

Heritage Impact Assessment

Development at Address: 143 Syke Road, Rochdale OL12 9TE

1.0 Introduction

The assessment relates to the proposed alterations to 143 Syke Road, Rochdale OL12 9TE. It is proposed to form a small residential unit from an existing stone fronted extension to the property.

The proposed development is detailed in drawings T263-02-A, prepared by AJ Cocker Associates.

The Heritage Impact Assessment has been produced for the client to meet the requirements of paragraph 207 of the National Planning Policy Framework (NPPF) and Rochdale Borough Council's Local Plan. This is to inform the client, their agents and the planning authority of the historical significance of the site, together with the impact of proposals on the heritage value and significance or nearby listed assets..

This statement has been prepared by Richard Storah and Chris Mace of Storah Architecture.

143 Syke Road, is within Rochdale Conservation Area. The property is not listed but the development may impact on the significance or setting of nearby heritage assets.

Immediately to the north is a row of former weavers' cottages listed at Grade II under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest and, therefore, designated heritage assets. These properties are listed as four separate entries on the National Heritage List for England (NHLE), namely

144, 145, 146, 147, 148, SYKE ROAD List Entry Number: 1354749

149 AND 150, SYKE ROAD List Entry Number: 1084253

151 AND 152, SYKE ROAD List Entry Number: 1084254

153 AND 154, SYKE ROAD List Entry Number: 1354753

2.0 History & Significance

2.1 Description

2.1.1 Site location

The site lies 1 mile (1.6km) north of Rochdale town centre centred at SD 899154 (Fig. 1). The site is open with views to the west across Syke Pond. Immediately to the north is a row of listed former weavers' cottages (Fig. 2). The geology of the site is formed by the Pennine Lower Coal Measures Formation - Mudstone, siltstone and sandstone. A sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period.

