

HERITAGE STATEMENT

Site Address: 342 Heywood Old Road, Middleton, M24 4QG

Planning Application case no: TBC

Document version: For Submission

This Document Ref: IBA-2465-HS-01PLG



Prepared by
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RIBA Accredited Conservation Architects



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Heritage Statement

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Project Title: 342 Heywood Old Road

Site Address: 342 Heywood Old Road
Middleton
M24 4QG

Client: Gary Hyde Associates

IBA Ref Number: 2465

Report subject: Heritage Statement

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Cover image: Figure 1: 342 Heywood Old Road, looking south east. September 2019.

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1.0 INTRODUCTION

- 1.1 In 2017 an application for planning consent to demolish the existing building and erect new apartments at 342 Heywood Old Road, Middleton, was refused by Rochdale Borough Council (application Ref No. 17/01465/FUL). Following the decision, the design team have been liaising with the local authority to agree a design for a reapplication.
- 1.2 The owner of 342 Heywood Old Road, Middleton, have instructed the design team to submit a new application for planning consent to Rochdale Borough Council.
- 1.3 The proposal is for the erection of a three-storey apartment building with associated parking and landscaping at 342 Heywood Old Road, Middleton. The proposal includes the demolition of the existing building on the site.
- 1.4 During the discussions Rochdale Borough Council confirmed that the existing building is considered to be a “non-designated heritage asset” and a Heritage Statement would be required to assess the current situation and assist Rochdale Borough Council in determining the application to demolish the existing building.
- 1.5 In August 2019, RIBA accredited Conservation Architects ‘Ian Bright Architects’ was commissioned by the owner of 342 Heywood Old Road to prepare a Heritage Statement to support the application for full planning consent.

2.0 PURPOSE OF THIS REPORT

- 2.1 This document is a Heritage Statement which has been prepared in response to the request of Rochdale Borough Council as noted at item 1.4 of this report.
- 2.2 The officers report for the refusal of application “17/01465/FUL” dated 15th March 2019 states:

“The proposed development would also result in the total loss of the former restaurant building (itself a former public house) which is considered to be a non-designated heritage asset. The submitted Landscape and Visual Appraisal notes that, by the middle of the 19th Century, the site contained an inn known as The Jolly Butcher Inn. Whilst the original inn is said to have included a complex of connected buildings no longer present and a pond which has now been filled, the site has included the former public house for a significant length of time. The development as proposed would result in the total loss of significance and it is not considered to be a sufficiently high quality design or to provide any public benefits which outweigh the harm caused by the loss of the non-designated heritage asset present on site. Whilst it is recognised that the building has suffered fire damage, no demonstration has been provided as to whether it is possible to structurally and technically to retain this building. The LPA met with the applicant and their representative to outline the information that should be submitted, but this has not been forthcoming.”¹

- 2.3 This Heritage Statement is intended to satisfy this request and the requirements of Rochdale Borough Council’s Planning Application “Validation Checklist”.
- 2.4 This Heritage Statement will confirm the relevant planning policy guidelines against which the application will be assessed by the Local Authority in the decision-making process. It will assess the historic significance of the existing building which is proposed to be demolished as part of the development of the site. It will provide a review of the results and draw conclusions.
- 2.5 The outcome of the assessment will inform Rochdale Borough Council of the significance of the building and will assist them with the processing of the application and in determining a decision of the application.

1 Extract from Rochdale Borough Council Planning Officer decision report for application “17/01465/FUL” dated 15th March 2019

3.0 PLANNING POLICY GUIDANCE

3.1 Relevant National Planning Policy Guidelines

3.1.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

3.1.2 The decision-making process requires the Local Authority to thoroughly assess a planning application in terms of the requirements of the relevant planning policies to determine its suitability and acceptance.

3.1.3 National guidance policies governing the historic environment is contained within National Planning Policy Framework (February 2019) at Section 16 "Conserving and Enhancing the Historic Environment."

3.2 The following relevant NPPF policies are under the sub-heading of "Proposals affecting heritage assets":

3.2.1 Paragraph 189 of the National Planning Policy Framework states that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*²

3.2.2 Paragraph 190 of the National Planning Policy Framework states that:

*"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal"*²

3.2.3 Paragraph 192 of the National Planning Policy Framework states that:

"In determining planning applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) The desirability of new development making a positive contribution to local character and distinctiveness."*²

3.3 The following relevant NPPF policies are under the sub-heading of “Considering potential impacts”:

3.3.1 Paragraph 200 of the National Planning Policy Framework states 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. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”²

3.3.2 Paragraph 201 of the National Planning Policy Framework states that:

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”²

3.4 Relevant Local Planning Policy Guidelines

3.4.1 Rochdale Borough Council produces a wide range of planning policies, guidance and strategies, which are used to guide development in the Rochdale Borough. The most important of these are the documents that form the “Local Plan”. This is made up of a number of individual documents called “Adopted Plans”.

3.4.2 The “Core Strategy” was adopted in October 2016 and is the lead document of the Rochdale Borough Local Plan. It provides an overview of the council’s objectives for the whole of the borough. All other plans and policies must fit with the developments laid out in the “Core Strategy”.

3.4.3 Relevant policies from the “Core Strategy” are as follows:

3.4.4 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*

3.4.5 Other relevant plans which also make up the Core Strategy are:

3.4.6 The Unitary Development Plan from the 1996-2016 Local Plan, which is still in place until the Allocations Development Plan is adopted.

3.4.7 Relevant policies of the Unitary Development Plan are as follows:

3.4.8 Policy “G/BE/9 (part one policy) Conservation of the Built Heritage.”

“Priority will be given to the practical conservation and enhancement of those features of the built environment which are the most valuable, in particular: conservation areas; listed buildings and their settings; scheduled ancient monuments; parks and gardens of special historic interest; and archaeological remains. such buildings, areas and features of architectural and historic merit will be protected from adverse development or demolition and positive measures will be taken or supported, wherever possible, to facilitate their continued upkeep and beneficial use. Particular emphasis will be placed on securing new uses for existing buildings to ensure their future, and on promoting conservation activities which provide a stimulus for the regeneration of town centres, older urban and rural areas, including historic and cultural landscapes.”⁴

3.4.9 Policy “BE/11 Protection of locally important buildings and features of architectural and historic interest.”

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

In addition to those buildings that are statutorily listed for their architectural or historic merit, there are many other urban and rural buildings that contribute to the local cultural heritage and the character of the built-up areas and the countryside. They include diverse examples of traditional or locally characteristic urban or rural architecture and use of materials. Other features of importance include town parks, gardens relating to former houses and estates, and a range of smaller scale features such as traditional boundaries (walls, hedgerows), mill lodges, and public utilities.

It is important to ensure that their heritage value and contribution to local character is clearly recognised in proposals and that opportunities to incorporate and conserve such value are incorporated into the design of proposals. The Council will prepare planning briefs where appropriate and the use of design statements, including Town and Village Design Statements prepared by the local community, can be a useful tool in highlighting locally important buildings and features. The Sites and Monuments Record will also be used to identify such sites and buildings of interest. The Council will also

look into the usefulness of, and the resources required to produce a list of such buildings and features to help guide developers and others.”⁴

3.4.10 Policy “BE/12 Demolition of listed buildings.”

“Consent to demolish listed buildings will only be granted where the building is incapable of restoration or sensitive adaptation and every possible effort has been made to continue the present use or to find a suitable alternative use, including placing the building for sale on the open market without restrictions.

Where the demolition of a Listed Building is acceptable, there must be detailed plans for the development or appropriate treatment of the site and the development must enhance the appearance of the surrounding area. Conditions will be imposed on any grant of consent for demolition, including a condition that demolition shall not take place until a contract for the carrying out of redevelopment works has been made and planning permission for those works has been granted.”⁴

2 Extract from The National Planning Policy Framework (February 2019)

3 Extract from Rochdale Borough Council Core Strategy adopted in October 2016

4 Extract from Rochdale Borough Council Unitary Development Plan from the 1996-2016 Local Plan

4.0 METHODOLOGY OF THIS REPORT

4.1 Paragraph 190 of the National Planning Policy Framework states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”⁵

4.2 In accordance with the requirements of Paragraph 190 of the National Planning Policy Framework, this report is intended to:

4.2.1 Establish which heritage assets may be affected by the proposal (including affecting the setting). If the outcome of this initial assessment is that there are any heritage assets which may be affected by the proposal, then each relevant case will be assessed individually. This process will be as follows:

- a) An initial evaluation of the location and setting of the site (Chapter 5)
- b) Identify and establish which heritage assets could potentially be affected by the proposal (Chapter 6).

4.2.2 Establish the significance of the existing building which is proposed to be demolished. This process will be as follows:

- c) An historical analysis of the site and the existing building using readily available local history information sources, to give an understanding of the existing building and the site in its historical context (Chapter 7).
- d) An architectural appraisal of the form and condition of the existing building (Chapter 8).
- e) An assessment of the significance of the existing building adopting the following methodology (Chapter 9):

4.2.3 Historic England is generally accepted as being the authority for good practice guidance for the conservation of historic assets in England and the assessment of significance of heritage assets in the conservation process.

4.2.4 In its “Introduction” the Historic England Guidance document “Managing Significance in Decision Taking in the Historic Environment – (Historic Environment Good Practice Advice in Planning: 2)” states that:

“The purpose of this Historic England Good Practice Advice note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.”⁶

- 4.2.5 The methodology employed by this Heritage Statement in the assessment of the significance of the relevant heritage assets has followed the guidance as set out within the Historic England Guidance document “Managing Significance in Decision Taking in the Historic Environment - GPA 2” which states as follows:

“Conservation Principles and assessment

The reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historical and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.”⁶

- 4.2.6 This means of evaluating the significance of the identified relevant historic asset will be applied by using the following the criteria: -

- Evidential value - derives from the potential of a place to yield evidence about past human activity by its material record.
- Historical value - derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Can include consideration of *Design value, Fortuitous value and Setting*.
- Communal value - derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

- 4.2.7 Using the above criteria, the significance of the existing building will be assessed, to guide the design and planning processes.

- 4.2.8 In accordance with Historic England guidance the report will provide conclusions from the findings as follows.

