



Heritage Statement

The Farmhouse, Cleggswood, Littleborough

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Contents

- 1) Introduction / purpose of document
- 2) Historical Development of the Site & Heritage Context
- 3) Assessment of Significance
- 4) Proposed Works & Heritage Impact Assessment
- 5) Statutory Requirements
- 6) Conclusions

Appendix A: Auction Pamphlet 1845

1.0 Introduction / Purpose of Document

- 1.1 This Heritage Statement has been prepared by BB Heritage Studio to accompany the planning consent application for proposed works to the Farmhouse at Cleggswood, Littleborough.
- 1.2 BB Heritage Studio provides built heritage advice and consultancy services. It is led by Bernadette Bone who is a qualified architect with over 20 years experience of designing in historic environments. Bernadette is an RIBA Accredited Specialist Conservation Architect (RIBA SCA) and has a Post Graduate Diploma in Building Conservation (GradDiplConsAA).
- 1.3 The Farmhouse at Cleggswood in Littleborough pre-dates 1845 and is considered to be a non-designated heritage asset. As such this Heritage Statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF, this statement considers the characteristics of the site and the adjacent heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.
- 1.4 This report has considered Historic England advice and guidance on how to manage and care for rural heritage, it states;
- “England’s rural landscape includes a great range of heritage assets from historic buildings to archaeological remains.”* <https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/what-is-rural-heritage/>
- “Traditional farmsteads and their buildings are heritage assets which, through all types of use, make a significant contribution to the local character and distinctiveness, communities and economies of rural areas.”*
<https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/>
- 1.5 This report consists of six parts. Following this introduction the second section describes the historic background of the proposed site and outlines the heritage context. The third part contains an assessment of significance which is followed in section four by an outline of the proposed works and assessment of impact. The fifth part considers the statutory requirements and section six contains the conclusions.

2.0 Historical Development of the Site & Heritage Context

2.1 OVERVIEW OF THE HISTORIC DEVELOPMENT OF LITTLEBOROUGH / HOLLINGWORTH LAKE

- 2.1.1 The Farmhouse at Cleggswood is located in Littleborough near to Hollingworth Lake. This Section provides a brief overview of the historic development of the site area, highlighting key events through to the twentieth century.
- 2.1.2 During the Middle Ages, Littleborough was a hamlet in the manor of Hundersfield, parish of Rochdale and part of the Salford Hundred. It was focused upon the junction of two ancient routes over the Pennines – one of which is thought to have been a Roman Road over Blackstone Edge.
- 2.1.3 In 1794, an Act of Parliament sanctioned the construction of the Rochdale Canal – the route of which went through Littleborough. Hollingworth Lake was constructed at the same time as a main feeder source for the canal and was completed in 1800.
- 2.1.4 The area then developed further and more rapidly after the construction of the Manchester and Leeds Railway in 1839 and the construction of the Summit Tunnel in 1841.
- 2.1.5 In the 1850's, Henry Newall, the owner of Harehill Woollen Mill and his engineer, Mr. Sladen, saw the potential of Hollingworth lake as a tourist attraction. They leased the lake from the canal company and created facilities for boating and amusements. By 1860 there was a rowing club and a regatta was held in 1862. The Fisherman's Inn pre-dated the construction of the reservoir but further hotels were built to cater for day trippers and weekend visitors. The facilities were advertised by the railway companies who transported visitors to Smithbridge and Littleborough stations, for the short walk to the lake and its facilities.¹



Fig.01: 1851 Map of Hollingworth Lake (site of the Farmhouse, Cleggs Wood circled in red)

¹ Colligan, A.W. (1977) The Weighver's Seaport – The Story of Hollingworth Lake

- 2.1.6 The 1893 map (Fig. 02 below) shows the development of the lakeside, with the road fronting the lake now called Lake Bank. The area is shown more developed to this map with the boat house, the Beach Hotel and the Queen's Hotel extant by this time.



Fig.02: 1893 Map of Hollingworth Lake (site of the Farmhouse, Cleggs Wood circled in red)

- 2.1.7 The 1910 map (Fig. 03) shows the area with slightly more development to Lake Bank but largely as the late 1800's. By 1945 (Fig. 04) further development has occurred along the principal routes. Then following the date of this map into the later 20th century larger pockets of housing were constructed in Smithy Bridge and to the northwest of Lake Bank.



Fig.03 Above: 1910 Map of Hollingworth Lake (site of the Farmhouse, Cleggs Wood circled in red)

Fig.04 Below: 1945 Map of Hollingworth Lake (site of the Farmhouse, Cleggs Wood circled in red)



2.2 THE HISTORIC DEVELOPMENT OF THE FARMHOUSE SITE, CLEGGSWOOD

- 2.2.1 The earliest document uncovered relating to the site of the Farmhouse itself dates from 1845. It is an auction pamphlet for the sale of the Fishermans Inn estate which gives details of the pub and surrounding land including Cleggswood Farm. An extract of the map showing the Farmhouse is below to Fig. 05 (a copy of the full pamphlet is in Appendix A).

