

Holy Trinity, Parkfield

Heritage Assessment
May 2023



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Project Summary

Project Summary

SITE NAME: Holy Trinity
ADDRESS: Parkfield Holy Trinity,
Archer Park,
Middleton,
M24 4AH

LOCAL PLANNING AUTHORITY: Rochdale Borough Council
DESIGNATIONS: Grade II Listed
CONSERVATION AREA: N/A
DATE OF PROPERTY: Mid C18

PROJECT TYPE: Heritage Impact Assessment
PREPARED BY: Freya Needham, MA, – Buttress Architects
QA BY: Jenna Johnston, MA(Hons) MSc - Buttress
DATE: May 2022

1.0

Introduction

1.0 Introduction

1.1 Background

The following report presents a heritage impact assessment for Holy Trinity, Middleton, Manchester, henceforth referred to as ‘the site’. Development has been proposed for the renovation of the church to turn it into a private dwelling. The proposal will involve both internal and external fabric repairs as well as new internal fittings and decoration. The primary intervention will be the introduction of a mezzanine floor to the nave of the church to create a first floor.

Holy Trinity is Grade II listed. This statement aims to understand the heritage significance of the site and its setting and establish any potential impacts the proposed may have on this significance.

1.2 Methodology

The document is intended to support the submission of a Planning and Listed Building Consent application.

The document surveys the heritage, providing an overview of important information to foster a better understanding of the asset and its significance. It does this through assessment of the surviving building fabric and its wider context. Significance is assessed in relation to heritage interests outlined by Historic England. The aims of this assessment is to understand the site to provide a baseline against which to assess heritage impacts. This document has been written in accordance with *National Planning Policy Framework* (2021), *Historic England's Statements of Heritage Significance* (2019), *Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment* (2008), and *BS7913 - British Standards Guide to the Conservation of Historic Buildings*.

1.3 Authorship & Ownership

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

2.0

Introduction to the Site

2.0 Introduction to the Site

2.1 Location & Description

The church is located on the east of Archer Park Road. The surrounding area is highly populated with residential properties, mostly detached and semi detached. The churchyard sits on a steeply sloped site up from the south boundary. There are no burials.

A drive is accessed from Archer Park Road that rises to the right of the churchyard with a pedestrian gate access and stone slab footpath.

The north boundary is outlined with a retaining stone with heavily overgrown hedgerow. The rest of the sites boundary is marked with a mix of overgrown hedgerows and fences

The church was constructed between 1861-2 by George Shaw of Uppermill and is constructed of coursed square stone with ashlar dressing. The church has a modern slate roof with stone-coped gables and retains all stained glass windows.

2.2 Current Land Use & Management

The church is currently vacant.

Holy Trinity is currently owned and managed by the Church of England. The proposed development forms part of an application for purchase of the church by a private client. Full planning permission is required for the purchase to take place.

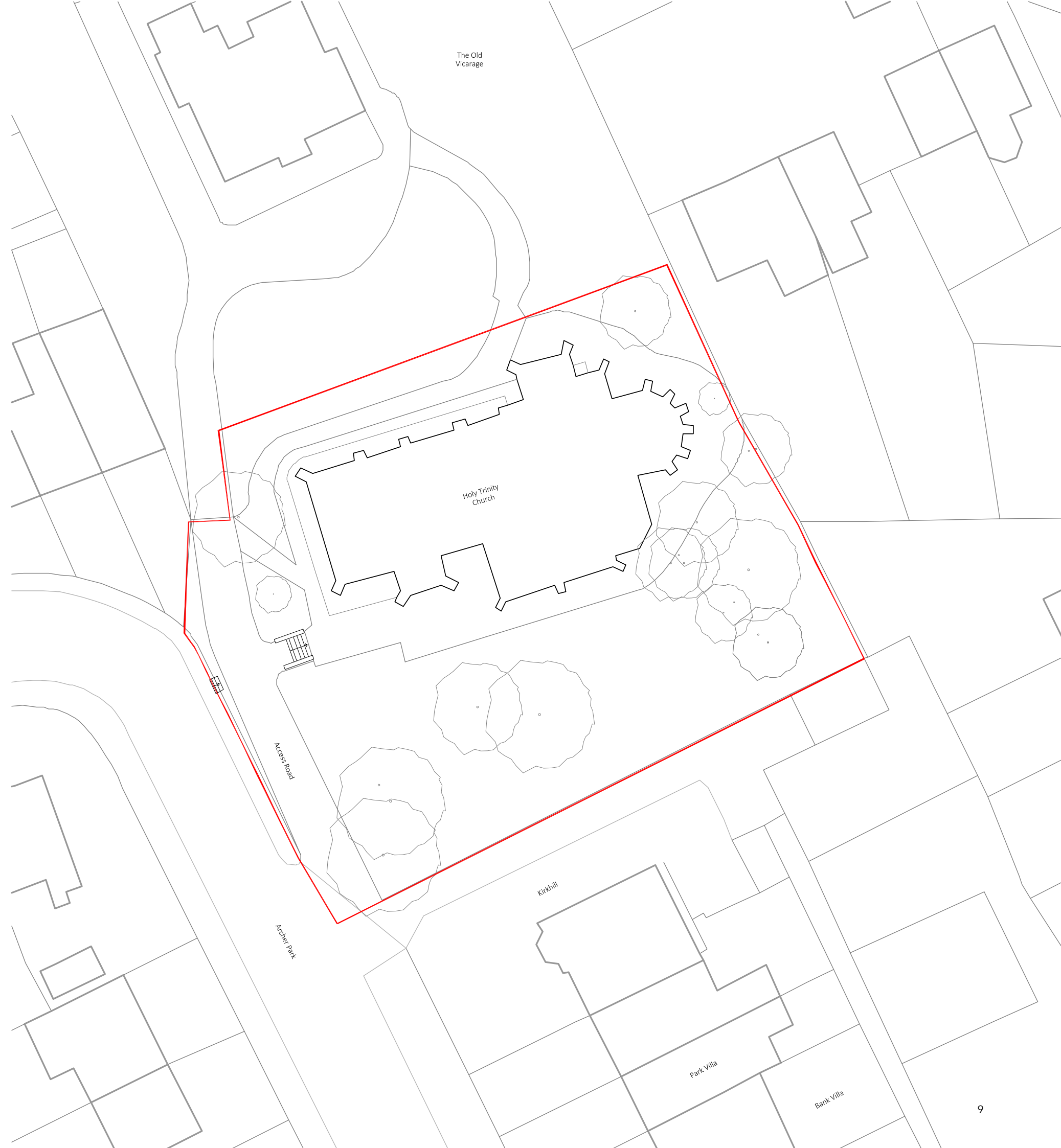


Figure 1 Existing Site Plan

2.3 Designations

Holy Trinity is Grade II listed (List Entry No. 1417026). The building has been de-consecrated and is therefore excluded from Ecclesiastical Exemption, and subject to regular planning controls.

There are no other listed buildings within the vicinity of the site that need to be considered within this assessment.

The site does not lie within a Conservation Area.

2.4 Planning History & Previous Survey

The table below outlines the public Planning and Listed Building Consent applications that have been submitted following the reconsecration of the church. This table does not capture any applications made via the faculty process while church was still in use.

