CONTENTS

Section 1  
INTRODUCTION  

Section 2  
PURPOSE OF THE BRIEF  

Section 3  
THE SITE  
- Location  
- Access  
- Existing Use  
- Site Description  
- Visual Impact  

Section 4  
PLANNING POLICIES AND BACKGROUND  
- Green Belt Policies  
- Areas of Special County Value for Landscape  

Section 5  
PROPOSED LAND USES  
- Historical Background  
- Sustainable Development  
- Employment Uses  
- Visitor Accommodation/Tourist Facility  
- Affordable Housing  

Section 6  
CONSTRAINTS ON DEVELOPMENT  
- Demolition/Reclamation  
- Existing Trees  
- Wildlife Protection  
- Landscape Masterplan  

Section 7  
DEVELOPMENT PRINCIPLES  
- Amount of Land for Development  
- Development Location/Siting Land beyond the site boundaries  
- Vehicular Access and Highway Matters  
- Surface Water Drainage  
- Reservoir and Bollin Head Brook  
- Public Access and Public Open Space  
- Design Principles  

APPENDICES  
1 Planning Policies  
2 Village Appraisal  

PLANS  
1 Site Location  
2 Tree Preservation Order  
3 Site Appraisal  
4 Highways Appraisal  
5 Development Location and Landscape Setting  
6 Village Appraisal  

MACCLESFIELD BOROUGH COUNCIL • RIER SCRRAGG DEVELOPMENT BRIEF
INTRODUCTION

The Rieter Scragg site at Langley, south east of Macclesfield, is a large factory complex lying within the Green Belt. The company is relocating its business operations and vacating the Langley premises.

In anticipation of developer interest in the site, the Borough Council has prepared this Planning Brief to provide guidance on the future of the site.

Following a public consultation exercise in July and August 1999, the Borough Council has approved the Development Brief as Supplementary Planning Guidance.

Cheshire County Council, as Strategic Planning Authority, supports the proposals contained in the Development Brief.

PURPOSE OF THE BRIEF

1 To provide guidance on appropriate uses for the site, taking into account the need to achieve a sustainable form of development.
2 To provide guidance on the siting, scale and design of new buildings, particularly in relation to Langley village.
3 To secure improvements in the visual impact of the site on the surrounding countryside.
4 To secure improvements in public access, open space, landscape and nature conservation.
5 To secure the retention and improvement of the reservoir and Bollin Head Brook.
6 To bring these matters to the attention of the public.
Location

The site is located on the southern edge of Langley village, 3 kilometres south east of Macclesfield. The area is in the Green Belt and is designated an Area of Special County Value for landscape (ASCV). It is a very attractive rural area which is popular for tourism and recreation. The site, which lies within the Bollin valley, is prominent in views from important recreation sites such as Teggs Nose Country Park.

Access

The main vehicular access to the site is off Langley Road. There is also a vehicular access off Cock Hall Lane, and via Fold Cottages, a narrow residential road off Cock Hall Lane.

Sutton Parish public footpath No 15 crosses the south eastern end of the site. This path links Ridgehill and Cock Hall Lane.

Existing use

The site is currently owned by the Swiss company, Rieter Scragg. Machinery for the textile industry is manufactured on site. The industrial use of the site has evolved since the early 19th century.

Site Description

The site is 7.72 hectares. A further 2.91 hectares adjoining the southern and eastern boundaries is also owned by Rieter Scragg. Bollin Head Brook, a tributary of the River Bollin, flows through part of the site and then along the northern boundary. At the south eastern end of the site the brook has been dammed to create a small reservoir. Adjacent to the reservoir is an area of rough land, which has been used for tipping in the past. There are many mature trees in this area and woodland species are naturally colonising.

Industrial buildings occupy approximately 1.9 hectares within the central area of the site on both sides of the culverted brook. There are considerable changes of level in this area. Levels have been altered in the past to generate water power and more recently to accommodate very large building footprints. The brook flows beneath buildings and hardstandings in this area and then through a deep, steep sided valley.

To the north west of the buildings there is a large tarmac servicing area and a crushed stone car park. The car park is enclosed by tree and shrub covered earth mounds around the northern and western sides which partially screen the parking and servicing areas from the residential properties on Langley road and Cock Hall Lane. A wide area of open grassland slopes down from these mounds to the banks of the brook.

