

PROPOSED WORKS AT 1 HARTLEY STREET

FIRGROVE, METROPOLITAN BOROUGH OF ROCHDALE



HERITAGE ASSESSMENT

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GARRY MILLER HERITAGE CONSULTANCY

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

THIS REPORT

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1: EXECUTIVE SUMMARY

This report supports proposed works at 1 Hartley Street, Firgrove, in the Metropolitan Borough of Rochdale, Greater Manchester. The application property is a vacant three-storey former weavers' cottage listed at Grade II.

An application has been submitted to Rochdale Metropolitan Borough Council for change of use of the listed building along with associated internal and external works. The heritage issue arising is the proposal's impact upon the significance (i.e. heritage interest and value) of the listed building. The scope and purpose of this assessment is to identify this significance and to evaluate how it will be affected by the proposal.

The property dates probably from the late 18th or early 19th century and is the sole survivor of a group of properties that existed by the 1840s and was probably a small weaving colony. It is now adjoined by modern houses and apartments. Long mullioned windows on the first and second floor indicate the rooms within were used for weaving. The property has been renovated in recent times, with the interior entirely modernised and a car port added on the north elevation.

The Grade II designation of the application building denotes it is of national importance for its special architectural and historic interest. Its significance essentially derives from this intrinsic special interest, which is that of a tall, late 18th or early 19th century weaver's cottage, the surviving remnant of what appears to have been a small, pre-factory era textile colony. This significance is embodied primarily in the external envelope of the building and its prominent presence within the terraced Rochdale Road streetscene. The interior is secondary owing to alteration, and the modern car port has no heritage significance.

The proposal seeks to convert the ground floor to commercial use, with the first and second floors forming a single apartment. As examined in this report, the works will have no adverse effect upon the listed building, and therefore its special interest, significance and legibility as a late 18th/early 19th century weaver's cottage will be sustained. The proposal thus complies with the requirements of national planning guidance along with the local development plan, and hence merits approval without delay.

2: THE SITE

The application building is number 1 Hartley Street At Firgrove in the Metropolitan Borough of Rochdale, Greater Manchester. The application property is a detached former weaver's cottage which stands amid a terraced streetscene at the junction with Rochdale Road. It is the sole survivor of what was probably a small weaving colony that existed by the 1840s but has now been replaced by modern houses and apartments. The application property has been renovated in recent times, with the interior entirely modernised and a car port added on the north elevation.



Map 1. Location of the application property (Historic England mapping)



1. The application property, 1 Hartley Street



2. The sole survivor of a probable weaving colony, it is now adjoined by modern housing

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Designations

The application property is listed at Grade II, having been first designated in 1986. It is identified in the list entry as 266 Rochdale Road.

3.2 The proposal

An application has been submitted to Rochdale Metropolitan Borough Council for change of use of the listed building along with associated internal and external works.

3.3 Heritage impact

The heritage issue arising is the proposal's impact upon the significance (i.e. heritage interest and value) of the listed building.

3.4 Scope and purpose of this report

Paragraph 194 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (as revised, February 2019) states local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The scope and purpose of this report is therefore to identify the significance of the listed building and to evaluate how this will be affected by the proposal. It is considered its level of detail is proportionate to the importance of the heritage asset and no more than is sufficient to understand the impact of the proposal, in accordance with paragraph 194. This report should be read in conjunction with other documents submitted in support of the application.

3.5 Report structure

This is as follows:

1. A description of the listed building (Section 4)

2. A summary of its heritage significance (Section 5)
3. A summary of the relevant heritage planning policies against which the application will be assessed (Section 6)
4. Analysis within this context of the impact of the proposal upon the significance of the listed building (Section 7).

4: THE LISTED BUILDING

4.1 Overview

Large three-storey weaver's cottage in a prominent location.

4.2 Description

The National Heritage List for England description, compiled at the time of designation, reads:

House. Late C18. Hammer-dressed watershot stone with graduated stone slate and slate roof. Single-depth plan with 1 bay and 3 storeys. Original entrance (now blocked) on Hartley Street with square-cut surround and 3-light flat-faced mullion window to right. 6-light mullion windows on upper floors have continuous sill bands. Square eaves gutter brackets. Gable and ridge chimney stacks. Door in left gable with former sash windows above (now casement or blocked).