DATE	PROPOSAL	APP. NO	DECISION
Jun 2019	Internal alterations including installation of mezzanine floor and staircase and subdivision of part of ground floor; and external alterations including formation of car park, installation of security gates and re-laying of pathway, to allow for use of building as day care centre for adults with learning difficulties	19/00398/LBC	Refused
Oct 2020	Removal of war memorials from church	20/01001/LBC	Granted subject to conditions
Nov 2020	Internal alterations including subdivision of part of ground floor and removal of pews	20/01121/LBC	Granted subject to conditions

3.0

Planning Policy Context

3.0 Planning Policy Context

3.1 National Planning Policy Framework (NPPF) 2021

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 alterations we adopted in July 2021. 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 194).

Paragraph 197 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 199 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 200 explains that ‘any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing evidence’.

Paragraphs 206-207 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.’

3.2 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.

4.0

Understanding the Heritage

4.0 Understanding the Heritage

4.1 Description of the Heritage

The following description has been extracted from the listing description for Holy Trinity.

List Entry No. 1417026: ROCHDALE, ARCHER PARK, Church of the Holy Trinity, Grade II (Formerly also listed as Church of the Holy Trinity Sunny Brow Road, Parkfield)

4.1.1 Exterior

‘Church. 1861-2. By George Shaw of Uppermill. Coursed square stone with ashlar dressings and slate roofs with stone-coped gables. Decorated style. Chancel with apse, south vestry and transept, nave and south porch. Polygonal apse has east trefoil and lancets either side. 2-light windows to nave north side. South vestry has 2-light window and door. Double gabled south transept has 3-light windows. 2-light windows to aisle and door to south porch. West end has 4-light window and bellcote to gable.’

The exterior of the church is in good condition with no major issues. The roof is believed to have been re-slated in 1991.



Figure 2 Top Left: West Gable

Figure 3 Top Right: Southern Elevation and Main Approach

Figure 4 Bottom Left: Apse

Figure 5 Bottom Right: Transept Gable



Figure 6 View East-east down Nave



Figure 8 Stone Reredos



Figure 9 Timber Liturgical Furniture



Figure 7 Timber Pews

4.1.2 Interior

'Chancel has finely carved stone reredos with relief of the Last Supper within an openwork canopy. Choir stalls with panelling behind. Low stone and marble chancel screen. Roof of curved braces rising from stone corbels. Stained glass to apse windows. Nave has carved pulpit on stone base and octagonal font. Stained glass to some windows including west. Roof of arched braces rising from stone corbels. South transept has stained glass.' The organ remains in situ inside the church however has been subject to the ingress of dry rot.¹

The listing description also describes a significant WW1 memorial of large brass plaques fitted to the sides of the piers of the arcade. These plaques have since been removed from the church and relocated to a different site.

4.2 History & Development

The following information has been taken from the Church of England's 'Church Heritage Record' under which Holy Trinity is numbered 624349.

'Holy Trinity was built as a sister church to the Parish church of St Leonard and was consecrated in 1862. The site was offered by Sir S M Peto, Bart and Mr Betts and was intended to accommodate 500 worshippers at a cost no greater than £2000. It was designed by George Shaw from Uppermill, Lancashire, who was most well known for St Chad's, Saddleworth, east of Oldham.

In 1899 the south transept/aisle was added, and an organ was moved from the north side of the chancel (where the clergy vestry is now) to the south of the chancel. A new bell was also fitted. A brass plaque near the south door records the conversion of lights to electricity in 1912 in celebration of the Jubilee. Old photos of the interior show the old light shades, an ornate wrought-iron chancel screen (removed in the 1970s), chairs arranged in the south transept, and swirling stencilling around the chancel arch. The roof was reslated in 1991.²



Figure 10 Top: Historic OS Map 1844 - red line shows approximate location of Holy Trinity site

Figure 11 Bottom: Historic OS Map 1889



Figure 12 Historic Photograph of Holy Trinity, August 1899

5.0

Assessment of Significance

5.0 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 following section will aim to assess any heritage interest(s) that the site might hold.

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

Exceptional: Heritage interests having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.

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. These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

5.1 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.

Historic mapping from 1844 shows the site was completely undeveloped before the church was constructed; **Figure 10** shows the 1844 map with the approximate location of the church highlighted in red. There is no indication the site should yield evidence of human activity pre-dating the construction of the church.

There are no burials in the churchyard at Holy Trinity reducing the potential for surviving archaeological remains.

The archaeological interest of Holy Trinity **low**.

5.2 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.

Holy Trinity holds architectural interest derived from its design by local architect George Shaw. Shaw was well known for St Chad's in Saddleworth, east of Oldham.

Holy Trinity's artistic interest derives from its unusual stone reredos depicting the Last Supper, as well as the stained glass windows produced by Shrigley and Hunt, and most prominently James Powell & Sons. Powell & Sons were successful producers of stained glass windows and contributed to significant advances in stained glass production. Due to their great success, Powells became one of the major firms of the Victorian and Edwardian Era. The windows found at Holy Trinity remain fine examples of Powells work and remain in excellent condition.

The architectural and artistic interest of Holy Trinity is **medium**.

5.3 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.

5.3.1 Communal Interest

The historic interest of Holy Trinity derives from it's communal value as a former church, serving the local community as a place of worship and social interaction. Both local individuals and those who worked and served at the church will have an association with the building.

5.3.2 Illustrative Interest

Holy Trinity has historic interest relating to the development of Middleton in the 19th century. It's construction reflects the population growth in the local area at the time and illustrates the local need for a place of worship.

The setting and approach to the church contributes to its appreciation and should be preserved. It is likely the site was chosen because of its elevated position on the corner of Sunny Brow Road and Archer Park. The western gable and large bell-cot terminate the long ranging view along Sunny Brow Road, taking a prominent position within the residential streetscape.

The historic interest of Holy Trinity is **medium**.

