

BUILT HERITAGE STATEMENT

Smithy Bridge Road, Littleborough, Rochdale

24200
Smithy Bridge Road,
Littleborough,
Rochdale

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Prepared for:**Taylor Wimpey UK Ltd**

EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared by RPS for Taylor Wimpey Ltd. It addresses built heritage considerations to support a planning application for the residential development of c. 14.23ha of land to the west of Smithy Bridge Road, Littleborough, Rochdale.

The assessment provides a description of the built heritage assets potentially affected by the Development and addresses the information requirements of Government's National Planning Policy Framework and the Council's Local Plan in relation to built heritage.

The assessment has established that there are no designated heritage assets within the study site. There are six designated heritage assets within the surrounding area that are potentially sensitive to development within the study site due to changes within their setting; these comprise the Grade II listed Lower Eafield Cottages, Barn and Stables; the Grade II listed Dob Wheel Mill and the Clegg Village Conservation Area together with the Listed Buildings within it (the Grade II* listed Clegg Hall, the Grade II listed Clegg Hall Mill and the Grade II listed Clegg Hall Cottages).

The built element of the development will affect the wider landscape views onto the north side of the Roch Valley by bringing the residential development further south from where it has been historically concentrated along the A58 Halifax Road. However, the southern limit of housing will be broadly in line with the established modern residential development to the east and the west, whilst the southern area of the site, on the north side of the River Roch, will maintain the open grassed nature of the valley bottom.

The assessment found that the roof of the barn of the listed Lower Eafield Cottages, Barn and Stables could be identified through the very top of the treeline during the winter months. However, the proposed development will have no impact on the ability to appreciate its isolated setting and therefore there would be no harm to its significance.

The proposed development will also have no impact on the historical association between Dob Wheel Mill and the River Roch. The proposed housing although visible from the Mill will be experienced in conjunction with the existing adjacent housing and the area next to the river will remain undeveloped. As such, there will be no harm to Dob Wheel Mill from the development of the study site.

The proposed development will result in change within long distance views from Clegg Hall Conservation Area, together with those from the listed Clegg Hall, Clegg Hall Cottages and the Canalside Mill building of Clegg Hall Mill. However, it is considered that the character and appearance of the Conservation Area will be maintained and the contribution of the setting of the Listed Buildings will remain unaffected; the proposed development will be understood and experienced as part of the existing residential development within this part of their settings. Therefore, there will be no harm to the significance of these designated heritage assets by the proposed development.

The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built heritage.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Built Heritage Statement as been prepared by RPS for Taylor Wimpey Ltd. It addresses built heritage considerations to support a planning application for the residential development of c. 14.23ha of land to the west of Smithy Bridge Road, Littleborough, Rochdale (hereafter referred to the 'study site').
- 1.2 The study site comprises pasture fields and is centred at National Grid Reference SD 9193 1529 (Figure 1). The proposed development layout is shown in Appendix 1.
- 1.3 The archaeological impacts and potential are addressed separately in the accompanying Archaeological Desk-Based Assessment (RPS, 2022).
- 1.4 Pre-application consultation between the client and Rochdale Borough Council provided the following advice:
- The site of enquiry is situated near to a number of designated heritage assets. These include Clegg Village Conservation area and a number of Listed Buildings such as Clegg Hall Mill, Lower Eafield, Dob Wheel Mill and River.*
- The Framework advises that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Any harm to the significance of the designated heritage asset should be weighed against the public benefits of the proposal.*
- A heritage assessment to assess the impact of the proposed development on the significance of the heritage assets should thereby be submitted with any future planning application. Should any material harm, particularly to the setting of these assets, be found then the public benefits of the proposal should be put forward to demonstrate that they outweigh such harm.*
- 1.5 It has been identified by Rochdale Metropolitan Borough Council that the proposed development has the potential to affect the setting and therefore significance of three listed buildings and a Conservation Area:
- Grade II* listed Clegg Hall (LB ref. 1309615), c. 685m to the south;
 - Grade II listed Lower Eafield Cottages, Barn and Stables (LB ref. 1346260), c. 220m to the south-west;
 - Grade II listed Dobwheel Mill (LB ref. 1084231), c. 320m to the west; and
 - Clegg Village Conservation Area, c. 590m to the south.
- 1.6 During the site visits, undertaken in June 2018 and March 2022, two additional listed buildings were identified as being intervisible with the study site and therefore there is potential for the setting to be affected:
- Grade II listed Clegg Hall Mill (LB ref. 1376568), c. 640m to the south; and
 - Grade II listed Clegg Hall Cottages (LB ref. 1068491), c. 680m to the south.
- 1.7 This report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition relevant Historic England guidance (notably GPA3: The Setting of Heritage Assets and Conservation Principles) has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement (Figure 2).
- 1.8 The conclusions reached in this report are the result of detailed historic research, a visit to the site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage

assets are ‘an irreplaceable resource, and should be conserved in a manner appropriate to their significance’.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under ‘*Considering potential impacts*’ the NPPF emphasises that ‘*great weight*’ should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 206 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 207 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset’s special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

- 2.19 Conservation Principles outlines Historic England’s approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England’s own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

- 2.20 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being: evidential value; historical value; aesthetic value; and communal value.

Overview: Historic Environment Good Practice Advice in Planning

- 2.21 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.22 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.23 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.24 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and *Seeing History in the View* (English Heritage, 2011) in order to aid practitioners with the implementation of national

legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.25 As with the NPPF the document 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'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.26 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.27 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.28 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.29 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

Local Planning Policy

- 2.30 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.31 The local planning policy for Rochdale Borough Council is provided by the Rochdale Core Strategy (adopted October 2016). The policies relevant to built heritage are copied below.

Rochdale Core Strategy (adopted October 2016)

Policy P2: Protecting and Enhancing Character, Landscape and Heritage

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.*

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The study site is located on the north side of the River Roch valley, between the settlements of Smallbridge to the north and Smithy Bridge to the south-east, c. 2.5km to the north-east of Rochdale (Figure 1). It comprises five agricultural fields, laid down to rough grazing (Plates 1-10). Bounding the north perimeter is residential development extending south from the A58 to the north. Smithy Bridge Road bounds the east of the site with residential development on the south-east of the study site. The southern perimeter of the site is bound by the River Roch, and immediately to the west of the site is modern residential development at Tarnside Close. Beyond the River Roch and Smithy Bridge Road to the south and east are agricultural fields. A public footpath runs south-west/north-east through the west side of the study site and skirts around the north perimeter before turning south-east towards Smithy Bridge Road.
- 3.2 The topography of the study site is divided into two general areas marked by a change in levels due to the presence of a river terrace. Along the south side of the study site is the floodplain of the River Roch at c. 135m AOD, with the south facing valley side across the north part of the study site gently sloping from c. 150m AOD. There is some localised undulation in places and along the north and central areas of the study site.

Historic Development

- 3.3 The study site is situated to the south of a naturally defined transportation route through the South Pennines, now marked by the course of the A58 Halifax Road. Consequently, the Roch Valley has been a focus for settlement since the Prehistoric period with several promontory sites along the valley believed to represent settlement sites (Hodgson and Brennand 2006, 53). Evidence of a Roman Road was located c. 950m to the south of the study site and thought to be a link to the Blackstone Edge Roman Road (SM no. 1005819) c. 4km to the north-east, which is purported to run from Manchester to Rochdale and along the course of the present-day A58 Halifax Road at Littleborough, then on to Ilkley (Margary 1967, 403).
- 3.4 During the Medieval period settlement comprised dispersed farmsteads or small villages along the valley, either side of the river and thoroughfare to the upland Pennines. These included Wuerdle immediately to the north of the study site, Greengate c. 75m to the north-west and Little Clegg village core c. 405m to the south-east. The study site is likely to have been agricultural land surrounding Wuerdle settlement which was first documented in c. 1180 as *Werdull*, of which 'weorod' is thought to be Old English meaning 'troop' or 'host', translating as 'hill where the host was stationed' (Ekwall 1974, 540). It was within the parish of Rochdale which was, by the 11th century, within the Hundred of Salford. During the 11th and 12th centuries the administrative units within the parish of Rochdale were formalised into four main townships, with Wuerdle being located within the Hundersfield township. This was later sub-divided into smaller townships with the study site being located within that of Wuerdle and Wardle (Fishwick 1899, 101).
- 3.5 An early insight as to how the landscape was settled and worked is provided by information in the Rochdale Survey of 1626. The Survey provides details of the tenants and land ownership at this time, with the hamlet of Wuerdle described as being mainly concerned with farming, particularly grazing. There was no common land specific to the settlement, instead the inhabitants "claimed an interest in the common land of Wardleworth and Wardle" (Fishwick 1913, 96-103), the hamlet of Wardle being located to the north of Wuerdle.
- 3.6 The earliest available map of the study site and its surroundings is the 1786 Yates' map, which shows a landscape and the settlements within it that are likely to have changed little since the

Medieval period, with the main route between Rochdale and Halifax to the north of the study site and the River Roch to the south (Figure 3).

- 3.7 However, in the late 18th or early 19th century the Halifax Road was diverted to take a more direct route to the north of the site and away from Wuerdle (Hennet's map of 1829, Figure 4).
- 3.8 The 1851 Ordnance Survey (OS) mapping (Figure 5) is the earliest map to show the study site in detail, with no enclosure or Tithe maps available for the area. It comprises a number of irregular shaped fields to the south of the settlement or farmstead of Wuerdle on the old course of the Halifax Road, later marked as 'Old Road'. The southern perimeter of the study site is defined by the present course of the River Roch, which has altered since that shown on the 1851 OS map. The east side of the study site is bound by Holiday Lane, later Smithy Bridge Road.
- 3.9 The 1894 OS mapping (Figure 6) shows no material changes to the study site. However, within the surrounding area the beginnings of the industrialisation of the landscape is evident as numerous mills began to take advantage of the network provided by the Halifax Road, River Roch, the Rochdale canal and the Halifax-Manchester section of the Caldervale Line railway. The associated residential development to house the workers was concentrated along the Halifax Road.
- 3.10 The study site changes little throughout the 19th, 20th and 21st centuries and remains as agricultural land (Figures 7-9). The land to the north and south of the study continues to be developed, largely for residential development.

Identification of Built Heritage Assets

- 3.11 Given the general undulating open nature of the site and its surroundings, a 1km search radius was used to identify all built heritage assets potentially affected by the proposed development (Figure 2). There are 18 listed buildings within this search radius, three of which are listed at Grade II*. In addition, there are two Conservation Areas.
- 3.12 Following the site visit and historic research, the majority of these built heritage assets have been discounted from further consideration as part of this assessment because they share no visual, functional or historical association with the study site. Therefore, consideration will only be given to the following built heritage assets within this report:
- Grade II* listed Clegg Hall (LB ref. 1309615), c. 685m to the south;
 - Grade II listed Lower Eafield Cottages, Barn and Stables (LB ref. 1346260), c. 220m to the south-west;
 - Grade II listed Dobwheel Mill (LB ref. 1084231), c. 320m to the west;
 - Clegg Village Conservation Area, c. 590m to the south;
 - Grade II listed Clegg Hall Mill (LB ref. 1376568), c. 640m to the south; and
 - Grade II listed Clegg Hall Cottages (LB ref. 1068491), c. 680m to the south.
- 3.13 The following sections contain an assessment of the significance of the built heritage assets identified above and considers how their settings, including the study site, contribute to this significance, in accordance with Steps 1 and 2 contained in GPA3: The Setting of Heritage Assets. Section 5 demonstrates how the proposed development will affect this significance, including reference to any relevant design or mitigation measures that may be included in the masterplan, as required under Steps 3 and 4 of the guidance document.

4 ASSESSMENT OF SIGNIFICANCE

- 4.1 Paragraph 194 of the NPPF outlines the requirements for an applicant to describe the significance of heritage assets affected, including any contribution made by their setting, and states that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 4.2 This Built Heritage Statement has identified that the following built heritage assets are sensitive to the development of the study site through changes within their settings:
- Grade II* listed Clegg Hall (LB ref. 1309615), c. 685m to the south;
 - Grade II listed Lower Eafield Cottages, Barn and Stables (LB ref. 1346260), c. 220m to the south-west;
 - Grade II listed Dobwheel Mill (LB ref. 1084231), c. 320m to the west;
 - Clegg Village Conservation Area, c. 590m to the south;
 - Grade II listed Clegg Hall Mill (LB ref. 1376568), c. 640m to the south; and
 - Grade II listed Clegg Hall Cottages (LB ref. 1068491), c. 680m to the south.
- 4.3 The full listing descriptions for the Listed Buildings are included at Appendix 2.

