

Hollingworth Fold Cottage - Glamping Site

Heritage Impact Assessment
August 2025



Version history

Project name: Rochdale Borough Council
Project number: 9745

Rev:	Date:	Status	Name	Description
6	AUG 25	RE-ISSUE	FREYA NEEDHAM HERITAGE CONSULTANT	ISSUE FOR PLANNING
5	SEPT 24	RE-ISSUE	FREYA NEEDHAM HERITAGE CONSULTANT	ISSUE FOR PLANNING
4	May 24	Re-Issue	Freya Needham Heritage Consultant	Issue For Planning
3	December 23	Issue	Freya Needham Heritage Consultant	Issue
2	December 23	QA	Jenna Johnston Associate Heritage Consultant	QA
1	November 23	Drafting	Freya Needham Heritage Consultant	Drafting

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Contents

1.0	Introduction	5	5.0	Summary of Proposed Works	23
1.1	Background	5	6.0	Proposed Works + Heritage Impact Assessment	26
1.2	Methodology	5	6.1	Impact on Hollingworth Fold Cottage	27
1.3	Authorship & Acknowledgements	5	6.2	Impact of the Setting of Hollingworth Fold Cottage	27
1.4	Location & Description	6	6.3	Impact on the Hollingworth Fold Conservation Area	28
1.5	Current Land Use & Management	6	6.4	Conclusion & Justification	29
1.6	Designations	6	7.0	Bibliography & Sources	31
2.0	Planning Policy Context	8	7.1	Bibliography	31
2.1	National Planning Policy Framework (NPPF) 2024	8	7.2	Sources	31
2.2	Rochdale Adopted Core Strategy 2016	9	8.0	Appendices	33
2.3	Hollingworth Fold Conservation Area	9	8.1	Listing Description: Hollingworth Fold	33
3.0	Understanding the Heritage	11	8.2	Endnotes	34
3.1	Description of the Heritage	11			
3.2	History & Development	17			
4.0	Assessment of Significance	19			
4.1	Archaeological Interest	20			
4.2	Architectural & Artistic Interest	20			
4.3	Historic Interest	20			
4.4	Setting	20			
4.5	Hollingworth Fold Conservation Area	21			
4.6	Contribution of Hollingworth Fold Cottage to the Conservation Area	21			

1.0

Introduction

1.0 Introduction

1.1 Background

This Assessment has been prepared to support an application for Planning Permission and Listed Building Conset for works at Hollingworth Fold Cottage, in acknowledgement of the proximity of the proposed development to the Grade II listed Asset.

The following report provides an understanding of the site’s heritage context, and provides a breakdown of heritage significance, and assesses the potential impacts of the proposed scheme on this significance.

1.2 Methodology

1.2.1 Guidance + Policy

As required by paragraph 207 of the National Planning Policy Framework (NPPF 2024), the following report describes the significance of the heritage assets. The detail of which is required to be ‘proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’ This information can be found in 4.0 Assessment of Significance. This will underpin an appropriate assessment of the potential impacts of the proposal on that significance, which is found in 6.0 Proposed Works + Heritage Impact Assessment, written in accordance with paragraphs 212-221 of the NPPF.

The document follows best practice guidance, such as Historic England’s Statements of Heritage Significance (2019), Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017) and Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment (2008), and BS7913 - British Standards Guide to the Conservation of Historic Buildings.

1.2.2 Research + Approach

This report has been informed by desktop research, including, where relevant, the consultation of the Historic Environment Record (HER), online research, relevant archival repositories, archaeological databases, historic photographs and mapping, and any previous heritage reports such as Significance and Heritage Impact Assessments.

1.2.3 Scope + limitations

The location of the project is outlined in 1.4 Location & Description Any potential archaeological impacts are beyond the remit of this report.

1.3 Authorship & Acknowledgements

This document has been prepared by Freya Needham MA, Heritage Consultant at Buttress, and reviewed by Jenna Johnston MA(Hons), MSc, IHBC, Associate Heritage Consultant at Buttress.