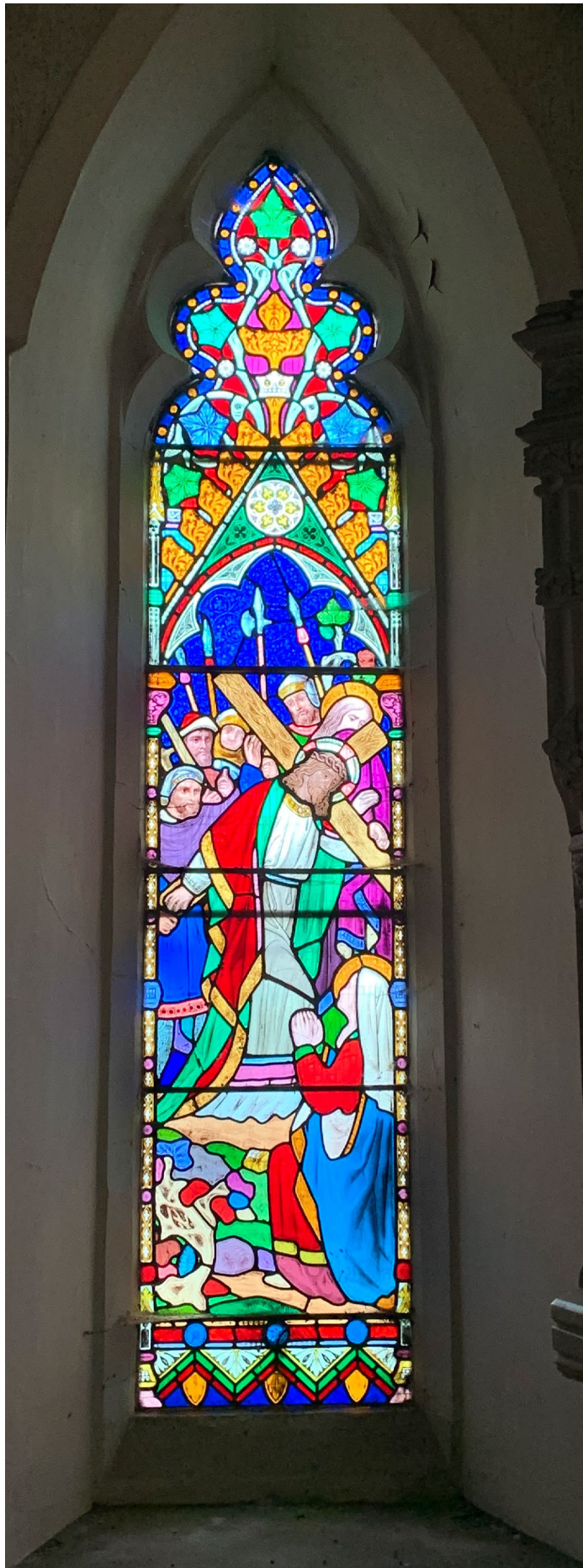


Figure 13 Powells Stained Glass Window at Holy Trinity



Figure 14 Powells Stained Glass Window at Holy Trinity

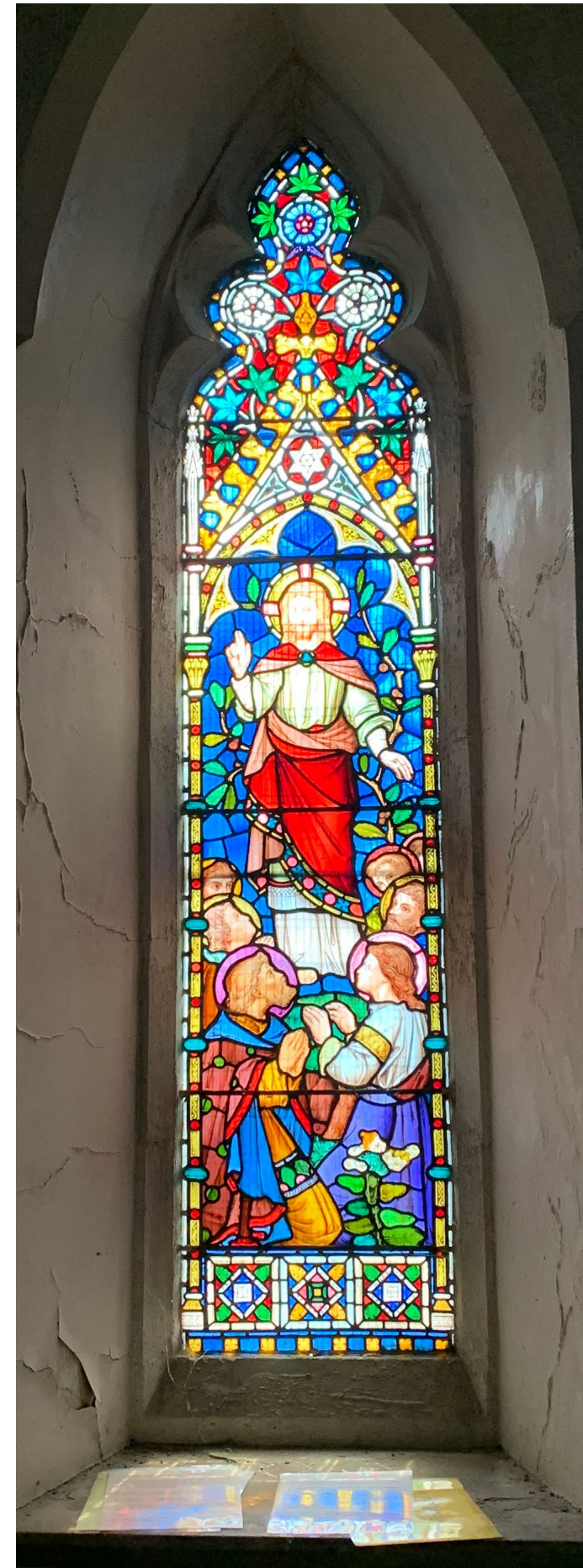


Figure 15 Powells Stained Glass Window at Holy Trinity

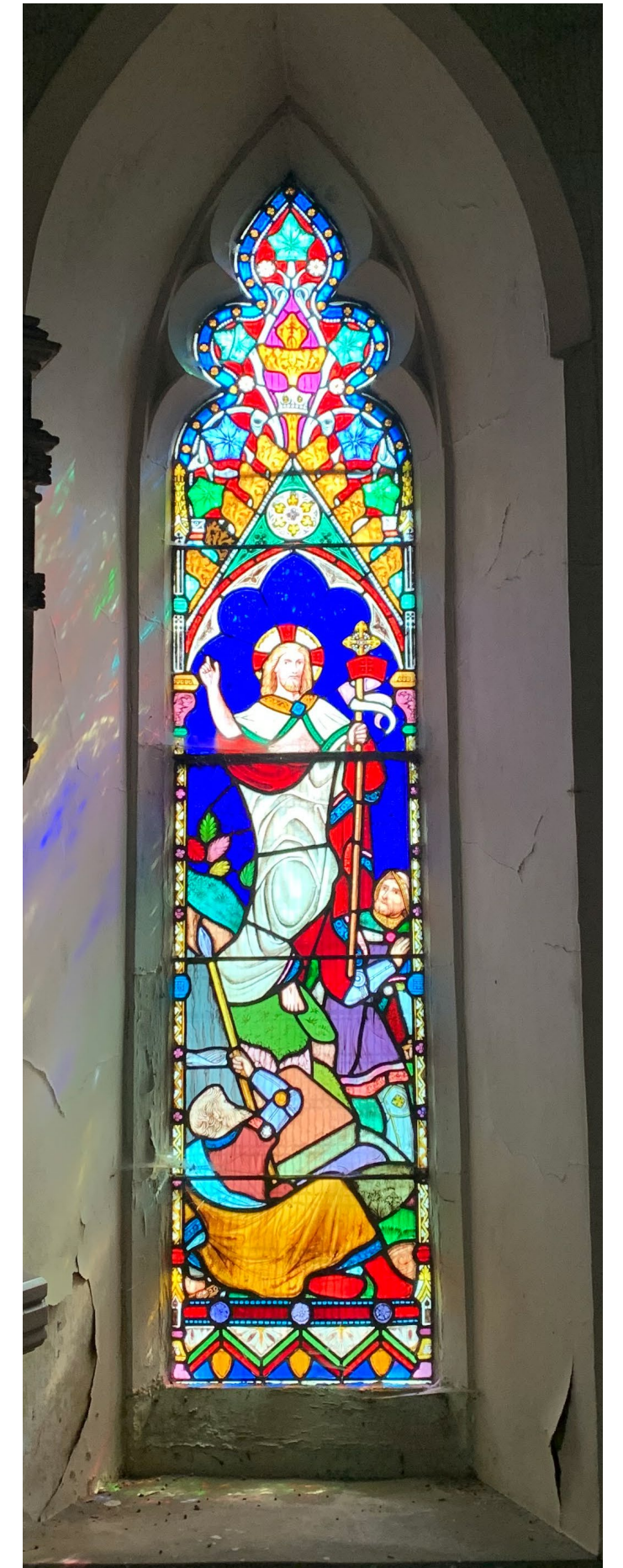


Figure 16 Powells Stained Glass Window at Holy Trinity

6.0

Summary of Proposed Works

6.0 Summary of Proposed Works

The scheme proposes the conversion of the Grade II listed Holy Trinity Church, Parkfield to a single residential dwelling.

