

The background image is a photograph of a church tower with a crenellated top, situated on a hillside. To the right of the tower is a large, multi-story building with many windows. The foreground shows a paved area with several black lampposts and a large pile of construction materials, including bricks and blocks. The entire image is overlaid with a semi-transparent blue filter.

Donald Insall Associates

Chartered Architects and Historic Building Consultants

Partnership House Boundary Wall

Heritage, Design and Access Statement

For Rochdale Development Agency



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Contents

1.0	Summary of Heritage, Design and Access Statement	4
1.1	Introduction	4
1.2	The Structure, its Legal Status and Policy Context	4
2.0	Site Survey Descriptions	5
3.0	Assessment of Significance	7
3.1	Partnership House (The Old Vicarage / Rochdale Museum, Grade II) and Boundary Wall (Grade II)	7
3.2	The Church of Saint Chad (Grade II*) and Wall (Grade II)	7
4.0	Client Brief and Requirements	8
4.1	Understanding the Brief	8
4.2	Design Development	8
4.3	Description of the Proposals	8
5.0	Commentary on the Proposals	16
5.1	Impact on the Heritage Assets	16
5.2	Policy Justification of the Proposals	16
Appendix I – Listed Building Descriptions		17
Broadfield Park		17
Wall to the North West of Church of Saint Chad, Church Stile		20
Rochdale Museum, The Old Vicarage, Sparrow Hill		21
Appendix II - Planning Policy and Guidance		22

1.0 Summary of Heritage, Design and Access Statement

1.1 Introduction

Donald Insall Associates was commissioned by Rochdale Development Agency in July 2022 to assist in the restoration of Broadfield Slopes, The Esplanade, Rochdale, OL16 1AQ. A contractor has now been appointed to implement the approved scheme (23/01393/FUL) and consent is now sought for works to the boundary wall to Partnership House to enable site access.

This report should be read in conjunction with the detailed Heritage Assessment submitted as part of the approved scheme which gives a detailed assessment of the significance of Broadfield Slopes and its setting. A description of the area of boundary wall subject of this application is outlined in Section 2, with an assessment of its significance in Section 3. The requirements for the works to the wall are outlined in Section 4 and Section 5 provides a commentary and justification of the proposals according to the relevant planning policy and guidance.

1.2 The Structure, its Legal Status and Policy Context

The boundary wall between Partnership House and Broadfield Slopes is considered to be curtilage listed by virtue of its historic relationship with Partnership House (former Vicarage/Rochdale Museum) and its attachment to the Wall to North West of Church of Saint Chad (Grade II). It is also located within the Rochdale Town Centre Conservation Area and on the boundary of Broadfield Park (Grade II Registered Park and Garden).

The statutory list descriptions of relevant heritage assets are included in Appendix I; extracts from the relevant legislation and planning policy documents are in Appendix II and summarised below.

1.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 16, 66 and 72 of the Act impose statutory duties upon local planning authorities with the aim to protect the special interest of a listed building or conservation area.

1.2.2 The Local Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan applicable to the Site is the Rochdale Core Strategy (adopted in 2016). This establishes a commitment to conserving, enhancing and supporting use of designated and non-designated heritage assets that aids local image and identity and contributes to the visitor economy.

1.2.3 The National Planning Policy Framework (December 2024)

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework (2024) will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). At the heart of the Framework is 'a presumption in favour of sustainable development' and there are also specific policies relating to the historic environment.

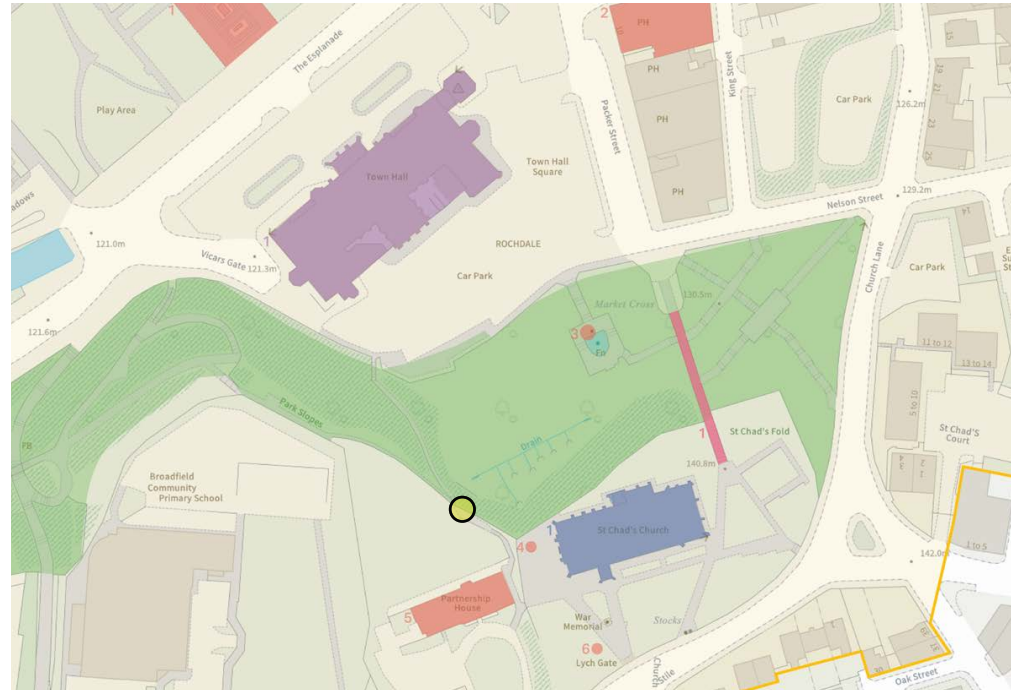
The Framework requires that proposals for change give 'great weight' to the conservation of heritage assets (paragraph 212), that harm to the significance of heritage assets requires 'clear and convincing justification' (213), and that such harm is outweighed by public benefits. Harm is to be categorised as substantial (214) or less than substantial (215).

