

Historic Environment Assessment for Places for Everyone (Addendum): Oldham Allocations June 2021

June 2021



Oldham
Council

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1 Introduction

- 1.1 Oldham Council carried out a Historic Environment Assessment (referred to as the assessment from here on) on the strategic allocations proposed as part of Greater Manchester's Plan for Homes, Jobs and the Environment - the Greater Manchester Spatial Framework (GMSF).
- 1.2 Following the withdrawal of Stockport Council from preparation of the GMSF the remaining nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) chose to progress the Places for Everyone Joint Development Plan Document.
- 1.3 This Addendum has been prepared to support Places for Everyone and the amendments that have been made to strategic allocations within Oldham since the GMSF Publication Plan - Draft for Approval (October 2020).
- 1.4 In Oldham, this has included carrying out an updated assessment on the following strategic allocations:
 - Land south of Coal Pit Lane (Ashton Road); and
 - Chew Brook Vale (Robert Fletchers).
- 1.5 National Planning Policy Framework (NPPF, 2019) states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 1.6 This assessment provides part of the evidence base for Places for Everyone to satisfy the NPPF.

2 Methodology

- 2.1** A Greater Manchester Spatial Framework: Historic Environment Assessment Screening Exercise was carried out in 2019 by Greater Manchester Archaeology Advisory Service and the the Centre for Applied Archaeology at the University of Salford.
- 2.2** This was to understand the nature of archaeology, built heritage, historic landscape, and setting for each land allocation in the GMSF (now Places for Everyone). This assessment colour coded according to whether sites have been screened in. All of the allocations in Oldham were screened in.
- 2.3** Oldham Council used this screening exercise as the basis for carrying out a Historic Environment Assessment with advice from Historic England.
- 2.4** The designated assets that were identified for each allocation in the screening exercise were assessed in a Historic Environment Assessment for each site allocation proposed in the 2019 GMSF. Any revisions that were being considered to the GMSF site allocations following public consultation have also been considered.
- 2.5** This Addendum assesses boundary changes that have been made to Land south of Coal Pit Lane and Chew Brook Vale (Robert Fletchers).
- 2.6** Non designated assets have not been assessed at this time for the purpose of site allocation. A proportionate assessment has been undertaken which meets the requirements of NPPF and the Town and Country Planning Act 1990. This approach has been agreed with Historic England.
- 2.7** The designated heritage assets that have been considered for each allocation are:
- Listed buildings;
 - Conservation Areas;
 - Scheduled Ancient Monuments; and
 - Registered Parks and Gardens.
- 2.8** Requirements for further Historic Impact Assessment and archaeology investigations will be required as part of the planning application process and set out in the Places for Everyone site allocation policies, where appropriate.
- 2.9** The assessment has had regard to The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 (Historic England, 2015). This sets out five steps for site selection:
1. Identify which heritage assets are affected by the proposed site allocation.
 2. Understand what contribution the site (in its current form) makes to the significance of the heritage asset.
 3. Identify what impact the allocation might have on that significance.
 4. Consider maximising enhancements and avoiding harm.
 5. Determine whether the proposed site allocation is appropriate in light of NPPFs tests of soundness.
- 2.10** Oldham Council undertook site visits of each site allocation between January and April 2020.

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- 2.11** Oldham Council considered for each identified designated asset within or outside of the site boundary the contribution the site in its current form makes to the significance of the heritage asset and the impact on that significance.
 - 2.12** Through this approach it was possible for each site allocation to determine whether the site allocation would harm the designated asset, including its setting.
 - 2.13** For each allocation any enhancements or necessary mitigation measures were outlined. Overall conclusions for each allocation were then reached as to whether the site makes any contribution to the significance of the identified heritage assets and whether that harm can be mitigated to an acceptable manner.
 - 2.14** Mitigation and enhancements and the need for further Heritage Impact Assessment (HIA) has been fed into the site allocation policies for the Places for Everyone publication plan (2021).

3 Land South of Coal Pit Lane (Ashton Road)

3.1 A site visit was carried out on 5 February 2020.

Designated Heritage Assets

Designated Heritage Asset	Name of Asset
Listed Building	Church of Holy Trinity (Grade II) HER number - 15464.1 NHLE number - 1201706
	Bardsley House (Grade II) HER number – 183.1 NHLE number - 1282525
	Bank Top Farmhouse (Grade II) HER number – 5730.1 NHLE number - 1218248
Conservation Area	Garden Suburbs Conservation Area
Scheduled Ancient Monument	N/A
Registered Parks and Gardens	N/A

Site Contribution to the Significance of the Asset

- 3.2 The GMSF Publication Plan - Draft for Approval (October 2020) proposed a revised parcel for 273 homes at Land south of Coal Pit Lane. The allocation proposed 255 homes but the parcel includes a saved housing allocation which is included in the baseline housing supply (18 homes).
- 3.3 Since then the boundary has been reduced to reduce the amount of Green Belt land that is proposed to be de-designated. The allocation proposes 175 homes but again the parcel includes a saved housing allocation which is included in the baseline housing supply (18 homes), bringing the total site area to 193 homes.