Access to library and archival information relating to Hollingworth Fold has been provided by Rochdale Local Studies Library via Dropbox sharing. This has been gratefully received and has contributed to background understanding of the property.

1.4 Location & Description

The site is located in Littleborough, Rochdale in close proximity to Hollingworth Lake in the hamlet of Hollingworth. The development site encloses Hollingworth Fold Cottage and forms part of the cottage’s outdoor space. A public bridleway runs across the western boundary of the site.

The site lies within the Hollingworth Fold Conservation Area and the Liverpool, Manchester and West Yorks Greenbelt.

1.5 Current Land Use & Management

The site is currently owned and managed by Rochdale Borough Council. The cottage is currently under-going renovation and conservation works.

1.6 Designations

Hollingworth Fold Cottage is Grade II listed (Listing No. 1162368). The site is located within the Hollingworth Fold Conservation Area.

There are no other designated heritage assets within the vicinity of the site.



Figure 1 Top: Location Plan
Figure 2 Bottom: Site Plan

- Conservation Area Boundary
- Approximate Site Boundary
- Approximate Ownership Boundary
- Approximate Site Location

2.0

Planning Policy Context

2.0 Planning Policy Context

2.1 National Planning Policy Framework (NPPF) 2024

The NPPF was first published in March 2012, replacing a significant proportion of government planning policy with immediate effect. The NPPF has since been revised and latest alterations were adopted in December 2024. The intention of this document is to outline core planning policy within the UK and inform local planning guidance and supplementary documents. In this instance local planning guidance comes under the Allerdale Local Plan.

Section 16 of the NPPF addresses policy for the conservation and management of the historic environment. This document has been created with the awareness that ‘the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’ (Paragraph 202).

Paragraph 210 states that ‘in determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

Paragraph 213 explains that ‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’.

Paragraphs 219-220 concern new development within Conservation Areas and within the setting of heritage assets and stated that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably... not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.’

2.2 Rochdale Adopted Core Strategy 2016

Local planning guidance for Rochdale cones under the Rochdale Adopted Core Strategy 2016. Specifically relevant to the management of the historic environment is policy ‘P2 - Protecting and enhancing character, landscape and heritage’. This policy states that:

‘We will protect the borough’s heritage by:

a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include:

i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;

ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;

iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;

iv. The Edgar Wood and J. H. Sellers cultural heritage;

v. The heritage of the seventeenth and eighteenth century vernacular tradition; and

vi. The engineering heritage, including mills, canals and railways.’

b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;

c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and

d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

2.3 Hollingworth Fold Conservation Area

There is currently no Conservation Area Appraisal or management document for Hollingworth Fold. Maintenance and management is therefore directed by the Rochdale Adopted Core Strategy 2016.

3.0

Understanding the Heritage

3.0 Understanding the Heritage

3.1 Description of the Heritage

The basis of the following description was initially based off observation made during a site visit carried out in April 2022, conducted before the commencement of the recently approved conservation and repair works. As of April 2024, these works have now been completed and so the following description has been updated to capture any changes to the asset. Photos from before and after have been used.

3.1.1 External

The cottage is a traditional two-story dwelling with low eaves, constructed of hammer-dressed gritstone with a graduated stone slate roof and rebuilt brick gable chimney stack. The stonework shows evidence of water-shot coursing, a technique known locally as ‘ramped’ coursing, where the upper edge of each stone projects beyond the lower to allow moisture in the wall to drain out and evaporate.

Central to the front elevation is modern timber door in the original opening with dressed surround. Above the door is a large date stone carved ‘IMF 1727’. On the same elevation are 4 windows with chamfered surrounds and timber hopper fittings. The ground floor window to the right of the door is divided by a chamfered mullion.

In the western gable is a single leaf timber door with quoin detailing and a large opening fitted with a 12-pane hopper style window at first floor level. Additional features on this elevation include two ventilation fillings, wooden bird box, cables and drainage pipe.



