



Paul Butler Associates

Planning, Development & Heritage Consultants

Hallmark Developments North West Limited

Proposed Development of 2no. Dwellings
at land to rear of Stable Hills, Chadwick
Hall Road, Rochdale

Heritage Statement

24 August 2020

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Project: Proposed Development of 2no. Dwellings at land to rear of Stable Hills, Chadwick Hall Road, Rochdale

Client: Hallmark Developments North West Limited

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Document Preparation/Checking Record:

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Hallmark Developments North West Limited. The statement has been provided to accompany an application for planning permission for the construction of 2no. dwellings at land to the rear of Stable Hills, Chadwick Hall Road, Rochdale.
- 1.2 This statement has been prepared in accordance with national and local planning policy guidance; and, following a visual and photographic survey of the site and immediate surroundings, together with examination, analysis and assessment of readily available literature and cartographic sources.
- 1.3 The planning application form describes the development. The application comprises of a series of architectural drawings and documents. This Heritage Statement should be read in conjunction with the Design and Access Statement and drawings which have been submitted to Rochdale Borough Council on behalf of the applicant by A J Cockers, the agent for this application.

Structure of the Statement

- 1.4 This statement includes:
- A description of the application site and surrounding area;
 - An overview of the proposed scheme;
 - A review of relevant heritage national and local planning policy guidance;
 - An assessment of the potential impact of the scheme on the heritage assets identified; and
 - A conclusion.

2. The Application Site and Surrounding Area

The Application Site

- 2.1 The application site is located on land to the rear of Stable Hills, Chadwick Hall Road, OL11 4DJ. The site is situated on land to the south of Stable Hills and comprises a sloping area of land overlooking the Roch Valley, an area which is designated as a Greenspace corridor by Rochdale Council. The land to which the application relates is currently without use. The site is not located within a conservation area, nor do any other site specific planning designations apply.



Figure 1: View of the application site.



Figure 2: View of the application site overlooking the Roch Valley to the south.

- 2.2 The application site was granted planning permission on 2 October 2018 for 'Proposed detached dwelling' (application reference 17/00978/FUL). This comprised a contemporary dwelling set into the hillside. This planning permission is of particular relevance to the determination of the current application as discussed later in this statement.
- 2.3 Stable Hills is accessed from the north from Chadwick Hall Road off Bury New Road and is approximately 0.4 hectares in size. The site is within the Bamford area of Rochdale and lies approximately 1.75km to the east of Rochdale town centre. The area is residential and suburban in character. As noted, to the south of the site is the Roch Valley which is more rural in character.

- 2.4 Stable Hills is a detached two storey property constructed of stone with pitched tiled roof. The building is aligned north/south which affords dramatic views across the Roch Valley to the south. The property dates from 1854 and was constructed as a barn/coach house to the adjacent Hill House. It is understood that the property underwent conversion to a 6 bedroom family dwelling in 1959 by husband and wife architects Moir and Batement. At this time significant alterations were carried out. The property is not identified by Rochdale Borough Council as being of local heritage interest.



Figure 3: North elevation of Stable Hills.



Figure 4: South elevation of Stable Hills.

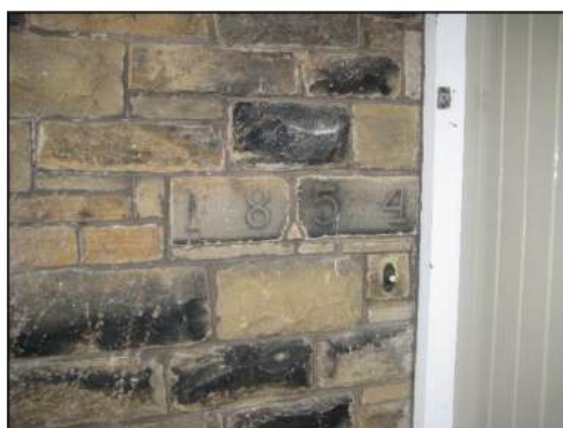


Figure 5: 1854 date stone adjacent to front door of Stable Hills.



Figure 6: View across the Roch Valley from the rear garden of Stable Hills.

- 2.5 Until recently, within the curtilage of Stable Hills and towards the north east corner of the site (see figures 7 and 8), there was a former dilapidated stables building. Planning permission 17/00148/FUL was granted on 6 April 2017 for 'Erection of a new detached dwelling including demolition of existing stables'. This building has been demolished as part of the

implementation of planning permission 17/00148/FUL and the construction work is to commence shortly. Application 20/00419/CPE was approved on 7 July 2020 for 'Application for a certificate of lawfulness to confirm the lawful commencement of work on site' which related to this development.



Figure 7: View of the location of the demolished stables building.



Figure 8: View of the location of the demolished stables building showing the relationship with Stable Hills.

- 2.6 The Stable Hills site also comprises landscaped grounds with several mature trees (some of which are protected by Tree Preservation Orders). Site boundaries comprise hedgerows, and timber fencing.



Figure 9: Hedges and timber fencing between site boundary with properties on Links View.



