

OLD FALINGE, FALINGE FOLD
ROCHDALE, OL12 6LE

HERITAGE STATEMENT



Ref: 2203.1038 | 4 July 2022

Contents

1.0	INTRODUCTION	1
2.0	SITE LOCATION AND CONTEXT	2
3.0	IDENTIFIED HERITAGE ASSETS	4
4.0	PLANNING LEGISLATION AND POLICIES	21
5.0	ASSESSING SIGNIFICANCE	27
6.0	PROPOSED WORKS AND ASSESSMENT	32
7.0	CONCLUSION	44
8.0	SOURCES	45

Appendices

HS1	LISTING DESCRIPTION
HS2	BUILDING MORPHOLOGY

Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	27/06/2022	Draft For Review	Paul Clarke Director	Shaun Moger Heritage Consultant	Client
2	28/06/2022	For Submission	Paul Clarke Director	Shaun Moger Heritage Consultant	Client
3	04/07/2022	Amended	Paul Clarke Director	Shaun Moger Heritage Consultant	Client



Copyright

© This report is the copyright of heritage unlimited.
Any unauthorised reproduction or usage is strictly prohibited.

Limitations

Heritage Unlimited (HUL) has prepared this report for Amir Khan in accordance with the Memorandum of Appointment under which our services were performed. No warranty, expressed or implied, is made as to the professional advice included in this report or by any other services provided by HUL. This Report is confidential and may not be disclosed by the Client nor relied upon by any other party without the prior and express written consent by HUL.

The conclusions and recommendations contained in this report are based upon information provided by others and upon assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by HUL has not been independently verified by HUL, unless otherwise stated in the Report.

Certain statements made in this report that are not historical facts may constitute estimated, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from results predicted. HUL specifically does not guarantee or warrant any estimates or projections contained in this Report.

Copyright

© This document and its contents are copyright of Heritage Unlimited. Any redistribution or reproduction of part or all of the contents is strictly prohibited, unless related to the application for which it was originally written or having received express written permission. Furthermore, this report should not be used if the submission is made 12 months or more after the report date or if there has been a change in legislation, national, or local planning policies, or the works proposed have been amended. In this instance we ask the Local Planning Authority to reject this document as a supporting document as the professional assessment and conclusion may differ due to changes mentioned above and bring into question the company's and the consultants professional integrity.



Copyright

© This report is the copyright of **heritage** unlimited.
Any unauthorised reproduction or usage is strictly prohibited.

1.0 INTRODUCTION

- 1.1. This Heritage Statement has been produced by **heritage** unlimited to support a planning application with regards to the regularisation and other works at Old Falinge, Falinge Fold.
- 1.2. These works comprise of the following:
- Works relating to the relaying of the existing stone roof;
 - reinstating and repair of lime plaster on various internal walls;
 - replacement of kitchen door and window, and bathroom suites;
 - repair of existing reception room window;
 - reinstating of attic door; and
 - installation of safety glass to existing attic window.
- 1.3. Old Falinge is a grade II listed building (see **HS1** for full listing details). Listed buildings are defined by the National Planning Policy Framework (2021) (NPPF) as designated heritage assets.
- 1.4. As the proposed works affect a heritage asset, paragraph 194 of the National Planning Policy Framework (2021) (NPPF) requires a Heritage Statement to support the planning application. This document has been prepared in accordance with the requirements of the NPPF.
- 1.5. The purpose of a Heritage Statement is to identify the significance of any heritage asset affected by the proposed development, the impact the proposed development will have upon the identified significance and justification for the proposed development. The Heritage Statement also needs to assess the proposed work in accordance with the statutory tests provided in the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.6. This Heritage Statement should be read in conjunction with architectural plans and other supporting documents, which form this planning application.
- 1.7. This report has been compiled by Paul Clarke BA (Hons) Arch Cons and is based on desk-based research and a site visit carried out in April 2022.



2.0 SITE LOCATION AND CONTEXT

- 2.1. Old Falinge is located at the western end of Falinge Fold, Rochdale, on the north side of the street. As the last property on the street, Old Falinge is surrounded by mature trees on three sides. To the north and west are Foot Wood and Shawclough Brook, wooded areas with a drop in topography. To the south is an undeveloped patch of land associated with Old Falinge which has a current outline planning application for a semi-detached property.
- 2.2. The neighbouring properties to the east are a row of stone cottages which date to the early 19th century but are not listed.
- 2.3. Falinge Fold is a small hamlet to the north of Rochdale and consists of a single narrow street connecting Spod Road to the west and Falinge Road to the east. Development in the 19th and 20th centuries encompassed the area into wider Rochdale, connecting Falinge, Spotland, and Shawclough.
- 2.4. To the south is Falinge Park High School, a modern build school with no distinct character which underwent large scale redevelopment in the late 20th century and again in 2012. Falinge Park itself is located to the east of the school grounds covering a similar area of approximately 20 acres and containing a listed hall façade and pavilions and ornamental landscaped gardens.
- 2.5. The area is characterised by a combination of fairly spacious development from the late 17th to 20th centuries, the large modern school and grounds, and wooded areas, such as Shawclough Brook and Foot Wood immediately to the north of Old Falinge. The wider area consists of industrial terrace development associated with the now derelict cotton and woollen mills and rubber works 300m northwest of the site.



