

Development of Site Adjacent to Stakehill Industrial Estate Assessing Affect of Settings on Four Heritage Assets

Church of St John, Church Avenue, Rochdale – Listed Entry Number: 1390504 Grade II

Thornham Parish War Memorial, Church Avenue, Rochdale – Listed Entry Number:

Cinder Hill Farmhouse, Cinder Hill Lane, Oldham – Listed Entry Number: 1356428

Rochdale Canal Slattocks Top Lock (number 54) & Adjoining Bridge , Rochdale – Listed Entry Number: 1068507

Maximising the Value of Heritage Assets
www.munteer.co.uk

Munteer Limited co. 9352984 Registered in Cardiff
e|smg@munteer.co.uk t| +44(0) 7826 938 315
Trading: Hyde Park House, Cartwright Street, Newton, Hyde SK14 4EH
Registered: Heron House, 39 Higher Bents Lane, Stockport, Cheshire, SK6 1EE

Contents

Church of St John, Church Avenue, Rochdale – Listed Entry Number: 1390504 Grade II	0
Thornham Parish War Memorial, Church Avenue, Rochdale – Listed Entry Number:	0
Cinder Hill Farmhouse, Cinder Hill Lane, Oldham – Listed Entry Number: 1356428.....	0
Rochdale Canal Slattocks Top Lock (number 54) & Adjoining Bridge , Rochdale – Listed Entry Number: 1068507	0
1 Introduction	2
1.1 Author Profile.....	2
1.2 Purpose of Report	2
2 Church of St John, Church Avenue, Rochdale – Listed Entry Number: 1390504 Grade II & Thornham Parish War Memorial, Church Avenue, Rochdale – Listed Entry Number: 1452837	3
2.1 Identifying which heritage assets and their settings are affected.....	3
2.2 Assess the degree in which the settings and views may contribute a significant to the heritage assets or allow significance to be appreciated.	3
2.3 This will assess potential attributes and development affecting the setting.	3
2.4 Explore ways to maximise enhancement and avoid minimal harm.	4
3 Cinder Hill Farmhouse, Cinder Hill Lane, Oldham – Listed Entry Number: 1356428.....	5
3.1 Identifying which heritage assets and their settings are affected.....	5
3.2 Assess the degree in which the settings and views may contribute a significant to the heritage assets or allow significance to be appreciated.	5
3.3 This will assess potential attributes and development affecting the setting.	5
3.4 Explore ways to maximise enhancement and avoid minimal harm.	6
4 Rochdale Canal Slattocks Top Lock (number 54) & Adjoining Bridge, Rochdale – Listed Entry Number: 1068507	7
4.1 Identifying which heritage assets and their settings are affected.....	7
4.2 Assess the degree in which the settings and views may contribute a significant to the heritage assets or allow significance to be appreciated.	7
4.3 This will assess potential attributes and development affecting the setting.	7
4.4 Explore ways to maximise enhancement and avoid minimal harm.	8
5 Conclusion	9
6 Appendix 1 – Photographs of Assets and Their Views with Location Plan	10
7 Appendix 2 – Listings.....	Error! Bookmark not defined.

1 Introduction

1.1 Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period, I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 7 years ago took a Master's Degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

1.2 Purpose of Report

Rochdale MBC have requested an assessment of the affect on the setting of listed buildings as part of the development of this site at Stakehill Industrial Park by David Allen, Senior Planning Officer (Development Management).

The initial assessment would not be detailed due to the initial conclusion that the assets are not affected by the proposal in terms of views, topography or changes in the identity of those settings and the heritage assets themselves. This will be assessed by using Historic England (The Setting of Heritage Assets) Historic Environment Good Practice Advice Planning Note Number 3 (2nd Edition).

2 Church of St John, Church Avenue, Rochdale – Listed Entry Number: 1390504 Grade II & Thornham Parish War Memorial, Church Avenue, Rochdale – Listed Entry Number: 1452837

2.1 Identifying which heritage assets and their settings are affected.

It has been determined by the local authority that four heritage assets are affected which include this property. This site lies north of the site beyond Slattocks link, the feeder road being part of the A627 (M) network. The site is approximately 500 metres from the northern edge of the proposed site.

2.2 Assess the degree in which the settings and views may contribute a significant to the heritage assets or allow significance to be appreciated.

The church in question is unusual in that it is in an isolated site with clear lines of curtilage set within field boundaries and links via a pedestrian path only to Church Avenue which is the designated address. The vehicular access to the property main entrance is from Thornham Lane. The asset itself has a clear relationship with the war memorial which is set within the curtilage of the church itself.

The topography of the site is relatively level with a slight gradient across the site rising to the east. The building itself is a typical medium sized church in terms of scale with a formal design. The orientation of the church is that the main entrance faces south. The building is of local stone with blue slate roof and there is a clear relatively level curtilage with minimum amount of vegetation and trees.