6.1 Internal

6.1.1 Nave

Main access into the building will remain through the nave from the south west corner. The west end proposes to inhabit a free standing kitchen and dining space.

Alterations to the nave propose the installation of new walls and a new first floor mezzanine to the north side of the church. On ground level, this space will inhabit a utility, bathroom, and office with storage on either side of the new walls.

Storage will be provided on either side of the new walls that proposes the existing pews to be adapted and applied to the cupboards. On first level, two bedrooms with separate en-suites.

Works affecting liturgical furniture is addressed in 6.1.6 Fixtures and Fittings.

6.1.2 Transept

In the south transept an additional first floor will sit at a lower level to consider the interaction between the arches into this space. On ground level this will occupy an enclosed living space with a full height void adjacent to the key stained glass window to minimise obstruction. On first level, a master bedroom with en-suite and balcony with views looking over the nave.

An internal window in the master bedroom proposes to minimise the visual impact where the new wall obstructs the key stained glass window on the first floor level.

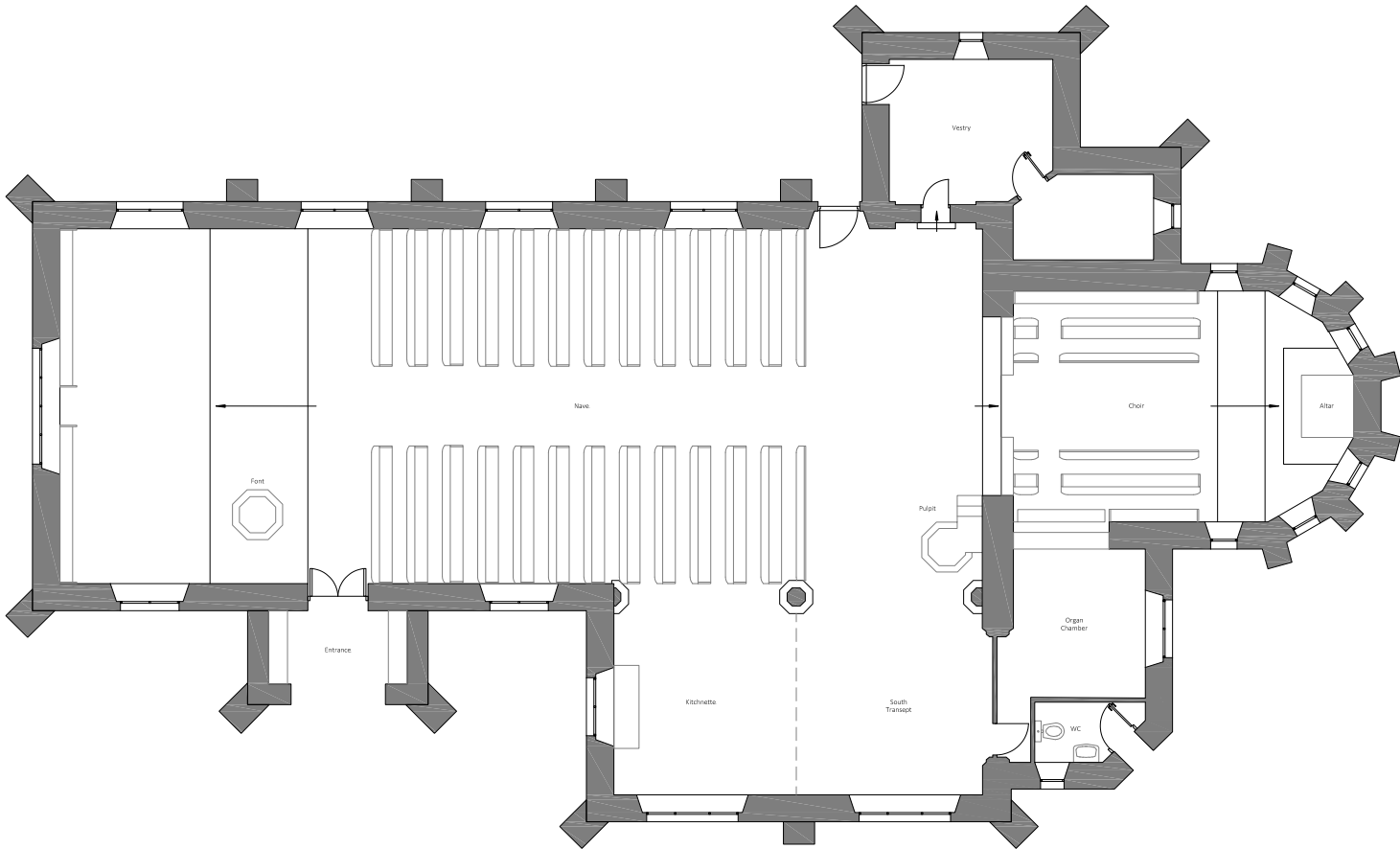


Figure 18 Existing GF Plan

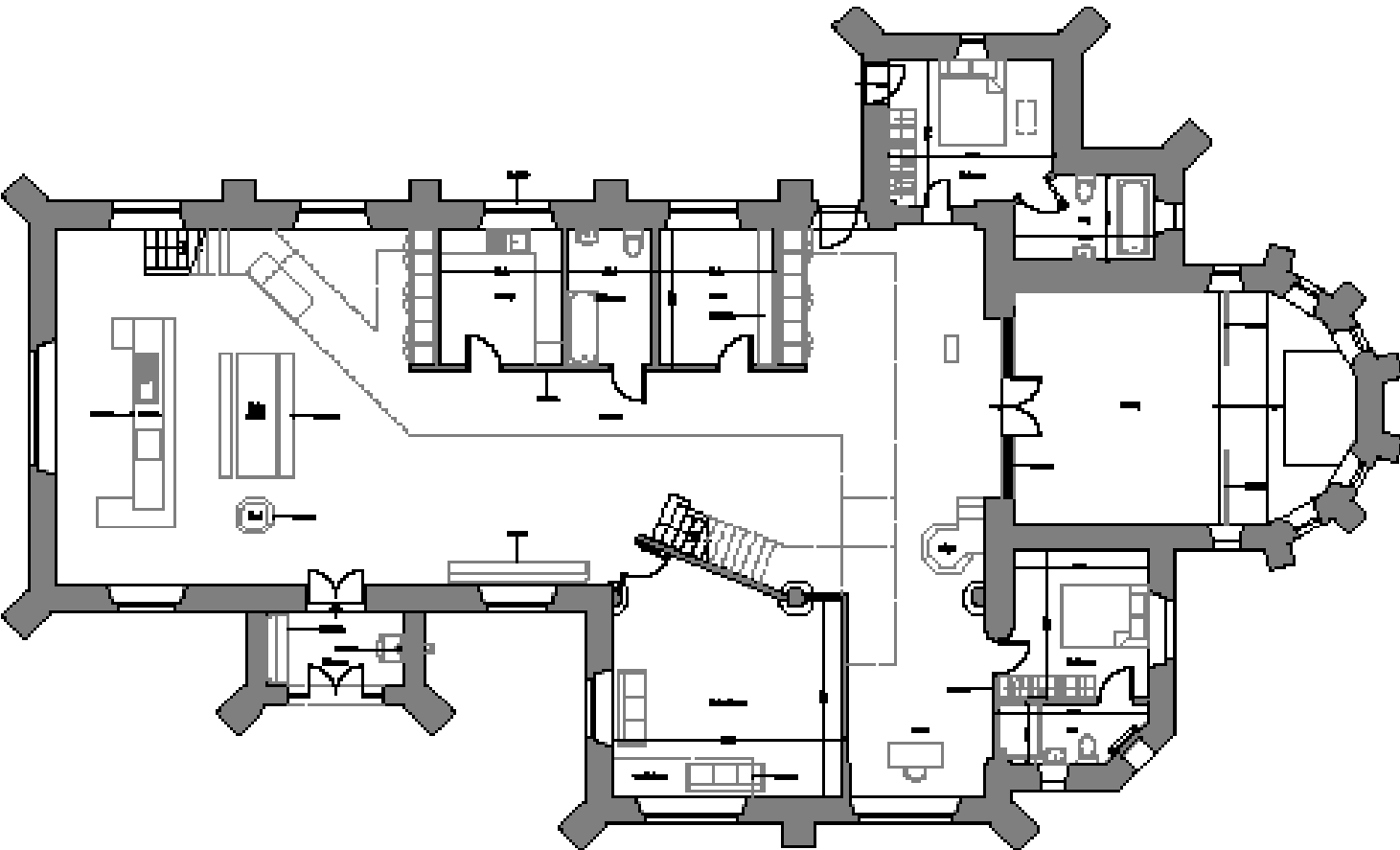


Figure 17 Proposed GF Plan

Rev. Dr. Chris. Details

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Project Title

Holy Trinity

Client

Northway Properties

Location

Holy Trinity Church, The Hill, M6 6BN, M20 4BN

Drawing Title

Ground Floor Plan as Existing

6.1.3 Chancel

A new glazed screen proposes to separate the chancel from the main space within the church without significantly obstructing the view from the east to west end. This space proposes minimal alteration to the church's original appearance to celebrate its history in its full integrity.

6.1.4 Vestry and Organ Chamber

The proposal allows to adapt the vestry and organ chamber into 2 bedrooms with en-suits with minimal structural alternations to these spaces.