The Framework requires local planning authorities to look for positive opportunities for new development within conservation areas and within the setting of heritage assets. Proposals that preserve positive elements or enhance/ better reveal their significance, are required to be treated favourably (219).

2.0 Site Survey Descriptions

The Partnership House boundary wall is located to the south-west of the Broadfield Park Slopes construction site, to the north-east of Partnership House, and to the north-west of Saint Chad's. The south end of the boundary wall is attached to the Grade II listed Wall to the North West of Church of Saint Chad. The area of wall which is proposed to be carefully dismantled and subsequently rebuilt following the construction works is not the area connected to the Grade II listed Wall to the North West of Church of Saint Chad, and is located further north along the boundary wall, adjacent to an existing gated pedestrian opening within the wall [Plates 2.01 - 2.07].

The wall is made of coursed stone, with lower courses being larger than the upper courses. The wall is stepped in height, with steps lowering to follow the gradient of the topography. The wall is topped with evenly sized coping stones.



2.01 Location of boundary wall which is proposed to be dismantled, in relation to local heritage assets

 	Conservation Area Boundary
 	Grade I listed
 	1. Town Hall
 	Grade II listed
 	1. War Memorial
 	2. Former Post Office, corner of Packer Street and Fleece
 	3. Market Cross
 	4. Wall to North West of Church of St Chad
 	5. Rochdale Museum, The old Vicarage
 	6. Sun Dial to South of Church of St Chad
 	Broadfield Park
 	Grade II* listed
 	1. Church of St Chad
 	Non-designated heritage asset
 	1. Church steps
 	Location of boundary wall proposed to be carefully dismantled and subsequently rebuilt, to allow access during construction works.



2.02 View from Rochdale Town Hall looking south towards the Partnership House boundary wall



2.03 Closer view of the Partnership House boundary wall, looking south towards Saint Chad's



2.04 Area of boundary wall proposed to be dismantled and rebuilt following construction works



2.05 Junction between Partnership House boundary wall and Grade II listed Wall to the North West of Church of Saint Chad (seen to left of image)



2.06 View from top of boundary wall looking north back towards Rochdale Town Hall and over Broadfield Park Slopes



2.07 Pedestrian gate proposed to be carefully removed and reinstated following construction works

3.0 Assessment of Significance

3.1 Partnership House (The Old Vicarage / Rochdale Museum, Grade II) and Boundary Wall (Grade II)

This residence of 1723, modelled on a London townhouse and extended in 1820, has lawns to the front and rear that contribute to the green setting to the immediate west of The Slopes. In particular, the long boundary wall to the rear garden winds along Broadfield Park Slopes and provides an attractive feature of visual interest. The wall as per its currently alignment appears to be present on maps by the mid-19th century [Plates 3.01 and 3.02]. Now vacant, however, many of its windows are boarded up and the gardens are overgrown, which detracts from the conservation area. Prior to the commencement of the Broadfield Slopes project the wall was heavily overgrown and obscured from view from within Broadfield Slopes.

3.2 The Church of Saint Chad (Grade II*) and Wall (Grade II)

The most significant building on the southern side of Broadfield Slopes, the church itself dates from the 13th century (although with substantial later alterations and additions) and acts as a key landmark building. Its heightened tower, significant for its association with Crossland (Town Hall), adding interest and depth to both short and long-distance views when looking across the Slopes from the north of the Town Hall. Its churchyard contains several Grade II listed features and combines with the front garden to the Old Vicarage adjacent to form an attractive green space that overlooks the abutting green spaces of The Slopes (Packer Spout Gardens) and Saint Chad's Gardens. From Packer Spout Gardens there are attractive views up towards the church and its stone wall (part built of flagstones and claimed to be Saxon in origin (Grade II)), which complements the flagstone Church Steps that rise up towards an opening in the same wall.



3.01 Growth of Rochdale, William Swire, 1824 (CLHA)



3.02 South of the River Roch, Ordnance Survey, 1851 (surveyed 1848) (NLS)

4.0 Client Brief and Requirements

4.1 Understanding the Brief

A contractor has now been appointed to deliver the Broadfield Park Slopes project, approved scheme (23/01393/FUL). An assessment has been carried out on the construction site topography and layout to review how the construction phase will be set out and delivered. Locating an area for the contractor's compound formed part of this assessment, as well as the identification of access and egress points onto the site, to ensure the construction phase is viable.

4.2 Design Development

Potential locations for the site compound have been considered and it has been determined that use of Partnership House is essential to ensure a safe and efficient working environment. The Town Hall car park has been reviewed as a potential site compound location, however the car park is essential for Town Hall visitors and ongoing activities. Utilising the car park as a site compound would severely impact accessibility, visitor experience as well as event logistics. Furthermore, closing the Town Hall car park or other nearby car parks would put additional strain on already limited town centre parking, impacting businesses, residents and visitors. It is proposed that the car park will only be closed for 2 days throughout the entire duration of the works, to allow piling rig access onto and off site.