- f) A review of the outcomes and findings of the preceding sections to give an understanding of the situation. (Chapter 10).
- g) A conclusion of the findings of the report (Chapter 11).

5 Extract from The National Planning Policy Framework (February 2019)

6 Historic England Guidance document “Managing Significance in Decision Taking in the Historic Environment – (Historic Environment Good Practice Advice in Planning: 2)”

5.0 LOCATION OF THE SITE

5.1 The following section provides an initial evaluation of the location and setting of the site to identify and establish which heritage assets could potentially be affected by the proposal to assist in understanding the existing situation.

5.2 The Site Location

5.2.1 The site is located approximately 8 km north of Manchester city centre, in Bowlee which is on the outskirts of Middleton between Simister and Langley in the borough of Rochdale. Approximately 1.3km south of the M62 Birch Services.

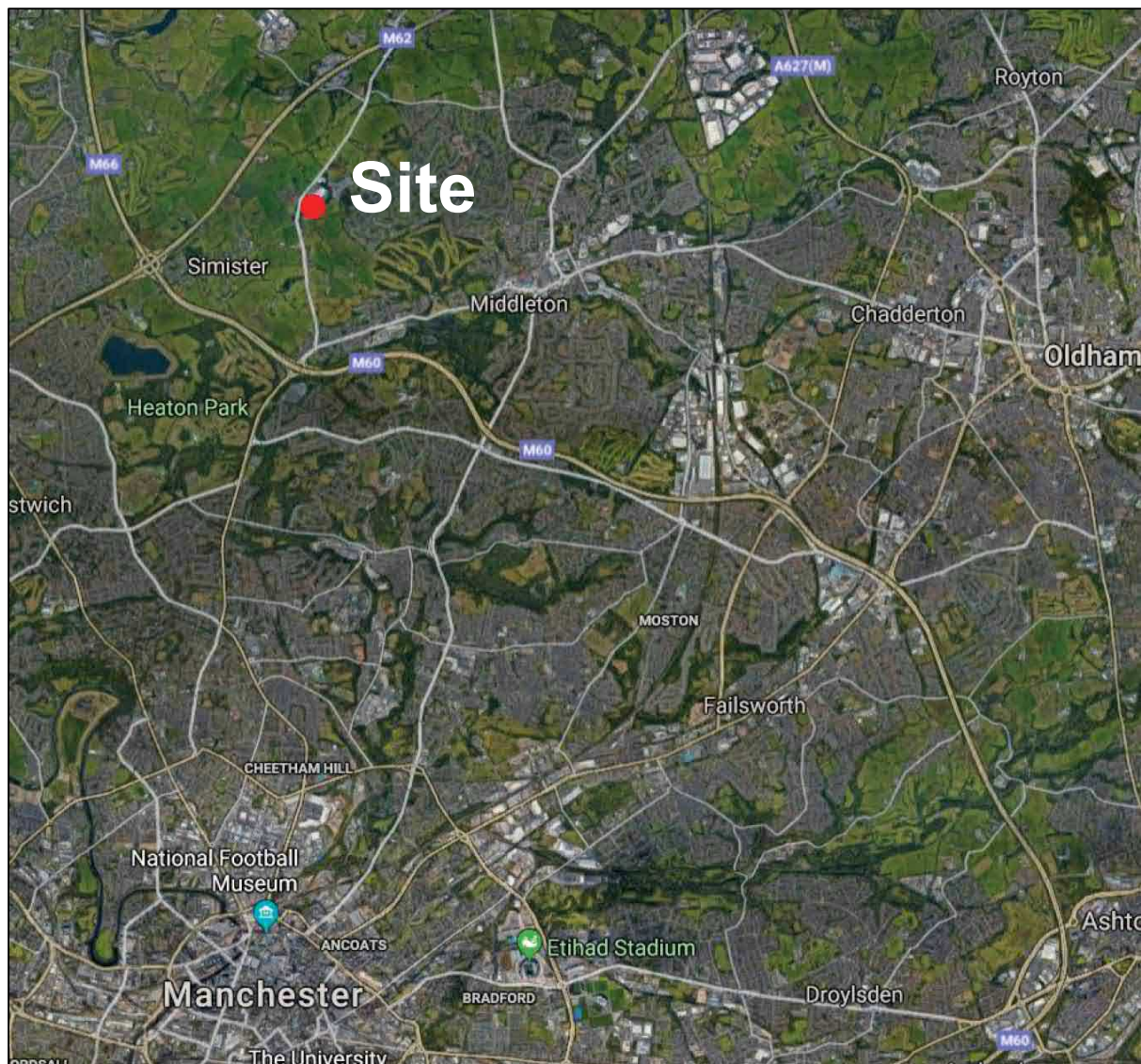


Figure 2: Map 1: Indicating the location of the site (red dot). ⁷

- 5.2.2 The site is on the south-east side of Heywood Old Road (A6045) in Bowlee between the M62 and Langley.



Figure 3: Map 2: Indicating the location of the site (red line).⁷



Figure 4: Map 3: Indicating the location of the site (red line).⁷

- 5.2.3 The site area is approximately 0.16 Ha and fronts onto Heywood Old Road to the east.
- 5.2.4 The site contains a two-storey building which is the former Tapios restaurant, with an attached single storey building to the rear which is fire damaged. The rest of the site is a hardstanding car park area.



Figure 5: Map 4: Indicating the location and extent of the site (boundary indicated by the red line).⁷

⁷ Map extract from Google Maps

6. Assessment to Identify the Relevant Heritage Building Assets

- 6.1 This chapter provides an initial evaluation of the location and setting of the site to identify and establish which nearby heritage assets could potentially be affected by the proposal.
- 6.2 To identify which of the local heritage assets which could be affected by the proposal we need to assess each of the heritage assets within the locality of the proposal site to establish whether it has any association with the site. This association could be visual, social, historical, setting etc.
- 6.2.1 If the outcome of the assessment is that it has no association with the site then the significance of the heritage asset cannot be affected by the proposal. If the outcome is that it does, or could potentially have, an association with the proposed site then it must be assessed further to establish what the potential impact to the significance of the asset could be.
- 6.3 The following paragraphs will identify the heritage assets that have the potential of their heritage significance to be affected by the proposal.
- 6.3.1 To identify and establish which heritage assets could potentially be affected by the proposal we first need to locate any significant historic assets within the vicinity of the site.
- 6.3.2 Historic England's online "Heritage Map" is recognised as being the definitive record of the locations of heritage assets. Figure 6 "Map 5" (below) indicates the locations Nationally Listed heritage assets in the area.
- 6.3.3 The Historic England "Heritage Map" reveals that the nearest three Nationally Listed historic assets are as follows.
- A Birch-in-Hopwood War Memorial
Status: Grade II listed
Address: Churchyard of the Church of St Mary, Langley Lane, Birch-in-Hopwood, Middleton, OL10 2QJ.
Direct distance from site = approximately 1600m
- B Fountain Horse Trough to north of White Hart Inn
Status: Grade II listed
Address: Fountain Horse Trough to north of White Hart Inn, Heywood Old Road.
Direct distance from site = approximately 1500m
- C Church of St George
Status: Grade II listed
Address: Church of St George, Nut Lane, Simister.
Direct distance from site = approximately 1400m
- 6.3.4 Refer to appendix 1 for photographs and the Historic England official listings of A, B and C above.
- 6.3.5 Please refer to the below Map 5 for the locations of the above nationally listed heritage assets.

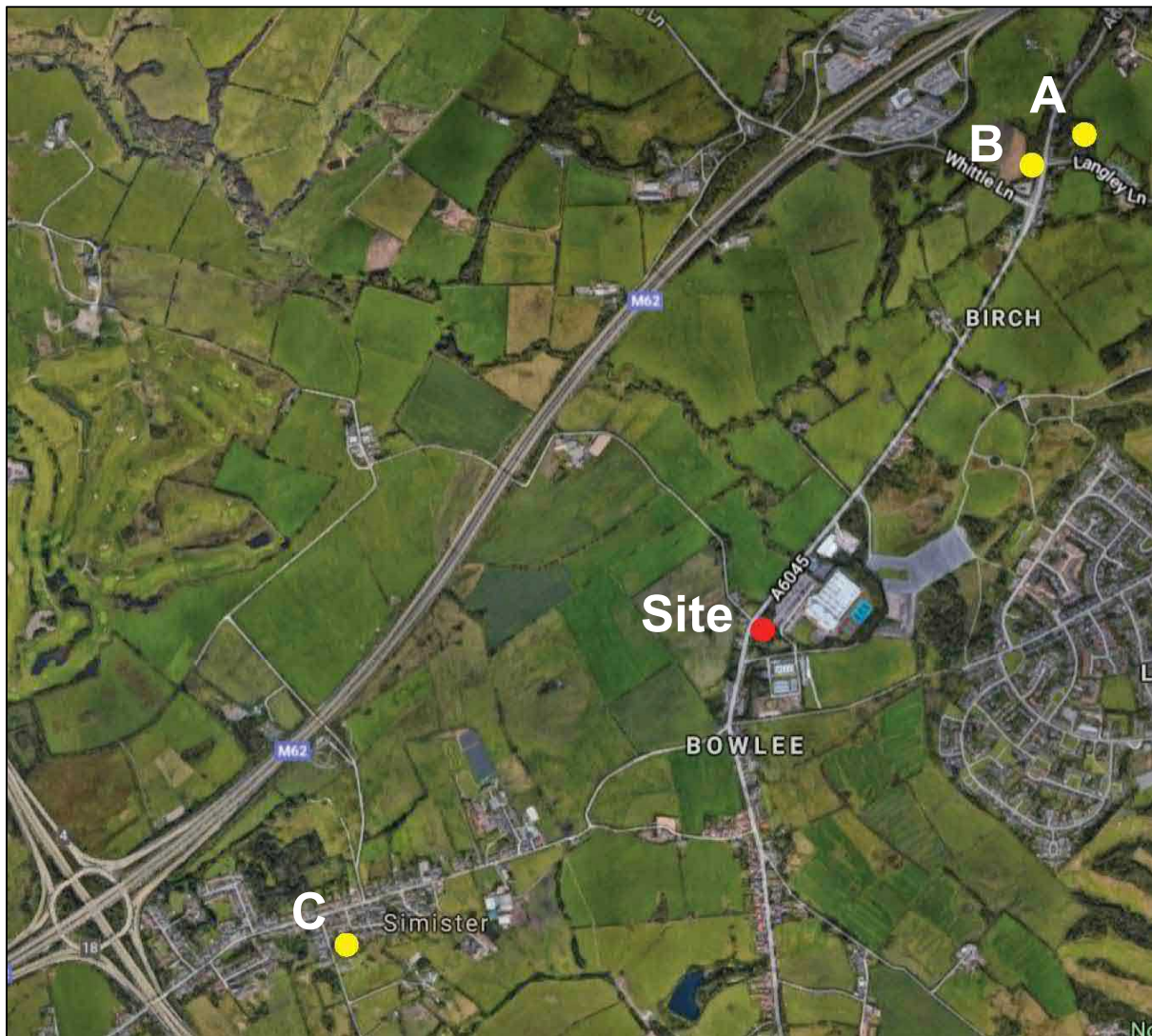


Figure 6: Map 5: Indicating the location of the site (red dot) and the three closest heritage assets to the site (yellow dot).⁸

6.3.6 The above map shows that the nearest nationally listed historic asset is approximately 1400 metres from the site.

6.4 Outcome of the initial evaluation

6.4.1 The outcome of the initial evaluation of the location and setting of the site to identify and establish which heritage assets could potentially be affected by the proposal is that there are no nationally listed historic assets which are near enough to the site to be affected by the development.