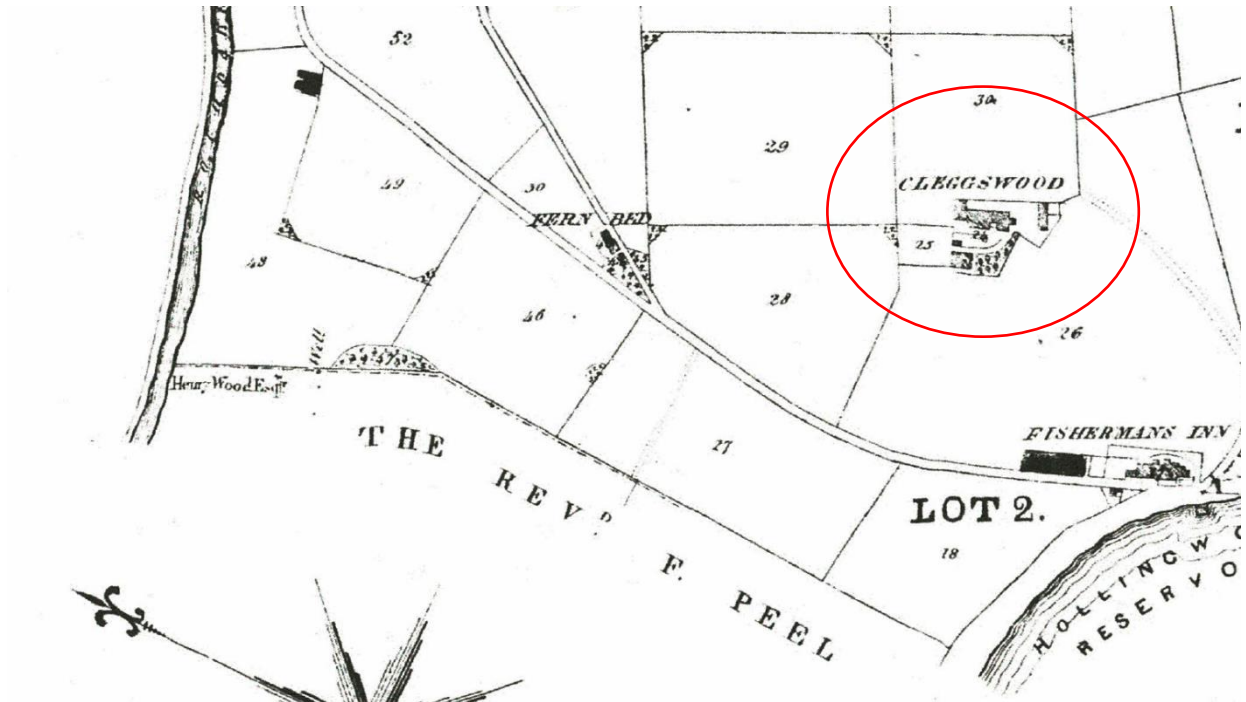
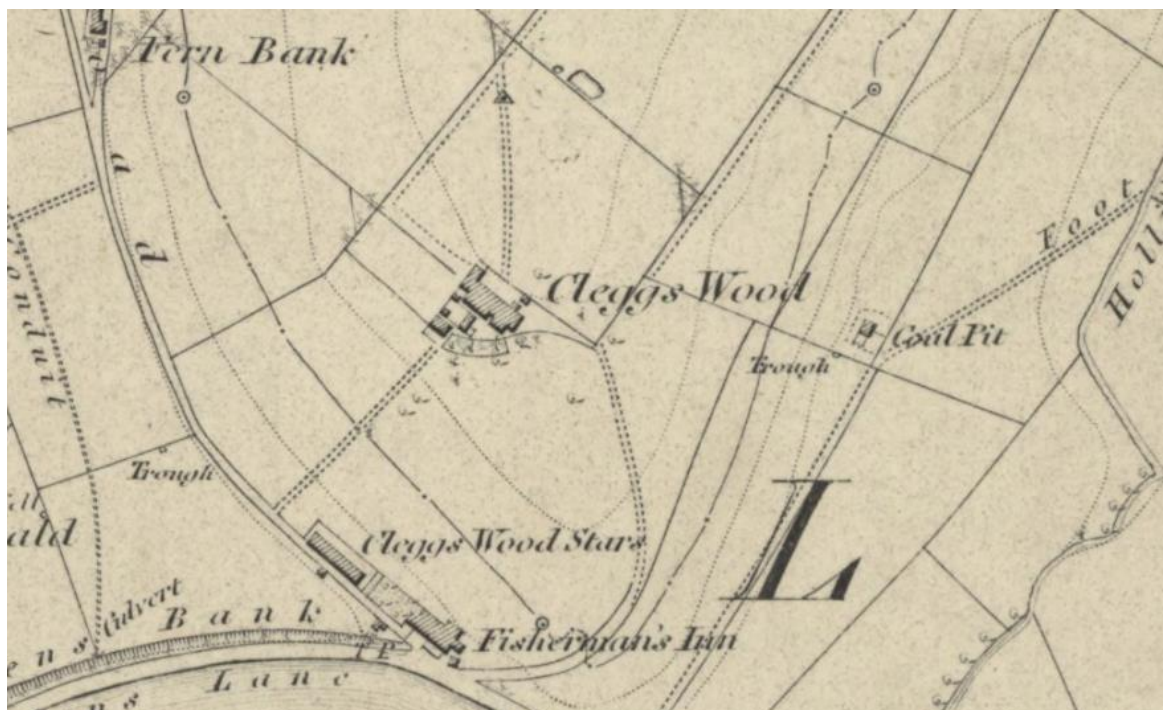


Fig.05 Above: Plan from auction pamphlet dated 1845 (site of the Farmhouse, Cleggswood circled in red)

Fig.06 Below: Detailed extract from 1851 map



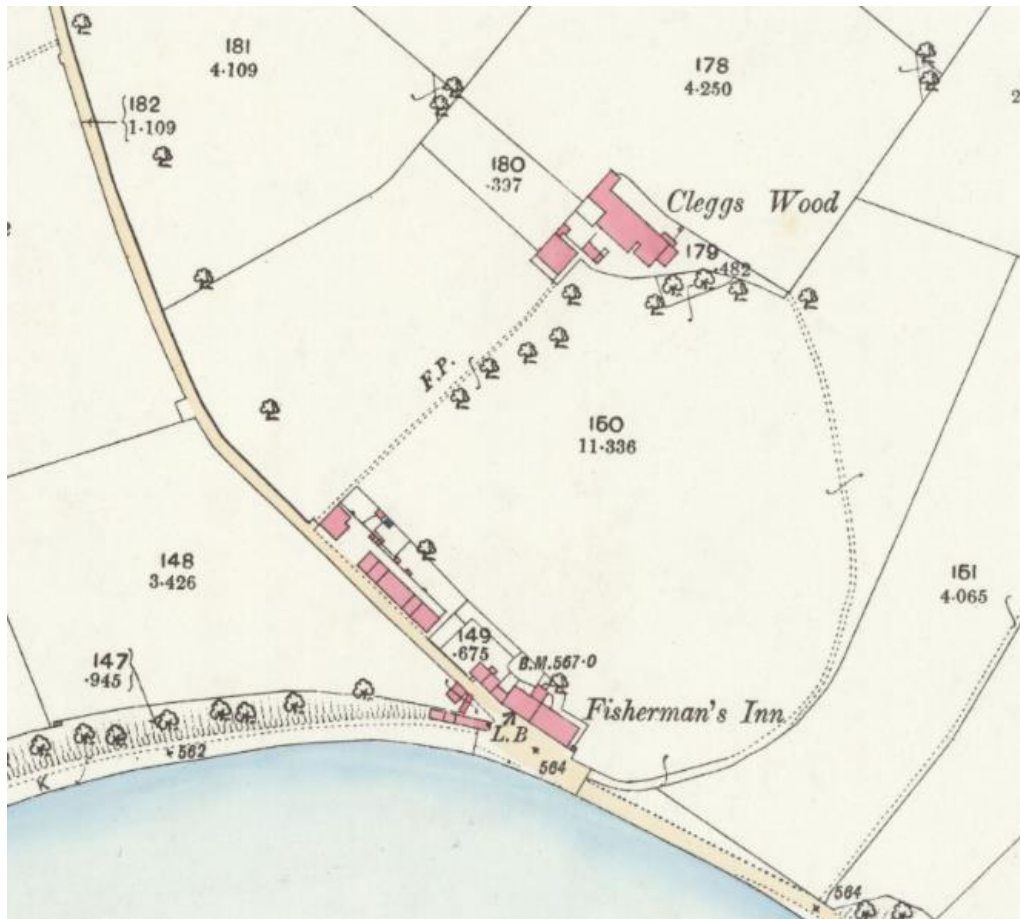
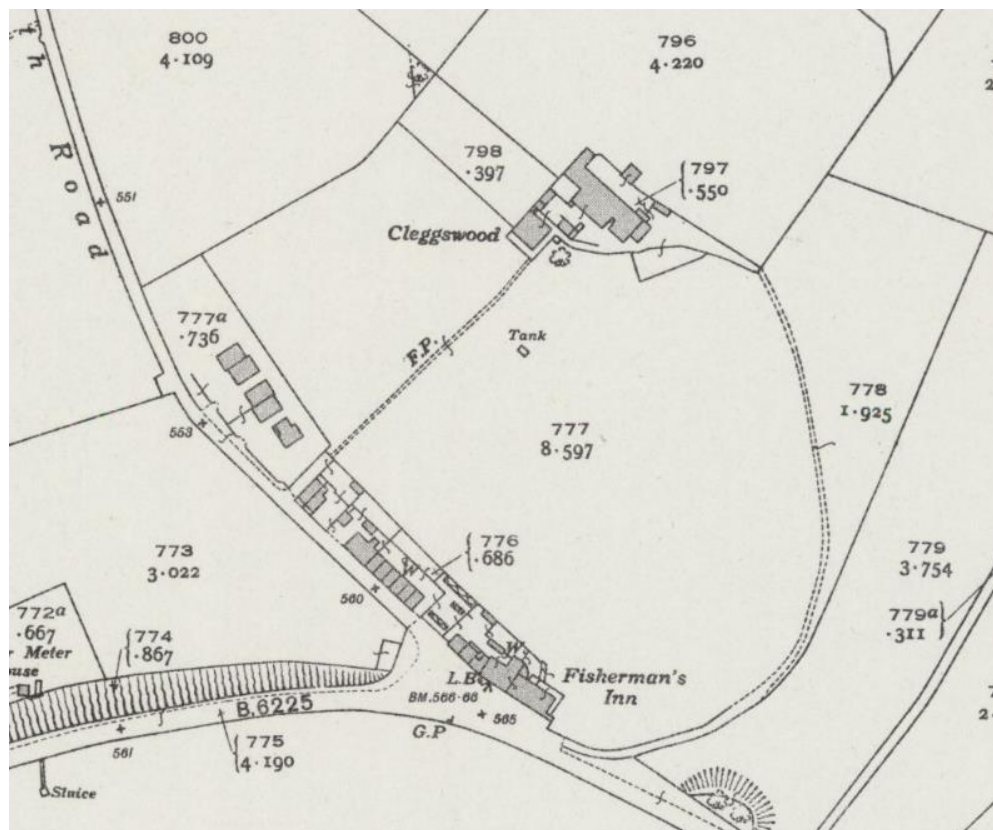


