

**ST THOMAS' C OF E PRIMARY SCHOOL
NEWHEY, ROCHDALE**

HERITAGE STATEMENT



**Kathryn Sather & Associates
Heritage Conservation Consultants**

November 2023

Contact Addresses

Heritage Conservation Consultants:

Kathryn Sather & Associates
Heritage Conservation Consultants
87 Oldfield Road
Altrincham, Cheshire
WA14 4BL
Tel: 0161 941 1414
ksa@ksaconservation.co.uk

Copyright

All Ordnance Survey Copyright material used in this report is reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright. All rights reserved. Licence number 100057992

© Kathryn Sather and Associates 2023. The authors have asserted their right to be identified as authors under the *Copyright, Designs and Patents Act* (1988). Licence is hereby given that this report may be reproduced in its entirety for dissemination to third parties but may not in part or entirety be published without the permission of the authors or individual copyright holders.

TABLE OF CONTENTS

Section 1	Introduction.....	5
Section 2	Planning Policy Context.....	6
2.1	Introduction	6
2.2	Rochdale Adopted Core Strategy.....	6
2.3	Rochdale Borough Unitary Development Plan (Adopted June 2006)	7
2.4	Places For Everyone – Joint Development Plan (Submission Plan, August 2021)	7
2.5	Planning (Listed Building & Conservation Areas) Act 1990	8
2.6	National Planning Policy Framework and National Planning Practice Guidance.....	8
2.7	Other National Guidance Documents: Historic England	10
Section 3	Description of the Proposal Site	12
3.1	Location and Context	12
3.2	The Site, Boundaries and Context.....	12
3.3	St Thomas' Primary School.....	14
3.3.1	<i>Plan and Form</i>	14
3.3.2	<i>Materials</i>	14
3.3.3	<i>Architectural Design</i>	15
Section 4	History and Development of the Surrounding Area and Proposal Site	29
4.1	History and Development of Newhey, Rochdale	29
4.2	History and Development of the Proposal Site	31
4.3	Sequential Development of the Area.....	33
Section 5	Significance Assessment of the Heritage Assets.....	36
5.1	Methodology	36
5.2	Statement of Significance of the Heritage Assets.....	36
5.2.1	<i>St Thomas' C of E Primary School</i>	36
5.2.2	<i>Church of St Thomas</i>	36
5.3	Contribution of the School to the Setting of the Heritage Asset	39
5.3.1	<i>Introduction</i>	39
5.3.2	<i>The Physical Surroundings of the Heritage Asset</i>	39
5.3.3	<i>How the Heritage Asset is Experienced</i>	39
5.3.4	<i>Contribution of the Proposal Site to the Setting of the Heritage Asset</i>	39
Section 6	Proposed Works	40
6.1	Overview.....	40
6.2	Design and Materials	41
6.3	Landscaping	47
6.4	Access and Parking	47
Section 7	Heritage Impact Assessment.....	48
7.1	Method of Assessment.....	48
7.2	Impact of Proposed Works on the Significance of the School.....	48
7.3	Impact of the Proposed Works on the Setting of the Church of St Thomas	48
7.3.1	<i>The Location and Siting of the Development</i>	48
7.3.2	<i>The Form and Appearance of the Development</i>	48
7.3.3	<i>Wider Effects of the Development</i>	49
7.3.4	<i>Permanence of the Development</i>	49
7.4	Summary	49
7.5	Heritage Impact Assessment Table.....	50

Section 8	CONCLUSIONS	52
8.1	History, Development and Usage.....	52
8.2	The Proposed Works	52
8.3	Impact of Proposed Works on the Heritage Assets	52
Section 9	Sources	53
Appendix 1: Listed Building Description.....		54
Appendix 2: Details of Census and Directories Search		55
Appendix 3: Heritage Impact Assessment Methodology		57
Appendix 4: Historic Mapping		61

Section 1 Introduction

This Heritage Statement accompanies the full planning application for the proposed works at St Thomas' C of E Primary School, Huddersfield Road, Rochdale, OL16 3QZ. St Thomas' C of E Primary School has been designated a non-designated heritage asset by Rochdale Borough Council. Located to the northwest is the Grade II listed Church of St Thomas.

This Heritage Statement should be read in conjunction with the proposed plans and elevations, the design and access statement and other reports submitted with the planning application.

This Heritage Statement has been prepared in accordance with the NPPF and the NPPG. It has been prepared by Kathryn Sather & Associates, Heritage Conservation Consultants. This Heritage Statement aims to provide sufficient information specific to the proposal site and its immediate surroundings. To this end, the statement provides a survey of the site; a description of the existing site; a review of the historic uses of the site; an assessment of the significance of St Thomas' C of E Primary School and the Church of St Thomas; a review of the heritage assets in the immediate vicinity; a summary of the proposed works and a heritage impact assessment describing the impact that the proposed works will have on the significance of the school and the Grade II listed building.

Section 2 Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the Rochdale Core Strategy, the Rochdale Unitary Development Plan, Draft Places for Everyone – Joint Development Plan (August 2021), the NPPF Chapter 16, the NPPG, and guidance from Historic England.

2.2 Rochdale Adopted Core Strategy

Rochdale Core Strategy, the lead document in the Rochdale Local Plan was adopted in October 2016 and is used to determine applications for planning permission across the district. Relevant policy includes:

Strategic Objective SO3 - To improve design, image and quality of place

To do this we will focus on:

1. Raising design quality and promoting sustainable developments;
2. Improving gateways into the borough and main transport corridors to improve the image of the borough;
3. Protecting and enhancing our heritage and natural assets, the special character of our towns, our countryside, open spaces, river valleys and water features; and
4. Creating new identity and character where it is lacking (e.g. inner areas and road corridors).

Policy P2 - Protecting and enhancing character, landscape and heritage

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:
 - a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;
 - b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;
 - c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;
 - d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and
 - e. Conserving and enhancing townscape character.
2. We will protect the borough's heritage by:
 - a. Conserving, enhancing and promoting key heritage assets, both statutory and non statutory, including consideration of their wider settings. Key heritage assets of the borough include:
 - i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;
 - ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;
 - iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;
 - iv. The Edgar Wood and J. H. Sellers cultural heritage;
 - v. The heritage of the seventeenth and eighteenth century vernacular tradition; and
 - vi. The engineering heritage, including mills, canals and railways.
 - b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;

- c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and
- d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

2.3 Rochdale Borough Unitary Development Plan (Adopted June 2006)

The Unitary Development Plan from Rochdale's 1996-2016 Local Plan is still in place until the Allocations Development Plan which is being developed is adopted. Relevant policy includes:

G/BE/9 (Part One Policy) Conservation of the Built Heritage

Priority will be given to the practical conservation and enhancement of those features of the built environment which are the most valuable, in particular: conservation areas; listed buildings and their settings; scheduled ancient monuments; parks and gardens of special historic interest; and archaeological remains. Such buildings, areas and features of architectural and historic merit will be protected from adverse development or demolition and positive measures will be taken or supported, wherever possible, to facilitate their continued upkeep and beneficial use. Particular emphasis will be placed on securing new uses for existing buildings to ensure their future, and on promoting conservation activities which provide a stimulus for the regeneration of town centres, older urban and rural areas, including historic and cultural landscapes.

BE/11 Protection of Locally Important Buildings and Features of Architectural and Historic Interest.

The Council will permit development proposals that do not adversely affect buildings and features which are of local interest and which contribute to the character of an area and/or are important in townscape terms.

2.4 Places For Everyone – Joint Development Plan (Submission Plan, August 2021)

Places for Everyone is a long-term plan of nine of the Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. The Plan is in its final stages and was submitted to the Secretary of State for examination on 14 February 2022. Relevant policy includes:

Policy JP-P 2 Heritage

Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and historic value.

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Development proposals should identify assets of archaeological interest and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

2.5 Planning (Listed Building & Conservation Areas) Act 1990

Local Planning Authorities have statutory duties regarding decisions involving heritage assets. Section 66 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'in granting planning permission for development which affects a listed building or its setting,' a LPA must 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.'

2.6 National Planning Policy Framework and National Planning Practice Guidance

Chapter 16 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the application site.

Proposals affecting heritage assets

194. 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.

195. 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.

197. 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.

Considering potential impacts

199. 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.

200. 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.

201. 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.

202. 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.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly

accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

2.7 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3* (2017); and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (2019).

The Historic England document *The Setting of Heritage Assets* defines setting as: '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 the asset, may affect the ability to appreciate that significance or may be neutral.'

Setting is also described as being a separate term to curtilage, character and context. Curtilage is largely a legal term referring to the extent of a property boundary, as prescribed by ownership and the character of a place depends upon a sum of all of its attributes. Setting is largely a visual term and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

The guidance sets out a five staged process for assessing the implications of proposed developments on setting. The steps are as follows:

1: Identifying the heritage assets and their settings

The first stage of the analysis is to identify which heritage assets and associated settings are likely to be affected by the proposed development.

2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset

Initially, the significance of the heritage asset needs to be assessed. This assessment should be informed by both archival research and site survey. In assessing the contribution of the setting to significance, the physical surroundings of the asset should be considered, as well as the relationship with other heritage assets, the way in which the asset is experienced, the asset's associations with people and events and patterns of use. This information will provide a baseline for establishing the effects of a proposed development on the significance of a heritage asset.

3: Assessing the effect of the proposed development on the significance of the asset

The range of effects the proposals may have on the setting and the resultant degree of harm or benefit to the significance of the heritage asset can now be considered. The guidance advises on the best approach for assessing the effects of the specific proposals on the heritage assets concerned. In general,

'The assessment should address the key attributes of the proposed development in terms of its: location and siting, form and appearance, additional effects and permanence.'

4: Maximising enhancement and minimising harm

The guidance advises that adverse effects can be limited and the maximum advantage achieved if proposals liable to affect setting are considered from the project's inception. Further limitation of harm can be achieved by producing a well-designed scheme that will minimise detrimental impacts and identify opportunities for enhancement.

Steps to reduce the harm caused by proposals to the significance of a heritage asset include the relocation of a development or its elements, changes to the proposed designs, the creation of visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

When harm cannot be avoided, screening should be implemented, although the design of this should be in keeping with the surroundings and avoid having a further negative impact on the area.

5: Making and documenting the decision and monitoring outcomes

The final phase of the process is to come to the final decision about the proposals. All of the information gathered from the previous steps must be considered. It must also be considered that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies. The capacity for a setting to accommodate change must also be considered and therefore decisions are therefore made on a case by case basis.

Section 3 Description of the Proposal Site

3.1 Location and Context

The site lies within the village of Newhey located near the town of Milnrow in the Metropolitan Borough of Rochdale, Greater Manchester. The village lies at the foot of the South Pennines and on the river Beal approximately 10 miles northeast of the city of Manchester. Beyond the village to the east is the Ogden Reservoir and the M62 crosses the land to the north of Newhey.



3.2 The Site, Boundaries and Context

St Thomas' Primary School is surrounded by a playground on three sides and is located at the corner where Huddersfield Road and Church Street join. Church Street is a cobblestone single track lane that heads uphill to where the Grade II listed Church of Thomas is located at the top of the hill. At the top of Church Street there are mature trees which screen the church from view. Adjacent to the church there is the Primary School playing field.

Barrier free access to the Primary School is located off Church Street with a permit only small carpark located opposite. The site is mainly surrounded by residential properties with the Newhey Metrolink tram station located to the southwest. Located to the west of the school building is a set of stone steps that lead up to Church Street. The playgrounds are bounded by a stone wall. The stone wall to the north which bounds Church Street is a high retaining wall which follows the line of the road as it travels downhill and joins the main thoroughfare of Huddersfield Road. A section of the building directly fronts onto the pavement to the south along Huddersfield Road. The section of stone wall to the west adjacent to the stone steps and the section at the southwest corner of the site have metal security fencing attached above and ornate railings interspersed and a pedestrian entrance gate along Huddersfield Road. There is soft landscaping and low stone walling located at the northeast corner of the site featuring a mature single tree. Located to the northeast of the site is the former Newhey stone quarry along Bradley Street which is no longer in operation and has become an area for fossil hunters and walkers.



