

Heritage Statement

Clay Lane and Furbarn Road, Rochdale

July 2023

Contents

1.	Introduction	1
2.	Heritage Assets	2
3.	History and Development	3
4.	Assessment of Significance	8
5.	Impact Assessment	12
6.	Summary and Conclusions	13

1. Introduction

1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Shaw Energi (“the Applicant”) in connection with a full planning application for a battery energy storage system (BESS) (‘the Proposed Development’) on Land bounded by The Rake, Lower Jowkin Lane and Furbarn Road, Rochdale (‘proposed energy development site’ or ‘the Site’).

1.2 The formal description of development is as follows:

“Construction, management and operation of a Battery Energy Storage System (BESS) with associated infrastructure (comprising an underground cable connection to a National Grid Substation, temporary construction access from The Rake, vehicular access for maintenance vehicles from Lower Jowkin Lane, security fencing, lighting and CCTV provision) and associated landscaping works.”

1.3 The NPPF provides the government’s national planning policy on conservation of the historic environment. In respect of information requirements for applications, Paragraph 194 states the following:

“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.¹”

1.4 The purpose of this Heritage Statement is to meet the requirement of NPPF Paragraph 194 by proportionately assessing:

- The significance of a nearby non-designated heritage asset, Scott House (formerly memorial home for crippled children), including the contribution made by its setting; and
- The impact of the Proposed Development on that significance.

1.5 To comply with these requirements, Section 2 of this statement introduces the Site and describes its broad history. The significance and setting of Scott House is described in Section 4 and an assessment of the impact of the Proposed Development is set out in Section 5. The Statement concludes with a summary and conclusions at Section 6.

¹ MHCLG (2021) National Planning Policy Framework (NPPF) – para. 194

2. Heritage Assets

Introduction

- 2.1 The NPPF defines a heritage asset as: *“A building, monument, site, place, area of landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”*

Non-designated Heritage Assets

- 2.2 The NPPF differentiates between designated and non-designated heritage assets. Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

- 2.3 Non-designated heritage assets are those identified by the local planning authority (including local listing). Historic England’s guidance on ‘Managing Significance in Decision Taking in the Historic Environment’ (2015) clarifies that:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering an application.”

- 2.4 Rochdale Borough Council has identified a number of Non-Designated Heritage Assets across the Borough, recognised as places identified as having some significance to local heritage. They are buildings or structures considered to make important contributions to local distinctiveness, settlement formation, traditional character or history of the borough, but that do not meet the criteria for listed buildings. **Scott House**, to the north of the Site has been identified as a Non-Designated Heritage Asset and is also recorded on the Greater Manchester Historic Environment Record (HER) (MGM16861).

Designated Heritage Assets

- 2.5 There are no designated heritage assets near the Site with potential to be affected by the Proposed Development.
- 2.6 This Statement deals with built heritage assets only.

3. History and Development

- 3.1 The proposed energy development site is an irregularly shaped area of open land enclosed by The Rake, Furbarn Road and Lower Jowkin Lane. It extends to approximately 0.69 hectares and slopes southwards from the junction of The Rake and Furbarn Road. The proposed route of an underground 33kV cable which runs along Furbarn Road extends to approximately 0.25 hectares.
- 3.2 The surrounding area is primarily agricultural, with cultivated fields and grazing land to the north, east and south of the Site. Ashworth Cattery (Waterloo Farm) is located directly to the south west, between the Site and Jowkin Wood, and there is an additional larger farm complex further south. To the north, beyond agricultural land, is Scott House and residential development.

Figure 3.1: Site Location



- 3.3 The Site is clearly discernible on historic mapping from the late 19th century onwards, at the convergence of three historic routes and set within a wider area characterised by open agricultural land, scattered farmsteads, local industry (including quarries), Jowkin Wood and Naden Brook to the west, and Clay Lane Reservoir to the north (Figure 3.2).
- 3.4 Scott House is evident on mapping from 1928 onwards (Figure 3.4) and development within the surrounding area was only gradual and piecemeal until residential expansion to the north of the Site during the late 1960s and 1970s (Figure 3.7).