Figure 3 Front elevation (April 2022 PRIOR TO RENOVATION)



Figure 4 Ground floor window with central mullion (April 2024 FOLLOWING RENOVATION)



Figure 5 Date stone above principal door (April 2022 PRIOR TO RENOVATION)

At the rear of the property is a C20 off-shot extension with catslide roof. Overall, the elevation has five windows all with hopper style fittings and chamfered surrounds.

The eastern gable-end of the property has no openings. Adjoining this elevation is a single-storey lean-to with a profiled metal roof and external access.



Figure 6 Top: East elevation with C20 lean-to (April 2022 PRIOR TO RENOVATION)



Figure 7 Bottom: West elevation (April 2022 PRIOR TO RENOVATION)



Figure 8 Rear elevation (April 2024 FOLLOWING RENOVATION)



Figure 9 East elevation with view to the rear (April 2022 PRIOR TO RENOVATION)

3.1.2 Internal

The layout of the cottage is one room deep with two bays on both floors, with the addition of a rear offshot.

The principal entrance to the cottage enters into the primary living space. This room has low plastered ceilings with exposed beams, and a tiled floor. In some areas the original stone walls remain exposed however much has been plastered and painted white with a contemporary finish. The size of the original fire place has been reduced and a modern log burner installed. The two windows that serve the room are recessed into the walls with deep cills, and the internal surrounds are exposed dressed stone.

To the west of the main living room is the kitchen, with plastered ceiling and walls, and tiled floor. The kitchen retains no original character, however is fitted with a high-quality modern kitchen.



Figure 10 Principal ground floor living space (April 2022 - PRIOR TO RENOVATION)



Figure 11 Ground floor window in living space (April 2024 AFTER RENOVATION)



Figure 12 Ground Floor Window Following Repair (April 2024 AFTER RENOVATION)

A modern stair connects the ground floor to the upper, with a small bathroom at the half-landing. The bathroom is modern.

The first floor is divided into three bedrooms, with modern floorboards and plastered walls painted white. Ceiling beams are visible in the principal bedroom. The two eastern most rooms have been divided by a modern partition, and the original fireplace opening has been sealed. All windows at first floor have been plastered, concealing the original stone surrounds.

The interior of the cottage retains little original character or features. The stone window surrounds, low ceiling height and ceiling beams are the only features that contribute to the internal character of the property.



Figure 13 Ground floor kitchen (April 2024 AFTER RENOVATION)



Figure 14 Ground floor kitchen (April 2024 AFTER RENOVATION)



Figure 15 Second floor bedroom (April 2022 PRIOR TO RENOVATION)



Figure 16 Modern stair in rear extension (April 2022 PRIOR TO RENOVATION)



Figure 17 Bathroom located within C20 rear extension (April 2022 PRIOR TO RENOVATION)

3.2 History & Development

Hollingworth Fold is a small hamlet set within the vicinity of Hollingworth Fold Lake. Historically, the hamlet consisted of a small number of cottages and farms, along with a pub, Free School and Workhouse. The character of the fold remained largely unchanged until the mid 20th century when, as stated in the Rochdale Observer in 1939, 'under the category of slum clearance' a number of dwellings, along with the former Workhouse building were demolished¹.

With regard to Hollingworth Fold Cottage itself, the dwelling was constructed in 1727, as evident from the date stone situated above the door. There is little written record of the cottage, however it is known to have been occupied by the Fielding family consistently from 1891 onwards; the family worked in the local cotton industry. From some time in the mid-20th century, the cottage came into use as the local Country Park Warden's cottage.

Amongst local people, the cottage is referred to by a number of names including;

- 13 Hollingworth Fold
- Hollingworth Fold Cottage
- Cray Cottage
- Warden's House.

Comparison of the cottage to the historic image shown in [Figure 18](#) shows that changes have been made to the cottage since it was originally built. Such alterations include; the replacement of casement windows, a replacement chimney stack, re-roofing works, general landscaping.

The cottage is currently undergoing conservation works.