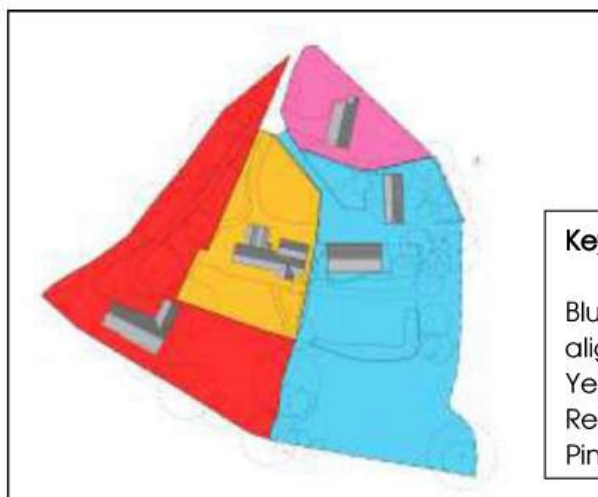
Figure 10: Stone boundary walls forming the west boundary to the front of the site.



Figure 11: Thick hedgerows forming the west boundary to the rear of Stable Hills.

The Surrounding Area

- 2.7 The site was formerly within the curtilage of the Hills House Estate. The Hill House Estate no longer exists with the land having been sold off by local business man and entrepreneur, James Duckworth, in 1959. The former estate now comprises of four ownerships/properties: Stable Hills (which the application site forms part of); Hill House; Yasmeen House; and, Collis Lodge (see figure 12 below). Hill House (figure 13) was the original dwelling of the Hills House Estate. The building is grade II listed and originally dates from 1609 although has been heavily altered and adapted. As noted previously Stable Hills would have originally formed the barn/coach house to Hill House. However Stable Hills and Hill House now have distinct curtilages with a flag stone wall providing a defined boundary to the front of the properties (figure 10), and thick boundary planting along the boundary to rear (figure 11). Both Yasmeen House and Collis Lodge are the other buildings that were constructed within the former Hills House Estate. Collis Lodge (figure 14) was built approximately 40 years ago with Yasmeen House being built within the last 20 years.



Key

Blue – Stable Hills site (note the stables building aligned north-south has been demolished)

Yellow – Hill House site

Red – Yasmeeen House site

Pink – Collis Lodge site

Figure 12: Sub-division of the former Hill House Estate.



Figure 13: Hill House



Figure 14: Collis Lodge.

3. The Proposed Scheme

- 3.1 The application proposal is for the construction of 2no. contemporary dwellings. The dwellings would be sited on the sloping land located to the south of Stable Hills. This area is currently without use and lies beyond the rear garden of Stable Hills. The dwellings have been innovatively designed into the hillside and will provide future residents with dramatic views over the Roch Valley to the south. The floors of the properties are staggered so that each floor provides a terrace for the one above. The dwellings are accessed at ground floor level via a hallway, a staircase then leads down to the main living area at lower ground floor level, with another staircase providing access to the bedrooms at basement level. This clever arrangement allows the proposed dwellings to integrate into the hillside. The same approach was adopted in the design of the dwelling which was approved under planning permission 17/00978/FUL.
- 3.2 Vehicular access to the proposed dwellings will be provided via a new driveway. This will run from the existing hard standing area in front of Stable Hills and along the east of the site. Each dwelling will be provided with an in-curtilage parking area on ground floor level. The access driveway and car parking spaces are set into the sloping topography of the site and will effectively be hidden from surrounding properties including Stable Hills and Hill House. Again this approach is consistent with that approved under planning permission 17/00978/FUL.



Figure 15: The starting position of the access driveway from hardstanding in front of Stable Hills is located beyond the car.



Figure 16: Route of proposed access driveway along the east of the site.

- 3.3 The dwellings will have a contemporary appearance that is modest and sensitive to the surrounding context. They will have a simple geometry and utilise natural materials including natural stone, timber boarding and brown/bronze metal cladding, which will enable the property to integrate successfully into the hillside and the wider landscape. Large expanses of glazing and frameless glass balustrades will give the building a contemporary and lightweight appearance. White render will also be used which reflect the main material used on Hill House. Planting is proposed as part of the scheme which will help the dwellings to integrate into the surrounding environment particularly when viewed from the Roch Valley to the south.
- 3.4 Further justification for the design approach is provided within the submitted Design and Access Statement.
- 3.5 As noted above the site already has planning permission for a 'Proposed detached dwelling' which was approved on 2 October 2018 under application reference 17/00978/FUL. This approved development shares many similarities with the current application proposal as noted above and is a material consideration in the determination of the current planning application.

4. The Heritage Planning Policy Context

- 4.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

Legislation

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan currently comprises the 'Rochdale Core Strategy – October 2016' and policies of the 'Rochdale Unitary Development Plan – June 2006' which were saved beyond October 2016. The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 The application site includes Stable Hills. The building is not nationally listed (i.e. designated heritage assets). Despite being of some age it does not appear on Rochdale Council's list of locally listed buildings, and is not considered to be of sufficient architectural or historic interest to qualify as non-designated heritage assets.
- 4.4 Although the site does not contain designated or non-designated heritage assets, Hill House, located adjacent to the application site is grade II listed. Due to the proximity between the proposed development and this listed building it is necessary to consider the potential impact of the scheme upon the heritage significance and setting of the building.
- 4.5 Once a building/structure is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works which may affect its special interest. The application proposals do not propose any works to any listed building.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990) advises that in considering whether to grant planning permission for development which might affect a listed building or its setting, the local planning authority 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.

- 4.6 Whilst the proposed scheme does not involve any direct works to listed buildings/structures, the local planning authority will need to consider the potential indirect impact of the development on the setting of Hill House. Section 5 of this report considers these matters.

