



Heritage Statement

FALINGE PARK, ROCHDALE

Job: 2454
For: Vintage Worx

Date: 28/11/23
Author: JB
Checked: RW



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1.0

Introduction

We exist to create remarkable built environments that have a profound effect on people's lives and make a positive, lasting difference.

1.1 Background Information

This report was commissioned by Rochdale Borough Council on behalf of Vintage Worx.

The site is a collection of Grade II listed buildings set within a Registered Park and Garden.

1.2 Purpose

The report is designed to provide:

A brief summary of the context, history, and development of Falinge, in relation to the proposed works included in this Application.

A statement of significance of the affected items, along with an impact assessment of the proposal, has also been completed.

1.3 Acknowledgements

This report has been written by Jessica Barrow BSc MSc IHBC, on behalf of HPA Architects.

All photographs are by the Author, unless otherwise specified.

Extracts of historic maps are cited from their source.

1.4 Copyright

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History & Context

Falinge is a small area of Rochdale located directly to the north of the town centre. The area originated as a hamlet in the Spotland township.

Falinge Hall was built in the late 18th century by James Royd. The Royds family were well known in the local area owing to their success as wool merchants which enabled them to make contributions to the building of the Rochdale canal, enabled by their success as woold merchants. They also owned the Clement Royds and Co. Bank in Rochdale. Albert Royds instructed the erection of Saint Edmunds Church in memory of his parents Clement and Jane. We understand that Albert Royds was a prominent Freemason, being Deputy Provincial Grand Master of the East of Lancashire Lodges of Freemasons.

The hall and grounds, formerly known as Mount Falinge, were offered to the Rochdale Corporation in 1894 after the house had fallen in to dilapidated condition. Falinge Park was then given to the town by Samuel Turner, Mayor of Rochdale, in 1902. The park was formally opened in 1905, the celebrations of this can be seen in the photograph, right. The park was extended by gifts of land made by Alderman Turner in 1911 to create the now north and east boundaries.

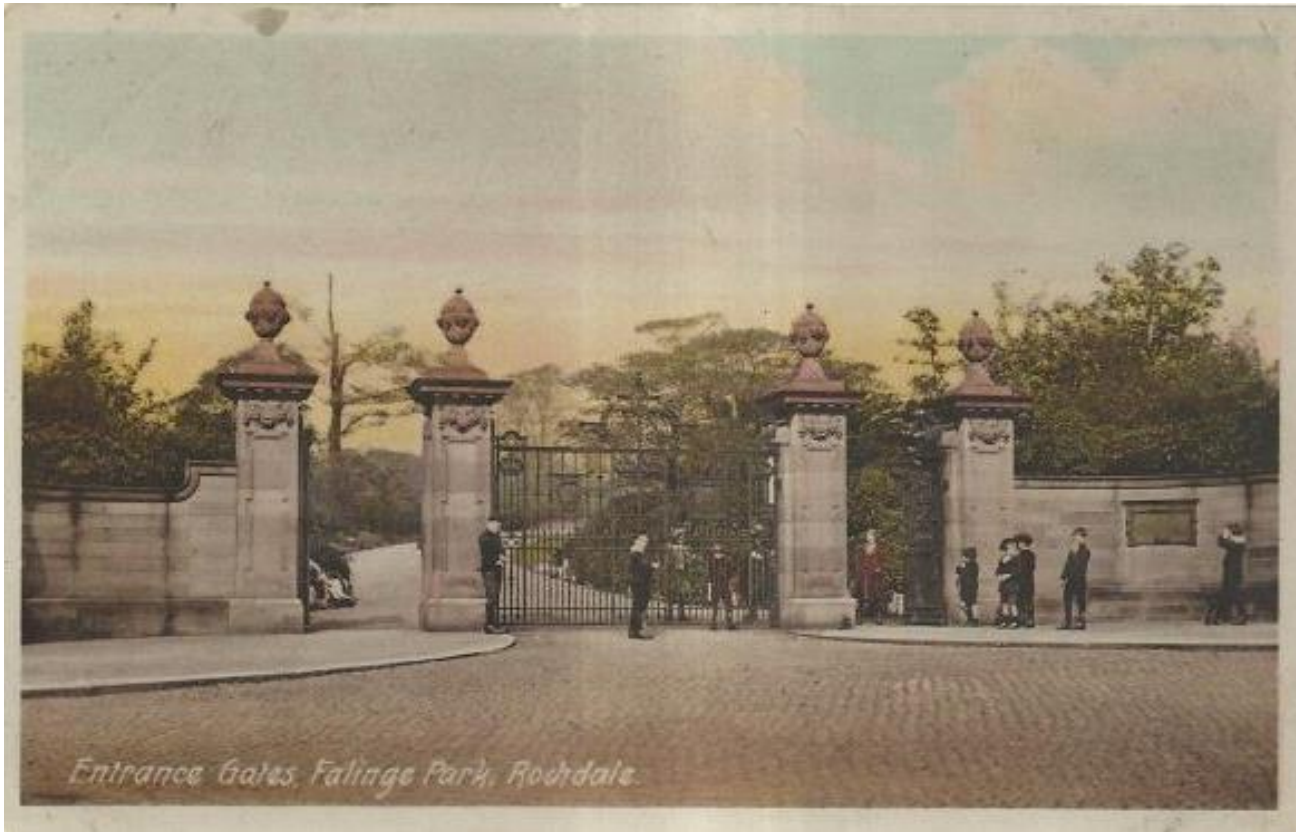
The parkland had formal gardens and was redeveloped owing to designs provided by Mawson during the 20th century.