Existing Site Plan



Looking Northeast Along Huddersfield Road



**Looking Northwesterly from Railway Street –
Church of St Thomas Located on Higher Ground**



Looking East (Downhill) Along Church Street Towards Huddersfield Road



Looking Southeast Towards the Building from the Top of the Stone Steps to the West



Looking North – Stone Steps to the West of the Building

3.3 St Thomas' Primary School

3.3.1 Plan and Form

St Thomas' Primary School is a two storey building, with a partial basement, which is L-shape in form. A section of the building fronts the pavement along Huddersfield Road.

3.3.2 Materials

The building has large retaining stone walls. The roof has natural slate tiles with roof lights and stone chimneys. There are various pitches as well as small areas of flat roofs. The main entrance has a brick base and modern UPVC doors and windows. The majority of the windows throughout the building have been replaced with modern UPVC windows and there is some modern guttering.

3.3.3 Architectural Design

The building was constructed c. 1865. The front elevation along Huddersfield Road features large stone mullion arched windows. The school was also used as a place of worship until the Church was built in 1876.

Exterior

Northeast Elevation



Existing Northeast Elevation

The northeast elevation fronts one of the playgrounds to the rear and the soft landscaped area at the corner of the site. The existing entrance lobby is situated at the corner, where the main building links to an angled flat roof, canted section which houses an internal staircase. At first floor level, to the rear of the inserted entrance lobby, there are mullion and transom windows to the hall. The almost square shaped two storey extension located at the north houses the WC's and features a parapet and a flat roof.



Existing Main Entrance with Flat Roof



Faux Stone Base of Entrance Lobby



Original Mullion Windows Above Main Entrance



Corner of Huddersfield Road and Church Street



Pitched Roofs

Northwest Elevation



Existing Northwest Elevation

The northwest elevation features a lean-to covered play area which fronts the rear play area. The single storey classroom section has a gable roof covered in slated, with stone mullion windows. A small gable extension to the far east end has a chimney on the east end with smaller mullion windows. The two storey flat roofed extension connects to the rear gable end of the main building. These

windows have external security meshing. To the west is a further small flat roofed extension, an existing storage area which is windowless at this elevation.



Section Located to the Southeast Corner



Lean-to Covered Play area



Head Teacher's Office Window



Admin Office Window



Proposed Area of New Main Entrance

Northwest Elevation

Southwest Elevation



Existing Southwest Elevation

The southwest elevation features a basement level and side entrance. There are windows at this elevation on the flat roof section. The elevation primarily includes five large stone mullion and transom windows. The side entrance has a decorated stone surround.



Northwest and Southwest Elevations



Looking North



Looking North Toward Church Street



Side Entrance with Arched Stone Head and Surround

Southeast Elevation

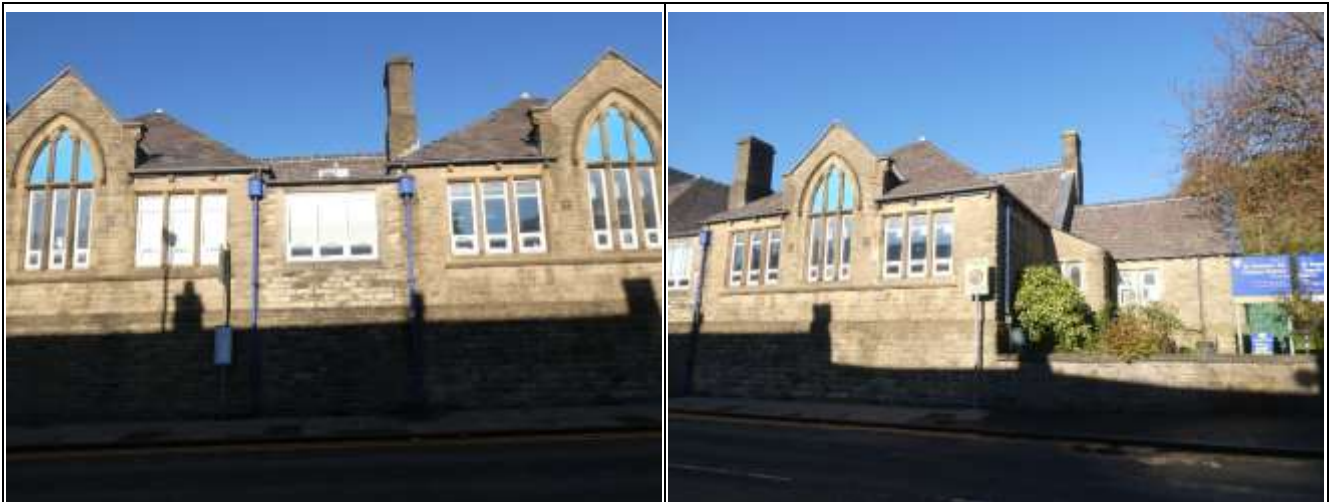


Existing Southeast Elevation

The southeast elevation includes a large gable end, with a basement level, three large stone mullion and transom windows, and attic level tripartite windows. The eastern section includes two hipped roof sections, with a smaller central section, which was previously the entrance. The two hipped sections have a central raised roof section, with a gothic arched window. To the far east there is a lower single storey extension, with smaller stone mullion windows.



Southeast Elevation Along Huddersfield Road



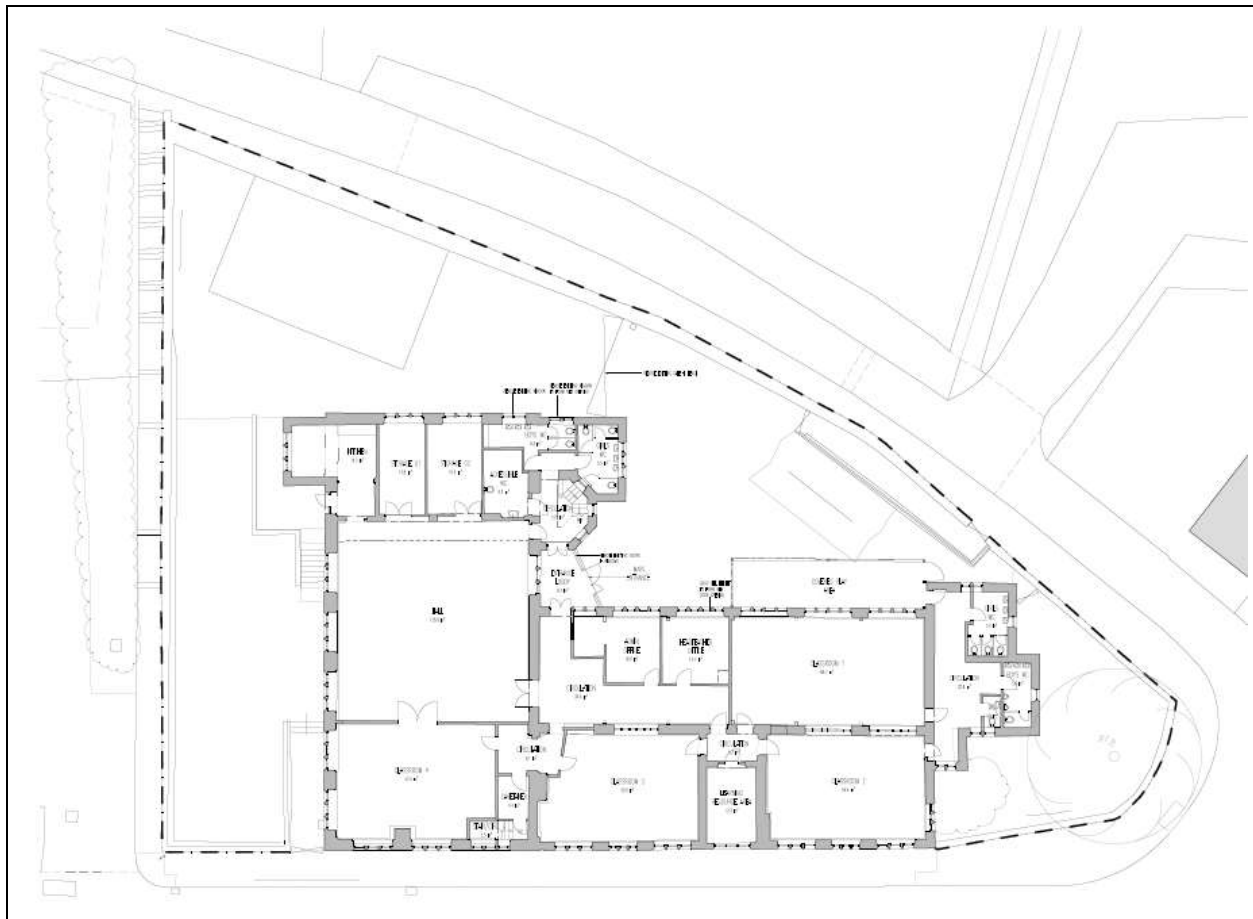
Arched Mullion Windows

Interior

There is evidence of historical features that belong to the building's earlier use as a place of worship before the construction of the Church of St Thomas, along with some modern additions to the interior of the school such as suspended ceilings, modern partition walling and the entrance lobby.

Ground Floor

The layout of the ground floor includes the entrance lobby, WC's, administrative office, the Head Teacher's Office, classrooms, a hall, kitchen and storage areas.



Existing Ground Floor Layout

Entrance Lobby

The entrance lobby is a modern addition and features UPVC doors and windows.



Door Leading to Offices



Entrance to the Lobby Area



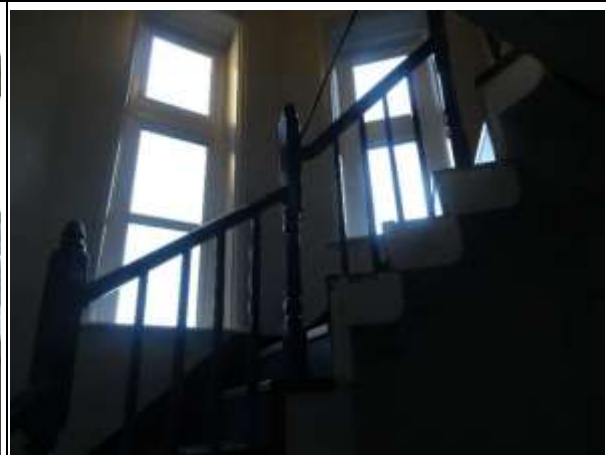
Window to the Admin Office



Window within the Lobby Area Covered with a Mosaic Display



Doorway Leading to WC's



Internal Staircase Adjacent to the Entrance

WCs

The WCs are located to the north of the building beyond a stairwell.



Corridor Leading to Boys WCs



Window to the Northwest



Boys WC with Suspended Ceiling



Window at the Northeast Elevation – Girls WC



Girls WC



Small Window



Accessible Toilet and First Aid Area

The school office is accessed through timber double doors off the entrance lobby. The hallway leads to the Head Teacher's Office and classrooms.





Hallway - Circulation



Admin Office



Window at the Entrance Lobby



Office Sliding Window



Window – Admin Office Adjacent to the Entrance



Window - Head Teacher's Office



Bracket and Base of Roof Truss



***Doorway off Hallway – South of
the Head's Office***

Door into Learning Resource Area

Learning Resource Area

To the south of the hallway opposite the Head Teacher's Office there is a small hallway area that leads into what is known as the learning resources area. The original timber door is painted blue and features cast iron hinges and a decorated handle. This area was previously the original entrance, with steep steps leading up from Huddersfield Road. From within the room the originally external arched entrance doorway is visible featuring the date A.D.1865. The stone walls have been painted around the arched doorway.



Painted Timber Door Featuring Cast Iron Hinges and Decorative Handle



Original Entrance Arched Doorway with 1865 Date



Classroom

Classrooms and Hall

The classrooms have varying sizes, with suspended ceilings and windows with replacement frames. The Hall has a double height, also with a suspended ceiling inserted. The Hall and classroom walls have tongue in groove wainscoting.