Clegg Hall

- 4.4 Clegg Hall is a Grade II* listed building (LB ref. 1309615), first listed on 10th August 1951 (Appendix 2 and Figure 10).
- 4.5 It was built between 1610 and 1618 for Theophilus Ashton in dressed stone with a slate roof and is believed to be on the site of a possible 12th century house and inn. It is of five bays wide by three bays deep and two storeys with an attic level, all set above a raised basement. It has a near symmetrical elevation with a projecting plinth and an imposing two-storey porch approached by a flight of steps (Plate 11). Groups of diagonally-set chimney stacks are set on top of an axial spine wall (Plate 12).
- 4.6 During the early 17th century the hall was described as being surrounded by gardens, a fishpond, orchards, barns, stables and pigeon houses, and it formed the focal point of a small community also known as Clegg Hall, which now forms the basis of Clegg Village Conservation Area (discussed below). In 1810 the Clegg Hall estate was acquired by Joseph Fenton, a flannel manufacturer from Crimble, to the west of Rochdale, who established a mill on the Rochdale Canal: Clegg Hall Mill (see below).
- 4.7 The hall was used variously as a dwelling and inn until World War II when it was left empty and suffered from neglect, eventually becoming ruinous. However, in 1986 it was purchased by the Pennine Heritage Trust in an attempt to conserve what remained. During 2004 and 2008 the hall was restored and, with the exception of a three-storey tower added to the south-east facing rear elevation, the exterior of the building remains relatively unaltered from its original form (the interior could not be accessed).
- 4.8 Clegg Hall is situated on the south side of the Roch Valley, in a prominent position to the south of the Rochdale Canal. It is set within an early 19th century industrial complex that includes weaver's cottages, textile mills, a lodge, and agricultural buildings. Originally it would have been within its own grounds and surrounded by buildings associated with its function as a country house and estate. Its design, in terms of fenestration and mouldings for instance on the side and rear elevations, suggests that it was intended to be viewed from every approach. The hall's façade was positioned to overlook the wide Roch Valley, providing far-reaching views, whilst deliberately intended to be viewed from afar in return. This large stone building would have dominated its surroundings, with its use of striking architectural features reinforcing its grand status within a landscape of dispersed small agricultural settlements.

- 4.9 Since the late 18th century/early 19th century, with the establishment of the mill complex at Clegg Hall and the associated handloom weavers' cottages to the south-west of the hall, the immediate setting of the hall has altered. With further additions to the industrial complex throughout the 19th century, the mass of each of the surrounding buildings at the Clegg Hall settlement served to diminish the dominance of the hall over its surroundings, interrupting or preventing the 360° views. However, the utilitarian and vernacular architecture used on the mill buildings and cottages, together with the position of Clegg Hall set back off Clegg Hall Road and within its own grounds, maintains its status as an important substantial residence, albeit that it now appears to be almost nestled within the village.
- 4.10 The industrial complex is inextricably linked with Clegg Hall as part of the narrative of the estate, the village and its community. Although not as originally intended, this forms part of its setting, both geographically and by historical association, and contributes to the appreciation of its significance.
- 4.11 The significance of Clegg Hall is derived from its high level of architectural, historic and aesthetic interest which is reflected in its Grade II* listing. The Hall also contributes to the significance of the Clegg Village Conservation Area, providing the focal historic building. Architecturally, the hall is described as being an archetype of the Jacobean period. It also has group value, being associated with the later industrial complex. Its setting, within the rural and historic Clegg Hall village, and on the south side of the Roch Valley with far reaching views both to the front and rear, serves to maintain its importance as a landmark feature of some status and contributes to its significance (Plates 12 - 14).

Clegg Hall Mill

- 4.12 Clegg Hall Mill is Grade II (LB ref. 1376568), first listed on 4th November 1996, and incorporates a complex of associated industrial buildings:

Clegg Hall House

- 4.13 The house is situated at the north end of the complex and Clegg Hall village, on the corner of Clegg Hall Road and Branch Road (Figure 10). It is mainly late 18th century, with early 19th century alterations, such as the entrance porch on the west side, and a late 20th century large bay window, with a rear outshut to the north and servant's cottage which is now part of the house (Plate 15). It comprises coursed square gritstone laid to water-shot courses and a stone slate roof. The principal elevation is south-east facing, away from the mill buildings and overlooking the lodge. The upper floor façade shows evidence of an earlier row of windows possibly indicating a weaving loft. A boundary wall around the north side is approximately 2m high and 50m long, with coursed stone on the road side and hand-made bricks on the garden side, and flat stone coping.

Mill Lodge

- 4.14 The lodge, or reservoir, is spring-fed. It is bound on the north side by Branch Road and overlooked by Clegg Hall House at its north-west end (Figure 10). It is stone-lined and measures between 5-10m wide and 75m long, with a steep embankment on the south side. The bed is raised in the centre which is thought to either represent the course of the former drive to Clegg Hall or the result of a two phase construction. Earthwork traces of the mill goit and sluice are located at the south-west corner of the dam with a stepped overflow channel close to Clegg Hall House which leads down to Rochdale Canal to the west.

Mill Building

- 4.15 To the north-west of the lodge, and on the south-east side of Clegg Hall Road, is the earliest mill building, thought to pre-date the completion of the Rochdale Canal due to presence of a now dry water wheel pit set against the south wall (adjoining the engine house), large enough for a 12m diameter wheel. The mill building is built of coursed square gritstone laid to water-shot courses with brick rebuilding and a Welsh slate roof. It was severely fire damaged during the 1960s but has been restored for residential purposes in recent years (Plates 16 and 17). Prior to this, during the mid-20th

century, this building housed drying machinery and dye vats when the mill made yellow dusters. The tail race tunnel runs beneath the mill and then extends under the cobbled Clegg Hall Road and the canal side mill building.

Boiler House and Chimney Range

- 4.16 Positioned to the south-east of the Mill Building, and close to the engine house, is the mid-19th century boiler house and chimney range. The listing entry describes the buildings as mostly ruined however these have been recently restored in association with the residential redevelopment of the mill complex. Due to their location to the rear of the Mill Building and within private property, these buildings could not be viewed during the site visit.

Canal Side Range

- 4.17 The Canal Side range of the mill complex (Figure 10) was built after the construction of this section of the Rochdale Canal (1801-4) and altered in the mid-19th century. It was in a dilapidated, ruinous state (Plate 18) until a recent rebuild and restoration project (marked by the 2011 date stone on the Clegg Hall Road frontage). It has been restored to its original three storeys positioned on the south side of the canal (Plate 19), with loading doors at water level, and one and two storeys fronting the north-east side of the sloping Clegg Hall Road. It is constructed of coursed square gritstone and has a slate hipped roof. At its south-west end is an attached single storey range that covers the sloping ramp which gave access to the lowest floor of the main building.
- 4.18 The complex is thought to have been powered by a water wheel fed from the lodge, which powered the spinning machines in the earliest mill building on the south-east side of Clegg Hall Road, whilst looms were housed in the upper floors of Clegg Hall Cottages and possibly Clegg Hall House. The Canal Side Range was built to take advantage of the canal as a method of transporting the goods. During the mid-19th century, the mill complex was extensively altered when a steam engine was installed and the boiler house and chimney range was added. Initially a flannel mill at the beginning of the 19th century, it was processing cotton waste by the end of the century with 4500 spindles in operation.
- 4.19 With the advent of World War I, the mill was producing wadding and cotton wool as part of the war effort. By 1923 it was run by the Victoria Dyeing Company Ltd.

Summary

- 4.20 The industrial complex is one of importance in that, as described in the listing entry (Appendix 2), it represents the early processes of textile production, developing into a finishing mill by the mid-20th century. Its historical development is clearly seen in the phasing of the buildings and it is inextricably linked with Rochdale Canal. It is also closely associated with Clegg Hall as part of the estate and small village and community that grew as a result of the provision of employment. Although the Grade II* listed Clegg Hall was not a working part of the industrial complex, the mill buildings are positioned in close proximity, although confined to the north of the village, and they are within each other's setting both geographically and by historical association. They also appear relatively isolated within the landscape.
- 4.21 Aesthetically, the use of stone throughout the complex knits the mill into its moorland surroundings and is similar in this respect to the domestic residences in the wider landscape. The use of a more utilitarian and vernacular form of architecture sets the mill buildings aside from the relatively grandiose architectural form used to Clegg Hall which, despite the large size of some of the mill buildings, still allows Clegg Hall to remain dominant within its surroundings.
- 4.22 The mill buildings may have all been recently redeveloped for residential purposes but their purpose, function and phasing is still retained and legible, although the lodge is screened by mature vegetation for much of its extent. The Canal Side range is visible across the Roch Valley due to its mass and its location on the canal on the southern side of the valley, with the repetitive fenestration pattern meaning it is unmistakeable as a mill building.

- 4.23 The significance of the Clegg Hall Mill complex is considered to be derived from its architectural, historic and aesthetic interest, and reflected in its Grade II listing. It also contributes to the significance of the Conservation Area as it provides a large proportion of its historic buildings and now the majority of the residences within the village. Its architectural value is attributable to the features relating to its industrial use and, as an industrial complex, it also has group value. This group value also extends to Clegg Hall Cottages with their handloom workshops, as well as its historical association with Clegg Hall and its estate. Positioned on the south side of the Roch Valley the Canal Side Mill can be seen as a distinct feature within the rural backdrop. As with Clegg Hall, the setting of Clegg Hall Mill complex within the rural and historic Clegg Hall village contributes to its significance.

Clegg Hall Cottages

- 4.24 The Grade II Clegg Hall Cottages (LB ref. 1068491) were first listed on 20th November 1980.
- 4.25 They were originally built as eight back-to-back three storey weavers' cottages in the late 18th or early 19th century, although it is possible that Joseph Fenton built them for his flannel business after 1810. They are constructed of hammer-dressed watershot stone under a graduated stone slate roof, and both front and rear elevations have mullion workshop windows on the second floor (Plate 20). The multi-light windows were designed to provide sufficient light to operate the loom, which was often on a different floor (often a garret or a basement) to separate manufacture from domestic space. A cluster of eight cottages with loomshops suggests that this was a full-time occupation for at least one of the family rather than being used to supplement a mainly agricultural income.
- 4.26 The eight cottages have been converted to four since they were originally listed (the list entry has since been amended) set on the south side of Clegg Hall Road, with no. 1 at the south-west end of the row (Figure 10). The cobbled road bound by stone-flagged pavements complements their setting, although immediately to the south of the cottages the road has been tarmacked (Plate 20). To the front of the cottages, on the north side of Clegg Hall Road, the coal sheds still survive, behind which is an area of wasteland on the south side of the canal. Immediately opposite no. 1 Clegg Hall Cottages is a slipway down to the canal, presumably for the transportation of materials from the loomshops.
- 4.27 The cottages are set to the immediate north-west of the Grade II* Clegg Hall and are likely to have been built within what was originally the gardens for the Hall, mentioned in early documentary sources. It is thought that the cottages are contemporary with the earliest of the Clegg Hall Mill buildings on the south side of Clegg Hall Road, which would have been the spinning mill to supply the looms, although it is not clear why the cottages would not have been built closer to the mill or at least on the other side of the hall. There appears to be no direct historic connection with the hall which would warrant the cottages to be built in such close proximity, unless there were restrictions on land availability at the time of their construction or that there were associations with the agricultural buildings to the south-west. Their vernacular form and comprising a group of residences rather than one single residence, sets the cottages at odds architecturally with the hall whilst providing an interesting juxtaposition representing the opposite ends of the social spectrum.
- 4.28 In recent years, all of the buildings within Clegg Hall village have been restored or redeveloped, including the cleaning of the elevations. The cottages, however, still retain the patina of pollution. Their dark appearance, together with the white painted frames of the multi-light mullion windows, makes the cottages very distinct within the village and landscape.
- 4.29 Consequently, the significance of the Clegg Hall Cottages is derived from their historic interest which is attributed to their association with the Clegg Hall estate and the later community built around the industrial complex. Although their architectural form is vernacular in style and contrasts with that of the hall, their multi-light mullion windows in particular have architectural value. These values also contribute to the significance of the Conservation Area (discussed below). In addition, the cottages have group value within the industrial complex, as well as being part of the Clegg Hall estate. Their

distinct monotone appearance can be viewed across the Roch Valley, set within an obviously rural, historic and yet isolated Clegg Hall village. The setting of the cottages is considered to therefore contribute to their significance.