6.4.2 The Planning Officers report for the decision of planning application 17/01465/FUL states that the extant building on the site is considered to be a “non-designated heritage asset”. This building will therefore be assessed further in the following chapters.

7.0 HISTORICAL ANALYSIS OF SITE

- 7.1 This chapter provides an historical analysis of the site to inform an understanding of the existing building in its historical context. Note that the document “Landscape and Visual Appraisal & Landscape Policy Statement” by Barnes Walker (as part of this application) provides a description of the historical development of the surrounding area. Therefore, to avoid repetition this chapter focuses upon the detailed known history of the extant building and site itself.
- 7.2 Chapter 5 of this report has described the location of the site and confirmed that it contains a two-storey building which is the former Tapios restaurant, with a single storey section of the building to the rear which is fire damaged. The rest of the site is a hard-standing car park area.
- 7.2.1 The single storey parts of the building are a later extension. For this stage of the analysis process we shall assume that the two storey elements of the building have been extant for a significant time. For the purposes of this analysis we shall refer to this as the “original building”. This is marked in yellow on the below current map image. The red line indicates the site boundary.



Figure 7: Map 6: Indicating the boundary of the site (red line) and the assumed “original building” (yellow line).⁸

- 7.2.2 A series of historical maps follows with guidance text to explain the historical development of the site and its immediate surrounds.
- 7.2.3 Figure 8 Map 7 below illustrates how the existing site location relates to the following historic maps. The site boundary is indicated by the red line. The white dashed line indicates the original line of the previous road which once served Bowlee Farm (now demolished) prior to the construction of the David Lloyd Manchester North Fitness Centre development



Figure 8: Map 7: Indicating the boundary of the site (red line) and white dashed line indicating line of the previous road which once served Bowlee Farm.⁸

- 7.3 Bowlee has developed as a small village since the 17th century. The historical map of 1848 at Figure 9 below indicates that at that stage the site contained a building with a different footprint from the existing building. The building indicated on the site by this map is part of a longer terrace and there are other separate buildings on the site to the east.



Figure 9: Map 8. 1848.

- 7.3.1 A later map of 1893 (Figure 10 Map 9 below) indicates that the 1848 building configuration was still present at this date. This more detailed map confirms that the building was part of a terrace and that it also had a splayed (north) end wall, unlike the currently existing building. Whilst it is identified here as “Jolly Butcher Inn”, the footprint indicates that this is not the existing building.

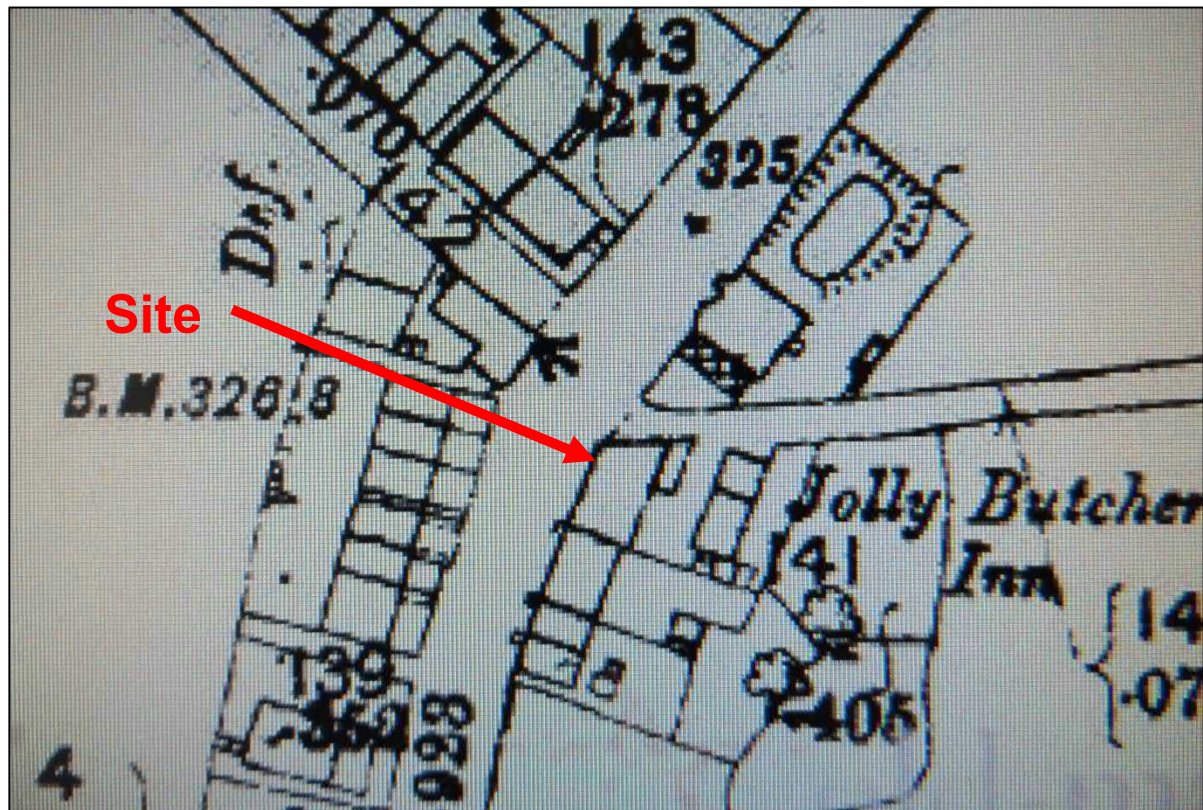


Figure 10: Map 9. 1893.

- 7.3.2 Whilst it is less detailed, an alternative map of 1894 supports the finding of the above 1893 map. Indicating a building as part of a terrace and further buildings within the site to the east. This is identified on this map as “Inn”. Which would suggest it is the same inn as “Jolly Butcher Inn” on the 1993 map.



Figure 11: Map 10. 1894.

- 7.3.3 A subsequent map of 1896 (Figure 12 Map 11 below) shows a very different situation, with a greatly reduced building footprint. Whilst the accuracy of the map is undetermined the building footprint is significantly reduced implying that the previous “Jolly Butcher Inn” was been demolished or replaced between 1894 and 1896.



Figure 12: Map 11. 1896.

- 7.3.4 The below Map 12 is an Ordinance Survey map of 1923. At the location of the currently extant “original building” this map indicates a squarer footprint with a crescent shaped complex of buildings attached in a different configuration again. This layout concurs with the 1909 map “Fig 3” within the document “Landscape and Visual Appraisal & Landscape Policy Statement” by Barnes Walker (as part of this application), which also shows a similar layout of a complex of buildings on the site.



Figure 13: Map 12. Ordinance Survey map 1923.

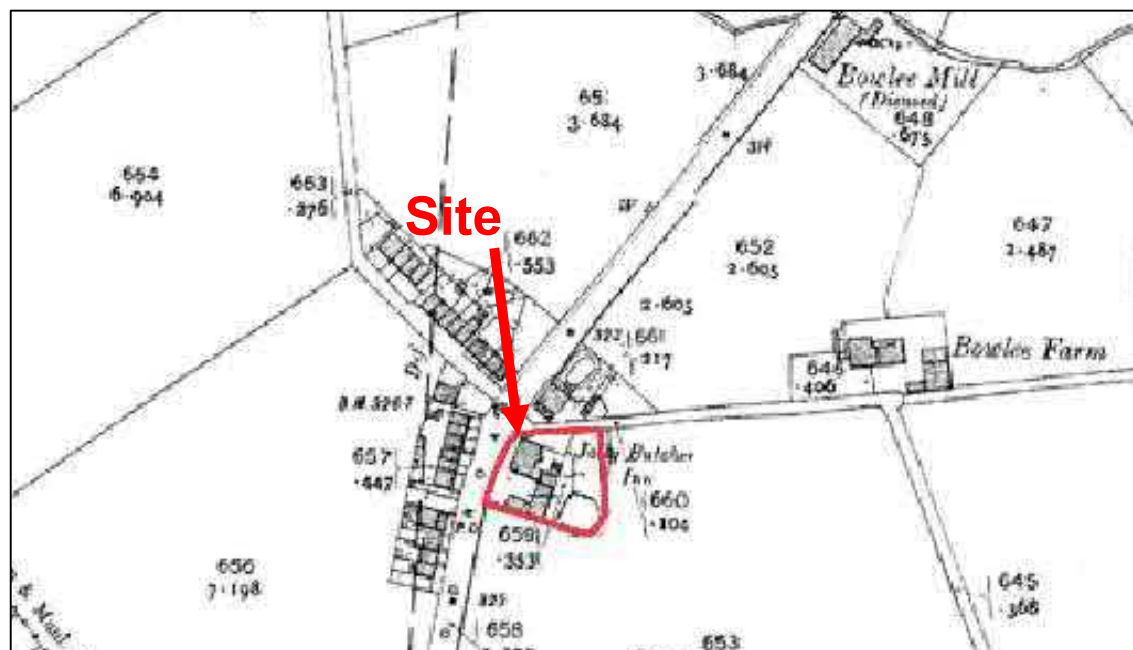


Figure 14: Map 13. 1909 (extract from “Landscape and Visual Appraisal & Landscape Policy Statement by Barnes Walker).