At the north western end of the site, adjacent to Langley Road, there is a dense plantation of trees, with a high proportion of conifers, which screen the site from the road and the properties opposite.

There are many mature trees on the site and most are protected by a Tree Preservation Order.
Visual Impact of the Existing Development

The large scale industrial buildings which vary in age and construction materials are intrusive in the landscape. This dense mass of buildings is very prominent in middle to long distance views from the surrounding higher land and properties such as Ridge Hill, Birch Knoll, Teggs Nose, Higher Ridgegate and the Hardings Farm area to the east. The lighter coloured roofing and cladding materials are particularly conspicuous.

The site is not however generally visible from Langley village other than from the residential properties which immediately adjoin the site, and from a section of Cock Hall Lane where red brick industrial buildings form the boundary of the site.
Green Belt Policy

The site lies in the North Cheshire Green Belt and is therefore subject to the restraint policies imposed by the Green Belt. Within the Green Belt planning permission is not granted for new development, except in very special circumstances, unless the development meets the criteria in policy GC1 of the Borough Local Plan (see Appendix 1). Development for agriculture, forestry, essential facilities for outdoor sport and recreation and limited affordable housing for local community needs meet the Green Belt criteria.

Reuse of the existing buildings for B1 (Offices), B2 (General Industry) and B8 (Warehousing) would not require planning permission and would therefore be acceptable.

Any proposals for new development, including redevelopment of the existing buildings, adding further buildings and introducing new uses outside the criteria in Policy GC1 will be regarded as inappropriate development in the Green Belt because, by definition, such development is harmful to the Green Belt. It is therefore up to any applicant to demonstrate that very special circumstances exist to justify that inappropriate development should be permitted. In accordance with paragraph 3.2 of PPG2 it will be necessary to explain that the harm caused by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Any planning application for development at this site is likely to be a departure from the Development Plan and may need to be referred to the Secretary of State if the Local Planning Authority are minded to approve it.

In considering whether very special circumstances exist to justify inappropriate development in the Green Belt, the Borough Council will have regard to the Green Belt and Landscape policies in the Borough Local Plan. The Council will also take into account the following criteria:

1. The proposal should not harm the visual amenities of the Green Belt and the character of the landscape.

2. Any proposal for infilling at the factory site should have no greater impact on the openness of the Green Belt, not exceed the height of the existing buildings and not lead to a major increase in the developed proportion of the site.

3. If proposals for the redevelopment of the factory complex, either in part or whole come forward, then the redevelopment should have no greater impact than the existing development on the openness of the Green Belt and where possible have less impact. The scale of new buildings must lead to a reduction in the visual impact on the surrounding countryside. Buildings must not occupy a larger area of the site than the existing buildings.

4. The uses should be either employment uses (B1, B2 and B8), outdoor recreation and leisure based uses, or a combination of both. Affordable housing, based upon a Local Housing Needs Survey and undertaken by a registered social landlord should be provided in accordance with Local Plan Policy H7.

The relevant planning policies are set out in Appendix 1.

Policy for the Area of Special County Value

The site lies within the Peak Park Fringe Area of Special County Value. Areas of Special County Value are designated on a countywide basis for their landscape quality, or their archaeological, historic or nature conservation importance. Policy NE1 of the Borough Local Plan seeks to conserve and enhance the quality of the landscape and to protect the landscape from development which is likely to have an adverse effect on its character and appearance. Sensitive redevelopment of the site could enhance the character and appearance of the landscape.
Historical Background

The village evolved in the early 19th century as a result of the developing silk industry. The setting in a valley with an ample supply of fresh water from the fast-flowing rivers provided an ideal location for the dyeing works associated with the silk manufacturing processes.

The site was developed by Brocklehurst Whiston as a print works. Cloth was brought from other mills in Macclesfield for the printing process. In the 1960s the site was acquired by Ernest Scrugg Limited of Macclesfield who centralised their textile machinery business on the site.

Historically, the site has been in employment use since the early 19th century and Langley has been associated with a place of work for a similar length of time. Employment uses have not presented any significant problems for the village.

Sustainable Development

Langley Village comprises about 200 dwellings, a Methodist Church, Village Hall and a public house. The school closed many years ago and is used primarily for outdoor education. The village shop/post office closed several years ago.

