

PROPOSED PORCH AT 5 BEAUMONDS

ROCHDALE, GREATER MANCHESTER



HERITAGE ASSESSMENT

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GARRY MILLER HERITAGE CONSULTANCY

Garry Miller is a heritage consultant, architectural historian and published author who has spent more than 40 years studying and working with buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. The book was described as ‘scholarship as its best’ by *Country Life* (June 2003), and ‘well analysed and presented’ in *Transactions of the Ancient Monuments Society* (Vol 48, 2004); and was widely cited in the 2006 *Buildings of England* volume on Liverpool and Southwest Lancashire. Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings, in particular the heritage assessments required to support planning applications affecting the historic environment. His area of operation encompasses the North West, Midlands, North Wales and parts of Cumbria and North and West Yorkshire. Several local authorities have cited his assessments as examples of best practice, and reports on more than 150 buildings or sites are produced annually.

THIS REPORT

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1: EXECUTIVE SUMMARY

This report supports proposed works at 5 Beaumonts, Middlecroft Lane, Rochdale, Greater Manchester. The property is part of a large 19th century industrialist's villa now subdivided into apartments. Beaumonts is considered to be a non-designated heritage asset by Rochdale Metropolitan Borough Council.

Proposals have been submitted to Rochdale MBC for addition of a single-storey porch at 5 Beaumonts. The heritage issue arising is the impact upon the significance (heritage interest and value) of the non-designated building. The scope and purpose of this report is to identify this significance and assess how the proposal will affect it.

Beaumonts was built around 1863 for William Fenton, one of the owners of Fenton's Bank in Rochdale. The house changed hands several times thereafter, before in 1919 becoming the home of Leonard Tweeddale of Castleton-based textile machinery manufacturers Tweeddale and Smalley. In the 1950s it became a residential home for the elderly and was subsequently divided into apartments.

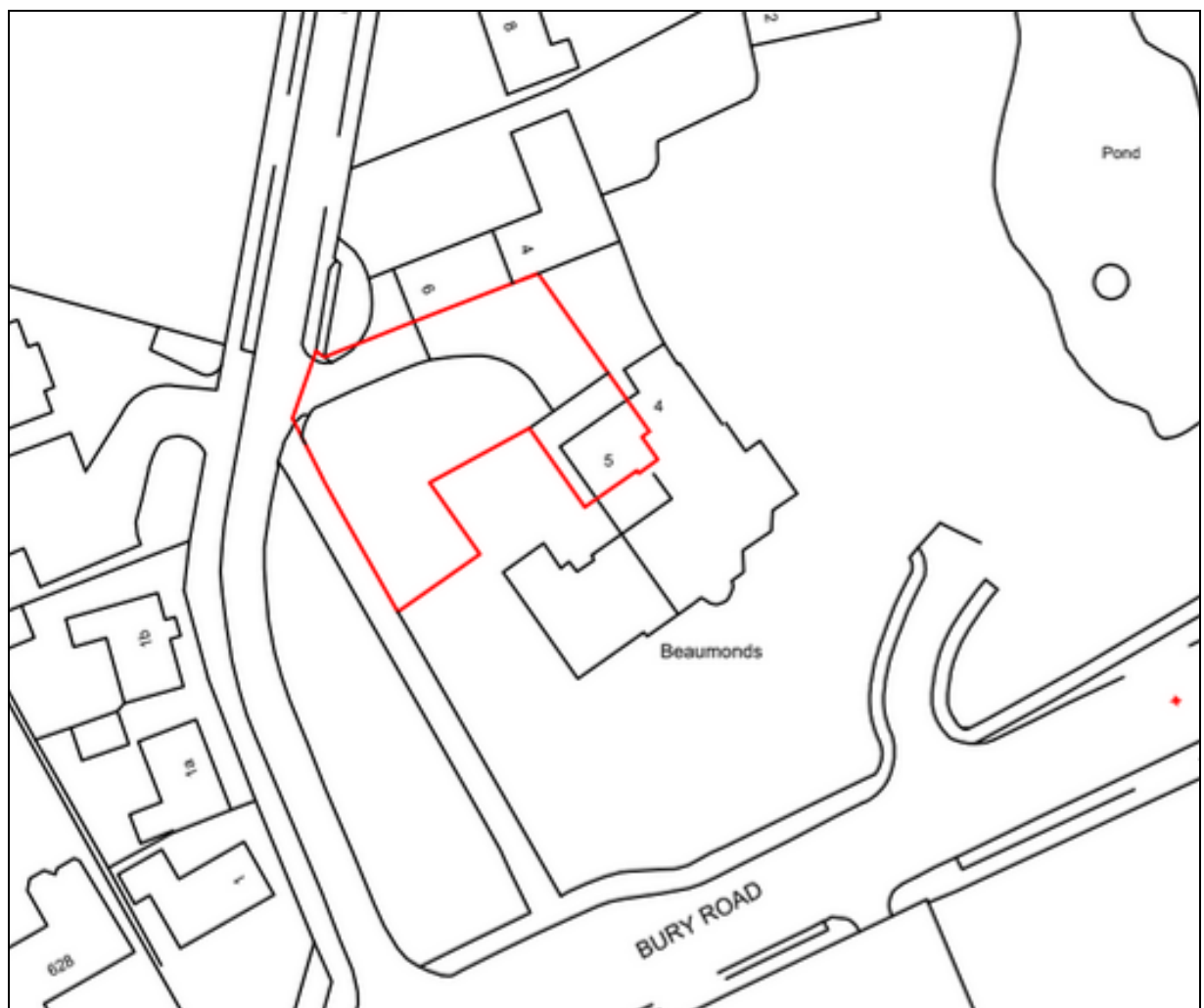
The significance of the application property resides in its architectural interest in the local context as an example of a large 19th century villa designed in the Jacobean Revival manner, along with its historical associations with the Fenton and Tweeddale families who were its occupants in Rochdale's industrial heyday. This significance is embodied principally in its external envelope, which embodies its architectural and historical qualities, and is primarily seen in glimpsed public views from Bury Road. The rear, which incorporates number 5, is functional and hidden from public view, and hence is consequently of less interest. Number 5 was the former kitchen wing and now has an entrance with a modern door and modern canopy above. These recent features do not contribute to the significance of the building.