- 7.4 It is recorded that one month after the outbreak of the second WW in September 1939, "Manchester's Barrage Balloon Centre (Number 10)" was established at Bowlee to the east of the site, where the David Lloyd centre is today.⁹

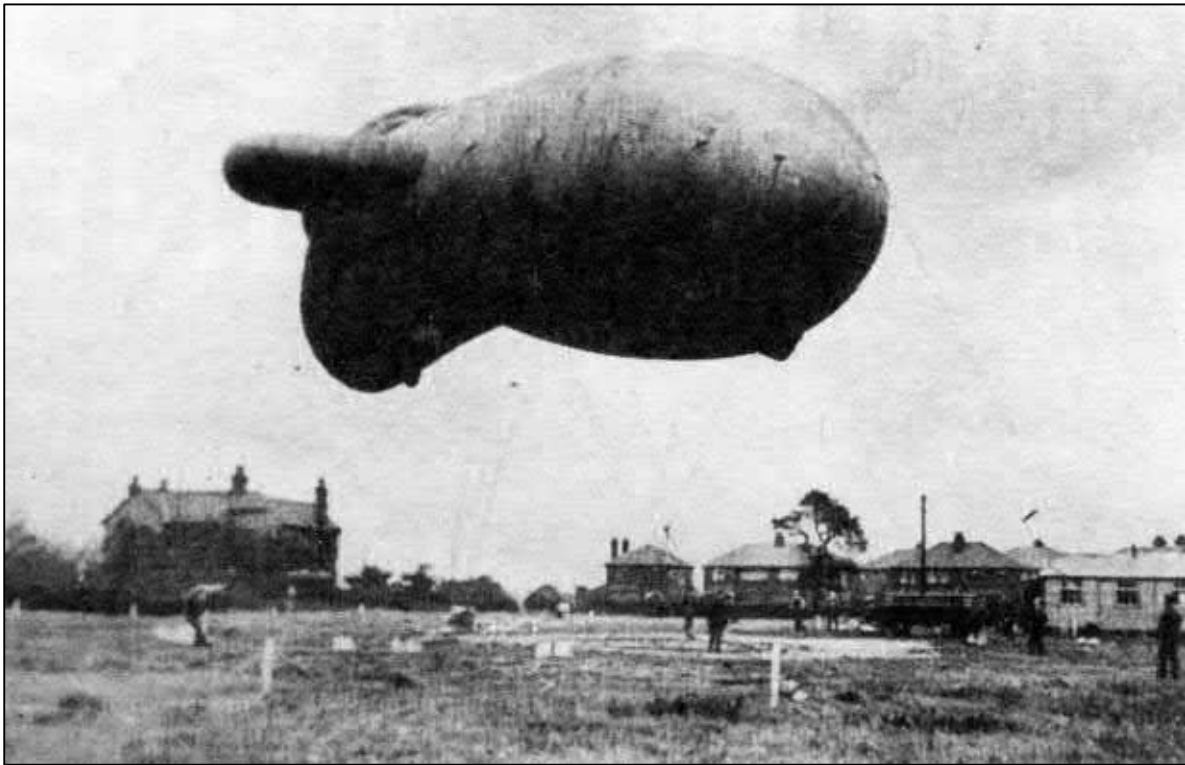


Figure 15: Photograph taken around October 1939. The rear of "Jolly Butcher Inn" is on the left of the picture. ¹⁰

- 7.4.1 No. 10 Barrage Balloon Centre was to become the headquarters and maintenance depot for three barrage balloon squadrons – 925, 926 and 931. These were Manchester's main balloon defences. On 7th March 1941 they were attacked during a daylight raid when a Junkers 88 plane, of the elite Luftwaffe aircrew called 'Experten' sought them out as a specific target. This was no accident or improvised attack. This aircrew had been given one of several simultaneous RAF targets – most of the others being in the Midlands. ⁹
- 7.4.2 Passing over the Barrage Balloon Headquarters just the once the Junkers 88 dropped nine 50 Kilo HE bombs and at least 12 incendiary bombs. At an estimated height of just 800 feet it also machine gunned the site. One airman and one airwoman were killed, while four site personnel were seriously injured and a further eight slightly injured. The raid could have been a lot worse had all the HE bombs and incendiaries actually gone off. The Motor Transport shed suffered two direct hits – killing the airman. The Squadron Headquarters was also hit – killing the airwoman. Two balloon repair shops were also damaged. ⁹
- 7.4.4 A police report at the time reported that the camp was also sprayed with machine gun fire. ¹¹

9 Local history info from "Luftwaffe over Manchester the Blitz Years 1940 – 1944" by Peter J C Smith

10 Pictures supplied by local historian Harold Cunliffe.

11 Manchester Evening News article "75 years since the Luftwaffe attacked Middleton" 9th March 2016 by Simon Thacker

- 7.4.5 The following picture was taken circa 1940 and indicates the building renamed as “The Jolly Butcher” with the temporary No. 10 Barrage Balloon Centre camp and other buildings to it’s rear.



*Figure 16: Photograph taken circa 1940. The south side of “The Jolly Butcher” is at the centre of the picture with the No 10 Barrage Balloon Centre camp now constructed to it’s rear.*¹⁰

- 7.4.6 The next chronological event is recorded by the 1956 map which indicates that several of the outbuildings in the crescent form have been demolished with just the main building and one other remaining to the south of the site.



Figure 17: Map 14. 1956 indicates that several of the outbuildings complex have been demolished with one remaining to the south of the site.¹²

¹² Map extract from "Landscape and Visual Appraisal & Landscape Policy Statement" by Barnes Walker.

7.4.7 After the second World War “The Jolly Butcher” remained as a public house.



Figure 17: Photograph of “The Jolly Butcher” public house c.1960’s. ¹⁰

7.4.8 Later it was converted into a restaurant “Tapios”. Now empty and dilapidated.



Figure 18: Photograph of former “Tapio’s” restaurant September 2019.

7.5 Summary of the Historical Analysis of the Site

- 7.5.1 The site predates the existing building. A previous building was constructed on the site pre-1848.
- 7.5.2 “Jolly Butcher Inn” existed as a public house on the site in some form prior to 1893.
- 7.5.3 The mapping supports that this previous building occupied the site until 1895-6. The 1896 map indicates a smaller building and without the attached terrace and complex of outbuildings.
- 7.5.4 The 1909 map shows an alternative layout with a building of a similar footprint to the currently extant “original building” and with other buildings attached in a crescent form. This form is also present on the Ordinance Survey 1923 map. This could indicate that the site was redeveloped between 1896 and 1909.
- 7.5.5 At the outbreak of WW2 the area to the east of the site was used to house a Barrage Balloon Centre camp which was temporarily constructed for the war effort and later demolished.
- 7.5.6 Between 1923 and 1956 several of the crescent form of buildings were demolished leaving just the extant “original building” and one outbuilding to the south of the site.
- 7.5.7 Towards the end of the twentieth century a single storey extension was constructed to the north side and (west) rear, now destroyed by fire., and the remaining site covered over with tarmac.

7.6 Outcome of the Historical Analysis of the Site

- 7.6.1 The extant “original building” was constructed c.1905.
- 7.6.2 It originally included a complex of connected buildings in a crescent form around the edge of the site.
- 7.6.3 The full building complex remained on the site until a date between 1923 and 1956 when parts of the complex were demolished.
- 7.6.4 Post 1956 the rest of the original building complex was demolished leaving the currently extant form of the “original building”.
- 7.6.5 Towards the end of the twentieth century the “original building” was extended with a large single storey addition constructed to the north (side) and west (rear) of the “original building”, this was destroyed by fire in September 2016.

7.7 The officers report dated 15th March 2019 states:

“Whilst the original inn is said to have included a complex of connected buildings no longer present and a pond which has now been filled, the site has included the former public house for a significant length of time.”

The analysis has revealed that the extant building has been on the site for approximately 114 years. However, it is not in its original form and it is probably not the same building that was first constructed as “(The) Jolly Butcher (Inn)”.

8.0 ARCHITECTURAL APRAISAL OF THE EXISTING BUILDING

8.1 The methodology for evaluating the significance of an historic asset has been described in Chapter 4. The criteria to be assessed during the process include the evidential, historical, aesthetic and communal values.

8.1.1 The architectural design, form, extant features and condition are also factors which are to be considered for the assessment. This chapter provides an appraisal of the architectural design, form, extant features and condition of the building to inform the assessment of its significance.

8.2 Description of the building

8.2.1 Constructed c.1905. Two storeys. Accrington red brick with welsh slate dual pitched roof. In the Edwardian style.

8.3 Exterior

8.3.1 Front (east) elevation is of three bays, central bay projects forward with entrance door with stone surrounds at ground floor and upper floor (contemporary) single window. Side bays with (contemporary) single window at each floor. Dual pitched slate roof with parapet gable ends. Three large corbelled chimney stacks with (later) clay pots. Simple ashlar sandstone dressings, quoins, window heads and cills, cornice and frieze. Ground floor façade is now painted. A later contemporary poor-quality timber verandah and several infelicitous contemporary adornments including decorative louvred window shutters.



Figure 19: Front (east) elevation.

- 8.3.2 North side elevation gable end has two single windows at each floor with stone heads and cills. A large poor-quality later addition ground floor extension which projects to the west and rear, in non-matching brick, with roof missing from extensive fire damage. Upper gable is now covered over with contemporary timber signage.



Figure 20: Side (north) elevation.

- 8.3.3 South side elevation gable is almost entirely covered with dense vegetation. Later added brick planting bed at ground level.



Figure 21: Side (south) elevation.

- 8.3.4 Rear (east) elevation has been extensively altered and extended. Currently partly covered over with dense vegetation. A large later addition ground floor extension projects to the full width across the rear, in non-matching brick, roof missing from extensive fire damage. Ground floor rear elevation of “original building” is mostly demolished.



Figure 22: Rear (east) elevation.