Partition and Roof Truss With Suspended Ceiling



Hall with Suspended Ceiling



Classroom

Section 4 History and Development of the Surrounding Area and Proposal Site

4.1 History and Development of Newhey, Rochdale

Newhey is historically part of the county of Lancashire and in ancient times a hamlet within the township of Butterworth. The township of Butterworth occupied the southeastern section of the Parish of Rochdale in the Hundred of Salford. Rochdale appears in the Domesday Survey of 1086 as *Land of Roger of Poitou* who was the tenant in chief.¹ Roger of Poitou (mid 1060s-before 1140) is described as an Anglo-Norman aristocrat who owned large areas of land throughout England. Butterworth is believed to have been settled in Anglo Saxon times and its name is thought to have derived from the old English *butere* meaning butter and *woro* meaning enclosure.



Joan Blaeu's 1662-5 Vol. 5 Map of Lancastria Palatinatvs

Writing in 1889 Henry Fishwick lists the township of Butterworth, according to OS maps to include the hamlets of; Clegg, Low house, Wild House, Belfield, Bleakedgate-cum-Roughbank, Butterworth Hall and Haugh.²

¹ Open Domesday by Anna Powell-Smith.
<https://opendomesday.org/place/SD8913/rochdale/>
 Date accessed 30/10/2023.

² 'The History of the Parish of Rochdale in the County of Lancaster by Henry Fishwick'.
<https://www.rmnf.org.uk/wp-content/uploads/2018/03/Fishwick-History-of-Rochdale-Part-1.pdf>
 Date accessed 30/10/2023.



Yates' 1786 Map of the County Palatine of Lancaster



Greenwood's 1818 Map of the County Palatine of Lancaster

Milnrow by the 19th century was established as the dominant settlement in the Parish of Rochdale and became a separate parish by the Rochdale Vicarage Act of 1866. The church of St James was built in 1868. Newhey became part of the Milnrow Urban District in 1894 until 1974. In 1974 during the local government reforms Milnrow's urban district was abolished and Newhey became part of the Metropolitan Borough of Rochdale.

Newhey is listed as *New Hey* in the 1895 *Kelly's Directory of Lancashire* and is described as an ecclesiastical parish which was formed on the 4th of April 1876, because of the building of the Anglican Church of St Thomas in 1896, from the Parish of St James in Milnrow. The construction of the Church of St Thomas was instrumental in Newhey becoming the second most important settlement after Milnrow.

However, it should be noted that the population of Newhey used the Day School and Sunday School, a building now known as St Thomas' C of E Primary School as a place of worship from 1865 until the Church of St Thomas was erected in 1876. There are three methodist chapels located in the village during this period. The directory also mentions a supply of stone and coal in the area and brick and tile manufacturing. The urban expansion of Newhey is linked to its location with regards to the Rochdale canal and Lancashire and Yorkshire railway line as well as access to rich raw materials and the opportunities the industrial revolution provided such as manufacturing at a large scale.

The directory mentions the railway station at New Hey, which is located on the Lancashire and Yorkshire railway line. The regional station opened on the 2nd of November 1863. The railway is described as a suburban line which transported passengers and freight from the Manchester Oxford Road station to Rochdale via Oldham. The regional station was closed in 2009. The former line known as the Oldham Loop was transformed into a light railway line and in 2013 the former regional station was repurposed and now forms part of the Oldham and Rochdale line of the Greater Manchester's light railway and Metrolink system. The former sidings of the station are still in situ and are used as a commercial warehousing.

4.2 History and Development of the Proposal Site

St Thomas' C of E Primary School was built as an Anglican Day school and Sunday school in 1865. The first Anglican service was conducted by the clergy of neighbouring parish of Milnrow. The Day school was used as a place of worship until the Church of St Thomas was erected in 1876 for William and James Heap, flannel manufacturers in Newhey and designed by British Architect Henry Lloyd (1812-1887).³ The church was erected in memory of William and James' father, Mr Thomas Heap of Cliff House, Newhey. The Church of St Thomas was a replica of the Holy Trinity Church, Weston-super-Mare which had been also designed by Henry Lloyd and erected 15 years previously. Henry Lloyd usually practised in Bristol and the southwest of England. It is not clear who commissioned the construction of the Day school and Sunday School but a Benjamin Heap was noted as attending the first Anglican service in an article in a Rochdale newspaper dated 4th November 1865.⁴ The Heap family were prominent, successful manufacturing family and may have commissioned the Day School and Sunday School.

The erection of the Church of St Thomas in 1876 establishes New Hey as an Ecclesiastical Parish from the Parish of St James, Milnrow.⁵ From census and directories searches the Rev. Francis Robert Raines, curate and magistrate of Milnrow, who directed the first Anglican afternoon sermon at the Day School and Sunday School, is listed from 1841. Mr Alfred Barns is listed in the newspaper article as being 'appointed to the charge of the Day School'.⁶ The 1861 census of Butterworth lists an Alfred Barns, Pupil Teacher as residing with his family in Mill Lane, Milnrow. The 1895 Kelly's Directory of Lancashire lists St Thomas' National School (mixed, public elementary school) at Newhey accommodating up to 535 children with an average of just 184 attendees. The master is listed as James A Grindad and the mistress of the infants is listed as Miss Agnes O'Doherty. There is a different master, Edgar Quarmby, listed at the school in 1905 and in 1924 Charles A Whitehead is listed. Miss Mary Alice Butterworth is listed as the mistress of the infants in 1905 and in 1924 Miss Florence E Turner is listed. By 1924 St Thomas' school is listed as accommodating 464 children. Today the school accommodates just 147 pupils.

The first available OS map to depict the school building is in 1893. At this time the entrance was facing Huddersfield Road in the central section of the narrow southwest to northeast range. There is

³ Architects of Greater Manchester 1800-1940, 'Henry Lloyd'

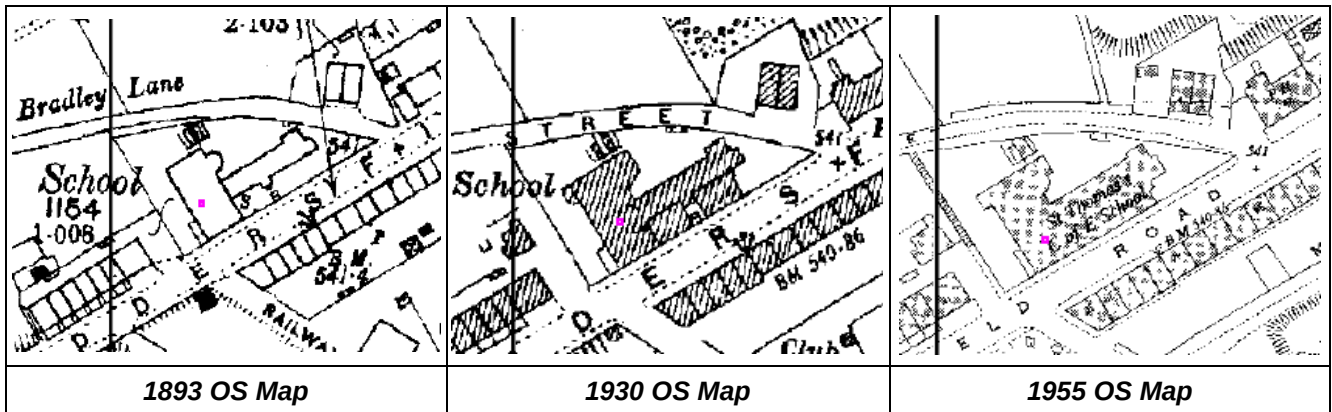
<https://manchestervictorianarchitects.org.uk/architects/henry-lloyd>. Date accessed 27/10/2023

⁴ The Church of England, St Thomas Church New Hey Rochdale, 'The History of the Parish Church of St Thomas New Hey' <https://www.stthomasnewhey.org.uk/about-u/>. Date accessed 20/10/2023.

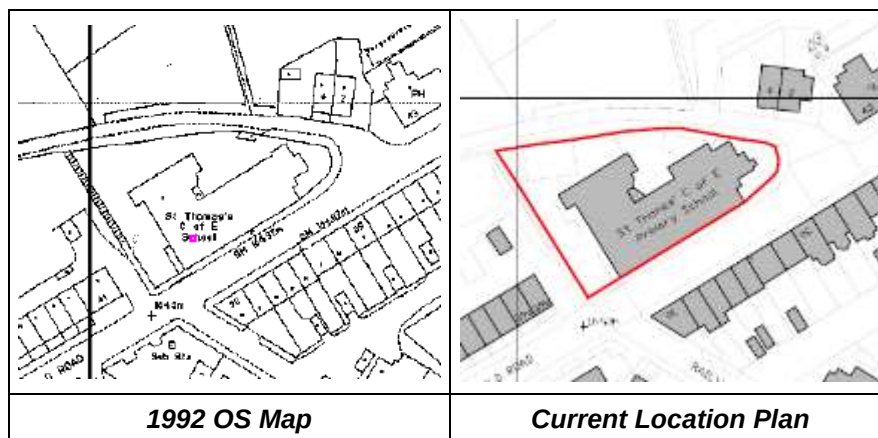
⁵ *Kelly's Directory of Lancashire 1895*, Kelly & Co Limited. London. 1895.

⁶ The Church of England, St Thomas Church New Hey Rochdale, 'The History of the Parish Church of St Thomas New Hey' <https://www.stthomasnewhey.org.uk/about-u/>. Date accessed 20/10/2023.

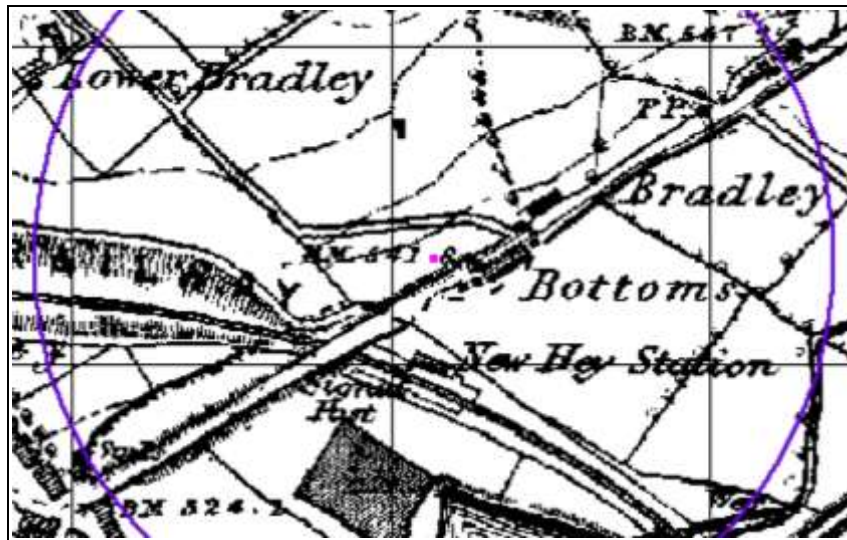
a structure located north of the building along the boundary wall to Bradley Lane (now known as Church Street), this is likely the outside toilets for the school. The school was extended along the elevation at Huddersfield Road between 1893 and 1930, with the two hipped roof sections providing additional classrooms. The original entrance on Huddersfield Road, between the two added hipped sections, appears to have been filled in between 1930 and 1955. The school was also extended to the north of the building at the west and east sides, these are the two flat roofed extensions. The small standalone building, probably the toilets, to the north is no longer depicted on the 1992 OS Map.



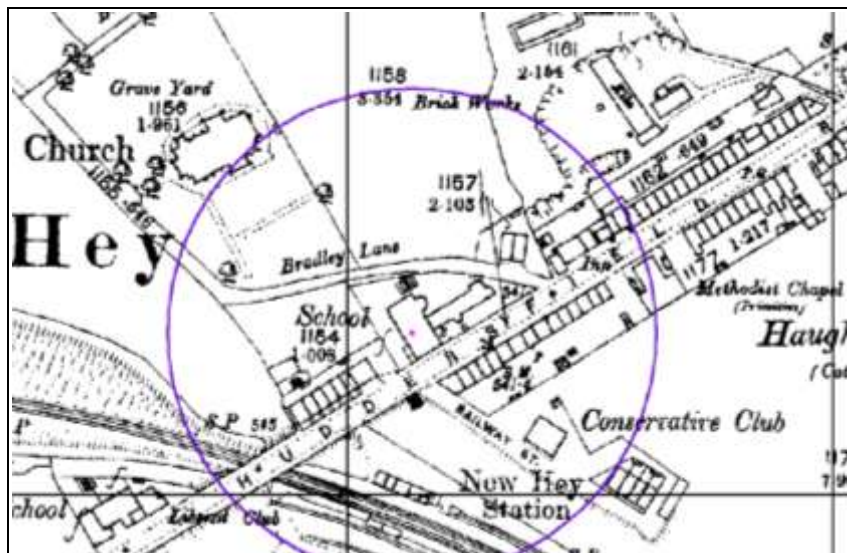
The footprint of the building remains unchanged from 1992 apart from the construction of a covered play area located at the northwest elevation and the entrance lobby to the corner of the northeast elevation, which are depicted on the current location plan below. The playground areas have also been updated to include modern play equipment and changes to the hard landscaping to include softer, safer alternatives incorporating floor markings.



