activities formed an important part of the community's economy.



Numbers 20-23 Fairfield Square

## Contribution of Key Unlisted Buildings

**5.36** The early 20<sup>th</sup> Century extension to the High School for Girls is a good and well preserved example of its type.

**5.37** The two storey building at number 2 Fieldings Wharf adjacent to the Ashton Canal with rubble stone ground floor storey appears on the 1848 Ordnance Survey map. The building makes an important contribution to the setting and aesthetic character on the Ashton Canal.

**5.38** The houses within the Broadway Garden Village are important early examples of a planned housing estate and have many architectural qualities of note.



Fairfield High School for Girls



2 Fieldings Wharf



Numbers 20-21 Broadway

## Landscape Contribution

**5.39** The landscape features provide a strong contribution to the character and identity of each part of the area. These comprise:

**5.40** In the Moravian Settlement – a semi-planned, semi-natural, ordered feel with the Settlement in harmony with the natural environment, this has overtones of the early Settlement which was self-sufficient and included its own farm.

**5.41** In Broadway Garden Village – a more manicured environment of neat lawns, hedges and trees, providing a setting for the housing which suggests a pastoral ideal in the spirit of the English garden suburb.

**5.42** In the canal side context, buildings associated with the Canal infrastructure, vegetation, the stone wall which encloses the Canal and the towpath and the new marina remind one of its industrial heydays.

## 6 Threats and Opportunities

### Erosion of Character

**6.1 Moravian Settlement:** The sensitive repair and maintenance of the listed buildings within the settlement has enabled it to maintain its unique character, form and appearance. Theft of original building materials or inappropriate replacement materials could have a detrimental effect on the character of individual buildings as well as the Settlement as a whole. It is therefore imperative that any future repairs and maintenance within the Settlement continue to be undertaken in a sensitive manner.



Sheltered housing complex at Fairfield Court,  
Fairfield Road

**6.2** Alterations to the setting of the Conservation Area have, to a limited extent, resulted from new development in adjacent sites, such as the sheltered housing at Fairfield Court or to Fairfield High School for Girls. Whilst the new sheltered housing at Fairfield Court is built of fairly traditional materials; the vast, plain roof scape is a clear, uncomfortable, modern intervention, without the presence of chimneys.

**6.3** The quality and design of the public realm is a major contributor to the character of the Moravian Settlement. Cobbles, stone paving and gravel is beginning to show signs of stress in some areas. Car parking is also an issue as is the theft of building materials, particularly stone flags and their replacement with inappropriate or poor quality materials e.g. concrete.

**6.4** Street trees have played an important role in adding scale and softening the built environment within the Settlement. Unfortunately, a number of the street trees planted within the Square and the adjacent streets show signs of failing due to a harsh rooting environment and planting beds of inadequate size. The loss of trees would have a negative impact on the character of the public realm within the Settlement.

**6.5 Broadway Garden Village:** The simplicity of the design of the houses means that any change that affects the uniformity and simplicity of these buildings would adversely affect their architectural interest. Windows and doors are key to the architectural composition of the facades of the houses. Many of these have been changed in recent years to UPVC. Whilst in most of these instances a similar glazing bar pattern has been used, the overall detail and quality of materials has been lost. Without an Article 4 Direction to preserve the further alterations to the original building fabric, it will be only a matter of time before further, more inappropriate replacements are introduced. The use of colours other than black or white in the painting of woodwork would also detract from the uniformity of the street.



Original timber window and door painted  
in monochrome at Broadway

**6.6** Equally, the various boundary treatments are of immense importance to the character of the area. Most of the changes to boundary walls up to the present time have been minor and have not resulted in any significant character change. Currently there is no protection given to these walls and hedges and



their loss would have a significantly detrimental effect on the setting of both the individual building and the streetscape as a whole. It is of particular importance that car parking and large areas of hard landscaping are not introduced into the front gardens of buildings so as to protect the continuous and mostly consistent view up the street. Street trees also play a significant role in the character of the Garden Village.

**6.7** The simple, high quality treatment of the roofs is also important to preserve. At present there are no roofs with modern replacement materials, although this is a significant threat in the future, particularly with houses in private ownership. Retaining continuity of walling materials should also be a priority as a single painted or rendered building or inappropriate extension would adversely affect the continuity of the street scene.

**6.8** The poor quality paving and street lighting are inappropriate for the Conservation Area.

**6.9 Ashton Canal:** The main factor affecting this area is poor quality and inappropriate repairs, most notably repair of the stone wall with block work adjacent to the canal.



Area of block-work within the stone wall adjacent to the Canal.