Photograph of opening of Falinge Park. 1905. Source - <https://www.facebook.com/photo/?fbid=10223506041992660&set=g.211344473278870>

3.0

Character Assessment



Colourised photograph showing Entrance Gates to Falinge Park (undated). Sourced: <https://mapourpast.com/resources/rochdaledirectory1%20010.jpg>

The main entrance to the park sits on the corner of Falinge Road and Sheriff Street, and includes attractive double gates to provide vehicular access, flanked by pedestrian gates. The gates themselves are of cast iron decorative design with sandstone ashlar posts. Repair works have been completed to these in recent years.

Upon entry a driveway sweeps through the park to Falinge Park Hall. The 18th century neoclassical building is retained as a façade and side walls only.

Pavilions can be found to the side and rear of the main house along with formal walls and follies within the gardens.

The pavilion adjacent to the main hall also includes a neoclassical design and principal elevations are sandstone ashlar. Windows and doors have been replaced with secure alternatives throughout. There is a single storey rear extension to this building which houses a toilet block. The building is well used for community activities.

Ancillary buildings to the rear of the main house are of brick construction. These would originally have operated as coach houses and stables. In recent years the buildings have been altered with windows and doors infilled and the likes of security roller shutters added. There are also some areas of modern render.

There is a modern extension which sits between the two ancillary buildings which is thought to be late 20th century. This is constructed of modern brown brick with a corrugated metal roof above. This appears to be adjoining an older structure which is evident through the small area of internal breaching through which has been completed.

The ancillary buildings are now used as storage. Mature trees can be found directly to the rear of these which are causing maintenance issues in the likes of roof damage and gutter blockages. There are also dense areas of shrubs beside the buildings which are exacerbating damp issues.

Buildings have been repointed with a mixture of lime and cement pointing.



Photograph showing the sun garden within Falinge Park. Note Pavilion built in to wall. Undated. Sourced: <https://mapourpast.com/resources/rochdaledirectory1%20015.jpg>

Character Assessment

Those proposed for works in this application are the café and gardeners store.

	Playbarn
	Gardeners Store
	Cafe
	Examples of ancillary walls and pavilions
	Remains of Falinge Park Hall



3.0

Character Assessment

The pavilion adjacent to the main hall also includes a neoclassical design and principal elevations are sandstone ashlar. This building is now referred to as the café building.

Windows and doors have been replaced with secure alternatives throughout.