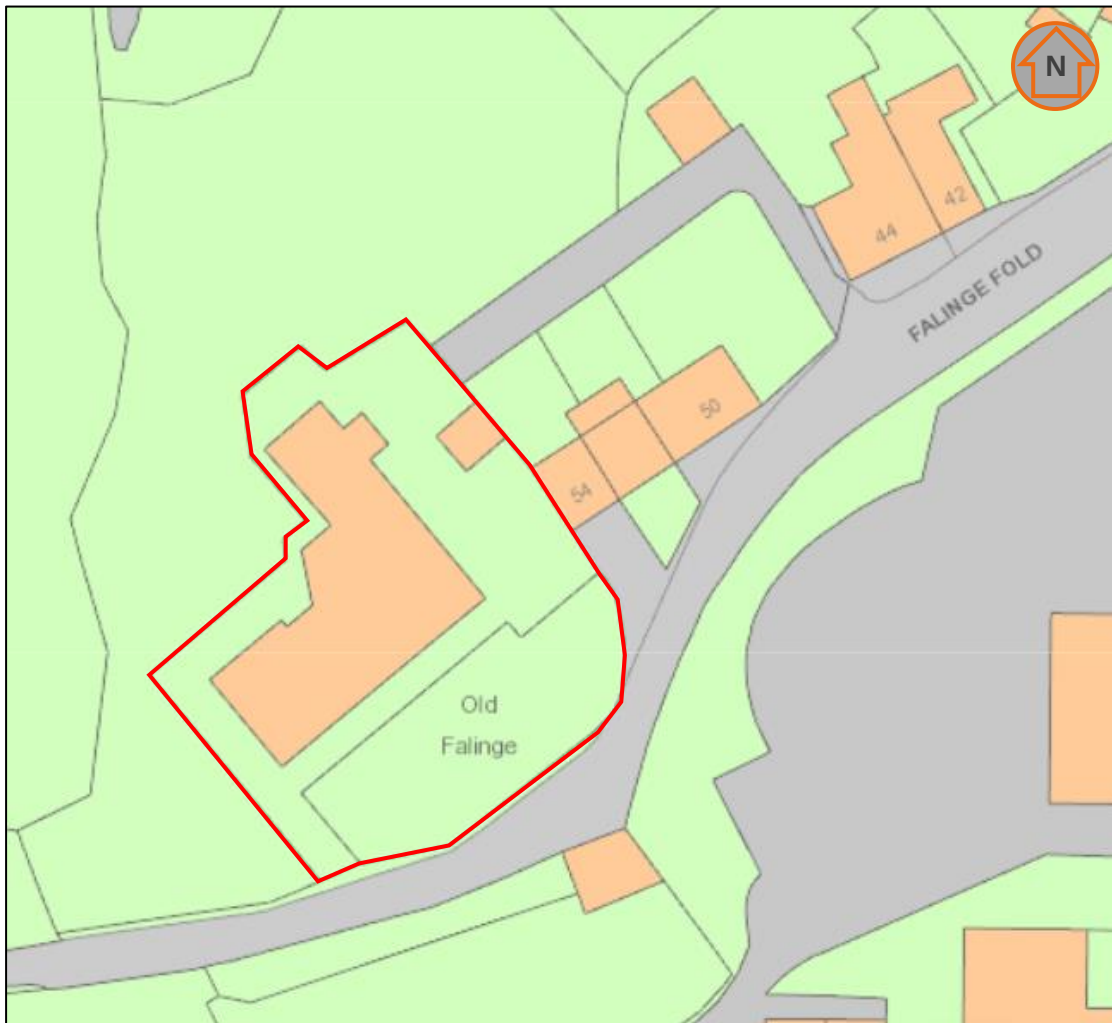


Fig.1: Site location shown in red.

3.0 IDENTIFIED HERITAGE ASSETS

- 3.1. The National Planning Policy Framework (NPPF) requires that all heritage assets affected by the proposed development are identified and their significance, which includes setting, are described. The level of 'harm' the proposed works will have to the identified heritage assets also needs to be determined within the context of a Heritage Statement.
- 3.2. This section of the document identifies the principal heritage asset, the listed building Old Falinge. See **HS1** for full listing details.

Old Falinge

- 3.3. The hamlet of Falinge Fold was first documented in the 13th century and development of coal pits in the late 16th century and a fulling mill in the early 17th century aided the development of the area. The oldest surviving buildings include nos.32-36 (evens) Falinge Fold, which date to the mid-17th century and Old Falinge, which dates to 1721.
- 3.4. The construction date of 1721 is carved into the door lintel, whilst the date 1724 is stamped into the rainwater hopper. It is thought that the house was actually built over four development phases covering the initial construction, a later brick addition to the rear soon after (part of which appears to have been rebuilt in the 20th century), and two further stone additions extending the main range in the late 19th and early 20th century.
- 3.5. The two-storey main range of the house is oriented southwest-northeast and constructed of hammer-dressed sandstone with a stone flag roof featuring five stone chimney stacks. A red brick post-construction addition was made to the rear of the property in the mid-19th century.
- 3.6. The windows of the property consist of stone mullioned and transomed units with leaded panes and stone hood moulding and sills to the southeast elevation. On the other elevations, timber units of a similar style are used and vary in size and style, with some signs of alteration and partial or full blocking up of some apertures.
- 3.7. Though considerable post-construction alterations have been made to the building, some examples of original/contextual features have been retained. This includes the attic window on the northeast elevation which is a stone unit with diamond pattern panes. The window was one of a pair, however the other was blocked in, probably as a result of the window tax.



- 3.8. Further examples of original fabric are the stairs and balusters, including the 'splat' balusters recognised for their flat profile. Splats are typically known to date to the early 18th century, making them contextual with the age of the house. The slender turned balusters on the main staircase are also a feature which date to the early/mid-18th century.
- 3.9. The property was formerly called Falinge Hall and was built by James Haslam, a wealthy merchant who owned nearby Foot Mill. Haslam's initials are also shown above the door, written as "I.H." owing to the fact that the letter J was written as an I in the same sense that a V often represents U in older texts and inscriptions.
- 3.10. After experiencing financial difficulties, Haslam was declared bankrupt and sold the property in 1756 to John Royds. The Royds family would continue to own Old Falinge until 1922, with the exception of twelve years between 1865-77 when it briefly passed to J.B. Littledale. The Royds also oversaw the development of other buildings in Falinge Fold, such as a school (the present nos.14 and 16, not Falinge Park school) in 1860.
- 3.11. The property is first shown on the Ordnance Survey map, surveyed in 1844 and published in 1851 (Figure 8). The plan form of the building depicts the house with the post-construction red brick addition to the northwest elevation. This suggests that the original building, its southeast corner, would originally have been relatively square in its footprint. This was then further expanded in the late 19th and early 20th centuries with additions in matching stone to the southwest elevation.
- 3.12. Old Falinge is also shown connected to the neighbouring properties to the east by a section of glazed infill between the late 19th and early 20th century, however today the properties are separated. Additional outbuildings can also be seen in earlier mapping to the north of the site but have been removed.
- 3.13. The land in front of the property and on the opposite side of the road were associated with Old Falinge and appeared to have a different layout in the 1851 map, prior to the consolidation of the road layout shown in the 1894 map. In the early-mid-20th century the plot of land south of the road is shown with a small building which was later demolished.
- 3.14. A series of planning applications were made for extensions to the property in the 1990s and early 2000s, which were granted subject to conditions, but were not carried out.



Fig.2: Ordnance Survey Map, surveyed 1844 to 1847, published 1851. Old Falinge is marked by the orange arrow.

