



Lancet Homes

LAND OFF CROMPTON AVENUE, ROCHDALE

Heritage Statement



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Heritage Statement

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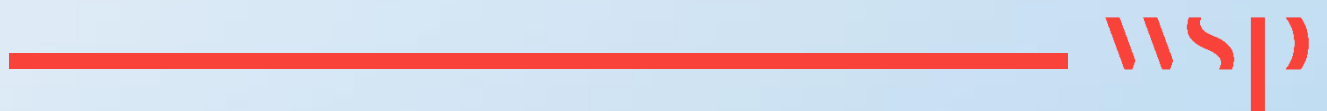
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INTRODUCTION



1 INTRODUCTION

1.1 INTRODUCTION

- 1.1.1. This Heritage Statement has been prepared to support a planning application in relation to land off Crompton Avenue, Rochdale. The application has been submitted to Rochdale Borough Council (the Council) as the Local Planning Authority (LPA).
- 1.1.2. The application has been assigned LPA reference 23/00425/FUL. Full planning permission is sought for the following:

“Residential development comprising 18 dwellings (Use Class C3) with associated access, landscaping and infrastructure.”

- 1.1.3. This assessment has been carried out by Dr Stuart Batho, an Associate in the WSP Heritage Planning and Placemaking team. Stuart has over 20 years of consultancy experience working in the fields of heritage planning, urban design and spatial planning and is also an Associate Member of the Royal Town Planning Institute.

1.2 SITE AND LOCATION

- 1.2.1. The application site (referred to hereafter as ‘the site’) relates to land off Crompton Avenue, Rochdale. The site comprises grassland and is bound by existing residential areas on the north, east and west and an elevated playing pitch adjacent to the south.
- 1.2.2. An existing parcel of woodland exists at the north west corner of the site and extends part way along the northern and western boundaries.

1.3 HERITAGE ASSETS

- 1.3.1. The site does not contain any heritage assets, nor does it fall within any heritage assets (e.g. conservation area).
- 1.3.2. A search of a 500m radius of the site shows the site contains 11 statutory listed buildings as listed below.
- St Mary’s Church of England School – Grade II listed (NHLE: 1084245)
 - Church of St Marys – Grade II listed (NHLE: 1346266)
 - Tithe Barn – Grade II listed (NHLE: 1068496)
 - Silver Hill Farmhouse – Grade II listed (NHLE: 1068495)
 - 61-73 Broad Land (Buersil Grove) – Grade II listed (NHLE: 1084266)
 - 31 Broad Lane (Fairplay Court) – Grade II listed (NHLE: 1084265)
 - 75 & 77 Broad Lane (Buersil Grove) – Grade II listed (NHLE: 1346244)
 - Flagstone Wall on East Side of footpath from Turnhill Road/Crompton Avenue – Grade II listed (NHLE: 1253201)
 - Flagstone boundary wall west of 42 Broad Lane – Grade II listed (NHLE: 1084240)
 - Buersil and Balderstone War Memorial – Grade II listed (NHLE: 1429198)
 - 33 and 35 Broad Lane (Fairplay Court) and attached Flagstone Boundary Wall – Grade II listed (NHLE: 1346243)

- 1.3.3. The following designated assets are within close vicinity of the site and have the potential to be impacted by the development proposals (List Descriptions are provided at Appendix A):
- Flagstone boundary wall west of 42 Broad Lane, which is Grade II listed (NHLE: 1084240);
 - Flagstone boundary wall at Turnhill Road and Crompton Avenue, which is Grade II listed (NHLE: 1253201);
 - 31 Broad Lane, which is Grade II listed (NHLE: 1084265); and
 - 33 to 35 Broad Lane, which is Grade II listed (NHLE: 1346243).
- 1.3.4. The following non-designated heritage asset is also within the vicinity of the site and has the potential to be impacted by the development proposals:
- 29 Broad Lane.

1.4 PLANNING POLICY CONTEXT

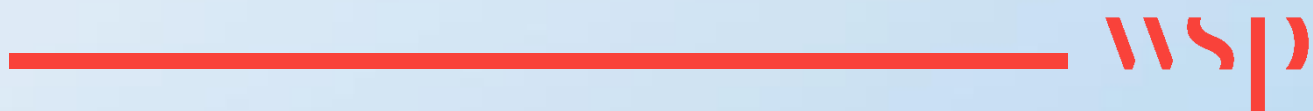
- 1.4.1. This Heritage Statement has been prepared in the context of the national planning policy requirement for the impact of proposed works on the significance of heritage assets to be assessed, specifically:
- 1.4.2. Paragraph 200 of the National Planning Policy Framework (NPPF) 2023 states that:
- ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposals on their significance.’*

1.5 REPORT STRUCTURE

- 1.5.1. The Heritage Statement is structured as follows:
- Section 2 details the methodology used to prepare this Heritage Statement;
 - Section 3 provides a description, and commentary, of the significance and setting of heritage assets that have the potential to be impacted by the proposed development;
 - Section 4 outlines a summary of relevant national and local planning policy;
 - Section 5 provides a heritage impact assessment; and
 - Section 6 sets out conclusions.

2

METHODOLOGY



2 METHODOLOGY

2.1 INTRODUCTION

2.1.1. The preparation of this document has been guided by the following documents:

- Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (Historic England, 2019);
- Conservation Principles, Policies and Guidance (English Heritage, 2008);
- Planning Practice Guidance on Conserving and Enhancing the Historic Environment (DCLG, 2014);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2014);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2017); and
- British Standard 7913: 2013: Guide to the conservation of historic buildings (BSI, 2013).

2.1.2. This report focuses on the built heritage assets adjacent to the site (and their settings). It does not include an assessment of the archaeological potential of the site. Professional judgment is used in conjunction with policy, guidance and methodology in order to undertake the assessments in this Heritage Statement.

2.1.3. This assessment is based on the proposed scheme as shown on the following plans (copies attached at Appendix B):

- Proposed Site Layout (ref: 20109_01 Rev H); and
- Illustrative Site Layout (ref: 20109_02 Rev H).

2.2 SOURCES CONSULTED

2.2.1. This Heritage Statement has been prepared taking into consideration the historical background of the site and the wider area. Sources consulted included:

- National Heritage List for England;
- Historical mapping from the National Library of Scotland; and
- Historic Environment Record (Greater Manchester Archaeological Advisory Service)

2.3 ASSESSMENT OF SIGNIFICANCE

HERITAGE VALUES

2.3.1. The document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage, 2008) identifies four principal heritage values that should be taken into account when assessing significance. These values are:

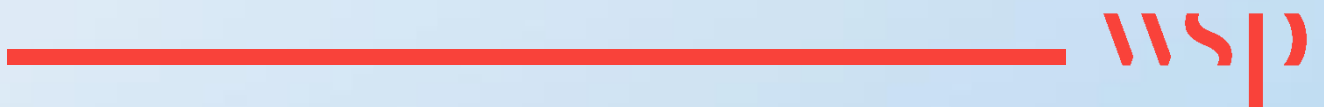
- Evidential - deriving from the potential of a place to yield evidence about past activity;
- Historical - deriving from the ways in which people, events and aspects of past life can be connected through a place to the present;
- Aesthetic - deriving from the ways in which people draw sensory and intellectual stimulation from a place; and

- Communal - deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

2.3.2. The assessment of the significance of the heritage assets identified uses these heritage values.

3

DESCRIPTION, SIGNIFICANCE AND SETTING OF HERITAGE ASSETS



3 DESCRIPTION, SIGNIFICANCE AND SETTING OF HERITAGE ASSETS

3.1 INTRODUCTION

- 3.1.1. This section describes the significance and setting of the heritage assets that need to be considered as part of this assessment. To understand the significance of the site, the section starts with a brief summary of the historical development of the site and its context. This section should be read in conjunction with the historical mapping contained in Appendix C.

3.2 HISTORICAL DEVELOPMENT

- 3.2.1. In the mid-nineteenth century the site was located in the small settlement of Buersill (later to become Buersil), located along Oldham Road (which was a key route between Oldham and Rochdale). However, as Rochdale rose to prominence as a mill town and centre for textile manufacture, smaller settlements such as Buersil became part of the wider industrialised town of Rochdale as it grew rapidly.
- 3.2.2. Historical mapping published in 1851 shows the site as part of a wider area of land associated with the Spring Hill estate. At the time, this included a country house and the site formed part of the associated former grounds, lying to the west of the former carriageway to the house shown running from the junction of Broad Lane and Turnhill Road. The entrance to this carriageway remains today.
- 3.2.3. The Historic Environment Record describes Spring Hill as a 'house with a small garden and park in open fields to the east of Oldham Road'. The house was constructed in 1807 by a local woollen merchant, William Midgley, who at that time employed around 600 hands or 'little farmers' and also farmed Buersill Estate. Spring Hill had its own estate farmed by William's son James. Although there was rapid encroachment by the end of the nineteenth century, the grounds were enhanced at this time and a second entrance to the park, with lodge (which would later become 42 Broad Lane), was made to the north, away from the development at the northwest corner. William passed the estate to his sons when he died in 1834.
- 3.2.4. The historical mapping shows Buersill House further to the west of the site and some buildings along Broad Lane where currently 31-35 Broad Lane sit.
- 3.2.5. At Spring Hill estate, by 1850 there was a water pump and other wells in the fields near what later became Crompton Avenue. There was also an important 'Well House' in the middle of what is now Craiglands. Remains of the old flag wall by the path which led to it are still visible between the playing fields and the first houses of what was formerly known as Craiglands, at Turnhill Road (NHLE: 1253201).
- 3.2.6. From a review of historical mapping, it appears that the cottages at 31-35 Broad Lane were located beyond the boundaries of the Spring Hill estate and were not associated with the functioning of the estate. The boundary of the estate was likely defined by the flagstone boundary walls along Broad Lane (NHLE: 1084240) and Turnhill Road (NHLE 1253201).
- 3.2.7. The Midgley family sold Spring Hill to Richard Hurst in 1862. It is not clear what ownership the estate fell under from this point onwards. The house was extended at some point in the mid-twentieth century, with historical mapping from 1967 showing an L shaped addition to the

outbuildings. At a similar time, the area of land in the parcel of land to the east of Spring Hill Farm and Broad Lane would become a formalised woodland with a defined boundary. This area of land is known today as Broad Lane woodland and lies adjacent to the site to the north western extent. Spring Hill was demolished in the twentieth century and the site of the house is now occupied by Springhill Hospice. During the twentieth century parts of the grounds of the former estate were also developed.