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

- 4.7 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in June 2019. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions. The NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'.
- 4.8 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 4.9 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 184 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- 4.10 Paragraph 189 advises 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 proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.
- 4.11 Paragraph 190 states that '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.'
- 4.12 Paragraph 192 states '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'.
- 4.13 Paragraph 193 states 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

4.14 Paragraph 194 states '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'.

4.15 Paragraph 195 states that 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

4.16 Paragraph 196 states that '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'.

4.17 Annex 2 of the NPPF provides the following definitions which are relevant to the above heritage policies:

'Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a

setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

'Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

National Planning Practice Guidance (NPPG)

- 4.18 With regard to assessing substantial harm, National Planning Practice Guidance advises: *'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'* (Paragraph: 018 Reference ID: 18a-018-20190723).

Historic England Guidance

- 4.19 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.

- 4.20 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2nd edition)

- 4.21 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. The guidance of this document has been considered within the appraisal at section 5 of this statement.

Historic England Technical Advice Note 2: Making Changes to Heritage Assets

- 4.22 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic England: Conservation Principles Policies and Guidance

- 4.23 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values and assessing heritage significance.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 4.24 Published in October 2019, this advice note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance

to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Local Planning Policy Guidance: The Development Plan for Rochdale

Rochdale Core Strategy – October 2016

- 4.25 The Rochdale Core Strategy was formally adopted by the Council on 19 October 2016. It forms part of the Local Plan for Rochdale Borough and will be used in decision-making on planning applications. The following policy is of relevance to the application proposal:

Policy P2 – ‘Protecting and enhancing character, landscape and heritage’ states that the Council will protect the borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. The Council will also seek to conserve, enhance and utilise other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration.

Rochdale Unitary Development Plan – June 2006

- 4.26 Following the adoption of the Core Strategy in October 2016, most of the policies contained within the Rochdale Unitary Development Plan were superseded. Several policies were however retained and continue to be applied during the determination of planning applications. Heritage policies G/BE/9, BE/11 and BE/15 which would previously have been relevant to the proposal were deleted and replaced with Core Strategy Policy P2. As such there are no longer any relevant heritage policies contained within the Unitary Development Plan against which the scheme should be considered.

5. Impact on Heritage Assets

Introduction

- 5.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.

Hill House (grade II listed)

- 5.2 Historic England's Heritage Assets map has been consulted and confirms that Hill House, located to the north west of the proposed development site is grade II listed. Due to proximity of the proposed new dwellings to Hill House, and in accordance with national and local heritage planning policy guidance, it is necessary to consider whether the application development has the potential to impact upon the significance and setting of Hill House. There are no other listed buildings or structures within the vicinity of the site which could be affected by the proposal.
- 5.3 Appraising potential impact on setting first involves an assessment of whether Hill House has a setting which contributes to its significance and secondly whether the proposed development impacts upon this setting. The principal documents guiding the appraisal of setting are provided by Historic England and include 'Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment' (March 2015); 'Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets' (2nd edition) (December 2017) 'Historic England Technical Advice Note 2: Making Changes to Heritage Assets' (February 2016); Historic England: Conservation Principles Policies and Guidance; and, Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets. The guidance contained within these documents has been considered within the assessment below:

Significance and Setting of Hill House

- 5.4 Hill House was likely to have originally been constructed in the early 17th Century with a date stone on a door lintel giving the date 1609. The building has a three unit hearth-passage plan and is two storeys. The elevations comprise smooth white render with stone dressings. The roof comprises interlocking clay tiles. The building has undergone significant alteration/extension with a 20th Century crosswing extension to the right, porch and garage extension, and parallel range to the rear. Ground floor mullion windows are double-chamfered and of 4, 5, 2 and 4 lights with continuous ovolo-moulded band above. The chamfered door surround has an inscribed Tudor arched lintel. The upper floor mullioned windows are flush chamfered and are of the same number of lights as the ground floor. The gables are coped and have kneelers. The rear is largely obscured by the garages and parallel range which are either heavily restored or C20 in a C17 style (as in the C20 right hand wing). The interior has not been inspected nor is it referred to within the listed building description. As noted above the building has undergone a significant level of alteration including extensions which have more than doubled its footprint and concealed original/more historic parts of the building. The existing roof tiles also appear to be from the later part of the 20th Century. The building is grade II listed meaning it is considered to have special architectural/historical interest at a national level. However, externally and as observed from neighbouring land the building does not have any especial characteristics or features. It is likely that the primary reason for the designation relates to the age of the original parts of the building.



Figure 17: Hill House north elevation.



Figure 18: Hill House south elevation.

- 5.5 This listed building description makes no reference to the 'setting' of the building as being important. It is therefore necessary to make an assessment to determine whether the setting of the asset contributes to its significance in any sense. Analysis of historic plans is useful in understanding how the setting of Hill House has evolved.
- 5.6 The earliest plan available from 1851 shows Hill House as an isolated property surrounded by open countryside. Access to the property is from the north from what is now Chadwick Hall Road. A triangular wedge of land to the north west of the building appears to form part of its grounds, with a smaller rectangular area wrapping around the south west corner of the house. There do not appear to be any outbuildings associated with the property at this time.