The asset clearly has an openness to it which can be seen both from Thornham Lane surrounding fields and from Rochdale Road through Church Avenue. It clearly has direct functioning relation to the local community.

The experience of the asset is summarised by its clear views from Thornham Lane and Church Avenue and that there is no distracting features and the building and curtilage stand proud. Furthermore, there are clear and generally open views from all aspects of the church across open countryside. The only intentional inter-visibility with other historic and natural features is the long view to Cinder Hall Farm and Tandle Hill viewpoint.

The property has a clear visual dominance on the site due to the landscape and is a focal point for the community. There are however a number of issues around the site, mainly the noise from the Slattocks Link and its tranquillity and remoteness is not commensurate with its isolation within the greenbelt.

There is a reasonable element of movement past the site to the school beyond the church, even though the road is un-adopted and beyond that to the farms to the east of the site including Cinder Hill Farmhouse and associated hamlet.

2.3 This will assess potential attributes and development affecting the setting.

Location

The siting of the development is approximately 500 metres away from the asset. The church itself has no views of the site as the land rises from the church towards Slattocks Link slightly and there is established woodland (see photograph 2).

The form and appearance of the development will not be prominent as it will not be seen from the asset. Furthermore, it is below the line of the rising contours between the church and the site. The dimensions and scaling of the development therefore will not have an impact upon this building and the visual permeability of the church will be unaffected, its setting will not be changed and will still be surrounded by open land.

The wider affects of the development will be that there is no change significantly in the skyline and silhouette and there could be possibly a minor increase in noise, odour and vibration but this is likely to be controlled under environmental legislation. Any light pollution built will be a sufficient distance away not to affect the site and there will be no change in the general characteristic whilst there will be some urbanising towards Slattocks Link, it will not affect the setting of this building.

It is accepted there will be a permanent solid development and it will not have a short life and unlikely to have reversibility for some considerable time.

2.4 Explore ways to maximise enhancement and avoid minimal harm.

It is not considered that there is any harm towards the setting of this building. It does not affect its curtilage, the views into the site or from the site out to adjoining landscape. There will be some element of possible noise from the site which is closer than the existing Stakehill Industrial Estate, but with environmental conditions on planning permissions we feel that this is not going to be greater than a decibel noise level that is currently created by the A627(M) and the link road Slattocks Link.

There are no changes in the landscape which could be made to minimise impact, although possibly landscaping along the edge of the site may improve noise transference but this is subject to other environmental analysis.

3 Cinder Hill Farmhouse, Cinder Hill Lane, Oldham – Listed Entry Number: 1356428

3.1 Identifying which heritage assets and their settings are affected.

As previously stated this has been identified by Rochdale MBC. This property is set on the slightly elevated position, south west of the site some half a mile from the southern edge of the development. It will be established as to whether this setting is affected by the development. The asset does have views down to the site although from the actual building itself these are obscured by well-established trees within the original curtilage of the farmstead.

3.2 Assess the degree in which the settings and views may contribute a significant to the heritage assets or allow significance to be appreciated.

The topography surrounding the farm is that there is a gentle slope from the property towards the A627(M) which appears in a cutting at that point. The heritage asset setting has changed in the sense that there have been several buildings of early 20th century up to recent portal framed buildings which have altered the setting and although the listed building is generally unaltered and stands alone abutting Cinder Hill Lane at the north west end of the curtilage.

The property which is relatively small is of late 17th century/early 18th century with small windows, stone heads and sills and a grit stone slate roof. As previously stated, the views in and out of the site are very restricted due to the extensive range of buildings and the well-established mature trees.

The surrounding landscape is that of agricultural nature rising towards Tandle Hill. The views towards the property are limited to those from Cinder Hill Lane itself. The building cannot be seen from far reaching views due to the coverage of buildings and the surrounding mature trees. There is a limited view of the site from a small hill between the building and the A627(M) which can be seen on the attached drawings. There is a sense of enclosure around the site, due to the amount of various types of buildings.

3.3 This will assess potential attributes and development affecting the setting.

The location and size of the proposed development as previously stated is approximately half a mile from the nearest southern boundary of the site. The site is relatively low lying and cannot be seen from views from the farmhouse or immediate land around it. In fact, it is in effect slightly Higher Stakehill Farm and associated buildings.

The form and appearance of the development covers some 63 acres of agricultural type land. Whilst this is a large area for development, it has a limited view from this asset and the asset is not compromised or distracted due to the distance away from the development. As the farmhouse itself is surrounded by other buildings, therefore the development will not affect its setting and the setting is already established by its abutment onto Cinder Lane.