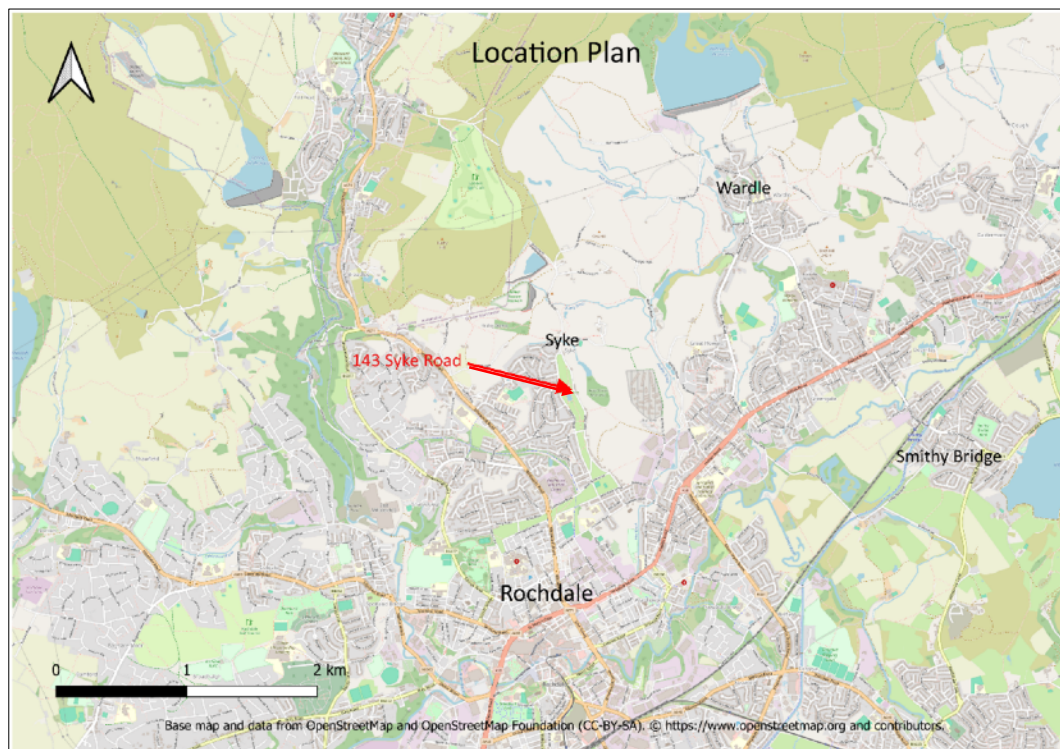


Figure 1: Location plan



Figure 2: Site plan

2.1.2 Site description

The focal point of the immediate area is the open space of Syke Common, with its pond, which historically formed part of Cronkeyshaw Common (Photos 2, 3 and 4). From here the land rises to the foothills of the Pennines to the north. To the east the land falls away to the Buckley Wood reservoirs and woodlands of Syke Woods. To the west is an area of 20th century housing. The area to the south, towards Rochdale town centre, is also urban.

Historically the site developed through its relation to a major pack horse route and the growth of textile production.

2.1.3 Historical background

The aftermath of the Norman Conquest saw major tracts of land in the north of England given to the de Lacy family. Early travel across the Pennines occurred on hill top routes, with a major link between the de Lacy seat at Clitheroe Castle and other holdings in Cheshire running through the Rochdale area, here it would have met other major trans-Pennine routes. In time the route would allow the growth of trade in lime from the north and salt from the south carried on horseback. East-west routes encouraged the spread of the woollen industry linked with the Halifax area which saw Rochdale grow as a market town.

Limers Gate

Population growth stimulated the expansion of farms in the area which required 'taking in' and enclosing land from the acid moorlands, which required large amounts of lime to become productive as pasture or some arable farming. The area is criss-crossed with packhorse routes required to move lime, salt and textiles. By the 1500s textile production concentrated on the woollen trade which required fulling in mills as part of the process. By the late 1700s other processes began to be mechanised including carding and spinning. The abundant water supply of the area powered the early mills which also saw the introduction of cotton into the area.

Early 19th century

Weaving was one of the last processes to be mechanised. Despite the growth of mills the early 19th century still saw the construction of cottages for the domestic weaving of woollens. The area of Cronkeyshaw Common lying between isolated farms and small hamlets that had developed around mills offered the opportunity for speculative rows of cottages for weavers. Recent research carried out for a Conservation Area Appraisal suggests in '1816 stonemason Peter Law of Wardle and James Tattersall yeoman, signed an indenture with John Entwistle, a local landowner, which stipulated that 'one or more messuages or dwelling houses' should be built within a year. They were to be specifically built 'to carry on the trade of handloom weaving'.



Figure 3: Lancashire Sheet LXXXI Surveyed: 1847 to 1848, Published: 1851

Polly Green

Peter Law was a stone mason living at Polly Green, Wardleworth according to his will dated 27 Feb 1832. It appears the first cottages built at Polly Green were 144 to 148 Syke Road, 10 back to back dwellings built in watershot masonry with grey slate roofs. The two storey properties had 'weaving' windows of 5-lights to the first floor with square section mullions. Fig.3 above shows the area surveyed around 1847-8 when it is considered the 4 back to back properties now forming 149-150 Syke Road had been added to the north of the row at Polly Green. It is possible that 151-154 had just been built and appear on the map although detail on the First Series 6"/mile is not clear.

The map extract does show other industry developing in the form of a brick field and kiln as the use of brick for housing and factories spread. It is not clear from the extract if the small cross like structure to the south west of Polly Green is the Polly Well. The area to the east of the site has been altered by the construction of the Buckley Wood Reservoirs in the late 1830s. The Limers Gate is clearly shown crossing Cronkeyshaw Common.

In the 1841 Census returns the majority of the heads of households at Polly Green were woollen weavers. As power loom weaving in factories became more widespread in the mid-19th century it appears some older family members continued weaving at home. By 1851 there were still five woollen weavers as heads of households, but other members of families were employed in factories. In 1861 there was only one woollen weaver left at Polly Green. In 1871 there are woollen weavers again present which could suggest very late continuation of domestic weaving although there are woollen workers employed in factories mentioned and fulling millers of woollens. The number of cotton workers gradually increased over the period 1851 to 1881 when almost half of the textile workers mentioned worked in cotton mills.