Figure 19: 1851

- 5.7 By 1893, outbuildings are now apparent at Hill House and include a long building to the east (now Stable Hills) with a smaller building to the north of this (now the stables). The stables appear larger than currently with a western wing/offshoot abutting the north elevation of the building. There looks to be a small enclosure to the east of the stables. Landscaped gardens are visible to the north and west of the dwelling. Immediately to the south of Hill House is a landscaped area which appears to form part of the garden. This area is divided by a road running east-west. To the south of this there are steps down to a lower level. The area to the west of this lower level appears to be wooded, whilst the area to the east is more formally laid out, possibly for food produce with three small structures (possibly greenhouses)

visible. The area where the proposed dwellings will be sited is shown clear of development. At this time the land appears separate from the wider Hill House site.

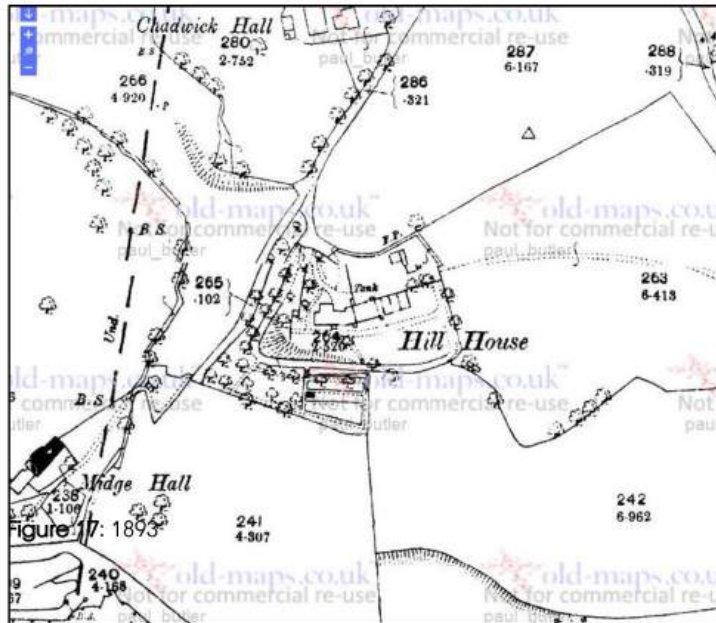


Figure 20: 1893

- 5.8 The 1910 plan shows a similar arrangement to 1893 but in clearer detail. The area to the north of the Stable Hills building and in front of the stables appears to comprise hardstanding/ a yard area, with formal landscaped gardens to the north and west of Hill House. The subdivision of the Stables Hills building is apparent whilst there appears to have been a long slim building constructed along the north of the enclosure area by this time. From 1893 a parcel of land is created (772.531) to the south east of Hill House, where the proposed dwellings will be located. Photographs of cast iron posts, stone steps and an iron guard rail from this area are provided at Appendix 2 and appear to suggest that this area was likely to be have been used as part of the wider garden for Hill House.

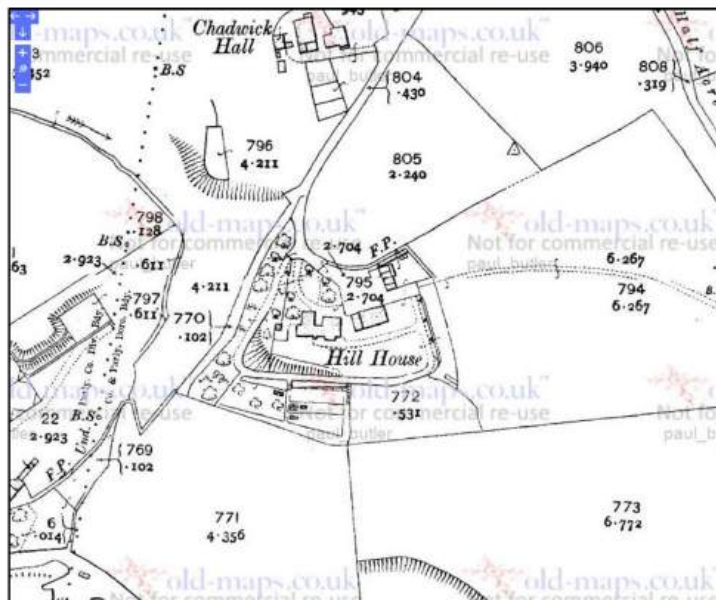


Figure 21: 1910

- 5.9 The 1930 and 1956 plans show little change to the Hill House site. In terms of the wider area the increase in residential development is noticeable, particularly by 1956 with the area developing a more suburban character. The area where the proposed dwellings would be located continues to remain clear of development, likely continuing to form part of the garden of Hill House/Stable Hills.

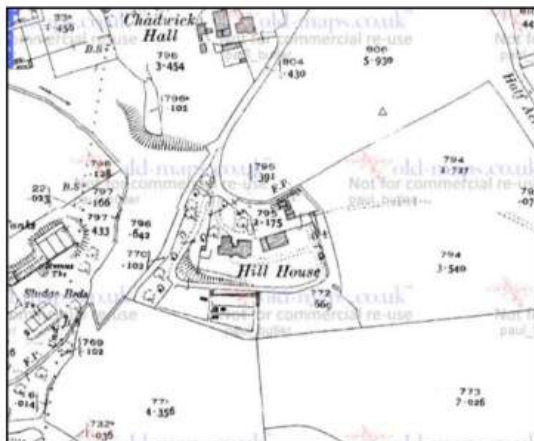


Figure 22: 1930



Figure 23: 1956

- 5.10 The 1960 plan shows further residential development within the vicinity of the site and along Chadwick Hall Road to the north. A vacant plot lies immediately to the north of the site. The Hill House curtilage appears largely unchanged from 1956, the notable exception being the

removal of the western wing/offshoot from the stables building. There also appears a small group of greenhouses constructed just to the west of the stables.

