

PROPOSED WORKS AT THE OLD MANOR

HIGHER OGDEN, METROPOLITAN BOROUGH OF ROCHDALE



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 The Old Manor, Higher Ogden, in the Metropolitan Borough of Rochdale, Greater Manchester. The property is part of a row of cottages converted from what was originally a large extended moorland farmhouse of 17th century origin. It is listed at Grade II and also stands within Ogden Conservation Area.

Proposals have been submitted to Rochdale Metropolitan Borough Council for re-slating of the roof at The Old Manor, owing to water ingress, and also replacement of deteriorating modern window frames. The heritage issues arising are the impact upon the significance (heritage interest and value) of the listed building, and (in relation to the external aspects of the works only) that of the conservation area. The scope and purpose of this report is to identify this significance and assess how the proposal will affect it.

The listed building represents the core of a large farmhouse dated 1660, which was later extended and converted to cottages. The original farmhouse appears to have comprised what is now The Old Manor along with the now-separate Oak Cottage to its left.

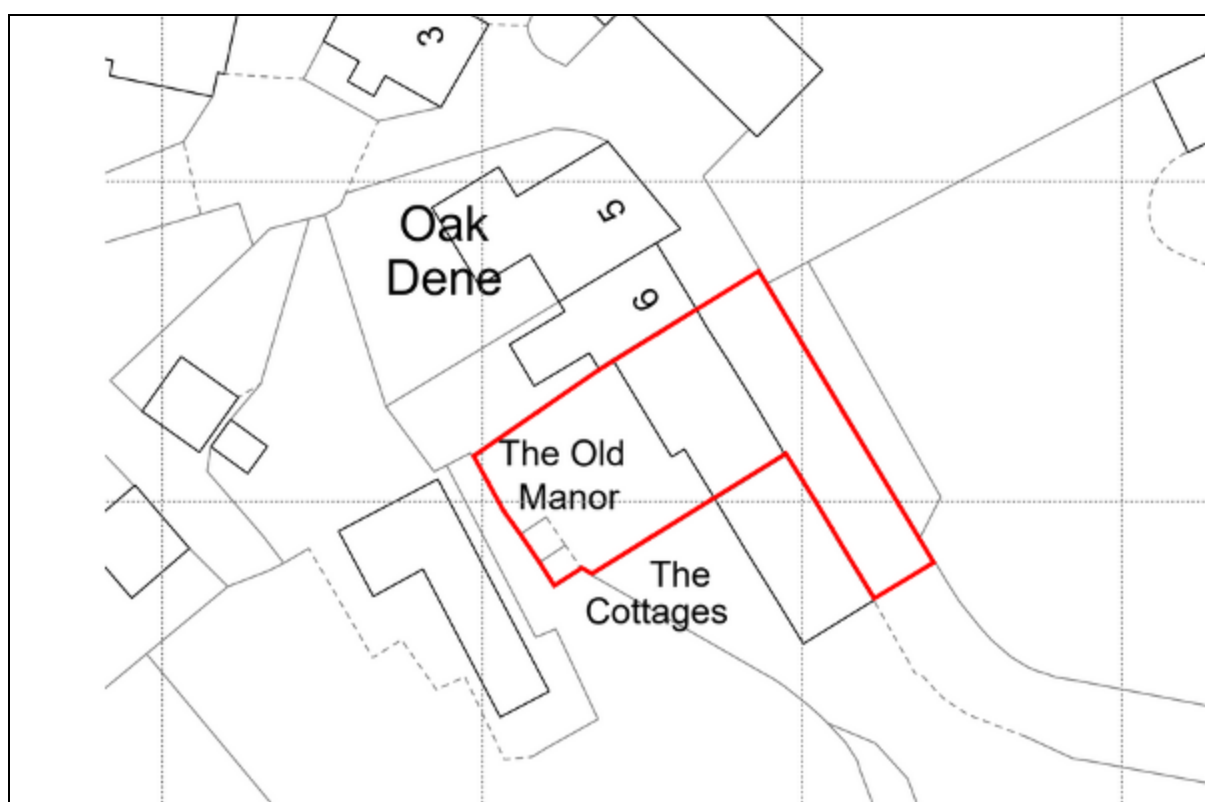
Grade II designation denotes The Old Manor is of national importance for its special architectural and historic interest. Its significance essentially derives from this special interest, and is that of a former moorland farmhouse of yeoman status dated 1660 that was extended probably in the mid-later 18th century and early 19th century and converted to cottages. This significance is essentially embodied in the form and features of the building which survive from these periods as they illustrate its character and legibility, and is enhanced by its setting within the hamlet of Higher Ogden. For these reasons the building also makes a positive contribution to Ogden Conservation Area, but in terms of its external appearance and streetscene presence only.