3.3 HERITAGE ASSETS

IDENTIFIED HERITAGE ASSETS

- 3.3.1. The site does not contain any heritage assets, nor does it fall within any heritage assets (e.g. conservation area).
- 3.3.2. The following designated assets are within the vicinity of the site and have the potential to be impacted by the development proposals:
- Flagstone boundary wall west of 42 Broad Lane, which is Grade II listed (NHLE: 1084240);
 - Flagstone boundary wall at Turnhill Road and Crompton Avenue, which is Grade II listed (NHLE: 1253201);
 - 31 Broad Lane, which is Grade II listed (NHLE: 1084265); and
 - 33 to 35 Broad Lane, which is Grade II listed (NHLE: 1346243).
- 3.3.3. The following non-designated heritage asset is also within the vicinity of the site and has the potential to be impacted by the development proposals:
- 29 Broad Lane.

HERITAGE ASSETS CONSIDERED IN THIS ASSESSMENT

- 3.3.4. The heritage impact assessment within Section 5 of this report will consider the potential impact of the development proposals on those assets outline above. The heritage assets considered in Section 5 are described in more detail below in sub-sections 3.4 to 3.8. These are the only heritage assets within the vicinity of the site that share any form of association with the development, either by virtue of proximity or intervisibility with the associated development. As a result, no other assets will be considered further as part of this report.

3.4 FLAGSTONE BOUNDARY WALL WEST OF 42 BROAD LANE (NHLE: 1084240)

Description

- 3.4.1. The flagstone boundary wall lies on Broad Lane, Rochdale, on the northern side of the application site and to the west of 42 Broad Lane. The wall was constructed during the early – mid nineteenth century and is constructed of individual fissile sandstone flags. These are set into the ground and joined at mid-flag level by means of circular metal plates bolted together. The flagstones are approximately 1.75 metres in height and of random width, sometimes as wide as 2 metres. The wall extends from a point 0.5 metres west of no. 42 Broad Lane to a point 10 metres north-east of the corner of 28 Turnhill Lane and is approximately 85 metres long.

Heritage Significance

- 3.4.2. The heritage significance of the boundary wall is considered to derive from its historical and aesthetic values as an early to mid-nineteenth century boundary treatment. It is thought to form part of the former curtilage boundary of Spring Hill estate.
- 3.4.3. There is, therefore, an historical relationship between the site (as part of the former grounds to the country house) and the heritage asset (as the boundary wall to the estate).
- 3.4.4. As a Grade II listed structure, the wall is recognised as being a heritage asset of national importance.

Contribution of Setting to Significance

- 3.4.5. The wall sits flush with Broad Lane, with the road directly adjacent on its northern side. Broad Lane woodland sits adjacent to the south, a substantial buffer zone with dense tree planting between the heritage asset and the development site.
- 3.4.6. Whilst the woodland largely blocks views between the heritage asset and the site (especially during the summer months), there are some very limited glimpsed views during the winter months of the top of the wall.



Figure 3.1 – View of the site from Broad Lane

- 3.4.7. Since there is some intervisibility (albeit limited) between the heritage asset and the site, the site is considered to form part of the setting of the listed building. However, views between the site (which no longer forms part of the Spring Hill estate) and the wall (which no longer defines the boundary to the Spring Hill estate) are limited in their contribution to understanding the significance of the heritage asset.

3.5 FLAGSTONE BOUNDARY WALL ON EAST SIDE OF FOOTPATH FROM TURNHILL ROAD/CROMPTON AVENUE (NHLE: 1253201)

Description

- 3.5.1. The flagstone boundary wall lies on the east side of the footpath running from Turnhill Road to Crompton Avenue. This asset lies beyond the boundaries of the site, separated from the proposed development by two rows of houses on Crompton Avenue.
- 3.5.2. The wall was constructed during the early – mid nineteenth century and is of similar construction to the wall to the west of 42 Broad Lane. It is made of individual fissile sandstone flags set into the ground and joined at mid-flag level by means of circular metal plates bolted together. The flagstones are approximately 1.75 metres in height and of random width, sometimes as wide as 2 metres. The wall is approximately 160 metres long and is a prominent and complete example of its type.

Heritage Significance

- 3.5.3. The heritage significance of the boundary wall is considered to derive from its historical and aesthetic values as an early - mid-nineteenth century boundary wall. It is considered to have some inter-relationship with the flagstone boundary wall west of 42 Broad Lane, marking the historic northern and western boundaries of the Spring Hill estate.
- 3.5.4. There is, therefore, an historical relationship between the site (as part of the grounds to the former estate) and heritage asset (as the boundary wall to the estate grounds).
- 3.5.5. As a Grade II listed structure, the wall is recognised as being a heritage asset of national importance.

Contribution of Setting to Significance

- 3.5.6. The wall runs from Turnhill Road at its northern extent to Crompton Avenue in the south. The heritage asset runs, for the majority of its length, along a footpath located in between two rows of housing on Crompton Avenue and Cleveleys Avenue. The wall to its northern extent extends into the dense Broad Lane woodland.
- 3.5.7. There is no intervisibility between the site and the flagstone boundary wall due to intervening housing development. As a result, the site is not considered to form part of the setting of the heritage asset and would not be impacted by the proposed development. Although the wall defined the estate grounds, in which the site is now located, this historical relationship has been lost over time as development has taken place within the grounds of the former estate. Therefore, the heritage asset will not be considered further as part of this assessment.

3.6 31 BROAD LANE (NHLE: 1084265)

Description

- 3.6.1. No. 31 Broad Lane is thought to date to circa 1800 and is constructed of watershot stone with a stone slate roof. It represents one terraced property in a row of four along Broad Lane, built as weaver's cottages. A typical weaver's cottage has a large first floor window to provide good natural light to the workroom, while the family would have lived on the ground floor. This property has two storeys of large window expanses to aid this light across both storeys, for work. Cottages of this type were built from the late eighteenth century until the 1840s.

- 3.6.2. 31 Broad Lane is one room wide by two rooms deep with a passage to the right-hand side marked with a doorway to the right of the dwelling entrance. Stone quoins and sill banding are features of the property and the door has a one-piece stone jambs and lintel, as does the ground floor window which is wide and accommodates three sliding sashes. On the upper two floors, five-light windows have flat-faced mullions with the end lights of each blocked in. The others are square in proportion, with the central one having a sliding sash which would appear was the original form of the windows. The rear elevation has six-light mullioned windows to the first and second floors.

Heritage Significance

- 3.6.3. The heritage significance of the building is considered to derive primarily from its historical and aesthetic values as a typical surviving example of a late-eighteenth or early-nineteenth weaver's cottage. Cottages such as this form an important part of the built heritage of this period. The building's association with those neighbouring properties provides an insight into the former community and industry in this location. The listed building also has group value with the other cottages that form part of the same terrace.
- 3.6.4. The heritage asset sits outside of the boundary of the former Spring Hill estate and there is not believed to be any historical relationship between the weaver's cottages in this location and the estate.
- 3.6.5. As a Grade II listed building, the wall is recognised as being a heritage asset of national importance.

Contribution of Setting to Significance

- 3.6.6. The heritage asset lies beyond the northern boundary of the site and is separated from the proposed development by a substantial buffer zone with dense tree planting between the heritage asset and the site. The dense nature of the planting in the woodland largely obscures views between the site and the heritage asset. However, whilst the woodland largely blocks views between the heritage asset and the site (especially during the summer months), there are some very limited glimpsed views during the winter months. As a result, the site is considered to form part of the setting of the listed building. However, views between the site and the listed building do not contribute to understanding the significance of the heritage asset.

3.7 33 TO 35 BROAD LANE (NHLE: 1346243)

Description

- 3.7.1. Nos. 33 to 35 Broad Lane and the attached flagstone boundary wall to east are thought to date from 1787 as per the internal ceiling beam on No.33. The buildings are similar in their construction style to No. 31 Broad Lane, with watershot stone to the front and rear, a stone slate roof and random rubble to the gable. It forms the eastern end of the four terraced properties along Broad Lane, built as weaver's cottages. As set out above, a typical weaver's cottage has a large first floor window to provide good natural light to the workroom, while the family would have lived on the ground floor. These properties have two storeys of large window expanses to aid this light across both storeys, for work. Cottages of this type were built from the late eighteenth century until the 1840s.
- 3.7.2. The properties are double depth, of one bay and three storeys. They are linked by an interconnecting door. The doors have monolithic stone jambs and lintels with each house having a three-light flat-faced stone mullion window to the ground floor. No. 35 has an eight light "weaver's

window" to the upper floors. No. 33 has a six-light "weaver's window" with three and four-light windows to the rear. All casements are twentieth century.