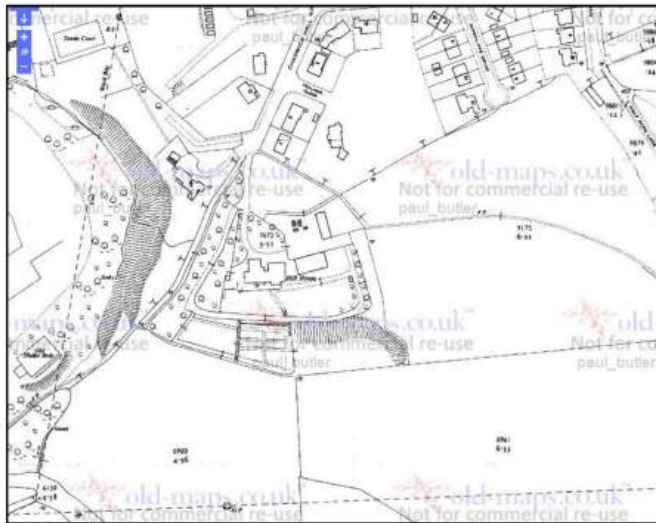


Figure 24: 1960

5.11 Little detail is provided by the 1967-68 plan although again it shows further development had continued to take place in the wider area. The 1977-79 plan shows that by this time Collis Lodge was constructed to the north of the site with Links View to the east. It is also clear from this plan that the curtilage of Hill House had been divided, with a clear boundary between the dwelling and Stable Hills being apparent. A clear boundary is also visible to the south of Hill House (and Stable Hills), effectively separating the property from the proposed development site. The 1989-93 plan shows the same distinct separation without any noticeable changes taking place to the application area or the Hill House site.

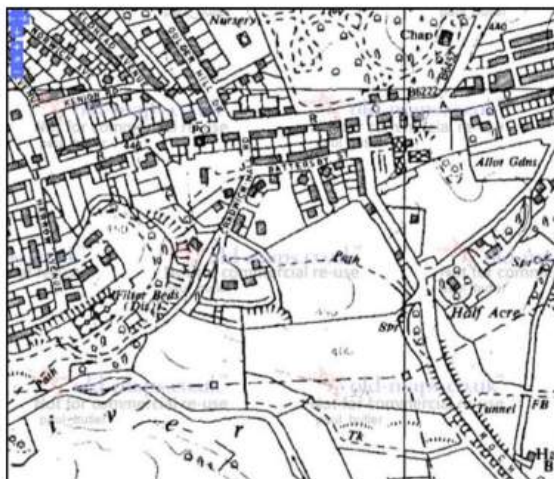


Figure 25: 1967 - 68

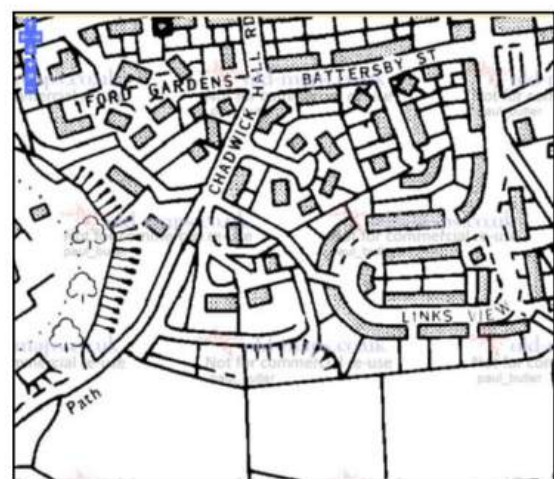


Figure 26: 1977 - 79

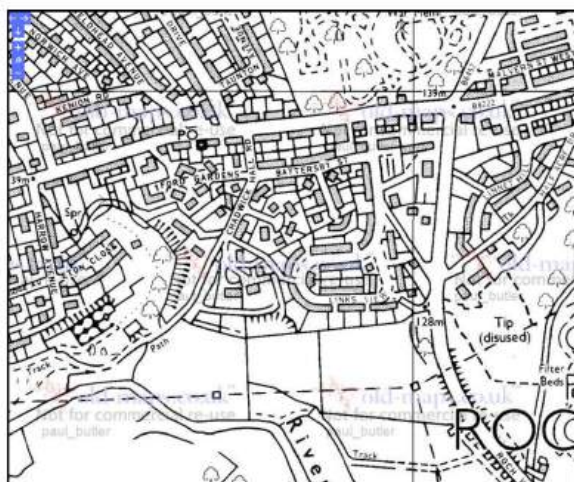


Figure 27: 1889 - 1993

- 5.12 The above analysis shows how the setting of Hill House has developed and changed over the last 150 years or so. Housing development in close proximity to the site over the last 100 years has changed the area markedly and it is now largely suburban in character, albeit with a more rural character retained to the south. New housing development is particularly noticeable to the east of the site which overlooks the Roch Valley (figure 28).



Figure 28: Existing development to the east of the application site overlooking the Roch Valley.

- 5.13 The current aerial view of the area also shows that Yasmeen House has been constructed to the south of Hill House and within the Roch Valley. Yasmeen House is only approximately 22m to the south of Hill House (see figure 29 below).



Figure 29: Current aerial view showing the relationship of Hill House with Yasmeen House and other development in the area.

