Bamford Park

Heritage Impact Assessment



January 2019

Marion Barter Associates Ltd
HISTORIC BUILDINGS ADVICE

Kestrel House, Bamford Park

Heritage Impact Assessment

Prepared for Mark and Stephanie Beswick

by

Marion Barter Associates Ltd

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EXECUTIVE SUMMARY

This report was commissioned from Marion Barter Associates Ltd in 2018 by Simon Richardson of Planning and Law Ltd, on behalf of the client Mr and Mrs Beswick. The purpose of this report is to assess the impact of a new house (Kestrel House) on the heritage significance of various non-designated heritage assets at Bamford Park, to inform a planning application. Following previous planning submissions on this site, it is understood that a new house on this site is being proposed as a design of exceptional quality in a rural location under criteria (e) of Paragraph 79 of the 2018 NPPF. This report should be read in conjunction with proposal plans by the C J Partnership, landscape and visual impact assessment (LVIA) by Rycroft Associates and a planning statement.

In 2015, the Architectural History Practice Ltd (AHP) provided a heritage assessment of the site and surroundings to inform the project; the scheme has since been amended following discussions with Rochdale MBC in relation to the earlier planning submission. None of the buildings adjoining the proposal site are listed and the site contains no archaeological or landscape features that are designated. However, the site and adjoining land contain non-designated heritage assets and the landscape setting has some heritage value.

Section 2 provides a history and context of the site. The site probably developed as a farmstead from at least the 17th century; some of the farm buildings were on the proposal site along with a pond. To the south of the proposal site, across the drive, is a wooded area that was historically the grounds and site of two phases of Bamford Hall; the earlier hall was to the north of a new classical-style hall built in the 1840s by the Fenton family. The former n stables to the east of the site were related to the latter house, with other amenities, gardens and parkland landscape to the south. The hall was demolished in the 1950s, two new houses were built in the grounds and the stables adapted for houses. The historic estate has been fragmented, but retains many historic features of interest such an ice house, which is within the ownership of the client.

Section 3 outlines the extant heritage features on the proposal site, which is a rough paddock containing a pond and ice house that have historic origins.

Section 4 assesses the significance of the site and the setting. The proposal site is considered to be of medium heritage significance overall and can be considered as a non-designated heritage asset, for its historic association with the missing Bamford Halls, the evidential value of the archaeology and retained features on the site and the aesthetic value of the rural setting on the edge of an historic park.

Section 5 outlines the heritage planning context. The NPPF provides national policy on heritage assets and development. The site is part of a non-designated heritage asset; in these cases, the NPPF requires local authorities to make a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

Section 6 reviews the impact of the proposed development on the heritage aspects of the site and its setting, and reviews the public benefits of related works for long-term heritage management. A framework recommended by Icomos is used to assess the level of the impact, in relation to significance and the scale of change. It is considered that the construction of a new house of innovative contemporary design with related landscaping will have a moderate impact on heritage assets on the site, and some archaeological evaluation may be needed regarding the site of former buildings on the site. Associated conservation work to restore the pond, the ice house and manage the woodland would enhance the heritage value of the site and would be a public benefit, which should be balanced against other impacts. The provision of some limited public access to the woodland would also be a public benefit.

Assessing the design quality of the proposed house is outside the scope of this report. For impact on the landscape, reference should be made to the LVIA by Rycroft Associates.

1. INTRODUCTION

1.1. Background to the Report

This report was commissioned from Marion Barter Associates Ltd in December 2018 by Simon Richardson of Planning and Law Ltd, on behalf of the client Mr and Mrs Beswick. Its purpose is to provide an assessment of the impact of development on the heritage significance and values of the site, a paddock containing a pond. The proposal is to construct a new house designed by C J Partnership, on a site between the pond and the drive to the former stable block (in separate ownership).

This report is informed by research by Ruth Thurnhill, further archive research by Jenny Wetton and a site visit carried out by Marion Barter in May 2015, as part of the initial heritage appraisal by AHP. Marion Barter was previously a Director of AHP. The historic landscape of the site and the area to the south and east of the site, historically formed the grounds of Bamford Hall, a small country house which was demolished in the mid 20th century. The historic stables are extant, now in residential use, but the houses on other parts of the site are modern. The historic landscape is not designated, but is within Rochdale's Green Belt.

The NPPF requires significance to be assessed when changes are proposed to heritage assets, whether or not they are designated, and for the impact of proposals to be assessed in relation to significance.

The site is located in a secluded rural location about 4 miles west of Rochdale, north of the B6222, at NGR SD855125. The local planning authority is Rochdale Council.

1.2 Acknowledgements

This report is based on a report written in 2015 by Jenny Wetton and Marion Barter, for the Architectural History Practice Ltd (AHP). All photographs are by AHP or Jenny Wetton Conservation unless otherwise credited. Touchstones Library and Lancashire County Record Office in Preston assisted with research in 2015, when the Greater Manchester Archaeological Advisory Service (GMAAS) was also consulted.

1.3 Copyright

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2.0 HISTORY AND CONTEXT

2.1 Early History

An estate at Bamford is first recorded in the 13th century, when Sir Adam De Bury granted it to Thomas De Bamford; it is not known if there was a hall here, but it is likely. The estate remained in the hands of the De Bamford family until 1779 when it passed to William Bamford of Tarleton Bridge.

Yate's 1786 map and Hennet's 1830 map of Lancashire mark the location of Bamford Hall. The hall is believed to have been re-built in the 18th century by the Bamfords.[1] The Bamfords used nearby river valleys as a source of power for their water mills, which enhanced their wealth.