Figure 18 Top: Historic Image of the Cottage, Date unknown (presumed early C20), Littleborough History Society²

Figure 19 Bottom: Historic Image of Hollingworth Hamlet, c. Early C20, Rochdale Local History³



4.0

Assessment of Significance

4.0 Assessment of Significance

Following guidance outlined in Historic England’s Conservation Principles, Policies and Guidance (2008), along with the more recent Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets.

The level of significance will be assessed based on the scale below:

Levels of significance

Exceptional	Heritage interests having national or international importance, usually found where assets are designated at Grade II*, Grade I, Scheduled Monuments.
High	Heritage interests having national importance, usually found where assets are designated at Grade II*.
Medium	Heritage interests having regional importance, usually found where assets are designated Grade II. Also, generally applies to Conservation Areas.
Low	Heritage interests that make a positive contribution to their area, group or setting. Usually, Non-Designated Heritage Assets and historic townscapes.
Neutral	Historically unimportant.

Understanding of significance is broken down into the following categories:

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural + Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.1 Archaeological Interest

There is no known evidence to suggest there was past human activity on the site before the cottage was built. It is therefore considered unlikely that any archaeological remains pre-dating the cottage survive.

With regard to any potential buildings archaeology, interest is also limited due to lack of any substantial surviving material within the buildings itself. Any structural fabric that relates to the earlier phases of the building and its development is evident externally.

The archaeological interest of Hollingworth Fold Cottage is **low**.

4.2 Architectural & Artistic Interest

The cottage holds vernacular merit as a dwelling of local style and material use, displaying Detailing such as water-shot coursing, a relatively unique feature local to Rochdale, Rossendale, Yorkshire and the surround areas. Before the slum clearance at Hollingworth in the mid 20th century, the hamlet had a large number of buildings constructed in the same style and materials.

Hollingworth Cottage now remains one of the few surviving examples of this local style of construction; this increases the cottage’s evidential value.

The architectural and artistic interest of Hollingworth Fold Cottage is therefore **medium**.

4.3 Historic Interest

The presence of the cottage is illustrative of the development and change in character of Hollingworth Fold Hamlet; remaining one of the few examples of original vernacular architecture in the area, having survived the local slum clearance works in the early-mid 20th century.

The cottage’s historic character is widely recognised amongst the local community, with the cottage featuring as a local landmark within a number of local walks and historic trails.

Despite its altered setting, the cottage remains a unique building with some high quality elements that marks it as a building of interest to the local community.

The historic interest of Hollingworth Fold Cottage is **medium**.

4.4 Setting

‘Setting’ is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.⁴

Setting can contribute to the significance of an asset and its understanding.

The setting of the cottage was traditionally understood in the context of the Hollingworth Fold Hamlet; a small settlement of houses and agricultural dwellings, along with the workhouse adjacent to the cottage. This setting has been altered over time following the demolition of a number of the buildings in the area following a period of ‘slum clearance’.

Today, the setting of the cottage is understood in relation to its proximity to the Hollingworth Fold Lake and location within the country park. The area is defined by it’s rural, countryside character and low density development. When viewed from the approach along Syke Road, the cottage can be appreciated in it’s largely green and rural surroundings. This contributes to the understanding and character of the cottage as a rural dwelling, traditionally used as a ranger’s cottage.

**4.5 Hollingworth Fold
Conservation Area**

Hollingworth Fold Conservation Area was designated by Rochdale Borough Council in 1981. No Conservation Area Appraisal has been produced for Hollingworth Fold Conservation Area.

The conservation area is defined largely by open-plan fields and the detached dwellings and farmsteads that lie along Syke Road. The area is rural in character and forms part of the wider setting of Hollingworth Lake and Country Park.

**4.6 Contribution of Hollingworth
Fold Cottage to the
Conservation Area**

Hollingworth Fold Cottage contributes to the Conservation Area as one of the few remaining examples of local vernacular style, having survived the local slum clearance works in the early-mid 20th century. The cottage also contributes to the area due to its minimal scale and mass that sits discreetly within the open rural landscape surrounding Hollingworth Fold Lake.

5.0

Summary of Proposed Works

5.0 Summary of Proposed Works

The proposed development will introduce a new glamping site to the site, north of the existing cottage.

