

DEMOLITION OF GARAGE AT 2 MOORGATE COTTAGES

CARRBROOK, STALYBRIDGE, TAMESIDE

HERITAGE STATEMENT

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1. *The site*

This statement relates to number 2 Moorgate Cottages, Carrbrook, Stalybridge, in the Metropolitan Borough of Tameside, Greater Manchester. The building forms part of a large L-shaped structure comprising a former farmhouse with attached barn and cottages which now adjoins a suburban area off School Lane.

2. *Designation*

Number 2 Moorgate Cottages is listed at Grade II, forming part of a single listing identified as *Numbers 1, 2 and 3 Moorgate Farmhouse and adjoining Barn and Shippon*. It also stands within Carrbrook Conservation Area.

3. *Proposed development*

A proposal has been submitted to Tameside Metropolitan Borough Council for demolition of an existing single-storey lean-to garage, which is attached to the barn and located in a courtyard at the rear of number 2.. This follows the refusal at appeal of proposed demolition of the garage, along with construction of a replacement garage (planning reference 22/00084/LBC; appeal reference APP/G4240/Y/22/3310803).

4. *Heritage impact*

The heritage issue arising is the impact upon the significance (heritage interest and value) of the listed building and conservation area.

5. *Purpose of this report*

The purpose of this statement is to support the current application.

The original application 22/00084/LBC was supported by a detailed heritage assessment produced in January 2022 by Garry Miller Heritage Consultancy. This should be referred to as the principal assessment of the significance of the listed building and conservation area.

The present statement is to be treated as a supplement to that report. It is considered its level of detail is proportionate to the importance of the heritage assets and no more than is sufficient to understand the impact of the proposal, in accordance with paragraph 200 of the National Planning Policy Framework (December 2023 revision).

6. Significance of the heritage assets

That of the listed building was described as follows in the January 2022 heritage assessment:

The application property forms part of a listed building whose Grade II designation denotes is of importance to the nation for its special architectural and historic interest. Its significance essentially derives from this special interest, and can be concisely summarised as that of a farmhouse, barn and cottages of 17th and 18th century date that reflect the area's farming origins in the pre-industrial era. That significance is embodied in the form, appearance and features which belong to these period. Its intrinsic interest is enhanced by the wider context of the surrounding moorland, which places the building within the context of its original rural landscape.

The significance of the conservation area was summarised thus:

The significance of the conservation area derives from its character and appearance as a moorland farming community which changed to an planned settlement with the arrival of the print works in the 19th century. This significance is therefore embodied in the buildings which illustrate these periods along with their relationship to each other along the pattern of streets, lanes and spaces and the wider context of the surrounding moorland. While this significance extends primarily to the borough-wide context, the conservation area also contains a number of buildings which are listed for their special interest and whose significance therefore extends to the national level.

7. Planning policy context

Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 203 states that in determining 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*

Regarding designated heritage assets, paragraph 205 states that ‘great weight’ should be given to their conservation and the more important the asset, the greater that weight should be; that significance can be lost through development within its setting.

In the local context, saved policies of the 2004 Tameside Unitary Development Plan apply. Part One Policy 1.11 (*Conserving Built Heritage and Retaining Local Identity*) states:

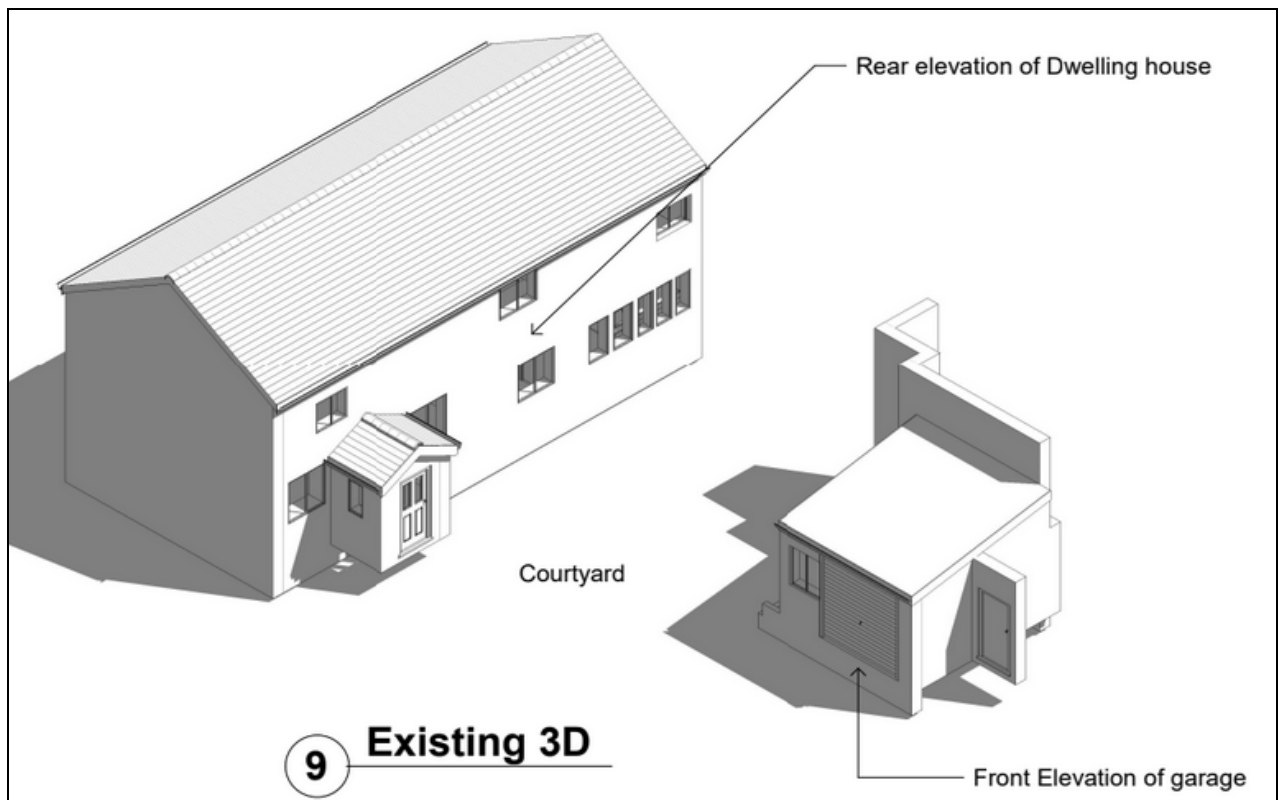
The cultural heritage, historic character, distinctiveness and local identity of buildings and areas within the Borough will be conserved. Extension, conversion, refurbishment and, where necessary, redevelopment schemes involving historic buildings and areas must be sensitive to and where appropriate enhance the character of their surroundings.

8. Contribution of the garage

As was examined in the original January 2022 heritage assessment, the existing garage is a minor, non-original building in the context of the site and conservation area. It is a lean-to type structure with timber double doors that is probably of mid-late 20th century date. The garage is therefore of no relevance to the core significance of the listed building. Although it may be attached to the barn, and thereby encompassed by the listing, it cannot be said to possess the special architectural or historic interest that is the key criteria of national designation and which is also the basis of the listed building's significance. Its own significance is low. It is a somewhat ramshackle structure with corrugated sheet roof supported on machine-cut timbers and some probably reused stone and brick external walling. It presently makes a neutral contribution to the significance of the listed building and to the conservation area's character and appearance.

This was confirmed by the appeal inspector whose report stated:

I am satisfied that the existing garage is of no special architectural or historic interest or importance. It makes no positive contribution to the significance of the listed building to which it is attached, or to the significance of the neighbouring listed building which takes in the farmhouse and the cottages (including the appeal property). Thus, I am content that no harm would arise to either of the listed buildings as a result of its removal.



Location of the garage in relation to 2 Moorgate Cottages

9. Concluding statement

The garage is a modern structure of no interest: this was confirmed by the appeal inspector's report. Its demolition under the present proposal will therefore entail no harm whatsoever to the listed building and conservation area. The significance of both will be sustained.

There can therefore no valid reason to retain the garage on heritage grounds and hence the application merits approval without delay.