Figure 1: Yates 1786

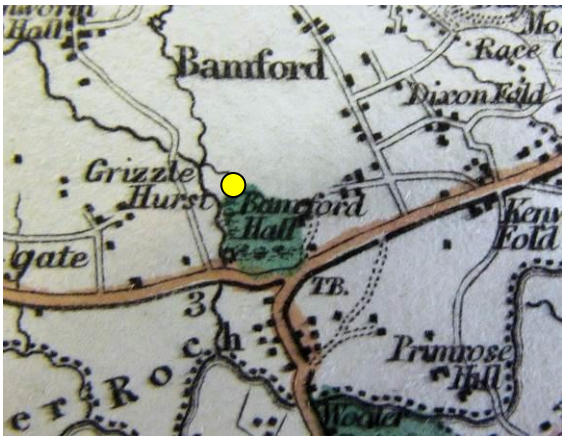

Fig.2 Hennet 1830

2.2. The Fentons and Bamford Hall

In 1816, the Bamford Estate was purchased by Joseph Fenton, who built a large water-powered cotton spinning and weaving mill in the 1820s, in the southern part of the Estate at Hooley Bridge. The Fentons' fortune was based on flannel manufacturing and the family's bank. The tithe map of 1838 (Figs.3 and 4) shows Joseph Fenton's hall and two ancillary buildings next to a pond, set in open parkland with the wooded gorge of Norden Water (now Naden Brook) to the west. Part of the drive from the main road is shown on the tithe map, with a building at the entrance. The line of the drive is not shown further north but it ran across the park, before skirting the west side of the house and into rear yards with the two outbuildings. The function of the latter is not known but their scale on the map suggests they may have included a large farm building as well as stables. A large T-plan range is shown south of the pond with a rectangular block to the south-east of the pond aligned east-west. These buildings were demolished before 1851 (they are not on the 1851

[1] Baines, *History of Lancashire*, 1868, Vol. 3, 120

OS map); their site is partly on the site proposed for the new house. At the time of the 1838 tithe map, the hall lay immediately south of the existing drive that skirts the south boundary of the proposal site, with its rear elevation facing the outbuildings.

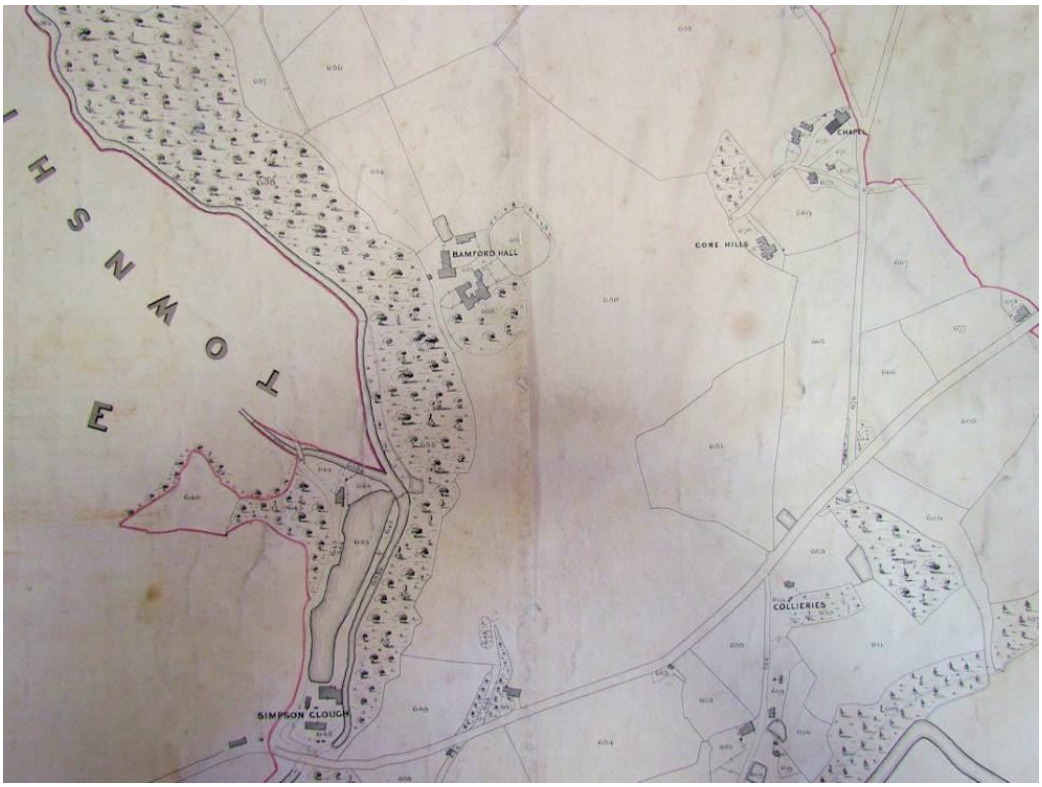

Figure 3: Tithe Map 1838, showing missing buildings next to the pond north of the hall

The current drive appears to run on a similar line to that depicted on the 1838 map, although the current lodge and entrance details are later. The western curving drive appears to be in situ, bounded on its east by a coursed stone wall with half-round copings, with iron estate railings to the west edging the woodland (Fig.5). The wall may date from the early 19th century although the iron railings and gates could be later 19th century.

The 1838 tithe map shows the pond, off the north-west corner of a yard and with field boundaries running up to the pond's north and west edges. West of the pond, the map shows a boundary to the edge of the woodland, probably the existing dry stone wall. Just inside this wall within the wood is an ice house, not marked on the 1838 map but its omission does not imply it did not then exist; ice houses were often not shown on tithe maps.

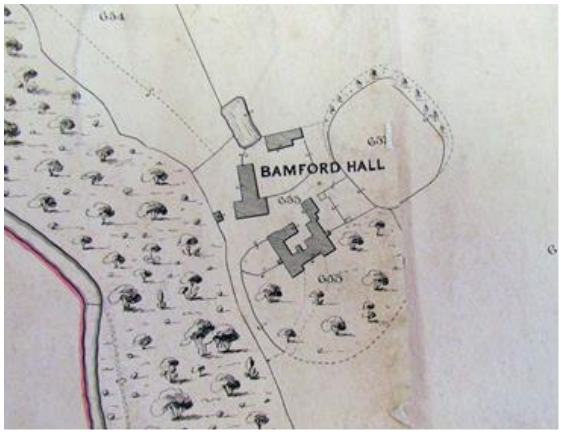

Figure 4: Detail of now lost buildings on 1838 Tithe Map



Figure 5: Garden wall, iron gate and railings to west drive, from the south

The 1838 map shows the hall facing south-east across the park, on a rough H-plan; the hall is believed to have had a three-gabled front but no images of it have been seen. An article in the *Rochdale Observer* from 1926 describes massive foundations with three or four cellars with arched ceilings; [2] piles of stone rubble can still be seen through the trees.