A total of 6no. glamping units and 1no. bell tents for guest use along with recycling/waste facilities, an extended parking / turning area, a communal BBQ/ meeting hut, and secure bike storage, will be introduced to the site.

An existing access point will be utilised with an existing hardcore area to be extended to create a larger parking/ turning area.

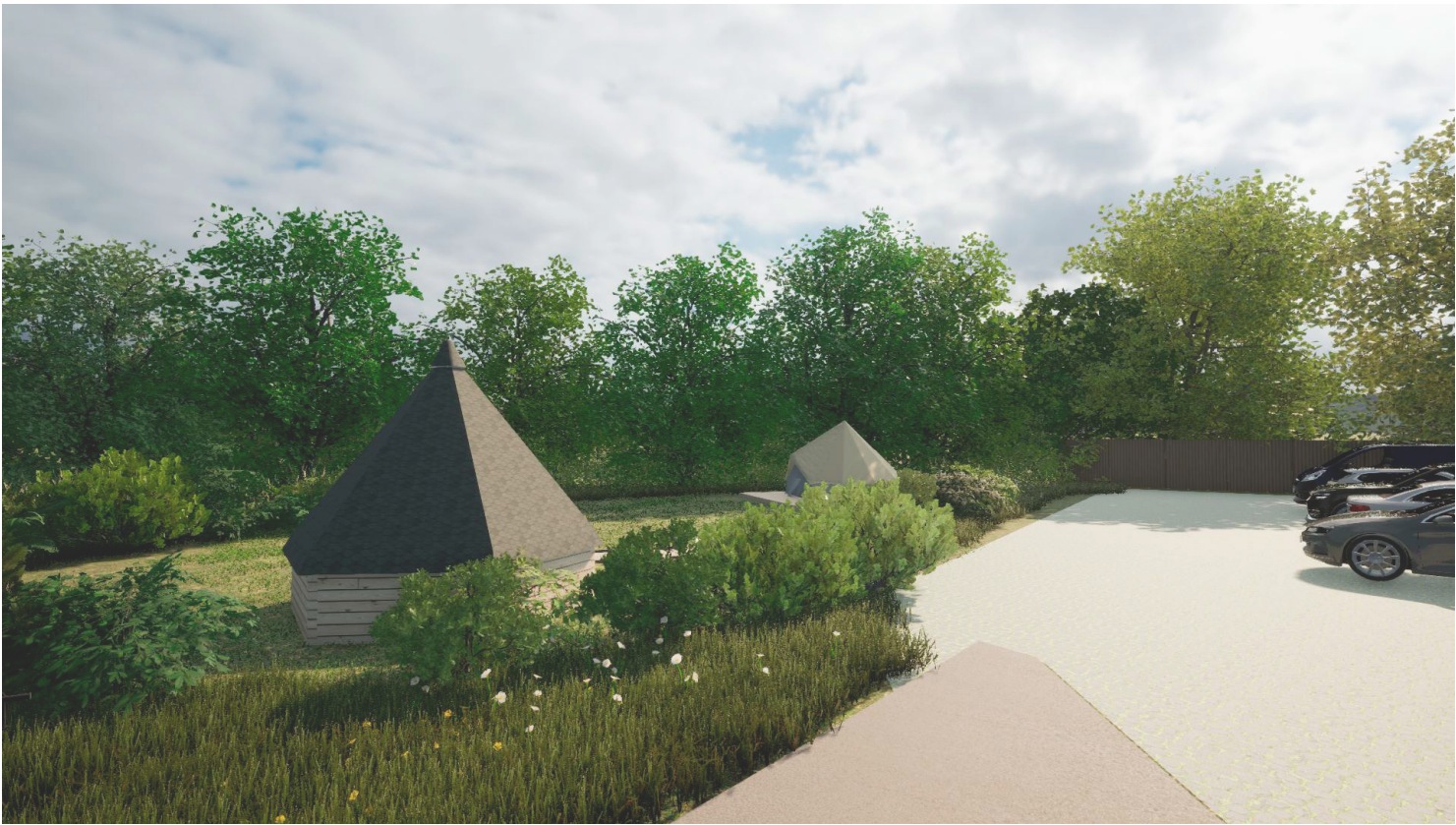
One parking bay per unit is proposed, with an extra electric vehicle charging point and also one bay being dedicated as an accessible parking bay. Each pod will have a small area of decking to provide private outdoor space. Also intended are associated footpaths and landscaping of the site.