Fig.07 Above: Detailed extract from 1910 map

Fig.08 Below: Detailed extract from 1945 map



- 2.2.2 A more detailed representation of the buildings is seen to the first OS map of 1851 (Fig. 06) which appears to show the cottage / farmhouse as a simple rectangular form with small outbuildings immediately to the north and then the much larger range of outbuildings further north within the plot. The location of the outbuilding to the north of the building appears to coincide with the location of extant altered masonry to the north elevation and could indicate where the northern extension was adjoined to the Farmhouse.
- 2.2.3 The fenestration pattern to the north elevation of the Farmhouse today is characteristic of a vernacular language that is similar to that seen to the Fishermans Inn and could suggest a construction date of early 1800's or even late 1700's coinciding with construction of the canal and lake. The fenestration pattern to the south, lake facing, elevation is more formal and symmetrical in its configuration and suggests an architectural language of a mid-late 1800's date suggesting that this façade has been altered.
- 2.2.4 The configuration of outbuildings varies slightly to the historic maps into the C20th but retains the principal elements of the frontage farmhouse with additions to both the north west and east and then the main outbuilding range further north. The maximum extent of outbuildings appears to be shown to the aerial photo below although the date of this is unknown.



Fig.09 Above: Aerial Photo (date unknown)

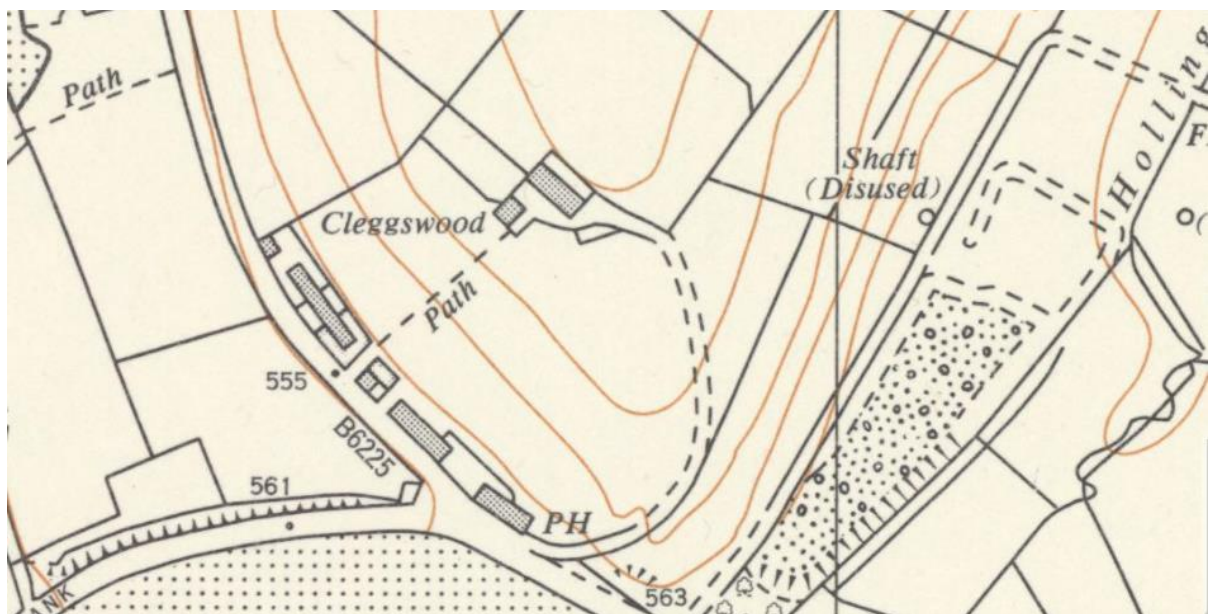
Fig.10 Below: Detailed extract from aerial photo (date unknown)





Fig.11 Above: Detailed extract from 1956 map

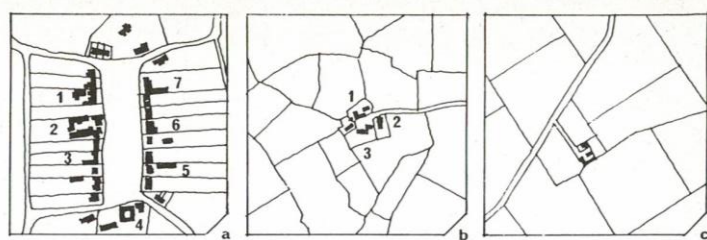
Fig.12 Below: Detailed extract from 1968 map



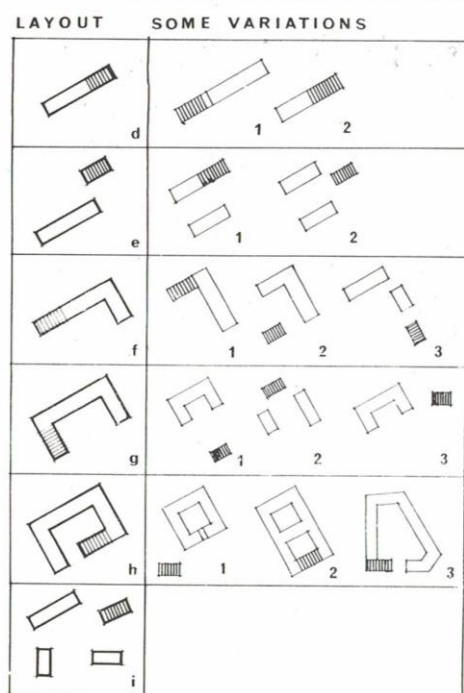
2.2.5 In the "Illustrated Handbook of Vernacular Architecture" by R.W. Brunskill it states;

'Most farmsteads will be located either in nucleated settlements (villages), in groups of two or three (hamlets), or will be isolated. The nucleated settlements survive from periods of common cultivation on the open field or related system or agriculture. Farms located in villages will be the few survivors of the many, large and small, which made up the community. Farmsteads located in hamlets or as part of very tiny groups are normally associated with pastoral farming, or mixed farming with a high pastoral element.... Isolated farmsteads usually represent occupation of waste land which may have occurred at any time; Elizabethan colonization of the upper slopes of valley sides, or 19C enclosure of common land with new farmsteads established in the centre of a compact group of square fields.'