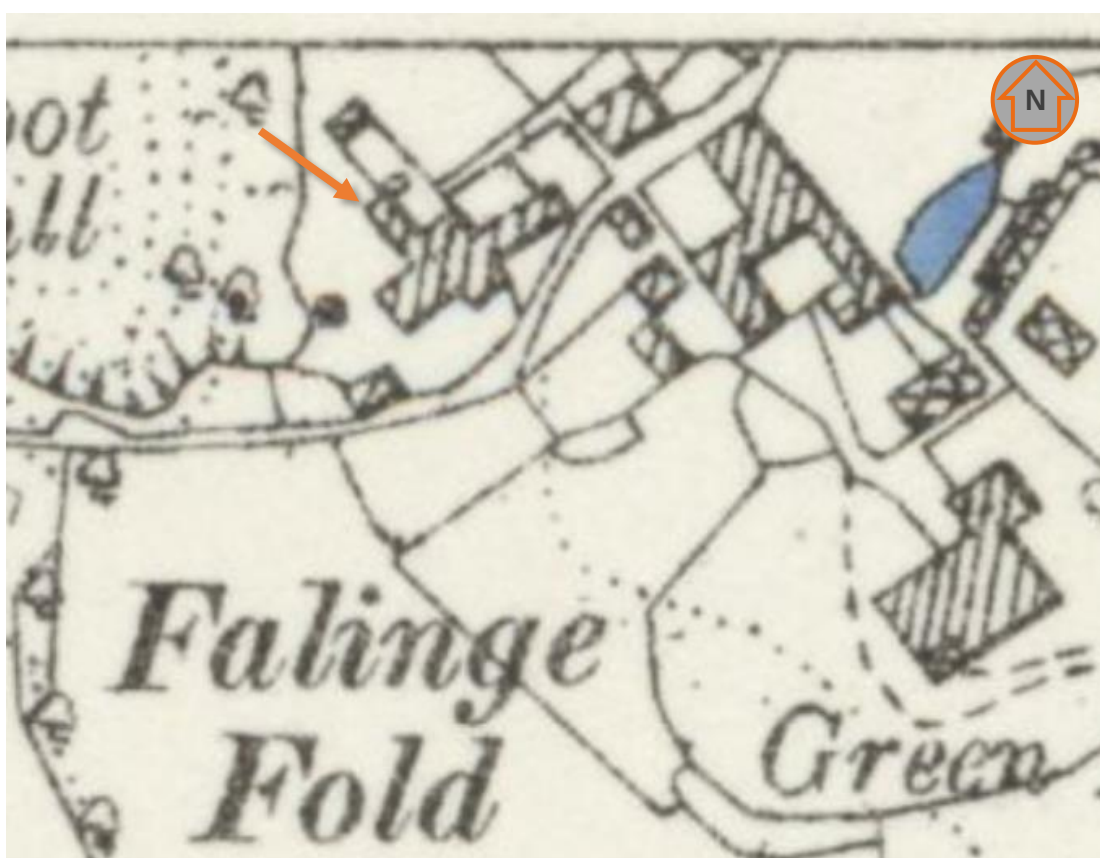


Fig.3: Ordnance Survey Map, surveyed 1890, published 1894.

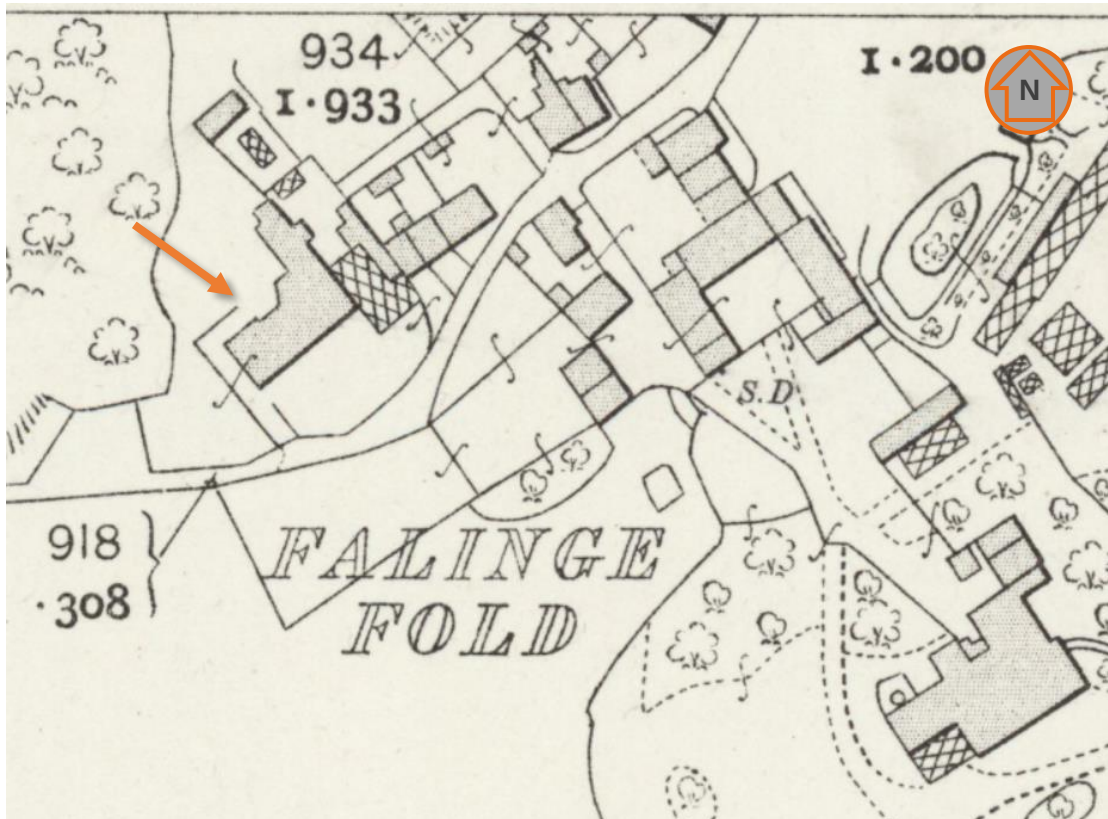


Fig.4: Ordnance Survey Map, revised 1908, published 1910.

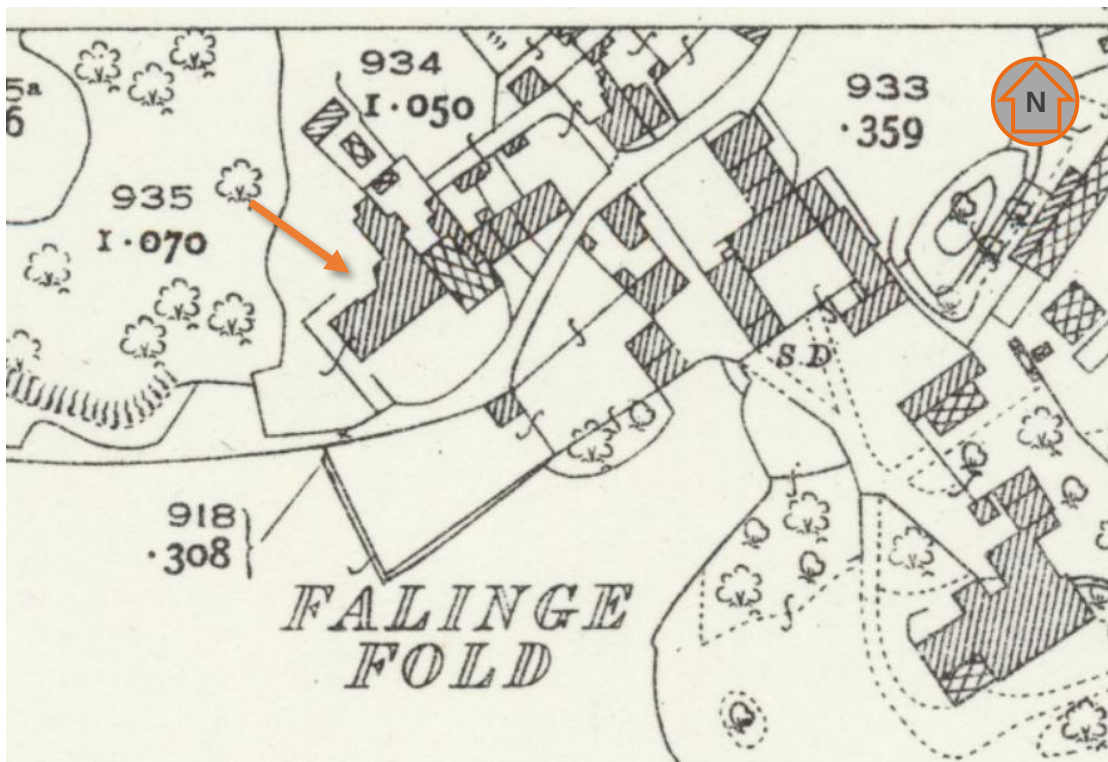


Fig.5: Ordnance Survey Map, revised 1928, published 1930.