## Opportunities and Capacity for Change

**6.10** Planning consent has been given for the wholesale redevelopment of the Droylsden Marina Area, which lies to the north of the canal adjacent to the Conservation Area. It will be important to establish strong design principles for any new development to ensure that the existing character is maintained.

**6.11** The triangular open space between the Moravian Settlement and the Canal may come under pressure in the future for development. It is suggested that this area may benefit from a planning brief to take into consideration the site's historic setting and canalside location prior to proposals for development coming forward.



New development at Droylsden Marina

# Conservation Area Management Proposals



## 7 Introduction

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

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

**7.3** The Management Proposals aim to fulfil section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that it is the duty of a local planning authority to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. The Management Proposals also intend to complement existing national and local policies including Section 12: Conserving and enhancing the historic environment in the NPPF<sup>18</sup>, Guidance on the Management of Conservation Areas<sup>19</sup> and the saved policies in the adopted (2004) Tameside Unitary Development Plan (UDP). The UDP sets the local planning framework for conservation and enhancement of the historic built and natural environment within the Borough.

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

**7.5** These Management Proposals set out policies on protecting the character and historic interest of the Fairfield Conservation Area. They also provide design principles to act as a framework for future development within the Conservation Area.

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<sup>18</sup> Department of Communities and Local Government 2012

<sup>19</sup> English Heritage, 2006

## 8 Current and Future Management of Fairfield Conservation Area

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

### Boundary Review

**8.2** By reviewing the boundary, the Fairfield Conservation Area will include and protect only those parts which are considered to be of positive architectural and/or historic interest, or that contribute towards its wider setting. Such areas include:

- Moravian Settlement
- Broadway Garden Village
- Section of the Manchester and Ashton Canal

**8.3** Parts of the Conservation Area which are no longer considered to possess the special interest which led to their original designation are proposed for deletion.

### Area Considered for Extension

**8.4 Broadway Garden Village:** The inter-war houses on the south side of Broadway were not built as part of the original Wood and Sellers' Garden Village and do not have the same degree of architectural interest. However, they are generally well preserved with few modern alterations and therefore stand as a good example of their type. Their positioning and massing is sympathetic to the garden suburb houses and therefore makes some contribution to their setting. However as the development is not part of the original Wood and Seller's scheme it is not recommended that they are included within the Conservation Area boundary.



Inter-war housing on Broadway

**8.5** Houses on Fairfield Avenue to the south of the Broadway Garden Village are also of architectural interest. Built in the late 1890s, houses on this road consist of a few large semi detached villas and a long three-storey terrace. These buildings are fairly good examples of their type, with detailing around the windows and at eaves level. Most windows and doors have been replaced, but the architectural character of the group remains largely intact. A particularly strong feature of this group is the complete retention of the boundary wall and railings, which together with large trees in the front gardens, add to the street scene. Although this is a very pleasant street, it is not advised to include these houses as they were not built as part of the Wood and Sellers Garden Village.

### Areas Recommended for Deletion from the Fairfield Conservation Area

**8.6** It is recommended that the following areas be removed from the current Conservation Area boundary (See Plan):

- Area of late 1970s social housing north of Fairfield Road

- Numbers 29 - 341 Fairfield Road
- Numbers 2 - 46 Gorseyfields
- Park House, Gorseyfields
- Egerton Mews, Gorseyfields
- Section of the Manchester and Ashton Canal west of Bridge No. 16 and the Packet Boat House

## Area of Social Housing North of Fairfield Road

**8.7** Although the 1970s housing estate retains some limited access to the Canal, it is a sharp contrast to the Moravian Settlement and Broadway Garden Village as it does not share any similarities in design, layout, scale or massing with either development or have any historic interest of its own. It is therefore recommended that this development be excluded from the Conservation Area.



Social housing situated around Moravian Field

## Numbers 291-341 Fairfield Road

**8.8** The blocks of late 19<sup>th</sup> century terraced properties to the north of Fairfield Road bear little resemblance to the design, layout and materials used within either the Moravian

Settlement or the Broadway Garden Village. Given their much altered appearance resulting from the loss of chimney pots, the widespread use of uPVC windows and doors and painting and rendering of brick elevations, their inclusion within the Conservation Area is no longer considered to be justified.



Terraces to the north of Fairfield Road



Terraces to the south of Fairfield Road

**8.9** The terraced block to the south of Fairfield Road at numbers 322-342 will remain within the Conservation Area boundary. Not only does Fairfield Road create an obvious boundary to the Conservation Area, but these terraced blocks are also considered to possess more architectural interest.