The proposal is to carefully strip and re-slate the existing roof covering, which consists mainly of slate with a section of stone flag on the front elevation. Undamaged items will be set aside for reuse, and any necessary replacement will be on a like-for-like basis. The result will be to preserve the fabric of the listed building by making it watertight, and also to improve its appearance. The effect will therefore be beneficial to the listed building and its contribution to the conservation area. The existing windows are modern, and the proposed replacements will be of hardwood and double-glazed, matching the present framing pattern and thus preserving the appearance of the listed building and its contribution to the conservation area.

In conclusion, the proposal will have an entirely positive effect upon the listed building, whose external appearance, along with its contribution to the conservation area, will be enhanced and the integrity of its fabric protected. The works are therefore in complete accordance with national guidance and the local development plan, and hence merit approval without delay.

2: THE SITE

The application property is The Old Manor, Higher Ogden, in the Metropolitan borough of Rochdale, Greater Manchester. The property is part of a row of cottages converted from an extended farmhouse of 17th century origin. It stands amid of a cluster of buildings that forms the moorland hamlet of Higher Ogden, which is located at the end of Ogden Lane, around one kilometre northeast of the village of Newhey, on the southeast fringe of the borough.



Map 1. Location of the application property



1. The application property is the core of a former farmhouse



Map 2. The property forms part of a row of cottages in a moorland setting: view from south

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Proposed development

A listed building consent application (reference 23/00694/LBC) has been submitted to Rochdale Metropolitan Borough Council for re-slating of the roof at The Old Manor along with replacement of existing deteriorating modern window frames.

3.2 Designation

The property is listed at Grade II, having been first designated in 1986 when identified as *Higher Ogden Cottages, two northernmost bays only*. The property also stands within Ogden Conservation Area.

3.3 Heritage impact

The heritage issues arising are the impact upon the significance (heritage interest and value) of the listed building, and (in relation to the external aspects of the works only) that of the conservation area.

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 affected heritage asset, including the contribution made by their setting. The scope and purpose of this report is therefore to identify the significance of the listed 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 description of the listed building, proportionate to the nature of the application (Section 4)
2. A summary of its heritage significance (Section 5)
3. A summary of the planning policy context in which the application will be determined (Section 6)
4. Evaluation within this context of the impact of the proposal upon the significance of the listed building (Section 7).

4: THE LISTED BUILDING

4.1 Overview

Altered moorland cottage, one of several created from the extension and conversion of a farmhouse dated 1660.

4.2 Historical context

The listed building represents the core of a farmhouse dated 1660, which was subsequently extended on either side and converted to cottages by the end of the 19th century. The original farmhouse appears to have comprised what is now The Old Manor along with the now-separate Oak Cottage to its left. The latter was a gabled crosswing of the original building, and now carries a modern datestone inscribed 1657 and 2002. The scale and appearance of the original property suggests it was of yeoman (rural middle class) status. This core building was extended at each end probably in the mid-later 18th century and early 19th century, and the OS edition of 1891-1892 shows it was then subdivided into no less than eight cottages (Map 2, following page).