The oval area to the north-east of the hall was probably the kitchen garden, later altered with glasshouses facing south inside the north wall. The curved brick wall of this kitchen garden is still in situ on the south-east side of the setted service drive, laid out in the mid 19th century to serve the stable block. The south side of this drive has a brick wall with stone copings

Joseph Fenton left the Bamford Estate to his son, James, who demolished the old hall and the two outbuildings in c1841 and re-built the hall in a Classical Revival style on a new site further to the south-east (Fig.6). The 1851 OS map, below, shows a new stable yard to the north of the kitchen garden and new drives; the surrounding parkland is defined by shading on the map, which includes the area around the pond and fields to the north. Neither the architect of the Hall nor the landscape designer are known.

[2] *Rochdale Observer*, 30.10.1926

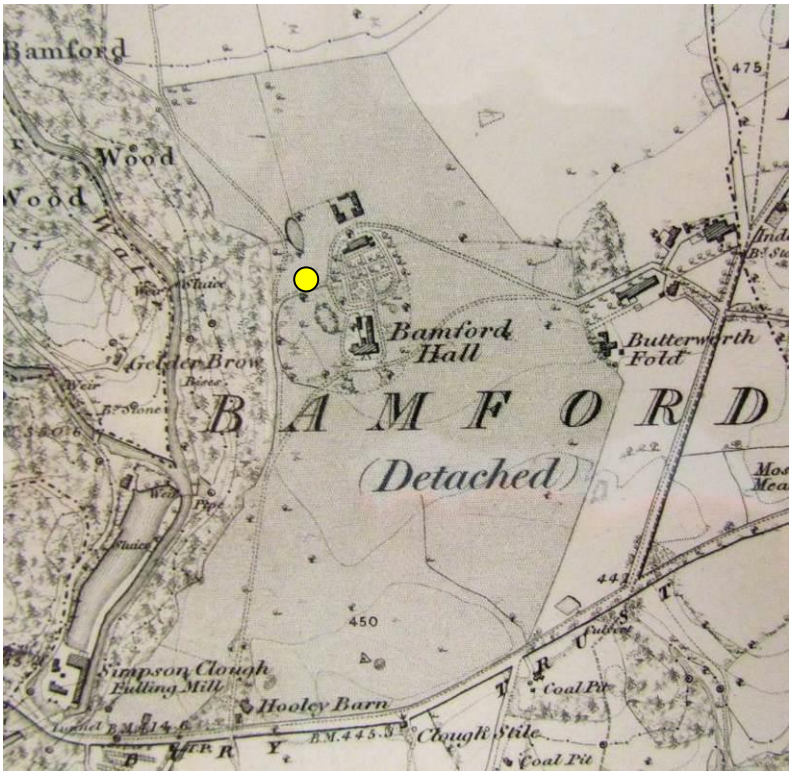

Figure 6: OS 1851, showing the Fentons' Bamford Hall

Baines describes the 1840s hall as 'a large and handsome modern house' which was situated on an elevated site to the south-east of the earlier hall, commanding views over the park to the south and approached by a long carriage drive. The house was built in classical style with a pedimented Ionic portico to the front and a rear service wing.



Fig.7: Bamford Hall from the south-west (Touchstones)

The 1851 OS map shows the west drive from Bury Road, upgraded with a gate lodge at the entrance, with Hooley Barn adjacent to the north-west. The lodge, curved stone walls and ashlar gate-piers probably all date from the 1840s. The classical style lodge (Fig.9) is single storey with a central pediment over the former doorway, to complement the new hall and probably by the same architect. The layout of historic drives has survived in the landscape, although the south entrance to the modern Bamford Hall is an inserted 20th century feature, with modern stone walls and gates.



Figure 8: Drive entrance and gate piers



Fig.9: Lodge



Figure 10: rear northern approach to Hall



Figure 11: former stable block

The sale particulars of 1880 record the estate at the time, with gardens including greenhouses, a vinery and a conservatory[3].

The stable complex north of the kitchen garden is built around a courtyard with an entrance facing south (Fig.11). This now forms two separate dwellings; the east one has an extension to the north-west. The stable block was served by drives from the west and east leading from the main road. From the stables a drive led to the hall, with a stone wall constructed of massive red sandstone blocks with rounded copings (Fig 10).

[3] *Rochdale Observer*, 24.4.1880 p.6

2.3 Late 19th century history

James Fenton died in 1857 and was succeeded by his eldest son, Joseph. The family's fortunes suffered some setbacks after this; in 1862 the Fentons closed Hooley Bridge Mill and the family's bank, J. J. Fenton & Sons, failed in 1878. However, the family built St Michael's Church soon after this (1884-5), on the south side of the park, shown on the 1893 OS map (Fig.19). After several attempts to sell the estate, it was bought by Edward Stocks Massey in 1888, co-owner of Massey's Brewery in Burnley.