## Numbers 2 - 46 Gorseyfields

**8.10** Although the 1980s sheltered housing development has had a neutral effect on the setting of the canal, it has essentially divided Gorseyfields from its original Canal side setting. The early 20<sup>th</sup> century terraced blocks included within the boundary on Gorseyfields has also been subject to alterations

including the replacement of original timber windows and doors with modern uPVC, which has affected their original character.

**8.11** It is recommended that numbers 4-46 Gorseyfields be removed from the Fairfield Conservation Area as they no longer enclose the Canal to the north east and are of a typical early 20<sup>th</sup> century appearance which does not set them apart from other development to the north east of the Canal

### **Park House, Gorseyfields**

**8.12** Park House was constructed on the linear open space to the east of the Conservation Area between the canal and Gorseyfields after the 1975 boundary review. Although the Park House development sits within the Conservation Area, and has a neutral effect on its canal side setting, it bears no relation either to the Moravian Settlement, Broadway Garden Village or Gorseyfields in terms of its design, layout or materials. It is therefore recommended that this development be excluded from the Fairfield Conservation Area.

### **Egerton Mews, Gorseyfields**

**8.13** Egerton Mews was built on site of a 19th century congregational chapel at the junction of Market Street and Gorseyfields during the early 1980s. Built after the boundary review of 1975 this development has no historic or architectural interest that would merit its inclusion within the Conservation Area. It is therefore recommended that that the Egerton Mews development be excluded from the Fairfield Conservation Area.



Douglas Terrace, Gorseyfields



Part of the Park House sheltered housing complex adjacent to the Ashton Canal



Egerton Mews, Gorseyfields

### **Section of the Manchester and Ashton Canal west of Bridge No. 16 and the Packet Boat House**

**8.14** A section of the canal immediately to the west of Bridge No. 16 and the Packet Boat House is recommended for deletion from the current boundary. It lies adjacent to the area of social housing north of Fairfield Road, itself proposed for deletion. In view of the desirability of maintaining a legible boundary tied to identifiable features it is considered appropriate to remove this small section of the waterway from the conservation area, keeping the boundary consistent with the extent of land associated with the listed canal structures.

## Protection of the Historic Environment

### Planning Policy

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

### Buildings at Risk

**9.2** There are no listed buildings within the Fairfield Conservation Area which have been included within English Heritage's 'Heritage at Risk Register 2009'.

**9.3** A Buildings at Risk (BAR) survey of all listed buildings in the borough was conducted by Tameside in 2000 and partially reviewed in 2004. This register aimed to identify listed buildings within the borough considered to be at serious risk of neglect and decay. At present there are no listed buildings within the Conservation Area which are considered to be at risk and included within this register. It is recommended that the Tameside BAR be regularly reviewed and updated in order to provide an accurate account of the condition of the borough's listed buildings when resources are available to do so.

### Enforcement

**9.4** 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 their 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.

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

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

**9.7** Section 215 of the Town and Country Planning Act 1990 is an additional power available to local authorities, to be used either on its own or as part of a package of measures, to improve the amenity of the public realm. A Section 215 Notice can be served on the owner/occupier when the poor condition and 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.

### Minor Changes

**9.8** The main character of the Conservation Area is derived from the quality and the design of both the Moravian Settlement and Broadway Garden Village. Whilst buildings within the Settlement have received minor external alterations, which are generally in keeping with the buildings and Settlement as a whole, Broadway has been subject to a number of changes to the fabric of the buildings. Unfortunately, there has been a general erosion of original architectural details such as the top hung timber casement

windows frames and original cast iron rainwater goods. These are being replaced by uPVC or hardwood and plastic respectively. This has led to loss of architectural fabric and quality of the buildings in the area.

## Article 4 Direction

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

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

**9.11** It is recommended that the houses within the Broadway Garden Village should be subject to an Article 4 (2) direction in order to retain the special historic and architectural interest of this character area. The following properties are recommended for inclusion:

- Numbers 1-14 Broadway North
- Numbers 1-23 Broadway
- Numbers 20-26 Fairfield Avenue

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

- Extensions and alterations to a dwelling house including porches and conservatories
- Additions to the roof of a dwelling house i.e. dormer windows and satellite dishes
- Replacement of original timber windows and doors
- Alterations to the roof of a dwelling house i.e. loss or replacement of original roofing
- Welsh slate, chimney stacks and terracotta chimney pots
- The construction of hard standing
- The demolition of boundary walls
- The painting/rendering of the exterior of a building
- Paint colours

**9.13** The Article 4 (2) Direction will not extend to the Moravian Settlement as alterations affecting the character and appearance of these buildings will require Listed Building Consent.