Part of the contractor's compound is to be located on the town hall public realm between Packer Street and the town hall car park, to the north and bottommost part of the site. Refer yellow area on **[Plate 4.01]**.

There is a steep gradient across the site, with the south area of Broadfield Park Slopes being much higher than the north area. The higher area is referred to as the Upper Slopes, and the lower area is referred to as the Lower Slopes. Due to the challenging topography on the site, direct access from the lower compound located at the bottom of Broadfield Park Slopes alone is not feasible for machinery or material transport across the whole site, particularly to the Upper Slopes.

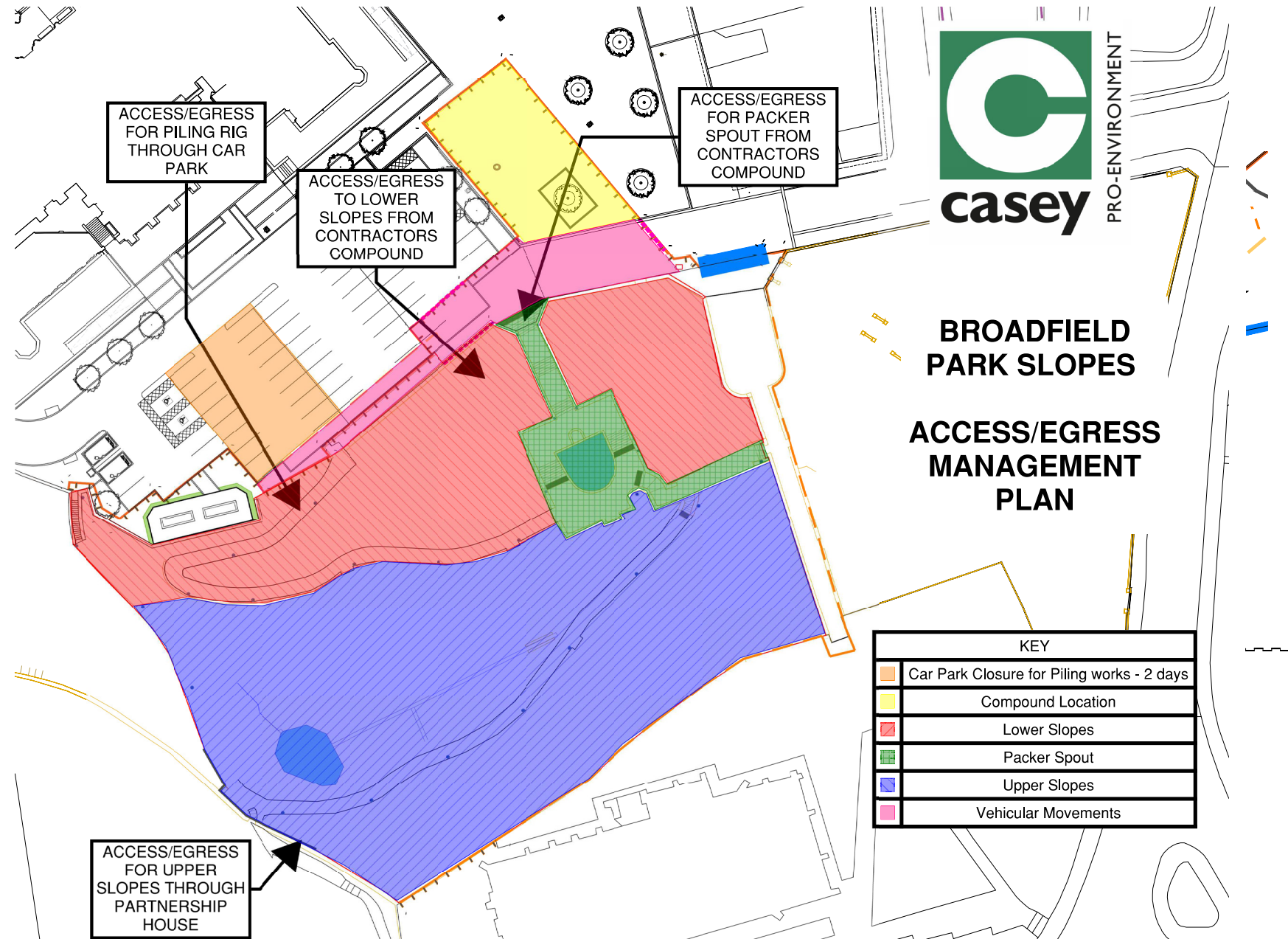
The proposed use of Partnership House to form part of the contractor's compound will allow safe and efficient access for machinery and workers onto the Upper Slopes and ensure an overall safer working environment, keeping construction activities separate from public areas, minimising risk to pedestrians and visitors to the town hall. Materials and machinery stored at Partnership House will be able to access the Upper Slopes at the higher level, avoiding heavy machinery and material transfer having to traverse the steep site gradient.

To enable access for materials and machinery from Partnership House directly onto site, it is proposed to carefully dismantle a section of the Partnership House boundary wall to form a temporary access point onto the construction site **[Plate 4.01]**.