A major concern of the Borough Council is to achieve a sustainable form of development. Sustainability is about shaping development patterns which minimise the need to travel, in particular by car. The location of new development should seek to reduce the growth in the length and number of motorised journeys and encourage alternative means of travel. As a result of this, the Council considers that retaining the site in predominantly employment uses is the most sustainable form of development. Outdoor-based tourism and leisure-related uses are also considered a sustainable form of development.

The site could be developed for a single use or mixed uses. Appropriate uses may include:

- Employment Uses

  To maintain employment as the predominant use of the site would be appropriate. It would provide opportunities for rural employment and would also maintain the range and variety of employment sites in the Borough.

  If the existing buildings are retained they could be re-occupied for B1, B2 and incidental B8 uses without the need for planning permission.

  Redevelopment of the site for employment uses would be acceptable in principle subject to securing improvements in the visual impact of the site on the surrounding countryside.

  B1 (business), B2 (general industry) and B8 (small scale warehousing) would be acceptable uses.

  It would be preferable if the site was redeveloped by a single user though the creation of small units for multiple occupancy may also be acceptable.
• Visitor Accommodation/Tourist facility

The site is in close proximity to the Peak District National Park, Teggs Nose Country Park and Macclesfield Forest which are popular tourist attractions. Redevelopment of the site would create a unique opportunity to develop the site for outdoor based tourism and leisure related uses. Local Plan Policy (RT13) is to encourage new tourist attractions and leisure developments based upon the character of the area subject to criteria which ensure that the scale and character of the development is appropriate, development does not harm the character of the area and there is no adverse impact on existing residential amenity.

• Affordable Housing

The Borough Council has carried out a Local Housing Needs Survey in Sutton Parish which demonstrates a need for affordable housing. A number of small, low cost dwellings for sale or rent possibly on the Cock Hall Lane part of the site should be included in any redevelopment scheme. Further guidance will be provided by the Head of Housing Services of Macclesfield Borough Council. A registered social landlord should be involved. Policy H7 of the Borough Local Plan will apply.
Demolition/Reclamation

The existing large warehouse buildings are intrusive in the landscape and the older red brick buildings are semi-derelict and are not considered worthy of retention or renovation. Ideally, they should all be demolished and removed from site. Hardstandings and foundations should also be removed and the area reclaimed either for redevelopment or open space.

There may be ground contamination in the vicinity of the old dye works which was located near Cock Hall Lane. A site investigation and assessment report, which should include both physical and chemical analysis, will therefore be required in support of any application for development.

Existing Trees


A full tree survey must be submitted as part of any application for development. Wherever possible, all trees must be retained within the new development and given adequate protection during construction. A contour survey will be required. Due to the change in levels across the site details of changes to the existing levels should also be submitted so that the impact of the earthmoving on the trees can be assessed.

Developers are advised to refer to the Borough Council publication Trees and Development Guidelines (November 1998) which is available from the Planning Department.

Wildlife

An initial ecological assessment has been carried out and there are a number of areas of nature conservation interest. It is likely that a number of protected species are using the site and further detailed surveys will be required to confirm their presence or absence. A full report of any necessary protection and mitigation measures, to the approval of English Nature, will be required as part of any application for development.

Landscape Masterplan

Landscape is considered a crucial element in creating an attractive development and in softening the impact of the development on the surrounding countryside. The developer will therefore be required to submit a landscape masterplan and design report for the whole site as part of any application for development. The design and choice of species should respect the landscape character of the area.
Amount of land for redevelopment

The area of land available for redevelopment is approximately 1.9 hectares, which is based upon the aggregate ground floor area occupied by the present buildings, excluding temporary buildings. Any land for minor access roads, parking/servicing areas and other ancillary uses, should be provided from within the 1.9 hectares. This will enable the Council to achieve the objectives of maintaining the openness of the Green Belt and reducing the impact on the Green Belt.

Development Location/Siting

The new development should be located on the site of the existing industrial buildings, as shown on plan 5. The scale of new buildings must be significantly less than the present buildings, in order to reduce the visual impact of the buildings.

Plan 5 indicates the site physically divided by the brook with two potential development areas A & B. Area A is accessed from Langley Road and Area B is accessed from Cock Hall Lane.

Any new development in Area B should be small scale to be in keeping with the character of Cockhall Lane and to minimise the impact on Fold Cottages. Any affordable housing development should preferably be located in Area B. A landscape buffer approximately 8 metres wide should be created opposite Fold Cottages through which the existing public footpath No 15 can be re-routed.