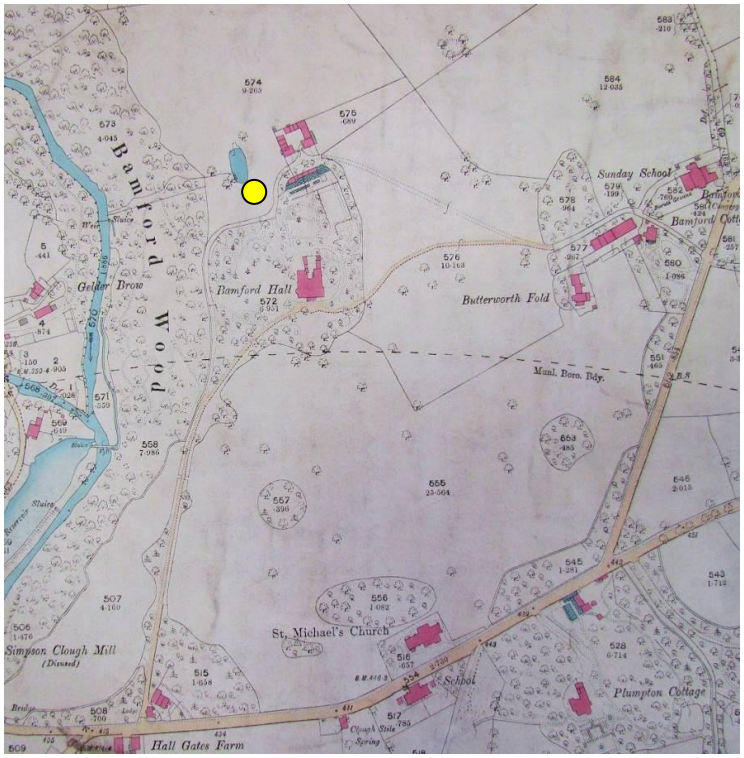

Figure 12: OS 1893, showing the proposal site

In the park, the 1893 OS map shows more tree planting and changes to the gardens. The cast-iron Victorian gate piers along the west drive correspond to a gateway across the drive shown on the map. Thurnhill also notes that by this date:

> ' The garden to the north has been remodelled. The kitchen garden area has been reduced to a rectangle with a flower garden to the west...
>
> To the rear are the cold and hot frames and glasshouses... glasshouses were by this time mass produced and assembled on site.[4]'

[4] Thurnhill, R. *Bamford Hall, Rochdale: Historic Designed Landscape Research Report* [nd], 7-10

A curved brick wall with stone copings still survives on the north side of the former kitchen garden and glasshouses, screened by shrubs from the stable drive; a modern house - Bamford Old Hall - now occupies the former kitchen gardens, built in the 1950s.

The 1893 map also shows a woodland walk in Bamford Wood, leading down to Naden Brook. This path is still visible in parts, accessible via an iron gate with monolithic gate-piers (Fig.15). The north woodland walk leads down a partly sunken path or track that traverses the valley side (Fig.14), with another gate in the estate railings further south.



Figure 13: west drive with cast-iron gate piers



Fig.14: woodland walk



Figure 15: Iron gate into wood



Fig.16: estate railings with gate to the south

2.4. 20th century history

The 1910 OS map (Fig.17) shows changes to the south garden boundary, alterations to the kitchen gardens and glass-houses and areas of tree planting north and west of the stables. Edward Massey died in 1909, and his widow lived in Bamford Hall until her death; the estate was then put up for auction in 1922 and again in 1926. The 1922 sale catalogue includes pictures of the Hall and its gardens, and mentions two

cottages at the rear of the Hall, stabling for ten horses and a motor house with accommodation for two cars.

Bamford Hall was taken over by Alderman David Healey, a former mayor of Heywood, who lived there until his death in 1931. Professor Fred Hall, the first Principal of the Co-operative College and the Chief Education Officer of the Co-operative Union, occupied the Hall in the 1930s;[5] by 1937, a rectangular feature, probably a tennis court, had been laid out to the south-east of the Hall. In this period OS maps show that the paddock with pond, stables and kitchen gardens were little changed. The 1937 OS map marks a curving boundary in the south-east corner of the paddock, of unknown purpose.

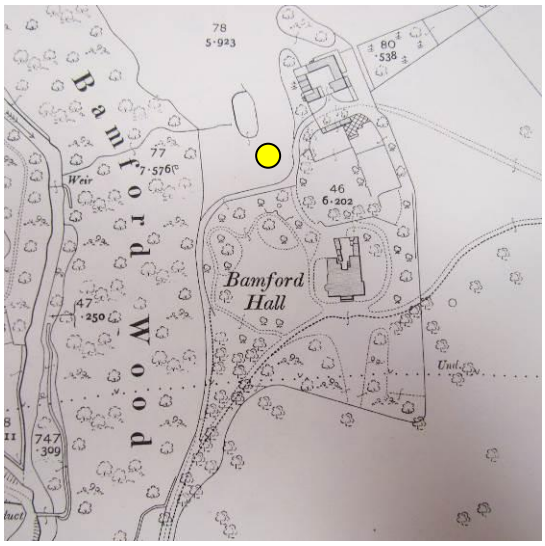

Figure 17: 1910 OS map

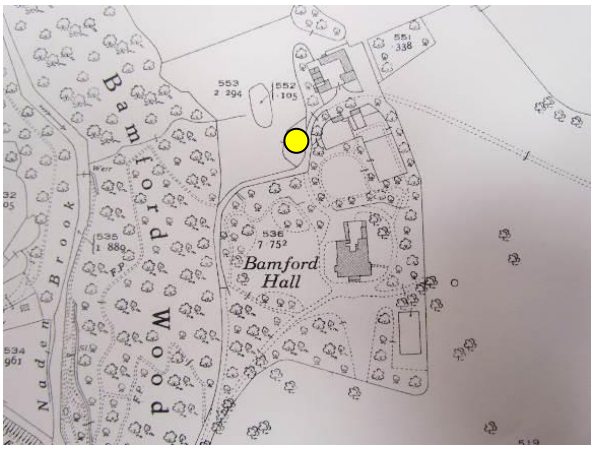

Fig.18: 1937 OS map

In 1940, the Hall was converted for use as a military convalescent home by the East Lancashire Joint Committee of the British Red Cross and the Order of St John. It was used until 1946, by which time 2,300 patients had been treated, mainly British servicemen but also some Polish men.