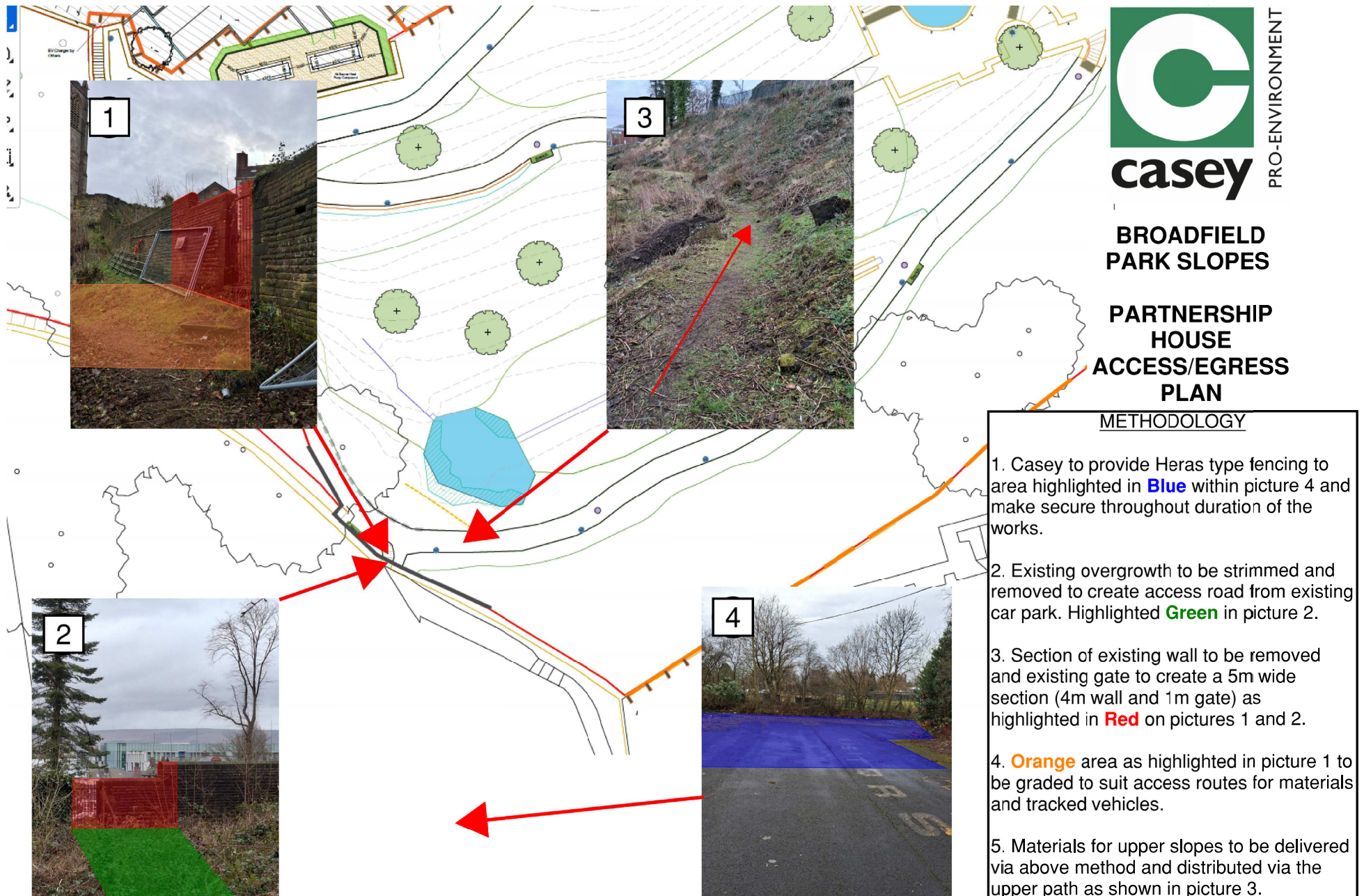
4.3 Description of the Proposals

The boundary wall will be recorded and carefully dismantled at the commencement of the construction works to allow unobstructed safe access from the compound onto site. Following the works the wall will be rebuilt like for like.