Land beyond the Site Boundaries

Rieter Scrugg owns two parcels of land beyond the site boundaries, these are shown on Plan 3. It is appropriate for these areas to remain in agricultural use. Alternatively, there is scope for woodland planting in these areas, in accordance with the Council’s Royal Forest of Macclesfield initiative. Woodland planting would assist in reducing the visual impact of the development.

Vehicular Access and Highway Matters

The site is primarily served from Langley Road, the C405. This route carries traffic between Macclesfield and Langley from the Trunk Road A523 via the C580. This traffic includes HGV’s generated from industrial and commercial units in Langley itself. Traffic to and from the east of Langley is predominantly leisure tourist and local traffic seeking access to or from Macclesfield Forest and beyond.

The existing main site access off Langley Road should be retained. Minor improvements will be required in the vicinity of this junction to improve visibility and pedestrian safety. HGV access to Development Area B will be restricted because Cockhall Lane is considered unsuitable for heavy vehicles due to its character and alignment.

The existing access on Cock Hall Lane should be closed and a new access formed between points C & D. A new highway footpath should also be constructed along Cock Hall Lane. Refer to Plan 4.

The existing access via Fold Cottages should be closed beyond the cottages and a cul-de-sac formed. Further minor improvements will also be required in this area.

There should be no vehicular link between the two development areas A & B.

The internal road layout of any proposed development must follow the principles and hierarchy set down in the Cheshire County Council Design Aid (Housing, Industrial and Commercial Estate Roads).
Parking standards should comply with the Cheshire County Council Parking Standards document and Appendix 11 of the Macclesfield Borough Local Plan.

Any proposal for consideration should be accompanied by the information required in part A2 of Guidelines for Traffic Impact Assessment, published by the Institute of Highways and Transportation.

Any new occupiers of the site will be requested to implement a Commuter Plan and improve public transport provision where necessary, as a means of minimising the need to travel by private motor car. A bus turning facility should be provided within the development.

**Surface Water Drainage**

The site lies in the River Bollin catchment within which there are flooding problems. The rate of surface water discharge into the River Bollin or its tributary, Bollin Head Brook will therefore be restricted to that currently discharging from existing site conditions. An appropriate on-site surface water attenuation system will be required as part of any application for development.

Redevelopment of the site will create an opportunity to incorporate sustainable urban drainage systems. The advice of the Environment Agency should be obtained at an early stage to determine the most appropriate sustainable urban drainage systems for this site.

**Reservoir and Bollin Head Brook**

The reservoir should be cleared of any debris in the interests of water quality and public safety. The dam structure, sluice gates, inlet and overflow channel should also be inspected and improved where necessary. The historical significance of these features must be taken into account in any scheme for their improvement. Where possible, they should be preserved in situ.

A new open channel for Bollin Head Brook should, if possible, be created. This will be a challenging design exercise as there is a significant drop in level along the culverted section of the brook. Where possible, any features of historical interest which may be discovered when the culvert is opened, should be preserved in-situ as an educational resource. An open space buffer zone with appropriate soft landscaping should be created, between the new channel and any development, to form a wildlife corridor. This soft landscape buffer zone should be a minimum of 8 metres in width on both sides of the channel.

If the existing culvert is retained within any new development, a survey must be carried out to ascertain its line and condition and any remedial works carried out as appropriate. Buildings should preferably not be constructed over the line of the culvert or directly adjacent to it. A sufficient easement should be retained adjacent to the culvert for maintenance purposes.

All work should be designed and implemented in accordance with the Environment Agency’s recommendations.

**Public Access/Public Open Space**

The existing open grassland area and the tree plantation at the north western end of the site near to the main entrance, must be retained and enhanced. This informal open space area should incorporate screen planting that will filter and soften views of any new development from the residential properties on Langley Road and Cockhall Lane.
As shown on Plan 5, a new permissive public footpath should be created through the site to link public footpath No 15 from Ridgehill with public footpath No 5 which leads to Birch Knoll and across Macclesfield Golf Course to the Hollins.

A small car parking area should be provided, as shown on Plan 5, for visitors to the area and residents of the village.

All footpaths and areas of open space could in principle be adopted by Macclesfield Borough Council following satisfactory implementation and an initial maintenance period. The developer would be required to make a commuted lump sum payment on the transfer of such land to Macclesfield Borough Council to cover a minimum of ten years maintenance costs. This sum would be calculated by Macclesfield Borough Council.