Clegg Village Conservation Area

- 4.30 The Clegg Village Conservation Area was designated in 1977 and encompasses the whole of the Clegg Hall village, with the exception of the 20th century Clegg Hall Farm at the south-west end of the settlement which is the only modern addition to the settlement (Figure 10). The settlement is compact, measuring c. 220m in length along the axial Clegg Hall Road, set on the south side of the Roch Valley and surrounded by agricultural land. The Conservation Area boundaries incorporate the late 18th-19th century industrial complex and its associated features including a portion of the north bank of the Rochdale Canal, the lodge, mill buildings, weavers' cottages, together with the 16th century hall and the agricultural buildings at the south-west end (Plate 21). It also includes Clegg Hall Bridge over the canal and various boundary walls. There is no adopted Appraisal for the Conservation Area.
- 4.31 The village remains relatively secluded within the backdrop of the moorland to the south-east and overlooking the agricultural fields along the valley bottom to the north-west. Its historic rural character reflects the changing economy in the margins of the expanding industrial towns and cities during the Post-Medieval period, as it combines agrarian and industrial effects. Although the buildings within have been restored they still retain their historic appearance and heritage value. The mill buildings, for instance, have retained their unified appearance in the use of standard fenestration, doors and colour theme. Furthermore, the historic settlement is complemented by the retention of historic features such as areas of cobbled road, outbuildings such as coal sheds, slipways to the canal, evidence of cellar doors to the mill building, and stone boundary walls, together with the surrounding mature trees providing a verdant feel to the edge of moorland settlement.
- 4.32 There is a clear intrinsic value and interest in the Conservation Area which is established by the special architectural and historic interest of its listed buildings, but this is also inclusive of the non-listed agricultural buildings at the south-west end. The most common material throughout is stone with some, mainly hand-made, red brick under slate roofs. Clegg Hall is of a Jacobean architectural style, which is set within buildings using a vernacular or utilitarian and industrial architectural form. This provides a clear indication of function and status of each of the buildings within the Conservation Area. Nevertheless, these combine to form a cohesive streetscape of genuine aesthetic interest with each individual building providing an important component (Plate 22).
- 4.33 Although the Conservation Area and the listed assets within can be viewed from the north side of the valley from which their isolated nature is evident, the distance prevents the detail of the architectural form and historic interest from being appreciated. Instead, they are viewed more as distant landmark features. The character and appearance of the Conservation Area is most strongly understood within close proximity, for instance along the canal tow path or from vantage points on Clegg Hall Road as it leads north away from the village. From these locations, the juxtaposition of the architectural forms, the industrial complex and the historical development of the village can be viewed in detail and understood.
- 4.34 The setting of the Conservation Area is provided by its relative isolation, where it is set apart from the surrounding urban expansion and modern residential development on the south side of the Roch Valley, with extensive moorland to the south-east. The Rochdale Canal serves to delineate the north-west boundary and provides an ideal location to appreciate the restored Canalside Mill building.

Lower Eafield Cottages, Barn and Stable

- 4.35 Further north along Clegg Hall Road is the Grade II listed Lower Eafield Cottages, Barn and Stable (LB ref. 1346260) which were first listed on 12th February 1985.
- 4.36 This collection of buildings comprises two cottages that have since been converted into one house, with an adjoining barn and stables dating to the late 18th century (Plate 23). However, the construction was phased with the cottages being the earliest which were two storey, double depth and one room wide (Plate 24). The barn was then added on to the north- east corner of the cottages and set at a right angle, consisting of a shippon on the ground floor with a hayloft above. The stable was later built on the rear corner of the barn and also had a hayloft above (Appendix 2).
- 4.37 The property is separated from Clegg Hall Road to its south-west by a dry-stone boundary wall encompassing the garden to the front of the cottages. There is a modern metal anti-climb fence surrounding the yard to the south of the barn and stables in which heavy plant is stored.
- 4.38 Access to the property was restricted to views from Clegg Hall Road during the site visit, but it would appear that the barn and stable have been redeveloped in recent years (possibly late 20th century); this can also be identified from aerial photographs (Plate 25) which show the numerous roof lights.
- 4.39 The listed building is located within the Roch Valley bottom and is surrounded by agricultural fields. It is relatively secluded and, for the most part, hidden from view by the mature trees that surround the property and lining Clegg Hall Road. Between Eafield Cottages and the River Roch, and also to the south-west, the undulating topography also aids in concealing the property from vantage points within the surrounding landscape. Despite the urban expansion in close proximity around Smallbridge to its north-west during the 19th and 20th centuries, its immediate setting is likely to have changed little since it was originally constructed (Figures 3-5), although to the south-east two lodges have been created in recent years but there is no intervisibility due to screening by mature vegetation.
- 4.40 The significance of this Grade II listed late 18th century farmstead is considered to be derived from its historic interest, as a surviving feature of the dispersed settlement that characterised the Post-Medieval period within this area. To this end, its relatively isolated setting also contributes to its historic interest and, therefore, significance. It also has architectural value mainly derived from the cottages, with some features still evident on the barn, despite the modern redevelopment.

Dob Wheel Mill

- 4.41 Dob Wheel Mill was listed as Grade II on 12th February 1985.
- 4.42 The listing entry (Appendix 2) describes the complex as comprising five buildings dating from the late 18th century through to the mid-late 19th century with a stone weir. The woollen and cotton mill was built alongside the River Roch to harness the water-power and was constructed of coursed stone rubble, some re-used, under a slate roof. The OS map of 1851 (Figure 5) shows the mill recorded as 'Green Mill (woollen)' showing two main buildings. By 1893, it was recorded on the OS map (1:2500, not illustrated) as 'Dob Wheel Mill (cotton)' and had doubled in size with the addition of the west mill building. To the east, and presumably associated with the mill, a row of cottages had also been built in the late 19th century.
- 4.43 The earliest part of the mill, dating to the late 18th century (Plate 26), originally housed a water wheel and was built as a fulling and perching mill. To the north of this, a hand-loom weaving range was built in c. 1800. By the mid-19th century the expanded mill range (Plate 27) was powered by steam, represented by an external boiler house for three Lancashire boilers, with a tall narrow engine house adjacent. This new phase was recorded on a shield-shaped stone plaque with the inscription 'DOB WHEEL/MILL/1854'.

- 4.44 Much of the mill complex, as it was by the late 19th century, was extant until recently (Plate 28), albeit that the head and tail races had been filled in and it is still in use for industrial processes. However, during the site visit the c. 1800 range was noted as having been demolished with only the hardstanding remaining (Plate 29) and the scars on the adjacent later mid-19th century gable end evident (Plate 30).
- 4.45 The setting of the mill is on the valley bottom on the north bank of the River Roch. Consequently, this section of the river should be considered intrinsic to its setting as it was the main reason for its location in the late 18th century as a source of power. With a small number of mills in its wider surroundings when it was first constructed, this became more industrialised throughout the 19th and 20th centuries. However, it still remained relatively remote from the main expansion along the Halifax Road to the north throughout the 20th century, together with Riverside Mill located c. 50m to the south and on the opposite side of the river. This was partly due to topography as the ground level is more elevated to the north and to the west of the mill cottages. Beyond the cottages, the higher ground level meets the River Roch creating a natural cul-de-sac within which the mill complex is located and which is now covered in dense mature vegetation. To the north of the mill is a modern residential development, although there is limited inter-visibility with it due to vegetation and topography.
- 4.46 Consequently, the overall significance of Dob Wheel Mill is considered to be derived from its historic interest as one of the early water-powered woollen mills in the area which developed within less than a century to a much larger steam-powered cotton mill. To this end, it also has architectural value due to the industrial forms imparting indications of phasing and function, such as the blocked up water-wheel arch, the narrow engine house, and the stone weir. However, it is unfortunate that some of this historic and architectural value has been diminished by the demolition of the c. 1800 hand-loom weaving range. Its setting alongside the River Roch also contributes to its significance.

Contribution of Site to Built Heritage Assets

- 4.47 The study site forms part of the wider undeveloped setting of the built heritage assets identified above. However, due to its distance from the respective assets and the intervening built form and vegetation that variously restricts and limits inter-visibility between them, the study site is considered to comprise a neutral element whereby it provides no contribution to their respective significance as part of their settings. The northern part of the study site in particular whilst presently undeveloped is contained by the existing residential development to both the east and west, and it is understood as part of the urban edge already experienced within this part of their settings rather than forming part of the surrounding rural landscape.
- 4.48 Although the study site has been identified as a neutral element of the respective settings of the identified built heritage assets, there is the potential for development within it to impact their significance through changes within their settings. This will be assessed in Section 5.

5 PROPOSED DEVELOPMENT & NATURE OF IMPACT

Proposed Development

- 5.1 This section should be read in conjunction with the accompanying plans and reports.
- 5.2 Full planning permission is being sought for 198 homes (Appendix 1). The proposed housing will be confined to the upper levels of the study site within the northern and central areas. The southern area will remain open, allowing for views across and along the valley to be retained. An attenuation pond will be located within this area.
- 5.3 Along the southern limit of the housing there will be small groups of trees and planting which will filter views of the development from the south. Two green corridors of open space will also run through the housing area on a north/south alignment down to the valley edge, providing linkages and softening the urban edge.

Impact on Heritage Assets

Clegg Hall, Clegg Hall Mill, Clegg Hall Cottages and Clegg Village Conservation Area

- 5.4 The settings of the Grade II* listed Clegg Hall, Grade II listed Clegg Hall Mill, Grade II listed Clegg Hall Cottages and the Clegg Village Conservation Area, all located between c. 590-685m to the south of the study site, are inextricably linked. The assets all share the same historic narrative and rural isolated setting on the south side of the Roch Valley which contributes to their importance.
- 5.5 The proposed development is located on the north side of the Roch Valley and the Conservation Area and its designated assets can be seen as distant landmarks from the study site. Therefore, the proposed development site is located within their wider setting and will be seen from Clegg Village. The development will result in a visual change within a neutral part of the settings of the respective assets where it will appear to 'infill' an area within the extant residential development to the south of the A58. However, the proposed southern limit of the housing is in line with the residential development to the west at Tarnside Close and the modern residential development to the east at Calliards Road.
- 5.6 The views into the Conservation Area and of the Listed Buildings from the study site are hindered in places by the presence of Higher Eafield Farm to the south of the study site, together with clumps of trees at the east end of the Conservation Area on Clegg Hall Road, at various locations around the lodges to the south-east of Lower Eafield Cottages and along the railway embankment. Even during the winter months these trees serve to block views (Plate 14).
- 5.7 The character of the Conservation Area is derived from the architectural and historical values provided by the listed buildings but also from its isolated rural location. The proposed development, specifically the built development of the upper terraces, will alter the views of the north side of the Roch Valley from both the Conservation Area and from the Listed Buildings, in particular Clegg Hall, Clegg Hall Cottages and the Canalside Mill building. However, the southern limit of the proposed built development is a distance of approximately 690m from the north boundary of the Conservation Area, between which are the agricultural fields within the Roch Valley bottom, through which the railway runs, with the Rochdale Canal snaking alongside. This buffer zone, together with the moorland surroundings to the east, south and west of the Clegg Hall settlement, will still contribute to its remote character and prevents the development area from detracting from the significance of the Conservation Area.

- 5.8 On this basis, it is considered that the historic rural isolated nature of the settlement, together with the Listed Buildings being distinct landmarks, all of which contributes to their setting, will remain unaffected. The elements of the settings of the Conservation Area and Listed Buildings that make the most important contribution to their significance would be maintained. Therefore, there will be no harm to their significance from the proposed development and the study site will continued to be experienced as a neutral element of their settings.