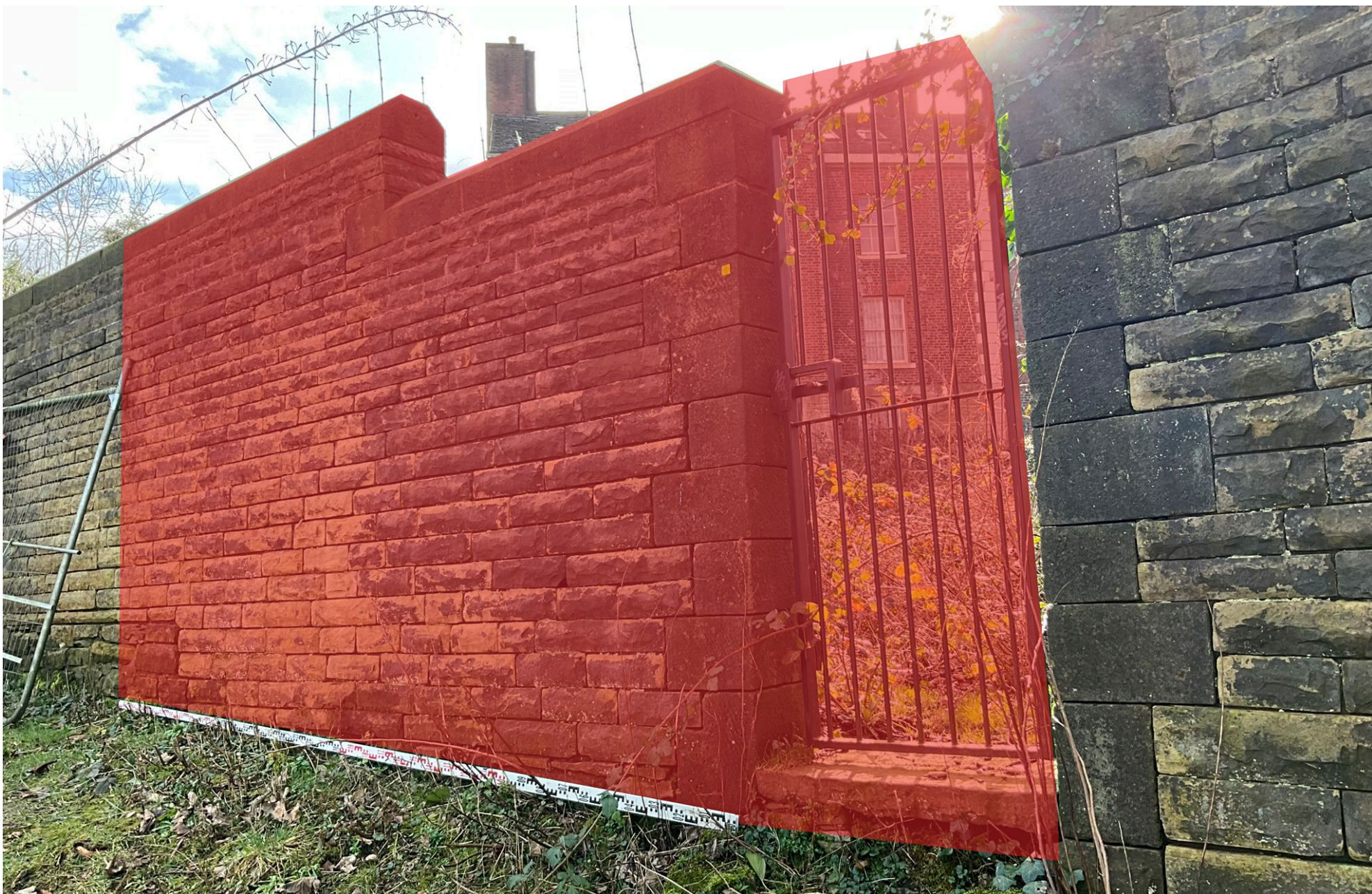
The proposed opening is 5 metres wide, including 4 metres of stone wall and the existing 1 metre wide pedestrian gate opening. The pedestrian gate will be carefully removed and stored, and reinstated following the works **[Plates 4.02 - 4.10]**.



4.01 Construction Phase Access Plan



4.02 Partnership House Access and Egress Plan



4.03 General view showing area of wall proposed to be dismantled in red, with measure stick at base reading 4 metres



4.04 Elevation view showing area of wall proposed to be dismantled in red, with measure stick at base reading 4 metres



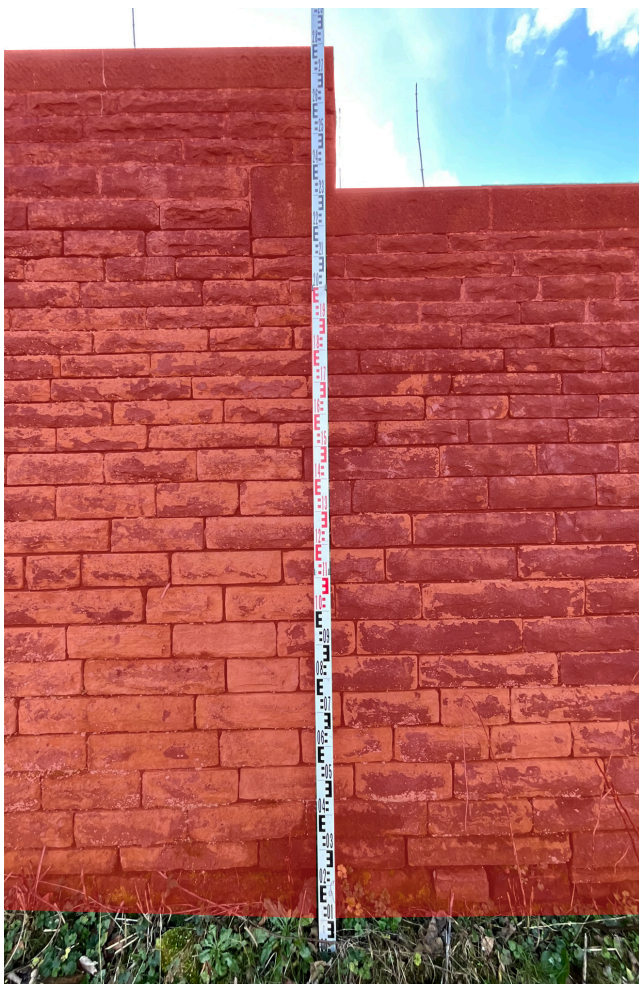
4.05 Plan view showing pedestrian gate opening, with measure stick at base reading 1 metre



4.06 Elevation view showing area of wall proposed to be dismantled in red, with measure stick reading 2.7 metres in height



4.07 Elevation view showing area of wall proposed to be dismantled in red, with measure stick reading 2.7 metres in height



4.08 Elevation view showing area of wall proposed to be dismantled in red, with measure stick reading 2.8 metres before step down in height



4.09 Elevation view showing area of wall proposed to be dismantled in red, with measure stick reading 2.5 metres adjacent to gate



4.10 Elevation view showing gate to be carefully removed in red, with measure stick reading 2.15 metres from flagstone to top of gate

5.0 Commentary on the Proposals

5.1 Impact on the Heritage Assets

The proposed demolition of the wall to facilitate access into the site will cause harm to its significance as a curtilage listed structure. This however is temporary and it has been demonstrated above that following the completion of its reconstruction there would be no residual impact on the significance of the wall in its right or its contribution to the Church of Saint Chads (Grade II*), its wall (Grade II) or Partnership House (Grade II).