[5] Linda Shaw. *Co-operative Education Review, 2011*, The Co-operative College 2012, 13



Figure 19: Hall in 1949 (*Rochdale Advertiser*)

After the War, in 1946, Heywood Corporation compulsorily purchased the hall, planning to use it as a maternity home on behalf of the Ministry of Health. The land acquired included the Hall, the drive, and eleven acres of land and woodland (see plan in Fig.20). The 1946 plan shows that the Corporation acquired the woodland, but not the proposal site - the field containing the pond. However, the hall was never used for clinical use and the building remained unoccupied and deteriorated rapidly.



Figure 20: 1946 plan of land for compulsory purchase, by Heywood Borough Surveyor. North is to the right. (Touchstones)

In 1951, a Heywood building firm, James Berry Ltd, bought the land, demolished the Hall and, using the stone from it, built two new houses on the site, Bamford Hall and Bamford Old Hall (for Berry's own family). Berry incorporated internal features from the Hall into Bamford Old Hall, including oak doors and panelling. The stable block was converted into dwellings (marked as Garden Cottage and Bamford Hall Cottage on the 1963 OS map).

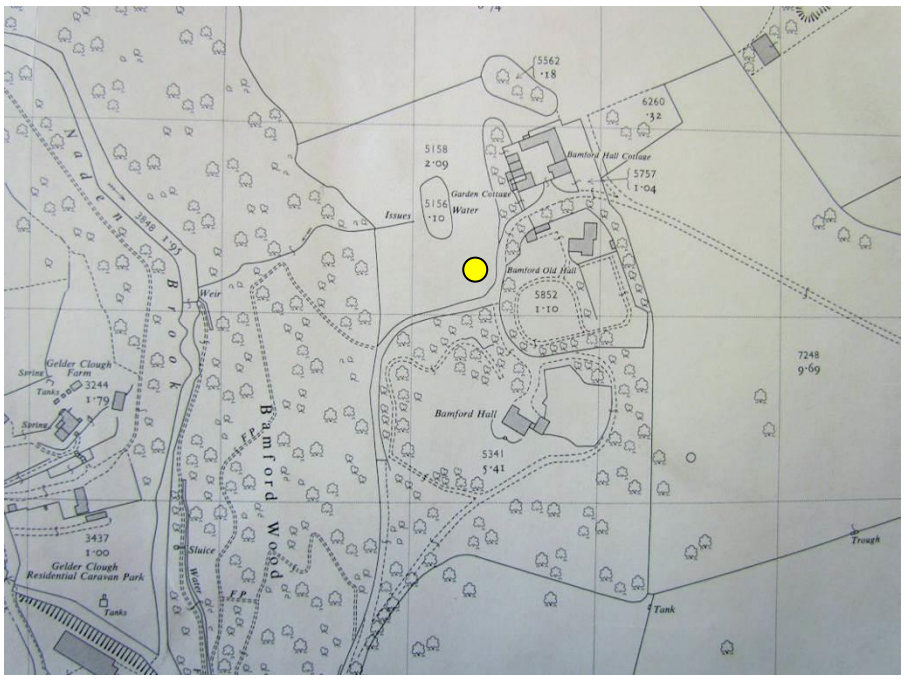

Figure 21: OS 1963 map, showing the two 1950s houses

Some time after 1963, the gate lodge was extended, as a private dwelling.

2.5 Context: early 19th Century country houses and estates

Bamford Hall originated as a gentry house based on a farmstead, replaced in the 1840s with a new house and setting remodelled by the Fentons, with landscaped parkland, pleasure gardens, kitchen garden and new ancillary buildings. This followed a trend developed during the late Georgian era, for classical houses set in a naturalistic landscape setting, made fashionable by Capability Brown, often with a 'ha ha' used to separate the park from the pleasure gardens near the house. Longer views from the house and gardens were provided across grazed parkland.

The resources needed to support a country house were partly supplied by the estate, including farm produce, kitchen gardens and orchards, timber or nearby coal for open fires and fields to provide grazing and hay for horses. Ice was provided by collecting ice from a pond, stored in an ice house. By the early Victorian period it was usual for the kitchen garden, farm buildings and stables to be hidden from the house by intervening planting, reached by well-screened service drives and servants'

paths. These features at Bamford are evident on historic maps, even though not all are extant.

From the mid 18th century, some landscape designers and owners began to manipulate natural features such as river gorges and woodlands to create adventurous naturalistic walks punctuated with features such as grottoes, follies and summerhouses designed in rustic or picturesque style. One of the best examples of this approach is in North Yorkshire at Hackfall Woods where William Aislabie laid out walks in a wooded valley from the 1740s, with a fountain, surprise views, banqueting house and rustic temple, recently restored by a trust. In the Manchester area, Quarry Bank Mill has a good example of a 19th century woodland walks in a river valley, laid out for the mill owner Samuel Gregg. The Naden valley seems to have been provided with woodland walks in a similar manner, although this has not been research in detail and is outside the site.

Classical architecture was the preferred style for country houses in the late 18th and early 19th century with architects such as the Wyatts providing clients with new houses in the fashionable Greek revival style, as at Heaton Hall north of Manchester and Tatton Park in Cheshire. It is not known who designed Bamford Hall, but it may have been a local architect.

2.6 Context: Ice houses

Ice houses are subterranean structures built to store ice collected from a nearby pond or lake, used to preserve food. They are high status features, generally associated with country houses and the gentry. An internal egg-shaped void is usually lined with brick and reached via an entrance passage from an outer doorway, the whole covered by a mound of earth for insulation.

Thurnhill notes that ice houses have not been studied in detail in the region, but refers to some other examples. Wyreside Hall in north Lancashire has a late 18th or early 19th century stone-built rectangular ice house located in a wood. The 19th century ice house at Ashton Hall in Thurnham is listed at Grade II. Singleton Hall retains a brick-built ice house (also Grade II) with steps down to a doorway that leads into an entrance passage. An early 19th century brick ice house, probably associated with Cuerden Hall is also listed at Grade II and has an egg-shaped subterranean store approached by a north-facing barrel-vaulted tunnel. Other, unlisted examples include a stone ice house with a decorative front elevation at Worden Park in Leyland[6] and a domed brick mid-19th century ice house at Peel Hall.[7]

[6] http://www.alamy.com/stock-photo-ice-house-worden-park-leyland-lancashire-54636645.html

3.0 THE PROPOSAL SITE – HERITAGE FEATURES

3.1 The pond

The paddock contains a large pond edged with stone; it is shown on the tithe map and later maps; it relates to the first hall and farmstead at Bamford Park and may have late 18th century or early 19th century origins. The pond would have provided water for farming, for the stables and for the ice house. It may also have supplied water for the kitchen gardens. The pond retains stone edgings with large copings and the outfall to the west has been culverted; it appears to be fed by a stream from the north-east. Its condition has deteriorated since 2015, when the water was fairly clear.