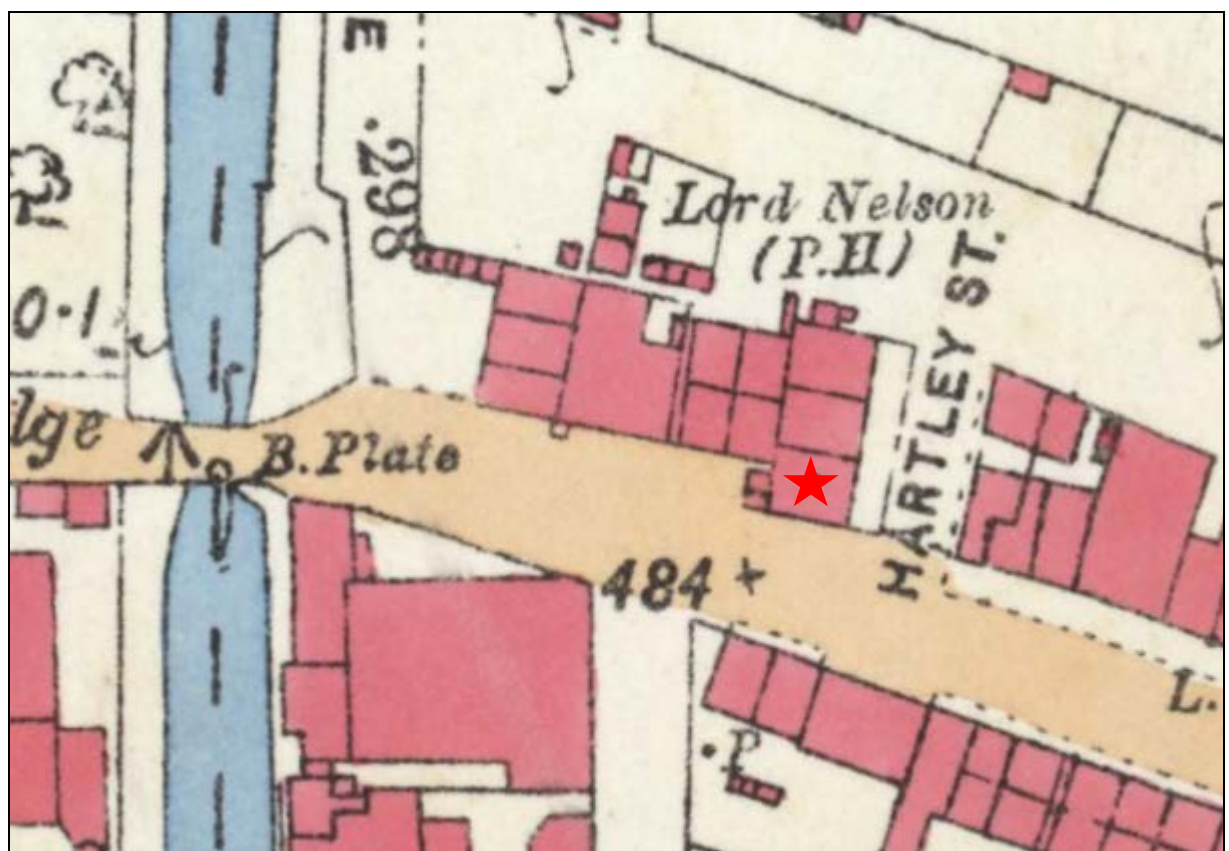
4.3 Historical context

The property dates probably from the late 18th or very early 19th century and was originally part of an L-shaped group that stood immediately east of the Wall Head Bridge on the Rochdale Canal, which dates from 1794-1804. Most likely a small weaving colony of the pre-factory era, the group may have dated from the opening of the canal or soon after. They are first depicted upon the mid-1840s OS map (following page) which shows that the application building was part of a row that extended north along what later became Hartley Street. The edition of 1890-1891 records the row comprised two further houses of similar footprint. By this time the area had begun to be built up and was now dominated by the Firgrove cotton mill opposite the site, symbolising the transition of the textile industry from a cottage-based to a factory system.