Figure 23: Rear (east) elevation and extension.



Figure 24: Rear (east) elevation and extension.

8.4 Setting

- 8.4.1 The remaining area of the plot is covered with hardstanding car park and is bounded mostly by trees which are outside the boundary. None of the original setting is extant.



Figure 25: Rear of the building looking west and car park hard standing setting.

8.5 Interior

- 8.5.1 Ground floor interior. Most of the original interior walls have been removed to create one large open space for the restaurant. All original internal features have been removed.



Figure 26: Ground floor interior.

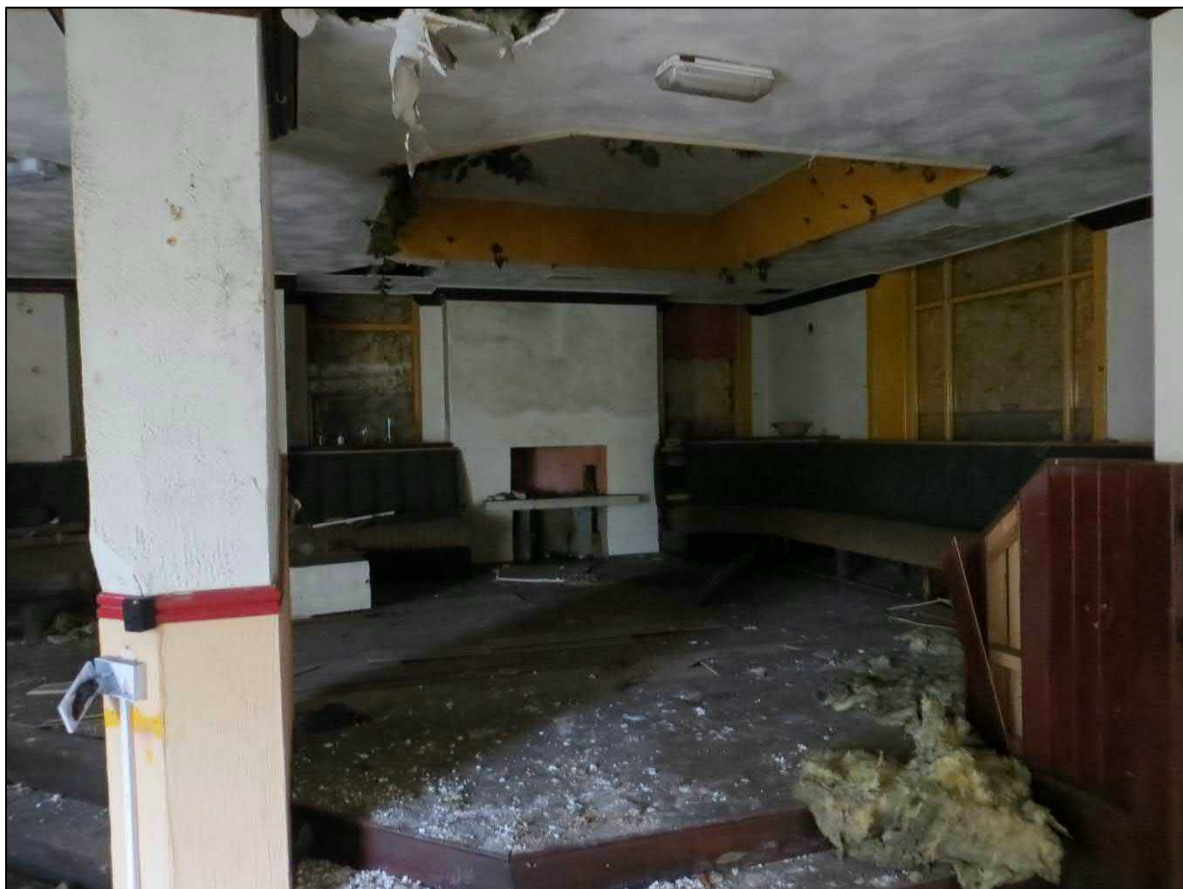


Figure 27: Ground floor interior.



Figure 28: All original ground floor interior features have been removed.



Figure 28: Ground floor interior. View looking from within the fire damaged/collapsed extension showing the opening in the "original building" rear wall.

- 8.5.2 The rear extension and part of the rear of the original building is extensively fire damaged and has been exposed to the elements for a considerable time. The fire damage and water penetration have reduced the structural integrity of the rear of the original building resulting in structural collapse of several sections of the roof and areas of the original rear brick wall.

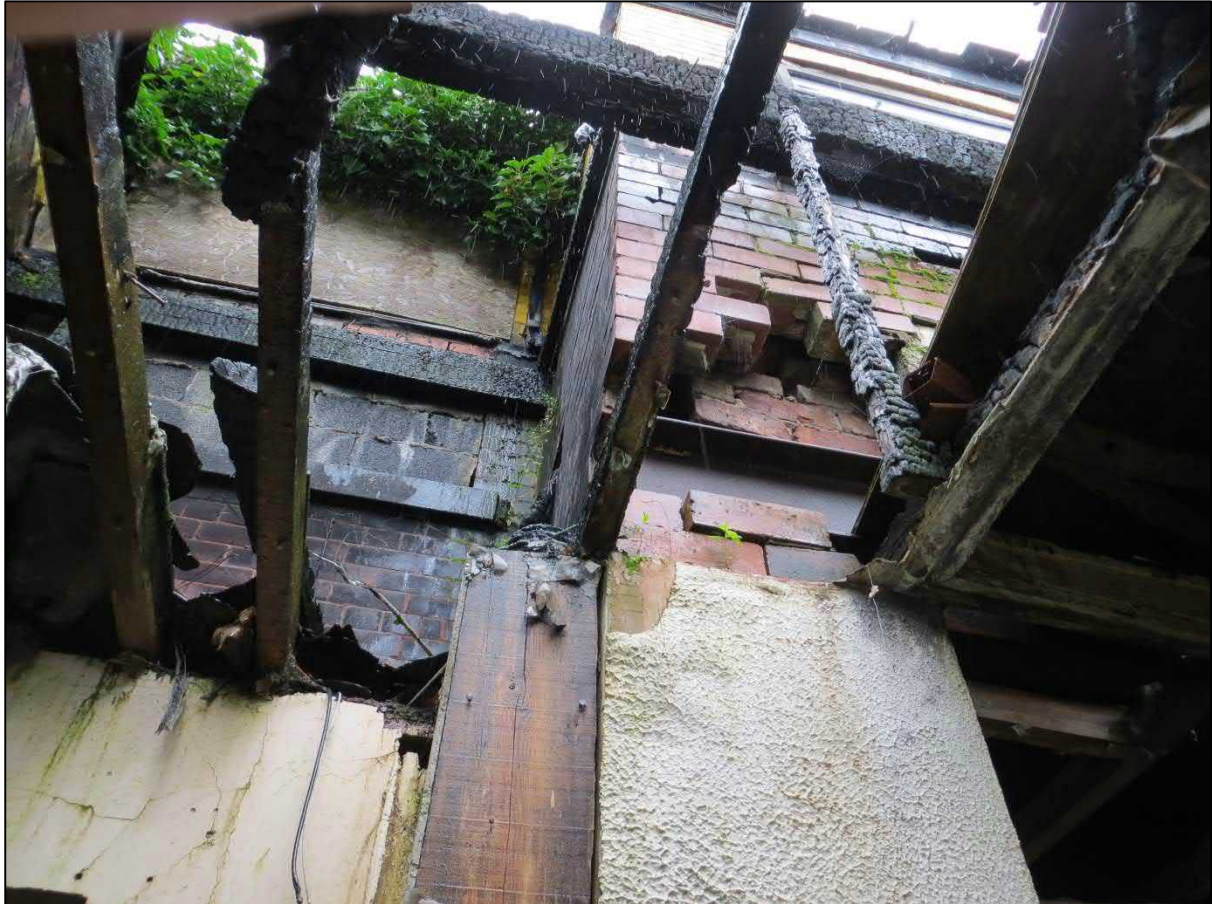


Figure 29: View looking from ground floor within the fire damaged/collapsed extension towards the “original building” rear wall.



Figures 30 and 31: Views looking from ground floor within the fire damaged/collapsed extension towards the rear wall of the “original building”.

- 8.5.3 First floor interior. The first-floor layout has been extensively altered. Many internal walls are now contemporary lightweight partitions. The vegetation on the south side has penetrated the building through the windows and at numerous gaps and at material interfaces across the whole of the south end gable and roof of the building.