Lower Eafield Cottages, Barn and Stables

- 5.9 The Grade II listed Lower Eafield Cottages, Barn and Stables (LB ref. 1346260) is located c. 220m to the south-west of the study site. The farmstead is nestled into its surroundings, enveloped by the topography and mature vegetation. During the summer months, the Listed Buildings are screened, with no intervisibility site between them and the study site (Plate 31).
- 5.10 However, although the vegetation still provides screening during the winter months, the roof of the listed barn, being the tallest of the farmstead buildings, is evident from the row of rooflights that are only barely visible within the upper reaches of the treeline (Plate 32). The built element of the proposed development will result in a visual change within a neutral element of the setting of the Listed Building, causing a minor change to its setting, although its immediate setting of one which is isolated and almost hidden will remain unchanged. There is no historical association with the study site and extremely limited intervisibility. It is considered therefore that the elements of its setting that contribute to its significance will remain unaffected. The proposed development will therefore cause no harm to the significance of Lower Eafield Cottages, Barn and Stables.

Dob Wheel Mill

- 5.11 Dob Wheel Mill is located c. 320m to the west of the study site (Plate 33). The proposed development of the study site has the potential to affect the setting of the mill due to its historical association with the River Roch which runs along the southern edge of the study site towards the mill: the river provided the original source of power and thus defined the mill's location.
- 5.12 However, the built development will be confined to the upper slopes of the study site, with the southern portion adjacent to the river being retained as an open grassed area with views along the river in both directions (Plate 34 & Appendix 1). Open green views through the development down on to the valley bottom are also provided in the proposed layout. Whilst the development will result in a visual change, the proposed housing will be experienced in conjunction with the existing residential development within this part of the setting and will be located beyond the immediate river corridor which will remain undeveloped.
- 5.13 Therefore, the appreciation of the river and its contribution and importance to the siting of Dob Wheel Mill, as with many of the early mills in this area, will remain unhindered. Therefore, it is considered that there will be no harm to the significance of the mill as a result of the development.

6 CONCLUSIONS

- 6.1 This Built Heritage Statement as been prepared by RPS for Taylor Wimpey Ltd. It addresses built heritage considerations to support a planning application for the residential development of c. 14.23ha of land to the west of Smithy Bridge Road, Littleborough, Rochdale.
- 6.2 It addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF.
- 6.3 The assessment has established that there are no designated heritage assets within the study site. There are six designated heritage assets within the surrounding area that are potentially sensitive to development within the study site due to changes within their setting; these comprise the Grade II listed Lower Eafield Cottages, Barn and Stables; the Grade II listed Dob Wheel Mill and the Clegg Village Conservation Area together with the Listed Buildings within (the Grade II* listed Clegg Hall, the Grade II listed Clegg Hall Mill and the Grade II listed Clegg Hall Cottages).
- 6.4 The built element of the development will affect the wider landscape views onto the north side of the Roch Valley by bringing the residential development further south from where it has been historically concentrated along the A58 Halifax Road. However, the southern limit of the housing will be broadly in line with the established modern residential development to the east and the west, whilst the southern area of the site, on the north side of the River Roch, will maintain the open grassed nature of the valley bottom.
- 6.5 The assessment found that the roof of the barn of the listed Lower Eafield Cottages, Barn and Stables could be identified through the very top of the treeline during the winter months. However, the proposed development will have no impact on the ability to appreciate its isolated setting and therefore there would be no harm to its significance.
- 6.6 The proposed development will also have no impact on the historical association between Dob Wheel Mill and the River Roch. The proposed housing although visible from the Mill will be experienced in conjunction with the existing adjacent housing and the area next to the river will remain undeveloped. As such, there will be no harm to Dob Wheel Mill from the development of the study site.
- 6.7 The proposed development will result in change within long distance views from Clegg Hall Conservation Area, together with those from the listed Clegg Hall, Clegg Hall Cottages and the Canalside Mill building of Clegg Hall Mill. However, it is considered that the character and appearance of the Conservation Area will be maintained and the contribution of the setting of the Listed Buildings will remain unaffected; the proposed development will be understood and experienced as part of the existing residential development within this part of their settings. Therefore, there will be no harm to the significance of these designated heritage assets by the proposed development.
- 6.8 The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built heritage.

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Cartographic

1786 Yates' County Map of Lancashire

1829 Hennet's County Map of Lancashire

1851 Ordnance Survey Lancashire and Furness 1:10,560

1854 Ordnance Survey Yorkshire 1:10,560

1894 Ordnance Survey Lancashire and Furness 1:10,560

1910-1 Ordnance Survey Lancashire and Furness 1:10,560

1931-2 Ordnance Survey Lancashire and Furness 1:10,560

1938 Ordnance Survey Lancashire and Furness 1:10,560

1956 Ordnance Survey Plan 1:10,000

1967-8 Ordnance Survey Plan 1:10,000

1975 Ordnance Survey Manchester 1:25,000

BUILT HERITAGE STATEMENT: SMITHY BRIDGE ROAD, LITTLEBOROUGH, ROCHDALE

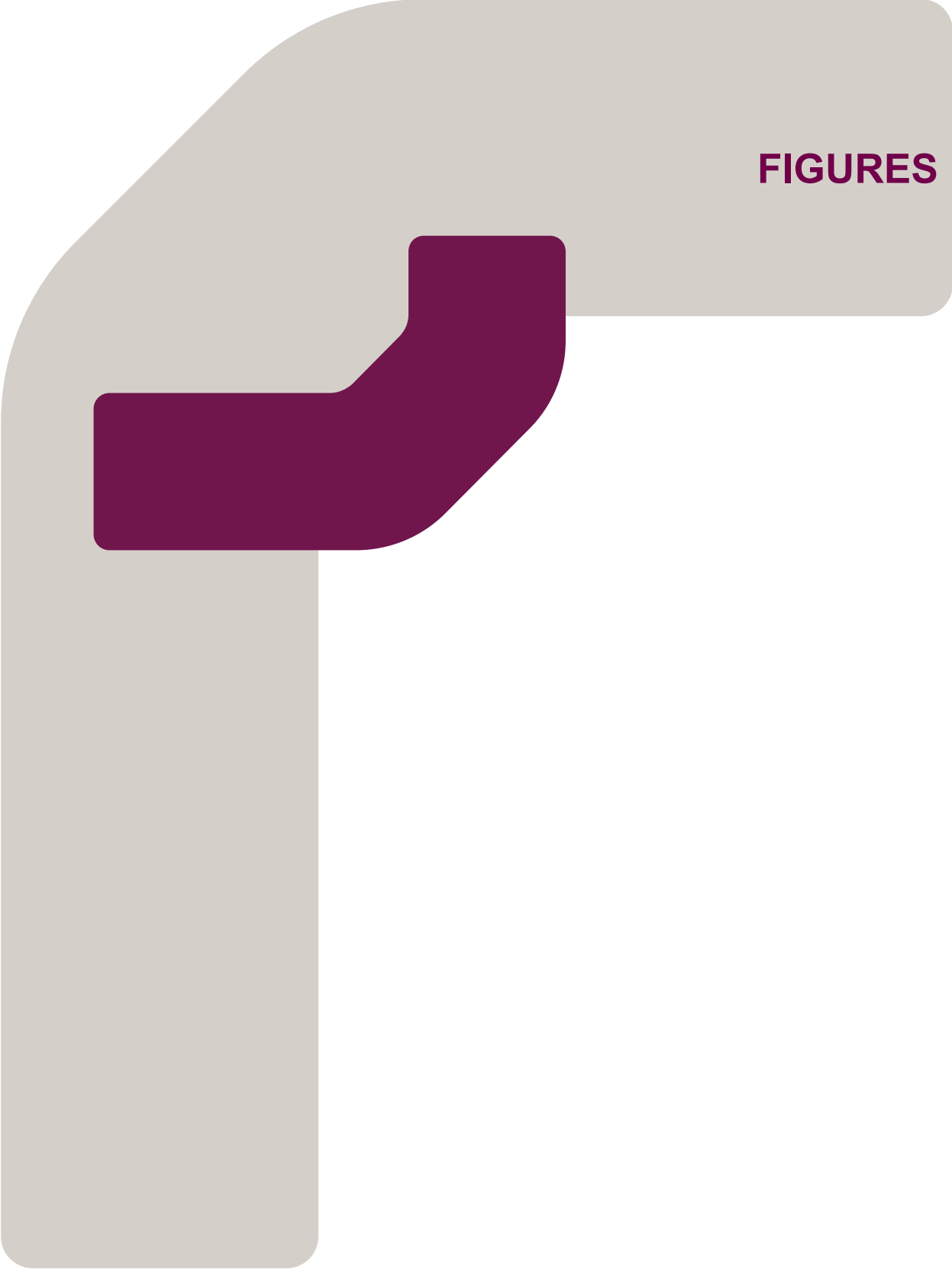
1978-9 Ordnance Survey Plan 1:10,000

1990 Ordnance Survey Plan 1:10,000

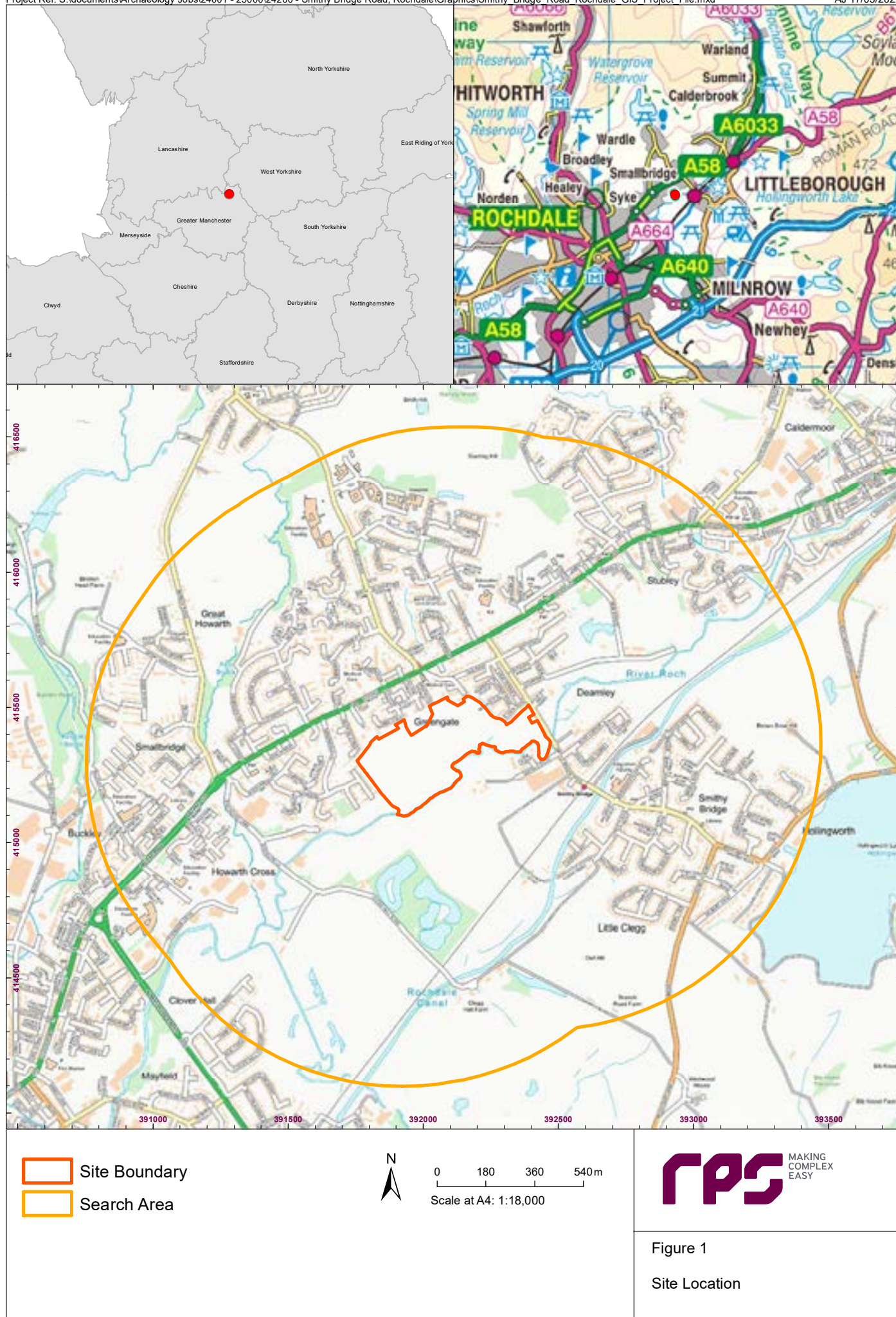
1999 Ordnance Survey 10K Raster Mapping 1:10,000