The wider effect of the development is that whilst there is some change in the built surroundings, the skyline is not particularly affected, there is a backdrop of the Stakehill Industrial Estate which still dominates surrounding areas. The light affects, or light spill will be minimum compared with the amount

of activity in the A627(M). There will be no change in general characteristic in taking away the rural aspect of the land rising to the farmhouse.

3.4 Explore ways to maximise enhancement and avoid minimal harm.

The massing of the buildings on the site will be such that they can only be a backdrop to the existing development. There is no silhouette formed by the development it is lower than the existing site and it is interrupted by a significant manmade feature of the A627(M).

Therefore, except for tree planting along the boundary which will significantly cover long term views, we do not believe there is any harm to the setting of the listed building.

4 Rochdale Canal Slattocks Top Lock (number 54) & Adjoining Bridge, Rochdale – Listed Entry Number: 1068507

4.1 Identifying which heritage assets and their settings are affected.

It is quite evident that this heritage asset which is the Rochdale Canal is the closest to the development site and therefore has to be assessed whether the development affects the setting of this particular asset.

4.2 Assess the degree in which the settings and views may contribute a significant to the heritage assets or allow significance to be appreciated.

The topography of the land is relatively level although obviously by the fact that there are canal locks it does rise to the north. The canal and its setting have been clearly a main feature of the area.

The asset includes the total canal system nearby the site including the locks and bridges and there is a clear well defined cultural heritage asset. It runs in effect from north to south, mainly adjacent and parallel to Rochdale Road travelling underneath the link road to the industrial estate via a culvert.

The materials of the construction are mainly of local stone in terms of the canal and the footpath. By the nature of the system it remains open immediately at the side of the canal way and this has little degree of change with the exception with its interface with the new road system.

Experience of the landscape is that it remains unaltered, even though development both in the 19th and 20th centuries has taken place around and is a distinctive feature. There is an element of vertical dominance in the immediate area surrounding it. It does however have to be read with the fact that it is an early industrial development which is now surrounded by a busy area of industrial activity. Therefore, the changes in any future development must be considered minimal considering its surrounding landscape features.

4.3 This will assess potential attributes and development affecting the setting.

The siting of the development at its closest point is probably within 150 metres of the asset, however it does not impact particularly on key views. There is one view from near the roundabout currently onto green land which will be developed and in that respect, there is a minor impact upon the change in one particular view. This must be balanced up with the overall view surrounding the canal development which is dominated by built environment.

Whilst the development will have some prominence it will not dominate the surrounding areas. There is an existing industrial development. Neither will it compete or distract from the asset's setting as this is already established within a built environment. The scale and massing of the development is no more overpowering than the existing industrial estate.

Furthermore, whilst there will be some slight change in the skyline view, being that one view point looks out onto greenbelt land, this does rise up in itself and therefore the affect would not be as great as that of a development on a more prominent position. There will be no changes in environmental condition in that there is a well established industrial estate and noise vibration and other environmental issues

already exist. There is a substantial element of noise that comes from the roundabout and the A627(M) link road.

4.4 Explore ways to maximise enhancement and avoid minimal harm.

There is little that could be done to minimise the impact on the asset except for screen planting to reduce the one critical view to cross the roundabout. However, the enjoyment and experience of the asset in my view is not affected by this development.

5 Conclusion

All the historic assets are within an adequate distance to be unaffected by the proposed development. Their immediate settings are unaltered and the views from the assets to the site have no major impact on the heritage asset setting. The only one is a minimal impact on the view from the canal system. This is mainly since there are buffer zones in terms of distance and agricultural and topography and landscape to separate the assets from the proposed development and that there is sufficient environmental impact from the motorway and road system to not create any additional nuisances from the proposed development subject to environmental restrictions being addressed.

6 Appendix 1 – Photographs of Assets and Their Views with Location Plan

Photograph 1



Church of St John and the Thornham Parish War Memorial

Photograph 2



View from war memorial plinth across fields, proposed site could not be seen

Photograph 3



Rising line and contours prevents view of site

Photograph 4



General view of site, only roofs of industrial estate can be seen due to contours of land

Photograph 5



View of building groups in the Cinder Hill Farm

Photograph 6



Cinder Hill Farmhouse

Photograph 7



Cinder Hill Farmhouse

Photograph 8



Mature landscaping surrounding the curtilage of the farmhouse

Photograph 9



View of the site and distance from just outside the curtilage of the farmhouse

Photograph 10



View back to the farmhouse which is completely enveloped by mature trees

Photograph 11



Zoomed in view only a small area of the building can be seen through the trees.