- 5.14 It is also possible to see from the historic plans how the Hill House/application site have changed over time. Stable Hills was originally built to service Hill House and continued to be within the curtilage of the listed property up to the mid 20th Century. It was during this period that the Hill House estate was sold off, with the land being divided into four ownerships. The proposed development land was sold as part of the Stable Hills land which was developed as a separate dwelling by architects Moir and Batement. The clear separation of the property from Hill House is evident on the plans from 1977 onwards. These changes have reduced the curtilage of Hill House, which today is clearly defined by a stone flag wall to the front and tall hedgerow planting to the rear. The stone wall is likely to date from the 19th Century and was probably built to provide enclosure to the landscaped gardens of Hill House from the service buildings located to the east. The land where the proposed dwellings would be sited is shown as undeveloped on all the historic plans. The historic plans show this area separated from the rest of the Hill House land by a road running east-west.

- 5.15 Prior to the submission of this planning application Rochdale Borough Council's Conservation Officer (Sue Oakley) confirmed that the curtilage of the listed Hill House has been reduced and no longer includes Stable Hills.
- 5.16 Due to the level of changes which have taken place in the area, the setting of Hill House has changed dramatically since it was built. The setting is largely confined to the residential curtilage of the property, with some limited views also possible from within the Roch Valley to the south. The potential impact of the development on the curtilage setting and wider setting of Hill House is considered under the headings below:

Potential Impact on Curtilage Setting of Hill House

- 5.17 To the front of Hill House is an attractive landscaped garden which lines a sweeping driveway up to the dwelling. The garden appears on historic plans from 1893 onwards. To the rear of the property is a lawned garden which allows views of the south elevation of the property. Both garden areas have a positive impact on the setting of the listed building. The proposed development **will not impact** on the immediate curtilage setting of the listed building.

Potential Impact on the Setting of Hill House

- 5.18 The proposed scheme involves the construction of two dwellings to the rear of Stable Hills beyond the existing rear garden area. The dwellings will be nestled into the hillside and will be lower than the rear garden of Stable Hills and Hill House. The dwellings will be situated approximately 32m away from the rear of Hill House, which is larger than the distance which currently exists between Hill House and Yasmeen House (approximately 22m).
- 5.19 Between the proposed dwellings and the listed building will be the new driveway/access road, retaining walls, and existing tall hedgerows on the boundary of Stable Hills and Hill House. The route of the new access road will be similar to the position of a former road running east – west across the Hill House site, visible on historic plans from 1893 onwards. The distance and features between the proposed dwellings and the listed building, together with the siting of the dwellings into the hillside, will ensure there is no impact on the immediate setting of the property. Figure 30 shows the view from the site of the proposed dwellings looking toward Hill House. In addition it is also noted that planning permission has previously

been granted for development on the hillside, through the approval of application 08/D51571 for 'Demolition of Existing Dwelling and Erection of New 2/3 Storey Dwelling with Associated Pool House and Landscaping (Resubmission D51202)' and more recently through the approval of application 17/00978/FUL 'Proposed detached dwelling' on 2 October 2018.



Figure 30: Tall hedgerows forming the rear boundary between Stable Hills and Hill House.



Figure 31: Planting and vegetation between the proposed development site and Hill House.

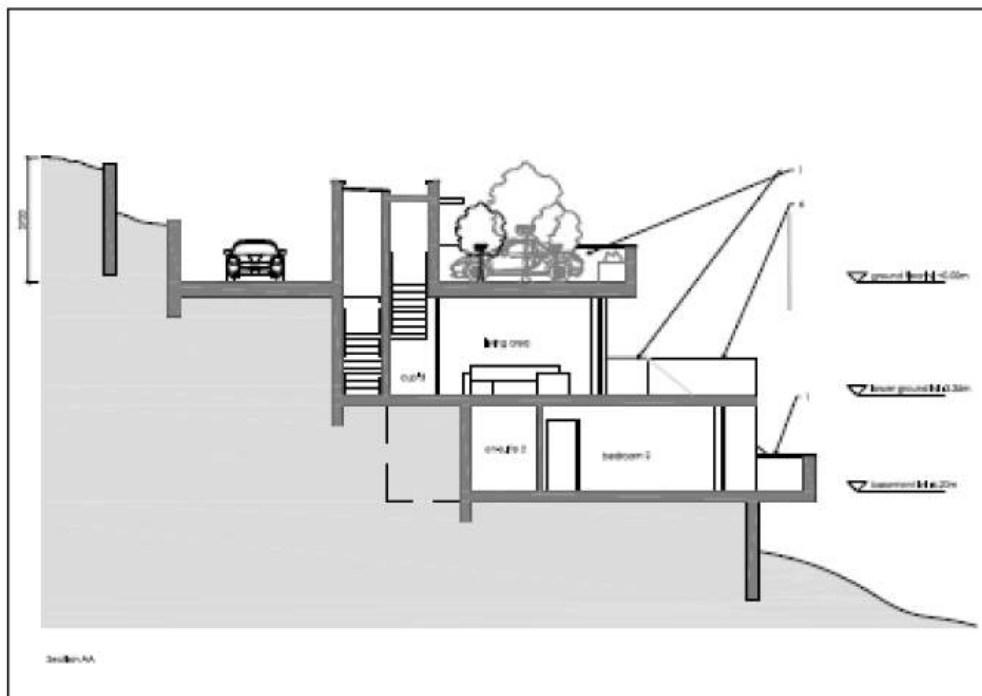


Figure 32: Section showing the relationship of the proposed dwelling with the hillside.