Site contribution to the significance of the asset

Name of Asses	Description of Asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
<p>Church of Holy Trinity (Grade II), Ashton Road</p>	<p>Parish church built in 1844 by Starkey and Cuffley. Coursed and squared rusticated rubble with Welsh slate roofs. West tower, nave with 2 aisles and transepts, chancel with vestries each side. Heavy Romanesque style.</p> <p>3-stage west tower with round-arched doorway with triple stepped shafts and interlaced lancet tracery and windows above, then clock. 2-light round-arched roll-moulded bell-chamber lights. Heavy strap-work to parapet. Clasp buttresses form pinnacles. Round-arched western aisle windows, with chevron moulding following line of parapet above.</p> <p>Each aisle divided into 4 bays, each with a shallow segmental arch sprung between pilasters, containing a single round-arched windows with shafts and chevron moulding to continuous hood mould. Similar wider segmental arch housing west windows of transepts. Triple light north and south windows to transepts with plain roll-moulding, and rose-window in gable apexes. Gabled vestries each side of chancel, that to south possibly a later addition. Stepped round-arched east windows to chancel with plain moulding. Billet moulding following line of parapet over.</p>	<p>The asset is located outside the allocation to the south east of the Coal Pit Lane.</p> <p>The church is within an urban context, surrounded by residential development to the north, east and south. The view from the rear of the church is screened by trees with limited views of the sports facility outside of the allocation.</p> <p>The allocation was not visible from the asset.</p> <p>The church spire could be seen in the distance when viewed from Coal Pit Lane.</p> <p>It is considered that the allocation does not make any contribution to the significance of the asset.</p>
<p>Bardsley House (Grade II), Ashton Road</p>	<p>House dated 1713 on rainwater head, but extensively altered and extended in late 19th century and 20th century. Well coursed and squared rubble with Welsh slate</p>	<p>Bardsley House is set back from Ashton Road accessed by a private driveway.</p>

Name of Asses	Description of Asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>roof. 2 storeys, 3-window range, with central entrance and double pile plan. Doorway in moulded architrave with segmental pediment flanked on each floor by 2-light windows with chamfered mullions in moulded architraves. Longer window over the door probably a 19th century insertion, with margin lights and some stained glass. End wall stacks.</p>	<p>Bardsley House was not visible from the allocation due to distance and other buildings limiting views.</p> <p>It is considered that the allocation does not make any contribution to the assets significance.</p>
<p>Bank Top Farmhouse (Grade II), Selbourne Street</p>	<p>Early 18th century Farmhouse. Roughly coursed and squared stone, with stone flagged roof. Low 2 storeys, 3-window range. 3-room baffle-entry plan with central entrance in gabled porch, with additional doorway to right. Windows all renewed, possibly in original openings. End wall stacks. Central room has fireplace with plain stone surround. Chamfered ceiling beams rest on bressumer, and to right hand, on re-used jowelled posts, cut down. Roof timbers mostly retained.</p>	<p>The farmhouse is some distance away from the revised allocation.</p> <p>The farmhouse is not visible from the allocation and vice versa.</p> <p>It is considered that the revised allocation does not make any contribution to the significance of the asset.</p>
<p>Garden Suburbs Conservation Area</p>	<p>There is not an up to date appraisal of this conservation area. The conservation area was established in 1988.</p> <p>It is understood that the conservation area is an example of suburbs, which grew out of the garden suburb movement of the south.</p> <p>The conservation area is made up of winding streets with a country lane feel, gardens, trees, and verges and was intended as an alternative to terrace houses.</p>	<p>The conservation area lies to the north of Coal Pit Lane. There is a retained Green Belt buffer between the allocation and the conservation area. There is also landscaping either side of Coal Pit Lane which further screens the conservation area and the allocation. In addition, the extent of the allocation has now been reduced in the revised allocation.</p>

Name of Asses	Description of Asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
		<p>Therefore there is little intervisibility between the allocation and the conservation area.</p> <p>The conservation area is surrounded by development to the north, east and west and has a urban setting.</p> <p>It is considered that the allocation does not make any contribution to the significance of the conservation area.</p>

3.4 The following table sets out any mitigation and enhancement opportunities and the conclusion for the site allocation.