- 3.7.3. The flagstone boundary wall to the east is comprised of massive sandstone slabs approximately 1.75 metres high, of random widths, set well into the ground and joined at mid-height by small metal plates bolted together. The wall encloses a triangular-shaped garden and is approximately 80 metres in length.

Heritage Significance

- 3.7.4. The heritage significance of 33 to 35 Broad Lane is considered to derive primarily from their historical and aesthetic (architectural) value as surviving examples of typical late-eighteenth or early-nineteenth weaver's cottages. Cottages such as these form an important part of the built heritage of this period. The buildings' association with those neighbouring properties provides an insight into the former community and industry in this location. The listed building also has group value with the other cottages that form part of the same terrace.
- 3.7.5. While there is some intervisibility with the site (as per Figure 3.1 above), views between the site and the heritage asset are limited, glimpsed views. The heritage asset sits outside of the boundary of the former Spring Hill estate and there is not believed to be any historical relationship between the weaver's cottages in this location and the estate.
- 3.7.6. As a Grade II listed building, the wall is recognised as being a heritage asset of national importance.

Contribution of Setting to Significance

- 3.7.7. The heritage asset lies beyond the northern boundary of the site and is separated from the proposed development by a substantial buffer zone with dense tree planting between the heritage asset and the site. The woodland planting largely obscures views between the site and the listed building but there are some very limited glimpsed views during the winter months. As a result, the site is considered to form part of the setting of the listed building. However, views between the site and the listed building do not contribute to understanding the significance of the heritage asset.

3.8 29 BROAD LANE (NON-DESIGNATED HERITAGE ASSET)

Description

- 3.8.1. No. 29 Broad Lane is thought to date to the nineteenth century, like those buildings adjacent (31-35 Broad Lane). It represents another example of a traditional weaver's cottage and completes the fold of domestic workshops in this location. As highlighted above, these cottages typically had large first floor windows to provide good natural light to the workroom, while the family would have lived on the ground floor. This property has two storeys of large window expanses to maximise the natural light across both storeys, for work, although some have been filled in on the western extent. Cottages of this type were built from the late eighteenth century until the 1840s.

Heritage Significance

- 3.8.2. The heritage significance of the building is considered to derive primarily from its historical and aesthetic values as a typical surviving example of a late-eighteenth or early-nineteenth weaver's cottage. As highlighted above, cottages such as this form an important part of the built heritage of this period. The building's association with those neighbouring properties provides an insight into the former community and industry in this location.

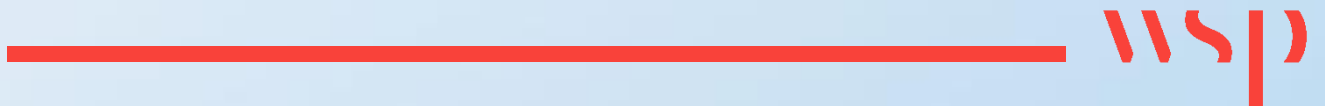
- 3.8.3. While there is some intervisibility with the site (as per Figure 3.1 above), views between the heritage asset and the site are limited to glimpsed views in the winter months. The heritage asset sits outside of the boundary of the former estate and there is not believed to be any historic relationship between the weaver's cottages in this location and Spring Hill Estate.
- 3.8.4. The building is included on Rochdale Borough Council's local list and is, therefore, a locally listed building. Its heritage significance is not set out and there are no details regarding its inclusion on the local list. The Historic Environment Record similarly does not clarify these matters. However, in many ways 29 Broad Lane is similar to the 31, 33 and 35 Broad Lane (which are Grade II listed), albeit No. 29 appears to have undergone a greater degree of alteration, especially in relation to the fenestration pattern (as set out above, some windows have been filled in). As a locally listed building, the cottage is considered to be of local importance.

Contribution of Setting to Significance

- 3.8.5. The heritage asset lies beyond the northern boundary of the site and is separated from the proposed development by a substantial buffer zone with dense tree planting between the heritage asset and the site. The dense woodland planting largely obscures views between the site and the heritage asset limiting intervisibility. But there are some very limited glimpsed views during the winter months. As a result, the site is considered to form part of the setting of the locally listed building. However, views between the site and the locally listed building do not contribute to understanding the significance of the heritage asset.

4

RELEVANT LEGISLATION AND PLANNING POLICY



4 RELEVANT LEGISLATION AND PLANNING POLICY

4.1 THE PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

- 4.1.1. The statutory test remains the starting point for the consideration of proposals affecting heritage assets.
- 4.1.2. Section 16 (2) of the Act states that “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

4.2 NATIONAL POLICY

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2023)

- 4.2.1. Chapter 16 of the NPPF (2023) sets out national planning policy on the historic environment.
- 4.2.2. Paragraph 195 states that heritage assets range from buildings of local historic value to those of international significance.
- 4.2.3. Paragraph 203 provides a framework for decision making on proposals that could have an impact on heritage assets setting out 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.”*
- 4.2.4. Paragraphs 205 to 208 set out how potential impacts should be considered in the determination of applications. Paragraph 205 requires *“great weight to be given to the (heritage) asset’s conservation”* with Paragraph 206 stating 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”*. Paragraph 207 sets out matters to be considered where proposed works would lead to substantial harm. Paragraph 208 states that where proposals would result in less than substantial harm, the harm *“should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

4.3 LOCAL POLICY

- 4.3.1. Local planning policy sets out the criteria that will be used in the determination of planning applications and has been used to inform and guide the design and development of the proposals.
- 4.3.2. The policies and plans below make up the current Rochdale Borough Local Plan (the Local Plan is not one document).

4.3.3. Adopted plans:

Core strategy (2016) – this is the lead document of the Rochdale Borough Local Plan. It provides an overview of the objectives for the whole of the borough. All other plans and policies must fit with the developments laid out in the Core Strategy.

Greater Manchester Joint Waste Development Plan – a plan for new waste management facilities.

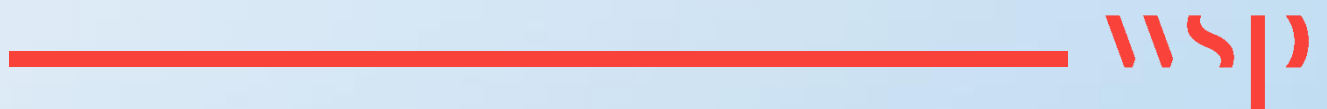
Greater Manchester Joint Minerals Development Plan – identifies new mineral extraction sites and lists current mineral sites that need to be protected from closing down.

1996-2016 Local Plan – the Unitary Development Plan from the Council's 1996-2016 Local Plan is still in place until the Council's Allocations Development Plan is adopted.

4.3.4. Heritage policies for the borough are set out in the adopted Core Strategy. Policy P2 of the Core Strategy seeks to conserve, enhance and promote key heritage assets and utilise heritage assets positively and intelligently to strengthen identity and image, in addition to requiring new development to integrate successfully with the key natural features of the borough.

5

IMPACT ASSESSMENT



5 IMPACT ASSESSMENT

5.1 INTRODUCTION

- 5.1.1. As set out in Section 3, the site is not within a conservation area and there are no heritage assets within it. Therefore, the proposals will not cause direct harm to the significance of any heritage assets. Any harm that could be caused will only arise if the development falls within the setting of any heritage assets, and then only if the proposals harm the contribution that the setting makes to the significance of the identified heritage assets or the ability to appreciate that significance.
- 5.1.2. 'Setting' is the surroundings in which an asset is experienced. Historic England's guidance states that setting itself is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes towards the significance of the heritage asset or the ability to appreciate that significance. Furthermore, Historic England's guidance in relation to the setting of heritage assets states that, 'Conserving or enhancing heritage assets by taking their settings into account need not prevent change' (Historic England, 2017, paragraph 18).
- 5.1.3. This section assesses the impact of the development proposals (as shown on the Proposed Site Layout Plan (ref: 20109_01 Rev H) and the Illustrative Site Layout (ref: 20109_02 Rev H) on the heritage assets that have the potential to be affected by the development proposals:
- Flagstone boundary wall west of 42 Broad Lane, which is Grade II listed (NHLE: 1084240);
 - 31 Broad Lane, which is Grade II listed (NHLE: 1084265); and
 - 33 to 35 Broad Lane, which is Grade II listed (NHLE: 1346243).
- 5.1.4. The following locally listed building (non-designated heritage asset) is also assessed:
- 29 Broad Lane.

5.2 31 BROAD LANE, GRADE II LISTED (NHLE: 1084265)

- 5.2.1. As set out in Section 3, the heritage significance of 31 Broad Lane is considered to derive from its historical and aesthetic value. It also has group value with the other cottages in the same terrace. The development proposals do not include any works to the listed building. Therefore, there would be no direct impact on the heritage significance of the listed building. Whilst there is some, albeit limited, intervisibility between the site and the listed building, which means that the site is considered to form part of the listed building's setting, there is no historical nor functional link between the listed building and the site. Furthermore, views between the site and the listed building do not contribute to understanding its significance. The listed building is primarily viewed from Broad Lane, which it fronts onto. There would be no change to views of the listed building along Broad Lane. In terms of views from the listed building, the existing trees along the southern edge of Broad Lane would largely screen the proposed development from view. The proposed development would not block views towards the listed building or been seen within views of the listed building. Therefore, the proposed development would not affect how the listed building is viewed and appreciated.
- 5.2.2. Overall, there would be no impact on the listed building through development within its setting.

