

PROPOSED WORKS AT NEW STREET

SHAWCLOUGH, METROPOLITAN BOROUGH OF ROCHDALE



HERITAGE ASSESSMENT

GARRY MILLER
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AUGUST 2024

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*Crosby House, 412 Prescott Road, Eccleston Hill, St Helens, Lancashire WA10 3BT
Telephone: 01744 739675
garrymillerhbc@gmail.com*

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GARRY MILLER HERITAGE CONSULTANCY

Garry Miller is a heritage consultant, architectural historian and published author who has spent more than 40 years studying and working with buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. The book was described as ‘scholarship as its best’ by *Country Life* (June 2003), and ‘well analysed and presented’ in *Transactions of the Ancient Monuments Society* (Vol 48, 2004); and was widely cited in the 2006 *Buildings of England* volume on Liverpool and Southwest Lancashire. Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings, in particular the heritage assessments required to support planning applications affecting the historic environment. His area of operation encompasses the North West, Midlands, North Wales and parts of Cumbria and North and West Yorkshire. Several local authorities have cited his assessments as examples of best practice, and reports on more than 150 buildings or sites are produced annually.

THIS REPORT

Date of issue: August 2024

Purpose: for planning submission

Text: Garry Miller

Site survey: Peter Miller

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1: EXECUTIVE SUMMARY

This report supports proposed redevelopment at New Street, Shawclough, in the Metropolitan Borough of Rochdale, Greater Manchester. The property is part of a disused industrial building but was originally one of a short row of weavers' cottages built probably around 1800. It was converted to industrial use in the early 20th century when almost all traces of its former domestic/workshop appearance were erased.

The property is not designated. Owing to its extensive alteration, it does not merit consideration as a non-designated heritage asset.

An application has been submitted to Rochdale Metropolitan Borough Council for change of use of the building to a five-bedroom residential dwelling along with associated alterations. The heritage issue arising is the potential impact upon the significance (heritage interest and value) of the application property. The scope and purpose of this report is to identify this significance and how the proposal affects it.

Originally probably a pair of back-to-back of weaver's cottages, the significance of the application building was largely erased during its conversion to industrial premises. Its present appearance is unattractive and gives no immediate indication of the historic role of the property. It now appears simply as a functional appendage to the vacant industrial building. In this altered form, its significance in relative terms is low.

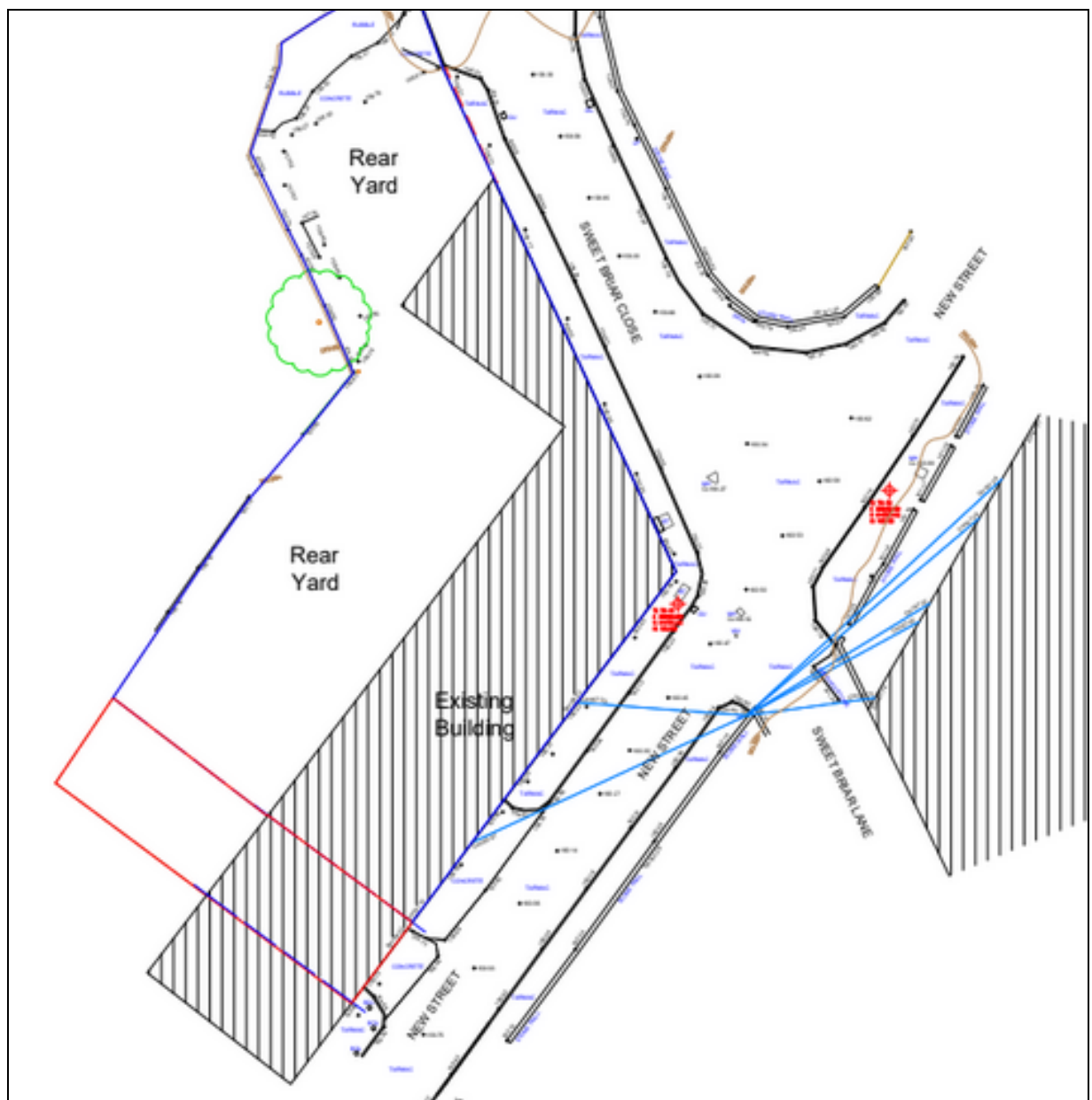
The application involves a change from use class B2 to a five-bedroom residential dwelling (use class C3) along with installation of new windows and doors, application of render to the front and rear elevations and internal alterations.

