

Topic paper: Heritage

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Objectives

To ensure that existing heritage assets across the Saddleworth Neighbourhood Plan Area are preserved and enhanced, for the benefit of both residents and visitors, and to ensure that new developments are, wherever possible, of a high enough standard to create new heritage assets for the Parish in the future.

Policies

- i. Development that enhances or preserves Conservation Areas and heritage assets in the area – as well as their distinct character, appearance, and setting – will be supported.
- ii. Saddleworth Parish Council will work in coordination with other organisations to enhance and preserve existing heritage and at risk assets – including, but not limited to, Saddleworth Civic Trust, Historic England, the Yorkshire Milestone Society, and Oldham Borough Council, and Peak District National Authority
- iii. If possible design code to ensure provision of housing
- iv. Mill strategy

Please also see policy section three under housing on Design, character and heritage.

Notes:

Parish Council heritage assets

The Parish Council is responsible for a number of assets which have heritage status or characteristics, and as such has direct responsibility for their upkeep.

- Former British Telecom phone boxes
- Bus shelters
- Saddleworth Parish Council Cemetery
- Saddleworth Civic Hall and car park

- Allotments – move to environment
- Land at the rear of Kenworthy Gardens – move to environment
- Dawson's Field – move to environment

The maintenance of these assets falls under the remit of the Assets Management Committee of the Parish Council, which will ensure that they are maintained in a manner which enhances or preserves them and their distinct character, appearance and setting.

In addition, there are a number of heritage assets that are maintained within the Parish by the Borough Council. In particular, this includes heritage street lighting, at locations XXXXX, and the milestones across the parish at locations XXXXX.

Add supporting document with locations and

Privately owned heritage assets and those under the control of other public authorities

There are a substantial number of heritage assets within Saddleworth that fall under the remit of other public authorities, in particular Oldham Borough Council. Saddleworth Parish Council will support residents to ensure that they can report heritage assets that are not being maintained in a manner that enhances or preserves their heritage, so that appropriate action can be taken, such as Urgent Works Notices, Repairs Notices or Compulsory Purchase Orders.

Policy: Saddleworth Parish Council will also support and provide information on other forms of support for the maintenance and enhancement of heritage assets, such as grant funding to maintain or repair existing heritage assets. **Broaden out**

Local heritage list

Historic England maintains the National Heritage List for England (NHLE) – the only official, up to date, register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields.

However, in addition to this, there is a Local Heritage List project. The Greater Manchester Local Heritage List Project is being run by the Greater Manchester Archaeological Advisory Service (GMAAS) together with the Greater Manchester Combined Authority and Oldham Council.

The aim of the project is to identify heritage assets that make a significant contribution to the character and local distinctiveness of an area and are considered by local communities to be of importance. Once accepted onto the Local List, these cherished historic buildings and sites can be given greater consideration in the planning system.

Saddleworth Parish Council will ensure that residents are informed of the Local Heritage Lists, and support residents to put forward appropriate applications for heritage assets which fall outside other designations to be put forward for the Local Heritage List.

Policy: Account will be taken of Local Heritage List designations when considering planning and development.

Refer upwards to Conservation Areas at Borough level. Appraisals done for two of them.

Refer to heritage topic paper for Places for Everyone.

SADDLEWORTH'S HISTORIC ENVIRONMENT

By

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Introduction

When considering Saddleworth's local heritage, immediate thoughts are the buildings or structures that are formally 'listed'. However, heritage assets include more than just buildings and monuments; they also include sites, places, areas or landscapes. The unifying factor is that the asset has a degree of significance that merits consideration in planning decisions.

Traditional Saddleworth architecture has a definite character which typifies the area. Earlier buildings used gritstone for the walls and flagstones for the roof. With the building of the Huddersfield narrow Canal in the mid-19th century, large amounts of slate became available and building styles changed to incorporate this much cheaper material.

Saddleworth homes often doubled up as textile workplaces and the area contains many examples of weavers' cottages. Workrooms were generally on the top floor, skylighted by long mullioned windows to let in as much light as possible.

The mid to late 20th century saw some construction which was not in keeping with the character of the area. Nowadays, new developments are usually completed in stone, some drawing on the vernacular architecture in their details.