5.3 33 AND 35 BROAD LANE, GRADE II LISTED (NHLE: 1346243)

5.3.1. As set out in Section 3, the heritage significance of 31 Broad Lane is considered to derive from its historical and aesthetic value. It also has group value with the other cottages in the same terrace. The development proposals do not include any works to the listed building. Therefore, there would be no direct impact on the heritage significance of the listed building. Whilst there is some, albeit limited, intervisibility between the site and the listed building, which means that the site is considered to form part of the listed building's setting, there is no historical nor functional link between the listed building and the site. Furthermore, views between the site and the listed building do not contribute to understanding its significance. As with 31 Broad Lane, 33 and 35 Broad Lane are primarily viewed from Broad Lane, which they front onto. There would be no change to views of the listed building along Broad Lane. Also, the proposed development would not block views towards the listed building or been seen within views of the listed building. Therefore, the proposed development would not affect how the listed building is viewed and appreciated.

5.3.2. Overall, there would be no impact on the listed building through development within its setting.

5.4 29 BROAD LANE (NON-DESIGNATED HERITAGE ASSET)

5.4.1. As set out in Section 3, the heritage significance of 29 Broad Lane is considered to derive from its historical and aesthetic value. It also has group value with the other cottages in the same terrace. The development proposals do not include any works to the locally listed building and, therefore, there would be no direct impact on the heritage significance of the locally listed building. Whilst there is some, albeit limited, intervisibility between the site and the locally listed building, which means that the site considered to form part of the locally listed building's setting, there is no historical nor functional link between the listed building and the site. In addition, the views between the site and the locally listed building do not contribute to understanding its significance. As with 31, 33 and 35 Broad Lane, 29 Broad Lane is primarily viewed from Broad Lane, which it fronts onto. As set above, there would be no change to views of the locally listed building along Broad Lane. Furthermore, the proposed development would not block views towards the listed building or been seen within views of the listed building. Therefore, the proposed development would not affect how the locally listed building is viewed and appreciated.

5.4.2. Overall, there would be no impact on the locally listed building through development in its setting.

5.5 FLAGSTONE BOUNDARY WALL WEST OF 42 BROAD LANE, GRADE II LISTED (NHLE: 1253201)

5.5.1. As set out in Section 3, the heritage significance of the flagstone boundary wall is considered to derive from its historical and aesthetic value. The development proposals do not include any works to the wall and there would be no direct impact on the heritage significance of the heritage asset. There is intervisibility, albeit limited, between the site and the wall and the site is considered to form part of the setting of the listed building. The boundary wall defined the northern boundary of the grounds of the former Spring Hill estate, which the site forms part of. However, this historical and functional relationship has been eroded over time as parts of the former estate have been redeveloped.

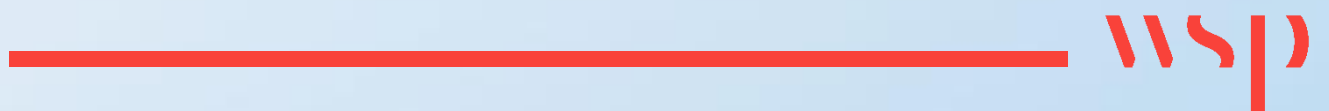
5.5.2. The woodland between the boundary wall and the site will be retained and would provide screening between the wall and the site. The proposed new development would not block views of the wall,

nor be seen within views of the wall. The wall is primarily viewed from Broad Lane. The proposed development would be significantly set-back from Broad Lane and would not change views of the wall along this route.

- 5.5.3. Overall, there would be no impact on the heritage asset through development within its setting.

6

CONCLUSION



6 CONCLUSION

6.1 INTRODUCTION

- 6.1.1. In accordance with Paragraph 200 of the NPPF (2023), this report has described the significance of the heritage assets that have the potential to be affected by the development proposals. It has also considered the impact of the development proposals on the significance of these heritage assets.

6.2 KEY FINDINGS

- 6.2.1. This assessment has found that:
- The site does not fall within a heritage asset and there are no heritage assets within it and, as a result, there would be no direct impact to any heritage assets from its development.
 - Located to the north of the site is a terrace of former weavers' cottages (three are Grade II listed and one is locally listed). The heritage significance of the cottages is considered to derive from their historical and aesthetic values as surviving late eighteenth/early nineteenth century weavers' cottages associated with the local textile industry. The site is not considered to contribute to the significance of the heritage assets. The proposed development would be set away from the heritage assets and would be largely screened by intervening mature trees. There would be no harm to the heritage assets from the development proposals and their significance would be preserved.
 - Also located to the north of the site is a flagstone boundary wall, which is Grade II listed. The heritage significance of the wall is considered to derive from its historical and aesthetic values as an early to mid-nineteenth century boundary treatment that defined the northern boundary of the Spring Hill estate. The historical relationship between the site (as part of the ground to the country house of Spring Hill, long since demolished) has been eroded over time as the former estate has been developed for alternative uses. The proposed development would be set away from the heritage asset and would be largely screened by intervening mature trees. There would be no harm to the heritage asset from the development proposals and its significance would be preserved.
 - Overall, there would be no impact on the heritage assets identified within the context of the site through development within their settings and their significance would be preserved.

6.3 CONCLUSION

- 6.3.1. It is, therefore, considered that the development proposals are in accordance with requirements set out at Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and local policies contained in the Rochdale Borough Local Plan.

Appendix A

LIST DESCRIPTIONS



Appendix A.1

31 BROAD LANE



31 BROAD LANE

Heritage Category: Listed Building

Grade: II

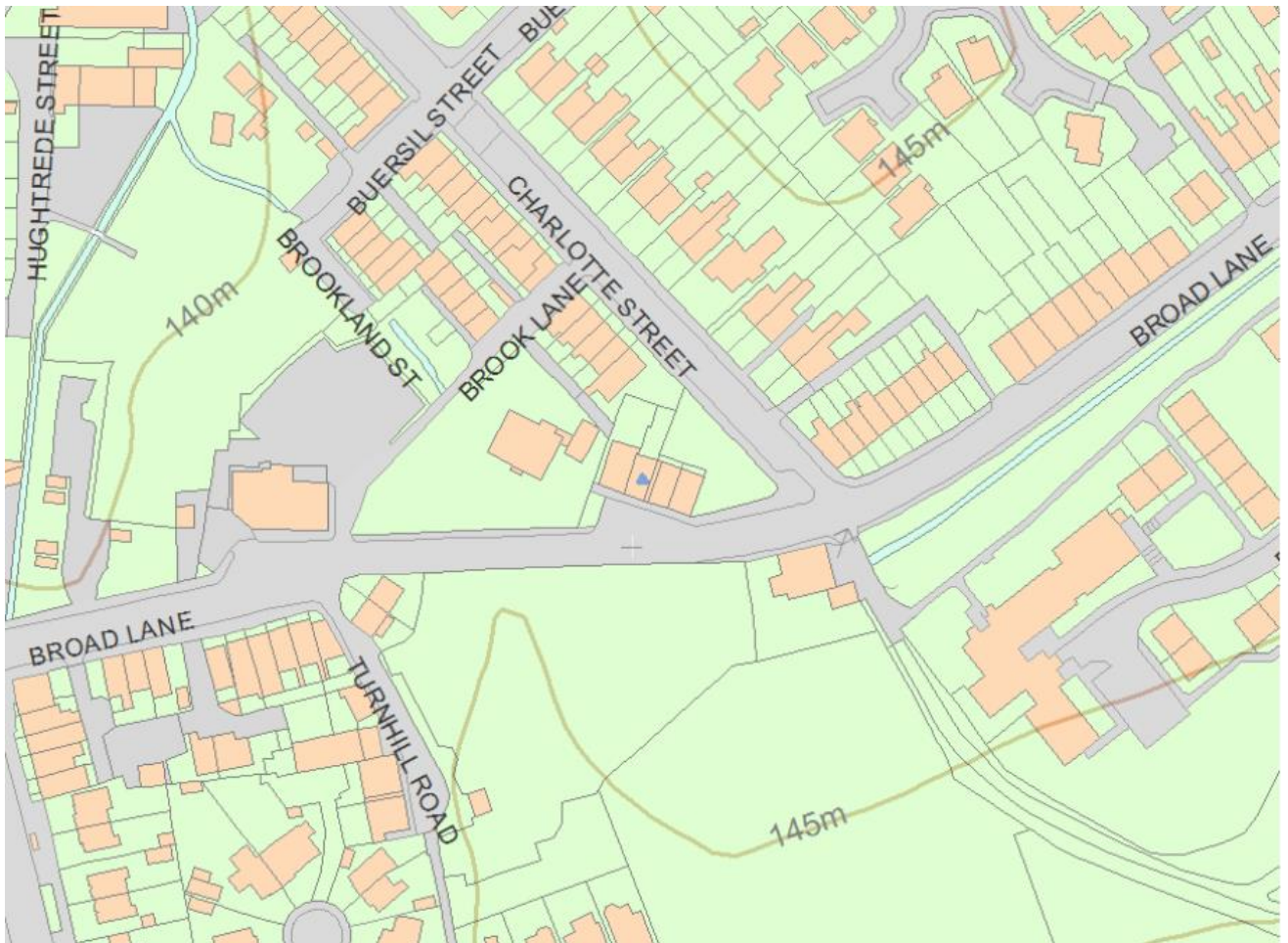
List entry number: 1084265

Date first listed: 12-Feb-1985

Listing NGR: SD9063111381

Details:

House. c.1800. Watershot stone with stone slate roof. One room wide by 2 rooms deep with passage to right hand side. Stone quoins and sill banding. The door has one piece stone jambs and lintel, as does the ground floor window which is wide and accommodates 3 sliding sashes. On the upper two floors 5-light windows have flat-faced mullions. The end lights of each have been blocked in, the others are square in proportion, the central one having a sliding sash. It would appear that this was the original form of the windows. The rear elevation has 6-light mullioned windows to first and second floors.