Photograph 12



Rear elevation of farmhouse

Photograph 13



Farm building group

Photograph 14



View from Tandle Hill trigonometry point

Photograph 15



Bridge 66 top lock 54 number 167012 canal Slattocks top lock

Photograph 16



View up to locks 54, viewing away from site along Bentley Avenue

Photograph 17



View down to bottom locks tunnelling under Rochdale Road

Photograph 18

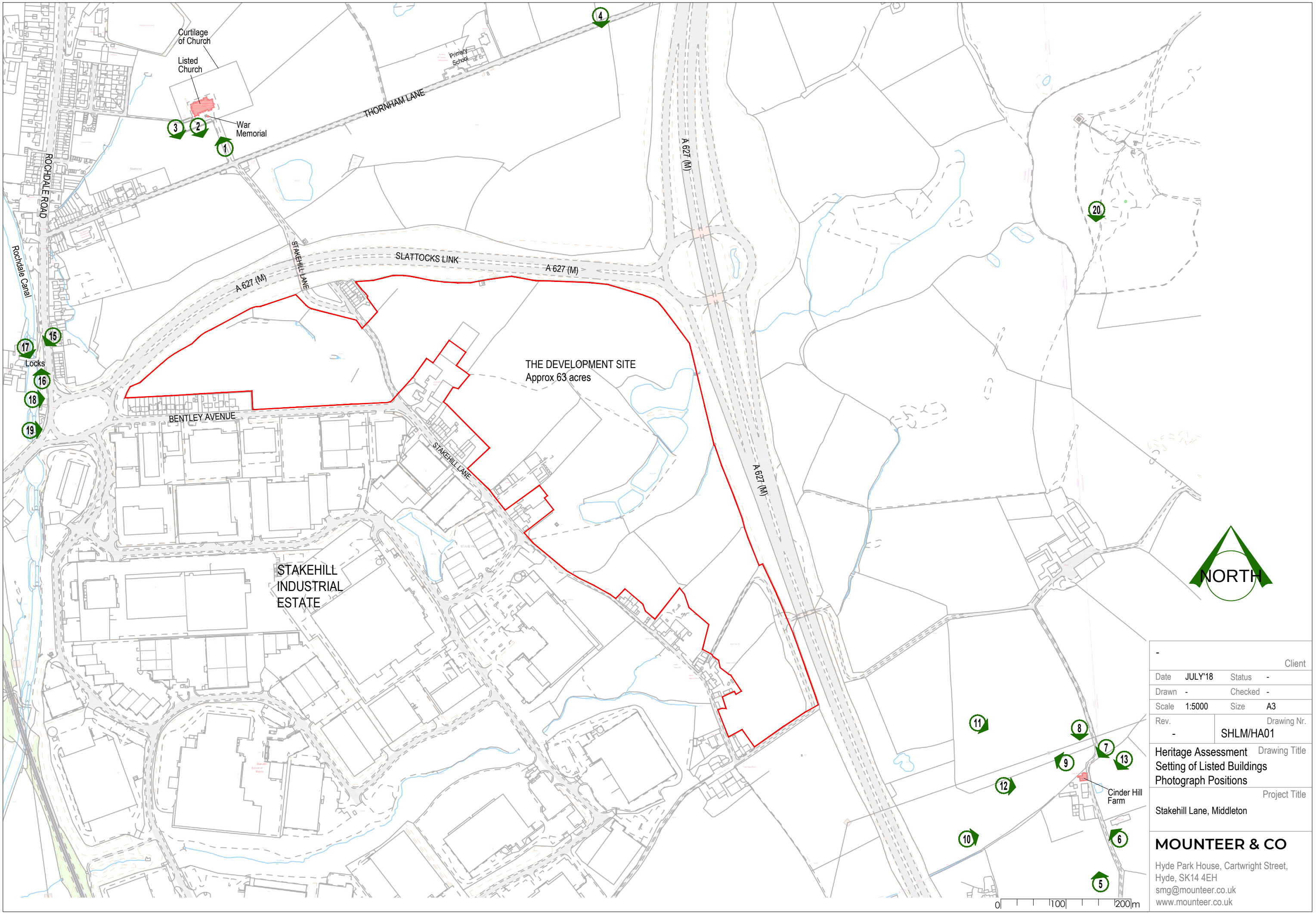


View from canal footpath to Stakehill Industrial Estate, site obscured by roundabout

Photograph 19



Zoomed in view off Tandle Hill to Cinder Hill Farm enclosed by trees



-			Client
Date	JULY'18	Status	-
Drawn	-	Checked	-
Scale	1:5000	Size	A3
Rev.	-	Drawing Nr. SHLM/HA01	
Heritage Assessment Setting of Listed Buildings Photograph Positions			Drawing Title
Stakehill Lane, Middleton			Project Title
MOUNTEER & CO			
Hyde Park House, Cartwright Street, Hyde, SK14 4EH smg@munteer.co.uk www.munteer.co.uk			