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Map 2. The 1844-1848 six-inch OS map records the group of which the building was part



Map 3. The 1890-1891 25-inch edition shows the property was one of a row of three

4.4 Further analysis

Externally, the building is little altered and retains its rugged, functional appearance as Pennine weavers' cottage. Its tall narrow proportions and the long six-light first and second floor windows of the front elevation are its defining characteristics and indicate that these floors were used for weaving. The side elevation to Rochdale Road has a ground floor doorway and two vertical windows above, perhaps inserted later and originally sashes but now modern casements. The rear elevation is blank apart from a further ground floor doorway, which would have led into small outbuildings shown on the 1890-1891 map. The north side elevation has been rebuilt where the adjoining house has been sheared off and there is now a modern single-storey open car port. The interior has been entirely altered and subdivided, with the original room arrangement now unclear. The ground floor contains a hall, kitchen and lobby while the living room is on the first floor and bedrooms on the second.



3. The height of the building and its long loomshop windows are its principal characteristics



4. Both upper floors were probably used for weaving



5. West elevation is blank apart from door to now-vanished outbuildings



6. Modern car port on north side



7. The north elevation was rebuilt when the adjoining house was removed



8. Interior has been completely modernised: view of present hall and ground floor kitchen



9. Living room on the first floor

5: SIGNIFICANCE OF THE LISTED BUILDING

5.1 Rationale

Paragraph 195 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimise conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

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

5.2 Summary

The Grade II designation of the application building denotes it is of national importance for its special architectural and historic interest. Its significance essentially derives from this intrinsic special interest, and is that of a tall, late 18th or early 19th century weaver's cottage, the surviving remnant of a pre-factory era textile colony. This significance is embodied primarily in the external envelope of the building and its prominent presence within the terraced Rochdale Road streetscene. This interior is secondary owing to alteration, while the modern car port has no significance.

6: PLANNING POLICY CONTEXT

6.1 Statutory duty

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

6.2 Relevant policies

Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duties are to be put into practice. Paragraph 197 states that in determining applications, local planning authorities should take account of:

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

Regarding designated heritage assets, paragraph 199 states that ‘*great weight*’ should be given to their conservation and the more important the asset, the greater that weight should be.

The relevant local planning policy relating to the present application is Policy P2 (Protecting and Enhancing Character, Landscape and Heritage) of the Rochdale Core Strategy, which was formally adopted on October 19, 2016. Part 2a states that key heritage assets, both statutory and non-statutory, will be conserved, enhanced and promoted, including consideration of their wider settings.

7: IMPACT OF THE PROPOSAL

7.1 Summary of the scheme

The proposal seeks to convert the ground floor to commercial use, with the first and second floors forming an apartment. The presently-vacant listed building will thereby be put to sustainable use.

7.2 External works

- a. **New window.** A small window is sought on the ground floor to provide natural light to the present hallway (which will become a reception area). This will take the appearance of a mullioned window and hence accords with the character of the listed building and does not represent a material alteration to its appearance.
- b. **Car port.** This is to be converted to a salon, involving blocking of the existing front and rear openings in stone along with insertion of a front elevation window of three- light mullioned form. This will to match the appearance and character of the listed building and while the car port has no heritage significance, its appearance will be enhanced as it will accord more with that of the original building.

7.3 Internal works

The principal alteration is the creation of a doorway from the present kitchen to a proposed salon in the car port. It has been noted in this report that the end wall of the house has been rebuilt, hence no historic fabric will be disturbed. The remaining works involve alteration to the present non-original layout, with removal of partitions and insertion of new ones. Again no historic fabric will be affected and no aspect of the listed building's significance will be harmed or lost.

7.4 Conclusion

The works will have no adverse effect upon the listed building, and therefore its special interest, significance and legibility as a late 18th/early 19th century weaver's cottage will be sustained. The proposal is thus entirely in accordance with national guidance contained in paragraphs 197 and 199 of the NPPF, and with local plan policy P2. It is concluded therefore that approval should be granted without delay.