Where heritage assets are undesignated, national guidance requires simply a balanced planning judgment that weighs the significance of the asset against any harm or loss; the relevant local development plan policy requires the asset's conservation and protection. The proposal as submitted satisfies both these tests as it will result in no adverse effect on the intrinsic architectural or historic interest from which the significance of the undesignated building derives. The porch is a minor addition that will result in the loss of no historic features and will be entirely invisible in the public views which illustrate the significance of Beaumonts. The significance of the undesignated building as a 19th century Jacobean Revival villa will be entirely sustained and therefore in the final balance the proposal is completely acceptable.

The application therefore merits approval without delay.

2: THE SITE

The application property is 5 Beaumonts, which is located on Meadowcroft Lane, off Bury Road, Rochdale, Greater Manchester. The application property is one of a several apartments created within what was formerly a large 19th century villa.



Map 1. Location of the application property

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Proposed development

Proposals have been submitted to Rochdale Metropolitan Borough Council for a single-storey porch at the application property.

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3.2 Designation

Beaumonts is considered to be a non-designated heritage asset by Rochdale MBC.

3.3 Heritage impact

The heritage issue arising is the impact upon the significance (heritage interest and value) of the undesignated building.

3.4 Scope and purpose of this report

Paragraph 194 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) the National Planning Policy Framework (as revised, July 2021) states that in determining applications, local planning authorities should require an applicant to describe the particular significance of the heritage asset, including the contribution made by its setting. The scope and purpose of this report is therefore to identify the significance of the undesignated building, and to assess how this will be affected by the proposal. In accordance with paragraph 194, the level of detail is considered proportionate to the importance of the heritage asset, and no more than necessary to understand the impact of the proposal. The report is to be read in conjunction with other documentation submitted in support of the application.