2006 Ordnance Survey 10K Raster Mapping 1:10,000

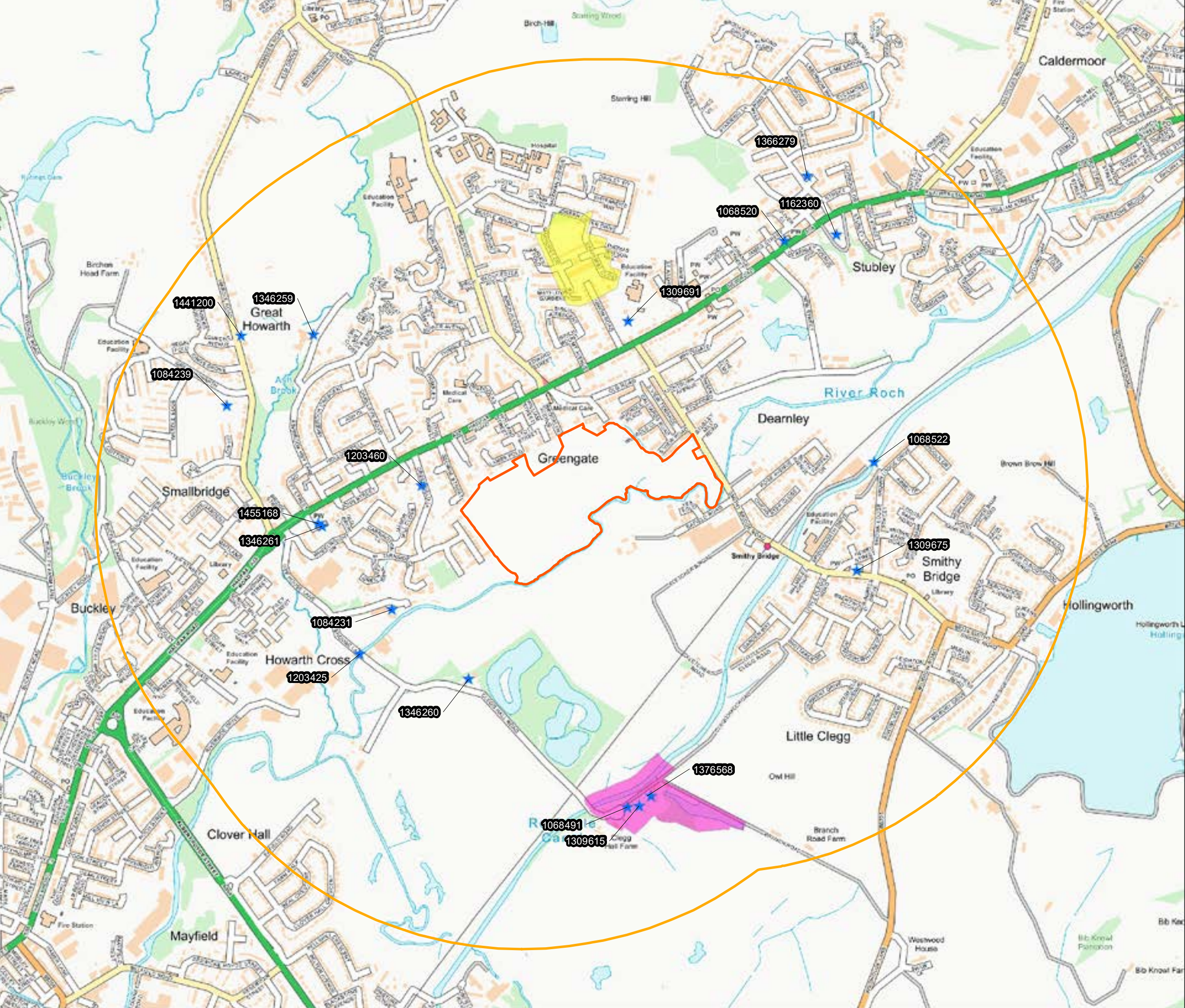
2017 Ordnance Survey VectorMap Local 1:10,000



FIGURES



Project Ref: S:\documents\Archaeology_Jobs\24001 - 25000\24200 - Smithy Bridge Road, Rochdale\Graphics\Smithy Bridge Road, Rochdale GIS Project File.mxd



- Site Boundary
- Search Area
- Listed Buildings
- Clegg Village Conservation Area
- Dearnley Workhouse Conservation Area

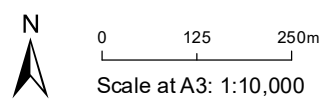


Figure 2
Heritage Assets

N

0 30 60m

Scale at A3: 1:2,500

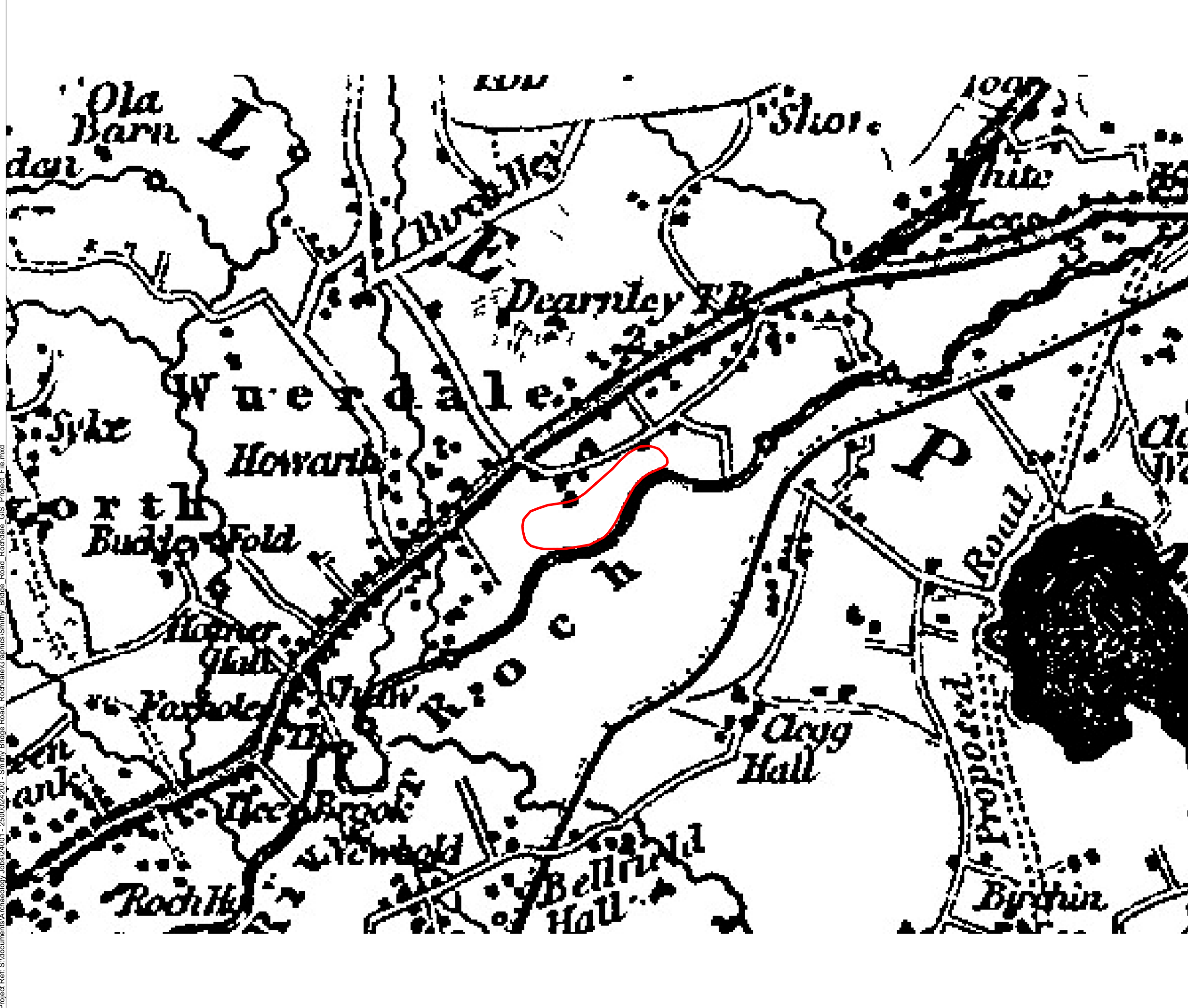


Figure 3

1786 Yates' County Map of Lancashire

Not to scale: illustrative purposes only

Project Ref: S:\documents\Archaeology_Jobs\24001 - 25000\24200 - Smithy Bridge Road, Rochdale\Graphics\Smithy Bridge Road, Rochdale, GIS Project File.mxd



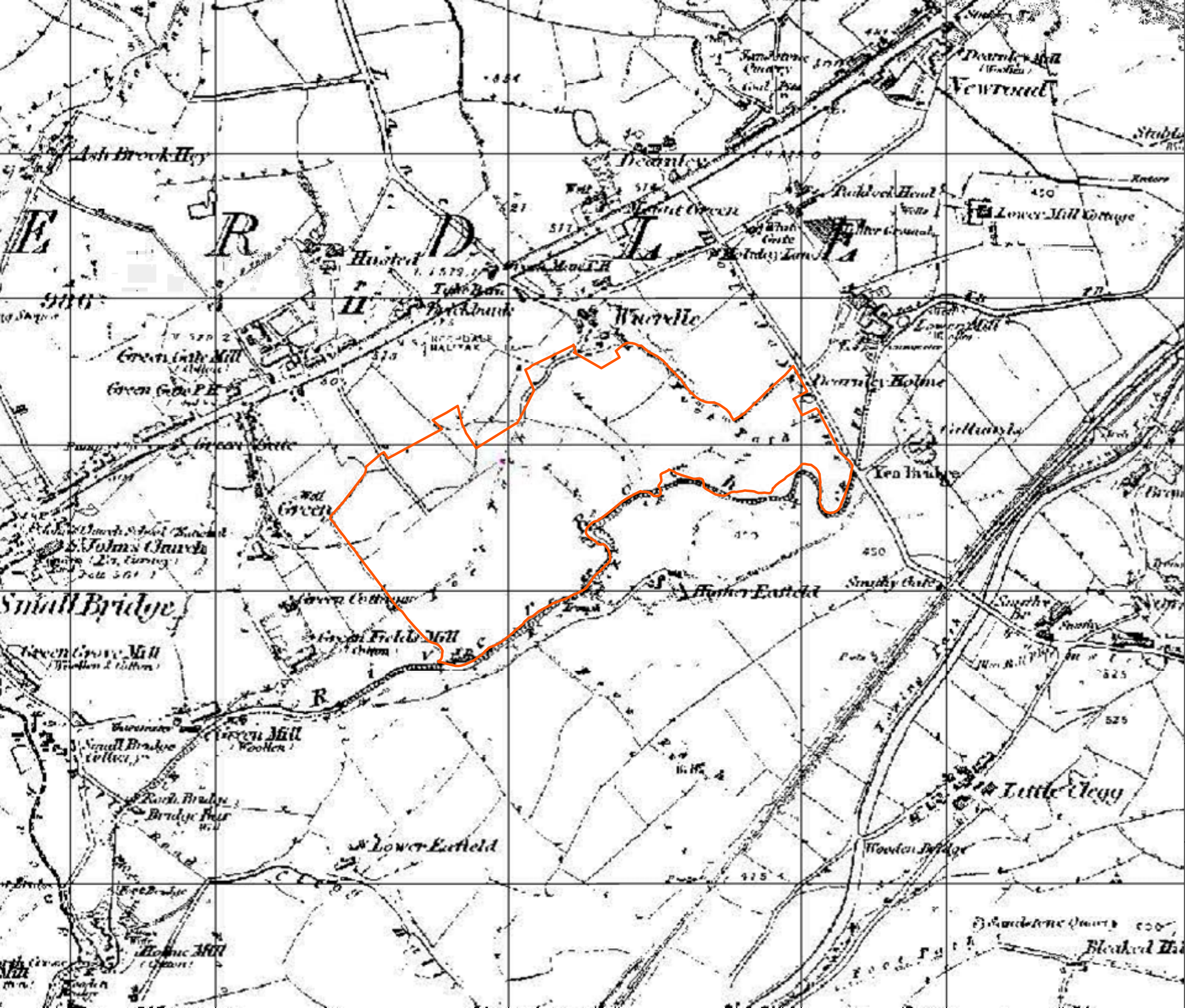
 Approximate Site Location

N
0 20 40 m
Scale at A3: 1:1,800



Figure 4
1829 Hennet's County Map of Lancashire
Not to scale: illustrative purposes only