Fig.6: Ordnance Survey Map, surveyed 1938, published 1947.

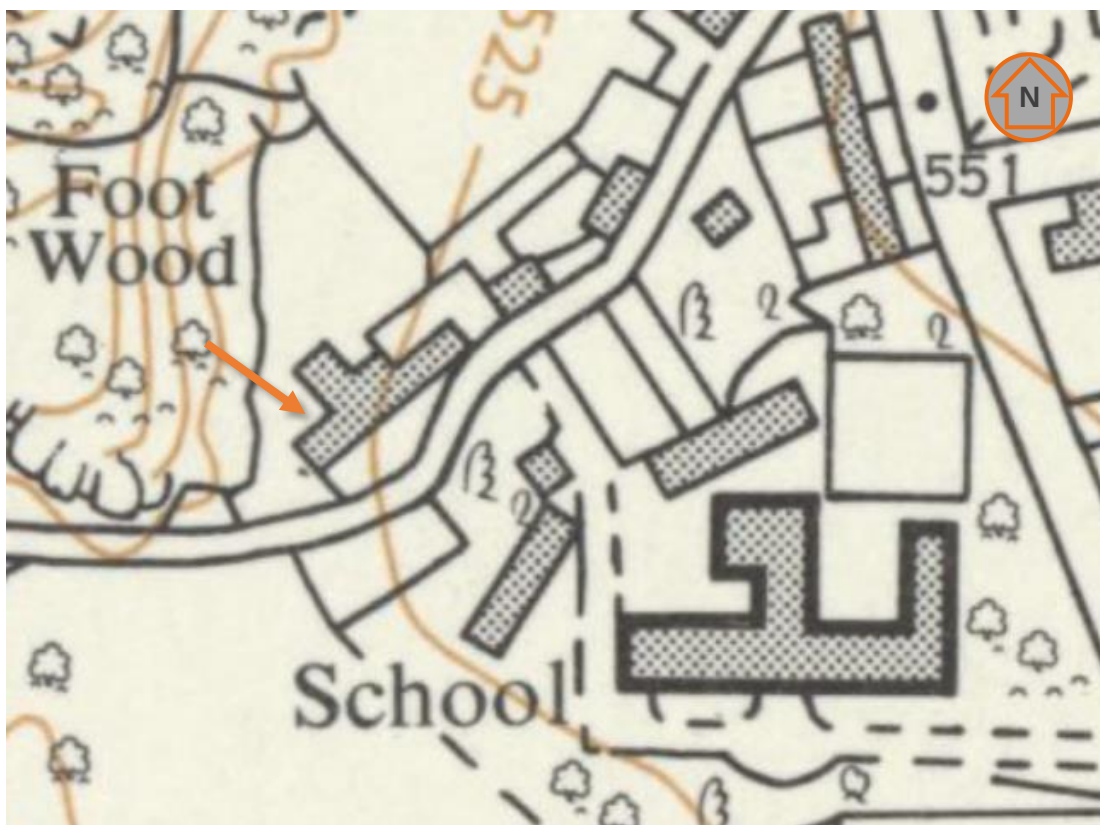


Fig.7: Ordnance Survey Map, surveyed 1953 to 1965, published 1968.



Fig.8: Aerial photo, taken 1934. The rear (north elevation) of Old Falinge is seen in the centre of the photo.



Fig.9: The front (south) elevation of Old Falinge.



Fig.10: The east elevation of Old Falinge, April 2022. This elevation exhibits a wide variety of brick types and bonds owing to the periods of construction and reconstruction.



Fig.11: The west elevation of the brick wing shows evidence of reconstruction works as the left half is laid in stretcher bond and has vent bricks. This could suggest either the wall has been rebuilt indicating a cavity wall or this section of the elevation has been refaced and the original brick work has remained in situ. The windows to this refaced section are modern.



Fig.12: The rear (north) elevation of Old Falinge.



Fig.13: The single storey addition adjoining the ring wing and main range of the house dates to between 1890 and 1908, based upon historic map regression of the plan form. This also makes it likely that it was built in the same phase the southwest corner of the house, seen below.



Fig.14: The west elevation of Old Falinge, added c.1900.



Fig.15: The stamp over the door shows the date as 1721 and the initials I.H.(James Haslam) - the letter I representing the letter J in the same context as V often was for U.



Fig.16: The rainwater hopper stamped with the date 1724.



Fig.17: The northeast elevation attic window appears to be contextual with the building, though the top right pane has been replaced with a modern casement..



Fig.18: An identical window to the right was blocked in with stone, probably also in the 18th century in response to the window tax in force at the time. This corner of the building is the oldest part of the house, and the historic beams can also be seen in this image.



Fig.19: 'Splat' balusters such as these date to the early 18th century, suggesting they are an original feature of the house.