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





Houses on Broadway North with both original timber windows and doors and UPVC replacement windows

## 10 Historic Buildings

### Listed Buildings

**10.1** There are a large number of listed buildings located within the Conservation Area, these are:

- No.2 (Lockside), Buckley Street, Grade II
- Lockside Cottage, Buckley Street, Grade II
- Former Packet Boat House, adjacent to Bridge No.16, Manchester & Ashton under Lyne Canal, Grade II
- Former Tollhouse, adjacent to Fairfield Top Lock, Manchester & Ashton under Lyne Canal, Grade II
- Bridge No.16, Manchester & Ashton under Lyne Canal, Grade II
- Lock No.18 (Fairfield Top Lock), Manchester & Ashton under Lyne Canal, Grade II
- Nos. 3, 4 & 5 Fairfield Square, Grade II
- Nos. 6a, 6 & 6b Fairfield Square, Grade II
- No. 7 Fairfield Square, Grade II
- No. 8 Fairfield Square, Grade II
- No. 9 Fairfield Square, Grade II
- Nos. 10 & 10a Fairfield Square, Grade II
- Nos. 11 & 12 Fairfield Square, Grade II
- No. 11a Fairfield Square, Grade II
- Nos. 13, 13a & 14 (Former Moravian College) Fairfield Square, Grade II
- Nos. 15, 16 & 17 Fairfield Square, Grade II
- No. 18 Fairfield Square, Grade II
- No. 19 Fairfield Square, Grade II
- Nos. 20, 21, 23 & 23a Fairfield Square, Grade II\*
- Nos. 24, 25, 26 & 27 Fairfield Square, Grade II
- Nos. 15a, 28, 30 & Fairfield Moravian Church, Fairfield Square, Grade II\*
- Fairfield High School (east block only), Fairfield Avenue, Grade II
- Nos. 31b, 31c & 32 Fairfield Square, Grade II
- Nos. 32a & 32b Fairfield Square, Grade II
- Nos. 33, 34, 35 & 36 Fairfield Square, Grade II
- No. 37 Fairfield Square, Grade II
- Nos. 37a, 38, 39 40 & 40b Fairfield Square, Grade II
- Nos. 41 (The Orchards) & 42 Fairfield Square, Grade II
- Nos. 43, 44 & 45 Fairfield Square, Grade II
- No. 46 Fairfield Square, Grade II
- Nos. 47-48 Fairfield Square, Grade II
- No.49 Fairfield Square, Grade II
- Sundial in Burial Ground, South of Church, Fairfield Square, Grade II

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

### Locally Listed Buildings

**10.3** Some local authorities have a local list of buildings containing buildings, structures or features which, whilst not statutorily listed, the planning authority feels to be an important part of an area's heritage, due to its architectural, historic, archaeological or artistic interest. Locally listed buildings can

often be major contributors to the character and appearance of an area and some can be important local landmarks. Compiling a Local List is a way in which this contribution and merit can be recognised.

**10.4** Tameside MBC has now begun 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.

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

- Numbers 11b and 11c Fairfield Square
- West Block of Fairfield High School for Girls Fairfield Avenue
- Numbers 20-26 Fairfield Avenue
- Numbers 1-23 Broadway
- Numbers 1- 14 Broadway North

### **Unlisted Buildings**

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

## 11 Potential Development Sites

**11.1** Planning Permission, Listed Buildings Consent and Conservation Area Consent may be needed for new development, alterations, additions and demolitions within the Fairfield Conservation Area.

### Planning Brief

**11.2** The open land to the east of the Conservation Area between the Moravian Settlement and the Canal may come under pressure in the future for residential development. It is considered that a planning and development brief should be prepared for this site, given its sensitive location within a Conservation Area, adjacent to two adjoining villages dating from significant periods in the history of building; with the Moravian Settlement containing a large number of statutory listed buildings and its proximity to the Manchester and Ashton Canal with its designation as a Site of Biological Importance within the Tameside UDP. The site also contains a number of individual and group Tree Preservation Orders and a footpath connecting the Moravian Settlement to the Canal.

**11.3** The Brief should take into consideration all of the above constraints and relevant planning policies. Particular care and consideration should be given to the appropriate type of development for this location and its sensitive design and layout. Special attention should be given to preserving and enhancing the character and setting of both the listed buildings and the Conservation Area. The design and layout of the development should consider pedestrian and vehicular access into the site and how this would impact on the special character and appearance of the Moravian Settlement and Garden Village. It should also look to preserve the important trees on the site and provide views and access to the canal side.