Project Ref: S:\documents\Archaeology_Jobs\24001 - 25000\24200 - Smithy Bridge Road, Rochdale\Graphics\Smithy Bridge Road Rochdale GIS Project File.mxd



Site Boundary

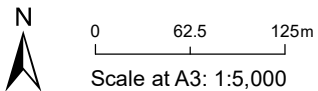
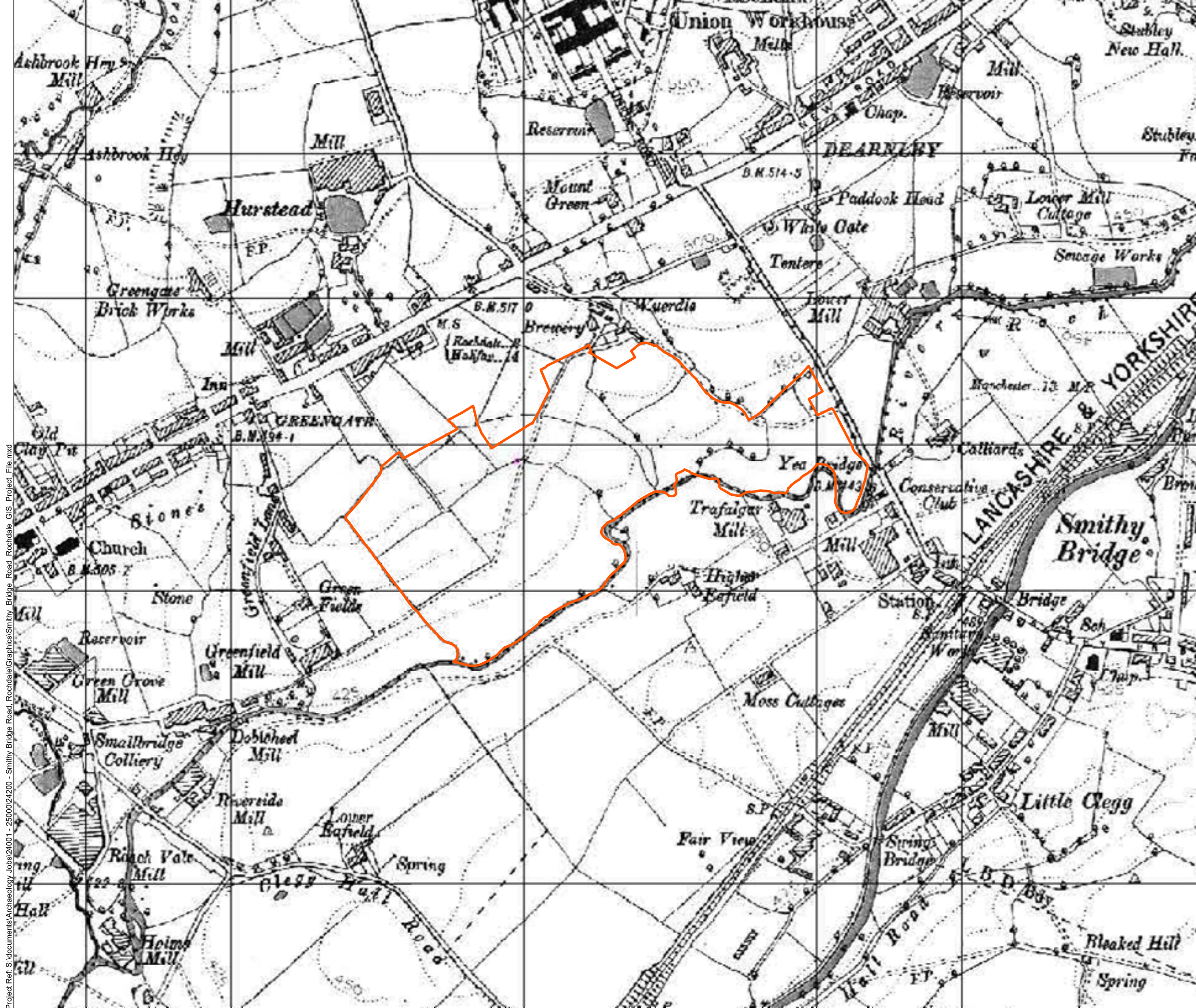


Figure 5
1851 Ordnance Survey



Site Boundary

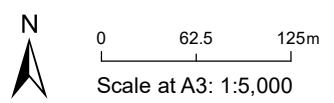
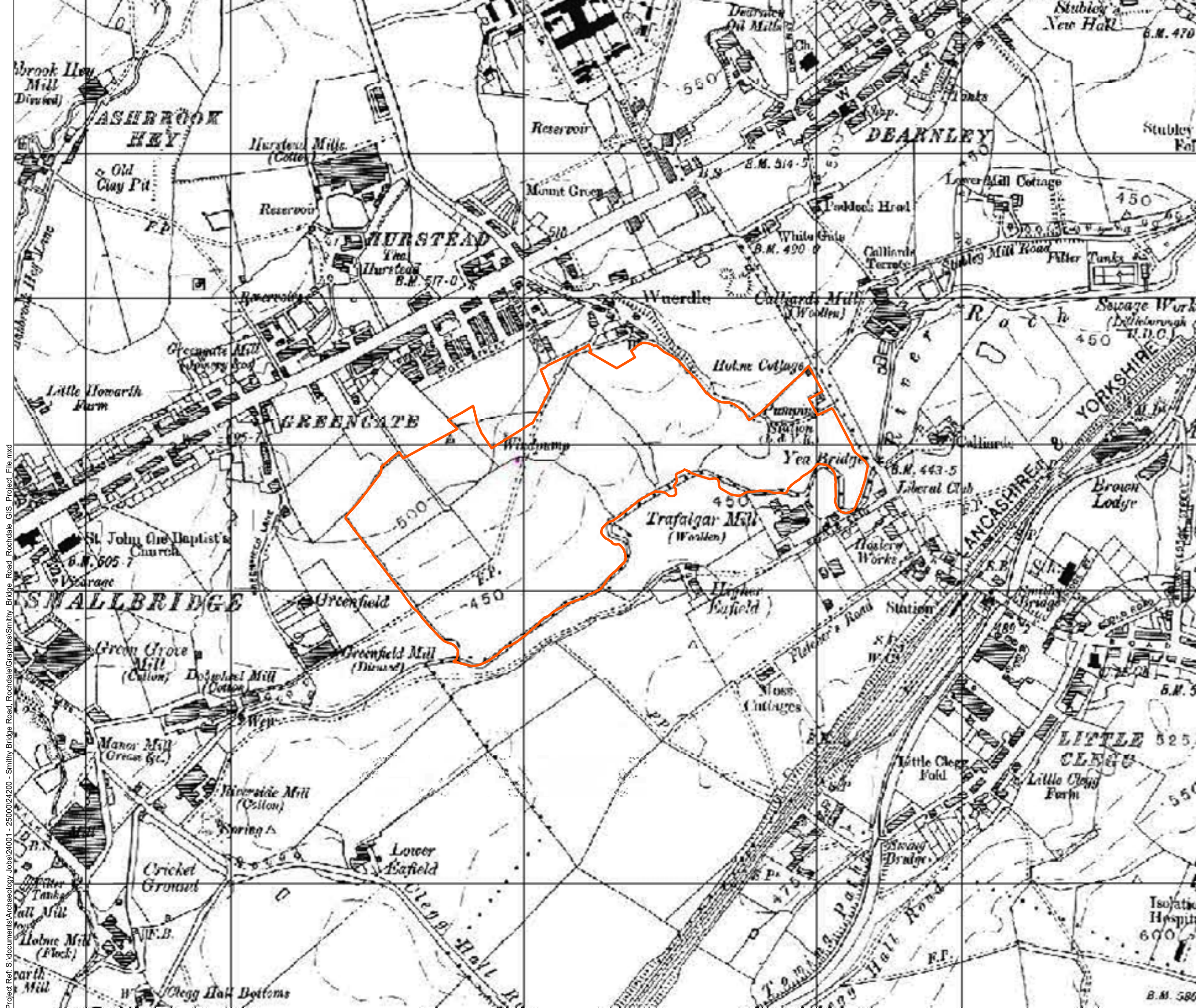


Figure 6
1894 Ordnance Survey



Site Boundary

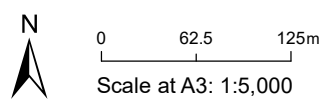
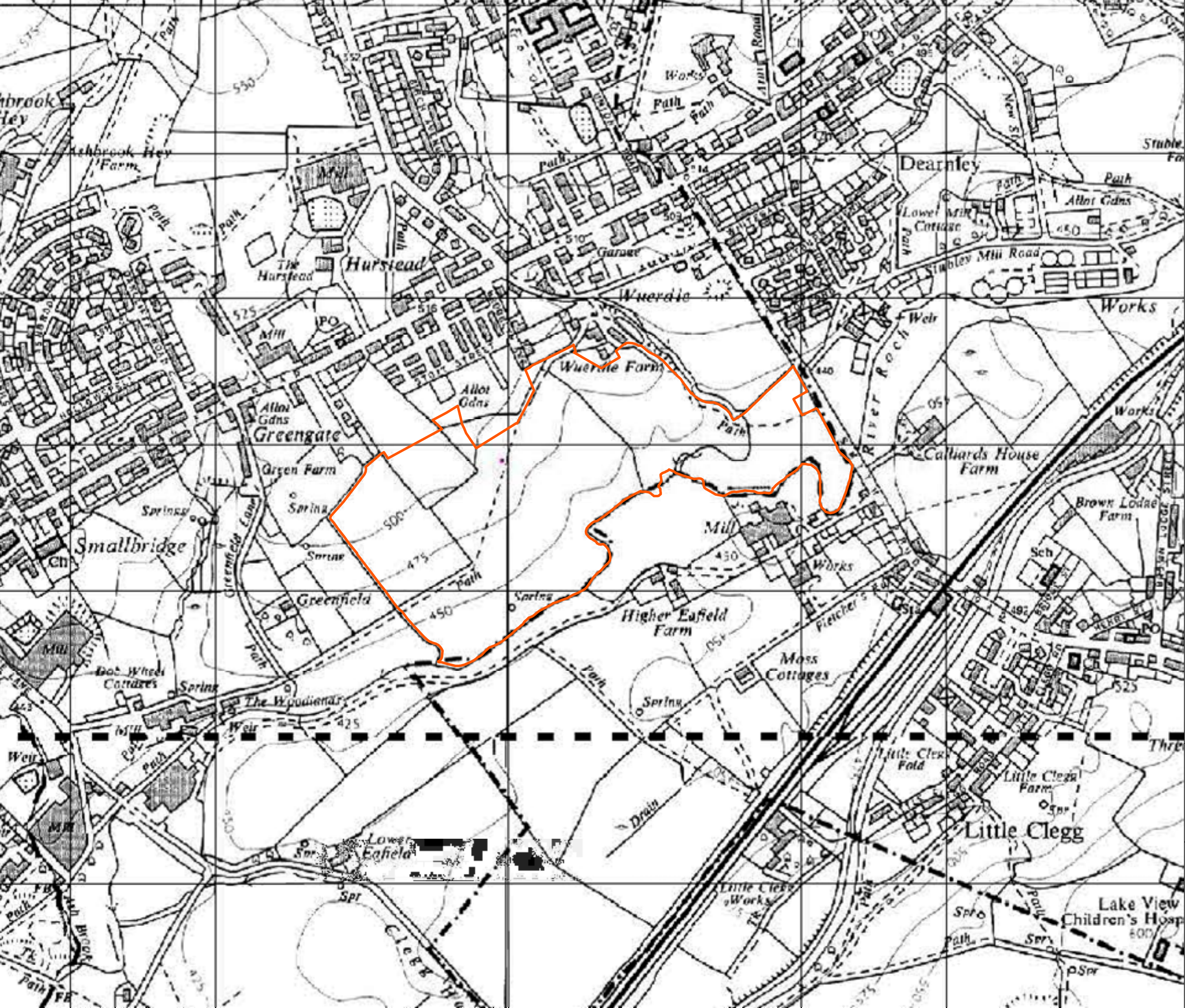