Saddleworth Listed Buildings, Barns, Monuments, Canal Locks, Milestones, Telephone boxes, bridges, walls and other structures of importance to the history of the area.

Saddleworth can trace its history back to the Roman fort at Castleshaw which is believed to date from the first century AD. Although the buildings themselves have long since disappeared, archaeological excavations have revealed the outlines of several buildings which together with other evidence, adds to our knowledge of Roman fort building. If the Castleshaw Roman Fort still existed, it is likely that it would have been treated as an ancient monument and given protection under the Ancient Monuments Protection Act of 1882.

It was the damage to buildings, caused during WWII, that prompted the first listing of buildings that were deemed to be of particular architectural merit.

The basis of the current more comprehensive listing process was developed from the wartime system and was enacted by a provision in the Town and Country Planning Act 1947, covering England and Wales, and the Town and Country Planning (Scotland) Act 1947, covering Scotland.

OMBC does not have a conservation officer and the Greater Manchester Archaeological Unit, earlier funded by the 10 GM Boroughs, was disbanded. Salford University Archaeology Dept now usually perform this advisory role when asked.

Drawing up a list of heritage assets is a major task and would involve field work. Producing a Local List would be a necessary project. This is a list of buildings of local significance but not on the national list. e.g., Junction Inn at Denshaw, Delph and Uppermill Independent Chapels, Victorian and Edwardian Schools, Uppermill and Delph Banks, Court Mill, Diggle (now demolished), Eighteenth century farm cottages &c &c. This project had the blessing of English Heritage, but the new Head of Planning cancelled it after Geoff Willerton left. There

is some work on file for Saddleshaw, that could be picked up and completed - OMBC would need to be involved though for it to have any significance.

Saddleshaw faces potential pressures and possible threats arising from Government directives and housing development targets highlighted in the OMBC's Local Plan. Thus, it is very important that we maintain focused attention on our heritage assets.

Organisations Interested in Saddleshaw's Heritage

- **Saddleshaw Civic Trust** – is a charitable organisation founded in 1964 by Roger Tanner. Its prime purpose is to enhance the quality of life in Saddleshaw for residents, workers and visitors alike by conserving, protecting and improving the local environment.

(Source of Information: <http://www.civictrust.saddleshaw.net/>)

- **Saddleshaw Historical Society (SHS)** – The Saddleshaw Historical Society was established in 1966. Its key aims are to document the history of Saddleshaw, promote an interest in the area's past, and to facilitate historical research.

(Source of Information: <https://www.saddleshaw-historical-society.org.uk/>)

Recently the SHS submitted plans to transform a building at Holly Bank, Kinders Lane, Greenfield into a research facility for those interested in Saddleshaw history.

(Source of Information: <https://saddind.co.uk/tag/heritage/>)

- **Saddleshaw Archaeological Trust** – was constituted in August 1995, to promote and protect the rich archaeological heritage of Saddleshaw. It has made the publication of books relating to the archaeology of Saddleshaw its number one priority, and, in 2001, with the aid of a grant from the Heritage Lottery Fund, published two books.

(Source of Information: [Saddleshaw Archaeological Trust \(oldham-chronicle.co.uk\)](http://Saddleshaw Archaeological Trust (oldham-chronicle.co.uk)))

In October 2013 the website merged with the Friends of Castleshaw Fort's website.

(Source of Information: [Saddleshaw Archaeological Trust \(castleshawarchaeology.co.uk\)](http://Saddleshaw Archaeological Trust (castleshawarchaeology.co.uk)))

- **Yorkshire Milestone Society** – is a sub-group of the Milestone Society with the purpose of encouraging Highways and Local Authorities, Parishes, civic societies, local history groups, individuals to look after their local milestones, which are at risk from neglect, vandalism, vehicle impacts and road works.

(Source of Information: <https://www.yorkshireremilestones.co.uk/>)

- **Friends of Castleshaw Fort** - is a group of volunteers set up to excavate, interpret, preserve and make accessible the site of two Roman Forts in the Castleshaw Valley, Delph, Saddleshaw.