## 12 Trees and Open Spaces

**12.1** 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 & Country Planning Act 1990 anyone proposing to cut down a tree in a Conservation Area is required to give six weeks prior notice in order to give the local planning authority (LPA) an opportunity to consider whether a Tree Preservation Order (TPO) should be made in respect of the tree.

**12.2** Within the Conservation Area there are a number of trees considered to be of merit, which have been given individual and group TPOs. 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 LPAs consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires consent<sup>20</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.

### Trees within the Fairfield Settlement

**12.3** Trees have an important role in adding scale and softening the built environment. The trees on the periphery of the Settlement, mature plantings in the burial ground, College gardens and the village green area at the east of Fairfield Square give the Settlement enclosure and amenity with high canopy mature trees.

**12.4** The trees planted in the Square and adjacent streets have largely failed due to harsh rooting environment and raised planting beds of inadequate size. Management of pruning and felling is on an ad hoc basis, usually in response to complaints. A long term, well thought out replacement program using suitable species is an essential way forward to rectify the poor state of these street trees.



Trees within the Fairfield Settlement

**12.5** A tree survey to identify individual or groups of trees which merit the protection of a TPO should be undertaken within those areas which have been recommended for removal from the Fairfield Conservation Area, as they will no longer be afforded protected under Section 211 of the Town and Country Planning Act.

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<sup>20</sup> [www.communities.gov.uk](http://www.communities.gov.uk)

## 13 Enhancement of Fairfield 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 principals, together with the findings of the Fairfield Conservation Area Appraisal and the saved Tameside UDP policies, have led to the development of a number of Design Principles within the Fairfield Conservation Area Management Proposals.



Grade II Listed Bridge No.16, Fairfield Top Lock

### Design Principles

**13.3** The following Design Principles have been developed from the findings of the Fairfield Conservation Area Appraisal:

### **Traditional Buildings**

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

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

### **Sympathetic, Contextual Design**

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

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

Extensions and alterations to an existing building should be designed to enhance the building. Traditional building material and styles typically found within the building and/or Conservation Area should be incorporated into the overall design. The introduction of dormer windows and roof lights in unlisted buildings should be avoided unless modestly sized and on rear elevations of the building.

The use of brick as the predominant building material is integral to the areas character and appearance; therefore exterior rendering of walls and painting of masonry should be avoided.

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

### **Demolition**

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

### **Repairs and Maintenance**

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

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

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

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

### **Boundary Treatments and the Public Realm**

Boundary treatments and the quality of the public realm are important elements within the Fairfield Conservation Area particularly within the Moravian Settlement. The sympathetic and regular maintenance of boundary treatments and hard and soft landscaping within the public realm would not only avoid future costly repairs, but help to retain the character of the Conservation Area.

When maintenance and repair is required original materials should be repaired and reused where possible, with matching new materials used where necessary. Replacing original material such as stone setts and paving with modern alternative materials such as concrete paver's can have a negative impact on the character of the area. Traditional construction and repair techniques should be employed.

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

Any future development within the Conservation Area should preserve the existing urban grain and traditional street patterns.

### **Views**

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

### **Street Furniture**

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



## 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 making recommendations for future policy.

### National Planning Policy Guidance

**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.

## Regional Planning Guidance

**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 Guidance

**14.9** The adopted (2004) **Tameside Unitary Development Plan (UDP)** has been saved as part of the Tameside Local Development Framework and will remain in force until such a time as it is updated and replaced. The UDP incorporates a number of policies relating to conservation areas, listed buildings and design quality in historic areas. These are summarised below:

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

**14.10 Proposals Map:** The Proposals Map identifies the Conservation Area but has no specific land use proposals within it. The Ashton Canal is identified as a Site of Biological Importance (See UDP Policy N1).

**14.11 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.



These properties on Market Street would have stood adjacent to the Congregational Church (now cleared)