Figure 3.2: 1891 Ordnance Survey Map (OS Map)

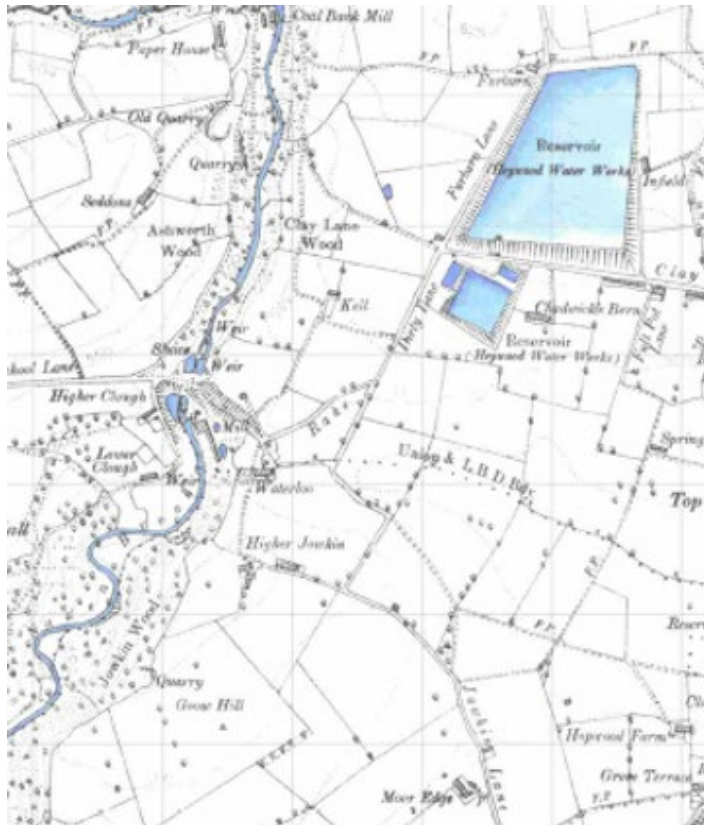


Figure 3.3: 1908 OS Map



Figure 3.4: 1928 OS Map



Figure 3.5: 1938 OS Map



Figure 3.6: 1956 OS Map



Figure 3.7: 1975 OS Map



Figure 3.8: 1992 OS Map



4. Assessment of Significance

4.1 The NPPF (2021) defines the significance of a heritage asset as:

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

4.2 To provide an objective assessment and understanding of the significance of Scott House, we have reviewed it against the broad criteria applied to the selection of Non-Designated Heritage Assets by Rochdale Borough Council. This is as follows:

- **Architectural significance** - sites that demonstrate local architectural style and character or are associated with a local architect, designer or engineer of importance.
- **Historical significance** - sites associated with a local historical event, that have importance as a community asset, are associated with local famous or notable people or appear on the First Edition of the Ordnance Survey Map.

Architectural Significance

4.3 Scott House dates to the early 20th century. It was built as a children’s home and broadly comprises two long linear ranges, connected by a cross wing. A two-storey extension, in the style of the original building, was added later and a series of additional flat roof extensions were added during the late 20th century.

4.4 Overall, it is expressed as a wide two storey building (with attic accommodation), built of stone, but with black and white mock Tudor timber panelling to the upper floors. The south facing elevation has two large gables, one to the centre and one in the western extension. There is a central projecting conical lead ventilation shaft above the principal gable and a large stone tower with crenelations surmounts the northern range. The building has a grey slate pitched roof, dormer windows to the front and rear and a series of tall chimney stacks.

4.5 It is described in The Buildings of England, Lancashire and the South East as follows:

“Scott House, Furbarn Lane, was the Memorial Home for Crippled Children, built by Walter Scott of Rochdale in memory of his wife Ellen, 1913, by G.F. Armitage of Altrincham. Big and Spectacular. Stone for the ground floor and the entrance tower, black and white timbering for the upper floors, originally with open balconies; but all rather crude close to.”

4.6 The orientation and aspect of the building is referenced in the following terms in an article in the Building News, published on 2 May 1913²:

² Building News 2 May 1913 Page 603

"The general idea of the plan of the building has been to give a full southern exposure and to permit of the treatment of the little sufferers by the open-air method."

- 4.7 A comparison of two undated images of the building at Figures 4.1 and 4.2 show the original design intention of open balconies, that were glazed and enclosed at a later date. The building is in private ownership and although it is not possible to inspect it closely, it appears that all windows in the southern elevation have been replaced and none are original.