Fig.22: pond from the north-east, in 2015

3.2 Boundaries

The site is bounded to the south and east by a drive with setted surface; this has iron estate railings to the north side (Fig.23), all probably dating from the 1840s. The north side of the paddock is bounded by timber fencing of modern date. The west

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[7] Hartwell, C., Hyde, M. and Pevsner, N. *The Buildings of England: Lancashire: Manchester and the South-East*, 2004, 670

side adjoining the woodland is bounded by a drystone wall; this has some architectural fragments to the copings (Fig.24).



Figure 23: Setted stable drive and estate railings to south-east boundary of site.



Figure 24: Stone boundary wall to woodland, on west side of site

Within the woodland, west of the pond, is the ice house, accessed via a gate in the drystone boundary wall. Its date is not known, but it is marked on the 1893 OS map and may be part of the Fentons 1840s improvements. The icehouse is relatively intact but needs some repair; it is still protected by a mound of insulating earth and turf. The entrance tunnel is lined in red brick with stone slabs for the roof. The tunnel curves to the left, with two stone steps down to the egg-shaped ice pit. The pit is lined in red brick of two different shades, indicating two phases of construction or repair.



Figure 25: Ice House



Fig.26 Entrance Tunnel

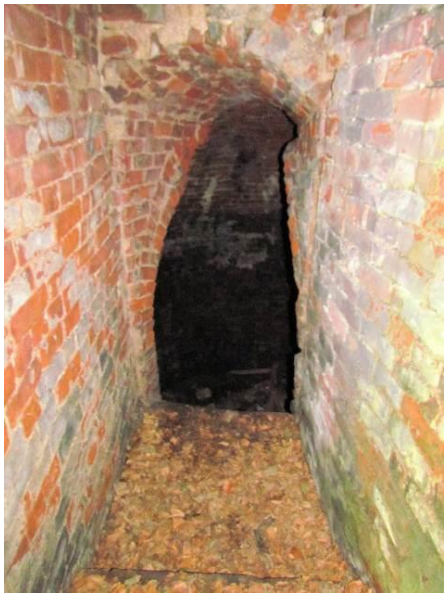

Figure 27: Ice house - inner entrance tunnel

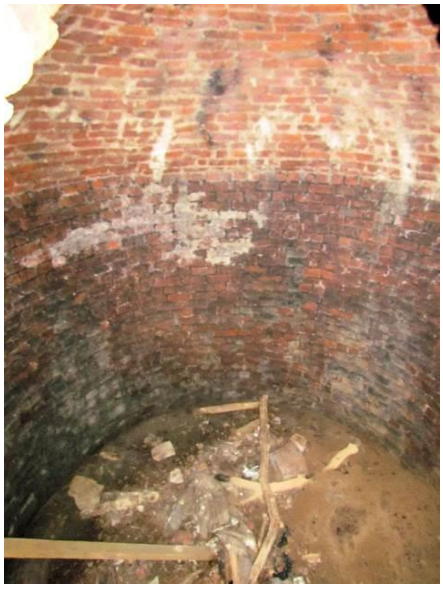

Fig.28: ice pit

4.0 SIGNIFICANCE

4.1 Assessing heritage significance

Assessing heritage significance is a key principle for managing change to heritage assets, and is embedded within the NPPF, paragraphs 189 and 190 (*National Planning Policy Framework*, 2018). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation …' (NPPF para.185). The significance of non-designated heritage assets is also protected by the NPPF (para. 197).

English Heritage (now Historic England) issued *Conservation Principles* in 2008 to explain the theoretical framework for understanding significance and managing change to heritage assets, according to four heritage values: evidential, historical, aesthetic and communal. Within these values, significance can be measured in hierarchical levels:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings, registered landscapes and World Heritage Sites.
- **High** – a designated asset important at a national level, including Grade II listed buildings and registered landscapes, some conservation areas and archaeology.
- **Medium** – includes undesignated assets important at a local to regional level, including Local List buildings and some archaeology. May include less significant or altered parts of listed buildings or landscapes. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. 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.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancing a designated asset.

4.2 Significance of Bamford Park

Following the methodology for assessment of cultural significance set out in the English Heritage/Historic England document *Conservation Principles*, Bamford Park's heritage significance has been assessed using the following heritage values:

Evidential Value:

This value relates to the potential for the site or heritage assets to yield information about the past through its physical fabric, particularly through archaeology. Early mapping shows that there were buildings on the proposal site that have since been demolished, probably farm buildings or perhaps the previous stables for the old hall. Water management systems relating to the pond may also survive below ground, within the site. These remains have not been evaluated, but are likely to have at least a medium level of significance for evidential value, and depending on the state of survival and date, could be of high significance.

The ice house is a relatively rare survival which may relate to the 1840s hall built by Fentons. Its structure has high evidential value. There is no definitive study of ice houses in the region but this example appears to be one of a small number of surviving examples in the region. In Bamford Wood, there may be evidence of lost woodland walks or other features relating to the use of the woods for leisure in the 19th century. On the site, the west boundary wall incorporates architectural fragments and worked stone that may relate to lost buildings on the wider site, also of some evidential value.

The Greater Manchester HER records indicate that there is some potential for below-ground archaeology relating to the earlier Hall and its gardens, but this is not affected by the development proposal.