(Source of Information: [Friends of Castleshaw Roman Forts \(castleshawarchaeology.co.uk\)](http://Friends of Castleshaw Roman Forts (castleshawarchaeology.co.uk)))

- **Saddleshaw Museum** – opened in 1962 it is an independent museum run as a registered charity. The museum tells the story of the people who have created

Saddleworth's landscape and character. Displays change regularly making use of material stored in the museum's archive.

(Source of Information: saddleworthmuseum.co.uk)

- **Saddleworth Parish Council** – until recently the Conservation Committee used to meet on a monthly basis ahead of the Planning Committee meeting. During Covid Conservation Committee meetings have not taken place. In the past the meeting was traditionally chaired by Vice Chair of the Planning Committee.
- **Oldham Council** – OMBC's controls to protect this historical legacy are felt to be woefully inadequate. The consequences of this lack of control are now increasingly becoming apparent. Many of the presently listed building will undoubtedly be delisted through damage and over-development; specific examples are: Whickins farmhouse, Uppermill (LB 365) demolished and rebuilt; Pack Horse Slack Barn (LB 210) converted to dwelling with addition of large number of inappropriate windows and resulting irreversible damage to fabric; Coatman Heights farmhouse (18th century) recently demolished and rebuilt; Lower Slack farmhouse and Barn (LB 397) recent demolition and rebuilding of one bay of building. These are extreme examples, apparently all carried out with full consent. Many more examples can be offered.

OMBC is officially responsible for monitoring the state and condition of listed buildings in Saddleworth.

OMBC is also officially responsible for safeguarding conservation areas in Saddleworth. Attached is a list of Saddleworth's conservation areas with maps.

(Source of Information: Unitary Development Plan Review 2001 to 2016 - Input from Saddleworth Civic Trust)

OMBC's Planning Department is responsible for determining planning applications and associated listed building applications. They will seek the advice of Historic England for some Grade II listed building applications (e.g., Oldham Town Hall) and all Grade II* applications of which there are only a few in the Borough. It is normally expected that the Conservation office takes the lead in assessing listed building applications. OMBC are now in a weak position to do this as the expertise does not exist in the normal planning officers.

Note that the Greater Manchester Archaeological Unit, earlier funded by the 10 GM Boroughs, was disbanded. Salford University Archaeology Dept now usually perform this advisory role when asked.

(Source of Information: Saddleworth Civic Trust)

- **Saddleworth Communities** – every community in Saddleworth has a community association and a community Facebook site. Residents carry out voluntary work such as litter picking, gardening, clearing paths and overseeing heritage assets. The telephone kiosk near Wall End Street in Dobcross was painted by volunteers.
- **Historic England** - is the government's statutory adviser on the historic environment, championing historic places and helping people to understand, value and care for them.

(Source of Information: <https://www.gov.uk/government/organisations/historic-england>)

- **The National Heritage List for England** - is an online searchable database of designated heritage assets (excluding conservation areas) developed and maintained for Historic England. It holds the official records for listed buildings, scheduled monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wrecks. The National Heritage List for England (NHLE) is the only official, up to date, register of all nationally protected historic buildings and sites in England.

(**Source of Information:** <https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/>)

Listed Buildings

A listed building may not be demolished, extended, or altered without special permission from the local planning authority, which typically consults the relevant central government agency particularly, for significant alterations to the more notable listed buildings. Exemption from secular listed building control is provided for some buildings in current use for worship, but only in cases where the relevant religious organisation operates its own equivalent permissions procedure.

One source of information (Saddleworth Historic Society) states that Saddleworth has 4 Grade II* buildings, 584 Grade II buildings and a further 8 Grade II buildings which have been de-listed.

Another source (Wikipedia - which is not totally trustworthy) states the parish contains 385 listed buildings that are recorded in the National Heritage List for England. Of these, five are listed at Grade II*, and the others are at Grade II, the lowest grade.

This source also states that the listed buildings include:

- Farm buildings.
- Churches and associated structures.
- Village stocks.
- Public houses.
- Bridges.
- Shops.
- A former mill.
- Milestones.
- A boundary stone.
- Tenter posts.
- A railway viaduct.
- Two war memorials.
- Three telephone kiosks.

Oldham Council refers to English Heritage (now known as Historic England) as the authority for Listed Building Information. Oldham Council's details 384 Listed buildings.

The number of listed buildings given by the Saddleworth Civic Trust and Historic England's National Heritage List sources differ considerably.