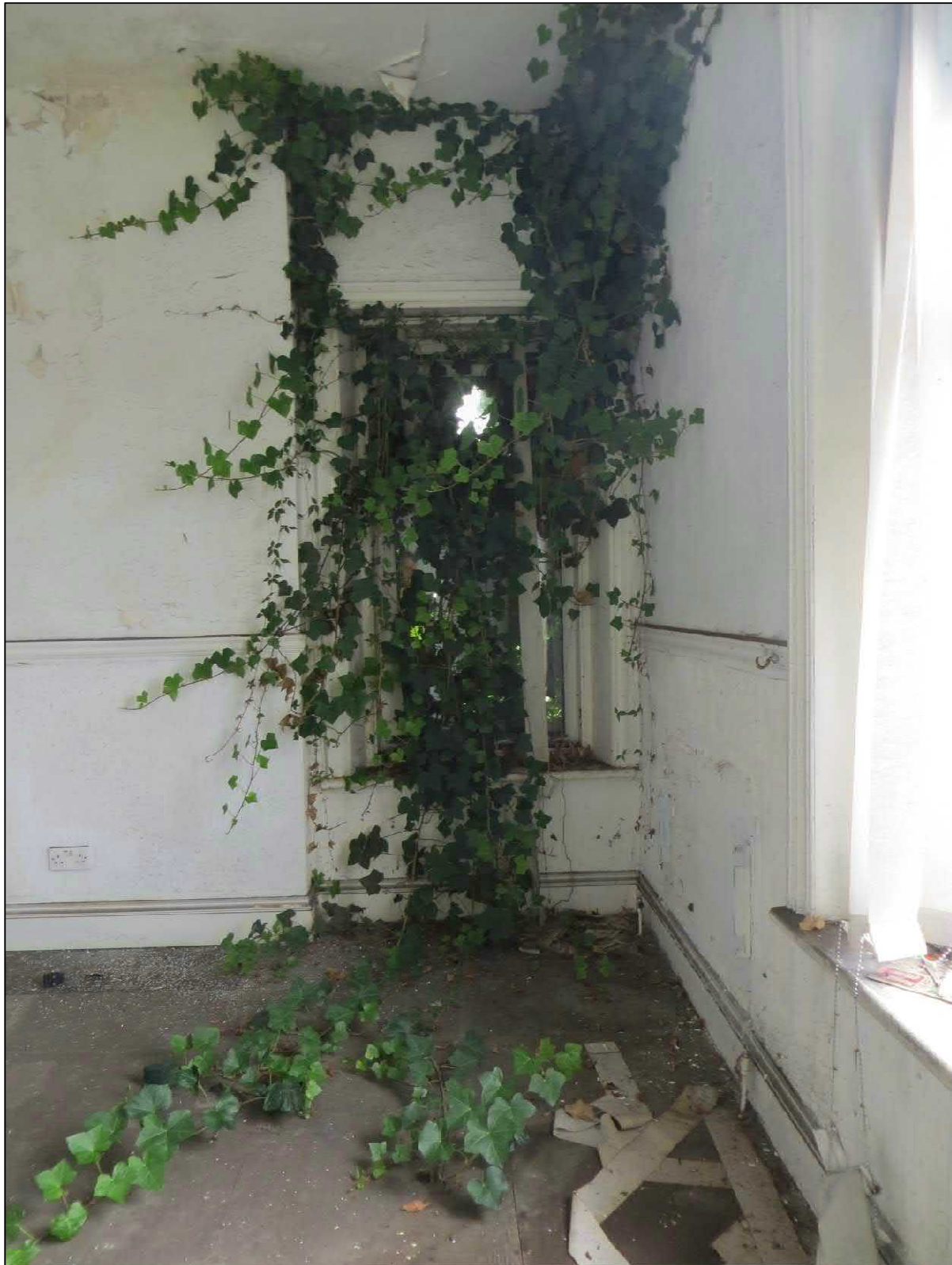


Figure 32: View from first floor interior looking towards the south external wall.



Figure 33: View from first floor interior looking towards the south external wall. Note the vegetation and collapsed ceiling.

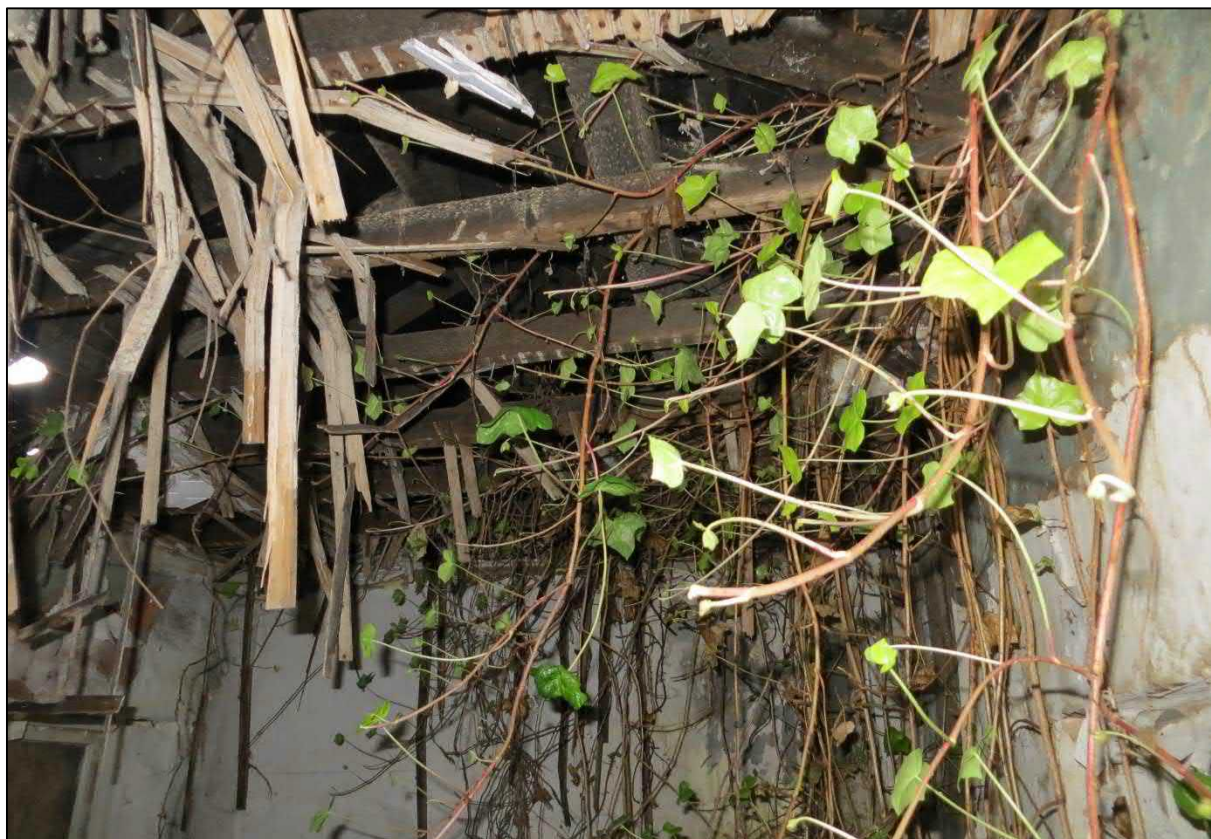


Figure 34: View of first floor interior ceiling water penetration and vegetation growth.



Figure 35: View of first floor interior with extensive water penetration. Note the low-quality contemporary windows.

8.6 Summary

- 8.6.1 The building was erected c.1905. The masonry of the front elevation and roof is mostly extant. All other original external features are replaced.
- 8.6.2 The building is in a dilapidated condition with extensive water penetration, vegetation growth and partial structural collapse to the rear.
- 8.6.2 There are no original internal features extant within the building.

9.0 ASSESSMENT OF SIGNIFICANCE OF THE IDENTIFIED RELEVANT HERITAGE ASSET

9.1 This chapter will provide an assessment of the significance of the existing building.

9.2 Relevant planning policy

9.2.1 Paragraph 190 of the National Planning Policy Framework states that

“local planning authorities should identify and assess the particular significance of the heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the heritage asset’s conservation and any aspect of the proposal.”¹³

9.3 Objective/methodology

9.3.1 Historic England is generally accepted as being the authority for good practice guidance for the conservation of historic assets in England and the assessment of significance of heritage assets in the conservation process.

9.3.2 In its “Introduction” the Historic England Guidance document “Managing Significance in Decision Taking in the Historic Environment – (Historic Environment Good Practice Advice in Planning: 2)” states that:

“The purpose of this Historic England Good Practice Advice note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.”¹⁴

9.3.3 The methodology employed by this Heritage Assessment in the assessment of the significance of the relevant heritage assets has followed the guidance as set out within the Historic England Guidance document “Managing Significance in Decision Taking in the Historic Environment - GPA 2” which states as follows:

*“Conservation Principles and assessment
The reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historical and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.”¹⁴*

13 – Extract from the National Planning Policy Framework (February 2019)

14 - Extract from Historic England Guidance document “Managing Significance in Decision Taking in the Historic Environment -GPA 2”

9.3.4 This means of evaluating the significance of the existing building will be applied by using the following the criteria: -

- Evidential value - derives from the potential of a place to yield evidence about past human activity by its material record.
- Historical value - derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Can include consideration of *Design value*, *Fortuitous value* and *Setting*.
- Communal value - derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

9.3.5 Using these criteria, the significance of the existing building will be assessed, to guide the design and planning processes.

9.4 Assessing significance

9.4.1 Assessing significance is a key principle for managing change to heritage assets and is embedded within current government policy; NPPF policy 189 (National Planning Policy Framework, 2019). Refer to item 3.2.1 of this report.

9.4.2 The NPPF 2019 advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 193). The level of significance can therefore be decisively relevant.

9.4.3 There are four levels of significance as well as neutral and an intrusive grade as follows:

9.4.4 Exceptional Level of Significance

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II* listing. The NPPF advises that substantial harm should be wholly exceptional.

9.4.5 High Level of Significance

A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

9.4.6 Medium Level of Significance

An undesignated asset important at a local to regional level, including locally (non-statutory) listed buildings. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

9.4.7 Low Level of Significance

An undesignated asset important at a local level, including buildings which make a positive contribution to a conservation area. The element has been significantly

altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

9.4.8 Neutral

The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

9.4.9 Intrusive

The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

9.4.10 The outcome of the initial evaluation of the location and setting of the site to identify and establish which heritage assets could potentially be affected by the proposal at Chapter 6 was that there are no nationally listed historic assets which could be affected by the development.

9.4.11 The Planning Officers report for the decision of planning application 17/01465/FUL states that the extant building on the site is considered to be a “non-designated heritage asset”. The significance of this building will therefore be assessed as follows.

9.5 **Assessment of the Significance of 342 Heywood Old Road**

9.5.1 **Evidential value**

9.5.2 Evidential Value derives from the potential of a place to yield evidence about past human activity by its material record.

9.5.3 The potential of a place to yield evidence about past human activity is dependent upon its surviving material record. There are very few original features of the building remaining. There is none of the original setting or any original internal features. The only extant material of the “original building” are some the masonry walls, floors and roof. The site is therefore a place with a low potential to yield evidence about past human activity by its material record. Its evidential value is assessed to be “low”.

9.5.4 **Historical value**

9.5.5 Historical value is derived from the ways in which past people, events and aspects of life can be connected through a place to the present.

9.5.6 The building was constructed at a time when the local community was expanding, and it served a purpose during the war periods. It does therefore have some significance to local history. However, the building has been extensively altered with very few of the original features remaining extant and it is therefore difficult to interpret any illustrative historical value and the associative value is limited.

9.5.7 It is assessed that the building and site has a “low” level of *illustrative* and *associative* historical value.

9.5.8 **Aesthetic value**

9.5.9 Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Can include consideration of *Design value*, *Fortuitous value* and *Setting*.