Figure 7
1910 - 1911 Ordnance Survey

Project Ref: S:\documents\Archaeology_Jobs\24001 - 25000\24200 - Smithy Bridge Road, Rochdale\Graphics\Smithy Bridge Road Rochdale GIS Project File.mxd



Site Boundary

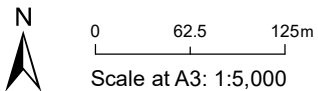


Figure 8
1967 - 1968 Ordnance Survey

Project Ref: S:\documents\Archaeology_Jobs\24001 - 25000\24200 - Smithy Bridge Road, Rochdale\Graphics\Smithy Bridge Road Rochdale GIS Project File.mxd



Site Boundary

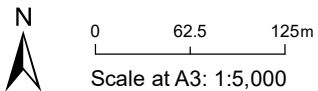
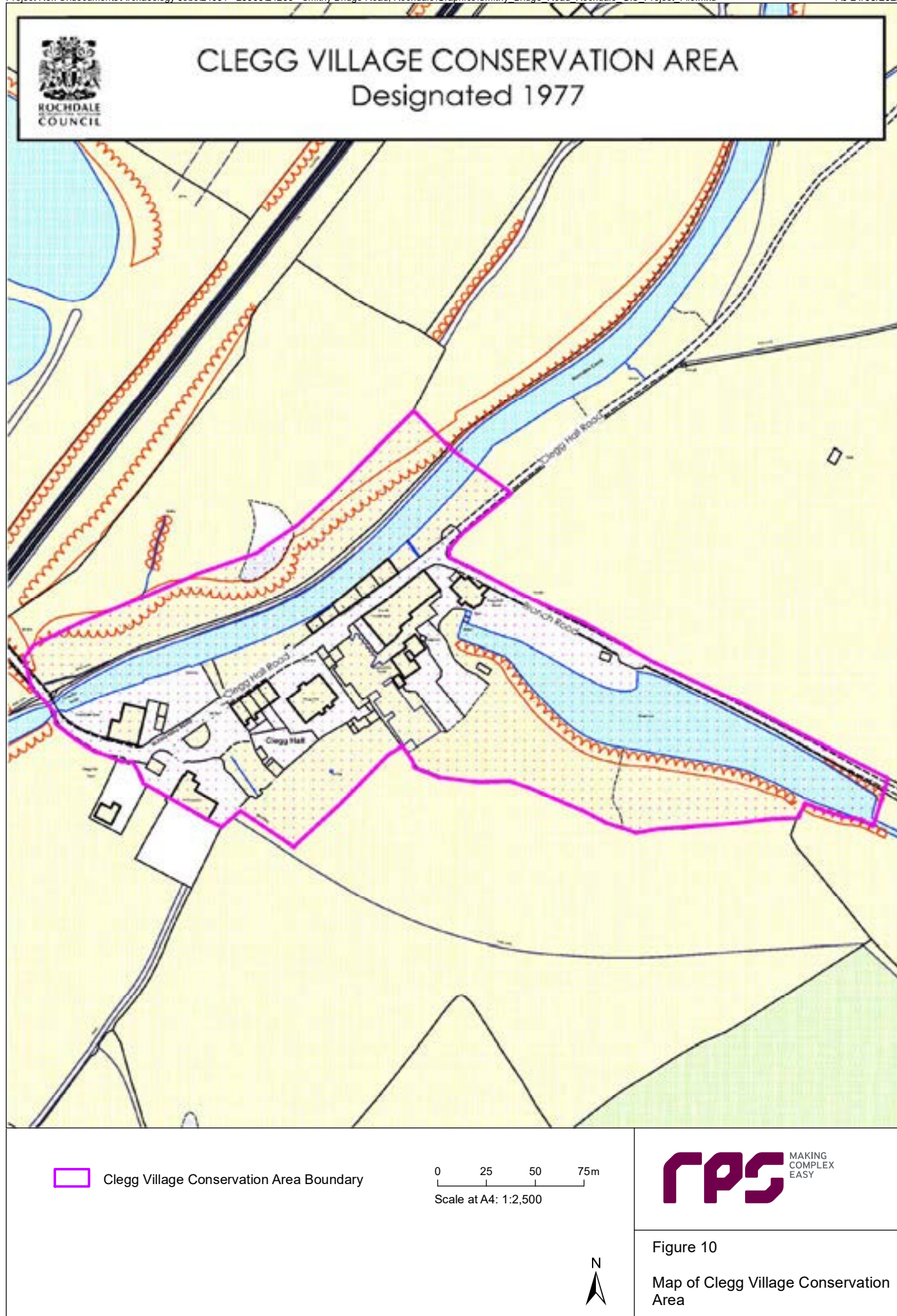


Figure 9
1999 Ordnance Survey



PLATES



Plate 1: West facing view across the study site from Smithy Bridge Road.



Plate 2: North-west facing view of the study site from Smithy Bridge Road.



Plate 3: West facing view of the Roch Valley from the east field.



Plate 4: North-west facing view of the study site from the north bank of the River Roch.



Plate 5: South-west facing view of the River Roch, with Higher Eafield farm on the left.



Plate 6: West facing view across the site from the north-eastern field of the site.



Plate 7: South-west facing view across the central area of the study site, from the north-east field



Plate 8: View south-east across the study site from the north-western area of the site.



Plate 9: View south-west of the remains of the north-east/south-west hedge and bank field boundary enclosing the westernmost field.



Plate 10: View north-east across site from the south-western area.



Plate 11: North-west facing façade of the Grade II* listed Clegg Hall.



Plate 12: View south towards the Grade II* listed Clegg Hall.



Plate 13: North facing view from Clegg Hall towards the study site.



Plate 14: View from the upper slopes of the proposed development site towards Clegg Hall during the winter months



Plate 15: The rear view of the Grade II listed Clegg Hall House showing the rear outshut and servant's cottage.



Plate 16: View south-west along Clegg Hall Road towards the gable end of the Grade II listed Clegg Mill Hall.



Plate 17: Clegg Hall Mill complex. The earliest building is on the right and the rebuilt Canalside Mill range is on the left.

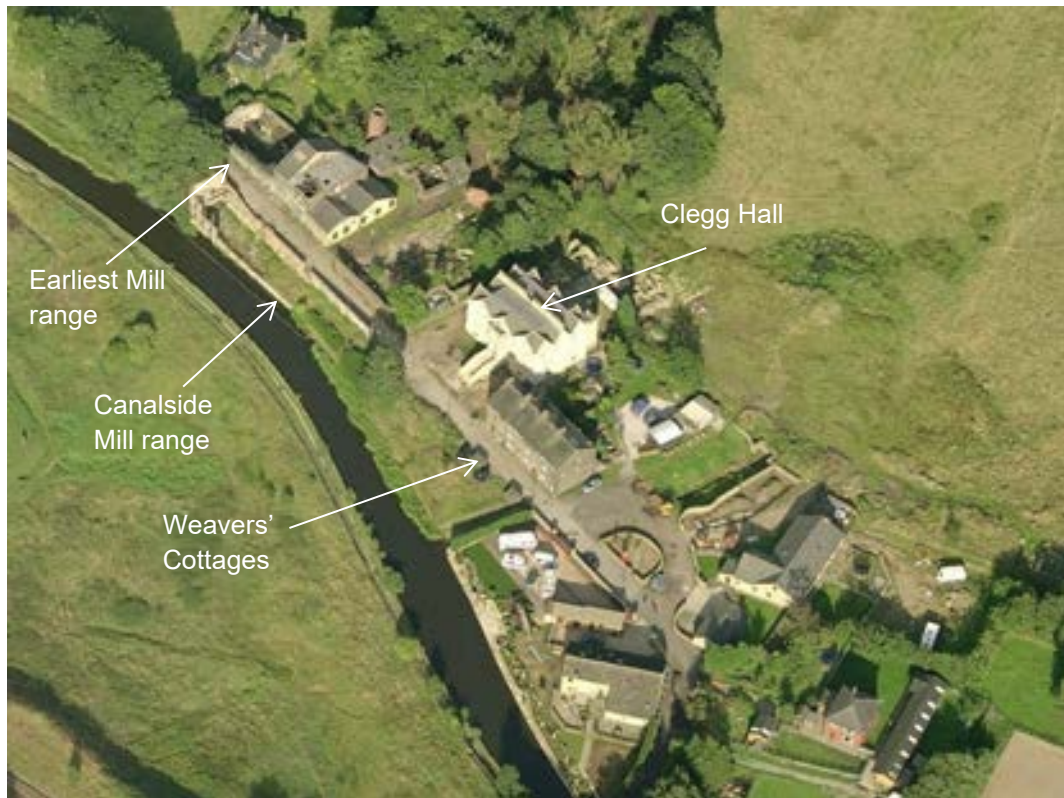


Plate 18: An east facing aerial view of Clegg Hall settlement prior to the rebuilding and redevelopment of the mill complex.



Plate 19: View north-east along the Rochdale Canal, within Clegg Village Conservation area.



Plate 20: North-east facing view towards the Grade II listed Clegg Hall Cottages.



Plate 21: South facing aerial view of Clegg Village Conservation Area, showing the rebuilt and restored Clegg Hall Mill complex.



Plate 22: View of Clegg Hall settlement from Clegg Hall Road as it heads north towards Lower Eafield Cottages.



Plate 23: North-west facing view of the Grade II listed Lower Eafield Cottages, Barn and Stables from Clegg Hall Road.



Plate 24: South-west facing gable end of Lower Eafield Cottages, with the barn evident in the rear.



Plate 25: West facing aerial view of Lower Eafield Cottages, Barn and Stables.



Plate 26: South facing view of the late 18th century mill building, Grade II listed Dob Wheel Mill.



Plate 27: View along the north facing elevation of the mid-19th century mill range of the Dob Wheel Mill complex.



Plate 28: North facing aerial view of Dob Wheel Mill.



Plate 29: Hardstanding remains of the hand-loom weaving shed.



Plate 30: Evidence of the c. 1800 weaving shed on the north-east facing elevation of the extant mid-19th century range.



Plate 31: South-west view from the north area of the study site towards Lower Eafield Cottages, Barn and Stables.



Plate 32: View from the study site towards Lower Eafield Cottages, Barn and Stables during the winter months.



Plate 33: East facing view towards Dob Wheel Mill from the study site.



Plate 34: West facing view along the Roch Valley from the east field of the study site.

APPENDICES

Appendix 1

Proposed Layout



KEY
Site Boundary (14.23Ha)



H	Plot 59/76 parking amended, garages moved to reduce drives	04/03/22	RW	AG
G	Minor amendments in line with client comments	22/02/22	RW	AG
F	Amendments to layout as comments	10/02/22	RW	AG
E	Minor amendments to various plots as client comments	17/01/22	RW	AG
D	Plots 141-159 reorganised to suit retaining wall solutions	12/01/22	RW	AG
C	Plot 105 Handled, turning head adjacent plot 19/25 improved	30/12/21	RW	AG
B	Plot 92 House/age amended, Schedule updated to suit	18/11/21	RW	AG
A	Amendments to layout and updated schedule	18/11/21	RW	AG
Rev	Description	Date	Drawn	Chk'd

www.pegasusgroup.co.uk

Appendix 2

List Entry Descriptions

Clegg Hall

List Entry Number: 1309615

Grade II*

Date first listed: 10th August 1951

Details

House. c.1610. For Theophilus Ashton. Dressed stone, hammer-dressed stone and graduated stone slate roof. 5 x 3 bays with 2 storeys (plus attic level) all raised above a full basement. Near-symmetrical elevation with projecting plinth. Imposing central 2-storey porch approached by flight of steps has a segmental-headed door opening with moulded surround and capitals and is flanked by paired columns with cushion capitals. The upper floor rises above an entablature, the 5-light mullion and transom window being flanked by single columns on pedestals with enriched capitals and a frieze all of which have fanciful details in a debased classical manner. 2 and 3-light mullioned basement windows and four 4-light mullion and transom windows to the upper floors (except for the principal room which has 5 lights and one to the right which is partially blocked). All windows are double-chamfered and have hoodmoulds, that to the first floor being continuous. Series of 3 coped gables with 2 and 3-light windows, finials and rainwater spouts. The sides and rear are also characterised by 3 similar gables. Windows are generally 3, 4 or 5-light mullion and transomed or 1, 2 or 3-light mullioned in the case of the basement or attic. The rear has a central door with 4-centred arch lintel and a porch which is gabled and has spiral carving to the kneelers. The left (of rear) appears to have been altered at some stage and a door was inserted to right probably in C19. Groups of diagonally set chimney stacks rise from an axial spine wall. Interior: all 2 rooms deep, the porch leading directly into the principal room which has a fireplace under a large chamfered segmental arch. The beams are heavily moulded with multiple rolls. The staircase (centre rear) is framed in timber and winds round an octagonal newel post. The doors generally have 4-centred arch lintels. What little remains of the roof structure employs tie-beam trusses and wind bracing. Generally a powerful building which apart from the effects of deep-set decay has remained virtually unaltered. Victoria County History, Vol. 5, 1911. H. Fishwick, History of Rochdale, 1889.