Conclusions

Enhancements and Mitigation harm
Maximising Enhancements
<ul style="list-style-type: none"> N/A
Mitigating Harm
<ul style="list-style-type: none"> Reference should be made to the recommendations of the Greater Manchester Landscape Character and Sensitivity assessment. Ensure new development is in keeping with the surrounding character of the area through the use of local materials and design.
Conclusion
<p>The revised allocation does not make any contribution to the significance of the above assets.</p>

4 Chew Brook Vale (was Robert Fletchers)

- 4.1** A site visit was carried out on 21 January 2020.
- 4.2** This HEA Addendum assesses a significantly reduced site boundary for Chew Brook Vale. The revised parcel proposes around 90 homes and a range of commercial, leisure and retail facilities of up to 6,000sqm.

Designated Heritage Assets

Designated Heritage Asset	Name of Asset
Listed Building	Greenfield House at Greenfield Mill Grade II HER number – 5568.1.0 NHLE number - 1163032
	New Barn Grade II HER number – 664.1.0 NHLE number - 1067497
	Church of St Mary Grade II HER number – 5550.1.0 NHLE number - 1318043
	Hollins Cottage Grade II HER number – 5555.1.0 NHLE number - 1309284
	Fern Lee Farmhouse and adjoining cottages Grade II HER number – 5569.1.0 NHLE number - 1068173
Conservation Area	Boarshurst, Greenfield
	Hey Top
Scheduled Ancient Monument	N/A