Appendix A.2

33 AND 35 BROAD LANE



33 AND 35 BROAD LANE

Heritage Category: Listed Building

Grade: II

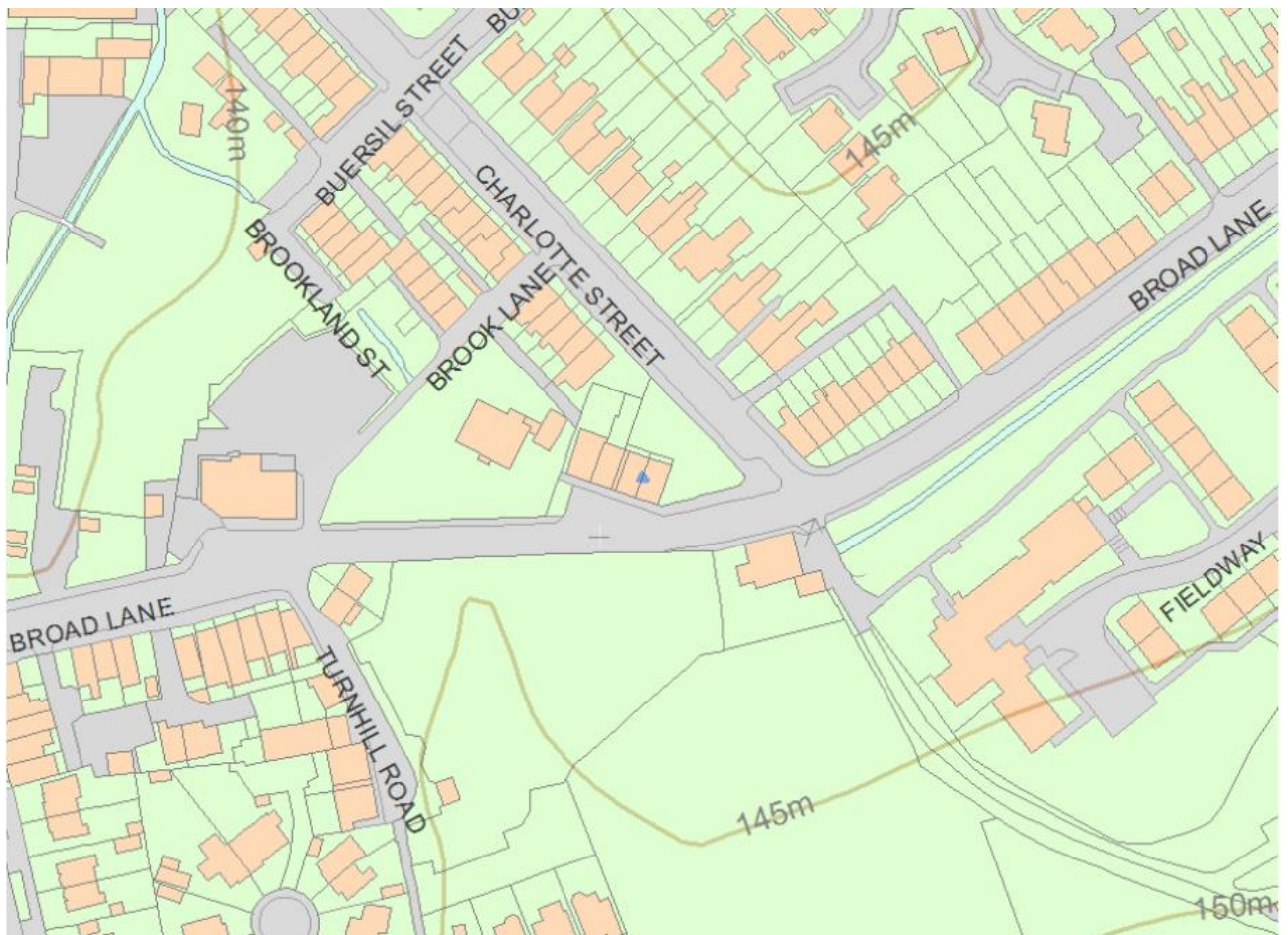
List entry number: 1346243

Date first listed: 12-Feb-1985

Listing NGR: SD9063811379

Details:

Weavers houses. Said to be dated 1787 on a ceiling beam of No. 33. Watershot stone to front and rear, random rubble to gable, stone slate roof. Each house is double-depth, of one bay and 3 storeys, the houses being linked by interconnecting door. Doors have monolithic stone jambs and lintels. Each house has a 3-light flat-faced stone mullion window to the ground floor; No. 35 has 8-light "weaver's window" to the upper floors, No. 33 6-light. Stone quoins and sill banding. Rear has 3 and 4-light windows. All casements are C20.



Appendix A.3

FLAGSTONE BOUNDARY WALL TO THE WEST OF NO.42



FLAGSTONE BOUNDARY WALL TO THE WEST OF NO 42

Heritage Category: Listed Building

Grade: II

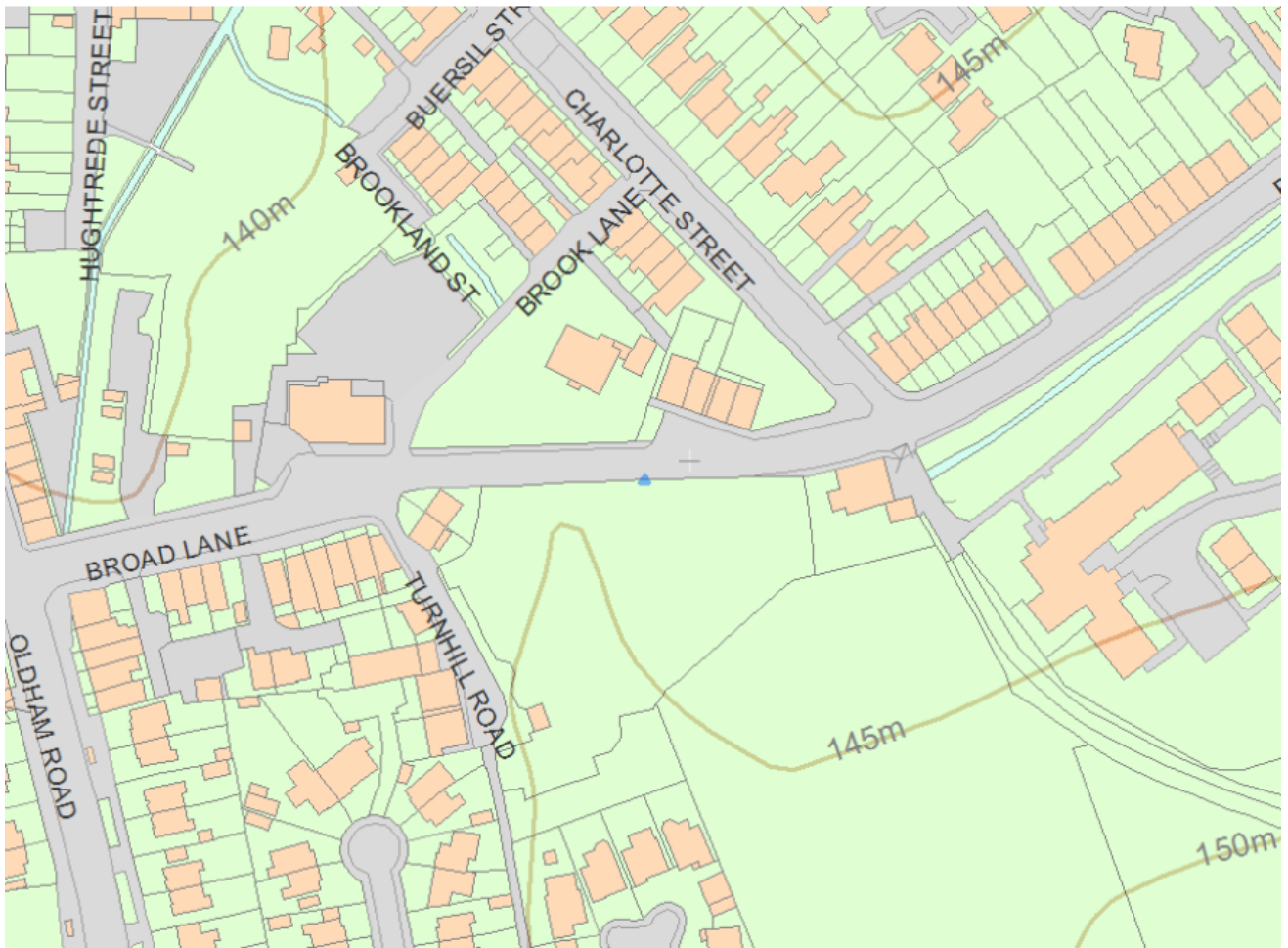
List entry number: 1084240

Date first listed: 24-Aug-1993

Listing NGR: SD9061711360

Description

Flagstone boundary wall. Early-mid C19, constructed of massive fissile sandstone flags, set into the ground and joined at mid-flag level by means of circular metal plates bolted together. The flagstones are approximately 1.75 metres in height and of random width, sometimes as wide as 2 metres. The wall extends from a point 1/2 metre west of no. 42 Broad Lane to a point 10 metres north-east of the corner of no. 28 Turnhill Lane and is approximately 85 metres long.