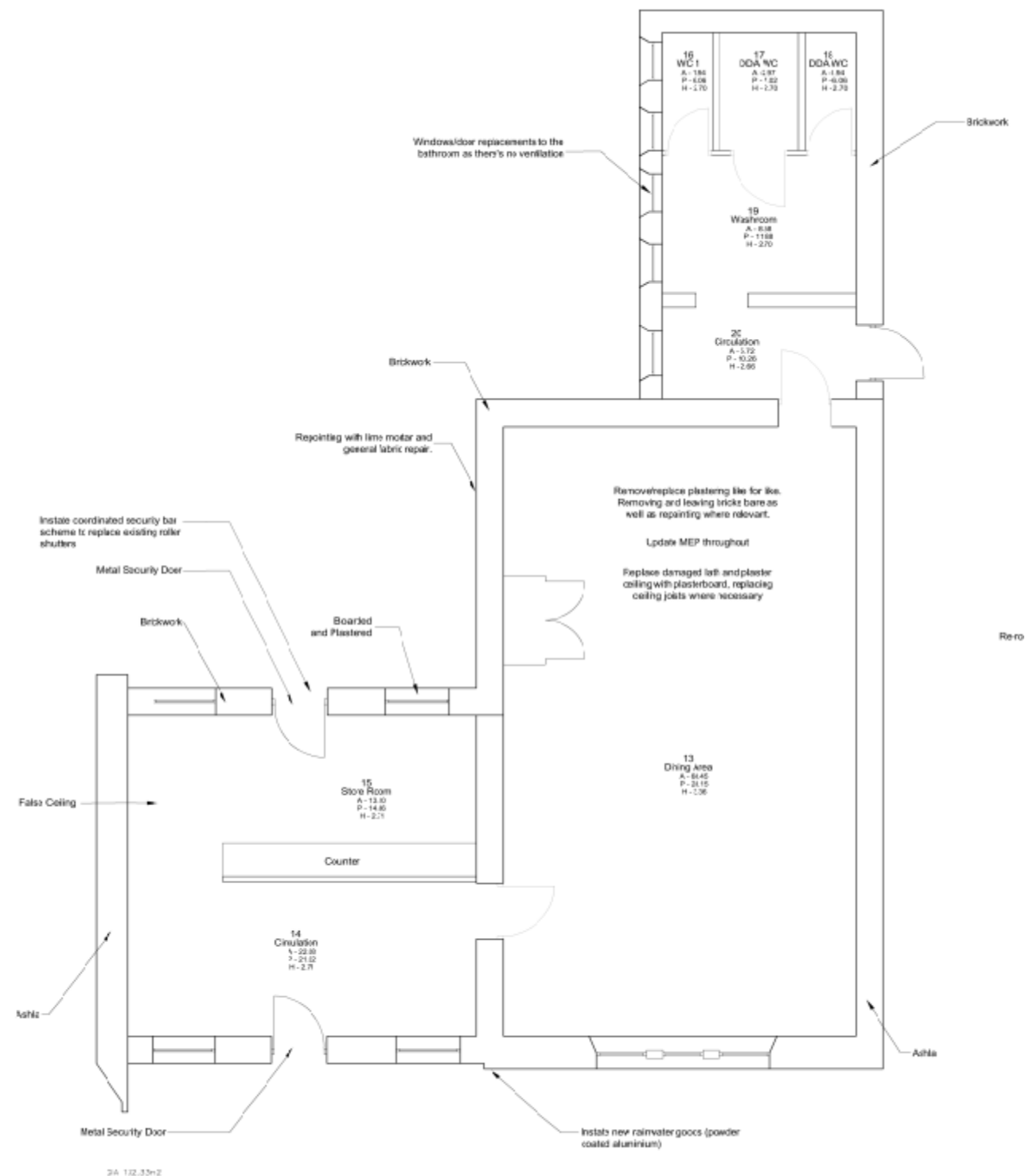
Flat roofs are covered with a bitumen felt.

Internally the building retains some original York stone flags to the entrance but this room has been replastered and a false ceiling installed within.

The main hall area, referred to as the dining area, appears to retain a lath and plaster ceiling with some areas of plasterboard infill. The internal condition of the roof structure is unknown however, considerable interventions have clearly taken place over recent years.

There is a single storey rear extension to this building which houses a toilet block. This is of mid 20th century design and is tiled throughout.

The building is well used for community activities including for group meetings, activity centres and holiday activities for children.



Cafe Floor Plan

Character Assessment

The ancillary buildings to the rear of the main house are of brick construction. These would originally have operated as coach houses and stables.

In recent years the buildings have been altered with windows and doors infilled and the likes of security roller shutters added. There are also some areas of modern render.

The buildings closest to the former hall are referred to as the gardeners store and that furthest from the hall is known as the playbarn owing to their most recent uses.