Figure 4: Lancashire LXXXI.13 Surveyed: 1890, Published: 1893

In 1878 a sale was advertised including a plot of land at Polly Green, Cronkeyshaw and 'all those ten dwelling houses erected thereon...held for the residue of a term of 99 years' (Rochdale Observer 7 Dec 1878). These are considered to be the original ten cottages built at the south of the row and may indicate when the land for 143 Syke Road and the neighbouring properties was acquired.

141-143 Syke Road

The number of houses listed at Polly Green in 1881 suggests that Nos.141-143 Syke Road had already been built, but they are not specifically named till the 1891 Census. The properties are clearly not built to accommodate domestic textile production. They are stone-built with grey slate roofs even though Welsh blue slate had been available for a considerable number of years suggesting a thriving local stone trade. Significant sandstone quarries were present further north, particularly at Facit. There is some architectural detail to the doorways and a plinth course appears to be faced in local flagrock. There is a gap to 144 Syke Road, otherwise the roof line is similar to the row to the left, but No.141 has a hipped roof to its south elevation (Photo 1). Fig.4 above shows the area surveyed in 1890 when the three new properties are shown, and No. 143 already has an attached building to its northern elevation. Otherwise, the area is little changed over forty years except the brickfield and kiln have gone.

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The 1881 Census includes a 16-year old George Henry Rudd, originally from Dewsbury, but then living with his half brother at Polly Green and working as a cotton weaver. In 1886 he married Sarah Ridings, and it is considered they moved into No. 143. George Henry lived at the property for around sixty years until his death in January 1946. Sarah died in 1942.



Figure 5: Lancashire LXXXI.13 Revised: 1907 to 1908, Published: 1910

The recent Syke Conservation Area Appraisal states that Cronkeyshaw Common had been donated to the Town as a park in 1876 and in the early 1890s the area was chosen for the site of shallow ponds for the popular winter sport of ice skating. The building work was part of a scheme to provide employment in a period of trade depression. Fig. 5, revised mapping of 1907-8, above shows the works that were carried out.

20th century

The map shows little change to Polly Green except the boundaries are more defined, in particular between Nos.143 and 144. The original ten cottages appear to have been altered to form the five present properties 144-148 Syke Road. Larger Edwardian properties to the south-west appear to show expanding residential development.

Fig. 6 below shows the area as surveyed in 1939, whilst there is little change at Polly Green the whole area has been altered with large Inter-war development along Dewhirst Road to the west.