3. The property and gabled wing to left, now separate dwelling, formed the original farmhouse



Map 2. The 25inch OS map surveyed 1891-1892 shows eight cottages then existed

4.2 List description

The National Heritage List description, dating from the 1986 designation, reads:

House, now storage rooms. "C J IB 1660" on door lintel. Squared rubble with slate and graduated stone slate roof. 2 bays and 2 storeys. Oak Cottage (left) was at one time a projecting gabled crosswing but is now not of special interest. Projecting plinth. Projecting bay (maybe a porch) to left has quoins. Two 4-light double-chamfered mullion windows both have hoodmoulds and 2 mullions removed. A blocked door between them has an obtuse-angled lintel with date and recessed spandrels. Two first floor windows have been changed to form gabled dormer windows. Door inserted to right in C19. Ridge chimney stack. 2 and 3-light chamfered mullion windows to rear which also has dormer windows and a brick porch. Timber-framed internal crosswall.

4.3 Further analysis

The building has experienced considerable modern alteration. When surveyed for listing in 1986, it was used for storage only. By then however, the dormers on the front and rear elevations had been added, as the list description confirms. The roof structure is likely to have been altered to accommodate these features, as the visible purlins are not original. Furthermore the covering has been changed to slate, with areas of stone flag remaining on part of the lower front roof plane only. Subsequent to the listing, the building was returned to domestic use and the present timber double-glazed windows probably date from this phase.