6.1.5 Circulation

Two angular staircases propose access to the first floor mezzanine. The main staircase will be accessed from the west end in the north west

corner and project out into the central nave space. The secondary staircase proposes access to the master bedroom from the south east of the nave. A balcony landing with change in level access across the nave proposes to connect the two spaces at first floor level.

The balcony and landing proposes to cantilever over the new walls on ground level to create a lightweight appearance. Wherever the first floor mezzanine obstructs the view from the east to west end, glazing will be used to minimise the visual impact of the first floor structure.

6.1.6 Fixtures and Fittings

Existing lighting fixtures propose to be retained and relocated to balance the internal appearance between the existing and proposed.

The font is to be retained in existing location. The tapestry hung on the west elevation to potentially propose alternative location.

Pews will be adapted to accommodate different purposes throughout the building. A minimum of 2no. pews will remain as existing in new locations TBC.

Altar, pulpit and lectern to be removed under Bishops instruction at the point of sale (pulpit and lectern damaged due to dry rot). Both pulpit and lectern to be replaced in similar. Rails to remain in place. Plaques to be relocated and made accessible for associated members, for example the porch.

Figure 20 Existing Sections



Figure 19 Proposed Sections



6.2 External

6.2.1 Roof Lights

6.2.2 The proposals will introduce seven new roof lights to the building. Six of these will be located on the northern roofslope of the Nave, one on the east roofslope of the south transept, and one of the east roofslope of the northern vestry.

6.2.3 Sustainability

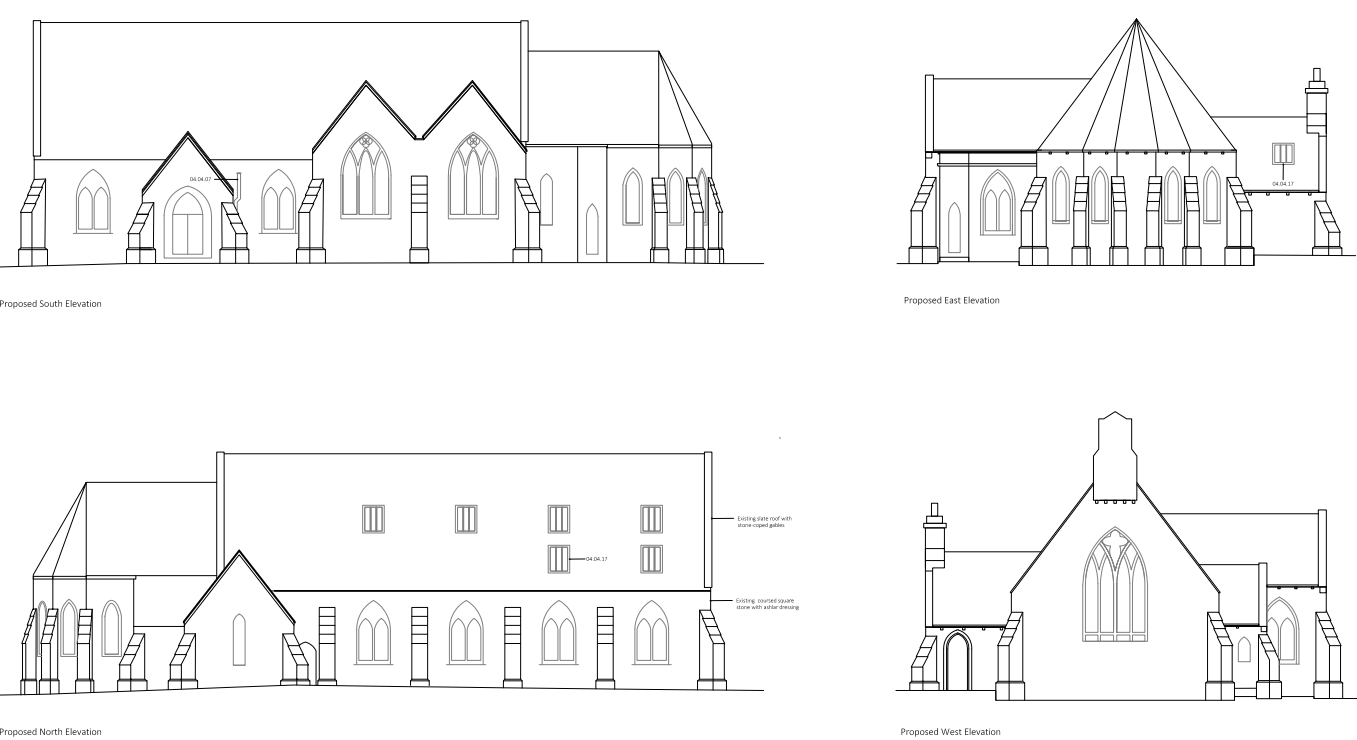
The proposal suggests to incorporate as much sustainable technology, materials and strategies where possible. The proposal of solar panels are located to prevent any visual impact to the principal external elevations and still provide an adequate supply of energy.