Both ancillary buildings are now used as storage. Mature trees can be found directly to the rear of these which are causing maintenance issues in the likes of roof damage and gutter blockages. There are also dense areas of shrubs beside the buildings which are exacerbating damp issues.

All buildings have been repointed with a mixture of lime and cement pointing.

Rainwater goods have been repaired/replaced on an ad-hoc basis.

Within the gardeners store the store and dining area have been dry lined with plasterboard studwork with some areas of historic plaster. The garage retains bare brick walls and a lath and plaster ceiling.

Some York stone flags are also retained within this building.

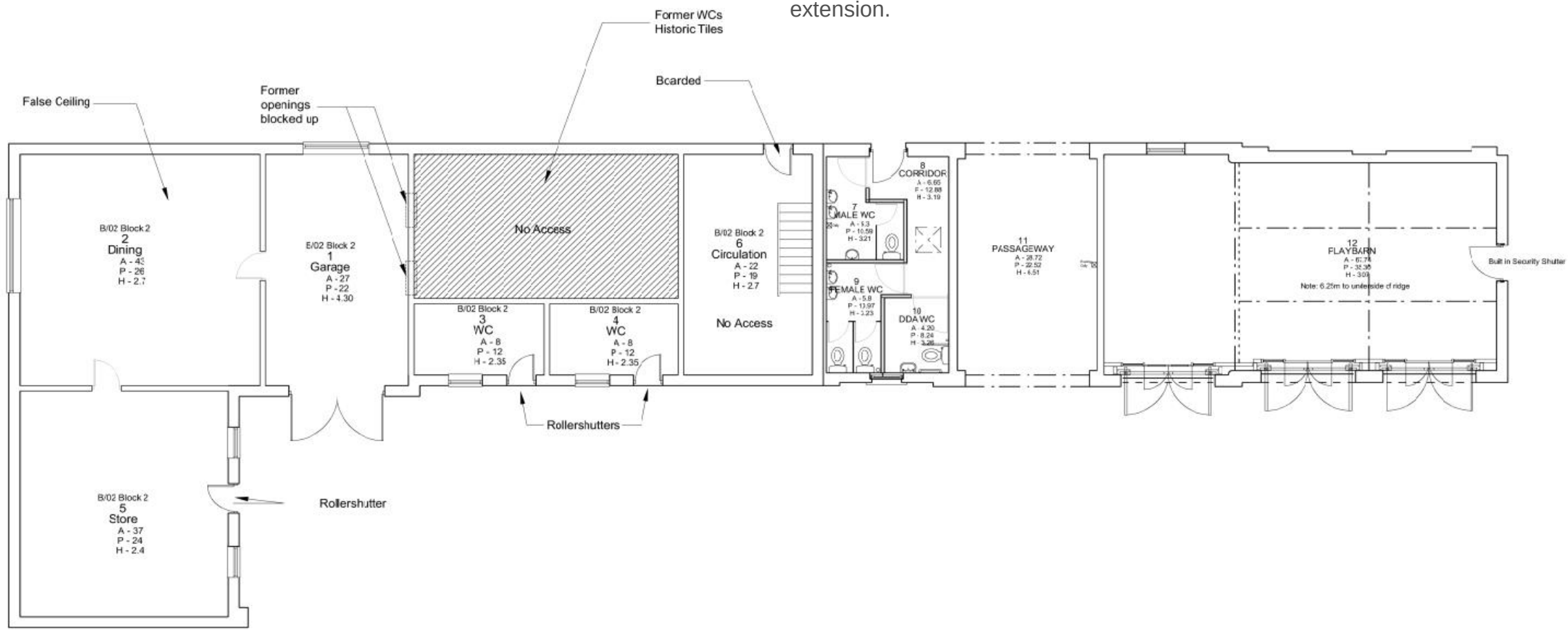
There is a historic architrave surrounding the 20th century door which separates the dining area and garage.

The WCs adjacent to the garage are housed in a modern 20th century extension.

The playbarn is now used for storage. The upper floor has been removed with beams and joists retained (some are modern replacements).

Timber boarding has been added to the walls at ground floor level to create a decorative paneling. Other than this, walls are painted brick finished with white paint.

The underside of the roof appears to have been insulated and underdrawn with modern plasterboard. This building is in fair condition and has been repointed.



DIA 32210m2

Playbarn & Gardener's Store Floor Plan

3.0

Character Assessment



Across the park there are a number of historic structures in the form of walls, balustrades and pavilions.