The layout or pattern of the farmstead has been a source of fascination; between the extremes of the scattered building of the hill farming peasant and the carefully marshalled ranks of the 'model farmery' various attempts at classification have been made. A simple broad distinction is suggested here, but a great deal of work remains to be done before we understand such meaning as there may be in the shape of the farmstead.'



Some farmstead locations: a. nucleated village, surviving farmsteads numbered; b. hamlet in fields of ancient enclosure, three farmsteads indicated; c. isolated farmstead in fields of recent enclosure.



h. Courtyard—1 has a detached farmhouse, 2 a farmhouse incorporated in one of the yards, 3 an irregular courtyard resulting from amalgamation of buildings. i. Scattered—especially in mountain farmsteads, different periods of build as well as difficult sites lead to disorderly development.

Some farmstead layouts (the hatched portion represents the farmhouse).

d. Elongated.—variation 1 indicates a 'longhouse' house and cow house interconnected, 2 indicates a laithe house of one build but not interconnected.

e. Parallel—variation 1 has a connected and 2 a separated farmhouse.

f. L-shaped—the three variations differ mainly in the position of the farmhouse.

g. U-shaped—among variations 1 shows a separate farmhouse axially related to the farm buildings, 3 a farmhouse quite detached and distinct.

Fig.13 Left: Diagram showing farmstead locations and variations

2.2.6 In “Traditional Farm Buildings of Britain and Their Conservation” also by R.W.Brunskill he describes the standard farmstead as follows;

‘The standard farmstead: This is intended to represent the farmhouse, farmyard and farm buildings erected for a family during the late eighteenth or the early nineteenth century after the rude and ephemeral shelters of previous centuries had been replaced by permanent buildings. But it is a farmstead of the period before the increasingly scientific farming of the later nineteenth century led to the replacement of buildings well-built, but of traditional design

The diagram (Fig 14 below) shows a typical family farm of about 1800. It is based on an example in East Yorkshire, but similar examples may be seen in the mixed farms of that period which abound in most parts of Britain. As well as the farmhouse, the farmstead comprises a barn designed for hand flail threshing of cereal crops, a cow-house for tethered cattle, a stable, a pigsty, a shelter shed, a granary placed partly over a shelter shed and partly over a cartshed, and all are arranged around a walled farmyard which also serves as a fold yard, accommodating loose cattle. Except for the cartshed which faces towards the fields, all the buildings face the farmyard. The back door of the farmhouse gives access to the farmyard but the front door faces the approach from the rest of the village. As a small family farm in the north of England, the farmhouse is closely related to the farm buildings, and in fact is joined to one of the buildings.

If we take this as a typical farmstead of a particularly important period we may then see what was the origin and use of each building type here represented, how each developed and what were the principal variation. Not every farmstead includes every farm building type but most farmsteads designed for mixed farming, whatever the emphasis, include examples of these principal types.’

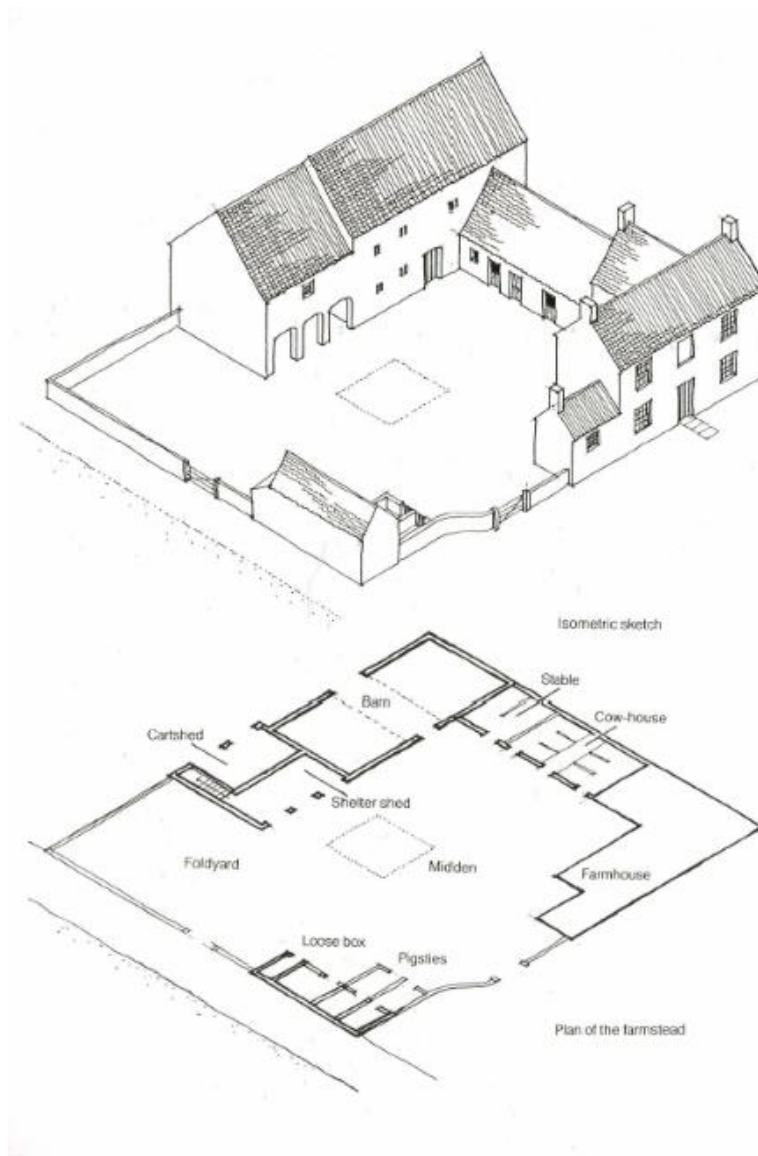


Fig.14 Left: Diagram showing a typical family farm of about 1800

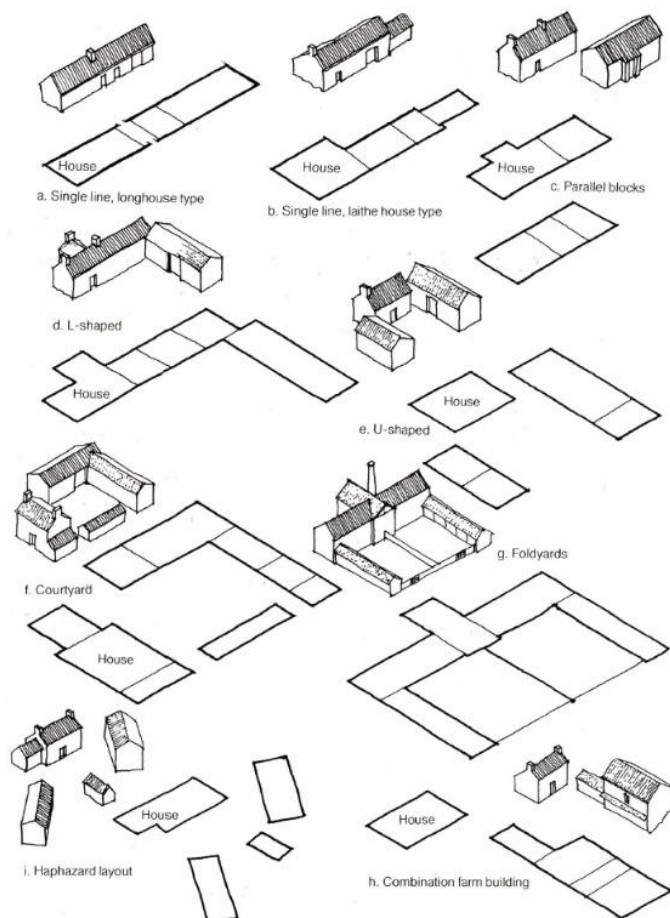


Fig.15 Left: Diagram showing types of farmsteads

2.2.7 The Historic England guidance document 'Farmstead and Landscape Statement: Manchester Pennine Fringe and Manchester Conurbation, National Character Area 54 and 55' includes the following information which reinforces some of the characteristics noted in the Brunskill references;