Appendix A.4

**FLAGSTONE WALL ON EAST SIDE OF
FOOTPATH FROM TURNHILL
ROAD/CROMPTON AVENUE**



FLAGSTONE WALL ON EAST SIDE OF FOOTPATH FROM TURNHILL ROAD/CROMPTON AVENUE

Heritage Category: Listed Building

Grade: II

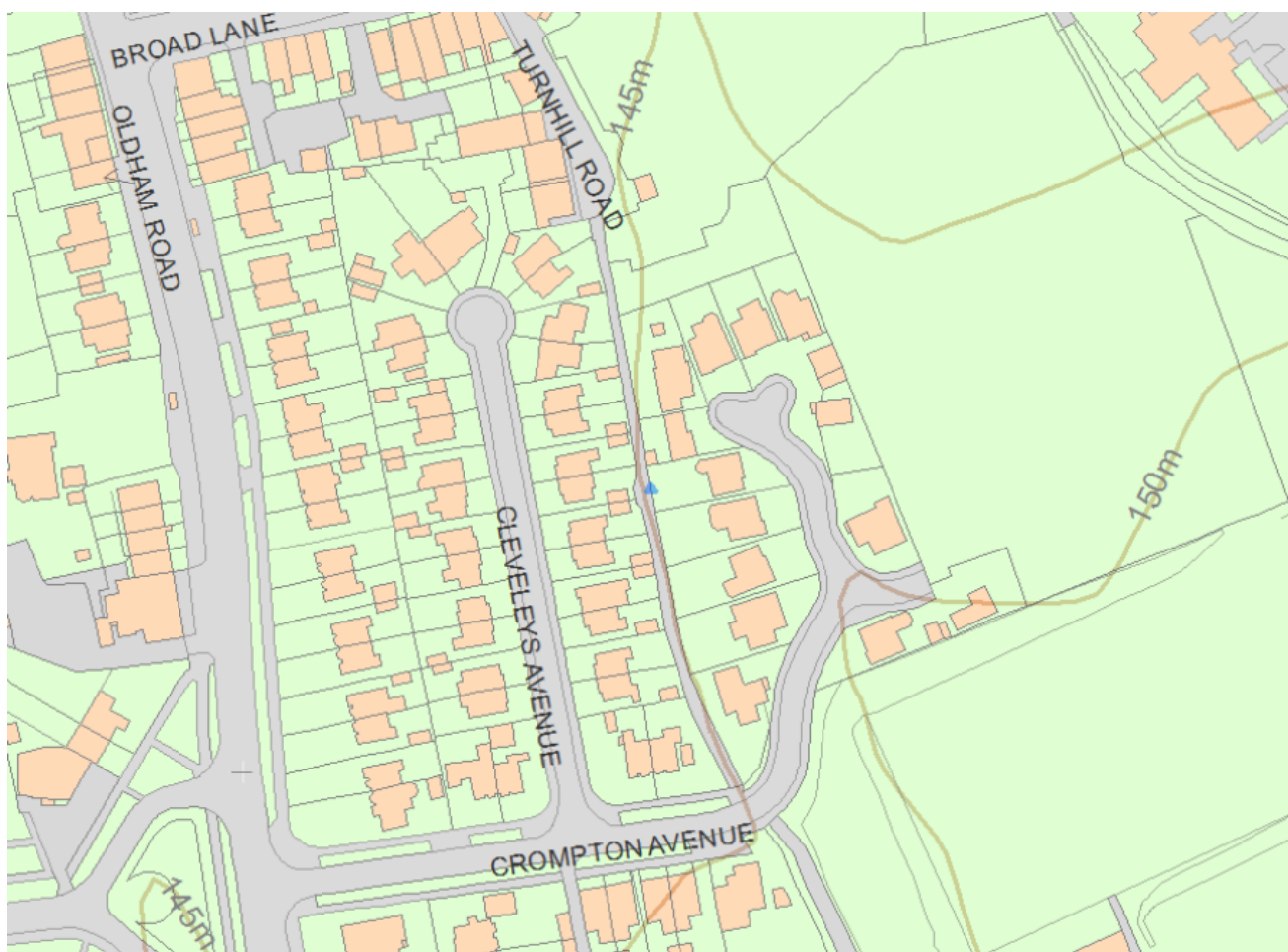
List entry number: 1253201

Date first listed: 24-Aug-1993

Listing NGR: SD9059411234

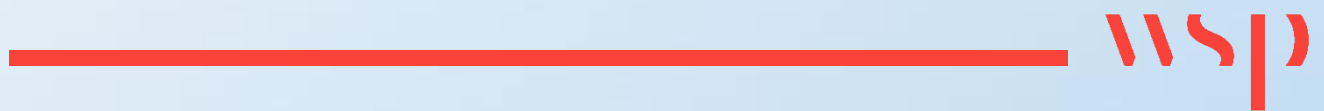
Description

Flagstone boundary wall. Early-mid C19, constructed of massive fissile sandstone flags, set into the ground and joined at mid-flag level by means of circular metal plates bolted together. The flagstones are approximately 1.75 metres in height and of random width, sometimes as wide as 2 metres. The wall is approximately 160 metres long and is a prominent and complete example of the type.

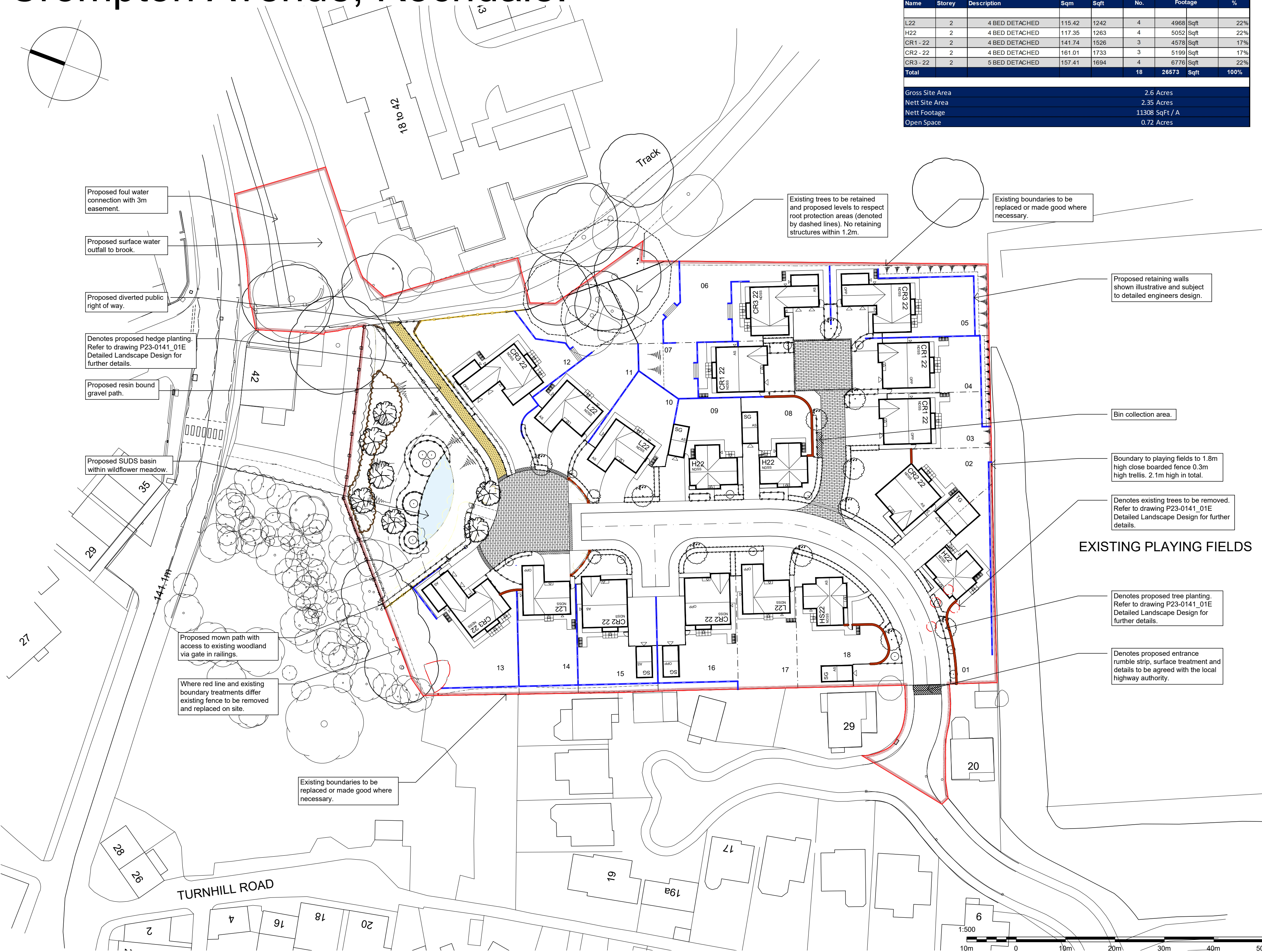


Appendix B

PROPOSED SITE LAYOUT PLANS



Crompton Avenue, Rochdale.