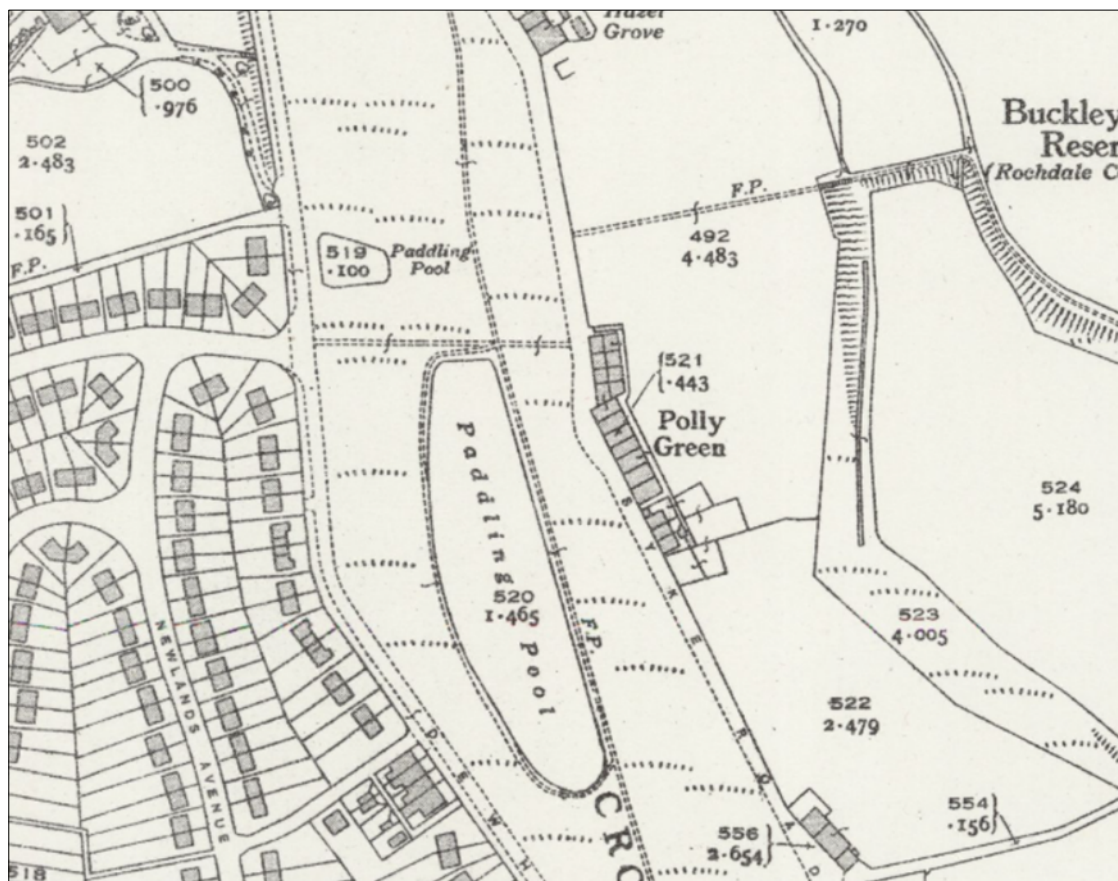


Figure 6: Lancashire LXXXI.13 Revised: 1939, Published: 1943

Fig. 7 shows little change by 1958 except the small outbuilding at No.143 Syke Road has disappeared. The section of Fig. 8 which includes Polly Green on revised mapping of 1967 clearly shows what is considered to be the present configuration of No.143 with the garage and rear extension. Fig. 9 is a 1966 image provided by AJ Cocker Associates indicating the alterations were made between 1959 and 1966. More residential development is shown on Fig. 8 to the north-west of the Common. At some point after 1967 the north end of the row at Polly Green was altered to form the present Nos.149-154 Syke Road. It also appears that No.141 has been extended to the south and remodelled after 1967.



Figure 7: SD8915SE – A, SD8915NE – A and SD9015-SD9115 - AA Surveyed: 1958, Published: 1959-61



Figure 8: SD8915SE – B Revised: 1967, SD8915NE – B Revised: 1974 and SD9015-SD9115 – AA Revised: 1958 to 1959, Published: 1961-1974



Figure 9: 1966 photograph showing building attached to 143 Syke Road (AJ Cocker Associates)

2.2 Significance

This section assesses the relative significance of the site and its key significance values. 'Conservation Principles' (English Heritage, 2008) sets out a range of heritage values that can be used to establish the significance of a building or place. These include **evidential value** (the physical aspects of a building that yield evidence about its past), **historical value** (the extent to which a building is associated with or illustrative of historic events or people), **aesthetic value** (includes design, visual, landscape and architectural value) and **communal value** (includes social and commemorative value and local identity). These values may be tangible, for example, the listed building's grade or they may be intangible, for example, the site's association with a past event or group of people.

Significance is a concept for measuring the cultural value of a place, using judgement to assess the place and its various aspects in a hierarchy. The established levels of significance are

Exceptional – important at national to international levels, reflected in statutory designations, such as Grade I listed buildings and scheduled ancient monuments

High – important at regional or sometimes a higher level, e.g., Grade II listed buildings

Medium – important at a local level, and possibly at a regional level, for example for group value

Low – of no more than local value

Negative or intrusive features – features which in their present form detract from the value of the site.