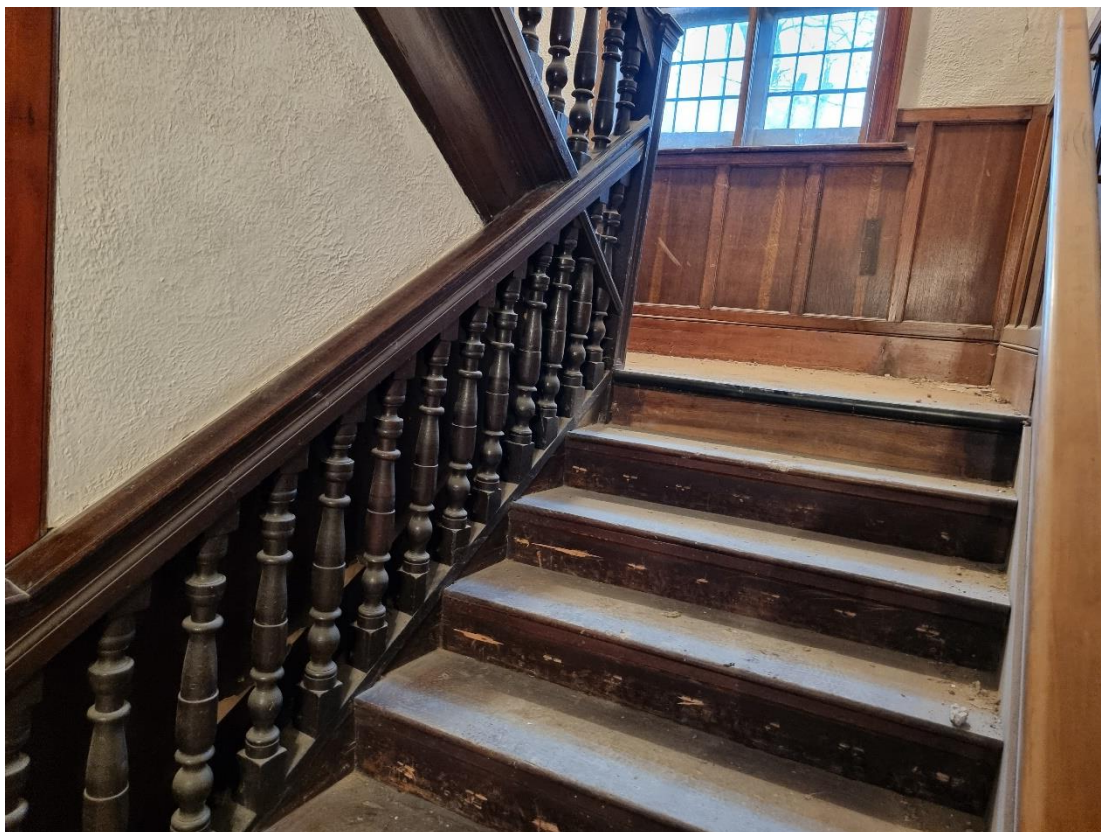


Fig.20: 18th century turned balusters and contemporary stair treads and risers.



Fig.21: The stone fireplace in the entrance hall and post-construction oak panelling to the walls.



Fig.22: Looking through from the breakfast room to the kitchen beyond on the ground floor of the brick rear wing.



Fig.24: An Arts and Crafts style fireplace c.1900 in the addition built in the same period.



Fig.25: Image shows an exposed tie beam and principal rafters forming a truss and is located in Bedroom 6 (see plans) which forms part of the rear projection. The tie beam would suggest the ceiling was a post construction addition.



Fig.26: Carpenters marks chiselled rather than scribe into the timber, gives a construction date of post 1700.



Fig.27: The bulkhead viewed from within the stairwell, looking up into the attic.



Fig.28: View looking down from the attic door to the half-landing, window, and modern plasterboard bulkhead.

4.0 PLANNING LEGISLATION AND POLICIES

Legislation

- 4.1. The legislative framework for the preservation and enhancement of listed buildings and conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England, defines preservation in this context, as not harming the interest in the building, as opposed to keeping it utterly unchanged.
- 4.2. In 2014, a ruling by the Court of Appeal (Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and the National Trust) made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings (and by implication other heritage assets) when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework.
- 4.3. Another ruling made in May 2017 by the Court of Appeal (Barwood Strategic Land II LLP v East Staffordshire Borough Council and the Secretary of State for Communities and Local Government), upheld a High Court ruling, that subordinates National Planning Policy Framework development presumptions to the statutory authority of an up-to-date local plan, as the NPPF is no more than ‘guidance for decision-makers, without the force of statute behind it. Paragraph 13 of the decision states, *‘The NPPF is the Government’s planning policy for England. It does not have the force of statute, and, ought not to be treated as if it did. Indeed, as one might expect, it acknowledges and reinforces the statutory presumption in favour of the development plan, and it also explicitly recognizes and emphasizes its own place in the plan-led system of development control. Its “Introduction” acknowledges that “[planning] law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise”, and that “[the NPPF] must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions”. Paragraph 12 recognizes that the NPPF “does not change the statutory status of the development plan as the starting point for decision making”. Paragraph 13 describes the NPPF, correctly, as “guidance for local planning authorities and decision-takers”, which, in the context of development control decision-making, is “a material consideration in determining applications”. Paragraph 215, in “Annex 1: Implementation”, says that “due weight should be given*

to relevant policies in existing plans according to their degree of consistency with [the NPPF] (the closer the policies in the plan to the policies in [the NPPF], the greater the weight that may be given)”, but this too is guidance for decision-makers, without the force of statute behind it’.

- 4.4. Therefore, by implication, this judgment again emphasises the relative importance of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in making planning decisions in relation to development that affects listed buildings and conservation areas.
- 4.5. Section 16(2) relates to an LBC application and states, ‘In considering whether to grant listed building consent/ for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.
- 4.6. As a minimum, the test provided requires the development to preserve the listed building or its setting.
- 4.7. Historic England defines preservation in this context as not harming the interest in the building, as opposed to keeping it utterly unchanged.

National Planning Policy Framework (2021)

- 4.8. As mentioned above, there is a need to carry out a balancing exercise of judging harm against other planning considerations as required under the NPPF. The NPPF sets out the Government’s planning policies for England and how these are to be applied. The guiding principle of the document is a presumption in favour of sustainable development and the protection and enhancement of the historic environment is embedded in this approach.
- 4.9. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this definition into three objectives: economic, social, and environmental. Within the environmental objective, sustainable development needs to contribute to ‘protecting and enhancing our natural, built and historic environment’.

- 4.10. Paragraph 20 of the NPPF contains Strategic Policies, which provide an overall strategy for the pattern, scale and quality of development and make sufficient provision for the conservation and enhancement of the natural, built, and historic environment.
- 4.11. Section 16 of the NPPF contains policies relating to conserving and enhancing the historic environment. Within this section (paragraph 194), the Local Planning Authority requires the applicant to describe the significance of any affected heritage asset including any contribution made by their setting as part of an application.
- 4.12. Significance is defined in Annex 2 of the NPPF, as the value of a heritage asset to this and future generations because of its archaeological, architectural, artistic, or historical interest. Significance also derives not only from the asset's physical presence but also from its setting. Setting of a heritage asset is the surroundings in which the heritage asset is experienced, the extent of which is not fixed and can change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to significance of an asset.
- 4.13. Impact from a proposed development to the significance of a designated heritage asset needs to be evaluated, NPPF paragraph 199, states, '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'. NPPF paragraph 200 identifies that alteration, destruction, or development within the setting of a designated heritage asset can result in harm to, or loss of, the significance of the asset and that such loss requires a clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and substantial harm or loss of grade I and grade II* listed buildings should be wholly exceptional.
- 4.14. NPPF Paragraphs 201 and 202 define the levels of harm as substantial or less than substantial. The National Planning Practice Guidance (NPPG) provides useful guidance on assessing harm in relation to these definitions and gives the following example, 'In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'. The NPPG quantifies substantial harm (NPPF paragraph 201) as total destruction

while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may therefore not be harmful to the asset. The NPPG advises works that 'are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 202) or no harm at all'. However, it is important to consider each development in its own context as the NPPG also identifies that minor works have the potential to cause substantial harm to the significance of an asset.

4.15. Paragraphs 201 and 202 refer to 'public benefit' as a means to outweigh the loss of or harm to a designated heritage asset. The NPPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The NPPG states, 'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit'. Public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risk to heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long- term conservation.

4.16. The three points above relate to NPPF Paragraph 197, which requires the Local Planning Authority to take these points into account when determining applications. Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:

- The restoration of a listed building.
- The improved setting of a listed building.
- The enhancement of a conservation area.



Local Planning Policy

- 4.17. As well as legislation and national planning policies, Rochdale Borough Council Core Strategy (2016) contains policies relating to the historic environment. Relevant policies include:

Policy P1 - Improving image

We will ensure new development improves the image of the borough by:

- d. Promoting the development and re-use of under-used land and buildings, maximising the potential for heritage assets to provide a sense of place and image.