Designated Heritage Asset	Name of Asset
Registered Parks and Gardens	N/A

Site Contribution to the Significance of the Asset

Site contribution to the significance of the asset

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
Greenfield House (Grade II) at Greenfield Mill	Early 19 th century house built for the then owner of Greenfield Mill (James Buckley). It consists of an ashlar and hammer-dressed watershot stone with three bays and two storeys. Formed part of substantial estate along with the Mill, pleasure grounds and farm.	<p>Greenfield House is outside the revised allocation which is currently made up of a Major Developed Site saved UDP allocation in the Green Belt. The asset lies to the east of the revised allocation and is surrounded by trees on most sides. Access to the asset is restricted through private roads. Greenfield House has a strong relationship with Greenfield Mill.</p> <p>Dove Stone Holiday Park, is situated adjacent to the house, which is screened off with fencing.</p> <p>Residential properties and derelict buildings are also located adjacent to Greenfield House to the east.</p> <p>The site provides the wider setting to the house and its industrial past. It is thought that the house was built for the owner of Greenfield Mill and so there is a strong link between the site and the asset. The house has been set back from the Mill and this green buffer is still</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
		<p>present today. However the site has a feeling of dereliction in its present form, which has a negative impact on the significance of the asset.</p>
<p>New Barn, Bradbury's Lane</p>	<p>Early 19th century farm complex, later clothier's housing and now remains as residential use.</p> <p>Surviving building dates to c.1800 and consists of hammer-dressed stone with graduated stone slate roof.</p> <p>2 x 2 bays with 3 storeys. Gabled north elevation has 3 semi-circular-headed doors (central one blocked) with fanlights and dressed surrounds with keystones. Quoins. 4 and 2-light flat-faced stone mullion windows on the upper floors and an owl hole in gable. Sides each have a total of 5 windows of 4, 6, 7 or 8 lights. Rear has a step approach to the second floor door which is flanked by 6-light windows (as above): windows on the first floor are blocked. Ridge and gable chimney stacks.</p>	<p>New Barn lies outside the allocation but has long reaching views across the valley in an open, rural setting.</p> <p>The site is not considered to contribute to the setting of the asset itself.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
Church of St Mary, Park Lane	<p>Church designed by G. Shaw for the Buckley family in a Gothic revival style. Constructed of rock faced stone with a slate roof with nave and chancel with a tower at the north-west end.</p> <p>5-bay nave has projecting plinth. Each bay has a weathered buttress and a 2-light window. The eastern-most bay on the south side is gabled and has a rose window. Gabled vestry and organ chambers on either side of the chancel which has a 3-light east window. 4-light west window with geometrical tracery. Coped gables with cross finials. 3-stage tower has angled weathered buttresses, clock faces and paired windows in the belfry stage and a broach spire above a dogtooth-enriched band.</p>	<p>The church is outside the allocation to the north-west on an elevated position along the northern side of the valley.</p> <p>There is no inter-visibility with the site as it is screened by trees and the revised boundary is now some distance away.</p> <p>It is considered that the site does not make any contribution the significance of this asset.</p>
Hollins Cottage Grade II, Hollins Lane	<p>Late 17th / early 18th century house with 20th century additions.</p> <p>Roughly dressed in varying course thickness with graduated stone slate roof. Total of 4 bays and 2 storeys with 20th century additions to front left, rear and left gable.</p> <p>The earliest part - bays 3 and 4-has stone quoins; 2, 4 and 2-light ground floor</p>	<p>There are limited views of the allocation site from Hollins Cottage.</p> <p>It is considered that the proposed site does not make any contribution to its significance.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>windows, and 3 and 2-light first floor windows. All windows have double-chamfered cavetto-moulded mullions. Bays 1 and 2 were added slightly later and are partially obscured by a C20 porch. The first floor has 2 and 3-light windows as above and also has quoins. 2 ridge chimney stacks with oversailing courses and water-tabling. Rear left corner is canted.</p>	
<p>Fern Lee Farmhouse and adjoining cottages, Intake Lake</p>	<p>Late 19th / early 19th century house and cottages.</p> <p>Watershot hammer-dressed stone with graduated stone slate roof. Double-depth 3-storey house with slightly later additions to both sides. The house has a 6-light window to the ground and first floors and 4-light to the second, all with recessed flat-faced stone mullions and king mullions. Gable chimney stack. The entrance is in the later addition to left which is set back and has a C20 porch. The additional bays to the right are also set back: the first is 3-storey double-depth with C20 garage doors on ground floor and mullioned windows on the others (some blocked) and the second is a 2-storey cottage with square-cut door surround and 3 and 5-light mullion windows (as above).</p>	<p>Fern Lee lies outside the allocation to the south west but has long reaching views across the valley into the allocation site although these are limited due to natural topography and screening.</p> <p>The site is not considered to contribute to the setting of the asset itself.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
Hey Top Conservation Area	<p>Hey Top, consisted of cottages that were built in several extensions from 1820 to 1860 by the owners of Greenfield mill, likely for their employees.</p> <p>At one time they were 40 back to back properties. Now there are about 22 through cottages with allotments, street and bin store. The first meeting of the Greenfield Co-operative Society was held in one of the houses here, and at various times Sunday Schools and religious services were conducted here.</p>	<p>These cottages are in a remote location, a short distance from Greenfield Mill (the allocation parcel), set on the hill side with Dove Stone reservoir to the east.</p> <p>Hey Top conservation area occupies an elevated position within the valley and has long reaching views across and from within the allocation site.</p> <p>The site is not considered to contribute to the setting of the conservation area as the allocation site is within an area that contains development and the landscape setting of the conservation area is still maintained.</p>
Boarshurst Conservation Area	<p>Boarshurst is a small group of residential properties. The core of the area is a collection of old stone-built properties that create a focal point to the conservation area located on the junction of Boarshurst Lane and Park Lane. These buildings date from the mid 18th and early 19th Centuries and exhibit many of the traditional features of the Pennine domestic architecture, such as coursed grit stonewalls, deeply recessed mullioned windows and stone slate</p>	<p>The allocation site is not visible from Boarshurst Conservation Area.</p> <p>It is considered that the proposed site does not make any contribution to the significance of the conservation area.</p>

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	<p>roofs. Around this group but still within the conservation area more recent housing development has taken place, particularly along Park Lane and Steadway. However, the use of traditional material's and solid robust designs, have ensured that the houses by and large are in keeping with the older core despite their relatively recent origins.</p> <p>Although individual buildings within this conservation area are undoubtedly attractive none can perhaps be considered as architecturally exceptional in terms of the Saddleworth area, their importance lying more in their uniformity of scale and style and in their adherence to the local tradition. It is only when the buildings are considered in their setting that the true environmental quality of Boarshurst becomes apparent. Mature trees in spacious, well landscaped, gardens, traditional dry stone walls and dense hedges bounding narrow lanes and the truly exceptional views out to the Pennine Moorlands are all major contributors to the prevailing quiet and peaceful rural atmosphere of Boarshurst and as such are</p>	

Name of asset	Description of asset	Contribution the site (in its current form) makes to the significance of the heritage asset and the impact on that significance
	felt to be every bit as worthy of preservation as are the buildings themselves.	

4.3 The table below sets out mitigation and enhancement opportunities and the conclusions for the site.

Conclusions

Enhancements and Mitigating Harm
Maximising Enhancements
<ul style="list-style-type: none"> • Ensure new development is informed by assessments such as landscape character and further HIAs and is in keeping with the character of the area. • The use of local materials will be required. • High levels of landscaping will be required and the findings of the Landscape Character Assessment should be considered.
Mitigating Harm
N/A
Conclusion
The site does not make any contribution to the significance of the above assets. Although the redevelopment of the site allocation may enhance the wider setting to Greenfield House.