It has also been demonstrated as part of this report that consideration has been given to other possible locations and access points and the reasoning as to why these cannot be pursued. As such, the temporary harm to the boundary wall is considered the minimum necessary in order to achieve the Broadfield Slopes restoration project. This project centres on the conservation and enhancement of The Slopes historic and architectural interest and landscape value, returning the slopes to a good state of physical repair, restoring the visual and spatial coherency of its original composition and improving accessibility across the site, allowing it to be enjoyed and fully appreciated again by all.

5.2 Policy Justification of the Proposals

The temporary demolition of the boundary wall and its associated reconstruction would facilitate the long-term and optimum viable use of The Slopes and wider Broadfield Park as a key accessible community space in the heart of Rochdale town centre. This would enhance numerous heritage assets including the Rochdale Town Centre Conservation Area, Broadfield Park and assets within it, the revitalised Town Hall whilst better revealing the boundary wall to Partnership House and redefining the relationship between the park and the assets to the south including Saint Chads church and its wall. Furthermore, the revitalisation of the Slopes as an amenity asset with a clear character and identity and addressing issues of anti-social behaviour and safety would draw significant benefits to the local community – reconnecting two halves of the town centre.

As such the proposals accord with the statutory duties set out in Sections 16, 66 and 72(l) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the requirements of the Local Plan.

Appendix I – Listed Building Descriptions

Broadfield Park

Grade II Listed Park and Garden
List Entry Number: 1001522
Date first listed: 24-Apr-2001
NGR: SD8951612988

A public park designed by Messrs Stansfield and Sons, and opened in successive phases between 1870 and 1874. It was designed to form a setting for Rochdale Town Hall and was extended in the 1930s. The park was formerly known as 'Rochdale Park', or simply 'The Park'.

HISTORIC DEVELOPMENT

Broadfield Park and Sparrow Hill Slopes were laid out on former glebe land acquired by the Rochdale Corporation in 1860, and were designed by Messrs Stansfield and Son, Landscape Gardeners, of Todmorden (Wrigley and Sons 1871). By the 1890s Broadfield Slopes had been added to the park and were laid out to a design by, and at the expense of, Mr J Ogden Kilnerdeyne (Souvenir of Rochdale). By 1910 Broadfield Slopes had been extensively remodelled, with a new entrance from the Manchester Road (Derek Lovejoy Partnership 1998). The site of St Chad's Gardens was presented to the town in 1893 but was not laid out until 1925 to a design by the Borough Surveyors Department (ibid). Parts of the western sides of Sparrow Hill Slopes and Broadfield Slopes were destroyed as a result of the widening of the Manchester Road in the 1970s.

The site remains (2000) in use as a public park in the ownership of Rochdale Metropolitan Borough Council.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING
Broadfield Park lies to the south of Rochdale Town Hall on a spur of the River Roch and covers an area of c 6.8ha. Broadfield Park is a complex site which incorporates three distinct areas: the formal layout of Broadfield Park on high ground to the south-west of Rochdale Town Hall; Sparrow Hill and Broadfield Slopes to the west of Manchester Road; and The Esplanade, and Packer Spout and St Chad's Gardens lying between Rochdale Town Hall to the north and St Chad's church to the south.

The formal area of Broadfield Park lies on a plateau and is bounded by Sparrow Hill (formerly Vicarage Road) to the north, Vicar's Drive to the east, St Albans Street to the south, and to the west by the footpath which runs between this part of the park and Sparrow Hill and Broadfield Slopes to the west and north. There are terraced houses to the south of this part of the park, while to the north is Sparrow Hill Primary School, the Broadfield Hotel, and the vicarage of St Chad's church. The boundaries of this part of the park are marked by a low stone wall which forms a retaining wall on the northern boundary. The western boundary was marked in the late C19 by an iron fence, now replaced by concrete posts and wire although the central iron gate survives.

Sparrow Hill and Broadfield Slopes lie to the west and north-west of the formal area of Broadfield Park. These two areas are bounded to the south by St Albans Street, and to the east by the footpath which separates it from the formal area of Broadfield Park. To the west this part of the park falls steeply to the Manchester Road (A58). The Slopes continue to the north, separated from the

main area of the park by Sparrow Hill. The southern boundary of this part of the park is marked by the boundaries of Sparrow Hill Primary School, the Museum, and part of St Chad's churchyard. To the north the land falls steeply to The Esplanade. The park boundary is formed by a 1.2m high retaining wall to the north, a retaining wall and banking to the west, a 1.5m high wall to the south, and a low wall to the east.

Packer Spout and St Chad's Gardens at the north-east tip of the site are bounded to the north by Nelson Street, to the east by Church Lane, to the south by St Chad's churchyard, and to the west by Broadfield Slopes. This part of the park is bisected by a flight of 122 stone steps which connect the church with Town Hall Square. Packer Spout Gardens is bounded by a low stone wall to the north and east and by the high stone wall which surrounds the church.