5.20 Hill House is situated back from the edge of the hillside meaning that the building is not prominent when viewed from within the Roch Valley to the south. Figures 33 – 38 below provide a series of views looking towards Hill House and the application site from within the

valley. Figure 39 is a photograph plan identifying the location from where photographs were taken from.



Figure 33: View looking towards Hill House from within the Roch Valley. The upper part of the roof and chimneys of Hill House are visible although largely obscured by vegetation. The application site is on the right of this photograph with Yasmeen House on the left.



Figure 34: View looking towards Hill House from within the Roch Valley. The listed building is largely obscured by vegetation with only part of the first floor and roof visible. The application site is on the right of this photograph with Yasmeen House on the left.



Figure 35: View looking towards Hill House from within the Roch Valley. Moving further into the valley a greater extent of Hill House is visible including parts of the first floor, roof and gable feature. Yasmeen House is once again prominent from this viewpoint.



Figure 36: View looking towards the application site from within the Roch Valley. The upper part of Stable Hills is visible above the site. The upper part of Hill House is partly visible towards the left of the photograph.



Figure 37: View looking towards the application site from within the Roch Valley. Moving further into the valley more of Stable Hills and Hill House become visible.



Figure 38: View looking towards Hill House and the application site from within the Roch Valley. From this longer distance view more of Hill House is visible above the ridge of the valley. The distance from the site however means that it is harder to appreciate the listed building.



Figure 38: Plan identifying the location of photographs taken within the Roch Valley looking towards the application site/ Hill House.

- 5.21 The above photographs show that from various locations within the Roch Valley Hill House will be visible. Due to the setback of the building from the edge of the valley however it is only the roof and part of the upper floor of the building which will be visible. When viewed from just within the valley Hill House is barely visible, as shown by figure 33 above. The listed building becomes more visible when moving further south into the Roch Valley and away from the application site/Hill House. Clearly the further one moves away from Hill House the more difficult it is to appreciate the appearance/architecture/details of the building which does limit the importance of these longer distance views. The above photographs were taken in March when trees/vegetation were bare. The views will therefore look much different in the summer months when trees/vegetation will provide significant screening of Hill House, further reducing its visibility.
- 5.22 The application site is located to the south east of Hill House on the slope of the valley. The distance between the proposed dwellings and Hill House will be approximately 32m. This compares to the 22m distance which currently exists between Hill House and Yasmeen

House. Yasmeen House is also situated further into the Roch Valley than the proposed dwellings and therefore has a greater influence on the setting of Hill House than the proposed dwellings.

- 5.23 As has been described previously, the proposed dwellings will be integrated into the hillside and this will further reduce their visibility. This approach means that the proposed dwellings will not block the limited views of Hill House which are currently possible. From within the Roch Valley the proposed dwellings will be seen in views of Hill House. As shown by the photographs above, it is only when moving further into the Roch Valley that more of Hill House becomes visible. From these longer distance views, the potential of the proposed dwellings to influence the setting of the listed building will be limited as it is harder to appreciate Hill House from this distance, for instance figure 38 which is where Hill House is most visible was taken approximately 300m away from the listed building. The choice of materials will also lessen the prominence of the proposed dwellings within views of the listed building. Natural stone is a main material which will enable the dwellings to blend in with the hillside and reflect the rural characteristics of the site. Natural timber boarding and brown/bronze metal cladding are also used to help the dwellings sensitively complement the environment, whilst expansive areas of glazing give a contemporary appearance to the dwellings as well as reflecting the sky and surrounding landscape. Planting is proposed to the south of the dwellings which further help them to blend into the surrounding environment.
- 5.24 In summary, the proposed dwellings will not block any views of Hill House from within the Roch Valley. Whilst the listed building and the proposed dwellings will be visible together from within the Roch Valley, the potential for any material impact on setting is limited. This is due to a combination of factors described above including: the position of Hill House away from the valley edge which reduces its visibility; the distance of the proposed dwellings from Hill House; the integration of the proposed dwellings into the hillside; and, the high quality design and materials of the proposed dwellings. For these reasons we conclude that the proposed dwellings will have **no material impact** on the wider setting of Hill House.
- 5.25 In conclusion and having regard to the above analysis we conclude that the proposed development of two dwellings on land to the south of Stable Hills, will have no impact on the curtilage setting of Hill House and no material impact on the wider setting of Hill House. Were

the Council to consider that the scheme did have an impact on the setting of Hill House then we are of the view that this could only be regarded as being a minor adverse impact and at the low end of the scale. Having regard to the NPPF, this could be classed as 'less than substantial harm'. Paragraph 134 of the NPPF advises that *'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 securing its optimum viable use'*. There are significant public benefits associated with this scheme which are considered to clearly and demonstrably outweigh any minor level of harm to the setting of Hill House which could be attributed to the scheme. The public benefits include:

- The provision of two dwellings which will help to meet local housing demand in Rochdale.
- The development of land in a sustainable and accessible location which benefits from good access to existing services and infrastructure. The dwellings will help to reduce demand to develop less sustainable sites and Green Belt land for housing.
- Economic investment associated with the development. Jobs will be created/sustained including within the supply and manufacture of building materials and the construction of the dwellings.
- The proposed dwellings are of a high quality design which will respect the surrounding context and will help to raise the quality of contemporary architecture in the area and Rochdale more widely.