Also outside the proposal site, the wider site archaeology includes the kitchen garden walls and below-ground remains of ancillary features as glasshouses and garden paths, boundary walls, railings, gate piers and setted drives; these have medium to high evidential value.

Historical Value:

Bamford Park has medium to high historic significance for its association with the regionally-significant Fenton family, as an example of a landscaped park associated with a now lost historic house, and for its role during the Second World War as a military convalescent home. The former stables, lodge and built features such as drives and boundary walls have high significance for historic value.

Bamford Park also has locally important associations of medium significance: with Edward Stocks Massey, co-owner of Massey's Brewery in Burnley; Alderman David

Healey, a former mayor of Heywood; Professor Fred Hall, the first Principal of the Co-operative College and the Chief Education Officer of the Co-operative Union.

The proposal site and stone-edged pond has medium significance for historic value as the site of earlier ancillary buildings, demolished in the mid 19th century. The ice-house has high historic value. These features are illustrative of the way in which country houses were managed and were partly self-sufficient. The west wall is a typical, altered example of field wall and has medium significance.



Figure 29: view across pond from the south-west towards former stables

Aesthetic Value:

Bamford Park as a whole has high significance for aesthetic value as a typical example of a small country estate laid out in the mid 19th century and altered in the 20th century after the Fentons' hall was demolished. The proposal site is not part of the designed landscape, but forms a transition between the fields to the north and the former gardens to the south. It contains an historic pond with an ice house on the woodland edge; it has an attractive character with views over grazed fields edged by mature trees and drystone walls, with the stone-edged historic pond a focal point. The site has medium significance for aesthetic value.

Bamford Wood has high significance as natural woodland in a steep valley setting, with mature deciduous trees, an under-storey including bluebells and traces of historic woodland walks created in the 19th century.

Communal value

Bamford Park's communal value has not been researched in detail but it is likely to have some communal value to those that were cared for at the former hall during the war (and their descendants), and for people who worked or lived here. The site is not open to the public and there are no public rights of way across it, so it is unlikely to have current significance to the wider community for recreational value. The public footpath on the west side of the valley connects with the Rochdale Way and is a popular walk with views of Bamford Wood. Bamford Park is part of Rochdale's heritage associated with the rise of manufacturing in the district and the role of wealthy industrialist's in shaping the landscape and providing community facilities such as the Church built by the Fentons. Overall, the site has medium communal significance.

4.3 Contribution of the Site to Setting of Bamford Park

Setting is defined in the NPPF Glossary as the 'surroundings in which a heritage asset is experienced'. It may be more extensive than the curtilage and applies to non-designated assets as well as to listed buildings. The proposal site lies on the north-west edge of the historic Bamford Park and contributes moderately to its setting, as a field containing a pond that was part of the historic park associated with the former hall; it contains extant and missing features created for the historic estate.

The proposal site forms part of the setting for the pond and the ice-house, although the woodland is a more important part of the latter's setting.

4.4 Summary of Significance of the Proposal Site

The key aspects of the site's significance are:

- Medium to high significance for historical association with the regionally-important Fenton family, as part of a small country estate with extant features such as ice house and pond;
- Medium significance for the evidential value of the archaeology on the proposal site relating to two lost buildings, the pond, water management and the ice-house;
- Medium significance for the aesthetic value of the site including the pond and views of woodland and fields, just outside a designed landscape and bounded by an attractive wooded valley.

- Medium significance for communal value as part of Rochdale's heritage and wider historic landscape, with the woods important in views from the public footpath on the west side of the river.

The proposal site is considered to be of medium significance overall as part of an historic estate developed in the 19th century by the Fenton family, containing some built features such as the pond and ice-house. It is outside the boundary of the designed landscape and relates in landscape terms it now relates more closely to the pasture fields to the north. The wider Bamford Park and the historic features within it can be considered as non-designated heritage assets for the purposes of the NPPF.

5.0 HERITAGE PLANNING CONTEXT

5.1 National Planning Policy Framework

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to designated assets such as listed buildings and conservation areas, when determining applications for planning permission. As no structures at the site are designated this Act does not apply.

Section 13 (Green Belt) and section 16 (Historic Environment) of the revised *National Planning Policy Framework* (NPPF) provide national policy relevant to this site. Green Belt issues are not the subject of this heritage report, but covered by a separate report. Local policies are also relevant, along with the government's online planning practice guidance.

The NPPF states that 'heritage assets range from sites and buildings of local historic value to those of the highest significance', and that these assets are an 'irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (paragraph 184). Bamford Park, and its surviving features, is an example of a site of local historic value.

Paragraph 189 requires local authorities to ensure they have a proportionate assessment of significance before determining applications that affect heritage assets.

This report explains the significance of Bamford Park, used to inform the design of the scheme and to inform the local planning authority's decision-making process.

Paragraph 185 requires local authorities to 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 wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness;
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 197 sets out the policy principle guiding the consideration of applications relating to undesignated assets. It states that the effect of an application on non-designated heritage assets should be taken into account, and that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The government's *Planning Practice Guidance* defines non-designated assets:
'Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

The remains of former buildings on the proposal site may survive below ground level and this archaeology could also be regarded as a non-designated heritage asset; it will therefore require some assessment as part of the project.

Paragraph 199 states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance…' This report provides part of this record and can be deposited via Oasis in the relevant HER.

5.2 Rochdale Borough Council Unitary Development Plan

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.

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.

6.0 IMPACT ASSESSMENT

Proposals can enhance, have a neutral impact or be harmful to heritage assets; local authorities are expected to 'look for opportunities for new development ….in the setting of heritage assets to enhance or better reveal their significance'. Enhancing heritage assets is a public benefit, but how this can be achieved is not specified by the NPPF; could include removing intrusive later additions, a sympathetic landscape scheme, restoring historic features or providing public access, for example. The scope for development on a site containing heritage assets or part of the setting of heritage assets is related proportionally to the significance of the heritage assets, as stated in the NPPF.