From the formal area of Broadfield Park on the plateau to the south-west of the Town Hall, the ground falls steeply to the west and south. There are extensive views across Rochdale and surrounding open country from the park.

ENTRANCES AND APPROACHES There are four entrances to the formal part of Broadfield Park. Two entrances give access from the public footpath which crosses the site linking St Alban's Street and Sparrow Hill on the western boundary of this part of the site. A further entry at the north-east corner gives access from Sparrow Hill and Vicar's Drive, and an entry on the southern boundary of the site gives access from St Albans Street.

There are further entrances to the Sparrow Hill part of the park. An entry on the northern boundary gives access from Sparrow Hill, an entry on the eastern boundary gives access from the public footpath linking St Albans Street and Sparrow Hill, a further entry at the south-west corner gives access from St Albans Street, and an entry at the north-west corner gives access from Manchester Road and The Esplanade. These entrances are marked by stone gate piers although the gates are missing.

Two entrances to the southern boundary of Broadfield Slopes provide access from Sparrow Hill, and two further entrances on the northern boundary give access from The Esplanade. The sunken path which runs north/south across the site has its steep sides retained by massive rockwork. There are no entrance gates.

There are five entrances to Packer Spout and St Chad's Gardens (formerly Nelson Street Slopes). Two entrances on the northern boundary give access from Town Hall Square. Both these entrances have steep flights of stone steps leading to the Market Cross and to St Chad's churchyard. A further entrance at the north-east corner of the site gives access from Nelson Street and Church Lane, and an entrance to the south-east gives access from Church Lane. On the southern boundary an entrance gives access from St Chad's churchyard. These entrances are marked by stone piers. The eastern part of this area is closed to public access (November 2000).

GARDENS AND PLEASURE GROUNDS Broadfield Park has four distinct areas. Broadfield Park itself is on a level site and has a formal layout. Sparrow Hill, to the west of the formal area, has serpentine paths and a small

lake. Broadfield Slopes, to the north of Sparrow Hill, has massive earth terraces following the contours of the hill and providing platforms for views across the Pennines to the north. Packer Spout and St Chad's Gardens, to the south-east of the Town Hall, have a formally laid out path system connected by flights of stone steps.

The western part of Broadfield Park has large sunken lawns with elaborate ornamental bedding, at the centre of which is a statue of Alderman G L Ashworth, JP (listed grade II) erected in 1878. The decorative iron fence which originally protected the statue has been removed. The paths are tarmacked with stone steps leading down to the sunken lawns. Three C19 pavilions around the perimeter of the sunken gardens were lost or removed in the early part of the C20 (Derek Lovejoy Partnership 1998). The Jubilee Drinking Fountain (Co-operative Memorial) at the south-west corner of the sunken garden was presented to the town by the Provident Society in 1907. The stone fountain is disused and has lost the four lions which sat on plinths around the centre, and the pinnacle which completed the central canopy. From this point the path runs east past modern timber trellis-work and planting beds and the former site, about 30m from the St Albans Street entry, of a glacial boulder found at Castleton and placed in the park in 1893.

The octagonal stone plinth of a bandstand occupies the central section of the park. The supporting columns and canopy have been removed and only the decorative iron railings survive. What remains of the structure is protected by modern iron railings. The bandstand was presented by Alderman Duckworth in 1893. Two bowling greens occupy the eastern section of Broadfield Park: that at the south-east corner of the park was opened in 1908 when the footpath running diagonally across this

area, the former glebeland, was diverted. The bowling green at the north-east corner was opened in 1927. The bowls pavilions on the eastern boundary of the park date from this period and the single-storey brick building to the south-west of the bowling area close to the St Albans Street entrance dates from the 1970s.

A footpath which starts opposite Broadfield Stile to the south of the site runs north/south between Broadfield Park and Sparrow Hill Slopes, linking St Albans Street with Sparrow Hill and then continuing north to The Esplanade. The footpath is of York stone and is flanked with trees and shrubs. In the Sparrow Hill Slopes area of the park the ground falls steeply to the west and north and the path system follows the contour of the land. Winding paths enclose areas of open lawn surrounded by trees and shrubs with some terraces to the west and north marked by hedgerows supported by concrete posts and wire fences. There are extensive views out across the surrounding countryside to the north and west.

A modern play area at the south-east corner of this part of the park occupies the position of one of the C19 'Play Grounds' or outdoor gymnasia (ibid). The second gymnasium, the south-west corner of the park, and part of the original western boundary were lost when the Manchester Road was widened in the 1970s. The footpath system in the northern half of Sparrow Hill Slopes reflects the C19 layout but two former footpaths in the west part of the park and a major part of the footpath system in the central and south-west area were lost as a result of the road widening. A pond occupies the north-west corner, at the lowest part of Sparrow Hill, close to one of the main entrances at the intersection of Manchester Road and The Esplanade. The irregularly shaped pond, lined with York stone, was

part of the C19 design but has been reduced as a result of late C20 road widening. The grassed and wooded area along the western boundary of Sparrow Hill was laid out following the road scheme, when the former through road, Vicarage Road, was truncated and renamed.