144-154 Syke Road

As noted above the row of cottages formerly known as Polly Green are now listed at Grade II under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest and, therefore, designated heritage assets.

144, 145, 146, 147, 148, SYKE ROAD List Entry Number: 1354749

149 AND 150, SYKE ROAD List Entry Number: 1084253

151 AND 152, SYKE ROAD List Entry Number: 1084254

153 AND 154, SYKE ROAD List Entry Number: 1354753

2.2.1 Setting

The row is considered to have been built in several phases, specifically for the domestic production of woollens, specifically for the weaving of yarn after it had been processed locally in mills. The final cloth would then have been finished in a mill. A site was secured on the east side of Cronkeyshaw Common astride the ancient Limers Gate packhorse route and near to Polly Well. The area is now known as Syke Common and despite now having a pond, the east side of the common is still an attractive open space (Photos 2, 3

and 5). The rear of the properties is now defined by Syke Woods where the land falls away to the Buckley Wood reservoirs (Photos 4, 9 and 10). To the west is an area of 20th century housing. The area to the south, towards Rochdale town centre, is also urban.

2.2.2 Cottages at Polly Green

The original phases of the row were built as back to back properties to house a community of woollen handloom weavers. They were built as two-storey 'watershot' stone buildings with grey slate roofs (Photos 5-8). The upper floor originally had 5-light 'weaving' windows to provide light for loom shop areas although some now have altered windows. One property has a modern tile roof. With their form and materials, the row blended well with its rural surroundings and still does despite modern housing on the opposite site of the pond. Around 1880 three properties were built close to the south end of the row and despite not been built for domestic weaving it is considered their form and materials does not distract from the listed properties (Photos 5-8). From the outset it appears the gap between Nos.143 and 144 Syke Road was utilised for an outbuilding to No.143.

As listed Grade II buildings the row of former weavers' cottages have High significance, important at regional or sometimes a higher level. According to their listed description, however, 153 and 154 Syke Road are included for group value (see Appendix). The buildings also hold heritage values.

2.2.3 Evidential value

The row of cottages at the former Polly Green, now 144-154 Syke Road, holds evidence of an early-mid 19th century row of domestic textile production cottages built in local stone in a vernacular style.

2.2.4 Historic value

The buildings retain their historic value as a link to the past, when domestic cloth production settlements in semi-rural areas, possibly on the site of packhorse routes, flourished in the early industrial era in the South Pennines.

2.2.5 Aesthetic value

Aesthetically, the value of the buildings is in their architectural character built in local stone with mullioned windows and a grey slate roof it is typical of the vernacular style in the area and sits well in the local landscape.

2.2.6 Communal value

The properties have communal value in relation to the landscape which typifies Rochdale's textile/industrial heritage making a particularly important contribution to the identity, sense of place and local distinctiveness, the social, domestic, and architectural history of the area. The early adaptation of Cronkeyshaw Common for public use only adds to the area's communal value.

2.2.7 141-3 Syke Road

Dating to around 1880 the three properties can be seen as historic properties built in a later style but still constructed in local materials. Historic map evidence shows the houses to have been built with associated outbuildings.

3.0 Proposals

3.1 The Need for the Works

There is a need to provide a small residential unit for the residents' elderly mother. This will allow semi-independent living with close family support.

3.2 Proposals

It is proposed to convert the stone fronted side extension to 143 Syke Road to form a separate dwelling.

Stonework will be retained to the front elevation to match number 143 and the garage door removed and replaced with an entrance door and window to provide light into the proposed dwelling. Where existing rendered side and rear walls are raised to suit the new roof profile these are to be finished in render to match existing.

The roof is to be reconfigured to provide additional headroom to the rear, with a hipped roof and parapet to separate the two roof levels. The existing barge board to be replaced by a more traditional pointed verge.

4.0 The Impacts of the works

4.1 Legislation and guidance

As noted above any proposed works would affect designated heritage assets, therefore, works which affect the character or the setting of a designated heritage asset should be assessed against the relevant legislation and policies contained in the NPPF and in the local plan.