'This area had a high density of traditional farmsteads within landscapes of irregular and piecemeal enclosure, with some farmsteads set within landscapes later enclosed from common land. These were mostly small-scale linear, dispersed and courtyard layouts, with barns and other buildings mostly given over to the housing of cattle and their fodder.'

2.2.8 It appears that the farmstead at Cleggswood developed as parallel blocks with the farmhouse building separate and parallel to the barn. Then with the addition of further outbuildings this created a type of courtyard arrangement, or small foldyards, resulting from the topography. Later at the peak this also had a haphazard arrangement of additional outbuildings.

2.2.9 More recently the large northern range has been put into separate ownership and converted into separate dwellings and the other ancillary outbuildings have been demolished. As such the Farmhouse today is a separate demise from the northern range. In 2007/2008 permission was granted for the extension to the side which is extant today.

2.2.10 The main stone farmhouse building today is therefore a palimpsest which contains fabric of varying dates providing the story of continuous occupation since the late 1700's / early 1800's. Due to its construction pre-dating the first OS, its relationship to the extant northern range and its position in the landscape overlooking Hollingworth lake, the Farmhouse is considered to be a non-designated heritage asset of local heritage value.

2.3 HERITAGE CONTEXT: ADJACENT HERITAGE ASSETS

- 2.3.1 There are no designated heritage assets in the immediate setting of the Farmhouse and the site is not within a conservation area. However there are a number of designated heritage assets within the wider landscape setting of the Farmhouse which are noted below and there are further non-designated heritage assets (note this is not an exhaustive list) within this zone too. This is interesting to note as they indicate the dates and patterns of settlement in this area. They also provide examples of the local vernacular in the area.

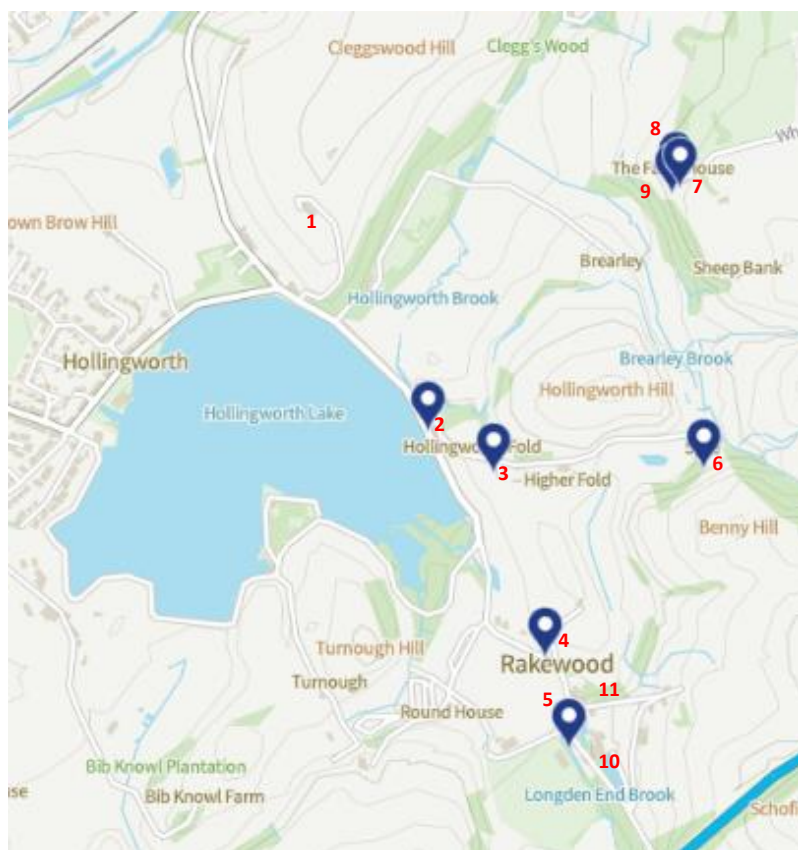


Fig.11: Site Location and location of adjacent heritage assets - extract from Historic England's online National Heritage List for England (<https://www.historicengland.org.uk/listing/the-list>)

Key

- 1: Farmhouse, Cleggswood (Non-designated heritage asset)
- 2: 3 Bear Hill (Grade II Listed)
- 3: Hollingworth Fold (Grade II Listed)
- 4: Freshwater Cottage (Grade II Listed)
- 5: Brook Cottage End View Cottage (Grade II Listed)
- 6: Barn, Shippon and Workshop Adjoining West of Syke House and Farmhouse (Grade II Listed)
- 7: 1 and 3 Whittaker Fold (Grade II Listed)
- 8: Barn Immediately North of Nos. 1 and 3 (Grade II Listed)
- 9: Former Farmhouse West of Whittaker Farmhouse (Grade II Listed)
- 10: Rakewood Upper Mill and Mill House (Non-designated heritage asset)
- 11: Rakewood Conservation Area (Designated heritage asset)

3.0 Assessment of Significance

3.1 An assessment of significance is a requirement for any planning application that affects a heritage asset. This section of the report provides an assessment of the heritage merit of the application site based on desk based research and site visits. The assessment has been carried out with reference to the heritage values as defined in the English Heritage document *Conservation Principles, Policies and Guidelines* which can be summarised as follows;

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
- Historical value – the ways in which past people, events and aspects of life are connected through a place.
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
- Communal value – the meanings of a place for the people that relate to it.

3.2 A statement of significance follows uses the following ‘grades’ of significance:

- Exceptional – the elements of the heritage asset which are of exceptional value (equivalent to Grade I)
- High – the elements of the heritage asset which are of high value (equivalent to Grade II*)
- Considerable – the elements of the heritage asset which are of moderate value (equivalent to Grade II)
- Some – the elements of the heritage asset which are of some value (equivalent to local listing status)
- Neutral – the elements of the heritage asset which have neutral value
- Negative – the elements of the heritage asset which have a negative impact or are visually intrusive
- Undefined – any elements which could be of heritage value but have yet to be determined due to lack of available information

3.3 Evidential Value

As noted above, evidential values are those that derive from the potential of a place to yield evidence about past human activity (Conservation Principles para.35). These values will usually comprise physical remains inherited from the past and tend to be primarily archaeological in form. Consequently, the ability to understand and interpret the evidence is diminished in proportion to the extent of its removal or replacement (Conservation Principles para.36).

The site and building of the Farmhouse at Cleggswood have potential to yield some evidential value, this is considered to be limited to evidential value relating to the later C20th / C21st century alterations but there may be some evidence retained on site from earlier phases of construction.

3.4 Historical Value

As noted above, historical values derive from the ways in which people, events and aspects of life can be connected through a place to the present day (Conservation Principles para.39). The evidence may be either illustrative or associative.