The proposal of an air source heat pump to the north east of the site will provide a low-carbon method to heating the church. Additionally, an electrical vehicle charging point located within the garage to mitigate the visual impact to the principal entrance of the site.

Figure 22 Existing Elevations



Figure 21 Proposed Elevations



6.2.4 External Landscape

The site proposes for a double garage and off street parking cutting into the sloping landscape of the churchyard to minimise visual obstruction from Sunny Brow Road and Archer Park.

The garage proposes a Bekstone stone laid with concrete with a domestic pitch roof in concrete roof tiles.

The driveway will consist of natural stone gravel with edging, enough for a turning point for two vehicles. A natural timber fence to the perimeter grounds to provide additional security.

Existing trees will be retained where possible and new plants and trees planted to enhance the natural environment and increase biodiversity on site.

6.2.5 Lighting and CCTV

External LED recessed ground lighting will illuminate the key routes through the site. This will prevent the need for additional fixtures to the historic fabric.

CCTV to fix onto the building to avoid free standing poles that would be visually intrusive.

Existing street lamp to be restored.

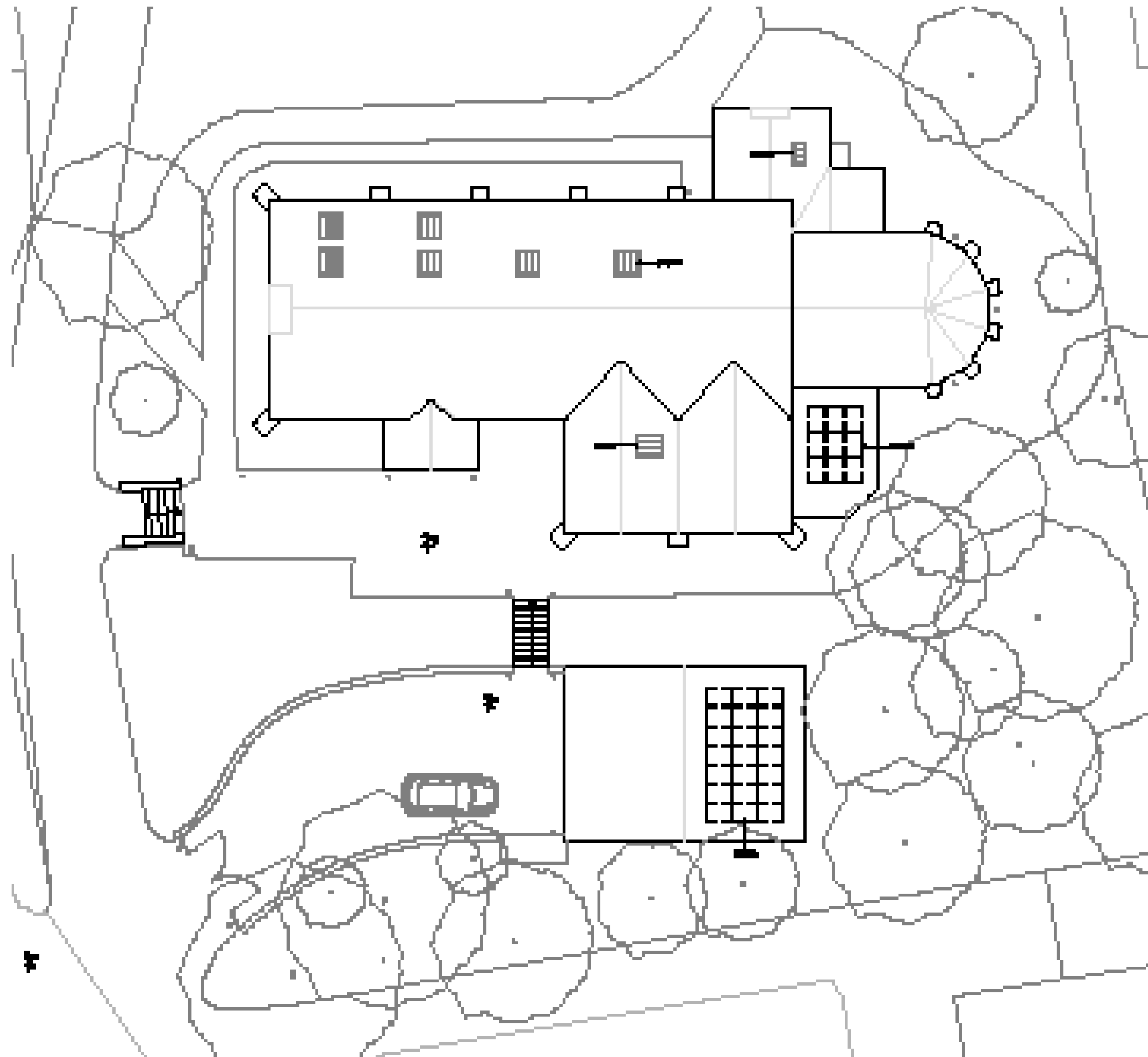


Figure 23 Proposed Roof Plan

7.0

Heritage Impact Assessment

7.0 Assessment of Heritage Impacts

7.1 Introduction

The Heritage Assessment will look at the impact of the proposed development at Holy Trinity, Parkfield.

7.2 Methodology

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. ICOMOS suggest a 9-point scale spectrum for defining the impacts of proposed changes, which is included here in **Figure 26**. This scale is a useful tool within the context of the benefit and harm dichotomy of the NPPF. The scale provides the opportunity for beneficial outcomes to be quantified, balanced, and considered alongside the NPPF outcomes of: no harm, less than substantial harm, and substantial harm. Together they create a holistic approach to assessment.

7.2.1 Assessment of Scale of Specific Impact and Change

The scale of change is based on the level of proposed intervention and how much potential the intervention has to alter fundamental principles of significance of the asset.

The scale of impact relates this to the significance of the asset in question. It is important to note that impacts can be both direct and indirect, and do not only relate to the physical fabric. Change and impact can also be primary or secondary; temporary or permanent; reversible or irreversible; and may arise as a consequence of construction or operation of the proposed development. For the purpose of this assessment, the following definitions have been applied:

Direct impacts are those that arise as a primary consequence of the Scheme. Direct impacts can result in the physical loss of part or all of an asset, and/or changes to its setting. Setting is, ‘the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.’

Direct impacts resulting in physical loss are usually permanent and irreversible; normally occur as a consequence of construction; and are confined within the development footprint. The magnitude of these impacts will depend on the proportion of the asset affected, and whether its key characteristics would be affected.

Direct impacts that affect the setting of an asset can occur as a consequence of construction or operation of the Scheme and can affect assets some distance from the development. Assessment of impacts on setting refers to perceptible visual and aural effects that can be appreciated at a given time. Such impacts may be temporary or permanent, reversible or irreversible depending on the extent to which the cause of the impact can be removed. Impacts may also be transient where occurrence is sporadic or of limited duration, for example related to hours of operation or the frequency of passage of vehicles.