Design Principles

The beauty of the landscape setting and natural assets of the site offer a unique opportunity to create an exceptional development. A sensitive and imaginative approach to the design of the new development is required. Standard building types and layout approach will not be acceptable.

An important objective must be to minimise the visual impact of the development on the surrounding countryside and on the adjacent residential properties. The height, scale, massing and siting of all new buildings must be given careful consideration.

Soft landscape will be a crucial element in creating an attractive development, mitigating the impact of the development on the adjacent properties and integrating the development, sensitively into the surrounding landscape.

A village appraisal has been carried out and is shown on Plan 6. The character of the village is summarised in Appendix 2. New development must reflect local character in terms of materials and colours.

The roofscape of the new development will be an important element as the site is viewed from the surrounding higher land. Light coloured and reflective roofing materials will not be acceptable. Dark, matt coverings will be required to reflect the traditional roofing materials and to reduce the visual impact of the roofscape.

Development proposals must meet the development control standards set out in the Local Plan.
The Development Plan


Other material considerations are Planning Policy Guidance Notes, in particular PPG2 Green Belts, PPG7 The Countryside – Environmental Quality and Economic and Social Development and Government Circulars.

Green Belt Policy

The Cheshire Replacement Structure Plan defines the broad extent of the Green Belt in Cheshire though the identification of detailed boundaries are a matter for Local Plans. Green Belt policies in the Replacement Structure Plan are consistent with the guidance in PPG2. Cheshire County Council has approved the Development Brief on the basis that the Development Brief is in accordance with the Replacement Structure Plan.

Macclesfield Borough Local Plan shows the site lying within the Green Belt. Relevant policies are:

- **GC1 New Buildings**
  
  The boundaries of the Green Belt are shown on the proposals map within the Green Belt approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for the following purposes:

  1. Agriculture and Forestry (the provision of new dwellings will be subject to the principles contained in Policy GC6)
  2. Essential facilities for outdoor sport and outdoor recreation, for cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including the land in it.
  3. Limited extension or alteration of existing dwellings, subject to Policy GC12.
  4. The replacement of existing dwellings, subject to Policy GC11.
  5. Limited infilling within the settlements of Gawsworth, Henbury, Lyme Green and Sutton provided that the development is in scale and character with the settlement in question.
  7. Development within major developed sites which is in accordance with Policy GC4.

  NB - Rieger Scragg's site at Langley is not a major developed site.

- **GC2 Other Operations and Change of Use**

  Within the Green Belt approval will not be given for engineering and other operations, and the making of any material change in the use of land unless they maintain openness; do not conflict with the purposes of including land in the Green Belt; and contribute to the achievement of the objectives for the use of land in Green Belts.

  In the case where amenity on a site within the Green Belt or on a site adjacent to the Green Belt is lost as a result of development on that site, planning obligations may be used to provide for offsetting benefits on the land in the Green Belt.

- **GC3 Visual Amenity**

  Where development is acceptable in principle (under policies GC1 and GC2), the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt. Development proposals which it is considered will cause such injury by reason of their siting, materials or design will be refused.
Appendix 1

Areas of Special County Value for Landscape

The Structure Plan identifies the Peak Park Fringe as an Area of Special County Value for Landscape.

Structure Plan policy R2 states:

IN DESIGNATED AREAS OF SPECIAL COUNTY VALUE (ASCVs), BECAUSE OF THEIR LANDSCAPE QUALITY OR THEIR ARCHAEOLOGICAL, HISTORIC OR NATURE CONSERVATION IMPORTANCE, DEVELOPMENT WILL ONLY BE ALLOWED IF IT DOES NOT HAVE AN ADVERSE EFFECT ON THE CHARACTER OR FEATURES FOR WHICH THE ASCV HAS BEEN DESIGNATED. IN ASCVs ENHANCEMENT OF THE ENVIRONMENT WILL BE SOUGHT WHEREVER POSSIBLE.

The Borough Local Plan shows the site lying within the Peak Park Fringe ASCV and policy NE1 states:

IN AREAS OF SPECIAL COUNTY VALUE THE BOROUGH COUNCIL WILL SEEK TO CONSERVE AND ENHANCE THE QUALITY OF THE LANDSCAPE AND TO PROTECT IT FROM DEVELOPMENT WHICH IS LIKELY TO HAVE AN ADVERSE EFFECT ON ITS CHARACTER AND APPEARANCE.