In the Broadfield Slopes area the three levels of terraces and footpaths running parallel to The Esplanade reflect the extensive remodelling of this part of the park in the early years of the C20. The sunken pathway running north/south from Sparrow Hill to The Esplanade between banks of rockwork divides Broadfield Slopes into eastern and western sections, connected by the 'Victoria Bridge', an ornate iron footbridge. The Rochdale Dialect Writers Memorial lies midway along the central footpath of the western section of Broadfield Slopes. The Memorial, backed by an area of ornamental planting (2000), was erected in 1900 to commemorate local dialect writers Edwin Waugh, John Trafford Clegg, Miss Lahee, and Oliver Ormerod. The statue of John Bright (listed grade II) at the north-west edge of Broadfield Slopes was moved from Town Hall Square to this position overlooking the roundabout in the 1970s when the original landform and looped path system were destroyed as part of the road-widening scheme. The eastern section of Broadfield Slopes is open grass with a central path running down to The Esplanade. The southern part of this area was reduced in the late C20 to create playing fields for Sparrow Hill School.

Packer Spout and St Chad's Gardens lie to the east of Broadfield Slopes. Church Steps, a steep flight of 122 stone steps, lie in the central area of the site and link the Town Hall Square to the north-west and St Chad's churchyard to the south. The garden to the east of Church Steps is arranged around three main interconnecting paths with a central sitting area (this

area was closed to the public November 2000). Paths lead off from the west of Church Steps to an area paved with York stone, laid out in the 1930s, around a drinking fountain and Market Cross. This part of the park rises steeply from the Town Square but former views to the north across the town and open countryside beyond are blocked by mature trees and shrubs.

Tree cover within the park is predominantly sycamore, with some ash, lime, and hawthorn. Elm trees were removed from the park in 1980(8). The vegetation of the park is more extensive now than at earlier periods and many of the views out from the park are blocked by over-mature trees and shrubs.

REFERENCES

Rochdale Observer, 7 May 1864 Wrigley and Sons, Rochdale Household Almanack (1871) Rochdale Times, 19 April 1893 R D Gorman, Broadfield Park, Rochdale, (unpublished MEd, Manchester University 1983) Broadfield Park Regeneration (Feasibility and Restoration Proposals, (Derek Lovejoy Partnership 1998)

Maps OS 6" to 1 mile: 1928 edition 1930 edition OS 25" to 1 mile: 2nd edition published 1893

Archival items Rochdale in the Coronation Year of King Edward VII, souvenir brochure (1901) (R: 1238), (Rochdale Local Studies Library) Souvenir of the Rochdale Municipal Jubilee 1856-1906 (R:1238), (Rochdale Local Studies Library) M Giles, Photographs, early C20 (Rochdale Local Studies Library)

Description written: January 2001 Register Inspector: JAR Edited: May 2001

Wall to the North West of Church of Saint Chad, Church Stile

Grade II Listed Building

List Entry Number: 1054859

Date first listed: 12-Feb-1985

NGR: SD 89632 13143

SD 8913 SE ROCHDALE CHURCH STILE

(north-west side)

11/45 Wall to north-west of Church of Saint Chad G.V. II

Wall. Date uncertain. Whitworth stone flags.

Approximately 24m by 1m high consisting of 23 vertical stone posts, grooved on either side to accommodate 22 inserted flags. Was discovered partially buried in 1903 and re-erected by Dr Wilson who considered it to be of Anglo-Saxon origin.

Rochdale Museum, The Old Vicarage, Sparrow Hill

Grade II Listed Building

List Entry Number: 1025899

Date first listed: 25-10-1951

NGR: SD 89612 13120

Vicarage, now museum. c.1724 and c.1820. Brick with stone basement, stone features, C20 tile and stone slate roofs. Double depth with central staircase plan with later additions to left and right. Two storeys with attic and two basement storeys. Five bays with two bay addition to left and gabled single storey addition to right. Windows are eight-pane sashes with flat gauged brick arches, stone sills and keystones. Square bay window to left addition. Six-panel fielded door, overlight and segmental hood with carved shell and cherub, on enriched console brackets. Wood modillion eaves cornice continues round left addition and over central gable. Stone quoins.

Rear facade c.1820, re-used stone mullioned windows and door surround. Projecting stair bay. Good panelling to most rooms. Entrance hall connects with stair by segmental arch with panelled pilasters, keystone and soffit. Original staircase with open string, column-on-vase balusters and deep handrail.

Said to be built for Samuel Dunster D.D. (Faculty applied for 1724) who "adopted the plan of his house in Marlborough Street, London," William Robertson 1889 The social and political history of Rochdale, being a companion volume to 'Old and new Rochdale and its people' and 'Rochdale past and present' Rochdale: the author

Appendix II - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 16, 66 and 72(l) of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 16: [...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66: In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(l): [...] with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Local Policy

Rochdale Core Strategy (2016)

The Rochdale Core Strategy was adopted in October 2016 and contains the following policies of relevance.

P2 Protecting and enhancing character, landscape and heritage

2. We will protect the borough's heritage by:

a. Conserving, enhancing and promoting key heritage assets, both statutory and nonstatutory, 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;

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.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (December 2024). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

At paragraph 8, the document expands on this as follows:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

and notes at paragraph 10:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 210 of the NPPF identifies the following criteria in relation to this:

- 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 eco-nomic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

With regard to potential 'harm' to the significance of a designated heritage asset, in paragraph 212 the framework states the following:

... 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.

The Framework goes on to state at paragraph 213 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

With regard to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 215 of the NPPF states the following;

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Framework requires local planning authorities to 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. Paragraph 219 states that:

... 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.

Concerning conservation areas and world heritage sites it states, in paragraph 220, that:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as

appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Other Relevant Policy Documents

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

Historic England: Conservation Principles and Assessment (2008)

National Planning Practice Guidance (2019)

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