Indirect impacts occur as a secondary consequence of construction or operation of the development, and can result in physical loss or changes to the setting of an asset beyond the development footprint.

Severity of impacts has been judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts has also been considered. The magnitude of impact (summation of direct and indirect impacts) is assigned one of the descriptors; impacts may be *either* adverse or beneficial.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High (Grade I/Scheduled Monument)	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High (Grade II*)	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium (Grade II/ Conservation Area)	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low (Locally Listed)	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible (Non-Designated)	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 24 Significance/Scale of Impacts Table

No Change	Negligible Change	Minor Change	Moderate Change	Major Change
No material change to the heritage asset or its setting.	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.	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.	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.	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.

Figure 25 Definition of Types of Change

Major beneficial	Moderate beneficial	Minor beneficial	Negligible beneficial	Neutral	Negligible adverse	Minor adverse	Moderate adverse	Major adverse
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Figure 26 9-point Scale of Impact

7.3 Interior

7.3.1 Nave

7.3.1.1 Internal Volume

The proposals seek to maintain the significant internal volume and sense of openness that is integral to the church's interior. Views east to west/west to east down the nave will be maintained through the introduction of the mezzanine which will occupy approximately half of the internal space.

Materials for the mezzanine are lightweight and transparent where possible to enhance this visibility across the space.

7.3.1.2 Fabric Intervention

The proposals seek to adopt a minimum intervention approach to historic fabric.

The proposed mezzanine will result in some intervention to the building fabric due to the nature of its construction. However, the insertion is to be cantilevered, attached to one internal elevation. The structure will be fixed into the fabric that sits in-between the stained glass windows of the north elevation to avoid damage to significant fabric.

The first floor mezzanine will sit above the window heights within this space to mitigate any work resulting being obstructive to the church's historic features. New internal walls will be clear of any obstruction including arches, beams and corbels, and any division of space will sit either side of the buttresses in order to avoid intervention with key architectural features.

The introduction of the mezzanine is justified by its function as additional living space needed for the viable conversion of the building for residential use.

Kitchen fittings are to be built free-standing in the central flooring space to avoid fixing back the walls of the church. Materials are of a natural finish to compliment the character of the space.

All walls are to be finished with a lime plaster and lime-based paint, suitable for historic buildings, to allow breathability.

7.3.1.3 Liturgical Furniture

The existing stone font, stained glass windows, and religious tapestry within the Nave are to be retained to maintain the character and liturgical significance of the space.

The altar, pulpit and lectern will be removed. This is due to extensive dry rot damage.³ Removal of items affected by dry rot will help stop its spread to protect other historic fabric from preventable damage. The lectern is to be replaced with one of similar style and design to maintain the liturgical character of the spaces.

The existing pews are to be removed to enable the space to become usable as a residential space. The pews will be adapted and reused where possible to ensure the material is not entirely lost. A minimum of two pews will remain entirely as existing in new locations. This will retain some of the liturgical character of the building following the loss of the fixed pews.

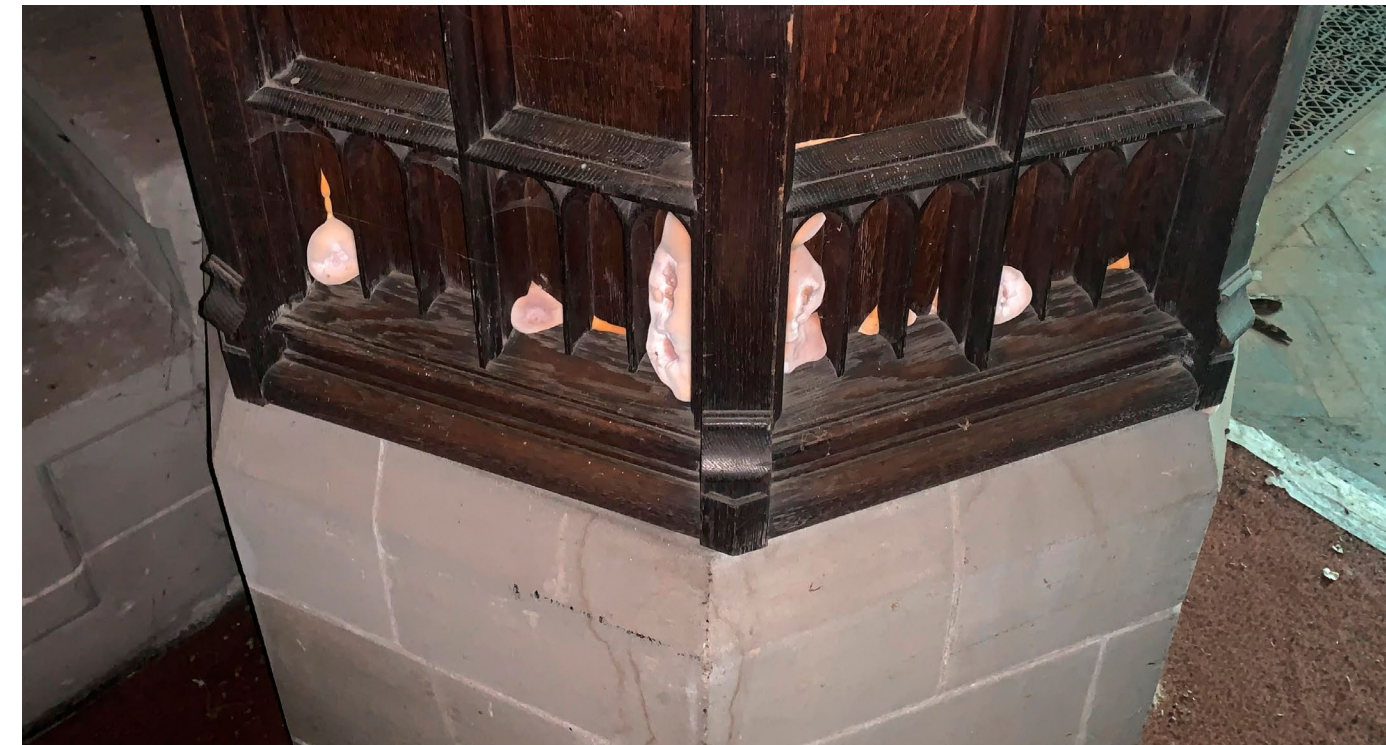


Figure 27 Images of Dry Rot Fungus on Pulpit

7.3.2 Transept

The insertion of a first floor to the south transept will create additional living space. The addition of the new floor will result in some intervention with historic fabric due to the direct connections with the internal walls. Details to be confirmed with the LPA. The location and design of the new floor has been considered to ensure minimum intervention with important features. The floor will sit at a lower level than that of the nave mezzanine to take into consideration interaction with the carved arch connection the transept with the nave.

As is shown in proposed Section B-B, the south wall of the new first floor insertion will partially sit away from the southern internal elevation of the church. This avoids intervention with the stained glass windows in the south elevation to prevent harm.

7.3.3 Organ Chamber

The existing organ is to be removed due the ingress of dry rot⁴. The dry rot is to the bottom of the organ screen and runs underneath approximately 1/3 into the chancel. The areas affected are to be lifted and replaced. This will result in some loss of liturgical fabric, however is considered to be unavoidable due to the threat of fungus growth.