Historic England's National Heritage List for England has an official list of Listed Buildings in Saddleworth and is the authority for developing and maintaining the list.

Saddleworth Civic Trust's List needs updating to align with Historic England List.

Saddleworth Civic Trust could be delegated to take appropriate action on behalf of Saddleworth Parish Council and Oldham Council to address discrepancies in Historic England's National Heritage List.

In 2020 there were 423 new entries on the National Heritage List for England, with 58 of those in the Northwest. The List identifies the buildings, sites and landscapes which receive special protection, so they can be enjoyed by current and future generations. Sites listed in 2020 include ingeniously camouflaged pillboxes on Saddleworth Moor, built by military planners in the early years of the Second World War to defend key roads into Manchester in the event of invasion.



WW2 Pillbox

Maintaining Listed Buildings

The owners of listed buildings are under no legal obligation to maintain their property in a good professional state of repair. In most cases owners are proud to look after their buildings and realise maintaining them in good condition maintains their value.

When they do not, local authorities can use a range of measures to persuade owners to take responsibility for looking after our heritage seriously. When negotiation fails, local authorities have various statutory enforcement powers at their disposal. At their lightest level they involve notices to secure improvements to the external appearance of a site or a building, but in the last resort they can lead to full repair or compulsory buildings that and purchase. In many cases, a written warning of encourages owners is all that it takes to encourage the owner to undertake the works.

(Source of Information: "Stopping the Rot - A Guide to Enforcement Action to Save Historic Buildings, Historic England)

Listed Building Maintenance Enforcement

There are provisions available to local planning authorities to deal with different situations and stages in the enforcement process:

- **Section 215 Notice** – a relatively straightforward power to require the owner or occupier to carry out works to improve the external condition of a building or land if its neglect is adversely affecting the surrounding area.

- **Urgent Works Notice** – a power that allows a local authority to directly carry out works that are required urgently to make an unoccupied listed building weather tight and thus prevent further deterioration.
- **Repairs Notice** – a power that allows a local authority to specify to the owner works it considers reasonably necessary to secure the future of a listed building. If the repairs are not carried out, the power can lead to compulsory purchase of the building.
- **Compulsory Purchase Order** – when all other measures fail, the local authority's last resort is to compulsorily acquire a listed building in order either to repair it itself or more usually to sell it on to be restored by a buildings preservation trust or other new owner.

(Source of Information: "Stopping the Rot - A Guide to Enforcement Action to Save Historic Buildings, Historic England)

Heritage Asset Maintenance Responsibilities

HERITAGE ITEMS	RESPONSIBILITY
Listed Buildings	<p>Owners. However, they are under no legal obligation to maintain their property in a good professional state of repair.</p> <p>Saddleworth Parish Council's Conservation and Planning Committees when dealing with planning applications.</p> <p>Saddleworth Parish Council's proposed Conservation Advisory Committee</p> <p>OMBC Planning Committee and Planning Officers.</p>
Listed Pubs	<p>Owners. However, they are under no legal obligation to maintain their property in a good professional state of repair.</p> <p>Saddleworth Parish Council's Conservation and Planning Committees when dealing with planning applications.</p> <p>Saddleworth Parish Council's proposed Conservation Advisory Committee</p> <p>OMBC Planning Committee and Planning Officers.</p>
Church Buildings	Parochial Church Councils
Listed shop buildings	<p>Owners. However, they are under no legal obligation to maintain their property in a good professional state of repair.</p> <p>Saddleworth Parish Council's Conservation and Planning Committees when dealing with planning applications.</p> <p>Saddleworth Parish Council's proposed Conservation Advisory Committee</p> <p>OMBC Planning Committee and Planning Officers.</p>
Milestones	<p>On road milestones – OMBC's Highways Department.</p> <p>Isolated locations - ????</p>
Boundary Markers	OMBC.
Railway viaduct	Railway authority.
Canal buildings	Canal and River Trust.
War memorials	Austerlands – OMBC.