The proposal will reinstate a domestic/workshop appearance similar to what would have existed, with details modelled on the adjoining cottages, in particular the long first floor weavers' window. The legibility of the application building will therefore be better revealed and its appearance enhanced. Furthermore, the application delivers the additional benefit of putting the presently-vacant property to an active and sustainable use, and thereby securing its future.

The effect of the proposal will be entirely positive as it will enhance the significance of the application property. The proposal therefore merits approval without delay.

2: THE SITE

The application site is located in the Shawclough residential district in the Metropolitan Borough of Rochdale, Greater Manchester. It is situated on the north side of New Street and is currently part of a disused industrial building, but was built as part of a short row of weavers' cottages probably around 1800.



Map 1. Location of the application building



1. The application property



2. Wider streetscene view, looking west

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Proposed development

An application has been submitted to Rochdale Metropolitan Borough Council for change of use of the building to a five-bedroom residential dwelling, along with associated alterations.

3.2 Designation

The property is not designated. Owing to extensive alteration, it does not merit consideration as a non-designated heritage asset.

3.3 Heritage impact

The heritage consideration arising from the proposal is its potential impact upon the significance (i.e. heritage interest and value) of the application building.

3.4 Scope and purpose of this report

Paragraph 200 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) the National Planning Policy Framework (as revised, December 2023) states that in determining applications, local planning authorities should require an applicant to describe the particular significance of the heritage asset. The scope and purpose of this report is therefore to identify the significance of the application building, and to assess how this will be affected by the proposal. In accordance with paragraph 200, the level of detail is considered proportionate to the importance of the heritage asset, and no more than necessary to understand the impact of the proposal. The report is to be read in conjunction with other documentation submitted in support of the application, and supersedes any previously-submitted heritage assessment.

3.5 Report structure

This is as follows:

1. A proportionate description of the application building (Section 4)

2. A summary of its heritage significance (Section 5)
3. A summary of the planning policy context in which the application will be determined (Section 6)
4. Evaluation within this context of the proposal's impact upon the significance of the application building (Section 7).