Schedule Of Accommodation							
Name	Storey	Description	Sqm	Sqft	No.	Footage	%
L22	2	4 BED DETACHED	115.42	1242	4	4968 Sqft	22%
H22	2	4 BED DETACHED	117.35	1263	4	5052 Sqft	22%
CR1 - 22	2	4 BED DETACHED	141.74	1526	3	4578 Sqft	17%
CR2 - 22	2	4 BED DETACHED	161.01	1733	3	5199 Sqft	17%
CR3 - 22	2	5 BED DETACHED	157.41	1694	4	6776 Sqft	22%
Total					18	26573 Sqft	100%
Gross Site Area						2.6 Acres	
Nett Site Area						2.35 Acres	
Nett Footage						11308 SqFt / A	
Open Space						0.72 Acres	

- KEY**
- Denotes proposed tegula paved areas
 - Denotes bin collection area
 - Denotes access gates to private properties.
 - Denotes 2.2m high screen brick wall with piers, to match adjacent property.
 - Denotes 0.9m high low brick wall with piers, to match adjacent property.
 - Denotes 2.1m high close-boarded timber screen fence.
 - Denotes 1.8m high plot divisional fence with 0.3m high trellis. 2.1m total height.
 - Denotes 1.2m high iron railings - painted black
 - Denotes retaining wall **B** Brick retaining wall within gardens
 - Denotes retaining wall **C** Brick retaining wall with piers and timber fence infill. 2.1m total height.
 - Denotes proposed steps in gardens. Location and size shown indicatively, refer to engineers details for more information.

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NOTE:

Layout to be read in conjunction with boundary treatment layout, boundary treatment details, materials layout and engineer's drawing for retaining wall heights.

19.12.2023

Landscape layout incorporated. Retaining wall A & D removed.

CW

AC

18.10.2023

Play Area updated

CW

AC

19.04.2023

Boundary treatment changes. Rumble strip shown at access & key updated to reflect boundary treatment changes.

CW

AC

17.04.2023

Site boundary amended. Drainage strategy updated to reflect REV B of the Drainage Strategy Plan

CW

AC

06.04.2023

Layout finalised for submission.

CW

AC

31.03.2023

Notes added and plot 18 garage moved forward.

AC

AC

20.01.2023

Boundary treatments amended & SUDS area updated.

AC

AC

28.11.2022

Plot 12 & 13 amended

AC

AC

Rev

Date

Revision

Initial

* Client

* Drawing Title

PLANNING LAYOUT

* Project

Proposed Residential Development, Crompton Avenue, Rochdale.

Job No

20109

Drawn

AC

Rev

H

Scale

1:500 @ A2

Date

APRIL 2023

Stage

FOR PLANNING

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planning&design

Crompton Avenue, Rochdale.



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KEY

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H	19.12.2023	Landscape layout incorporated. Retaining wall A & D removed.	CW
G	18.10.2023	Play Area updated.	AC
F	19.04.2023	Roofline ship shown at access & key updated to reflect boundary treatment changes.	CW
E	17.04.2023	Site boundary amended. Drainage strategy updated to reflect 150% of the Drainage Strategy Plan.	CW
D	09.04.2023	Layout finalised for submission.	CW
C	31.03.2023	Notes added and plot 18 garage moved forward.	AC
B	20.01.2023	Boundary treatments amended & SUOS area updated.	AC
A	25.11.2022	Final A2 & G3 amended.	AC

Rev Date Revision Initial

+ Client

+ Drawing Title

ILLUSTRATIVE SITE LAYOUT

+ Project

Proposed Residential Development, Crompton Avenue, Rochdale.

Job No	Dwg No	Drawn	Rev
20109	02	CW	H
Scale	Date	Stage	
1:500 @ A2	APRIL 2023	FOR PLANNING	

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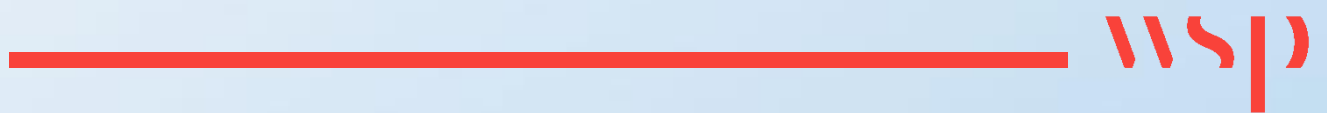
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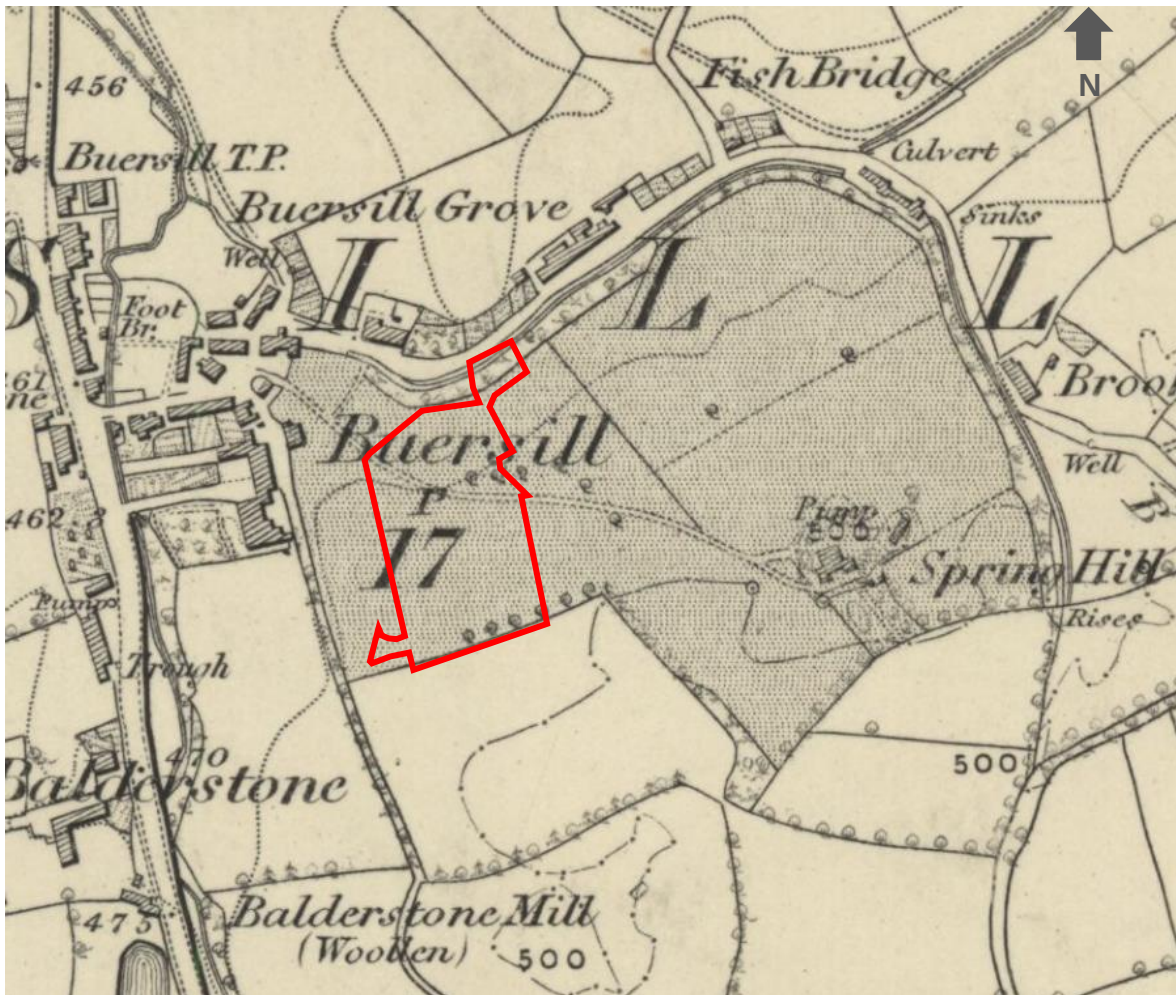
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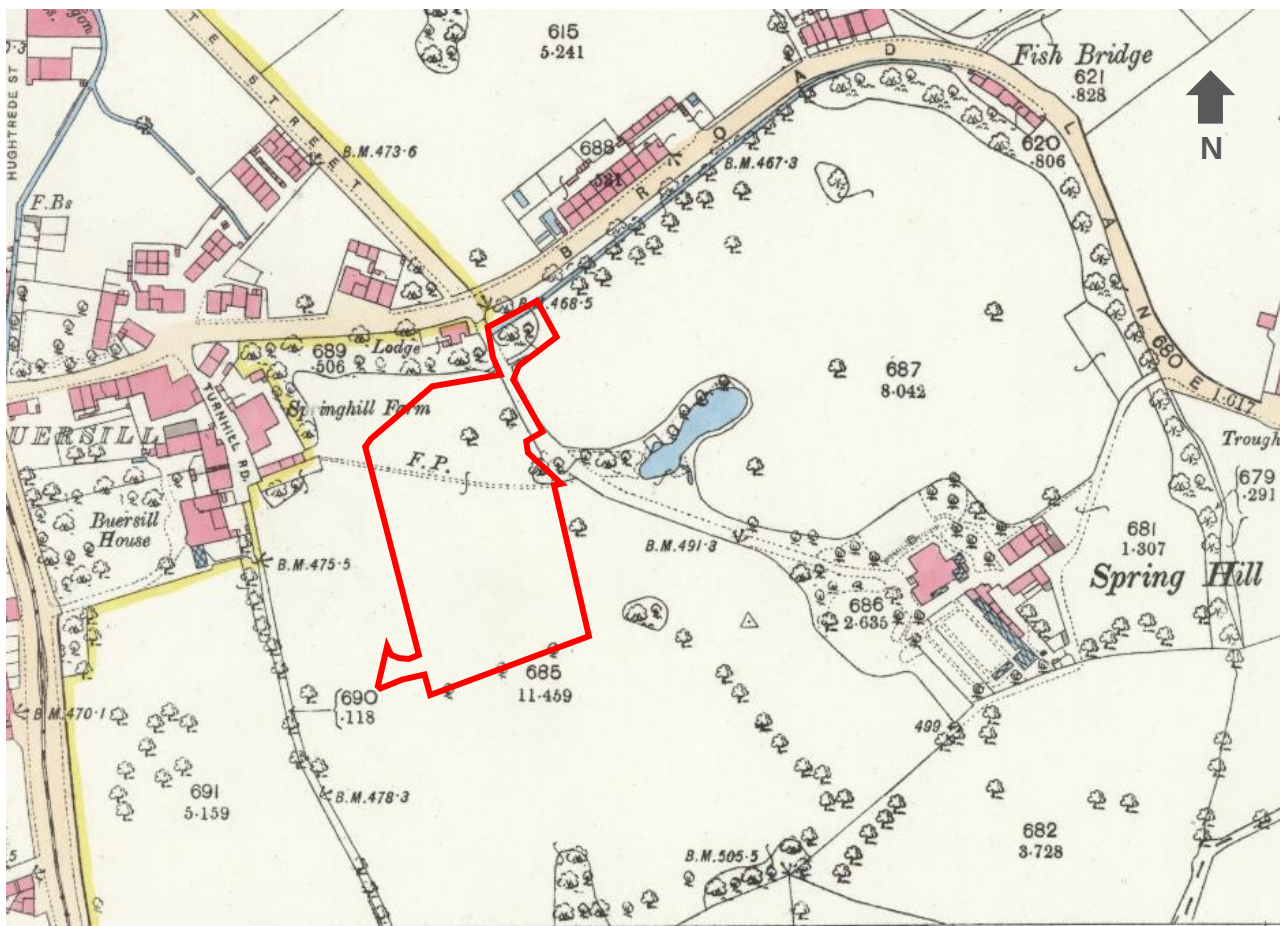
Appendix C