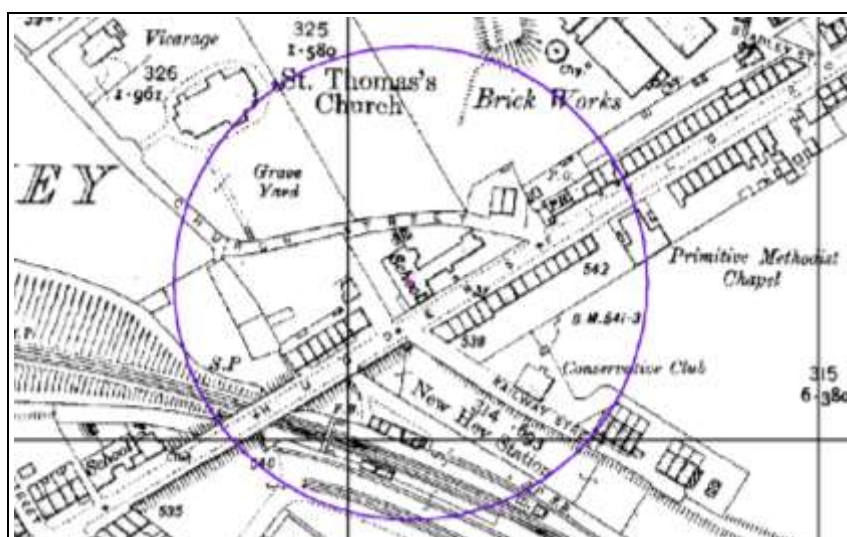
4.3 Sequential Development of the Area



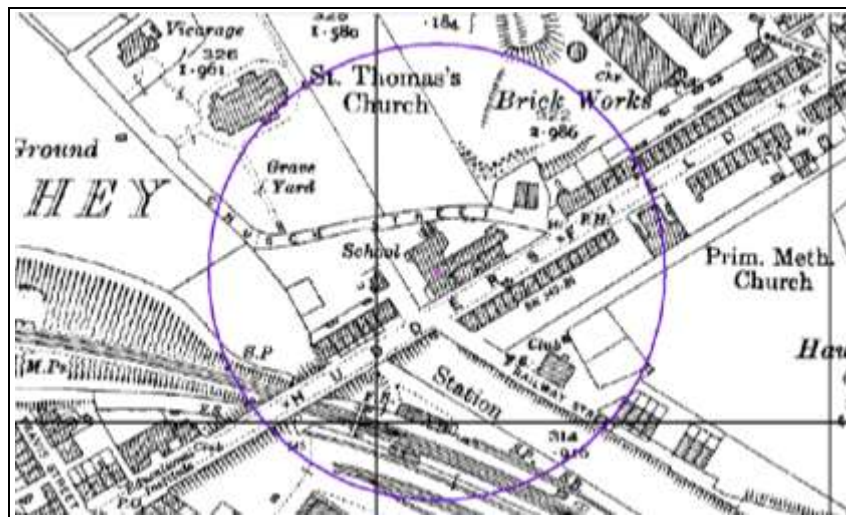
1851 OS Map



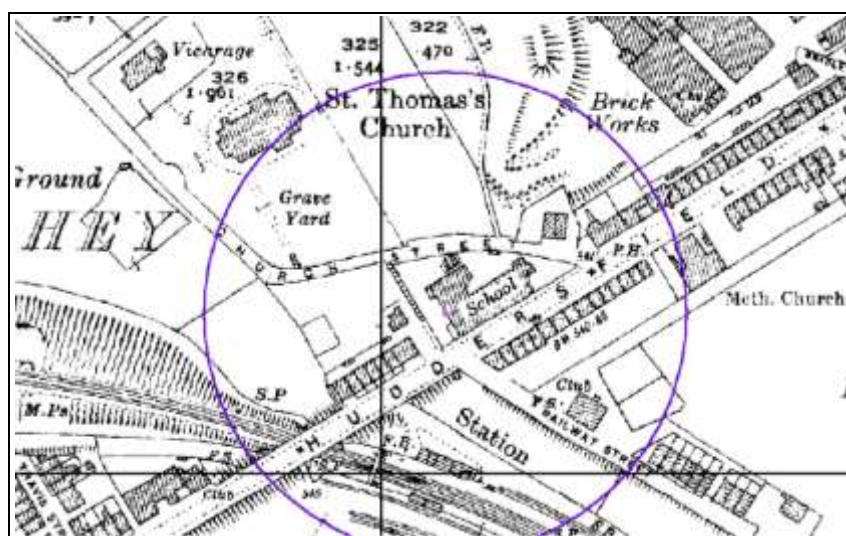
1893 OS Map



1910 OS Map



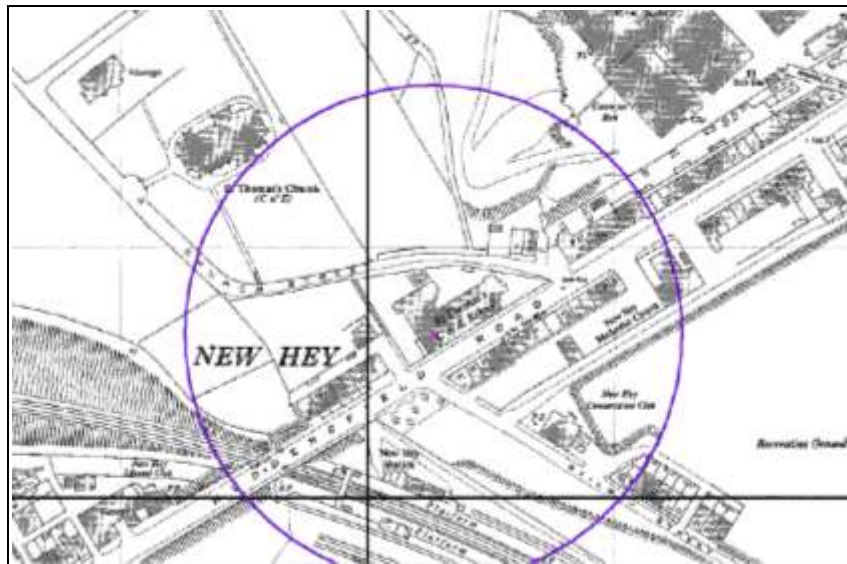
1930 OS Map



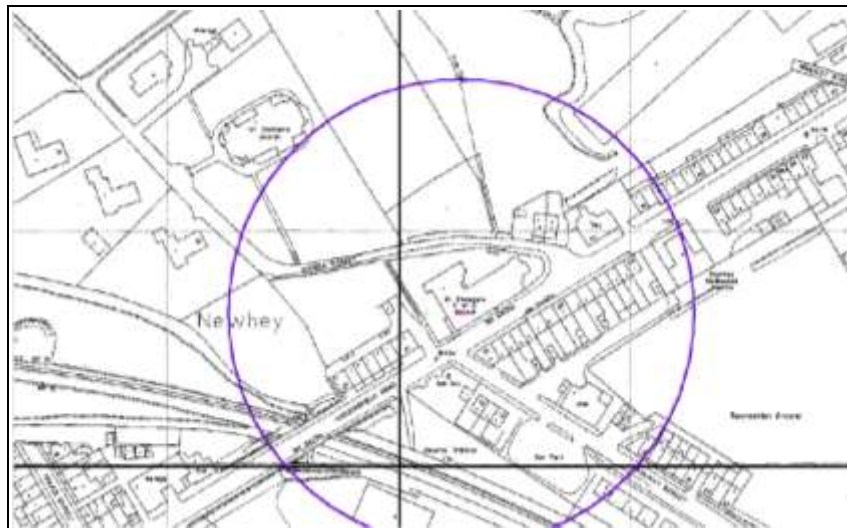
1936 OS Map



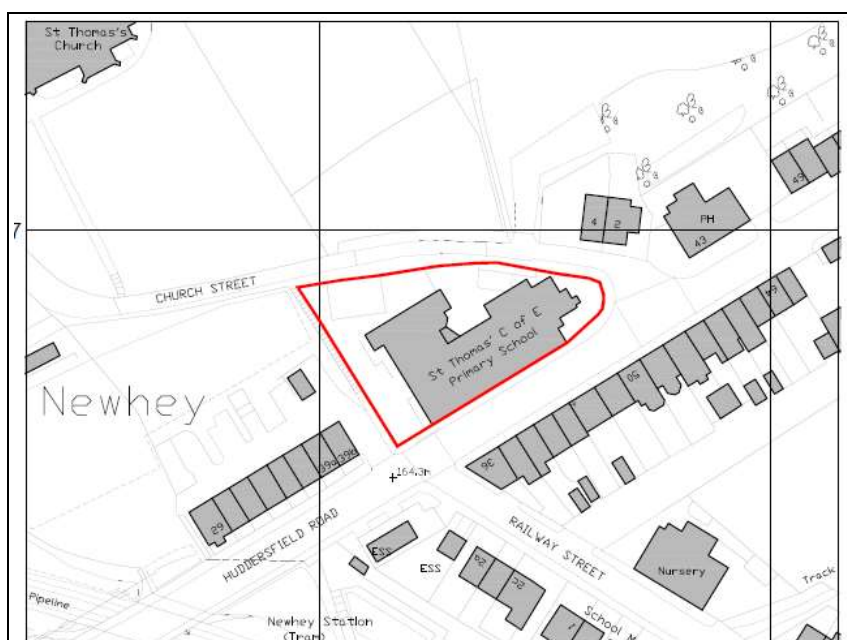
1955 OS Map



1955-1988 OS Map



1992 OS Map



Current Location Plan

Section 5 Significance Assessment of the Heritage Assets

5.1 Methodology

This section contains a statement of significance which addresses the significance of the historic buildings affected by the proposals. This section has been compiled using the values outlined in Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019). These values are archaeological interest, historic interest, artistic and architectural interest. The assessment of the level of significance of the heritage assets was influenced by the ICOMOS guidance on Heritage Impact Assessments. This guidance defines the levels of significance for built structures as ranging from 'Very High' to 'Unknown Potential'. Appendix 3 includes the full methodology used to assess the level of significance as well as the impact on the heritage.

5.2 Statement of Significance of the Heritage Assets

5.2.1 St Thomas' C of E Primary School

Historic Interest

- The primary school was erected in 1865 as a national day school and a Sunday school. The first in the parish of Newhey which was previously part of the township of Butterworth.
- The day school was used as a place of worship until the Church of St Thomas was built in 1876.

Architectural Interest

- The building retains the core of the original school with some original features remaining to both the exterior and interior.
- The school, although extended, clearly reads as a mid-19th C Church of England School, utilising a local stone for the walls and a slate roof.

Summary:

St Thomas' CofE School is of local significance. Its significance derives from its historical interest, illustrating the evolution of the local area, with the growth of the population requiring the creation of its own parish with the construction of a church of England school, and its own parish church. Its architectural interest derives from the quality of the school buildings and in particular the views along Huddersfield Road and from Church Street. With reference to the heritage impact assessment guidance and as a non-designated heritage asset, the building has a low level of significance.

5.2.2 Church of St Thomas

Historic Interest

- The Church of St Thomas was built in 1876 as a replica of Holy Trinity Church, Weston-super-Mare, Somerset which had been erected 15 years earlier.
- Built for Messrs William and James Heap, flannel manufacturers in Newhey, in loving memory of their father Mr Thomas Heap of Cliff House, Newhey.
- The erection of the Church of St Thomas in 1876 establishes New Hey as an Ecclesiastical Parish from the Parish of St James, Milnrow.