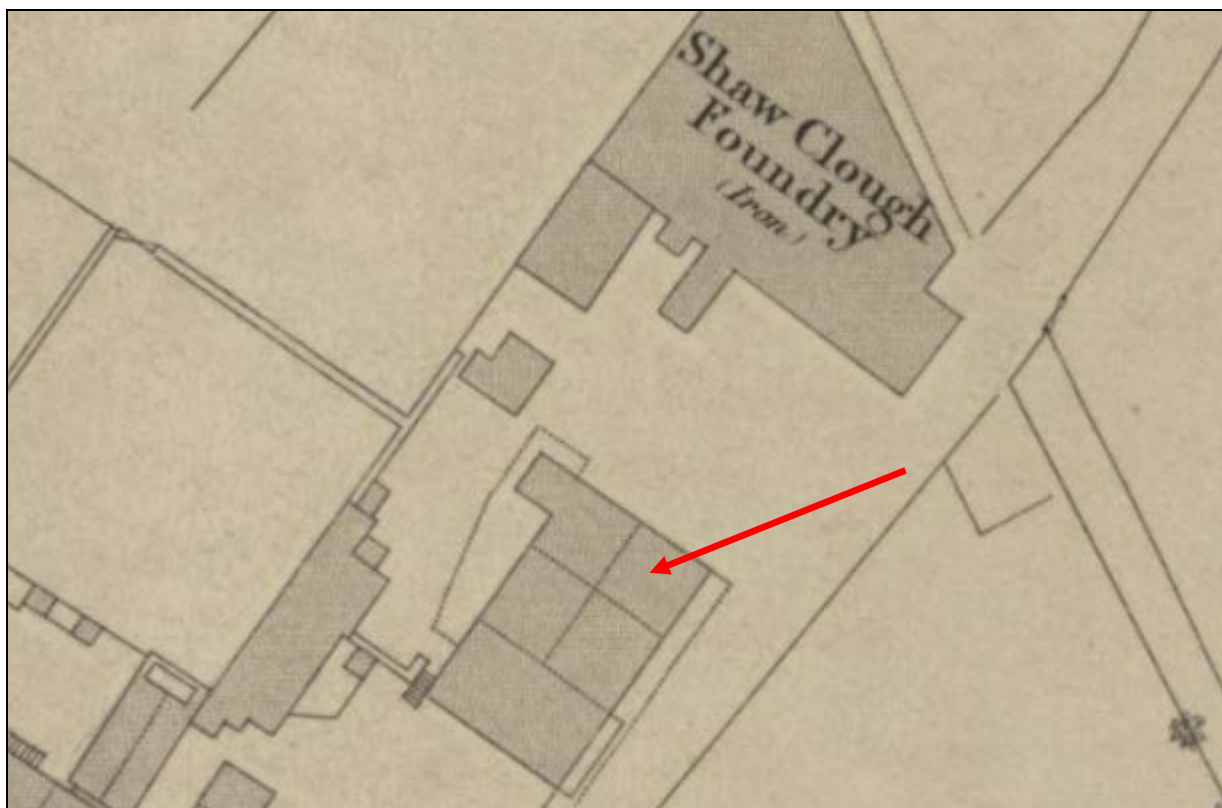
4: THE APPLICATION PROPERTY

4.1 Overview

Probably originally a pair of back-to-back weavers' cottages drastically altered in the early 20th century to form part of an industrial building.

4.2 Historical summary

The property dates probably from around 1800 and was part of a short row of weavers' cottages, of which the two others to the left (numbers 11 and 13 New Street) have remained relatively unaltered. The row is shown on the OS town plan of 1848 (Map 2), when the application property, and the present number 13, are shown subdivided in a manner that suggests they each contained back-to-back dwellings. The cottages were then separated from the Shawclough Foundry to the right, but by 1890 (Map 3) the foundry (by then disused) had been extended to join the application property, which was still subdivided. By 1908 (Map 4) the cottages are each shown as one unit and the former foundry appears to have been rebuilt. Therefore the industrial conversion of the application building probably occurred at this time or soon after. The premises most recently formed part of an engineering works on the former foundry site.



Map 2. The application property depicted by the 1848 town plan



Map 3. The 1890 25-inch OS map still shows the back-to-back subdivision of the property



Map 4. A single unit is recorded by the edition of 1908

4.3 Description

The property has entirely lost the domestic/workshop appearance it would have had originally. While its neighbours 11 and 13, although modernised, remain recognisable as weavers' cottages – in particular via their long top-floor mullioned windows – the application building now has a completely industrial character both front and rear. The front elevation has been rebuilt in brick, with a tall, full-width metal loading door its sole feature; a narrow strip of stone (probably the remnant of the original cottage wall) stands to the right of this where it meets the industrial building. The rear has a similar large opening. Internally, the building has been stripped out and opened up to form a single space two floors high. The only features to remain are the beamed first floor ceiling and fireplaces on two levels at the front and rear, an arrangement that evokes the original division into back-to-back houses.



