

## **STRATEGIC PLANNING BOARD**

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**Date of meeting:** 8<sup>th</sup> July 2009  
**Report of:** Andrew Ramshall Senior Conservation Officer  
**Title:** Conservation Structural Survey Report for Brown Street Mill Macclesfield

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### **1.0 Purpose of Report**

1.1 To consider the commissioning of a “conservation structural survey report”, in order to inform the preparation of any subsequent Listed Building Repairs Notice; which could be served on Brown Street Mill Macclesfield.

### **2.0 Recommendations**

2.1 To agree the commissioning of the report and likely costs involved; as detailed in the report.

### **3.0 Financial Implications**

3.1 The cost of this work is quoted as £5,200 (informal contract).

### **4.0 Legal Implications**

4.1 None.

### **5.0 Risk Assessment**

5.1 Refusal to commission the conservation structural survey would delay the consideration of any planning application for this site.

5.2 English Heritage would object to any plans to demolish this building without substantial independent evidence that the building was dangerous and beyond repair. The commissioning of this report will inform that evidence base.

5.3 Should nothing be done with the building, the Authority places itself in a position of uncertainty relating to the safety of individuals within the area of the building. The building remains standing, however it is clear that the scaffold cannot be relied on for much longer. There remains a possibility that the building may deteriorate and eventually collapse when exposed to adverse weather conditions; therefore it has now become critical that the Council take proprietary steps in the preparation of a Repairs Notice which may be served in due course.

## 6.0 Background and Options

6.1 Buildings and structures of special architectural or historic interest which appear as Listed Buildings in the national registrar of buildings of special architectural or historic interest complied by the Secretary of State are afforded significant layers of protection from demolition or harmful change, by the Planning (Listed Buildings and Conservation Areas) Act 1990. The Local Planning Authority has powers to issue various notices under Sections 47 & 48 and 54 of the Planning (Listed Building & Conservation Areas) Act, 1990, in respect of the preservation of Listed Buildings.

### 6.2 Details of the list description

*Brown Street Mill is a Grade II listed building.*

*Extract from English Heritage database:*

SJ9173SW BROWN STREET 886-1/11/11 (North East side) 22/03/83 Brown Street Mill

Silk mill. c1840. Brick with hipped slate roof. 2 ranges at right angles enclosing courtyard. 4 storeyed, 7-window range to Brown Street with 11-window return to Statham Street. Plain pilasters at angles and between bays 3 & 4. Main doorway to left with stuccoed architrave with deep entablature surmounted by shallow pediment. Inserted doorway to right. Windows all 30-paned with flat-arched brick heads and stone sills. Moulded stone brackets carry guttering. Small domestic-type stack on gable, the main chimney incorporated in small projection from rear gable of Statham Street range, presumably the engine house. Privy tower against rear of this range, and a 3-storeyed lean-to against rear of Brown Street range. INTERIOR: internal construction apparently cast-iron columns supporting timber beams, and king post roof. (Calladine, Fricker et al: East Cheshire Mills Survey). Listing NGR: SJ9141573166

6.3 This grade II Listed Building has for some time been the subject of various planning applications by various owners. The building shows signs of considerable defects and is in a very frail condition. It is currently supported with the assistance of scaffolding surrounding the external envelope of the building. This scaffolding is not maintained and it is vital that it remains in place until further actions are taken.

6.4 The first step in requiring the maintenance of a listed building would normally be for Local Planning Authority to issue an Urgent Works Notice under section 54 of the Planning (Listed Building and Conservation Areas) Act 1990, to the owner. This should be restricted to emergency repairs, for example "works to keep a building wind and weather proof and safe from collapse, or action to prevent vandalism or theft". The steps taken should be the minimum consistent with achieving this objective, and should not involve an owner in great expense. However this building is currently cuckooed in supportive scaffolding, making an Urgent Works Notice redundant.

6.5 Sections 47 and 48 of the Planning (Listed Building and Conservation Areas) Act 1990 enable the Local Planning Authority to issue a Listed Buildings Repairs Notice when it is considered that repairs are reasonably necessary to ensure the preservation of the Listed Building. A detailed condition survey “conservation structural survey report” would be required to inform the details of the work required and the associated costs before any decision were to be made regarding the issuing of a Repairs Notice.

## **7.0 Reasons for Recommendation**

7.1 To comply with the current legalisation on the protection of Listed Buildings.

### ***For further information:***

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### ***Background Documents:***

PPG15: Planning and the Historic Environment

Documents are available for inspection at:  
Town Hall, Macclesfield