Policy P2 - Protecting and enhancing character, landscape and heritage

We will ensure new development improves the image of the borough by:

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:
 - a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;
 - b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;
 - c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;
 - d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and
 - e. Conserving and enhancing townscape character.



2. 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:
 - ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;



5.0 ASSESSING SIGNIFICANCE

- 5.1. Significance of a heritage asset is defined by the NPPF as the value of a heritage asset placed on it by current and future generations because of its heritage interest. This interest may be archaeological; architectural; artistic or historical. The setting of a heritage asset also contributes to its significance and is defined by the NPPF as the surrounding in which a heritage asset is experienced. In comparison, Historic England's Conservation Principles (2008) uses evidential; aesthetic; historical and communal values to define significance. These different set of values have been combined for the purpose of this report.
- 5.2. Part 4 of British Standard 7913:2013 Guide to Conservation of Historic Buildings provides information on heritage values and significance. In context, this document states, 'A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g., with a particular event, family, community or artist and those involved in design and construction)'.
- 5.3. Identifying the values of an asset allow us to understand the degree of significance and inform us of the potential impact the proposed works will have the heritage asset and its setting. These values may be tangible, the physical fabric of the building, capable of being touched, or view such as its landscape. Also, the value may be intangible through a past event or an association with a person.
- **Evidential (archaeological) value** relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.
 - **Historical value** is the extent to which the asset is associated with or illustrative of historic events or people.
 - **Aesthetic (architectural/artistic) value** includes design, visual, landscape and architectural qualities.
 - **Communal value** includes social, commemorative, or spiritual value, local identity, and the meaning of place for people.

5.4. The assessment of significance draws upon information contained in the section on Heritage Assets and uses the values defined above to establish the level of significance detailed below:

- Features of the asset which contribute to the principal historical and architectural interest are considered to be of **high significance**.
- Features of the asset which noticeably contribute to the overall architectural or historical Interest and may include post construction features of historic or design interest are considered to be of **medium significance**.
- Features of the asset which make a relatively minor contribution to the historic and architectural interest are considered to be of **low significance**.
- Features which do not contribute to the historic and architectural interest of the asset, and in some cases may even detract from the significance are therefore considered to be either **neutral or detracting**.

Assessing Setting

5.5. The primary guiding document for assessing setting is The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2017), produced by Historic England is the primary guiding document for assessing setting.

5.6. Setting varies from asset to asset and cannot be generically defined. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting. It is likely that the setting of an asset has changed over time from the dynamics of human activity and natural occurrences such as weather.

5.7. The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.

- 5.8. Historic England's Good Practice Advice 3, The Setting of Heritage Assets (2017), notes a staged approach to proportionate decision-taking, with relevant NPPF paragraphs along with guidance contained in the National Planning Practice Guidance (NPPG) for their implementation, providing the framework for the consideration of changes affecting the setting of heritage assets which should be assessed proportionately and based on the nature, extent, and level of the heritage asset's significance.
- 5.9. The Guidance recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:

Step 1: identify which heritage assets and their settings are affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: assess the effects of the proposed development whether beneficial or harmful, on that significance;

Step 4: explore ways of maximising enhancement and avoiding or minimising harm;

Step 5: make and document the decision and monitor outcomes.

Assessing Significance

- 5.10. In order to assess and quantify the level harm to the significance of a heritage asset in context with the relevant Paragraphs in the NPPF, the Planning Policy Guidance (PPG), a web-based resource provides up-to-date guidance on NPPF policies. The PPG provides useful guidance on assessing harm in relation to Paragraphs 193 and 194 of the NPPF. The PPG states, *'in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'*.
- 5.11. In defining what constitutes substantial harm, the PPG identifies that the impact of total destruction is obviously substantial harm while partial destruction is likely to have a

considerable *impact* but, depending on the circumstances, may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may not be harmful to the asset.

- 5.12. The PPG advises works that '*are moderate or minor in scale are likely to cause less than substantial harm or no harm at all*'. However, it is important to consider each development in its own context as the PPG identifies that minor works have the potential to cause substantial harm to the significance of an asset. This would be so if for example the works removed an element which contributed to the asset's special architectural or historic interest.

Significance of Old Falinge

- 5.13. As a listed building, designated at grade II, Historic England defines the property as being of special interest. The significance of the property is assessed according to the four bulleted headings detailed in paragraph 5.4 above.

Evidential (archaeological) Value

- 5.14. The building dates to the early 18th century and provides evidence of construction methods, fabric, and the architectural style from the period.

Historical Value

- 5.15. The historic value of the building is derived from its position and status within the local area of Falinge Fold. At the time of its construction and in the period after, it was the largest and grandest property and owned by influential people such as the Royd family who oversaw additional development in the area.

Aesthetic (architectural/artistic) Value

- 5.16. Aesthetically, the value of the building stems largely from its principal southeast elevation which is constructed to a high standard using local stone.

Communal Value

- 5.17. The property has communal value as part of Falinge Fold's historical and architectural development. Therefore, the building contributes to a sense of place, the social, domestic, and architectural history of area.



Overview

- 5.18. The significance of Old Falinge is defined by its group value and the contribution it makes to the streetscape in Falinge Fold. It is the principal street-facing elevation which carries the most significance along with a number of original internal features such as the staircase and oak beams.

Level of Significance

- 5.19. The significance of the main elevation is considered to be of **medium significance**. The rear of the property has been extended and altered over the years and as such has a less cohesive architectural style or historic context and is considered to be of **low significance**. Any original internal historical features are considered to be of **medium significance**, however historic renovation works have changed the appearance of some rooms and windows.

Setting

- 5.20. The setting of the building is defined largely by itself and its remaining grounds but also by neighbouring properties in Falinge Fold which have a similar/complimentary historic appearance. Overall, the setting is considered to be of **medium significance**, however the area to the south of Old Falinge on the other side of the road is impacted by the unused overgrown garden plot and modern school, thereby lowering its significance. The setting to the rear (north and west) of the property consists of wooded areas which provide full screening of the property.

6.0 PROPOSED WORKS AND ASSESSMENT

Proposed Works

6.1. As identified in the introduction of the document the works relate to regularisation, repair, and reinstatement. Below is a brief description of the works in context with a current image where available.

Ground Floor

- Remove the modern gypsum plasterboard works to the kitchen and re-instate to the previous condition with lime plaster.
- Replace the existing external kitchen door with an appropriate boarded door.
- Replacement of kitchen windows, which are modern and contain double glazed units (DGU) with windows contextual to the character of the property and incorporate DGU.
- Skimming over Artex.
- Repair work to the window in the reception room.
- Replace broken panes to windows.
- Replacement of secondary glazing with units more in keeping.
- Repairs to window of c.1900 addition.



Fig.29: Gypsum plasterboard to kitchen to be removed and replaced with lime mortar



Fig.30: Incongruous modern kitchen/rear access door and window to be replaced with more contextual alternatives.