Architectural and Artistic Interest

- The church was designed by Henry Lloyd (1812-1887), a British architect who practised in Bristol and the southwest area.

- The church is built from Yorkshire stone to the exterior and Bath stone dressings
- The High Victorian Gothic style of architecture, together with the tall spire creates a focal point
- The church's position high on a hill is considered to offer a dominant presence
- The starkly contrasting materials produce a distinctive and imposing building

Summary:

As a listed structure the Church of St Thomas is of national importance. Its significance derives from its historic presence in the settlement since the later 19th century and elements of the physical structure from this period, as well as its association with several important people. The high quality of the architecture, designed by Henry Lloyd, creates a focal point and in particular the imposing spire forms a landmark. With reference to the heritage impact assessment guidance, it is assessed as having a medium level of significance.



Looking Northwesterly Towards the Church of St Thomas Along Church Street



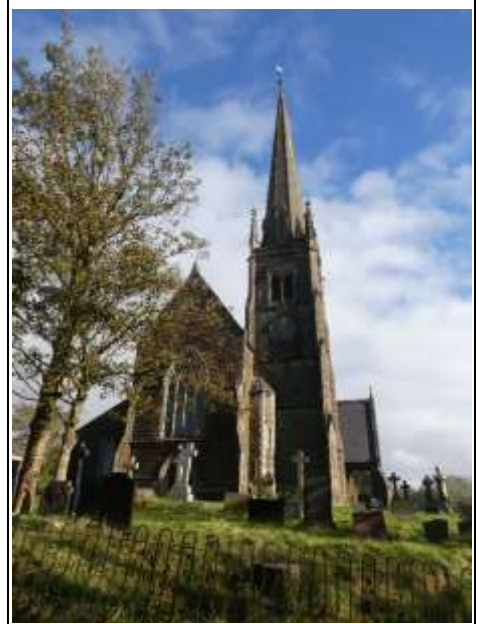
South Elevation



North Elevation



North and West Elevation



West Elevation Along Church Street



Looking South - Hedged Boundary Along Church Street



Former Vicarage to the Northwest of the Church of St Thomas

5.3 Contribution of the School to the Setting of the Heritage Asset

5.3.1 Introduction

Due to proximity, the proposed alterations to St Thomas' CofE School has the potential to affect the setting of the Church of St Thomas, Newhey. When assessing the contribution to the setting of a heritage asset, Historic England guidance recommends considering the physical surroundings of the listed structure and how the listed structure is experienced.

5.3.2 The Physical Surroundings of the Heritage Asset

The attributes of the physical surroundings of the listed structures help determine the contribution the setting makes to the significance of the heritage assets. The topography dominates the setting with the church siting at the top of a steep hill. There are no other listed buildings in the immediate vicinity. The surrounding churchyard provides an openness to the immediate setting of the church, with areas of trees and other buildings to the north, west and northeast. There is a historic functional relationship between the church, the churchyard, the former Vicarage to the north and the school to the south of Church Street.

5.3.3 How the Heritage Asset is Experienced

The way in which the setting of a heritage asset contributes to the experience of the heritage asset can help establish the contribution made by the setting. The entrance to St. Thomas's Church is off Church Street to the south, through the churchyard, and also off Church Street from the west and the church would be approached by foot along this lane. The area to the north and west of the church is predominantly an open landscape, with the M62 farther to the north. To the south, the surrounding area is more built up, and of an urban character. Views of the church, especially the spire, are found from Huddersfield Road to the south, especially at the bridge over the railway, and from smaller roads including Church Street and Railway Street. The high spire ensures the church is a local landmark and the siting at the top of the hill also ensures that the church is a prominent and dominant feature in the landscape and townscape. The churchyard provides a sense of seclusion and tranquillity surrounding the church, and the setting on the hilltop removes the church from the movement and activity of the town below.

5.3.4 Contribution of the Proposal Site to the Setting of the Heritage Asset

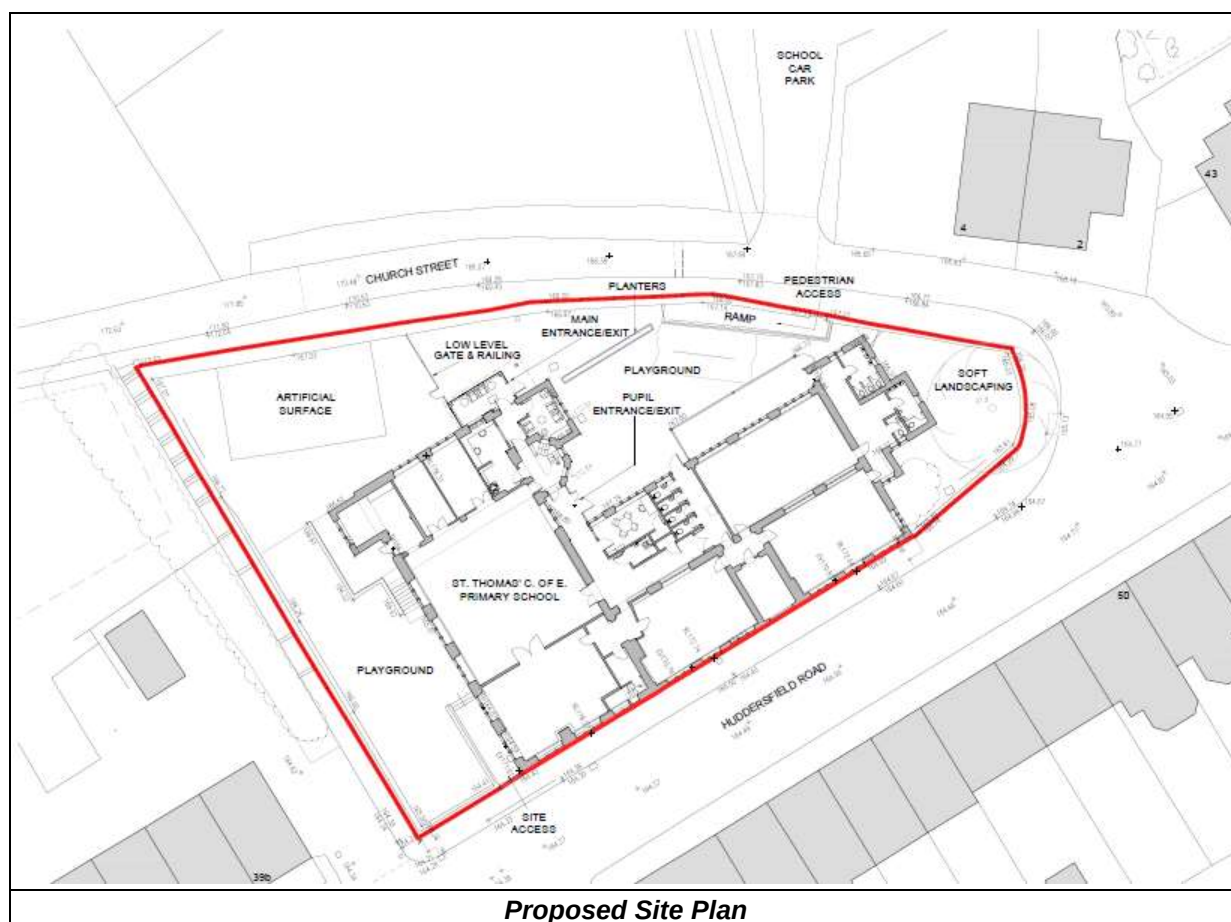
The proposal site St. Thomas's CofE Primary School has a historic functional and associative relationship with St. Thomas's Church. The buildings were not designed as a cohesive group but are located in proximity to each other. The southwestern and southeastern elevations of the School could be seen in longer distance views of the church from Huddersfield Road and Railway Street, and the northeastern elevations of the School are also visible in a view of the church from the lowest end of Church Street. However, the specific areas of the proposed entrances do not make a contribution to the setting of the church and are not visible in significant views of the church.

Section 6 Proposed Works

6.1 Overview

The proposed works seek to install a new entrance to the school building and other minor alterations at St Thomas' C of E Primary School, Huddersfield Road, Rochdale, OL16 3QZ. The building is generally in poor condition and the proposed works seek to address the following:

- Provide a new, barrier free accessible main entrance to the north of the building.
- Relocate and increase the provision of existing staff and administration facilities.
- Improve the existing WC provision, including fully accessible toilets.



The proposed additions will increase the extent of the existing building and reconfigure the existing layout, however, the use of the building will remain the same. St Thomas' Primary School accommodates learning and leisure facilities including outdoor facilities, hard and soft landscaping for pupils as well as a school playing field at the top of Church Street.

Area	Existing	Proposed
Playground	654.8m ²	646.4m ²
Building Footprint	722.9m ²	731.3m ²
Ground Floor GIFA	647.5m ²	656.3m ²
Total Site	1,621.8m ²	1,621.8m ²

6.2 Design and Materials

The proposed materials for the extension and remodelling will seek to complement the existing school building. The double-glazed doors and window frames will be polyester powdered coated (PPC) aluminium frames, colour matched to existing. A steel column will be installed along with aluminium roof flashing and curtain wall glazing will feature at the main entrance. The proposed design will increase the gross internal floor area by 8.8m² and overall, in total the proposed ground floor area GIFA to 656.3m².

Proposed Main Entrance

The proposed main entrance will be located to the north of the building, on the northwest elevation, in an area separated from the playground where visitors to the primary school can be kept enclosed before entering the school building. The proposed hall lobby will be located on the northeast elevation of the building. When viewed from Church Street, only the main entrance will have visual impact on the appearance and extent of the building.

New hedging will be planted within box planters located on the playground between the ramp from the Church Street Access approach. This alteration will allow the school to have control over visitors which will improve current issues with safeguarding. The proposed main entrance will also improve current issues with regards to congestion.

Proposed Alterations to Existing Administrative and WC Facilities

The existing administrative facilities will be relocated to the north of the building by the proposed new entrance, except for the Head Teacher's Office. A meeting room is proposed to be located opposite the new administration office. The proposal seeks to provide 4 individual toilets and 1 fully accessible toilet. The existing cill height next to the new toilets will be lowered and a new external door will be installed. The new external door will provide an additional access point into the building via the playground which will link to the main circulation route.