	<p>Denshaw - There used to be a Denshaw War Memorial Committee.</p> <p>Friezeland Church War Memorial – Parochial church Committee</p> <p>Greenfield Wesleyan Church Memorial Window - church committee.</p> <p>Pots and Pans – OMBC.</p> <p>Uppermill – the memorial is located in the library grounds which is OMBC property.</p> <p>WWII military graves – War Graves Commission.</p>
Mill (Dobcross Loom Works)	Owners (OMBC?)
Telephone Kiosks	Volunteers

Table 1 – Saddleworth Heritage Assets Maintenance Responsibilities

PROPOSED APPROACH

Table 1 highlights responsibilities for maintaining Saddleworth’s Heritage assets. Many of the responsibilities are totally outside the control of Saddleworth Parish Council. Those which are left, and the list is by no means complete (hence the need to totally define the scale and size of heritage assets), may have to rely on volunteer effort. Note that a lot of church maintenance relies on volunteer effort with much of it relying on volunteer fund raising.

It is unlikely that in the current financial climate OMBC has the funds, personnel resources or motivation to carry out heritage asset maintenance work in Saddleworth. One possible approach is to look to volunteer effort from communities. In looking to volunteer effort what is possibly missing is a coordinated management and control system to inspect and arrange maintenance of Saddleworth’s heritage assets. Some ideas are posted in table 2.

ACTIVITY	SUGGESTED ACTION	RESPONSIBILITY
Communicate knowledge of heritage assets in each community.	<p>Periodically list heritage assets that need checking on respective community Facebook sites.</p> <p>Individual communities carry out heritage asset checks.</p> <p>Feed findings to Saddleworth Civic Trust and/or Saddleworth Parish Council.</p> <p>Request maintenance actions carried out by appropriate organisation.</p>	<p>Saddleworth Parish Council’s proposed Conservation Advisory Committee</p> <p>Communities</p> <p>Communities.</p> <p>Saddleworth Parish Council’s proposed Conservation Advisory Committee</p>
Milestone Maintenance.	Inspect and Paint.	Request Highways division to paint Milestone (Check with OMBC to see if the work could be carried out by community volunteers).
Listed Buildings in Need of Maintenance.	Request OMBC issue Section 215 notice to building owners (see the Enforcement issues in the	Saddleworth Parish Council.

	at the top of the previous page).	
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Table 2 – Heritage Asset Maintenance Ideas

Questions:

1. Does Saddleworth Parish Council have a complete and accurate list of the heritage assets together with locations?
2. Do any of the assets need specialist repair?
3. If so, who will carry out the specialist repair?
4. What is the estimated cost of the specialist repair?
5. Does Saddleworth Parish Council have the resources to manage and control the work? (Has the Parish Clerk been asked?)
6. If not, would Saddleworth Civic Trust manage and control the work? Have they been asked?
7. Will volunteers be used?
8. If Saddleworth Civic Trust does the work are members covered by insurance?
9. Are other volunteer staff covered by the Parish Council's insurance?
10. Are refreshments needed for the volunteer staff?
11. How much will the refreshments cost?
12. Is authorisation needed for the work?
13. Are risk assessments needed for the work?
14. If so, who will develop them?
15. Is specialist equipment needed (e.g., milestone paint, telephone kiosk paint)?
16. Do paints have to meet any specifications?
17. What other equipment is needed (e.g., brushes, ladders, cleaning material, overalls gloves, safety goggles)
18. How much will they cost?
19. Who purchases and distributes maintenance equipment?
20. How much will the maintenance equipment cost?
21. How will people and material be transported?
22. How much is the overall cost?
23. What budget figure is required?
24. Can the Parish Council's current budget absorb the cost?
25. If not, where will the money come from?

Milestones

The Yorkshire Milestone Society maintains lists of milestones throughout Yorkshire. There are about 30 milestones situated on roads and additional ones in isolated non-road areas.

Historic England

Historic England is the public body that looks after England's historic environment. It champions historic places, helping people understand, value and care for them.

Historic England Grants

Historic England provides grants for a variety of purposes (including repair) designed to ensure the protection of the historic environment. Work supported by these grants must be sympathetic to the character and importance of the building, site or landscape.

There is a very high demand for Historic England grants, so it is not always possible to offer a grant to every project that qualifies for support.

Historic England's powers to give grants are set out in legislation (1). Its powers are wider in London than elsewhere since it took over the Greater London Council's responsibilities in this respect.