A number of these have become severely damaged due to vandalism. Ongoing fires is a particular problem.

These structures are mainly of smooth red brick with sandstone coping stones and details.

The balustrade to the front of the hall is of sandstone.

There is also a former garden area hidden in the trees to the rear of the buildings. This appears to include mid 20th century structures to create formal planting beds.

Significance Assessment

The concept of significance is defined by the National Planning Policy Framework 2023, as the: *‘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’.*

Understanding significance is a key principle for managing change to heritage assets, and this is embedded within National Policy. A key objective of such government policy is: *‘The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.’* (NPPF, paragraph 197).

To establish the level of significance afforded to a heritage asset, firstly the interests must be determined. Historic England classify interests under four main values: evidential, historical, aesthetic, and communal.

Frameworks for understanding significance and managing change to heritage assets has been published by Historic England and relevant publications include Conservation Principles, published in 2008.

Whilst historic England have not published specific guidance on the hierarchy of significance levels, there is some guidance available through ICOMOS. This specifically references the James Kerr’s Conservation Plan which helps us understand the need to identify significance as cultural value to ensure the safeguarding of heritage assets. ‘

We therefore use this general scale to define the level of significance and value:

- **Exceptional / Highest** – An asset important at the highest national or international levels, includes Grade I Listed Buildings and landscapes, our most important scheduled monuments and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- **High** – A designated asset important at national level, including Grade II and II* Listed buildings and some Conservation Areas. May also include non-designated archaeology of national importance. The NPPF advises that substantial harm to such assets should be exceptional.

- **Medium** – A non-designated asset important at a local to regional level, including local list (non-statutory) buildings and unlisted buildings that make positive contributions to a Conservation Area. Includes some Conservation Areas, and less significant parts of Listed buildings. Buildings, landscapes, and structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – Structure or feature of very limited heritage / cultural value. May include insignificant interventions to Listed buildings, and modest buildings that don’t contribute positively to Conservation Areas. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negligible** – Structures or features of no heritage value and structures or features that may harm the value of a heritage asset. Removal of such features can be considered, taking into account setting and opportunities for enhancement.

To dig down into an assets significance we must understand the components which contribute to a site. Historic England’s Conservation Principles, 2008, set out how interest may be categorised. These are:



Evidential Value (Archaeological Value) – Evidential value derives from the potential of a place to yield evidence about past human activity.



Historical Value – Historical value derives from ways in which past people, events, and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

- Illustrative historical value is the idea of illustrating aspects of history or prehistory.
- Associative historical value is the association with a notable family, person, event, or movement which gives historical value a particular resonance.



Aesthetic Value – Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.



Communal Value – Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Significance Assessment

Overall, the significance of the buildings within Falinge Park is determined to be medium owing to the following values:



Evidential Value

Evidential value of the site is embodied within the fabric of the buildings which remains on site. Whilst the house and ancillary buildings originate from the 18th century there have been a series of alterations completed to these which in some cases has removed historic fabric in replacement of modern materials and finishes.

The evidential value of the site is therefore considered to be low-medium.



Historical Value

The historical value of the site is both associative and illustrative. The illustrative value of the site is considered to be medium as the collection of buildings, whilst altered, can be identified as a grand house with pavilion and ancillary buildings.

The associative value, as highlighted earlier within this document, is considered to be medium. This is largely owing to the association of the site with historic families of Rochdale.

Overall the historical value of the site is medium.



Aesthetic Value

The aesthetic value of the site is embodied within the building fabric as a collection of 18th century buildings. This being said, it is downgraded due to the unsympathetic alterations and interventions which have been completed to date in the form of the demolition of main hall and the security measures which have been needed to be installed.

The aesthetic value of the site is therefore considered to be medium.



Communal Value

Given the sites use as a public park, its communal value is considered to be high.

The communal value is considered to be high.



Significance Assessment

Falinge Park



Falinge Park is a registered park and garden to the north of Rochdale town centre. The park provides relief from the densely developed surroundings which include extensive areas of 19th century housing, erected in reaction to the success of the industrialization of the town.

The park was established as the formal gardens to Falinge Park Hall, however the path system we find in the site today is part of the 20th century Mawson design along with later additions. The sunken sun garden to the east of the hall (formerly to kitchen garden to the main house) is Mawsons greatest addition to the site. This is maintained as a formal garden.