First Floor

- Lime plaster to c.1900 addition bedrooms 1 and 2.
- Removal of gypsum plasterboard to bedrooms 3, 4, and 5 affected by water ingress and failed plaster in bedroom 7 and replastering with lime.
- Skimming over Artex.
- Replace broken panes to windows.
- Replacement of secondary glazing with units more in keeping.



Fig.31: Bedroom 1, to be replastered with lime.



Fig.32: Bedroom 2, to be replastered with lime.



Fig.32: Typical example of secondary glazing used in multiple places throughout the property.



Fig.34: Red circle denotes an area of gypsum plaster to be removed following water ingress. The area is to be allowed to fully dry out before lime plastering.



Fig.35: Red circle denotes an area of gypsum plaster to be removed following water ingress. The area is to be allowed to fully dry out before lime plastering.



Fig.36: The gypsum plaster above the window is to be allowed to fully dry out before replastering with lime.



Fig.37: Failed modern plaster in bedroom 7 requiring replastering with lime.

Second Floor (Attic)

- Diamond leaded window – replace modern opening with work to match existing and insert a safety glass panel fixed to wall for health and safety reasons due to window being at floor level. It is envisaged the proposed safety glass will not be the full height of the opening and sit off the floor so to allow air flow.
- Remove bulkhead (modern plasterboard) to stairs leading from the first floor to loft and door to loft, and then reinsert a new door. This will allow for natural light to enter one of the middle attic rooms which otherwise has no other window.



Fig.38: The diamond leaded window (and blocked up counterpart) - the orange overlay denotes the protective glazed screen to be installed for health and safety reasons.



Fig.39: The diamond leaded window features a modern casement unit to the top corner which is to be replaced with a leaded pane to match the rest of the window.



Fig.40: The modern plasterboard bulkhead and door in the attic to be removed.

Roof

- Reroof works – further details of replacement slates will be provided in the application but will be like-for-like replacements. This work also includes felting with a breathable membrane and new battens.

Assessment and Impact

- 6.2. Old Falinge has been subject to numerous alterations and extension throughout its life for both function and aesthetic reasons. The wing to the rear and at least two phases of extension to the west elevation of the main range of the building were made to accommodate changes in domestic requirements. The proposed works continue this trend, allowing the run-down property to become a more habitable family home once more. Therefore, they are deemed to have a **positive impact** to the listed building.
- 6.3. The works proposed to the kitchen will remove and replace incongruous fabric and elements, such as the unsuitable modern windows, backdoor, and gypsum plaster and as a result constitute an improvement to the significance and appearance of the building. Replacing with a more suitable DGU combines the positive aesthetic change with environmental and efficiency improvements.

- 6.4. Similarly, repair work to other windows throughout the property and the replacement of the existing secondary glazing for units more in-keeping with the character of the property will provide better thermal efficiency and protection against the elements, thereby extending the life of the building.
- 6.5. The safety and stability of the building and its historic fabric will also be improved with the removal of plaster which has suffered damage from water ingress, which is extensive on the first floor. Once the fabric has been allowed to dry and the source(s) of the ingress resolved, the walls will be replastered with lime, as is contextually appropriate.
- 6.6. Works to the diamond leaded window, thought to be one of the oldest parts of the building, will restore it to a more original and characterful state following one corner having been replaced with a modern casement by a previous owner. The installation of a glazed screen inside the building will increase both safety to the occupants (as the window is floor level) but also protect the window itself from potential accidental damage.
- 6.7. The bulkhead in the attic does not have historic context and is constructed of incongruous materials and as such works to it cause **no harm**.
- 6.8. A number of internal alterations were made in the 20th century including artex, gypsum plaster, and changes to some windows and doors. These elements therefore have no historic context or significance and works affecting them are considered to cause **no harm**.
- 6.9. The internal works are deemed to have been carried out in a sympathetic and historically appropriate manner (or will be if not yet undertaken or needing to be redone), for example the use of lime and period correct features such as roof tiles and timber doors. As such, the works are considered to have a **positive impact**, especially in cases where the work replaces incongruous fabric and design changes.
- 6.10. The proposed works are considered to enhance the character and appearance of the setting of the listed building. In general, the works preserve the special interests of Old Falinge and in some respects even enhance the building, for example by repairing and/or replacing damaged original fabric of incongruous post-construction alterations. Therefore, it is considered that the proposed works have a **positive impact** to the heritage and character of the site.

- 6.11. Views of the property from the public realm will be largely unchanged but will be an improvement in condition, making the property appear more original and stylistically consistent.
- 6.12. In summary, the proposed works are considered to preserve the character and appearance of the setting and have **no impact** on the significance of the listed building.

7.0 CONCLUSION

- 7.1. Paragraph 195 of the NPPF advises Local Planning Authorities that the particular significance, including setting of any heritage asset is assessed. This document has concisely described the heritage asset affected by the proposed works and its significance.
- 7.2. With regards to the development meeting the statutory test provided by Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum aim is to preserve the setting; building; features of special architectural or historic interest of listed buildings. In this context the proposal preserves the setting and significance of the listed building, Old Falinge.
- 7.3. It should be remembered that Historic England defines preservation in this context as not harming the interest in the building (or heritage asset), as opposed to keeping it utterly unchanged.
- 7.4. With regards to NPPF paragraphs 199 to 202, as no harm will be caused to the designated assets, no public benefit is required.
- 7.5. In regard to local policies, as discussed above, the proposal preserves the setting and significance of the heritage asset. The design and materials of the proposal reflect the specifics of the subject, are of high quality, and will not affect views looking towards or out of the listed property.
- 7.6. It is appreciated that some of the works will require further details and as such we ask that these are conditioned with the need for them to be granted prior to works relating to the individual element and not prior to the commencement of any work.
- 7.7. It is concluded that the proposed works meets the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF and local planning policies. It is therefore, requested that the proposed works be approved.

8.0 SOURCES

Ministry of Housing, Communities & Local Government (2021), *National Planning Policy Framework*.

Planning (Listed Buildings and Conservation Area) Act 1990

Ordnance Survey Maps (various dates)

Ministry of Housing, Communities & Local Government (2018) <http://planning.guidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment> / National Planning Policy Framework (NPPF 2019 revision) / National Planning Policy Guidance (NPPG 2019) / National Design Guide (2019)

Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (Second Edition)*

Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Google Earth

British History Online

Rochdale Borough Council Core Strategy (2016)

HS1

Listing Description

Listed Building Name	OLD FALINGE
Address	OLD FALINGE, FALINGE FOLD
List Entry Number	1346250
Grade	II
Date First Listed	25 October 1951
National Grid Reference	SD 88804 14304

Listing Description

SD 81 SE ROCHDALE FALINGE FOLD (north side) 6/60 Old Falinge 25.10.1951 II

House. "IIH 1721" on door lintel, 1724 on rainwater head. Hammer-dressed stone and stone slate roof, rear wing in brick. The plan was originally one room to either side of a large central entrance and stair hall with 2 storeys and an attic. A bay was added to the left in C18 in a similar style and materials, and a brick wing to the rear which was built and extended at various dates. 5 bays, the original 4-bay sections having a total of six 3-light flat-faced mullion and transom windows with continuous hoodmoulds and a later bay-window. The door, in bay 3, has a moulded surround and inscribed lintel. The left hand bay has 6 and 4-light timber mullioned and transomed windows. Modillion eaves cornice, coped gables and 5 ridge chimney stacks with cornices. The rear and sides have various 2, 3 and 4-light mullion and transom windows. The brick wing has flat-faced 5-light mullioned windows with some leaded lights. Interior not inspected but apparently of little interest.