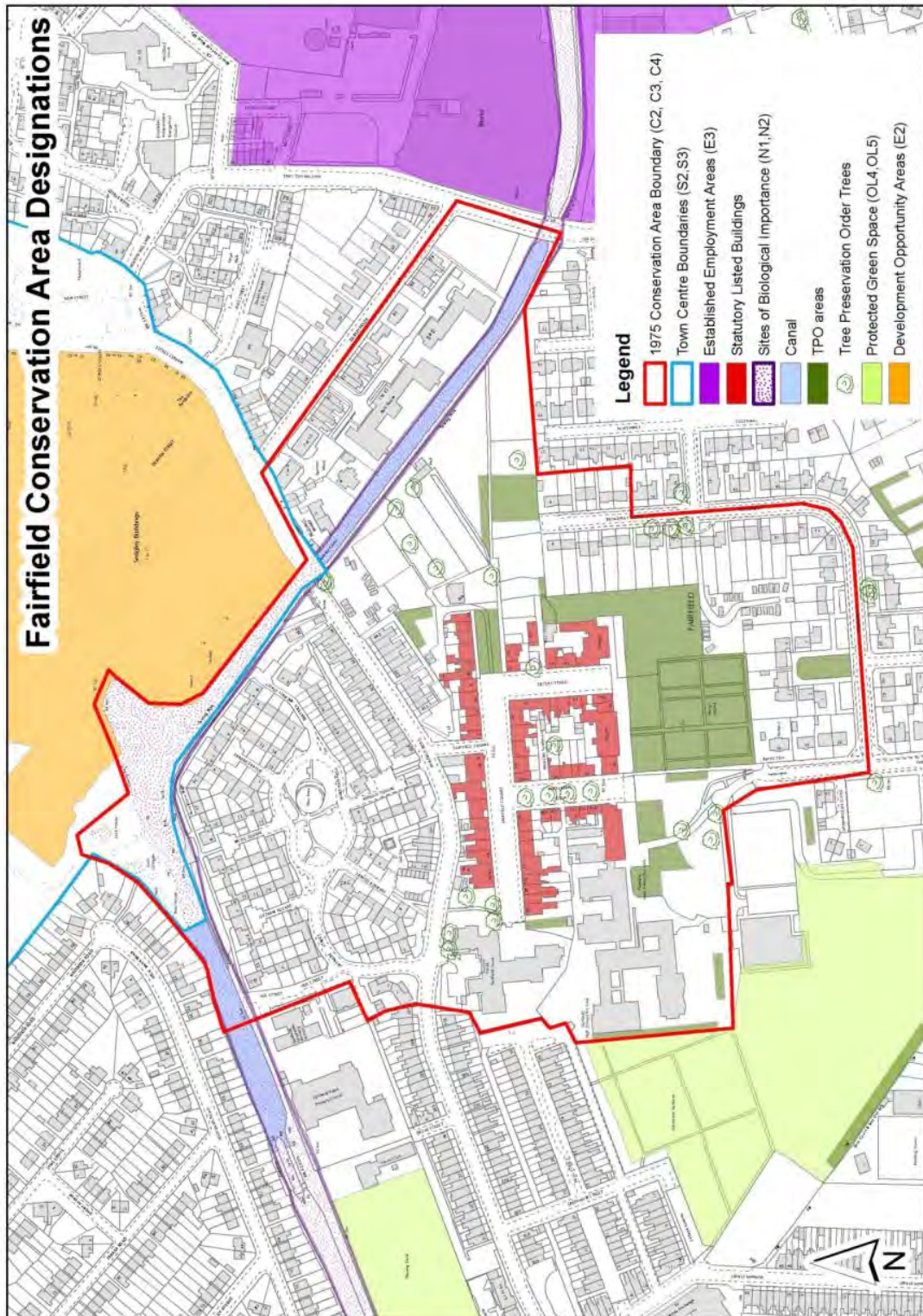
**14.12** The document requires new development to be drafted with an understanding of character and identity, applying a respectful design that compliments or enhances it (Para.2.3 Character). The

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).