The park is well utilised however, it has unfortunately been used as a hub for antisocial behaviour in recent years. This has led to the vandalism of walls and buildings which require repair.



Above: Designation map showing Falinge Park Boundary. Source:
<https://historicengland.org.uk/listing/the-list/list-entry/1001521?section=official-list-entry>

5.0

Scope for Development

Listed Buildings are protected by the Planning (Listed Building and Conservation Areas) Act 1990.

Listed building consent is required for all works that have the potential to affect the character of the designated heritage asset. Listed building consent must be granted prior to such works being undertaken, otherwise the works will constitute a breach of legislation – a criminal offence.

The NPPF states that 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.’*

This exercise has been completed in Section 4.0 of this document.

Paragraph 197 of the NPPF specifies that:

‘In determined 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.’*

The poor-quality alterations, additions and interventions have undoubtedly had a negative impact on the quality and significance of the buildings.

Therefore, there is clearly scope to dramatically improve the buildings within the site with a series of relatively light touch approaches.

Any alterations must carefully consider the character, design and materiality of the existing buildings to ensure they are sympathetic and complementary to the character of the site. Opportunities to provide improvements and enhancements must be acted upon, particularly where traditional materials need to be replaced to ensure the longevity of the historic fabric of the building.

The proposed works at this stage look to complete maintenance works and improve the quality and condition of the buildings before further regenerative schemes are implemented.



Scope for Development

The proposed scheme seeks to complete a series of repairs and minor alterations as the first phase of a bigger programme to see the reinvigoration of the site. The proposed works at this stage include:

-
- Repointing with lime mortar and general fabric repair.
- Potentially replace/restore windows and doors.
- False Ceiling
- Former openings blocked up
- Former WCs Historic Tiles
- Boarded
- No Access
- WC
- Circulation
- Male WC
- Female WC
- DDWC
- PASSAGEWAY
- PLAYBARN
- Note: 0.25m to underside of eaves
- Build in Security Shutter
- Remove/replace plastering like for like. Removing and leaving bricks bare as well as repainting where relevant.
- Install coordinated security bar scheme to replace existing roller shutters
- Potentially replace/reinstall windows and doors.
- Install new rainwater goods (powder coated aluminium)
- Install new rainwater goods (powder coated aluminium)
- Install coordinated security bar scheme to replace existing roller shutters
- Scale: 0m 20m 40m
- Playbam & Gardener's Store Floor Plan



Impact assessment

Proposed Intervention	Impact Assessment
Repointing to all buildings.	The existing pointing is a mixture of cement and lime. The proposal seeks to reinstate lime throughout the site which will aid the breathability of the buildings and will help decelerate the decay of the masonry and brickwork which is currently being experienced. These works will create enhancements to the buildings.
Removal of modern plant.	The removal of the modern extract vent from the rear of the café building will create an enhancement through the removal of the unsympathetic plant.
Replacement of modern roller shutters with more sympathetic window railings.	The installation of the existing roller shutters, whilst necessary for security, have had a negative impact on the quality and aesthetics of the site. Their replacement with a more sympathetic alternative will create an enhancement within the site.
Replastering and redecoration of the Café	The internal finishes to the café are largely modern materials with minor evidence of historic fabric. Their replacement with a sympathetic alternative has the potential to create an enhancement to the designated heritage asset.
Roof repairs of café including replacement of flat roof and reroofing of hipped slate roof.	The proposed reroofing works are likely to both have a neutral impact and create an enhancement to the designated heritage asset owing to the like for like replacement of the material to the flats roofs and the repair of the hipped slate roof.
Roof repairs to gardeners store to include some reroofing.	The roof to the gardeners store has been damaged by the mature trees adjacent to the building along with being subjected to vandalism. This has led to the need for repairs and some replacement works. Assuming these are carried out on a like for like basis, the works will have a neutral impact on the designated heritage asset.
Replacement of the corrugated roof to the gardener store building extension.	The like for like replacement of the corrugated roof to the modern extension will have a neutral impact on the character and significance of the site.
Replacement rainwater goods to gardeners store building	The replacement of rainwater goods with fully functioning alternatives will significantly improve the condition of the buildings through effective water management. In some instances these are currently PVC therefore the installation of an aluminium powder coated alternative will improve these.
Removal of natural gas pipework throughout the site.	The removal of the existing pipework will have a neutral impact on the character and significance of the site. It is assumed that any holes left in the fabric of the buildings will be repaired to match the surrounding fabric and finishes.
Replacement / upgrade of all existing services	The upgrade of all existing services throughout the buildings will have a neutral impact on the designated heritage assets as these will utilise existing service runs and will not see the removal of historic fabric to facilitate the works.