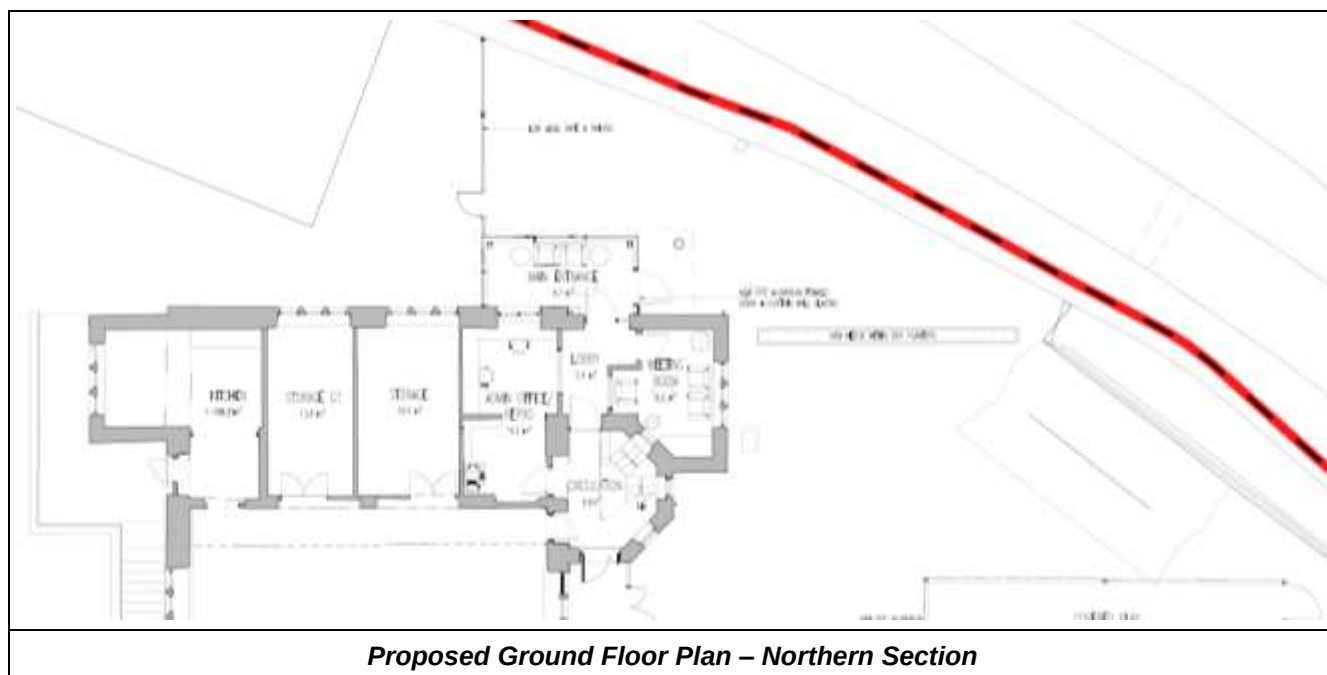
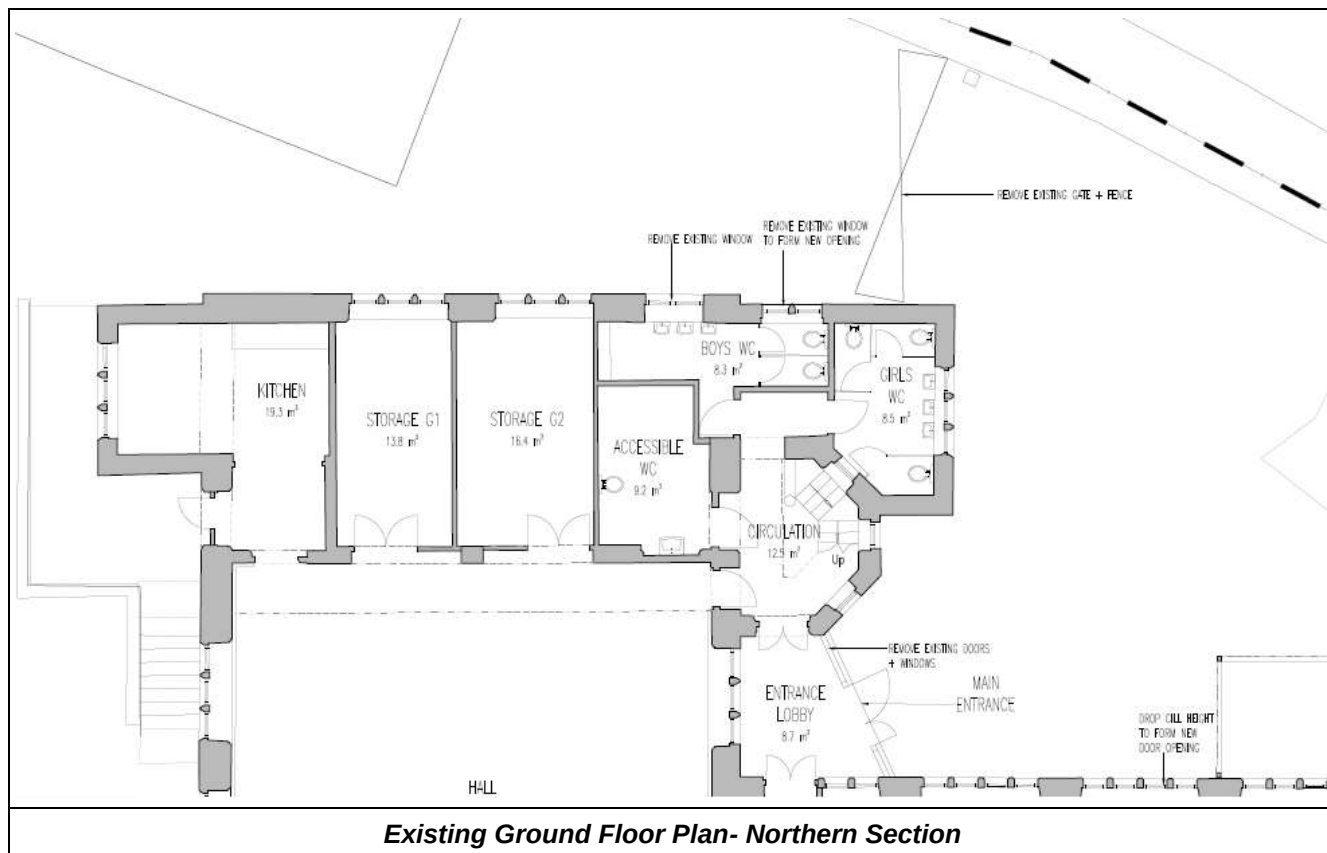
Ground Floor

The proposed new main entrance will be located to the north of the building. A box planter will be located to the east within the school playground. The existing gate and fence to the east will be removed and a new aluminium fence and gate will be installed to the west of the new main entrance.

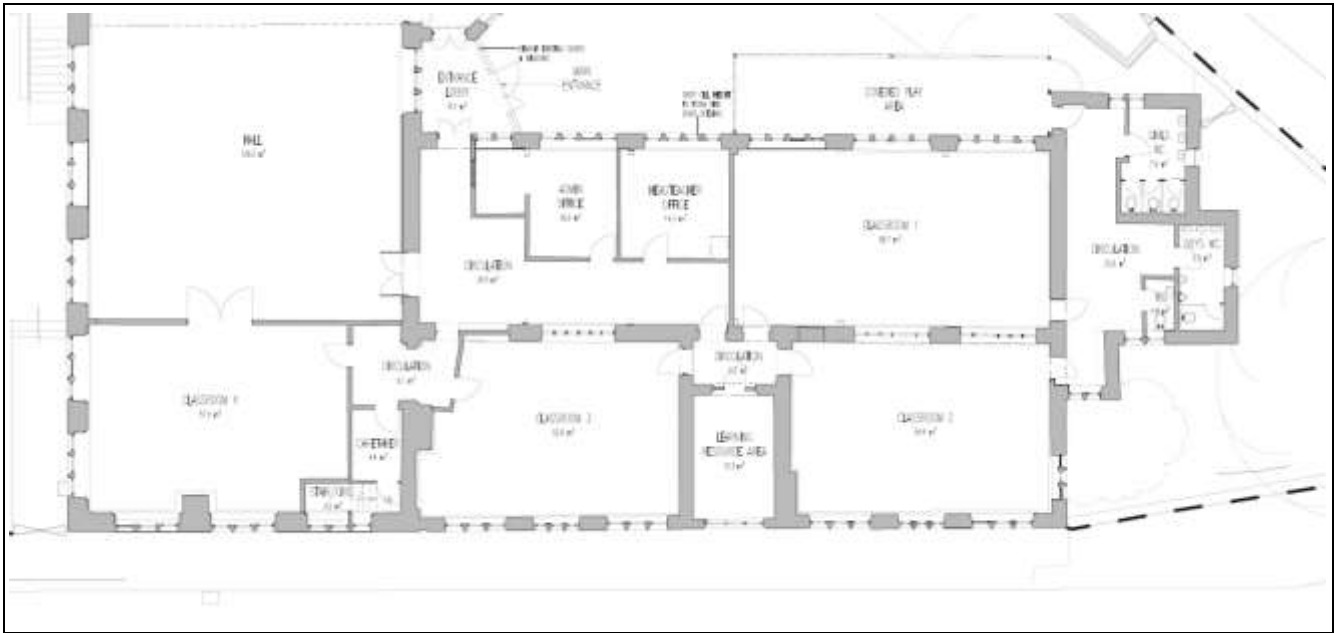


Proposed Ground Floor Layout Plan

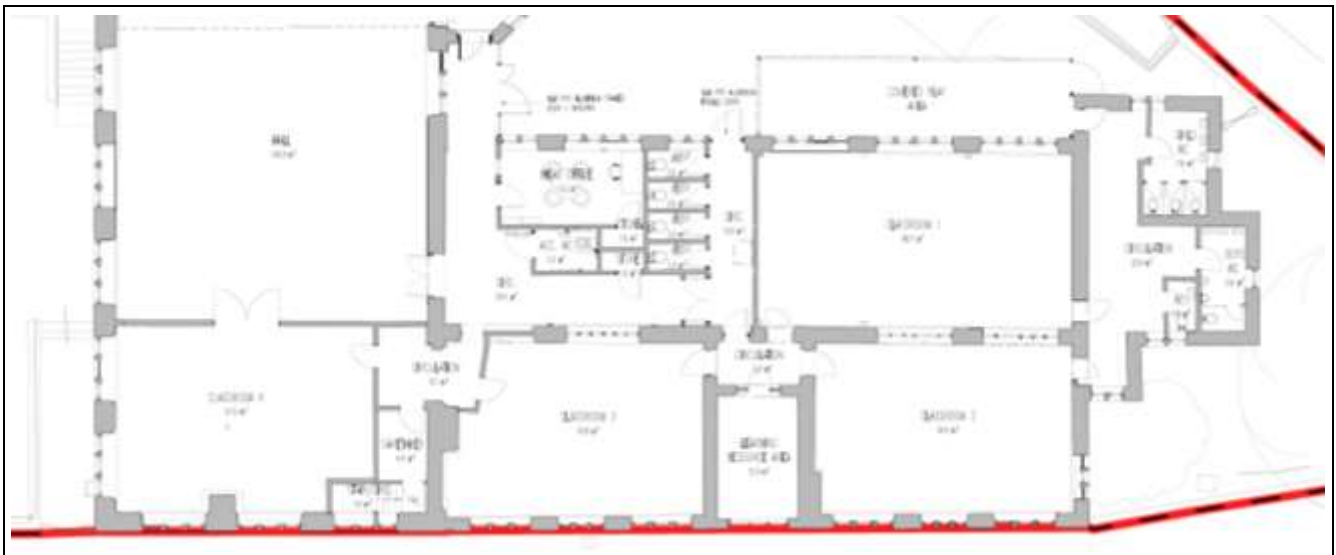
The existing window to the boy's WCs will be removed and replaced with new. The window located at the middle of the elevation will be removed to create a new opening. The construction of the new main entrance will feature a single steel column, new PPC aluminium framed door and curtain wall glazing. New partitions will be installed to create administrative facilities and lobby area.



Existing doors and windows at the former entrance lobby will be removed and a new PPC aluminium door and window will be installed creating a pupil entrance/exit. At the exterior wall of the existing Head Teacher's Office the cill height will be lowered to form a new door opening leading to the corridor giving access to the new WCs. This section of the building will accommodate the Head Office, WCs and storage areas.