4. The roof is now mostly slate with areas of stone flag remaining at the front



5. Rear roof plane is covered with slate; change may have occurred when the dormers added



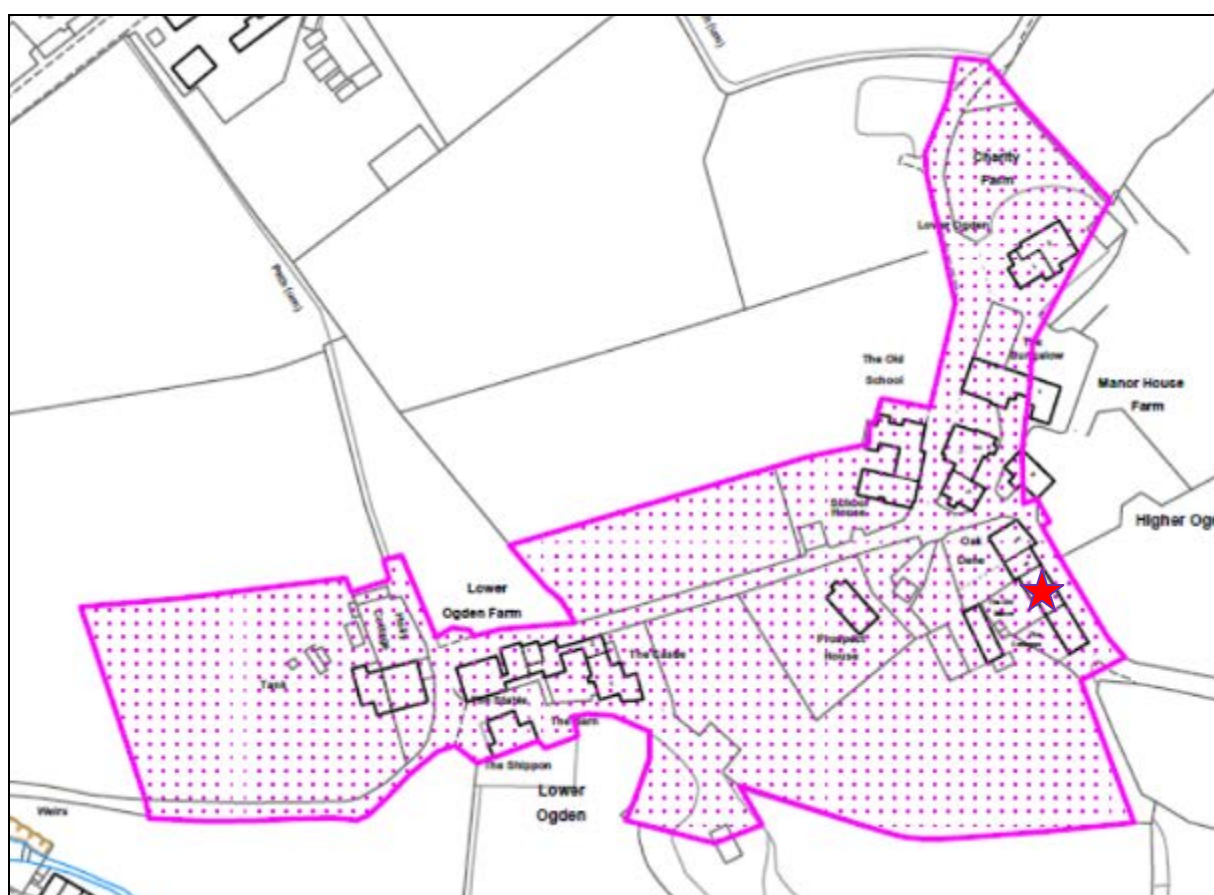
6. Visible roof beams are not original



7. Windows are modern replacements

4.3 Contribution to the conservation area

The building stands at the eastern edge of Ogden Conservation Area, which covers the hamlets of Lower and Higher Ogden. While an appraisal of the conservation area for planning purposes has not been produced by Rochdale MBC, its character and appearance is essentially that of a nucleus of farms and cottages amid moorland surroundings. The application property contributes positively – but only in terms of what can be seen of it externally – to its character as one of the vernacular buildings from which the conservation area derives its qualities.



Map 3. Location of the application building within the conservation area

5: SIGNIFICANCE OF THE LISTED BUILDING

5.1 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.

5.2 Summary

The Grade II designation of the listed building denotes it is of national importance for its special architectural and historic interest. Its significance essentially derives from this special interest, which is that of a former moorland farmhouse of yeoman status dated 1660 that was altered and extended probably in the mid-later 18th century and early 19th century and converted to cottages. This significance is essentially embodied in the form and features which survive from these periods as they illustrate the building's character and legibility, and is enhanced by its setting within the hamlet of Higher Ogden. For these reasons the listed building also makes a positive contribution to Ogden Conservation Area, but in terms of its external appearance and streetscene presence only.

6: PLANNING POLICY CONTEXT

6.1 Statutory duty

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest. Section 72 (1) requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character of a conservation area.

6.2 Relevant policies

Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. 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 designated heritage assets, paragraph 199 states that ‘*great weight*’ should be given to their conservation and the more important the asset, the greater that weight should be.

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.

7: IMPACT OF THE PROPOSAL

7.1 Summary of the scheme

To recap, the proposal seeks consent for re-slatting of the roof owing to water ingress along with replacement of the existing modern window frames due to deterioration. The works are fully detailed on the drawings submitted as part of the application.



8. Detail of the works as they affect the front elevation

7.2 Its effect

- a. **Roof covering.** The proposal is to strip and re-slate the existing covering, which as noted in this report consists mainly of slate with a section of stone flag on the front elevation. It has also been noted that it is likely the roof structure itself is modern, given the non-original appearance of the purlins where visible. The existing covering will be carefully stripped and undamaged items set aside for reuse; with any necessary replacement on a like-for-like basis. New battens,

weatherboarding and rainwater goods will be installed as specified in the application documentation. The result will be to preserve the fabric of the building by making it watertight, and also to improve its appearance. The effect will therefore be beneficial to the listed building and its contribution to the conservation area

- b. Windows.** The existing windows are modern, installed following the refurbishment that has occurred following its listing in 1986. The proposed windows will be hardwood double-glazed replacements, matching the existing framing pattern and thus preserving the appearance of the listed building and its contribution to the conservation area.

7.3 Concluding statement

For the reasons given above, the proposal will have an entirely positive effect upon the listed building, whose external appearance, along with its contribution to the conservation area, will be enhanced and the integrity of its fabric protected. The works are therefore in complete accordance with national guidance and the local development plan and hence merit approval without delay.