The organ screen is to be reinstated to contain the organ pipes above. The pipes would not be functional but would seek to retain the character and appearance of the space following the removal of the organ itself.

7.3.4 Chancel

The glazed screen proposed to separate the chancel and the nave will cause minimal harm to the visual appearance of the church. The screen will be largely glazed with minimal framing as to not obstruct the east-west views up and down the church.

The frame should be appropriately detailed to ensure minimal fixing back to the archway, in agreement with the local authority.

The existing liturgical furniture in the chancel is to be removed due to extensive dry rot damage. This is considered necessary to prevent the spread of the fungus.

7.3.5 Summary of Internal Impact

Overall, the proposed development will result in a **moderate change** to the asset. The development will have a **moderate impact** on the asset's internal space.

The loss of historic fabric is largely attributed to damage caused by dry rot, and the loss cannot be fully mitigated or prevented.

The church is being sold by the Church of England as is no longer serves it's purpose as a place of worship. The sale demonstrates lack of viability and the need for a new use. The development will facilitate the conversion of the building to residential use, which will ensure the future viable use of the asset. Secured use will ensure the asset does not continue to fall into disrepair and will prevent any unregulated damage or loss to the assets significance.

Overall, the development will be moderate beneficial to the asset and will result in **less than substantial harm** to its significance. This harm is considered to be balanced by the benefits of the scheme outlined above, and in [7.6 Justification Statement](#).

7.4 Exterior

7.4.1 Landscaping

The construction of the new garage will have an impact on the setting of the asset. This impact is to be kept to a minimum by setting the garage into the landscape, as to not block views of the church from the southern approach on Archer Park. The Church will retain its prominent position within the streetscape.

7.4.2 Lighting, CCTV and Solar Panels

Lighting is to consist of recessed ground lighting and will not be fixed into the fabric of the building. The lighting is minimal and a type commonly used on historic buildings, to create atmosphere while reducing night-time light spill.

CCTV will be fixed to the building. This should adopt a minimum intervention approach, using existing fixing points or fixing back into mortar joints to reduce any impact on the fabric. Fixings to be agreed with LPA.

Solar Panels have been located on the east and west roofslopes of the southern transept in the valley where the two slopes meet. They will not be visible from any public vantage points and will not visually impact upon the setting or character of the asset.

7.4.3 Rooflights

The proposed rooflights will sit flush to the northern roofslope of the church and will not be visible from any public vantage points. They will have no impact on the external character of setting of the asset.

7.4.4 Summary of External Impacts

The proposed external works will constitute a **minor change** to the setting and character of the asset. This will result in a **slight impact** on the asset which is considered to be neutral in nature. The external works will result in **no harm** to the significance of the asset.

The external works are deemed necessary to facilitate the conversion of the property. The provision of solar panels will be beneficial in improving the sustainable properties of the building.

7.5 Conclusion

Overall, the proposed works will result in **less than substantial harm** to the significance of the heritage asset.

Paragraph 194 of the NPPF requires any harm to the significance of heritage assets to have a clear and convincing justification. In this case, such justification derives from benefits sought from the secured future use of the asset that is currently falling into disrepair. Further justification is outlined in the following section.

7.6 Justification Statement

7.6.1 Conservation & Repair of Historic Fabric

The proposal will address the ongoing issues of maintenance and will contribute to the longevity and sustainability of the fabric. The proposed repairs are considered urgent to halt further deterioration, and essential for the long-term conservation of the building.

Retaining liturgical features and furniture where possible will help maintain the legibility of the building as a space previously used for worship and will help maintain some elements of traditional design.

In order to reduce the impact of the proposal on the interior appearance of the church, sympathetic materials have been chosen that interact effectively with remaining historic fabric, for example wood and glass. These will help to reduce the harshness of the modern intervention. These materials are clearly modern interventions that will not be read as part of the building's original fabric.

7.6.2 Active Use

Overall, it is considered that the change of use to the church is beneficial to the site's heritage significance by means of improved conservation and management. The proposed development will secure the future viable use of the asset.

7.6.3 Sustainability

The provision of solar panels, upkeep of its fabric and protection of the sites biodiversity will improve the sustainable running of the property to reduce its impact on the environment.

8.0

Bibliography & Sources

8.0 Bibliography and Sources

Historic England. "CHURCH OF THE HOLY TRINITY." The National Heritage List for England. Accessed May 22, 2022. <https://historicengland.org.uk/listing/the-list/list-entry/1417026>

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

Historic England. Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019. Accessed 20th March 2023 <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>.

8.1 Endnotes

1 Bar Preservation: Damp, Preservation and Structural Specialists. "Timber Survey, Parkfield Holy Trinity, Archer Park, Middleton, January 2023" Accessed 25 May 2023

2 The Church of England. "Parkfield: Holy Trinity" Church Heritage Record 624349. Accessed 22 May 2022. <https://facultyonline.churchofengland.org//CHR/Church-Details.aspx?id=8348#Building>

3 Bar Preservation: Damp, Preservation and Structural Specialists. "Timber Survey, Parkfield Holy Trinity, Archer Park, Middleton, January 2023" Accessed 25 May 2023

4 Bar Preservation: Damp, Preservation and Structural Specialists. "Timber Survey, Parkfield Holy Trinity, Archer Park, Middleton, January 2023" Accessed 25 May 2023

9.0

Appendices

9.0 Appendices

9.1 Listing Description

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1417026

Date first listed: 09-May-2003

List Entry Name: CHURCH OF THE HOLY TRINITY

Statutory Address 1: CHURCH OF THE HOLY TRINITY, ARCHER PARK, ROCHDALE

Location

Statutory Address: CHURCH OF THE HOLY TRINITY, ARCHER PARK, ROCHDALE

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: SD8648405949

Details

The asset was previously listed twice also under List entry 1417028. This entry was removed from the list on 11-March-2015.

SD86480594 335/0/10047

ROCHDALE, ARCHER PARK, Church of the Holy Trinity

II

(Formerly also listed as Church of the Holy Trinity Sunny Brow Road, Parkfield)

Church. 1861-2. By George Shaw of Uppermill. Coursed square stone with ashlar dressings and slate roofs with stone-coped gables. Decorated style. Chancel with apse, south vestry and transept, nave and south porch. Polygonal apse has east trefoil and lancets either side. 2-light windows to nave north side. South vestry has 2-light window and door. Double gabled south transept has 3-light windows. 2-light windows to aisle and door to south porch. West end has 4-light window and bellcote to gable. INTERIOR. Chancel has finely carved stone reredos with relief of the Last Supper within an openwork canopy. Choir stalls with panelling behind. Low stone and marble chancel screen. Roof of curved braces rising from stone corbels. Stained glass to apse windows. Nave has carved pulpit on stone base and octagonal font. Stained glass to some windows including west. Roof of arched braces rising from stone corbels. South transept has stained glass and, on the piers of the arcade, a very unusual and significant 1st World War memorial of large brass plaques fitted to the sides. These record all the many names of those from the parish who fought in the war, those who did not return inscribed in red. The particularly unusual feature is that they are listed by the street from which they came. This small well-detailed church has much of interest in fittings and glass and a War Memorial of special significance.

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 30 October 2017.

Buttress