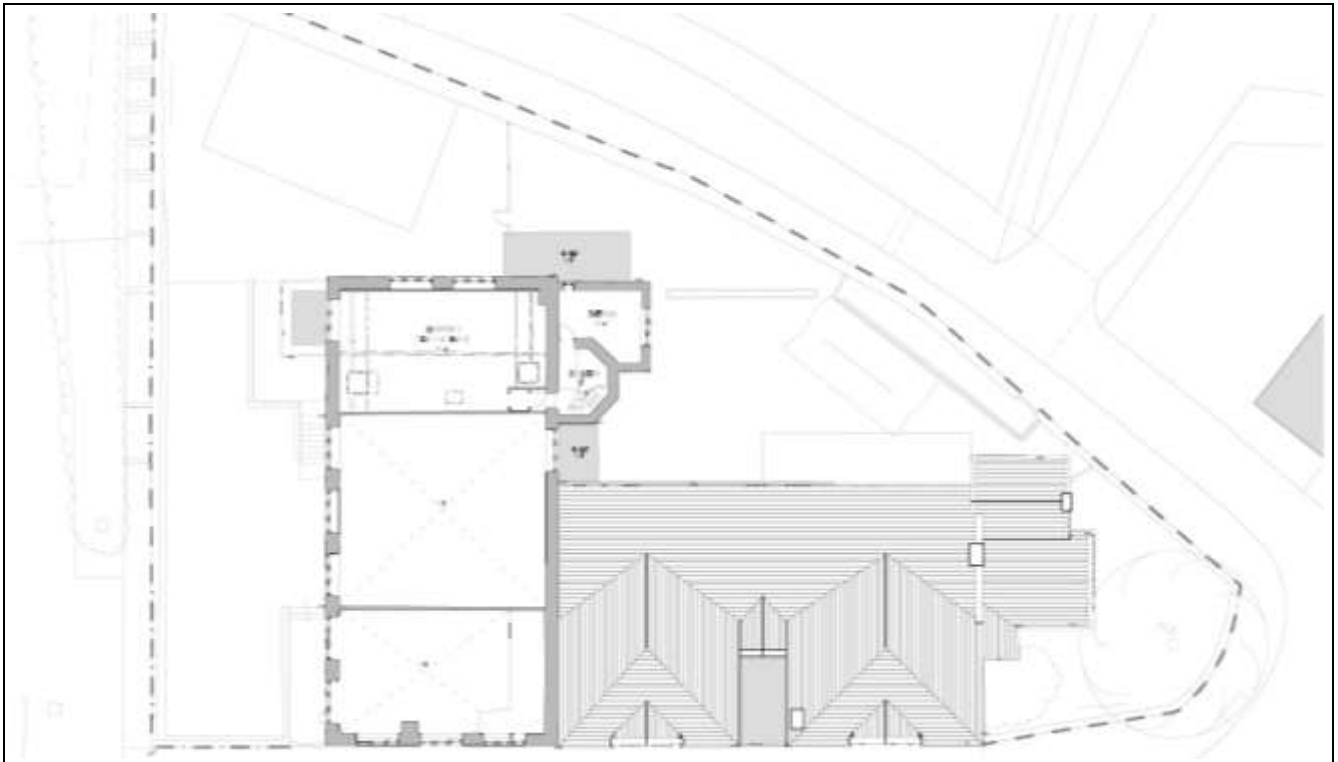
Existing Ground Floor Layout Plan – Southern Section



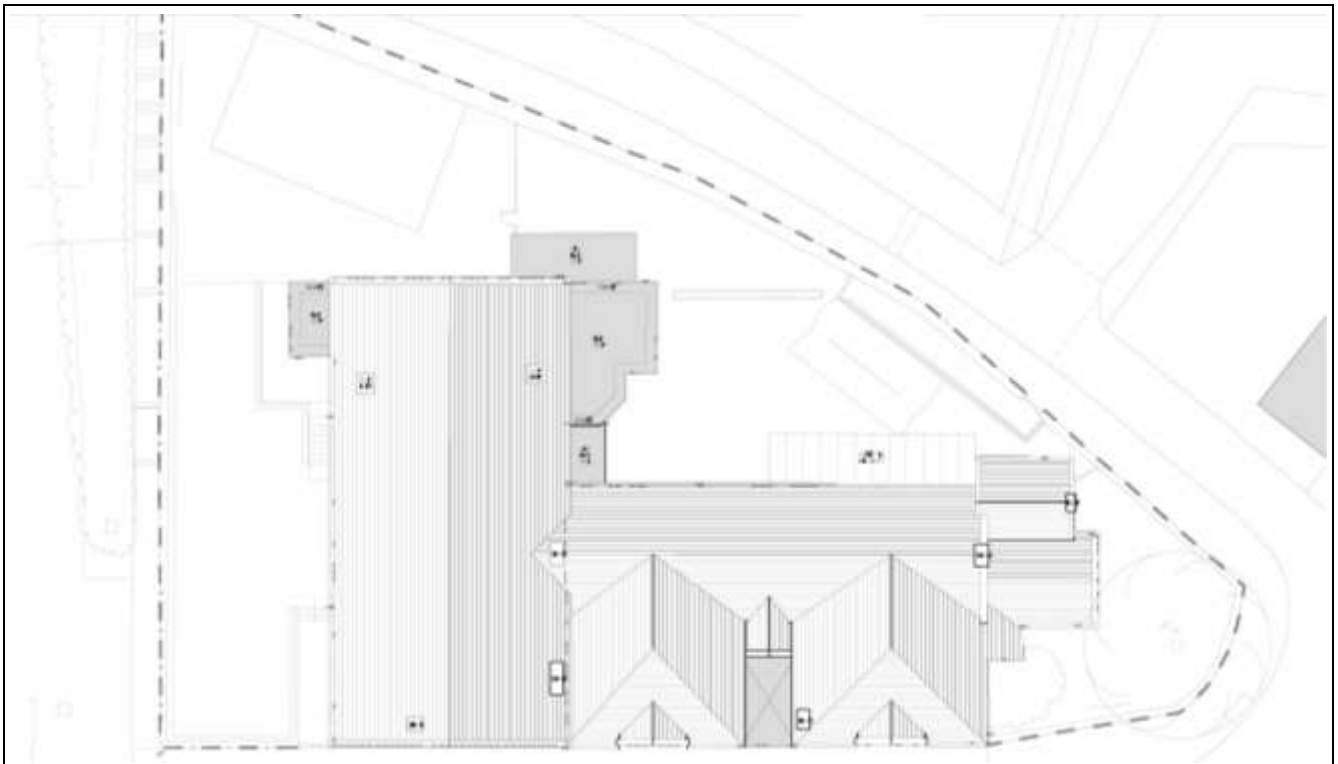
Proposed Ground Floor Layout Plan – Southern Section

First Floor

At the first floor the new main entrance will feature a flat roof. The existing flat roof at the former main entrance will be replaced.



Proposed First Floor Layout Plan



Proposed Roof Plan

Proposed Elevations



Proposed Northwest Elevation

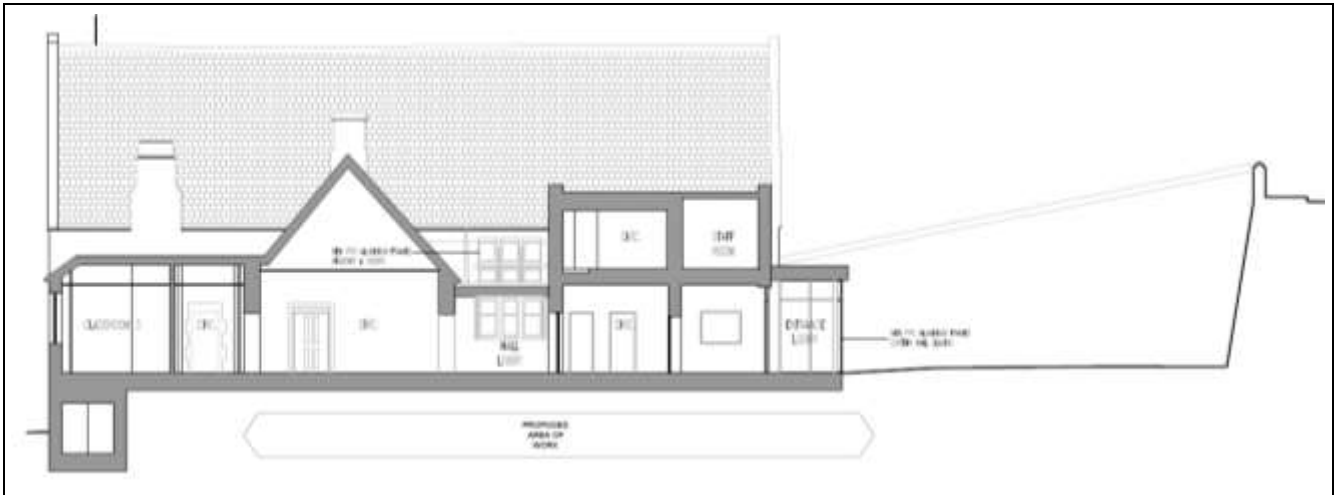


Proposed Northeast Elevation



Proposed Southwest Elevation

Proposed Sections



Proposed Northeast Section 1



Proposed Northeast Section 2



Proposed Northwest Section

6.3 Landscaping

New hedging will be planted within box planters located on the playground between the ramp from the Church Street Access approach. This alteration will allow the school to have control over visitors which will improve current issues with safeguarding. The proposed main entrance will also improve current issues with regards to congestion.

6.4 Access and Parking

The existing barrier free provisions to the school will be maintained including the ramp leading from the Church Street access approach. This will be provided through the new main entrance and new external door situated by the covered play area.

Section 7 Heritage Impact Assessment

7.1 Method of Assessment

The following assessment identifies the impact of the new proposals on the significance of St Thomas' CofE Primary School and the setting of the Grade II listed Church of St Thomas. The potential impact of the new proposals are assessed differently depending on the type of heritage asset affected. The impact on the setting of heritage asset is assessed following Historic England guidance on the setting of heritage assets. The impact on the non-designated heritage asset is assessed using Historic England guidance as well including: *Statements of Heritage Significance: Analysing Significance in Heritage Assets*.

The impact of the proposed works has also been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The impact assessment also follows the ClfA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021. In the heritage impact assessment methodology, the significance of the impact of the proposed works is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables included in Appendix 3.

7.2 Impact of Proposed Works on the Significance of the School

The School is identified as a non-designated heritage asset by the Local Authority. According to the heritage impact assessment methodology, it is assessed as a heritage asset of low value. The proposal to replace the existing main entrance, which is late 20th C addition, with another similar structure set at right angles instead of at a skew, will have no impact on the significant historic elements of the structure. Additionally, the construction of a new main entrance on the rear wall, with alterations mainly to the rear wall of an extension, will also not have any adverse impact on the significant elements of the structure. The proposed internal alterations will have no impact on the significance of the school building, as will any of the other minor alterations proposed.

7.3 Impact of the Proposed Works on the Setting of the Church of St Thomas

7.3.1 The Location and Siting of the Development

The proposed works involve demolition the existing entrance and the construction of a new main entrance at St. Thomas's C of E Primary School, along with some internal alterations. The proposed external alterations to the existing entrance are within the existing northeast courtyard, with the new main entrance proposed against the northwest elevation. These areas are not prominent in relation to the Church due to the topography of the site, with the high boundary wall along Church Street. Key views to and from the Church would not include these areas. The proposed alterations will not physically or visually isolate the Church.

7.3.2 The Form and Appearance of the Development

The proposals will not appear prominent, dominant or conspicuous in relation to the church, and certainly will not compete with or distract from views of the Church. The dimensions scale and massing of the proposed main entrance and replacement existing entrance are quite small, and the

proportions are suitable for the proposed uses. Due to the high boundary wall to the rear of the school, which is below the rising Church Street to the north, there is no visual permeability through to the church from the areas of the proposals. The proposed architectural details are appropriate to the school, and there will only be minor changes to the movement or activity within the existing playground and courtyard of the school.

7.3.3 Wider Effects of the Development

The proposed development will not change the general character and land use of the proposal site. The alterations proposed are a very minor change to the built surroundings of the Church and will cause no change to the skyline, public access, use or amenity of the Church. The construction period may temporarily increase noise, odour, vibration and dust, but this is at a considerable distance from the Church, and planning conditions should be able to keep these to an acceptable level.

7.3.4 Permanence of the Development

The proposed alterations will become a permanent feature of the School, but could be considered reversible should future needs for the School change.

7.4 Summary

The proposed development will have a neutral impact on the non-designated heritage asset St. Thomas's CofE Primary School, as the proposed alterations are very minor in nature and scale and do not have any impact on the significant elements of the school. The proposed development is also assessed as having a neutral impact on the setting of Church of St. Thomas, Newhey. Overall, it is concluded that the proposed development will have a neutral impact.

7.5 Heritage Impact Assessment Table

The following table sets out the proposed works, identifying the potential impact on the significance of the NDHA, on the setting of the listed structure and proposed mitigation. Appendix 3 provides further information on the heritage impact assessment methodology applied.