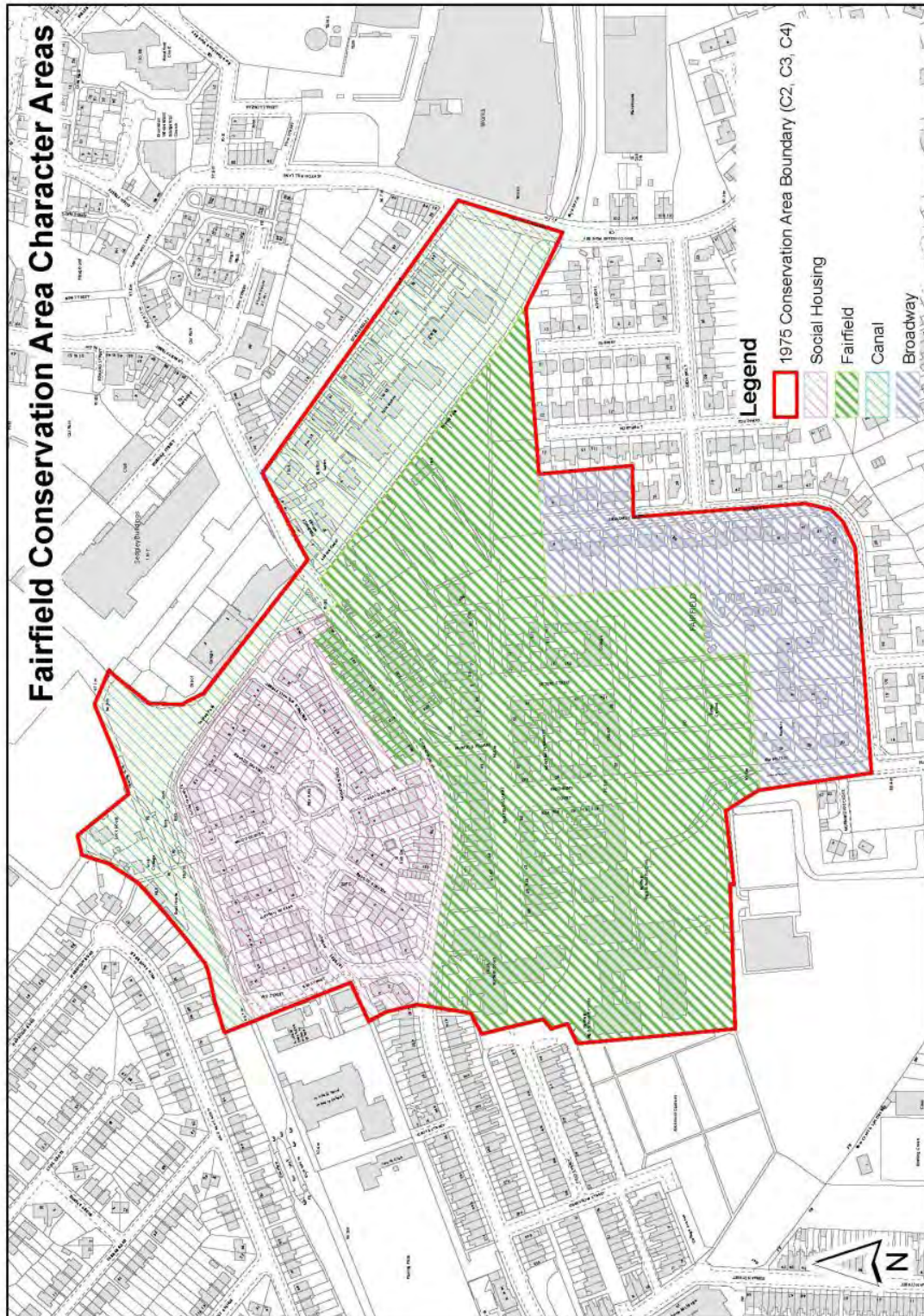
**14.13 Tameside Local Plan:** Tameside Council is preparing a new Local Plan to replace the adopted (2004) Tameside Unitary Development Plan. This will consist of a portfolio of documents that set out the borough's spatial plan, guiding development up to 2029 and addressing issues that are relevant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