Figure 4.1: South facing elevation of Scott House (undated) | Source: <https://www.mediastorehouse.com/p/164/memorial-home-crippled-children-rochdale-14134309.jpg>



Figure 4.2: South facing elevation of Scott House (undated) | Source: <https://www.pinterest.com/pin/echoes-from-the-past--292171094549364888/>



Historical Significance

- 4.8 Scott House was built by Walter Scott, owner of the Rochdale Observer, in memory of his wife and was run by the Rochdale Crippled Children's Union. It was designed by G.F. Armitage of Altrincham and the contractor was T Ashworth and Sons, of Norden. Local sub-contractors were employed for joinery and carpentry, plumbing, plastering, and painting and decorating.
- 4.9 The precise nature of the use of the building is unclear but it is described in articles contemporary with the building opening as a 'Memorial Home for Crippled Children'. Narrative on the original internal arrangement includes reference to both medical facilities and dormitories, suggesting the building had both care, treatment and living accommodation for children. Following the belief that fresh air was a cure for many illnesses, the building was designed to have open wards and this is supported by the ventilation shaft and original open balconies.
- 4.10 It was reportedly used as an auxiliary hospital during the First World War. From 1948, it was operated by the NHS as a hospital rather than a home and was known as the Rochdale Children's Orthopaedic Hospital. After 1962, it became Rochdale Children's Hospital.

Setting

- 4.11 Scott House is located to the west of Furbarn Road. The building is raised and the southern elevation overlooks a rectangular lawn enclosed by hedging, originally laid out and planted by a local gardener, Mr Peter Leigh of Elton, beyond which is a larger area of open land. To the north of the building is a hard surfaced car park and beyond, a number of large dwellings and a national grid electricity station. To the east is another grouping of large, detached dwellings and the expansive residential development of Bagslate Moor and Bamford. To the south is open agricultural land with scattered farmsteads and Jowkin Wood.
- 4.12 The building is principally experienced in close proximity from inside its defined plot, either from the car parking area to the north or from the lawned garden to the south. To the immediate east, Furbarn Road is enclosed by trees which limits views from close proximity, however more distant views are available from both Furbarn Road and The Rake to the south west, where the upper stages of the building are clearly visible across open fields. The building has a degree of local prominence due to the rising topography and although not clearly visible, there is a sense of the junction between the formal landscaped grounds of the former hospital, in contrast to the more rural and naturalistic agrarian landscape beyond.

Contribution made by the Site

- 4.13 Today, Scott House does occupy a mixed setting, however land to the south is open and rural. The Site is located to the south east of Scott House and forms part of a wider area of open agricultural land that forms part of its setting. Areas of the Site are visible from the upper floors of Scott House and there are reciprocal views from the Site towards the former hospital, occupying higher ground. Taking into consideration

the southern aspect of the building and that there was a degree of intention in siting the building in a rural area and with gardens in which children could convalesce, it is considered that the Site is a contributory aspect of its setting, as a small component of a wider open landscape.

5. Impact Assessment

- 5.1 Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.2 Paragraph 203 advises on the treatment of non-designated heritage assets. It states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.3 Paragraph 206 requires that local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

The Proposed Development

- 5.4 The main components of the Proposed Development, once completed, will comprise the following:
- 2 no. “barn structures” to house battery units, transformers and invertors.
 - 15 no. powerpack battery units.
 - 8 no. invertors.
 - 1 no. ancillary unit.
 - 1 no. substation building.
 - Vehicular access from Lower Jowkin Lane.
 - 2.5m high green mesh security gates and fencing.
 - Access track for maintenance vehicles.
 - Areas of new landscape planting.
- 5.5 Formation of the Proposed Development will require manipulation of existing ground levels due to the prevailing topography of the site. Existing and proposed site levels are shown within drawings 4130-P-502 and 4130-P-503-RevA.
- 5.6 Construction of the Proposed Development will necessitate the formation of a temporary vehicular access from The Rake and the construction of a temporary ‘haul’

road. Both of these features would be removed from site and land reinstated upon completion of construction activity.

- 5.7 The Design and Access Statement submitted within the application provides further information on the factors that have influenced the proposed site layout and the iterative design process that has been followed.