Conclusion

It can be seen that the proposed development will see the delivery of a number of enhancements to designated heritage assets and their completion will be fundamental to the longevity of the site.



8.0

Appendices

8.1 National Heritage List for England – Listing Description for Falinge Park Hall Façade and Pavilions

8.2 National Heritage List for England – Listing Description for Gateway to Falinge Park on corner of Falinge Road and Sheriff Street

8.3 National Heritage List for England – Listing Description Falinge Park

8.0

Appendices

8.1 National Heritage List for England –
Listing Description for Falinge Park Hall Façade and
Pavilions

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1055837
Date first listed:	12-Feb-1985
List Entry Name:	FALINGE PARK HALL FACADE AND PAVILIONS
Statutory Address 1:	FALINGE PARK HALL FACADE AND PAVILIONS, FALINGE PARK

Details

SD 81 SE ROCHDALE FALINGE PARK

6/61 Falinge Park Hall facade and pavilions.

II

Facade, side walls, and pavilions only of a mansion, now forming a pleasance and store rooms in a public park. Late C18. Ashlar. Facade, one bay of each side wall, and square pavilions to each side connected to the rear of the former side walls by linking passages. The facade consists of 5 bays, the central three being slightly advanced and with a pediment. Central Ionic porch with 2 detached columns, four pilasters, entablature, overlight and tall side lights. Ground floor openings to bays 2 and 4 are in arched recesses. First floor windows are all now blind, the central three having a moulded sill band and panels below. Plinth, bands, modillion cornice, parapet and pediment with central floral cartouche in relief. Linking passages are each 3 bays with central architraved door and openings to either side in arched recess. Pavilions each have tripartite windows with Doric pilasters and elliptical tympana, tripartite cornice, parapet and hipped roof.

Listing NGR: SD8918414132

Appendices

8.2 National Heritage List for England –
Listing Description for Gateway to Falinge Park on corner
of Falinge Road and Sheriff Street

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1084276
Date first listed:	12-Feb-1985
List Entry Name:	GATEWAY TO FALINGE PARK ON CORNER OF FALINGE ROAD AND SHERIFF STREET
Statutory Address 1:	GATEWAY TO FALINGE PARK ON CORNER OF FALINGE ROAD AND SHERIFF STREET, FALINGE PARK

Details

SD 81 SE ROCHDALE FALINGE PARK

6/62 Gateway to Falinge Park on corner of Falinge Road and Sheriff Street. II

Park gates and abutting walls. c.1900. Sandstone and cast iron. Central double vehicular gates with pedestrian gates on either side and curved walls terminating in square piers. The piers, 6 in total, have projecting bases, recessed panels, floral festoons, modillion cornices and are surmounted by garland-enriched finials. The gates have enriched scrollwork and 2 central heraldic cartouches.

Listing NGR: SD8929013910

Appendices

8.3 National Heritage List for England – Listing Description Falinge Park

Heritage Category: **Park and Garden**

Grade: **II**

List Entry Number: **1001521**

Date first listed: **24-Apr-2001**

Details

An early C20 public park derived from a donated private estate, laid out to a design by Thomas Mawson.

HISTORIC DEVELOPMENT

Falinge Hall was built by James Royd in the late C18. The Hall was leased by Mr John Robinson between the 1860s, when it was first offered to the Corporation, and 1894. The Hall and grounds, also known as Mount Falinge, together with £3628 towards the laying out of a public park, were presented to the Corporation by Alderman Samuel Turner in 1902, by which time the Hall was already in a dilapidated condition; it has since been partly demolished. The park, to a design by Thomas Mawson (1861-1933), was opened to the public in 1906. Falinge Park was further extended by gifts of land made by Alderman Turner in 1911, to mark the coronation of King George V in 1912, which allowed the park to be extended to the north and east and reach its present boundaries. The park remains (2000) in public use, in the ownership of Rochdale Metropolitan Borough Council.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Falinge Park lies in a heavily developed residential area c 1.5km north-west of the centre of Rochdale. The 11ha park is bounded to the west and south by Falinge Road, to the north by the residential properties of Bentmeadows, and to the east by Sheriff Street, with rows of terraced houses and the grounds of Brownhills School. The boundary of the park is marked by a low stone wall. Much of the wall has lost its original railings but these are now being replaced (2000) by decorative railings. The site, which tapers down from its northern boundary, occupies undulating land which falls towards the west and south. A small area of development on the west side of the site, formerly occupied by Clover Cottage, lies outside the area here registered.