Figure 20 Existing and Proposed Elevations





View 1 - Proposed view from public road.



View 2 - Proposed bell tent and communal hut for guest use.



View 3 - View of proposed pods.



View 4 - View of proposed pods facing east across site.

6.0

Heritage Impact Assessment

6.0 Proposed Works + Heritage Impact Assessment

The following section will present a summary of the proposed works, followed by an assessment of the potential impacts on the heritage.

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Exceptional	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 1 Significance/Scale of Impacts Table

Scale of Change

No Change	No material change to the heritage asset or its setting.
Negligible Change	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.
Minor Change	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.
Moderate Change	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.
Major Change	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Scale of Impact

Major beneficial	The proposal will have an exceptionally positive impact on the significance of the heritage.
Moderate beneficial	The proposal will have a substantial positive impact on the significance of the heritage.
Minor beneficial	The proposal will have some limited positive impact on the significance of heritage.
Neutral	The proposal does not affect the significance of the significance of heritage.
Minor adverse	The proposal will have some limited negative impact on the significance of the heritage.
Moderate adverse	The proposal will have a substantial negative impact on the significance of the heritage.
Major adverse	The proposal will have a serious and irreversible impact on the significance of the heritage.

6.1 Impact on Hollingworth Fold Cottage

The proposed development will not result in any material change to the asset and will have no direct impact on the Grade II listed cottage. The cottage derives it’s significance from its architectural quality, local vernacular design, and role in the development of Hollingworth Fold. The proposed development is not considered to compromise or pose harm to this understanding of significance.

The development will therefore result in **no harm** to the fabric of the asset.

6.2 Impact of the Setting of Hollingworth Fold Cottage

The size and scale of the glamping site has been kept to a minimum as to reduce the physical and visual impact of the scheme on the setting of the asset.

The timber glamping pods will be no more than 3.1m at their highest point and will not be clearly visible behind the cottage from public vantage points along Syke Road. Additionally, the proposed hedgerow that will be introduced to the rear of the cottage to enclose the new pods, will provide additional screening and maintain the existing green and natural setting of the cottage.

The materiality of the pods and bell tents is neutral, utilising wood and canvas to ensure they sit comfortably within the natural setting of the cottage, and the wider setting of Hollingworth Lake and Country Park.

Both the pods and the tents are temporary in nature and development can be easily reversed in the future without any significant damage to the site.

Where new landscaping is proposed as part of the scheme, this will utilise existing access and trackways where possible to reduce the visual impact on the landscape. New pathways to the east and north of the cottage will be constructed of natural and permeable materials to maintain the appearance of the site.

The new bike store will utilise a green roof to blend in with the surrounding landscape and reduce its visual impact. The store is small in scale and will not detract from the setting or character of the cottage which will remain dominant in both mass and appearance within views of the site.

The proposed car parking area to the east of the site will use grass paving grids to reduce the visual impact on the surrounding green landscape. Due to existing planting and the gradient of the site, the proposed car park will not be clearly visible within views of the cottage and will therefore have no impact on its setting.

Overall, the works will constitute **minor change**, having a **slight impact** on the asset which is **minor/moderate beneficial** in nature.

Although the glamping site will result in a minor alter the appearance of the site overall, the minimal scale of development is not considered to have a negative impact on the setting or character of the asset in its context.

The proposed development will result in **no harm** to the setting and character of the asset.

6.3 Impact on the Hollingworth Fold Conservation Area

The proposed development will constitute a **minor** change to the Hollingworth Fold Conservation Area.