The site and building of the Farmhouse at Cleggswood have some illustrative and associative historical value. The building is an interesting local example of a vernacular building originally dating from early 1800’s / late 1700’s but having been altered throughout its occupation. Its position in the wider landscape provides illustrative historical value in relation to the patterns of settlement in this area. This is of local importance.

3.5 Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place (Conservation Principles para 46), in particular architectural and artistic interest.

The site and building of the Farmhouse at Cleggswood have some aesthetic value. This is derived both from the appearance of the building externally and also from the building within the wider landscape setting. Externally

the aesthetic value is principally derived from the original building materials and historic detailing, which to the different facades has the ability to reveal different aspects of the buildings history. Its location and visibility in the wider landscape setting also hold aesthetic value as detailed within the Landscape and Visual Impact Assessment.

3.6 Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory (Conservation Principles para 54).

As a building which has been in private use throughout its occupation it has neutral communal value.

3.7 Conclusions & Managing Change

The Farmhouse is a palimpsest which contains fabric of varying dates providing the story of continuous occupation since the late 1700's / early 1800's. Due to its construction pre-dating the first OS, its relationship to the extant northern range and its position in the landscape overlooking Hollingworth lake, the Farmhouse is considered to be a non-designated heritage asset of local heritage value.

The historic maps for the site show that in the later 1800's and early 1900's the farmstead consisted of a cluster of buildings which appear to have developed from a parallel linear arrangement to then include further outbuildings which enclosed a small courtyard. There was an adjoining outbuilding directly attached to the farmhouse to the north west. Therefore the historic character of the site and the Farmhouse itself included that of additional attached ancillary buildings. In addition the Farmhouse itself has seen some alteration and is not of a single date of construction. As such in terms of managing change on the site there is opportunity for the existing incongruous extension to be removed and for a more sympathetic form to be provided on this site. This will still enable the Farmhouse and barn to remain legible in their relationship to one another and within the landscape. There is also opportunity for some changes to the Farmhouse which respect its current characteristics which are of a symmetrically proportioned elevation to the lake facing elevation and more early vernacular to the other elevations – principally the north.

4.0 Proposed Works & Heritage Impact Assessment

4.1 SUMMARY OF PROPOSALS

- 4.1.1 The proposed scheme is described in full in the accompanying Design & Access Statement and drawings. As such the proposed works are summarised here in sufficient detail to provide the context for the assessment of impact.
- 4.1.2 The applicant seeks planning approval to demolish the existing extension, garage and annex and to provide a new extension above ground and garage and pool below ground, with associated landscape works. The works also include some alterations to the main farmhouse building to introduce new windows and alter existing windows.

PROPOSED DEMOLITION AND REPLACEMENT EXTENSION

- 4.1.3 The existing extension was constructed circa 2008. This is incongruous and inefficient in its design layout as such the client wishes to replace this with a more sympathetic and usable structure. The removal of the incongruous existing extension is not considered to cause harm to the Farmhouse as a non-designated heritage asset, its removal can be assessed to be beneficial as it allows for a more sympathetic extension to be provided.
- 4.1.4 The proposed extension has a significantly improved relationship with the existing Farmhouse. The design team have considered the characteristics of the local vernacular, have referred to Historic England's Farmstead and Landscape Statement for the Manchester Pennine Fringe and Manchester Conurbation and further Historic England guidance on rural heritage to inform the developed proposals. The historic maps for the site show that in the later 1800's and early 1900's the farmstead consisted of a cluster of buildings which appear to have developed from a parallel linear arrangement to then include further outbuildings which enclosed a small courtyard. There was an adjoining outbuilding directly attached to the farmhouse to the North West. Therefore the historic character of the site and the Farmhouse itself included that of additional attached ancillary buildings.
- 4.1.5 The information contained within the reference material included in this report (ie. Brunkills, and the Historic England guidance on farmsteads) shows that although there were types of farmsteads (eg linear / courtyard etc) each farmstead responded to the site specifics of the topography and the family needs. There is therefore not one single typical configuration of a linear, parallel or courtyard arrangement in this rural area.
- 4.1.6 Considering this alongside the fact that the historic arrangement of the farmstead included additional attached outbuildings, then the form, location and massing of the proposed replacement extension is considered to be appropriate and sympathetic to the historic Farmhouse. The extension will be a high quality, complementary yet contemporary addition which is appropriate in its form and height but does not try to be a pastiche of a historic structure. It is not considered appropriate to aim to replicate a historic form on the site as that would not enable the historic development of the site to remain legible as it is today. However replacing the existing structure with one which references the historic farmstead development provides an opportunity for this site to further contribute positively to the distinctiveness of place.
- 4.1.7 This design approach follows Historic England guidance, in particular the guidance document 'Adapting Traditional Farm Buildings: Best Practice Guidance for Adaptive Reuse' which states;
- 'Ideally new buildings can be sited on the footprint of lost buildings and / or be sensitive to the historic pan form, so careful thought needs to be given to their siting. The demolition of modern structures can allow space for a new extension, particularly if their removal enhances the group value.'*
- 4.1.8 The proposed extension will be connected to the main house with a glazed link, visually separating the old and the new. A subterranean pool and garage are proposed below ground and also accessible from inside the existing farmhouse.

The existing terrace around the south west of the farmhouse is proposed to be improved and slightly extended in relationship with the new extension. This then meets a grassy embankment to the north west elevation.

The existing outdoor swimming pool is proposed to be removed as is the section of the annex which is in the clients ownership.

The Landscape and Visual Impact Assessment has concluded that the proposed extension is more sympathetic to the non-designated heritage asset and will have a positive impact on the appearance of the site. As such both from a LVIA and a heritage impact assessment perspective the proposed extension is not considered to cause harm and is considered to have a beneficial impact.

ALTERATION WORKS TO THE FARMHOUSE

- 4.1.9 The alteration works to the farmhouse include alteration to the fenestration to the south, east and west elevations. The north elevation which appears to retain evidence of the earliest fenestration pattern is being retained without change to the main façade. Two small rooflights are being provided to this elevation. The south elevation currently has a symmetrically proportioned fenestration pattern which appears to be of later date, the windows to the ground floor are to be retained in this symmetrical pattern but enlarged slightly. Existing rooflights to this elevation are to be slightly relocated lower to the pitch. New windows are being provided to the east elevation and the fenestration pattern for these has been carefully considered to reference the historic window proportions. An existing window to the west elevation is to be slightly enlarged.
- 4.1.10 Overall these alteration works do not affect the legibility of the historic form of the Farmhouse. They do not have a negative impact on the appearance of the Farmhouse within the landscape setting and are therefore not considered to cause harm

5.0 Statutory Requirements

5.1 The aim of the following statement is to demonstrate that the proposed works meet the requirements of the National Planning Policy Framework (NPPF) and Local Policy.

5.2 National Planning Policy Framework (NPPF)

5.2.1 Section 16 (paras 189-208) of the NPPF is specific to conserving and enhancing the historic environment.

5.2.2 Para 197 states; *'In determining planning applications, local planning authorities should take account of:*

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

5.2.3 Para 203 states; *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of harm or loss and the significance of the heritage asset.'*

5.2.4 Response: This Heritage Statement has assessed the Farmhouse to be a non-designated heritage asset. The Farmhouse dates from prior to 1845 but is not of a single date of construction. It is a palimpsest which contains fabric of varying dates providing the story of continuous occupation since the late 1700's / early 1800's. Its significance is derived from its date of construction, its relationship to the extant northern range and its position in the landscape overlooking Hollingworth Lake. The proposals include the removal of the incongruous existing extension and replacement with a much more sympathetic form which has a dialogue with the local vernacular. The proposals also include some alterations to the existing Farmhouse. Overall the proposals are considered on balance and overall to be beneficial and do not result in harm to the significance of the non-designated heritage asset.