3.5 Report structure

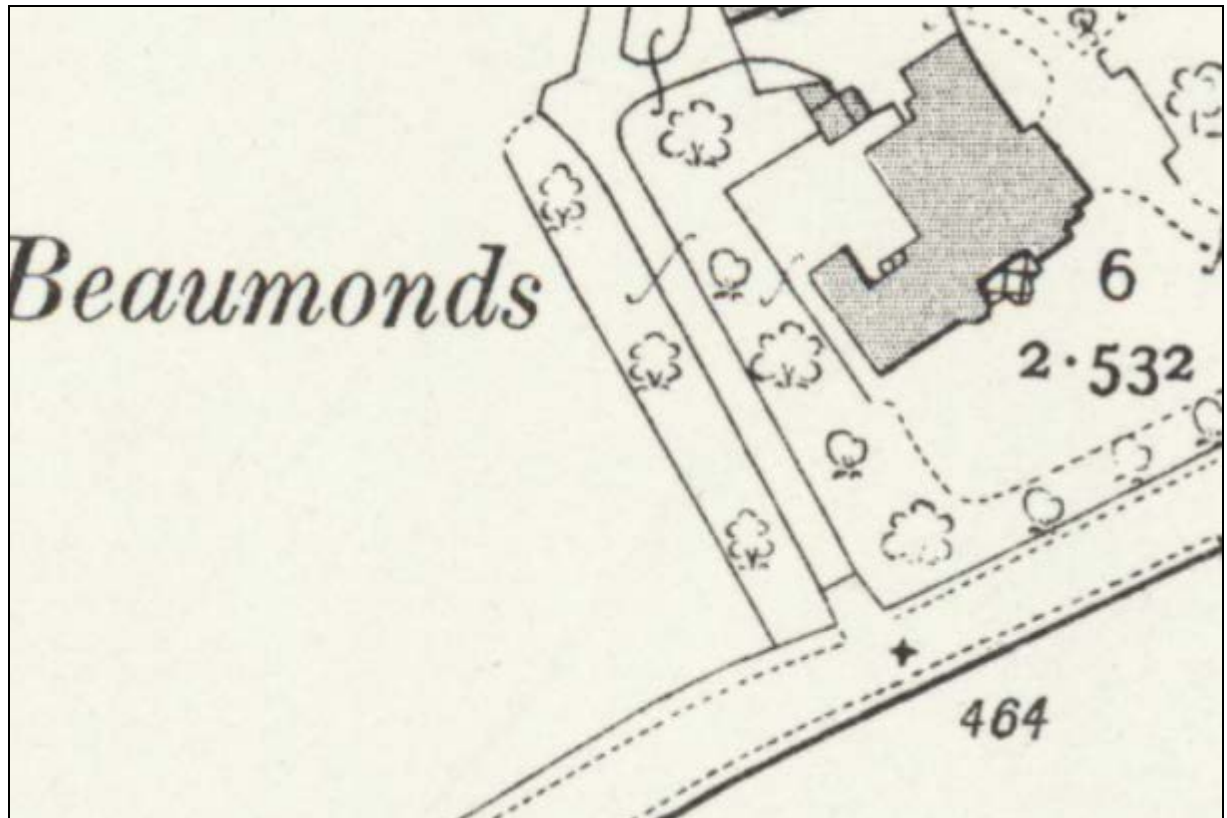
This is as follows:

1. A brief summary of the historical background relating to the site (Section 4)

2. A concise, proportionate description of the undesignated building (Section 5)
3. A summary of its heritage significance (Section 6)
4. A summary of the planning policy context in which the application will be determined (Section 7)
5. Evaluation within this context of the impact of the proposal upon the significance of the undesignated building (Section 8).

4: HISTORICAL SUMMARY

Beaumonts was built around 1863 for William Fenton, one of the owners of Fenton's Bank in Rochdale. It may have incorporated the core of an earlier house for a property is shown in this location on the six-inch OS map surveyed 1844-1847. The house changed hands several times following the collapse of the bank, before in 1919 becoming the home of Leonard Tweedale of Castleton-based textile machinery manufacturers Tweedale and Smalley. In the 1950s it was sold to Rochdale Council for use as a residential home for the elderly and has subsequently been divided into apartments.



Map 2. Beaumonts as depicted by the 25-inch OS edition of 1909

5: THE APPLICATION BUILDING

5.1 Overview

Large 19th century industrialist's villa, now apartments; number 5 is the former kitchen wing at the rear.