9.5.10 *Design value*

The architect of the building is unknown. It is not acknowledged as a listed building. The design of the building is relatively standard and basic for its period and is not of a notable quality. The extant material is limited and in poor condition. The design value is assessed as “low”.

9.5.11 *Fortuitous value*

The fortuitous value is assessed as “neutral”.

9.5.12 *Setting*

The original setting is now completely removed and covered over by the car park. The contribution of the setting is assessed as “neutral”. The fire damaged extension element of the building is assessed as “Intrusive”.

9.5.13 **Communal value**

9.5.14 Communal value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

9.5.15 The front elevation of the building serves as a reminder that the building once served as a meeting place within the local community. However, there is very limited evidence to demonstrate how the spaces were used and experienced.

9.5.16 It is therefore assessed as having “low” communal value.

9.6 **Outcome of Assessment of Significance of 342 Heywood Old Road**

9.6.1 **342 Heywood Old Road is not recognised as a designated historic asset. The assessment of its significance has demonstrated that it has “Low / Neutral” significance.**

10. REVIEW OF THE OUTCOMES

10.1 This chapter will provide a review of the findings of the preceding Chapters.

10.2 In accordance with the guidance provided by Historic England, the process undertaken in the preparation of this Heritage Statement has provided an understanding of the following key aspects:

- a) Carried out an initial evaluation of the location and setting of the site (Chapter 5)
- b) Identified and established which heritage assets could potentially be affected by the proposal (Chapter 6).
- c) Completed documental historic research using readily available local historical information sources, to give an understanding of the existing building in its historical context (Chapter 7).
- d) Provided an architectural appraisal of the form and condition of the existing building (Chapter 8).
- e) Assessed the significance of the existing building which is proposed to be demolished. (Chapter 9).

10.3 **Review of the Outcomes**

10.3.1 The outcome of the initial evaluation of the location and setting of the site to identify and establish which heritage assets could potentially be affected by the proposal was that there are no nationally listed historic assets which could be affected by the development.

10.3.2 The documental historic research using readily available local historical information sources has provided an understanding of the existing building in its historical context. The evidence has revealed that the extant building is not in its original form and it is not the same building that was constructed as “(The) Jolly Butcher (Inn)”.

10.3.2 The architectural appraisal of the form and condition of the existing building has informed the process of assessing its significance. The building was erected c.1905. The masonry of the front elevation and roof is mostly extant. All other original external features are replaced. The building is in a dilapidated condition with extensive water penetration, vegetation growth and partial structural collapse to the rear. There are no original internal features extant within the building.

10.3.3 Outcome of the assessment of the significance of 342 Heywood Old Road has demonstrated that it has “Low / Neutral” significance.

11. IN CONCLUSION

- 11.1 There are no nationally listed historic assets which could be affected by the development or the demolition of the existing building.
- 11.2 The original setting of the building has been lost.
- 11.3 The documented historical research has concluded that the extant building is not in its original form and it is also probably not the same building that was originally constructed on the site as “(The) Jolly Butcher (Inn)”.
- 11.4 The architectural appraisal of the current form of the existing building has established that the building has been extensively altered. Whilst the front elevation masonry remains largely extant, there is very little remaining of the rest of the original architectural features.
- 11.5 The appraisal of the condition of the existing building has established that it is in a dilapidated condition with widespread water penetration and structural damage to the rear. To reuse the building would require extensive restoration which is likely to result in very little of the original building remaining.
- 11.6 The consequence of the “original building” having been stripped of most of its features and being in a dilapidated condition have denuded its historic merit.
- 11.7 The outcomes from the assessments completed within this report indicate that the remaining form of the building does not contribute to the character of the area or retain importance to the local townscape.
- 11.8 The assessment of the significance of 342 Heywood Old Road has concluded that it has “Low / Neutral” significance.
- 11.9 The purpose of this report is to assist the local authority with the processing of the application and in determining a decision. The implementation of the proposed development scheme relies on the demolition of the existing building. The above outcomes from the assessments completed within this report indicate that the demolition of the building would not have a detrimental effect to the character of the area or the local historic record.
- 11.10 Additionally the reuse, incorporation or restoration of the existing building is not a viable alternative, this will therefore not be realised.
- 11.11 The conclusion of this report is that the demolition of the existing building would not be detrimental to the local historic record and should be adopted.

Appendix 1

Historic England official listings for:

- Birch-in-Hopwood War Memorial
- Fountain Horse Trough to North of White Hart Inn
- The Church of St George

Birch-in-Hopwood War Memorial



*Figure 36: View of Birch-in-Hopwood War Memorial looking east.
September 2019*



Historic England

Birch-in-Hopwood War Memorial

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1441324

Date first listed:

20-Dec-2016

Statutory Address:

Birch-in-Hopwood War Memorial, Churchyard of the Church of St Mary, Langley Lane,
Birch-in-Hopwood, Middleton, OL10 2QJ

Map

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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/507507/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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Location

Statutory Address:

Birch-in-Hopwood War Memorial, Churchyard of the Church of St Mary, Langley Lane,
Birch-in-Hopwood, Middleton, OL10 2QJ

The building or site itself may lie within the boundary of more than one authority.

District:

Rochdale (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SD8524307813

Summary

First World War memorial cross, erected early 1920s, with later additions for the Second World War, re-erected c1970

Reasons for Designation

Birch-in-Hopwood War Memorial, erected early 1920s is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impacts of world events on the Parish of St Mary, Birch-in-Hopwood, and the sacrifices it made in the conflicts of the C20; * Architectural interest: it is an unusual Celtic cross design, which lacks the lower wheel quadrants.

History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England. This was the result of both the huge impact on communities of the loss of three quarters of a million British lives, and also the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss.

The war memorial was created to commemorate the men of the Parish of St Mary, Birch-in-Hopwood, who fell during the First World War. It was built during the early 1920s and was situated in the graveyard, immediately adjacent to the entrance porch at the SW corner of the church. Following the Second World War, the names of the Fallen from that conflict were added to the memorial. The C19 church was demolished c1962 and replaced by a new building, and the war memorial was taken down and re-erected on the terracotta tiled floor of the former chancel apse.

Details

First World War memorial cross, erected early 1920s, with later additions for the Second World War, re-erected c1970

Birch-in-Hopwood War Memorial comprises a stone-built Celtic cross raised on a pedestal, stepped-plinth and a podium. The cross has no lower wheel quadrants and is carved with the Christian monogram IHS. The shaft rises from a canted pedestal; the front (W) face of the pedestal has a dedication that reads TO THE GLORY OF GOD / AND IN MEMORY OF THE MEN / OF THIS PARISH WHO GAVE / THEIR LIVES IN THE WAR. / 1914 – 1918. and records 19 of the 29 names of the Fallen; the remainder are carved into the front face of the top step of the plinth. The rear (E) face of the pedestal is dedicated 1939 -1945 and records the names of seven individuals killed during the Second World War. Both steps of the plinth have chamfered upper surfaces.

This List entry has been amended to add the source for War Memorials Online. This source was not used in the compilation of this List entry but is added here as a guide for further reading, 23 November 2017.

Sources

Websites

Conservation Appraisal - Birch Village, accessed 8 November 2016 from www.rochdale.gov.uk/pdf/2013-08-21-conservationareaappraisal.pdf (www.rochdale.gov.uk/pdf/2013-08-21-conservationareaappraisal.pdf)

Souvenir Brochure of Our History, accessed 9 November 2016 from www.stmarybirch.org.uk/souvenir-brochure-of-our-history.html (www.stmarybirch.org.uk/souvenir-brochure-of-our-history.html)

War Memorials Online, accessed 23 November 2017 from <https://www.warmemorialsonline.org.uk/memorial/253755>
(<https://www.warmemorialsonline.org.uk/memorial/253755>)

War Memorials Register, accessed 8 November 2016 from www.iwm.org.uk/memorials/item/memorial/55753
(www.iwm.org.uk/memorials/item/memorial/55753)

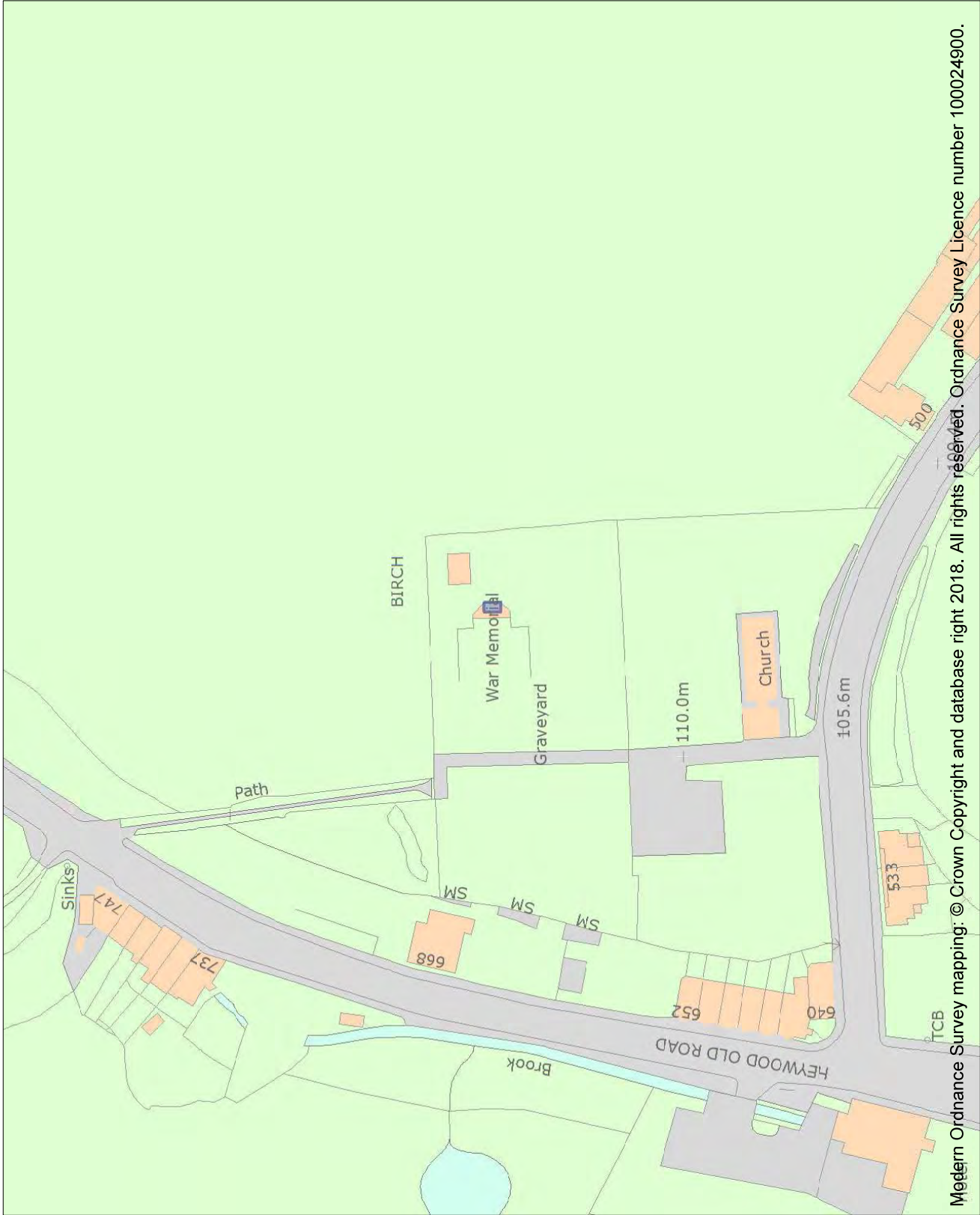
Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The listed building is shown coloured blue on the attached map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.