**14.14** 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.

## 15 Appendix 2 Maps

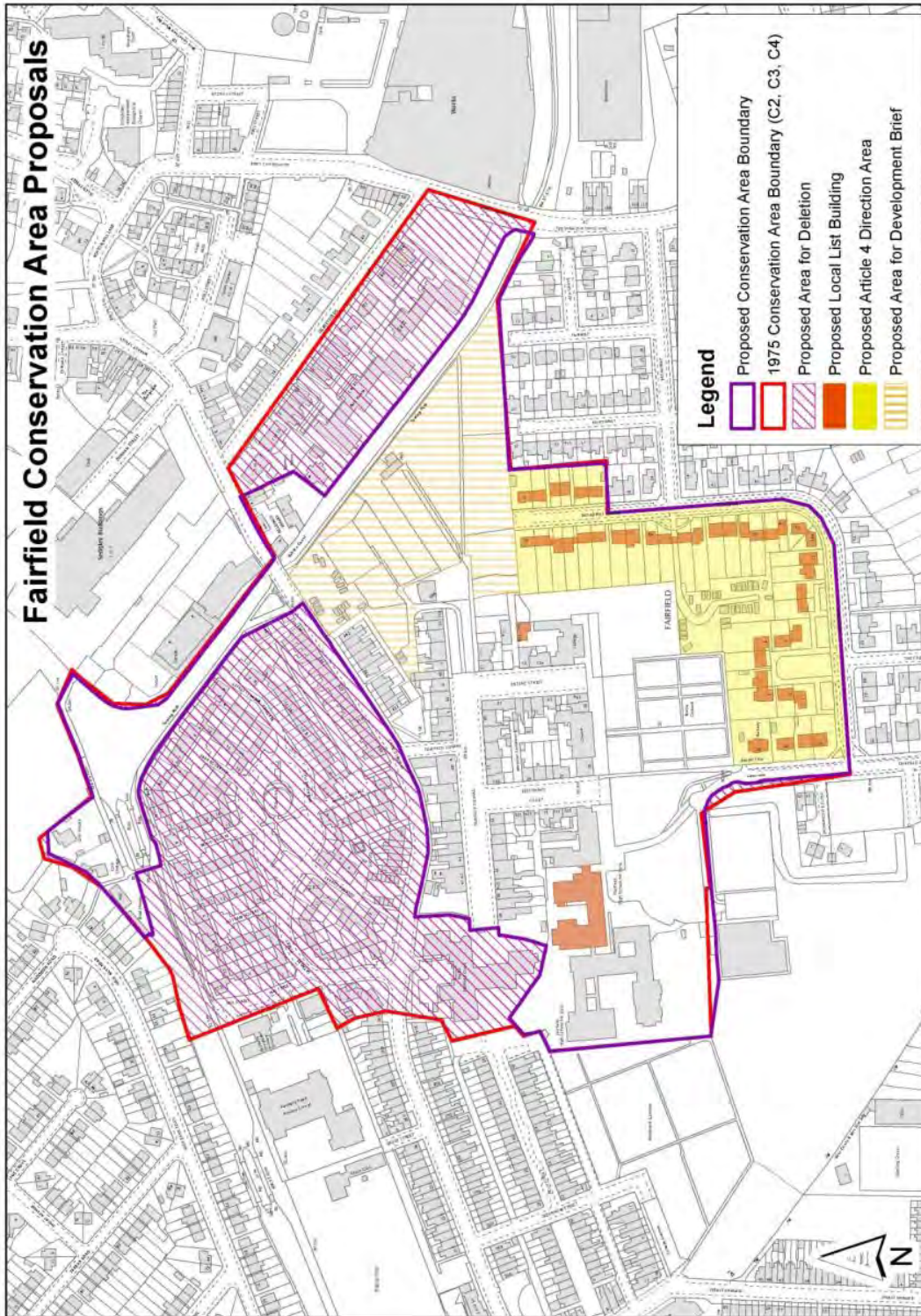


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## 16 Appendix 3 References

### 16.1 List of Published References:

- Aiken 1795, A Description of the Country from Thirty to Forty Miles Round Manchester
- Burke & Nevell 1996, Buildings of Tameside
- Creese 1966, The Search for the Environment - The Garden City: Before and After, Yale University Press
- Department of Communities and Local Government 2012, National Planning Policy Framework
- Droylsden Reporter 12th April 1990, Restored Lovingly
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- English Heritage 2005, Guidance on Conservation Areas Appraisals
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- 'Fairfield Through Two Hundred Years A Calendar For 1986'
- Fairfield Moravian Settlement Conservation Committee, 'Fairfield Moravian Settlement'
- Fairfield Moravian Settlement Conservation Committee, Consultant Architect A. J. Tolkington 1972, Fairfield Moravian Settlement: A report on Conservation
- Government Office for the North West 2008, North West Regional Spatial Strategy
- Lancashire County Council 1972, Moravian Settlement Conservation Area: Draft Report
- Mellowes 1985, Two Hundred Years of Church Service
- Nevell & Walker 2001, Portland Basin and the Archaeology of the Canal Warehouse
- Pevsner, Hartwell and Hyde 2004, The Buildings of England, Lancashire: Manchester and the South East
- Tameside Metropolitan Borough Council 1997, Fairfield Moravian Settlement: Proposed English Heritage Conservation Area Partnership Scheme
- Tameside Metropolitan Borough Council, 'Tameside Conservation' (Pamphlet)
- Tameside Metropolitan Borough Council 2004, Tameside Unitary Development Plan
- Tameside Metropolitan Borough Council 2005, Tameside Residential Development Guidance: Supplementary Planning Guidance

### 16.2 List of Maps:

- OS 1891 Map
- OS 1894 Map
- OS 1909 Map
- OS 1922 Map
- Tameside Planning 1974 Plotting Sheet
- Tameside Planning 1984 Plotting Sheet
- Tameside Planning 1994 Plotting Sheet
- OS 2009 Map

### 16.3 List of Images:

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

- T02791 - Broadway Fairfield during construction of houses 1913-1920
- T16441 - Fairfield Moravian Settlement, engraving from Aiken's Manchester c.1913
- T16447 - Fairfield Moravian Settlement

Tameside Metropolitan Borough Council provided the modern images.

### 16.4 List of Websites:

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

**Back Cover**