Impact on Scott House (Non-Designated Heritage Asset)

- 5.8 Based on the level of existing inter-visibility between Scott House and the Site, it is expected that the Proposed Development would be visible from the non-designated heritage asset. An existing agricultural building is currently visible in views southwards from the former hospital, and it is a consideration that the building already exists in combination with other built development, however, land to the south is currently largely undeveloped. It is expected that the Proposed Development would have a visual impact that, to a limited degree, would reduce the undeveloped and agrarian quality of the setting of Scott House and views southwards.
- 5.9 A series of measures have been taken to minimise the footprint of the development in so far as operationally possible. Visibility of the battery storage containers, invertors and transformers has also been minimised through careful siting, manipulation of ground levels and the incorporation of barn-like structures to house infrastructure. The inclusion of buildings with a barn aesthetic is more commensurate with the rural surroundings of the Site and the setting of the non-designated Scott House. A combination of retaining existing vegetation and extensive new landscape planting will assist in screening the proposed buildings and infrastructure and reduce the extent of visual impact. Finishing the buildings in green coloured cladding will ensure they are visually recessive.
- 5.10 The Site comprises one component of a large expansive open rural setting to the south of Scott House. In this respect, although visual impact is anticipated, it has been minimised by a series of measures and the effect will be limited and localised.

National Planning Policy

- 5.11 The Proposed Development will be visible from Scott House and will introduce a form of built development that does not currently exist within the rural landscape setting to the south of the former hospital. In this respect it is concluded that there would be a low degree of harm to the significance of the asset. The NPPF clearly differentiates between designated and non-designated heritage assets and the proportionate way they should be addressed in the planning process. The impact of the development of existing open land in the form proposed and within the agricultural setting of the non-designated heritage asset should be taken into consideration. This is a material consideration to be given limited weight and to be proportionately addressed by Rochdale Council in the planning balance.

6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Shaw Energi (“the Applicant”) in connection with a full planning application for a battery energy storage system (BESS) (‘the Proposed Development’) on land at Clay Lane, Rochdale (‘the Site’).
- 6.2 Rochdale Borough Council has identified a number of Non-Designated Heritage Assets across the Borough, recognised as places identified as having some significance to local heritage. They are buildings or structures considered to make important contributions to local distinctiveness, settlement formation, traditional character or history of the borough, but that do not meet the criteria for listed buildings. **Scott House**, to the north of the Site has been identified as a Non-Designated Heritage Asset and is also recorded on the Greater Manchester Historic Environment Record (HER) (MGM16861).
- 6.3 The proposed energy development site is an irregularly shaped area of open land enclosed by The Rake, Furbarn Road and Lower Jowkin Lane. It extends to approximately 0.69 hectares and slopes southwards from the junction of The Rake and Furbarn Road. The proposed route of an underground 33kV cable which runs along Furbarn Road extends to approximately 0.25 hectares.
- 6.4 The surrounding area is primarily agricultural, with cultivated fields and grazing land to the north, east and south. Ashworth Cattery (Waterloo Farm) is located directly to the south west, between the Site and Jowkin Wood and there is an additional larger farm complex further south. To the north, beyond agricultural land, is Scott House and residential development.
- 6.5 Today, Scott House does occupy a mixed setting, however land to the south is open and rural. The Site is located to the south east of Scott House and forms part of a wider area of open agricultural land that comprises its setting. Areas of the Site are visible from the upper floors of Scott House and there are reciprocal views from the Site towards the former hospital, occupying higher ground. Taking into consideration the southern aspect of the building and that there was a degree of intention in siting the building in a rural area and with gardens in which children could convalesce, it is considered that the Site is a contributory aspect of its setting, as a small component of a wider area.
- 6.6 The Proposed Development will be visible from Scott House and will introduce a form of built development that does not currently exist within the rural landscape setting to the south of the former hospital. In this respect it is concluded that there would be a low degree of harm to the significance of the asset. The NPPF clearly differentiates between designated and non-designated heritage assets and the proportionate way they should be addressed in the planning process. The impact of the development of existing open land in the form proposed and within the agricultural setting of the non-designated heritage asset should be taken into consideration. This is a material consideration to be given limited weight and to be proportionately addressed by Rochdale Council in the planning balance.

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676