5.2 Exterior

Beaumonts is a large detached, two-storey stone-built villa designed in a Jacobean Revival manner, its main elevations characterised by mullioned and transomed windows, shaped gables and tall chimneys. It stands within the remnants of its private grounds at the junction of Bury Road and Meadowcroft Lane. Here, the property is largely hidden from public view by boundary walls and planting, with only glimpses available when passing the original main entrance on Bury Road.



1. Glimpsed view of front elevation of Beaumonts from Bury Road

5.3 Number 5

Number 5 is understood to have originally functioned as the kitchen and is located in a two-storey, twin-gabled rear wing. It is accessed from a rear courtyard off Meadowcroft Lane, where it faces what were originally the coach house and stables of the property, now converted. The wing is of functional appearance, suiting its service role, and its main elevation comprises an entrance, with modern timber canopy above, along with a modern door, flanked by vertical windows on both floors, all with renewed glazing. There are no public views of number 5 owing to its rear location and screening by boundary walls and trees.



2. View from the courtyard toward number 5, which is within the twin-gabled former kitchen wing of Beaumonts



3. The door at number 5 and its canopy above are all modern



4. Number 5 is completely hidden from public view from Meadowcroft Lane

6: SIGNIFICANCE OF THE APPLICATION BUILDING

6.1 Rationale

Paragraph 195 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

6.2 Summary

The significance of Beaumonds resides in its architectural interest in the local context as an example of a large 19th century villa designed in the Jacobean Revival manner, along with its historical associations with the Fenton and Tweedale families who were its occupants in Rochdale's industrial heyday. This significance is embodied principally in its external envelope, which embodies its architectural and historical qualities and is primarily seen in glimpsed public views from Bury Road. The rear, which incorporates number 5, is functional and hidden from public view, and hence is consequently of less interest. The modern door and modern canopy at number 5 do not contribute to the significance of the building.

7: PLANNING POLICY CONTEXT

Section 16 of the National Planning Policy Framework provides the guidance on how applications affecting the historic environment are to be determined. Paragraph 197 states that in determining 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*

Regarding undesignated heritage assets, paragraph 203 specifically applies:

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 directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Locally, Policy P2a (Protecting and Enhancing Character, Landscape and Heritage) of the Rochdale Core Strategy, formally adopted on October 19, 2016, states that key heritage assets, both statutory and non-statutory, will be conserved, enhanced and promoted, including consideration of their wider settings.

8: IMPACT OF THE PROPOSAL

8.1 Summary of the scheme

The scheme involves addition of a small, single-storey rear porch at the entrance to number 5, as shown on the submitted drawings.



5. The proposed porch

8.2 Its effect

The proposed porch is a small addition designed to be in keeping with the original building, with stone walling and a slate roof, along with a round-arched entrance in the 19th century manner. No details will be obscured or lost as a result, as the present door is modern, along with the canopy. The latter will be moved to above the window on the right side of the ground floor. The public views of Beaumonds which capture its significance, and which are entirely obtained from Bury Road, will be completely unaffected as the rear, including number 5, is entirely invisible in these views and cannot also be seen from Meadowcroft Lane. Furthermore, there is evidence that a porch may have originally existed on the rear elevation, as a small projection approximately in this location is shown on the 1909 OS map (Map 3). This was subsequently removed by 1928, when part of the rear of the building appears to have been sheared off (Map 4)



Map 3. What may have been a porch shown by the 1909 map



Map 4. This was removed by 1928, when the rear was remodelled

8.3 Concluding statement

Where heritage assets are undesignated, national guidance requires simply a balanced planning judgment that weighs the significance of the asset against any harm or loss; the relevant local development plan policy requires the asset's conservation and protection. The proposal as submitted satisfies both these tests as it will result in no adverse effect on the intrinsic architectural or historic interest from which the significance of the undesignated building derives. The porch is a minor addition that will result in the loss of no historic features and will be entirely invisible in the public views which illustrate the significance of Beaumonds. The significance of the building as a 19th century Jacobean Revival villa will be entirely sustained and therefore in the final planning balance the proposal is completely acceptable. The application therefore merits approval without delay.