The proposed glamping site is small in scale and will not be easily visible from key vantage points within the conservation area, including direct views of the cottage site from Syke Road. The site uses natural materials where possible, including timber, canvas and grass matting for construction to maintain the character of the site and compliment the rural character of the conservation area.

The development will also include increased planting to the site which will aid in screening, improve the wildlife provision on the site. All new planting will be a mix of native species already found in the area.

Both the pods and the tents are temporary in nature and development can be easily reversed in the future without any significant damage to the site.

The primary contribution of Hollingworth Fold Cottage to the conservation area is its vernacular architectural style.

The proposals do not seek to visually alter the property, and this contribution will therefore remain unchanged.

It is considered that the proposal will positively affect the conservation area by means of bringing the cottage and the wider site back into active use, and encouraging increased visitor numbers to the area.

This will result in **minor change** within the Conservation Area which is **minor/moderate beneficial** in nature.

The proposed development will result in **no harm** to the character or special interest of the Hollingworth Fold Conservation Area.

6.4 Conclusion & Justification

Overall, the new glamping site will be beneficial to the local area and to the public, providing high-quality attractive accommodation, drawing visitors and footfall to the area.

The proposed development has been designed to be small in scale and impact, utilising a natural material palette, additional planting, and minimal construction to reduce both the physical and visual impacts on the wider site.

The cottage was historically used as accommodation for the local rangers and the introduction of the glamping site to the area will align with this former use, allowing visitors to enjoy the surrounding lake and country park, while safeguarding the rural character of the area.

The works proposed glamping site will have **no direct impact** on Hollingworth Fold Cottage. The impact of the scheme on the setting and character of the asset will constitute **minor change** having a **slight** impact on the property which is **beneficial** in nature.

The proposals will result in **no harm** to the significance of Hollingworth Fold Cottage or the Hollingworth Fold Conservation Area.

7.0

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7.0 Bibliography & Sources

7.1 Bibliography

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7.2 Sources

Rochdale Local Studies Library:

- Census & 1839 Register
- Photos of Hollingworth Fold

8.0

Appendices

8.0 Appendices

8.1 Listing Description: Hollingworth Fold

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1162368

Date first listed: 02-Jan-1967

Date of most recent amendment 23-Apr-1986

Statutory Address 1: HOLLINGWORTH FOLD, 13, SYKE ROAD

Heritage Category:

Location

Statutory Address: HOLLINGWORTH FOLD, 13, SYKE ROAD

The building or site itself may lie within the boundary of more than one authority.

District: Rochdale (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD 94279 14887

Details

SD 91 SW LITTLEBOROUGH SYKE ROAD (north side)
3/62 No. 13 Hollingworth Fold (formerly listed as Hollingworth Fold Cottage 2/1/67 (No. 13))

G.V. II

House. "IMF 1727" on datestone. Hammer-dressed watershot stone with graduated stone slate roof. 2-unit 2-storey plan with C20 outshut to rear. Quoins and projecting plinth. Central door with dressed surround. 3 and 4-light chamfered mullion windows on ground floor and two 3-light on first floor now only 1 mullion remaining. Gable chimney stack rebuilt in brick. Two 2-lght windows to rear both with mullions removed. Door and 16-pane sash window inserted to left gable. Chamfered floor beams internally.

Listing NGR: SD9427914887

8.2 Endnotes

1 'Council Affairs'. The Rochdale Observer, January 4th, 1939.

2 Littleborough's History Centre. Cray Cottage. Accessed May 2022. <https://www.facebook.com/LittleboroughHistory/photos/gm.618231475215644/2097195980569069/>

3 Rochdale Local Studies Centre. Hollingworth Fold showing The Mermaid Inn. Accessed May 2022. https://www.facebook.com/RochdaleLocalHistory/photos/a.209484865875683/991172957706866/?locale=ms_MY&paipv=0&eav=AfagSFamF0YcYtmnpaUW5HYJR4l8npJFUA-vAvwrLuWXFGnksf7m-fKKDhqssk0MoWE&_rdr

4 Historic England. Conservation Principles, Policies and Guidance, 2008. Accessed 20th March 2023 <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles>

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