The methodology for assessing heritage impact uses a framework set out by Icomos in their guidance for managing cultural heritage in World Heritage Sites, published in 2011. This provides a sliding scale of impact related to the significance of the affected heritage asset and the scale and severity of the change.

Value of Heritage Assets	SCALE & SEVERITY OF CHANGE/IMPACT				
	No change	Negligible change	Minor change	Moderate change	Major change
	SIGNIFICANCE OF EFFECT OR OVERALL IMPACT (ADVERSE OF BENEFICIAL)				
VERY HIGH	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
HIGH	Neutral	Slight	Moderate/Slight	Moderate/ Large	Large/Very Large
MEDIUM	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
LOW	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
NEGLIGIBLE	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

Fig.30: table for assessing heritage impact (Icomos 2011).

6.1 Summary of the proposal

The proposal is for a new country house sited on a curved floor plan round the south-east side of the pond. The objective is to create a house of exceptional design quality in an historic setting, with landscaping to harmonise with the existing rural landscape.

The largely single-storey house has been designed by C J Partnership, in a contemporary style, with a symmetrical composition that references the former

classically-designed Bamford Hall. The central entrance block will be glazed behind timber columns, with a flanking colonnade facing the pond, a contemporary interpretation of a portico. The curved form responds to the east and south boundaries of the field, with the central axis aligned on the corner. The habitable rooms are arranged on the inside of the curved plan, facing the pond.

The main external feature of the new house will be a sweeping green roof with copper fascia. The elevations will be faced in local stone, ribbed oak cladding and copper panels. The building will be energy-positive with sustainable design features such as the green roof.

New landscaping designed by Rycroft Associates will incorporate the pond with restored stone edges. Existing trees and evergreen perimeter planting are retained with new beech hedging to the east (boundary with Bamford Hall Cottage). There will be large areas of grass to the north-west. The site entrances will be from the existing historic drive, at the south-west corner of the site, at the point where the historic drive changes direction, and at the south-east corner of the site, both with setted surfaces. Historic iron estate railings will be repaired and retained, and new estate railings provided to the north boundary with the field, to maintain an open landscape and the estate character. The south boundary of the site, bounding the existing drive will be built to match the wall on the opposite side of the drive, coursed stone with flat stone copings.

The historic ice house will be restored, and the stone wall bounding the woodland to the west will be repaired, with a new path and access from the grounds of the proposed house.

6.2 Heritage Impact Assessment

Heritage Assets. Bamford Park and the historic features and archaeology within it are considered as non-designated heritage assets, of mainly medium significance.

There is an historical precedent for buildings on this site; south of the pond there were two large buildings until the 1840s, built as part of the curtilage of the pre-1840s Bamford Hall. The pond is still an important feature on the site, related to the ice-house within the wood to the west. Building on this site will have some impact on the setting of the pond, screening it in views from the drive to the south, although views of it from the former stables will be maintained. The impact of a new house and landscape on the field containing the pond will be a moderate change to this site, which will have a moderate impact on its heritage.

The house will have some impact on the setting of the former stables (Bamford Hall Cottage), due to its proximity, but this has been mitigated by existing and additional perimeter planting, whilst maintain the open aspect currently enjoyed by the

occupants of Bamford Hall Cottage. The latter is not a listed building and has medium significance; the proposal is considered to cause a moderate level of change, with overall moderate impact on the setting of the former stables.

The siting, low sweeping roof form, aspect and design of the proposed house will avoid harm to the setting of the historic grounds of Bamford Hall. It is separated from the sites of former historic halls and their landscaped grounds by the historic drive and mature trees to the south. The proposal will not be visible in approaches from the south along the west drive due to the topography and tree screening. The level of change is minor and the overall harm is slight.

Archaeology The proposed new house on the site will be built partly on the site of former buildings; as the archaeological potential of this area has not been evaluated, advice should be sought from the Greater Manchester Archaeological Advisory Service (GMAAS) on the level of archaeological recording or assessment expected. The potential impact of the scheme cannot be evaluated without further advice and assessment. The significance of the archaeology has not been assessed but could be medium to high, depending on the survival of material. Depending on the design of footings and the depth of the archaeology, it may be possible to avoid harm to the archaeology, or in mitigation to arrange a recording programme.

Landscape features and management. The new house will face north-west towards the pond which will remain a key site feature. The scheme will enable the historic pond to be restored which is a moderate benefit.

The scheme also proposes to restore the ice house, a feature of medium heritage significance will enhance and protect part of the site's heritage for the future. This represents a moderate public benefit.

Proposals to provide some public access, for example on annual open days and as compatible with the privacy of the owner and adjoining residents, would reveal the significance of the place to the community and enable the heritage of the place to be enjoyed, which is a moderate public benefit.

7.0 CONCLUSION

The history and context of Bamford Park is explained in Section 2 and the heritage significance of the site assessed in Section 3. The site is considered to be of medium heritage significance overall, particularly for its historic association with the regionally-significant Fenton family, the evidential value of the archaeology and historic features on the site and for its aesthetic value as part of an historic estate within the countryside. The site is part of a non-designated heritage asset as defined in the NPPF.

It is considered that the proposed new house on the site would have a moderate overall impact on the medium heritage significance of the site; building a contemporary house here will affect a field containing an historic pond and archaeology related to former buildings and affect the setting of a former stable block built in the 1840s. These impacts should be balanced against the benefits of building a house of high design quality on a rural site, and repairing and restoring heritage assets, notably the ice house, subject to appropriate agreements. The proposed restoration and long-term management for the woodland and pond are positive benefits of the proposal which will help to enhance and protect the heritage significance of the site in the long-term.

Managed public access, for example on annual open days would enable people to enjoy this interesting and attractive part of Rochdale's heritage and countryside, a potentially significant benefit of the scheme, subject to agreement.

The archaeology of former buildings on the site, and water management features related to the pond's function should be appropriately assessed and a programme of recording agreed as part of the project; this could enable more to be discovered about the site's history, and the results should be deposited in a public archive such as the Historic Environment Record (HER). Advice should be sought from the Greater Manchester Archaeological Advisory Service on this.

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