5.26 On this basis the proposal is in accordance with the NPPF and Core Strategy Policy P2 and is considered acceptable from a heritage perspective.

6. Conclusion

- 6.1 This Heritage Statement has been prepared to consider the potential impact of an application for planning permission for the construction a 2no. dwellings on land to the south of Stable Hills.
- 6.2 The report has confirmed there will be no material impact on the setting of the Grade II listed Hill House located to the north west of the application site. Were Rochdale Council to be of the view that there was a material impact, then in our opinion this would only amount to 'less than substantial harm' and would be at the low end of this. In accordance with planning policy requirements, this statement has identified a range of significant public benefits associated with the proposal which demonstrably outweigh any minimal harm. The application proposal therefore accords with the relevant provisions of the NPPF and Core Strategy Policy P2.

Appendix 1: Listed Building Description

HILL HOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: HILL HOUSE

List entry Number: 1084269

Location

HILL HOUSE, CHADWICK HALL ROAD

The building may lie within the boundary of more than one authority.

County:

District: Rochdale

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-Oct-1951

Date of most recent amendment: 12-Feb-1985

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 358868

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SD 81 SE ROCHDALE CHADWICK HALL ROAD

6/41 Hill House 25. 10. 1951 (formerly listed under Bury Road) II

House. "IH 1609" on door lintel. Dressed stone with C20 render and roof tiles. 3 unit hearth-passage plan with two storeys throughout, a C20 crosswing to the right, porch and a garage extension, and parallel range to rear. Ground floor mullion windows are double-chamfered and of 4, 5,2 (fire window) and 4 lights with continuous ovolo-moulded band above. The chamfered door surround has an inscribed Tudor arched lintel. The upper floor mullioned windows are flush chamfered and are of the same number of lights as the ground floor. The gables are coped and have kneelers. The rear is largely obscured by the garages and parallel range which are either heavily restored or C20 in a C17 style. (as in the C20 right hand wing).

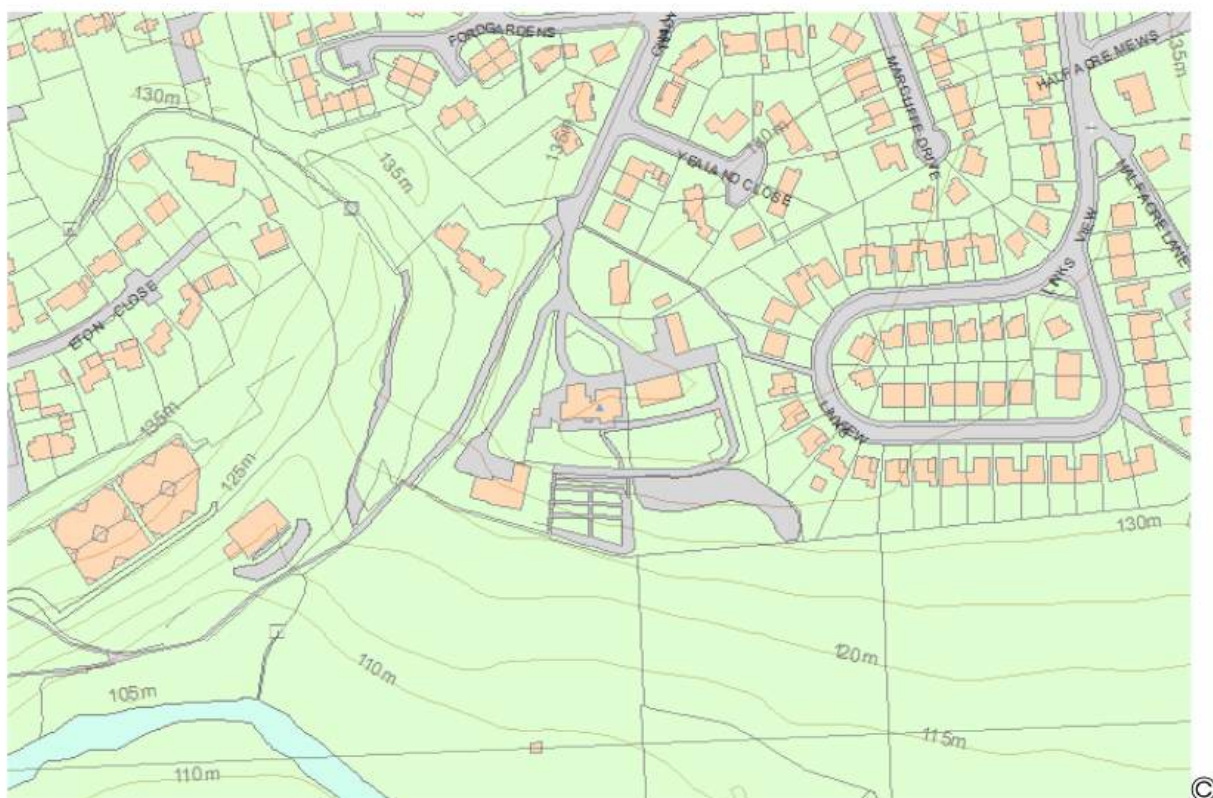
Listing NGR: SD8774912717

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SD 87749 12717

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1084269 .pdf

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 18-Jan-2017 at 11:49:05.

End of official listing

Appendix 2: Photographs of features found on the application land



Cast iron guard rail



Stone steps



Cast iron posts