The legislative framework for the preservation and enhancement of listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Legislation, Sections 16, 66 (1) and 72 of the above Act, and national policy set a strong presumption in favour of protecting, conserving and where possible enhancing the significance of heritage assets. The weight to be attached to that presumption, when assessed against meeting other needs, will be dependent on

- The significance of the heritage asset, whether it is designated or non-designated and its grade.
- The contribution of that part of the asset to be affected by the proposed development to the significance of the asset, including its setting.
- The scale of any harm or loss that will be caused to significance; and
- The degree of public benefit that will result from the development.

The relevant section of the National Policy Planning Framework is 16. Conserving and enhancing the historic environment. In particular paragraph 207, which states 'In determining applications, local planning authorities should require an applicant to describe

the significance of any heritage assets affected, and paragraph 201 which address the issue of the impact of proposals on the site's heritage value and significance.

4.2 Local planning policies

As well as national planning policies relating to the historic environment, the Local Planning Authority (LPA), in this instance Rochdale Borough Council, also have relevant policies in their Local Plan.

In October 2016 Rochdale Borough Council adopted the Adopted Core Strategy which sets out the long-term spatial strategy for future development of Rochdale Borough.

The National Planning Policy Framework (NPPF) states that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Guidance for the Rochdale's strategy for the historic environment is included in Chapter 9 **Improving design, image and quality of place (SO3)** which incorporates

4.3 Policy P2 - Protecting and enhancing character, landscape and heritage

Paragraph 9.15 states 'Designated and non-designated heritage assets must be conserved in accordance with their significance and the relevant national guidance, standards and good practice guides. The value of heritage assets in terms of their contribution to place making, image, tourism, regeneration and the economy, culture, education and social cohesion will be informed by Historic Environmental Records (HERs) and Historic Landscape Character Assessment (HLCA) as well as other studies and information and the views of local communities. An up to date set of conservation area appraisals will be maintained to which potential developers should refer when developing their proposals in these locations'.

Paragraph 9.16 states 'It is important that designated assets are protected and conserved with regard to their interior, exterior, curtilage and setting, while those assets which are the subject of local designations should be conserved with respect to their external appearance, character and setting. The conservation of archaeological assets should be proportionate to their significance and fragility. Of particular importance are heritage assets at risk to which special attention will be given. We recognise that sensitive alterations may sometimes be necessary to make heritage assets more accessible'.

5.0

Conclusion

143 Syke Road is unlisted. It is a traditional mid-C19 workers dwelling with a modern garage extension.

Nearby cottages on Syke Road are listed at Grade II under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest and, therefore, designated heritage assets. They also hold considerable heritage values. As noted above any proposed works which may affect the character or the setting of a designated heritage asset should be assessed against the relevant legislation and policies contained in the NPPF and in the local plan.

The proposed alterations to 143 Syke Road could impact on the setting or significance of the listed properties, therefore the proposals should be considered in the context of national guidance in the National Planning Policy Framework.

Paragraph 213 of the NPPF states that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'* Para 215 notes 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...*

The impact on the heritage asset (the listed building and curtilage) is minimal as has been demonstrated. There are benefits in the proposal in terms of meeting the housing needs of local residents and providing supported living for a local family.

The proposal is considered acceptable in terms of the NPPF, as there is no negative impact on the significance of the heritage assets (listed building and its curtilage).

All materials used in the development reflect the existing materials used on site.

It is considered the proposals meet the requirements of the NPPF and Local Plan Policies.