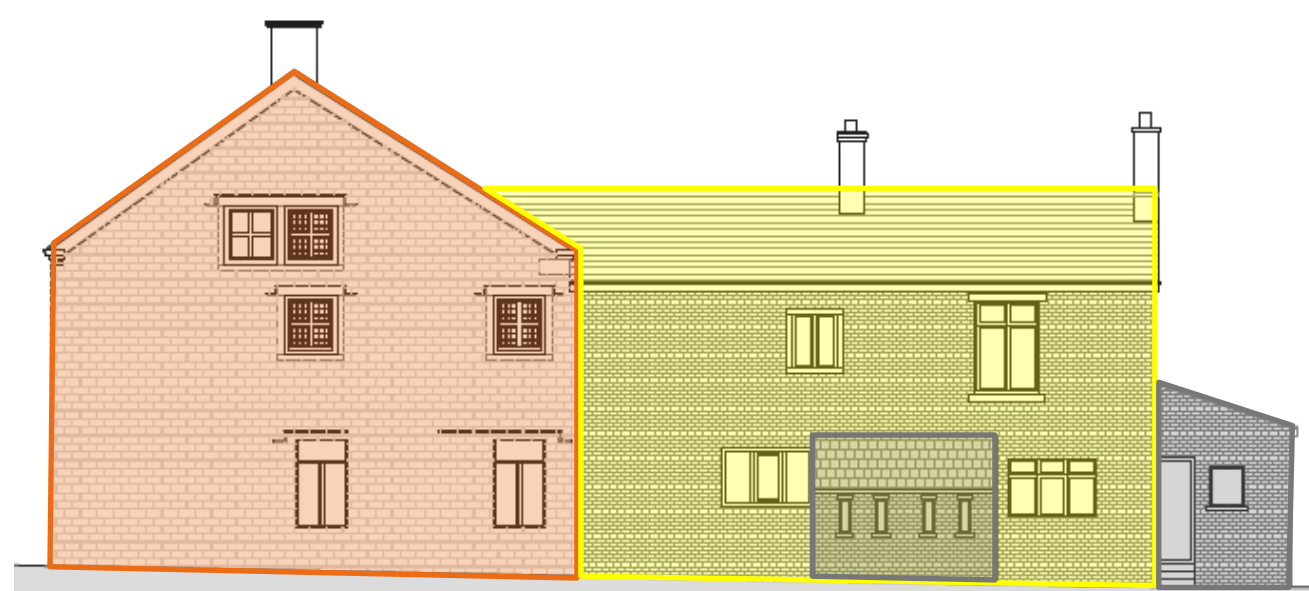
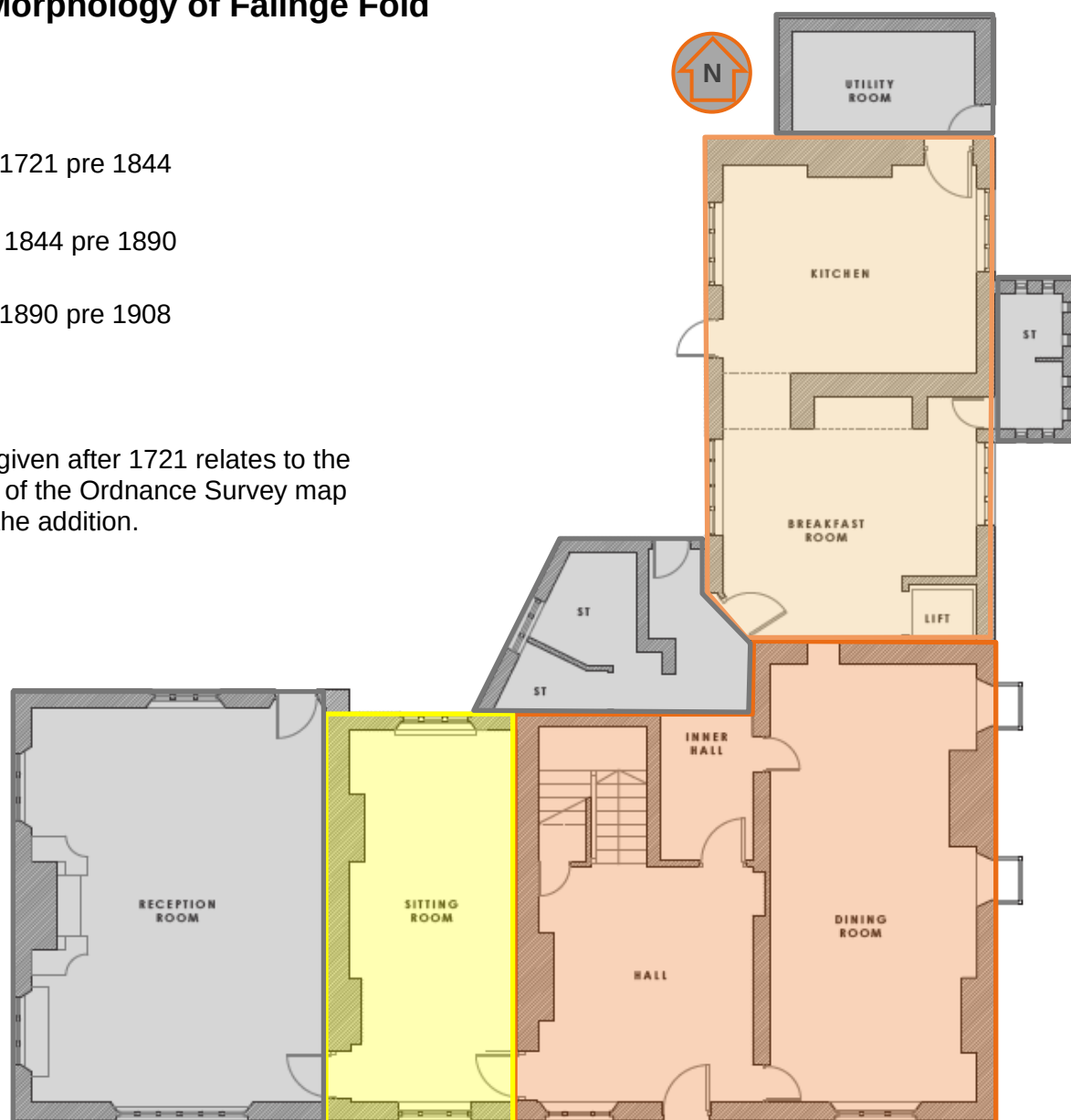
HS2

Morphology

Morphology of Falinge Fold

- 1721
- Post 1721 pre 1844
- Post 1844 pre 1890
- Post 1890 pre 1908

N.B. Dates given after 1721 relates to the survey date of the Ordnance Survey map first shows the addition.





heritage, something special