5.3 Local Policy: Rochdale Core Strategy

5.3.1 Section P2 – Protecting and enhancing character, landscape and heritage

P2 states;

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing area 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
- 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.

- 5.3.2 Response: The aspects of P2 which are of relevance to this application are in relation to protecting and enhancing the cultural landscape around Littleborough and Hollingworth Lane (P2/1.d) and conserving, enhancing and utilising other non-statutory heritage assets of local interest. This report, alongside the Landscape and Visual Impact Assessment, has demonstrated that the scheme ensures that the landscape and key views around Hollingworth Lake are protected and enhanced and that the proposals are overall beneficial to the non-designated heritage asset itself.

6.0 Conclusions

- 6.1 The NPPF requires planning applicants and local planning authorities to assess and understand the particular nature of the significance of heritage assets which will be affected by proposed development. Such assessment of heritage asset significance is necessary to understand the potential impact of proposed development.
- 6.2 This report considers the nature of the significance of the proposed site, adjacent heritage assets and the wider landscape setting. It has assessed the Farmhouse to be a non-designated heritage asset. The Farmhouse dates from prior to 1845 but is not of a single date of construction. It is a palimpsest which contains fabric of varying dates providing the story of continuous occupation since the late 1700's / early 1800's. Its significance is derived from its date of construction, its relationship to the extant northern range and its position in the landscape overlooking Hollingworth Lake.
- 6.3 The proposals include the removal of the incongruous existing extension and replacement with a much more sympathetic form which has a dialogue with the local vernacular. The proposals also include some alterations to the existing Farmhouse. Overall the proposals are considered on balance and overall to be beneficial and do not result in harm to the significance of the non-designated heritage asset. Alongside the Landscape and Visual Impact Assessment, this report has demonstrated that the scheme ensures that the landscape and key views around Hollingworth Lake are protected and enhanced and that the proposals are overall beneficial to the non-designated heritage asset itself.
- 6.4 As such the scheme meets the requirements of the NPPF and local policy.

Appendix A

ESTATES NEAR LITTLEBOROUGH.

PARTICULARS

OF VALUABLE

FREEHOLD ESTATES

IN THE

TOWNSHIP OF BUTTERWORTH,

Within Rochdale, in the County of Lancaster,

CONTAINING IN THE WHOLE 226A. OR. 37½P. STATUTE MEASURE,

WHICH

WILL BE SOLD BY AUCTION,

AT THE WELLINGTON HOTEL, IN ROCHDALE,

ON WEDNESDAY, the 24th SEPTEMBER, 1845,

AT SIX O'CLOCK IN THE EVENING.

IN SIX OR SUCH OTHER LOTS AS MAY BE AGREED ON AT THE TIME OF SALE.

THE above Estates are in excellent condition; and most of the Farm Houses, Buildings, and Fences, have been recently erected, regardless of expense. Their proximity to the Town of Rochdale, and the Villages of Milnrow and Littleborough, (the Manchester and Leeds Railway Station at the latter place,) and the Rochdale Canal, which borders Lot 6 on the Northerly side thereof, and the very eligible sites they present for extensive Manufacturing Establishments and Bleaching Works, there being several springs of the purest soft water running through the Estates, render them a most desirable investment.

The respective tenants will show the Estates; and further Information, together with Descriptive Particulars and Lithographic Plans, may be had on application to Mr. JOHN HURST, Caldermoor, near Littleborough; or at the Offices of Messrs. ELLIOTT and STOTT, Solicitors, Townhead, Rochdale.

LOT II.

FISHERMAN'S INN.

ALL THAT MESSUAGE, INN, OR PUBLIC-HOUSE,

Situate on the Easterly Bank of Hollingworth Reservoir, in the Township of Butterworth aforesaid, and commonly called the *Fisherman's Inn*; together with the Cottages, Barns, Shippon, Stables, and other Outbuildings, near and adjoining thereto, and also the following Closes or Parcels of LAND, containing in the whole, including the site of the Buildings, 21A. 0R. 35P.. Statute Measure, or thereabouts, late in the occupation of JAMES BROADLEY, and now of WILLIAM WHITTAKER, his assigns or under-tenants.

No. on Plan.	Description.	Statute.		
		A.	R.	P.
17	Site of Buildings, Yard, and Garden	0	1	13½
18	The Rough	3	1	22
19	Stone Flat Brow	3	3	39
20	Chadwick Meadow and Toad Hole	4	1	12
21	Wolds Meadow	5	2	3
22	Lower Near Brow	2	0	1
23	Lower Far Brow	1	2	37
Total		21	1	7½

LOT III.

ALL THAT ANNUAL CHIEF RENT

Of £8 16s. 0d., issuing and payable from and out of two several Plots of Building Land, heretofore parcel of two closes, called the *Bottom Stars and Lower Field*, and parcel of Cleggswood and Ingham Estates, in the Township of Butterworth aforesaid, and originally demised by Lawrence Peel, Esq. to Messrs. William Whitworth and others, for the term of 999 years, together with the Reversion of the said Term.

LOT IV.

CLEGGSWOOD.

ALL THAT COMPACT AND WELL SITUATED

MESSAGE, FARM, AND TENEMENT,

With the Cottage, Barns, Shippens, and other Outbuildings thereunto belonging, situate at and commonly called *Cleggswood*, in the said Township of Butterworth; and also the following Closes or Parcels of Land, containing in the whole 74A. 1R. 24P., Statute Measure, or thereabouts, heretofore in the occupation of ALEXANDER RICHARDSON, and now of GEORGE MILLS, or his under-tenants.

No. on Plan.	Description.	Statute.		
		A.	R.	P.
24	Site of Buildings, Fold, and Plantation	0	2	28
25	Garden	0	1	1
26	Stars and Stone Flat	10	2	13½
27	Marled Earth and Smooth Meadow	4	3	38
28	Rye Earth, including Plantations	4	0	8
29	Further North Field, including Plantations	5	3	19
30	Nearer North Field, including Plantations	3	3	2
31	Higher Near Brow	2	0	27
32	Nearer Ridings, including Plantations	4	1	35
33	Bent, including Plantations	5	2	33
34	Smith Field, including Plantations	6	0	21
35	Further Ridings, including Plantation	4	1	11
36	Higher Far Brow	1	3	32
37	Bank Top Wolds	5	0	15
38	Wood End	1	3	6
39	Cleggswood Wood	1	1	7
40	Shore Nook	1	0	2
41	Spout Field, including Plantations	4	0	34
42	Little Glead Field, including Plantations	5	3	38
		74	1	10½

LOT V.

ALL THAT ANNUAL CHIEF RENT

Of £2 9s. 4d., issuing and payable out of a Plot of BUILDING LAND, heretofore parcel of a Close, called the *Clough Field*, and parcel of the said Farm, called *Inghams*, and originally demised by the said Lawrence Peel to one Edmund Howarth, for the term of 999 years, together with the Reversion of the said Term.

PARTICULARS, &c.

LOT I.

UPPER HOLLINGWORTH.