ENTRANCES AND APPROACHES The main entrance lies to the south of the Hall, at the corner of Falinge Road and Sheriff Street at the southern tip of the site. The central double gate providing vehicular access to the park is flanked by pedestrian gates. The gates are of cast iron set between sandstone piers (c 1900, listed grade II) and have decorative scrollwork and heraldic cartouches. A drive leads from Falinge Road to the car park at the west side of the Hall. Three further pedestrian entrances give access to the park: to the north-east of the Hall from Heights Land; to the east of the Hall from Sheriff Street; and to the north-west of the Hall from Falinge Road. The entrances lead to curving paths between banks and mounds planted with trees or shrubs.

Appendices

8.3 National Heritage List for England – Listing Description Falinge Park

PRINCIPAL BUILDING The facade, side walls, and two pavilions of Falinge Hall (all listed grade II) are the largest structure in the park and occupy a roughly central position looking south over the undulating grassed area which was once the lawn to the Hall. The facade consists of five bays with a central Ionic porch. There is a paved terraced area to the south of the facade and pavilions with stone steps and balustrades. The building is sectioned off by security fencing and is not accessible to the public (November 2000).

GARDENS AND PLEASURE GROUNDS The park is divided into northern and southern halves, with the original wide sweep of the Hall's open lawn occupying the southern half, and the pond with associated paths to the north and west of the Hall. The path system is a combination of that which already existed and that which was developed as part of the early C20 Mawson design with later additions. From the main entrance gates at the southern tip of the park a serpentine broadwalk swings north and east around the east side of the lawn to the Hall at the centre of the site. The broadwalk is flanked by stone edgings, a rockwork screen, particularly prominent at the southern end, and mature trees and shrubs. Further trees and shrubs run along the eastern boundary of the park and screen the surrounding houses. Views open out across the lawn to the west as the broadwalk rises towards the Hall. A late C20 children's playground lies at the south-west corner of the lawn.

A new metal bandstand (2000) stands close to the north-east edge of the lawn replacing an earlier bandstand which stood near the small lake to the north-west of the stable court. The western boundary of the site is lined with trees which thicken in the central section close to the Hall; this reflects the C19 planting pattern of the private estate.

The Hall dominates the park, which is overlooked by the terrace and paved area to the south and east of the Hall. Immediately to the east of the Hall steps lead to the elaborate sunken Sun Garden which is the principal feature of Mawson's early C20 design. The formal Sun Garden has an enclosing brick wall to the north and east, with arched shelters on the north side, and contains lawns and seasonal bedding areas. There is a low brick wall to the south with brick piers set at regular intervals originally with a linked chain between each pier. Further entrances give access from the lawn to the south, from the stable court to the west; and via two brick arches from the east. A perimeter walk which encircles the garden is backed by borders, with a raised central section divided by axial paths leading to a central circular area. Flights of steps link the raised central section with the perimeter walk. The Sun Garden is a reduced version of Mawson's original design which was intended to include a winter garden; Mawson was required to simplify his scheme on grounds of cost. There is a further lawn to the north of the Sun Garden bounded by a perimeter walk with an evergreen shrubbery and a row of pyramidal hollies. The Sun Garden occupies the site of the former kitchen garden of Falinge Hall.

To the north of the Hall is the stable court where there is a large fountain and circular pond, now planted. Buildings around the stable court are used for storage, office space, and as a study centre. From the stable court a short path leads west to the main path system in the northern part of the park, giving access to the small lake with a rockwork island in the north-west section of the park. A small stream connects the lake with a rock garden to the north. This area of the park is informally planted with trees and shrubs and there is a well-screened car park to the west of the former stable court. There is a bowling green in the north-east corner of the park.