End of official listing

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Name: Birch-in-Hopwood War Memorial

Heritage Category:	Listing
List Entry No :	1441324
Grade:	II

County:	
District:	Rochdale
Parish:	Non Civil Parish

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List Entry NGR:	SD8524307813
Map Scale:	1:1250
Print Date:	19 November 2019

**Historic England**

HistoricEngland.org.uk

Fountain Horse Trough to North of White Hart Inn



*Figure 37: View of Fountain Horse Trough to North of White Hart Inn looking west.
September 2019*



FOUNTAIN HORSE TROUGH TO NORTH OF WHITE HART INN

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1245928

Date first listed:

26-Jun-2001

Statutory Address:

FOUNTAIN HORSE TROUGH TO NORTH OF WHITE HART INN, HEYWOOD OLD ROAD

Map

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Location

Statutory Address:

FOUNTAIN HORSE TROUGH TO NORTH OF WHITE HART INN, HEYWOOD OLD ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Rochdale (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SD8513707748

Details

SD80NE 335/2/10048 26-JUN-01

HEYWOOD OLD ROAD (Northwest side) Fountain Horse Trough to north of White Hart Inn

II

Drinking fountain and horse and dog drinking troughs. 1888, relocated late C20. By Edgar Wood, architect for Messrs W.C. Wood and Bros, textile manufacturers. Ashlar gritstone and red brick. Depressed semi-circular arched structure rising from shallow gabled buttresses. The arch is supported by a square pier, rising from a red brick base, and which passes through the arch centre, the arch head carrying gablets either side of the pier. Moulded flat cap to pier, with small dome finials to corners. Located between the central pier and the outer buttresses are two stone troughs. HISTORY: The trough was designed to commemorate the completion of a new weaving shed at Messrs. Woods' textile factory, and donated to the people of Birch. It was relocated and repaired of a site close to its original location following a road widening scheme.

Listing NGR: SD8513707748

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

487736

Legacy System:

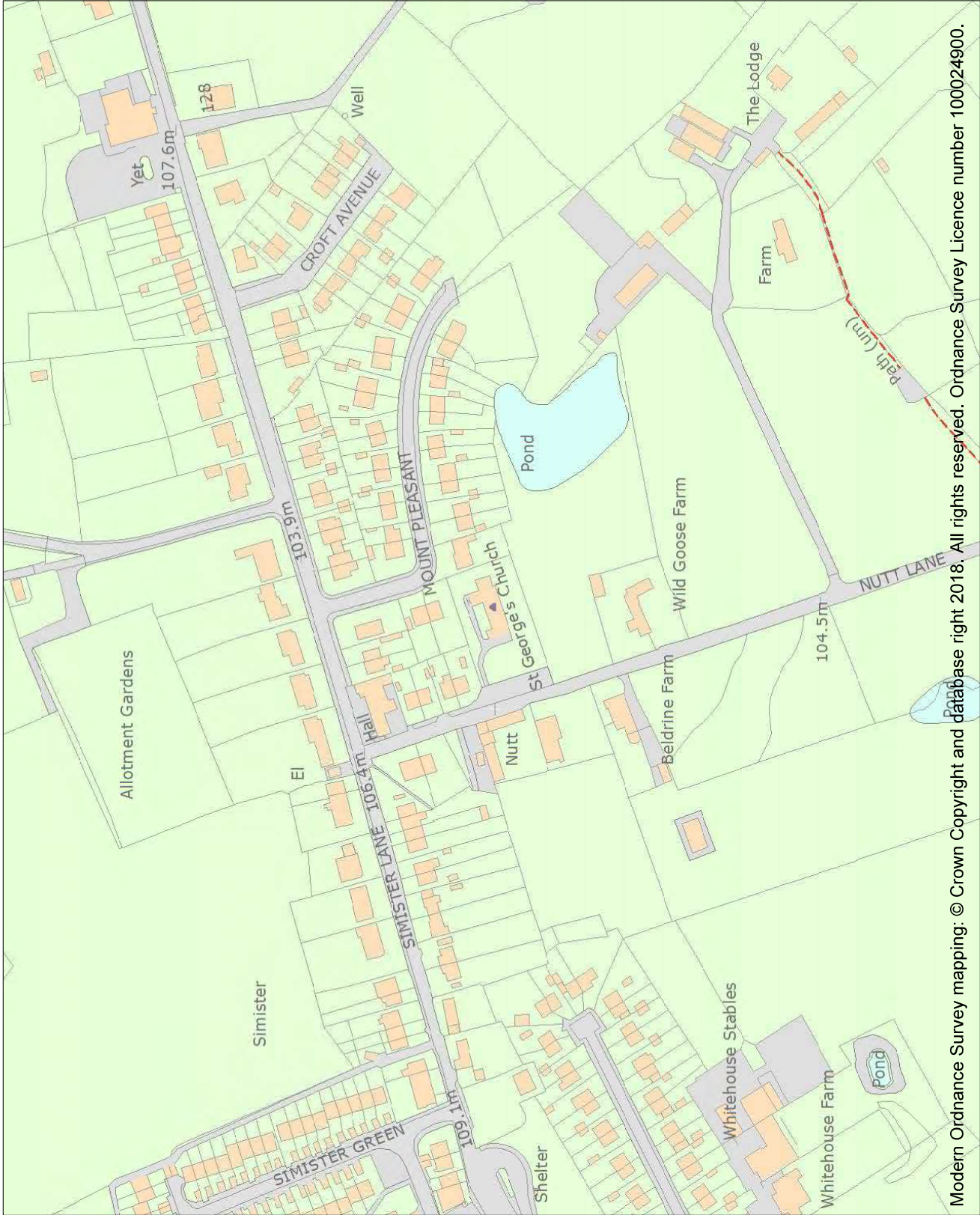
LBS

Legal

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End of official listing

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Name: CHURCH OF ST GEORGE

Heritage Category:

Listing

List Entry No :

1350346

Grade:

II

County:

District: Bury

Parish: Non Civil Parish

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For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

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Map Scale:

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Print Date:

19 November 2019



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The Church of St George



*Figure 38: View of The Church of St George looking east.
September 2019*



Historic England

CHURCH OF ST GEORGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1350346

Date first listed:

09-May-2003

Statutory Address:

CHURCH OF ST GEORGE, NUT LANE

Map

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Statutory Address:

CHURCH OF ST GEORGE, NUT LANE

The building or site itself may lie within the boundary of more than one authority.

District:

Bury (Metropolitan Authority)

National Grid Reference:

SD 83450 05863

Details

326/0/10064 NUT LANE 09-MAY-03 Simister Church of St George

II

Church. 1914-15. By R Basnett Preston. Random rubblestone with ashlar dressings and slate roofs with stone-coped gables with finials. A combination of Romanesque and vernacular revival styles with buttresses, corbel table to eaves and single and paired round-arched windows. Chancel and nave in one, north transept and vestry, north west porch and west baptistery apse. East end has wheel window over blind arcading. Paired window to north with stack above. Door to north side of transept with 2 windows to transept end, round window over and projecting gabled bellcote just below gable apex. Nave sides have paired windows and north porch has small window to north and round arched doorway to west with shafts to sides and cross in tympanum. 2 windows to curving baptistery apse and triple-light round-arched window over. INTERIOR. Chancel has stone panelling to sides and double sedilia and aumbry. Altar table, communion rails, choir and vicar's stalls and pulpit have Romanesque detailing with decorated shafts. Cyprus wood barrel vaulted roofs to chancel and nave. Recent glazed screen at west end of nave preserves view through to baptistery which has Norman style font and stained glass windows. This small but fine quality church is in an unusual, austere, but very successful combination of Romanesque and vernacular styles, its austerity perhaps reflecting that it was begun and completed during the 1st World War.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

490156

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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Appendix 2

Principal Material Sources

- The National Planning Policy Framework (NPPF) (February 2019)
- Rochdale Borough Council Core Strategy adopted in October 2016
- Rochdale Borough Council Unitary Development Plan from the 1996-2016 Local Plan
- Historic England Guidance document – “The Setting of Heritage Assets” Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). December 2017.
- Historic England Guidance document - “Managing Significance in Decision Taking in the Historic Environment” Good Practice Advice in Planning Note 2 (Second Edition). July 2015.
- Google Earth / Maps images
- “Landscape and Visual Appraisal & Landscape Policy Statement” by Barnes Walker
- Book: “Luftwaffe over Manchester the Blitz Years 1940 – 1944” by Peter J C Smith
- Selected historic pictures supplied by local historian Harold Cunliffe.
- Manchester Evening News Archives article “75 years since the Luftwaffe attacked Middleton” 9th March 2016 by Simon Thacker
- Middleton Library Local History Resources.
- Touchstone Local Studies Library Archives, Rochdale.
- The National Heritage List for England (NHLE)
- Historic England - Listings Archive

END OF DOCUMENT