HISTORICAL MAPPING



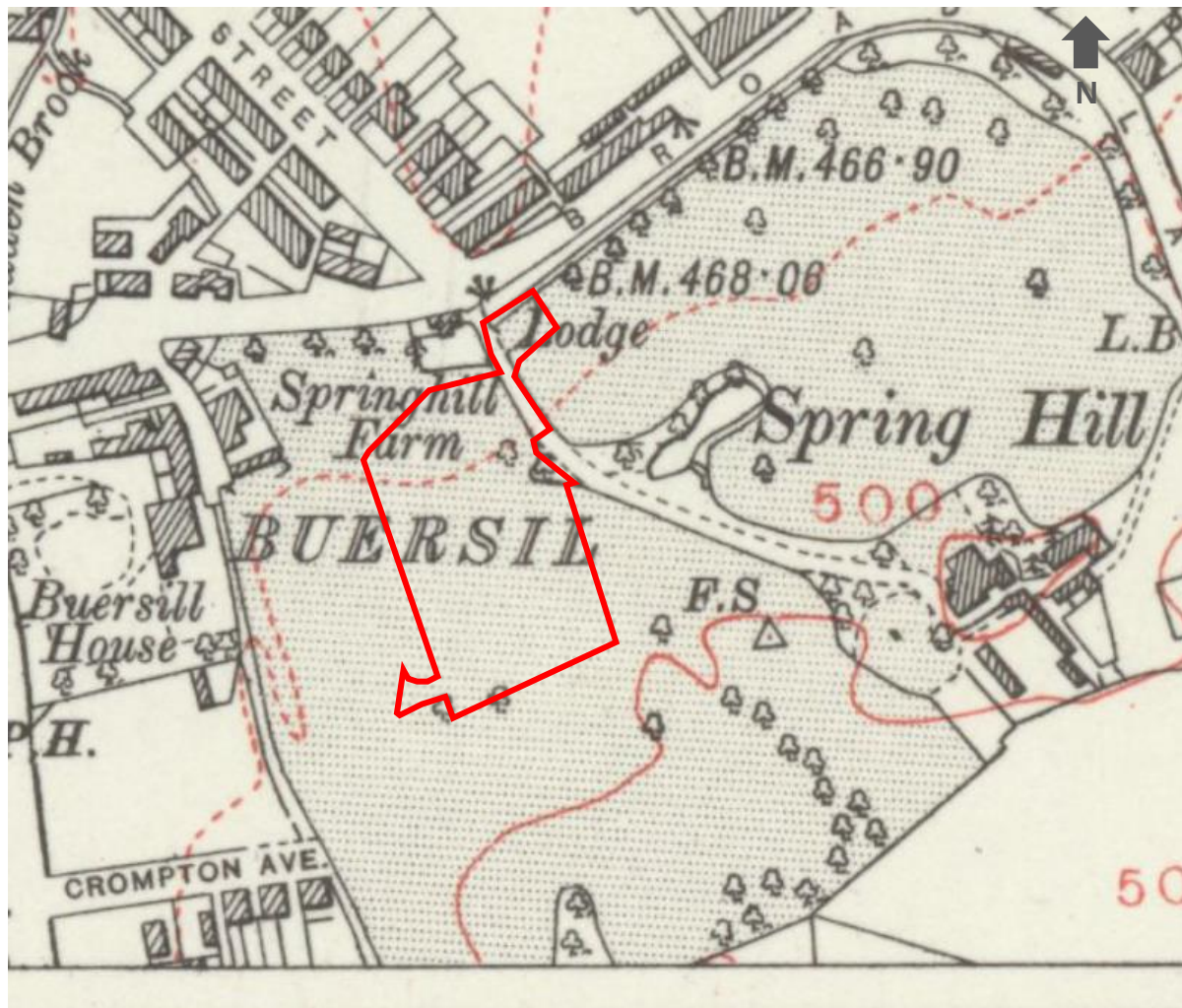


Historical Map, Ordnance Survey, Published in 1851

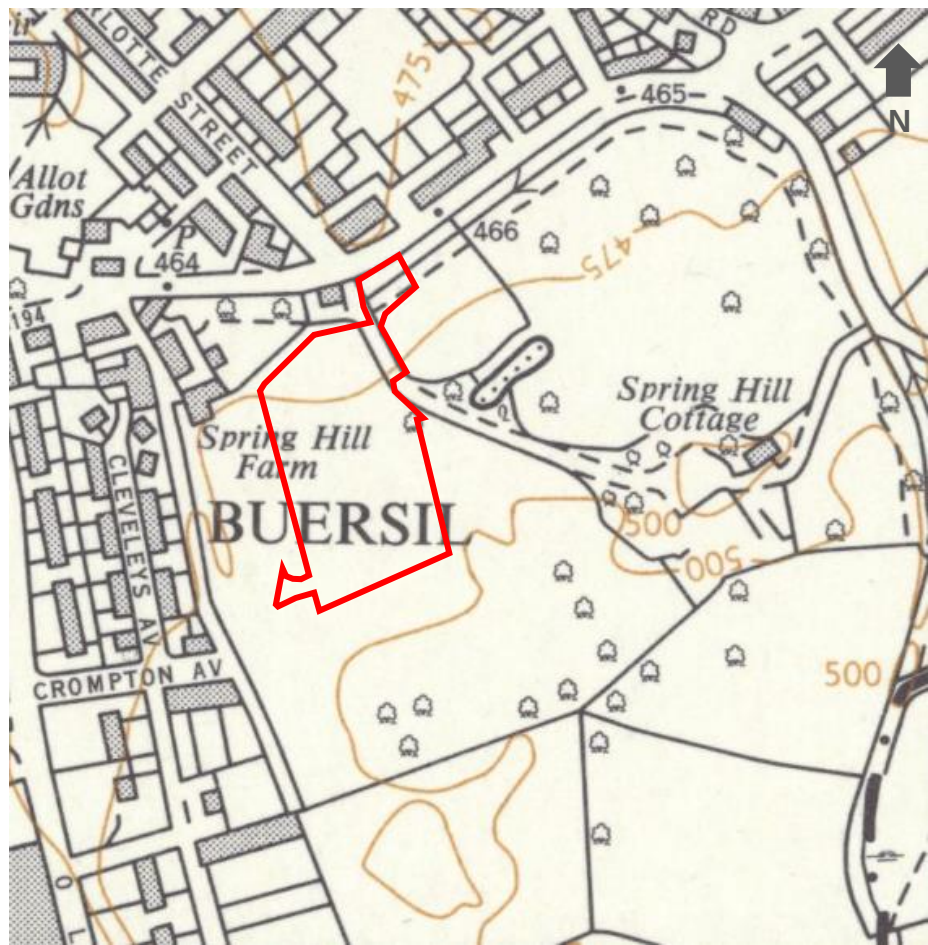


Historical Map, Ordnance Survey, Published in 1893

Historical Mapping, Ordnance Survey (Source: National Library of Scotland). Site boundary (approximate only) show in red



Historical Map, Ordnance Survey, Published in c.1931

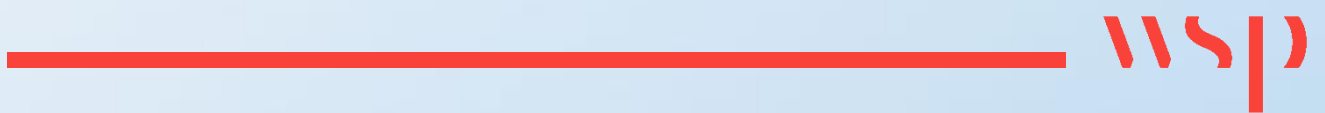


Historical Map, Ordnance Survey, Published in 1967

Historical Mapping, Ordnance Survey (Source: National Library of Scotland). Site boundary (approximate only) show in red

Appendix D

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National Library of Scotland – historical mapping.



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