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSETS AFFECTED	MAGNITUDE OF CHANGE TO THE HERITAGE ASSETS	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Construct a new main entrance to the north of the building. Remove existing window to form a new opening. Install partitions to create administrative areas and lobby.	St Thomas' C of E Primary School: Low Church of St Thomas: Medium	Negligible: Slight changes to historic building elements that hardly affect it. Negligible: The alterations are slight changes to the setting that hardly affect them.	Neutral Impact: The proposed external and internal alterations have no impact on the significant elements of the School and no impact on the setting of the Church.
Remove existing gate and fence to the east of the new main entrance and construct a new aluminium fence and gate to the west.	St Thomas' C of E Primary School: Low Church of St Thomas: Medium	Negligible: Slight changes to historic building elements that hardly affect it. Negligible: The alterations are slight changes to the setting that hardly affect them.	Neutral Impact: The proposed new gate and fence will have no impact on the significant elements of the School and no impact on the setting of the Church.
Install a new hedge in box planter in the playground between the ramp from Church Street and the new main entrance.	St Thomas' C of E Primary School: Low Church of St Thomas: Medium	Negligible: Slight changes to historic building elements that hardly affect it. Negligible: The alterations are slight changes to the setting that hardly affect them.	Neutral Impact: The proposed landscaping will have no impact on the significant elements of the School and no impact on the setting of the Church.

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSETS AFFECTED	MAGNITUDE OF CHANGE TO THE HERITAGE ASSETS	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Demolish the existing entrance roof and front wall. Install a new flat roof to the former entrance. Install new PPC aluminium door and windows to the former entrance.	St Thomas' C of E Primary School: Medium Church of St Thomas: Medium	Negligible: Slight changes to historic building elements that hardly affect it. Negligible: The alterations are slight changes to the setting that hardly affect them.	Neutral Impact: The proposed alterations will have no impact on the significant elements of the School and no impact on the setting of the Church.
Install 4 new WCs and 1 accessible WC.	St Thomas' C of E Primary School: Medium Church of St Thomas: Medium	Negligible: Slight changes to historic building and setting elements that hardly affect it. No Change: The alterations are slight changes to the settings that hardly affect them.	Neutral Impact: The proposed internal alterations have no impact on the significant elements of the School and no impact on the setting of the Church.
Lower existing cill to install a new opening and install a new external door.	St Thomas' C of E Primary School: Low Church of St Thomas: Medium	Negligible: Slight changes to historic building that hardly affect it. Negligible: The alterations are slight changes to the setting that hardly affect them.	Neutral Impact: The minor alterations proposed do not harm the significance of the School or the setting of the Church.

Section 8 CONCLUSIONS

8.1 History, Development and Usage

St Thomas' C of E Primary School was built as an Anglican Day school and Sunday school in 1865. Soon after completion, the first weekly Anglican service was conducted by the Rev. Francis Robert Raines of the neighbouring parish of Milnrow. The Day school was used as a place of worship until the Church of St Thomas was erected in 1876 for William and James Heap, flannel manufacturers in Newhey, in memory of their father and designed by British Architect Henry Lloyd (1812-1887) based on Holy Trinity Church he had built in Weston-super-Mare 15 years previously. A newspaper article reporting the opening of the school lists Mr Alfred Barns as being 'appointed to the charge of the Day School'. The 1895 Kelly's Directory of Lancashire lists St Thomas' National School (mixed, public elementary school) at Newhey accommodating up to 535 children with an average of just 184 attendees. The master is listed as James A Grindad and the mistress of the infants is listed as Miss Agnes O'Doherty.

The first available OS map to depict the school building was published in 1893. There is a small structure located north of the building along the boundary wall to Bradley Lane (now known as Church Street). The school was extended along the elevation at Huddersfield Road between 1893 and 1930 as well as to the north of the building at the west and east sides. The standalone building to the north is no longer depicted on the 1992 OS Map. The footprint of the school building remains unchanged from 1992 apart from the construction of a covered play area located at the northwest elevation and the entrance lobby to the corner of the northeast elevation. The playground areas have also been updated to include modern play equipment and changes to the hard landscaping to include softer, safer alternatives incorporating floor markings.

8.2 The Proposed Works

The proposed works seek to install a new entrance to the school building and other minor alterations at St Thomas' C of E Primary School. The building is generally in poor condition and the proposed works seek to provide a new barrier free accessible main entrance to the north of the building, relocate and increase the provision of existing staff and administration facilities and improve the existing WC provision, including fully accessible toilets. The proposed additions will increase the extent of the existing building and reconfigure the existing layout, however, the use of the building will remain the same. St Thomas' Primary School accommodates learning and leisure facilities including outdoor facilities, hard and soft landscaping for pupils as well as a school playing field at the top of Church Street.

8.3 Impact of Proposed Works on the Heritage Assets

The proposed development will have a neutral impact on the non-designated heritage asset St. Thomas's CofE Primary School, as the proposed alterations are very minor in nature and scale and do not have any impact on the significant elements of the school. The proposed development is also assessed as having a neutral impact on the setting of the Grade II listed Church of St. Thomas, Newhey. Overall, it is concluded that the proposed development will have a neutral impact. The conclusion of this Heritage Statement is that there are no heritage impacts which would prevent the proposed development to St. Thomas' CofE Primary School, Newhey.

Section 9 Sources

Published Works

- Greater Manchester Combined Authority. *Places for Everyone – Joint Development Plan, Submission Plan*. August 2021.
- Historic England. *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*. Historic England, 2017.
- Historic England. *Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2*. London: Historic England, July 2015.
- Historic England. *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. Historic England Advice Note 12. Historic England, 2019.
- IEMA, IHBC & ClfA. *Principles of Cultural Heritage Impact Assessment in the UK*. Lincoln: July 2021.
- Kelly's Directory of Lancashire 1895*. Kelly & Co Limited. London. 1895.
- Kelly's Directory of Lancashire 1905*. Kelly & Co Limited. London. 1905.
- Kelly's Directory of Lancashire 1924*. Kelly & Co Limited. London. 1924.
- Ministry of Housing, Communities and Local Government. *National Planning Policy Framework*. London: Ministry of Housing, Communities and Local Government, Sept 2023.
- Rochdale Borough Council. *Rochdale Adopted Core Strategy*. October 2016.
- Rochdale Metropolitan Borough Council. *Rochdale Borough Unitary Development Plan 2001-2016*. June 2006.

Maps and Plans Consulted

- Joan Blaeu's 1662-5 Vol.5 Map of Lancastria Palatinatvs
- Yates' 1786 Map of the Country Palatine of Lancaster
- Greenwood's 1818 Map of the Country Palatine of Lancaster
- OS Map Scale 1:10,560 1851
- OS Map Scale 1:2,500 1893, 1910, 1930, 1936
- OS Map Scale 1:1,250 1955, 1955-1988, 1992

Archives and Libraries Consulted

- Archaeology Data Service
- Greater Manchester Historic Environment Record
- National Heritage List for England

Websites Consulted

- Architects of Greater Manchester 1800-1940, 'Henry Lloyd'
<https://manchestervictorianarchitects.org.uk/architects/henry-lloyd>
Date accessed 27/10/2023.

- Open Domesday by Anna Powell-Smith.
<https://opendomesday.org/place/SD8913/rochdale/>
Date accessed 30/10/2023.

- The Church of England, St Thomas Church New Hey Rochdale, 'The History of the Parish Church of St Thomas New Hey'
<https://www.stthomasnewhey.org.uk/about-u/>
Date accessed 20/10/2023.

- 'The History of the Parish of Rochdale in the County of Lancaster by Henry Fishwick'
<https://www.rmnf.org.uk/wp-content/uploads/2018/03/Fishwick-History-of-Rochdale-Part-1.pdf>
Date accessed 30/10/2023.

Appendix 1: Listed Building Description

Name: CHURCH OF ST THOMAS, NEW HEY

Location: Church of St Thomas, New Hey, Church Street

District: Rochdale (Metropolitan Authority)

Parish: Non Civil Parish

Grade: II

List Entry Number: 1068490

Date first listed: 23 April 1986

Details: SD 91 SW MILNROW CHURCH STREET (north-east side) 3/84 Church of St. Thomas - New Hey

- II Church. 1876-7. By H. Lloyd for James Heap. Rock-faced stone with white stone dressings and fishscale slate roof. Nave with clerestory, aisles, transepts, south-west tower and a chancel. Gothic revival. 5-bay nave and aisles with projecting plinth and weathered buttresses. Each bay has paired lights with Geometrical tracery and hoodmould in the aisles and two paired clerestory lights with cusped heads. 4-light transept windows. Coped gables with kneelers and cross finials. Chancel flanked by vestry and organ chamber has 5-light east window. The 4-stage tower has diagonal gabled buttresses topped by crocketed pinnacles, a crocketed triangular hoodmould above the door, an arcade of cusped lights at the first stage, a circular opening at the second, and paired belfry lights. The broach spire which has lucarnes and a weather-cock is set back behind an enriched parapet. Interior: Double-chamfered nave arcade on circular columns with naturalistic capitals and moulded bases. The tall transept arches are flanked by small secondary arches. Alternating arch-braced and tie-beam roof trusses. Blind arcading to sanctuary. Stone font and pulpit. Stained glass. Timber fittings. The church is a very close copy of Holy Trinity Church Western Super Mare (Lloyd 1861). It takes advantage of its dominating site and starkly contrasting materials to produce a distinctive and imposing building.

Listing NGR: SD9374211745

Appendix 2: Details of Census and Directories Search

Source	Name	Details
1841 Census	Thos Rev F R Rains (30) Honora Elizabeth Raines (25) Honora Marbella Raines (3½) Jason Rains (35) Charlotte G Rains (20) Elizabeth Crossland (25)	Head, Minister of Butterworth Wife Daughter
1851 Census 'The Parsonage'	Francis Robert Raines (46) Honora Elizabeth Raines (36) Honora Marbella Raines (13) Harriot Maude Deacon (23) Elizabeth Akin (45) Elizabeth Smith (23)	Perpetual Curate of Milnrow Wife Daughter Governess Servant Servant
1861 Census 'Milnrow Parsonage'	Francis Robert Raines (56) Honora Raines (47) Honora Marbella Raines (23) Florence Addison Raines (2) James Raine (30) Kate Marshall (29) Sarah Oliver (26) Marion McNeill (27)	Head, Clergyman Wife Daughter Daughter Visitor, Clergyman Servant Servant Servant
'Belfield Mill Lane'	William Barns (57) Elizabeth Barns (46) Mary Barns (27) Alfred Barns (18) Sarah Barns (13) Betsy Barns (24) Herbert Barns (4) Mary Porter (66)	Head, Worker at Fulling Mill Wife Daughter, Cotton Power loom Weaver Son, Pupil Teacher Daughter, Dressmaker Daughter-in-law Grandson Sister, Formerly Cotton Factory Worker
1869 Slater's Royal National Commercial Directory	Raines, Rev Canon Francis R, M.A. (Magistrate)	Milnrow
1871 Census 'Kiln Lane'	Francis Robert Raines (66) Honora Raines (57) Florence Addison Raines (12) Julia Rosabella Milne (45) Harriet Maude Barns (56) Sarah Alice E Swann (21) Alice Dixon (38) Margaret Briggs (20)	Vicar of Milnrow, Justice of Peace Wife Daughter Visitor Visitor Governess Servant Servant
1895 Kelly's Directory of Lancashire	James A Grindrod, Master Miss Agnes O'Doherty, Infants' Mistress	St Thomas' National (mixed) New Hey
1905 Kelly's Directory of Lancashire	Edgar Quarmby, Master Miss Mary Alice Butterworth, Infants' Mistress	Public Elementary School: St Thomas' (mixed), New Hey
1911 Census	Edgar Quarmby (39) Bessie Quarmby (38)	Head, (Trained Certificate) Elementary School Master Wife

	Alan Quarmby (12) Kathleen Quarmby (6) Denis Quarmby (3) Joyce Quarmby (10mths) Catherine Edwards (16)	Son, School Daughter, Son Daughter General Servant, Domestic
1924 Kelly's Directory of Lancashire	Charles A Whitehead, Master Miss Florence E Turner, Infants' Mistress	Public Elementary School: St Thomas' (mixed), New Hey

Appendix 3: Heritage Impact Assessment Methodology

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys.

Table 1: Assessing Value of Heritage Assets

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.
High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Nationally-designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.

St Thomas' Primary School, Newhey, Rochdale: Heritage Statement

Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.
Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	"Locally Listed" buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved. It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Table 2: Assessing Magnitude of Change or Impact

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.
No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 200-201. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 202.

Table 3: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Appendix 4: Historic Mapping