Historic England is by no means the only source of funding for historic buildings. Guides to other sources of funds, such as the Heritage Lottery Fund are also published by the Architectural Heritage Fund and the Heritage Alliance on their websites.

Owners of listed buildings are responsible for applying for grants from available funding sources to maintain heritage assets.

Grant Aims

One of Historic England's main aims is to promote a wider appreciation of the historic environment and in most cases, grants are offered on condition that a guaranteed level of public access is provided for ten (or for large grants, fifteen) years after grant-aided work has been completed.

Another aim is to ensure that repairs are completed to a high standard and that the property is regularly maintained in the future to achieve high quality sustainable results as well as value for money.

Grant Priorities

All applications are assessed against Historic England's grant priorities, which in brief are:

1. Rescuing significant elements of the historic environment at risk. A property can be considered to be at risk of loss through neglect, decay or inappropriate development (see Heritage at Risk Register).
2. Proposals that seek to strengthen the ability of the sector to reduce or avoid risk to the historic environment by understanding, managing and conserving it.

Historic England also needs to be satisfied that owners have explored other sources of charitable, private or public funding, for example, from the Heritage Lottery Fund.

Repair Grants

The repair grants scheme covers grants for the repair and conservation of some of England's most significant listed buildings, monuments and registered parks and gardens.

Grants are primarily offered for urgent repairs or other work required within two years to prevent loss or damage to important architectural, historic, archaeological or landscape features.

War Memorials

Historic England and the Wolfson Foundation provide grants for the repair and conservation of free-standing war memorials in England. These grants are intended to help those who are responsible for the upkeep of war memorials.

The scheme is run by the War Memorials Trust.

Capacity Building Programme

The programme provides funding for projects which promote the conservation, understanding and enjoyment of the historic environment.

Grants to local authorities to underwrite urgent works notices

This scheme is designed to encourage and support local authorities in the use of their statutory powers to ensure that work urgently necessary for the preservation of a vacant or partly occupied listed building in their areas is undertaken.

The grants underwrite the local authorities irrecoverable costs in executing an urgent works notice, including the cost of professional services used by the authority to enable it to serve the notice.

Acquisition grants to local authorities to underwrite repairs notices.

This grant scheme provides financial assistance to local authorities to underwrite the cost of serving a statutory repairs notice (2) as the first stage in the possible compulsory acquisition of historic buildings that have fallen into a serious and dangerous state of disrepair.

Further details can be found in the Historic England publication 'Stopping the Rot'.

Stopping the Rot

Published 15 April 2016.

A guide to enforcement action to save historic buildings (3rd edition).

Management agreements for field monuments

Historic England can offer funding to improve the management of monuments via term agreements with landowners or tenants.

Heritage Protection Commissions Programme

Grants are made available for projects to develop innovative ways to protect the historic environment from harm and to enrich skills and expertise to help care for it. The scheme is open to all organisations, ranging from local authorities and universities to charitable trusts, companies and self-employed individuals.

References:

(1) National Heritage Act 1983([opens in a new window](#)); Ancient Monuments and Archaeological Areas Act 1979([opens in a new window](#)); Planning (Listed Buildings and Conservation Areas) Act 1990([opens in a new window](#)); Historic Buildings and Ancient Monuments Act 1953.

(2) s48 Planning (Listed Buildings and Conservation Areas) Act 1990 ([opens in a new window](#))

Attachment:

Saddleworth's Conservation Areas

Street Lighting Private Finance Initiative Gas Lamp Locations

#	Asset No.	Road Name	Ward	Location	Post Code
1	G001	Brook Lane	Dobcross	Outside No.9	OL3 5BQ
2	G001	Carr Lane	Diggle	Outside Spring Cottages	OL3 5ND
3	G001	Dale Lane	Delph	Outside No.11	OL3 5HY
4	G002	Dale Lane	Delph	Outside No.14	OL3 5HY
5	G001	Pastures Lane	Delph	Outside No.6	OL4 4AW
6	G001	Sandbed Lane	Scouthead/Springhead	Outside farm buildings	OL3 5UZ
7	G001	Stoneswood Road	Delph	Outside No. 5	OL3 5JG
8	G001	Oldham Road	Denshaw	Outside No. 34	OL3 5SN