Listing NGR: SD 92242 14490

Sources: Farrer, W, Brownbill, J, 1911. The Victoria History of the County of Lancaster
Fishwick, H, 1889. History of Rochdale

Clegg Hall Mill

List Entry Number: 1376568

Grade II

Date first listed: 4th November 1996

Details

Textile mill. Early C19, for Joseph Fenton of Crimble Mill, (qv). Extension post 1850, cotton waste mill by late 1870s, also finishing processes including bleaching, dyeing early-mid C20. Part destroyed by fire c1965. The mill complex comprises:

1. Clegg Hall House, with attached boundary wall on Branch Road.
2. The reservoir (lodge) to SE of Clegg Hall House with sluice and overflow channel which runs below the house drive and below Clegg Hall Road, emptying into the canal via an open channel on the steep banking outside the NE end of the canal-side mill range; the sluice for the head race of the water wheel is at the S end of the dam.
3. The remains of the mill buildings on the SE side of Clegg Hall Road which contain the water wheel pit, the engine house, attached mill ranges on NE and SW sides and including service tunnels beneath the cobbled roadway on the NW side, which lead to the canal-side mill.
4. The boiler house, fuel store, workshop with blacksmith's forge and chimney range separated from the S side of (3) by a stone flagged pathway and steps approx. 1m wide.
5. The canal-side warehouse and mill range, with waterwheel tailrace tunnel below, and added range at SW end.

CLEG HALL HOUSE. Late C18 with early C19 alterations and late C20 addition. Coursed squared gritstone laid to water-shot courses, stone slate roof. 2 storeys, 2 bays, entrance porch on W side, rear (N) outshut and servant's cottage, now part of the house. Quoins with edge-tooling. S Front: the large bay window with mullions and transoms is late C19 and was brought here from a Jewish school in Manchester c1970. The upper floor facade has 2 tall casement windows with tie-stone surrounds; the walling has vertical joints, evidence of an earlier row of windows with flat-faced mullions, possibly a weaving loft. A central mullion is grooved to give the appearance of separate stones. Tall banded end stacks and another to rear of ridge, centre. The entrance porch is probably an addition of the 1838 (likely date for present 1st floor windows), and has a heavy stone surround with moulded base to jambs, lintel not visible, round-arched windows on returns, all obscured by vegetation. INTERIOR: not inspected. Attached boundary wall is approx. 2m high and 50m long, coursed stone on road side, hand-made bricks to garden side, in 4:1 English bond, flat stone coping.

MILL LODGE. Stone-lined, approx. 5 to 10m wide, 75m long. Built along the contour, with a steep embankment on the S side and the bed raised at the centre, indicating the line of a former drive to Clegg Hall, or two phases of construction. Earthwork traces of the mill goit and sluice at the SW corner of the dam at the Wend, and a stepped overflow channel close to Clegg Hall House, acting as a 'top-up' for the Rochdale canal. The lodge is spring-fed.

MILL BUILDING (remains of), on SE side of Clegg Hall Road. The site possibly pre-dates the canal as it contains the water-wheel pit. Coursed squared gritstone laid to water-shot courses, brick rebuilding, Welsh slate roofs. This range was severely fire damaged c. 1965. Walls reduced in height. Central taller block is the former engine house (left side), the tall round-arched window survives at the rear, with blocked original doorway left, inserted doorway below, and wooden steps and platforms inside. The building has late C20 steel and concrete floors inserted since the fire. Early features include: a blocked round archway in the stone side wall, which is built to water-shot courses, now obscured by a straight-flight wooden stair; charred beams; remains of cantilevered stone stairs to missing top floor; blocked round-arched window in exposed S

gable. Left wing: reduced to single storey, 6 bays, large windows in stone surrounds. INTERIOR: the stone flagged floor covers the deep water wheel pit set against the S wall (adjoining the engine house). Pit not seen in detail, but stone lining visible through trap door and edge-tooled blocks with wheel grooves described (Mr Docker, pers.comm.); the wheel was probably approx. 12m in diameter, the pit is now dry. The tail-race tunnel extends below the cobbled road and under the canal-side range. Another, smaller tunnel carried pipes and later electricity under the road. This part of the mill housed drying machinery and dye vats mid C20. To right of the taller central block a blank wall, single storey, with moulded stone gutter brackets and quoins. Rebuilt with wide M-roof, light brown brick on right return. Part of the dyeing complex mid C20, when the mill made yellow dusters.

BOILER HOUSE AND CHIMNEY RANGE. Mid C19. Rubble and brick walling, mostly ruined. It was an L-shaped block, with the boiler house close to the engine house (beds still visible), coal chute from the higher-level rear yard, base of the square brick chimney with decorative band of bricks on edge (upper part demolished c. 1976). At a lower level, on the SW side, the flue to the chimney and the blacksmith's forge in the corner survives in part. Lean-to roof of this section rebuilt mid C20.

CANAL SIDE RANGE. Probably contemporary with the construction of the Rochdale Canal (1801-1804) and altered mid C19. Coursed squared gritstone, slate hipped roof. 3 storeys to canal, 1 and 2 storeys against sloping roadway, 13x2 bays. Quoins. At the SW end the attached single-storey stone range with slate roof covers the sloping ramp which gave access to the lowest floor of the main building; there are 2 tall round archways on this facade which rise through the line of the 1st floor. The canal side has loading doors bay 4, and 2 round arches at water level, (water wheel tail race and overflow from the engine house range); a stone walkway extends along the building just below the present water line. 9-pane windows with tie-stone jambs, iron rings set into top floor lintels probably for winches bringing machinery or parts into the building. Facade to road: 2 doorways, wide on left and pedestrian on right, with chamfered jambs and voussoirs, basket arches. Above the pedestrian entrance there is a weathered stone plaque, and a clock in carved stone laurel-wreath surround and moulded frame above the eaves line. INTERIOR: basement level stone flagged floor, retaining wall below ground level with blocked service tunnel and upper part of the tail race tunnel with floor cavity. Timber cross beams with extra cast-iron columns and secondary metal sleeves to support the timbers built into the retaining wall. An original grooved stone ramp approx. 1m wide rises to a stone platform and loading bay to the canal (now a window) at the SW end of the building. A straight-flight timber stair is set against the revetment wall on each floor and is a mid-late C19 replacement. The middle floor has blocked doorways in the NE gable end and, at the SW end, a square opening to a timber-lined rising and curving tunnel which linked to a mill block standing to the S of the engine house range, demolished. Small 2-wheeled wooden trolleys with hollowed tops "carried bolts of cloth from the higher level, possibly after the final finishing process was completed. Top floor: a well-lit open room with windows on both long sides, 12 king-post roof trusses with splayed braces, pegged. HISTORY: the deeds to Clegg Hall House survive from the late C18. In 1811 Joseph Fenton (flannel-maker at Crimble Mill), applied to build a mill on the site. It therefore possibly began as a flannel mill, the wheel powering spinning machines, while looms were housed in the upper floors of the back-to-back cottages (Nos 1-4 Clegg Hall Cottages) and probably at Clegg Hall House. The mill was extensively altered in the mid C19 when a steam engine was installed and the boiler house/chimney range added. It was run by John Rhodes in 1848 and by James Tweedale and Sons in 1861. By 1884 Thomas Wilson was processing cotton waste and by 1898 the mill powered 4,500 spindles. In 1916 Robert Bailey and Son produced wadding and absorbent cotton wool (probably for war use), and by 1923 the mill was run by the Victoria Dyeing Company Ltd.

EXTRA INFORMATION: an important group of buildings which represent the early processes of textile production and developed into a finishing mill by the mid C20. The architectural quality of the sloping canal-side site and the proximity of the earlier hall and housing are significant. (Textile Mills reports: Greater Manchester Archaeology Unit: 1848-1861).

Listing NGR: SD 92210 14487

Clegg Hall Cottages (nos. 1-4)

List Entry Number: 1068491

Grade II

Date first listed: 20th November 1980

Details

4 cottages, originally 8 back-to-back cottages. Late C18/early C19. Hammer-dressed watershot stone with graduated stone slate roof. Each house has one bay and 3 storeys. Quoins and ridge chimney stacks. Both front and rear elevations of each cottage have a door with square-cut surround, windows to the ground and first floors with square-cut surrounds and flat-faced mullion workshop windows on the second floor of either 4 or 6 lights. All windows have C20 casements. Additional door in left gable. C20 window openings in right gable.

Listing NGR: SD 92210 14487

Lower Eafield Cottages, Barn and Stables

List Entry Number: 1346260

Grade II

Date first listed: 12th February 1985

Details

2 cottages, now one house; and adjoining barn and stables. Later C18, the stables being built after the barn which was built after the cottages. Watershot stone with stone slate roof. Each cottage is double-depth, 2-storey by one room wide, the left one having an additional single depth room to the left. The barn to the right is roofed at right-angles and consists of a shippon on the ground floor and hayloft above (no floor now exists). The stable was added to the rear corner of the barn and similarly has a hayloft above (no floor now exists). The cottage consists of 3 bays with quoins, head and sill bands, flat faced mullion window of 3, 4 and 3 lights to the ground floor 3, 7 and 5 lights to the first. The 2 doors have square-cut lintels and 3-piece jambs. The barn has 3 shippon entries, triangular headed vents, a pointed voussoir arch hay door over the central entry and an owl hole. 2 similar hay doors exist on the side elevation as well as 2 blocked doorways, 2 windows, 5 vents and moulded eaves corbels. The stable has a central door, 2 windows and a square pitching door above. The stalls remain in the stables: the barn has queen-post trusses.

Listing NGR: SD 91776 14838

Dobwheel Mill, Dye House Lane

List Entry Number: 1084231

Grade II

Date first listed: 12th February 1985

Details

Woollen and cotton mill with weir. 5 buildings date from late C18 to mid-late C19. The earliest building is the small water-powered mill of 3 builds, late C18 - early C19. Coursed stone rubble, slate roof, stone quoins, some re-used. Original 4-bay range has round-arched blocked wheel-house opening, 1st-floor loading door, 16-pane windows, plain stone surrounds; added bay: flat-faced mullion windows, stone steps up to raised 1st floor entrance. INTERIOR: timber flooring, king and queen post roof trusses (Williams, 1989). This earliest part was built as a fulling and perching mill. To north c1800 range probably built for hand-loom weaving. Brick. 3 storeys, paired 16-pane windows (most replaced with 4 panes), central stone mullions. A later steam-powered phase of 1854 is represented by the external boiler house for 3 Lancashire boilers to west: red brick, stone details. 3 round arches to gable, right arch obscured by wooden doors, central and left keyed arches spring from monolithic columns with moulded capstones. Shield-shaped stone plaque centre has inscription: 'DOB WHEEL/ MILL/ 1854'. Gable coping with turned-back kneelers. It is attached to the brick mill range, 11+ bays, now 2 storeys. Tall narrow engine house next to boiler house. Now Smallbridge textiles Ltd. The weir is of stone, with remains of headrace stonework on N bank of the river; it provided water for the earliest phase of the mill, powered by the water wheel, the head and tail races are filled in.

An important site representing the development of several aspects of textile production through hand, water and steam power (Williams, 1989).

Listing NGR: SD 89009 10963

Sources: Williams, M, Mill Survey Report, 1989 (GMAU)



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