3. Front elevation is dominated by the loading bay door



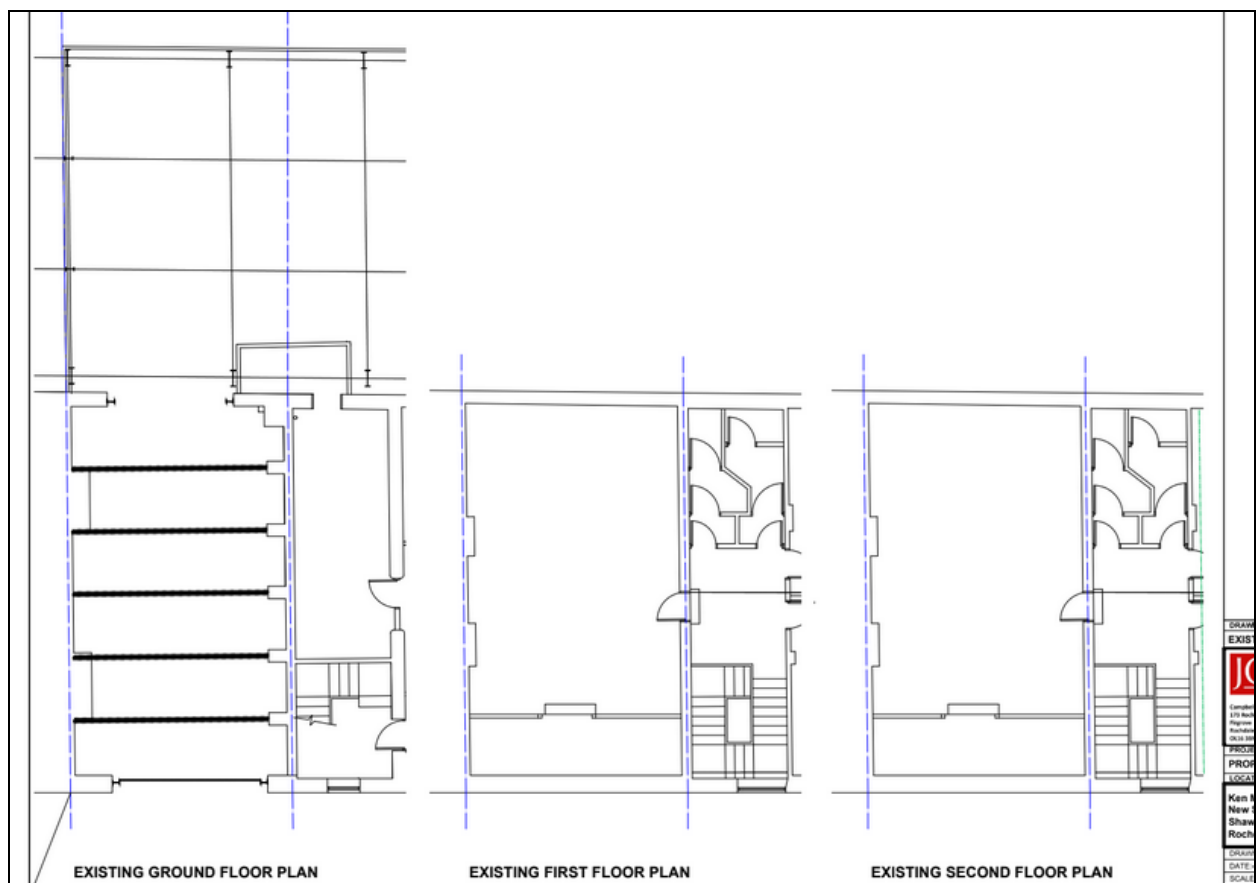
4. The adjoining cottages have however retained their domestic appearance



5. Similar opening on the rear elevation



6. Fireplaces and first floor ceiling are the only features to remain internally



7. Existing floor plans

5: SIGNIFICANCE OF THE APPLICATION PROPERTY

5.1 Rationale

Paragraph 201 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimise conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

5.2 Summary

Seemingly originally a back –to-back pair of weaver's cottages, the significance of the application building was largely erased during its conversion to industrial premises probably in the early 20th century. Its present appearance is unattractive and gives no immediate indication of the historic role of the property. It now appears simply as a functional appendage of the vacant industrial building. In this altered form, its significance in relative terms is therefore low.