Report prepared by

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Sources

Historic England (2008)	Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, Swindon
Historic England (2017)	The Setting of Heritage Assets Historic Environment: Practice Advice in Planning Note 3
Good (Second Edition), Swindon	
MHCLG (2023)	National Planning Policy Framework
Rochdale Borough Council (2016)	Rochdale Core Strategy
Rochdale Borough Council (Nd)	Syke Conservation Area Appraisal: Consultation Draft

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Photo 1: 143 Syke Road to left centre with single-storey extension



Photo 2: Looking north to the cottages on Syke Road



Photo 3: The view to the cottages from Syke Common



Photo 4: Looking to the rear of the cottages from the south-east



Photo 5: Looking north-east to the cottages



Photo 6: Looking south down Syke Road with No. 143 to centre



Photo 7: No. 143 Syke Road with two of the listed cottages to left



Photo 8: Nos 141-143 Syke Road with listed cottages to left



Photo 9: The rear of Nos 141-3 Syke Road



Photo 10: The rear of No. 143 Syke Road to centre with No. 144 to right

Appendix

Official List Entries

144, 145, 146, 147, 148, SYKE ROAD

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1354749

Date first listed: 12-Feb-1985

List Entry Name: 144, 145, 146, 147, 148, SYKE ROAD

Location

Statutory Address: 144, 145, 146, 147, 148, SYKE ROAD

District: Rochdale (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD 89954 15462

Details

SD 81 NE ROCHDALE SYKE ROAD (east side) 3/109 Nos. 144,145,146, 147,148. G.V. II 5 cottages. c.1800. Watershot with stone slate roof except for No. 144 which has C20 tiles. Each cottage is double depth, has 2 storeys and is one bay wide with the door to the right and chimney stack to the left. Stone quoins, square-cut door jambs and lintels, a 3-light flat-faced mullion window to each ground floor except No. 144 which has 4 lights (with 2 mullions removed) and a 5, 6 or 7-light window to the first floor (some blocked in and 2 mullions removed from No. 144). They are said to have been originally back-to-back cottages.

149 AND 150, SYKE ROAD

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1084253

Date first listed: 12-Feb-1985

List Entry Name: 149 AND 150, SYKE ROAD

Location

Statutory Address: 149 AND 150, SYKE ROAD

District: Rochdale (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD 89951 15467

Details

SD 81 NE ROCHDALE SYKE ROAD (east side) 3/110 Nos. 149 & 150 -G.V. II 2 Cottages. c.1800. Watershot stone with slate roof. Each cottage is double depth by one room wide with two storeys. The doors have square-cut monolithic jambs and lintels. The mullioned windows are flat-faced and of 2-lights on the ground floor and 5-lights on the first (one having been blocked in on No. 150 and one removed on No. 149). Said originally to have been back-to-back cottages.

151 AND 152, SYKE ROAD

Listing Descriptions

151 & 152 Syke Road

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1084254
Date first listed:	12-Feb-1985
List Entry Name:	151 AND 152, SYKE ROAD
Statutory Address:	151 AND 152, SYKE ROAD
District:	Rochdale (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SD 89947 15479

Details

SD 81 NE ROCHDALE SYKE ROAD (east side) 3/111 Nos. 151 and 152 -G.V. II
2 cottages. c.1810. Watershot stone with slate roof. Each cottage is 2-storey, double depth; No. 151 of 2 rooms wide and No. 152 of 1 room wide. 3-piece stone jambs and square-cut lintels, stone quoins. The mullioned windows are flat-faced and of 2, 2 and 1-light on the ground floor and of 4 and 8 (with 2 blocked in) on the upper floor with sill band. Said originally to have been back-to-back cottages.

153 & 154 Syke Road

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1354753
Date first listed:	12-Feb-1985
List Entry Name:	153 AND 154, SYKE ROAD
Statutory Address:	153 AND 154, SYKE ROAD
District:	Rochdale (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SD 89946 15490

Details

SD 81 NE ROCHDALE SYKE ROAD (east side) 3/112 Nos. 153 & 154. -G.V. II
2 cottages. c.1810. Watershot stone with slate roof. Each 2-storey cottage is 2 rooms deep by 2 wide, the left one (No. 154) having a C20 lean-to garage against the gable and door canopy. Each cottage has a central doorway with square-cut monolithic jambs and sills and flat-faced mullioned windows of 1 and 2 lights to the ground floor and "weaver's windows" of 2, 3 and 4-lights to the first floor. (Probably formerly of more lights). Said originally to have been back-to-back cottages. Included for group value.