Tourism

Policy RT13 states:

THE BOROUGH COUNCIL WILL ENCOURAGE IMPROVEMENTS TO SERVICES AND FACILITIES ASSOCIATED WITH EXISTING TOURIST ATTRACTIONS AND THE PROVISION OF NEW TOURIST ATTRACTIONS BASED ON THE CHARACTER OF THE PLAN AREA PROVIDED THAT:

1. THERE IS NO CONFLICT WITH THE GREEN BELT, COUNTRYSIDE AND CONSERVATION POLICIES OF THE LOCAL PLAN
2. THE SCALE AND CHARACTER AND LOCATION OF THE DEVELOPMENT IS APPROPRIATE
3. THERE IS NO HARM TO THE CHARACTER OF THE AREA
4. THERE IS NO ADVERSE IMPACT ON EXISTING RESIDENTIAL AMENITY
5. DEVELOPMENT CONTROL POLICIES ARE MET

Any new development for business use will be considered appropriate only where there are significant improvements in terms of visual impact. The height, scale, siting and design of new buildings will require careful consideration.

Affordable Housing

Policy H7 of the Borough Local Plan states:

EXCEPTIONALLY, IN RURAL AREAS PLANNING PERMISSION MAY BE GRANTED FOR AFFORDABLE HOUSING ON LAND THAT WOULD NOT NORMALLY BE RELEASED FOR DEVELOPMENT, PROVIDED THAT ALL OF THE FOLLOWING CRITERIA ARE MET:

1. THE SCHEME WOULD MEET A GENUINE LOCAL HOUSING NEED THAT WOULD NOT OTHERWISE BE MET, SUPPORTED BY A HOUSING NEEDS SURVEY.
2. THE SCHEME IS UNDERTAKEN BY A REGISTERED SOCIAL LANDLORD.
3. THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO THOSE PERSONS WHO MEET THE OBJECTIVES OF A REGISTERED SOCIAL LANDLORD.
4. THE SITE IS LOCATED IN OR ADJOINING AN EXISTING VILLAGE AND IS OF A SCALE AND CHARACTER APPROPRIATE TO THE LOCATION.
The early houses including the 18th century Hall were probably linked to agriculture. It was in the early 19th century that the modest terrace properties were built to provide accommodation for the workforce, these buildings were built alongside the main route through the village or positioned alongside the mills and dyehouses.

There is a range of building types in a variety of architectural styles. The predominant style for the cottages is a modest vernacular style with no embellishments in terms of architectural details. There are examples of a more enlightened architectural style, mainly displaying a Gothic influence on the former school, school house, Methodist Chapel and Institute, all of which are in local stone.

There are a number of individual properties which date from the 19th Century. They are attractive and incorporate architectural details in the form of stone doorcase surrounds, sills and lintels and sash windows. The red brick Edwardian properties, of which there are a number of examples in the village, are distinguished and representative of the period. Sporadic development continued throughout this century with Local Authority housing providing new accommodation in the 30's and 50's. There was a modest amount of modern buildings built in the 60's and 70's, these were speculative developments unrepresentative of the village style or traditional character.

The overall character and sense of place is created by the building form, the quality of the spaces between the buildings and the outstanding views out to the surrounding countryside. An intimate character is produced by a sense of enclosure which is created by the rows of terraced cottages on either side of the narrow road. The stone walls, hedges and railings are important features, they maintain the sense of enclosure and link the buildings and spaces together.

Although the terrace cottages lack architectural detail their scale, form and massing provides a strong visual character which is enhanced by the low pitched roofs, chimneys and the use of a mid-brown brick. The terraces are mainly two-storey with a number of three-storey cottages in the middle of the terrace. The changes in height contribute to the visual incidents in the street scene which is further enhanced by the light coloured gables evident throughout the village.

The traditional building materials which are used throughout the village include a brown brick and stone with stone flag and blue slate roofs. Later buildings introduced a red brick which complemented the original materials and provides interest and character. Light gables are evident on many of the buildings with light coloured rendered panels as elevational features; these are found on the 30's and 50's buildings. The light brick and concrete tile of later properties is a discordant feature which detracts from the traditional character.