6: PLANNING POLICY CONTEXT

Chapter 16 of the National Planning Policy Framework provides the guidance on how applications affecting the historic environment are to be determined. Paragraph 203 states that in determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

Locally, Policy P2a (Protecting and Enhancing Character, Landscape and Heritage) of the Rochdale Core Strategy, formally adopted on October 19, 2016, states that key heritage assets, both statutory and non-statutory, will be conserved, enhanced and promoted, including consideration of their wider settings.

In the context of the above however, it is considered that in its present state, the property does not merit recognition as a non-designated (i.e. non-statutory) heritage asset as the conversion to industrial use erased the character and most of the physical evidence of its original domestic/workshop appearance.

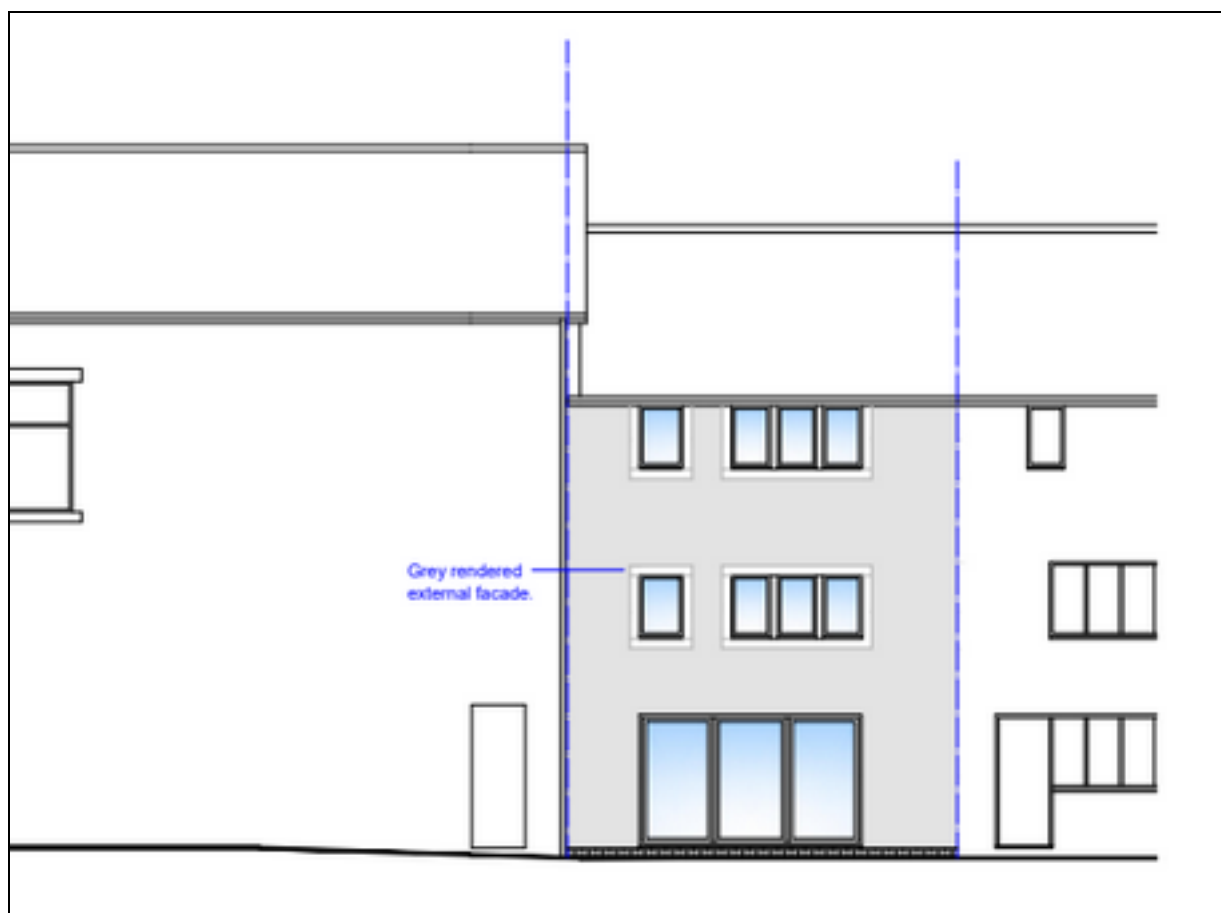
7: IMPACT OF THE PROPOSAL

7.1 Summary of the scheme

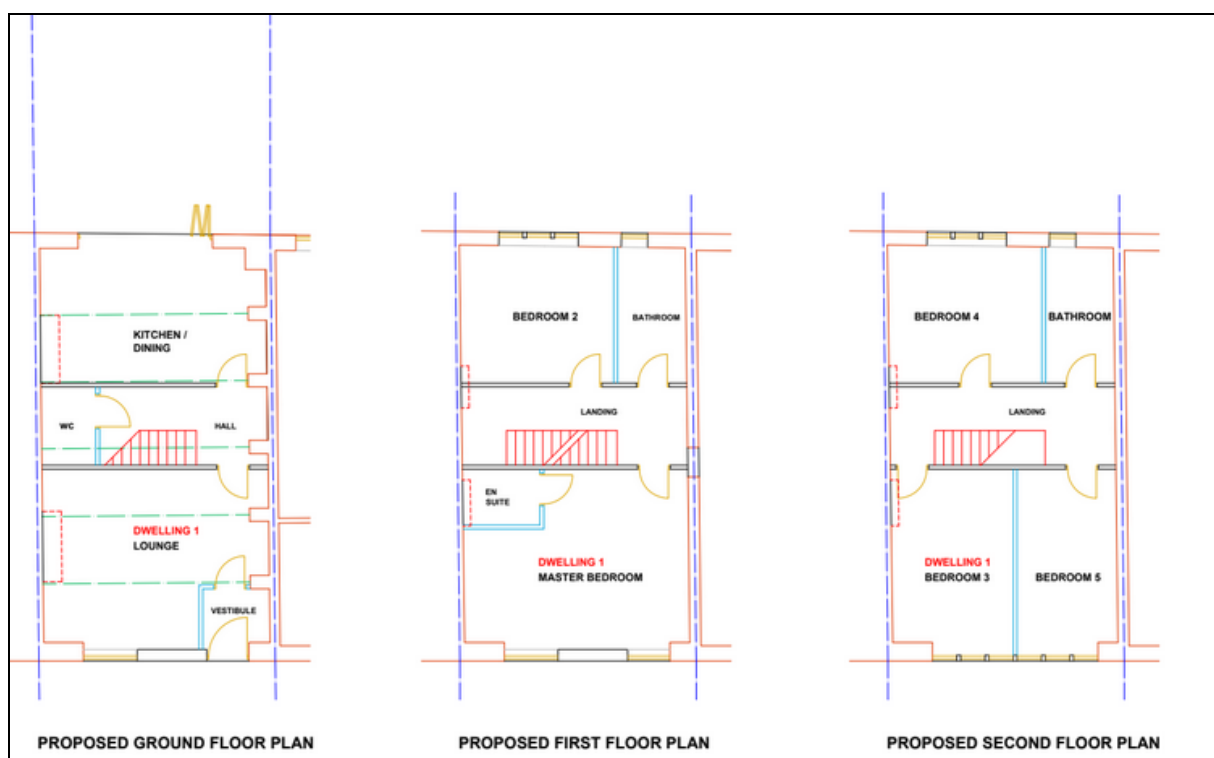
The application seeks consent for change from use class B2 to a five-bedroom residential dwelling (use class C3) along with installation of new windows and doors, application of render to the front and rear elevations and internal alterations.



8. Front elevation as proposed



9. Proposed rear elevation



10. Proposed internal arrangement

7.2 Its effect

The significance of the application building was largely erased during its conversion to industrial premises probably in the early 20th century. Its present appearance is unattractive and gives no immediate indication of the historic function of the property. However the proposal will reinstate a domestic/workshop appearance similar to what would have existed, with details modelled on the adjoining cottages, in particular the long first floor weavers' window. The legibility of the application building will therefore be better revealed and its appearance enhanced. Furthermore, the proposal delivers the additional benefit of putting the presently-vacant property to an active and sustainable use, and thereby securing its future.

7.3 Concluding statement

The effect of the proposal will be entirely positive as it will enhance the significance of the application property. The proposal therefore merits approval without delay.