ALL THAT COMPACT FREEHOLD

MESSAGE, FARM, AND TENEMENT,

With the Cottages, Barns, Shippens, and other Outbuildings, commonly called "*Upper Hollingworth*, in the Township of Butterworth, in the Parish of Rochdale; together with the several Closes or Parcels of Land thereto belonging, in the occupation of JOHN WILKINSON and his under-tenants, containing in the whole 63A. 1R. 27P., Statute Measure.

No. on Plan.	Description.	Statute.		
		A.	R.	P.
1	Site of Buildings, Fold, and Garden	0	1	30
2	Abram Meadow and Orchard... ..	6	2	31
3	Further Bank	1	3	35
4	Broad Field	4	0	30
5	Small Holme	2	3	31
6	Nearer and Fur Lees Field	7	1	32
7	Sheep Fold	0	0	36
8	Hill and George Croft	5	3	17
9	Barn Field and Bank	5	1	21
10	Thistley Field	5	1	14
11	Hugh Hill	4	2	2
12	Gill Carrs	5	0	31
13	Annis Road	2	0	35
14	Red Earth	3	0	11
15	Pig Hill	3	3	26
16	Hill Woods	4	0	5
Total		63	1	27

LOT VI.

INGHAMS, SMITHBARN, NORTH BANK, AND FERN BED.

ALL THOSE SEVERAL

MESSUAGES, FARMS, AND TENEMENTS,

With the Cottages, Barns, Shippens, and other Outbuildings, thereunto belonging, situate at or near Cleggswood, in the Township of Butterworth aforesaid, commonly called by the several names of *Inghams, Smithbarn, North Bank, Fern Bed, and Part of Cleggswood*; together with the following Closes or Parcels of Land, containing together and in the whole, including the site of Buildings, 67A. OR. 32½P., Statute Measure or thereabouts, and now or heretofore in the respective occupations of Mr. JONATHAN DICKINSON and Others.

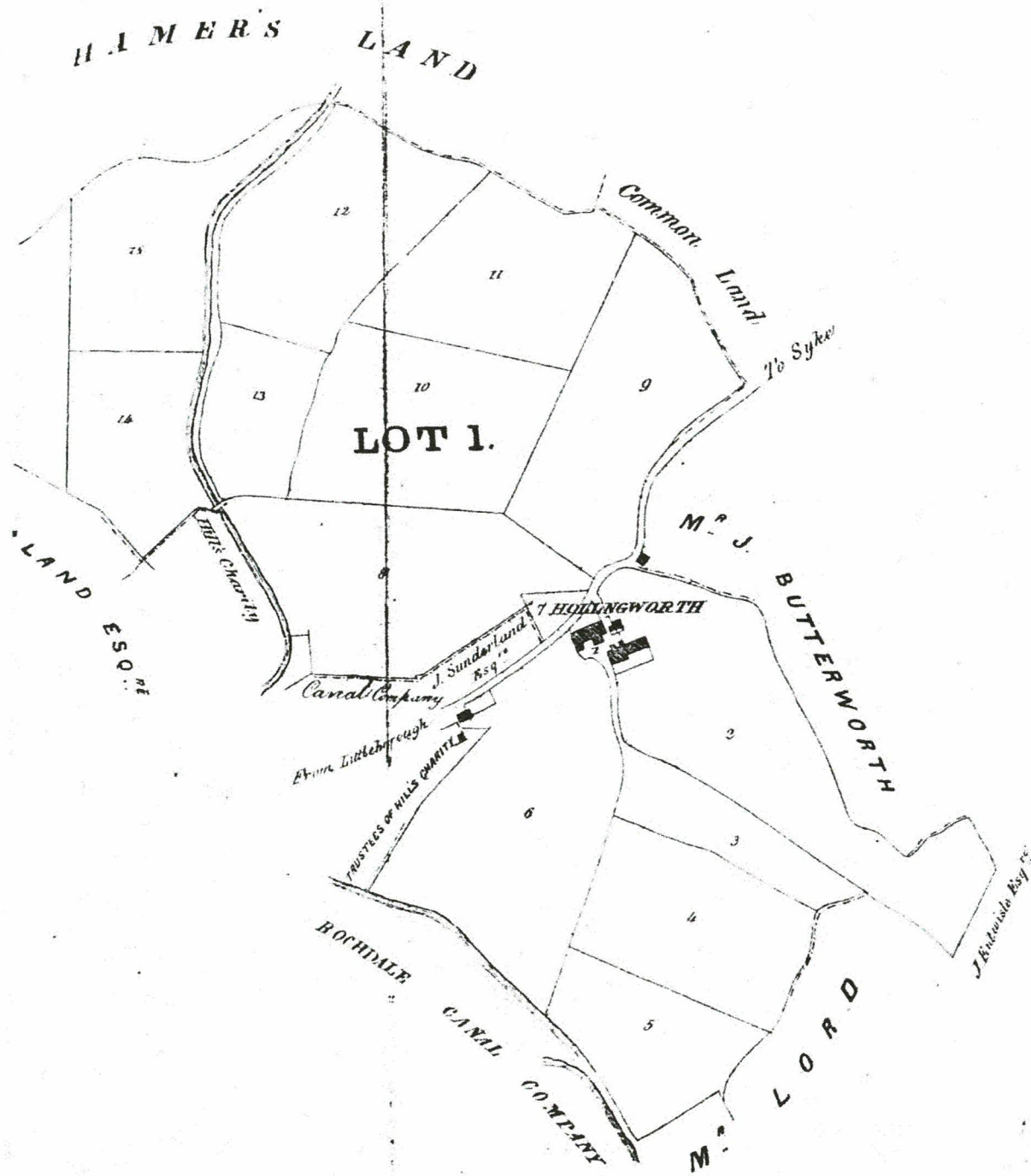
No. on Plan.	Description.	Statute.		
		A.	R.	P.
43	Site of Building	0	0	12
44	Plantation	0	0	10
45	Ditto	0	0	3½
46	Meadow and Little Field, including Plantation...	3	2	38
47	Plantation	0	0	34
48	Little Field and Clough Field	4	2	10
49	Hollins Meadow, including Plantation	2	3	26
50	Park, including Road	0	3	27
51	Higher Field	4	2	4
52	Kershaw Field	4	0	0
53	Plantation	0	1	3
53 a	Bank Meadow	2	1	18
54	Site of Buildings	0	0	18
55	Part of Smith Field	2	2	25
56	Loom House Field	2	0	8
57	Lower Meadow	2	3	3
58	Site of Buildings and Yard	0	0	31
59	Further Part of Far Field	1	2	0
60	Nearer Part of Far Field	0	3	33
61	Coal Pit Hill, &c.	0	2	28
62	Brow and Rush Field	7	1	30
63	Road	0	0	38
64	Site of Buildings and Yard	0	0	24
65	Meadow and Barn Field	4	1	16
66	Hamer Arch	0	2	3
67	Great Glead Field	7	1	37
68	Acre and Heald Bank	8	3	26
69	Bank Top Wood	3	2	7
Total		67	0	32½

PLAN OF LOTS
IN THE
Township of Butterworth,

PARISH OF ROCHDALE,

and

COUNTY OF LANCASTER.



LITTLEBOROUGH

JOHN HALLIWELL BESWICKE ESQ^{RE}

from Rochdale
RIVER

INGRAMS

SMITHBARN

LOT 6.
NORTH BANK
53 a

LOT 4.

CLEGGSWOOD

KERN RED

Heur. Wood Esq^r

THE REV^d F. PEEL

LOT 2.

FISHERMANS INN

HOLLINGWOOD
RESERVOIR

