

# PROPOSED WORKS AT 244 HARBOUR LANE

MILNROW, METROPOLITAN BOROUGH OF ROCHDALE



## HERITAGE ASSESSMENT

GARRY MILLER  
*Heritage Consultancy*

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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

**Date of issue:** February 2025

**Purpose:** for planning submission

**Text:** Garry Miller

**Site survey:** Peter Miller

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# 1: EXECUTIVE SUMMARY

This report supports proposed works at number 244 Harbour Lane, Milnrow, in the Metropolitan Borough of Rochdale, Greater Manchester. The building is a former weaver's cottage, built of stone and of three storeys, and is listed at Grade II.

Proposals have been submitted to Rochdale Metropolitan Borough Council for internal and external works to the application property. The heritage consideration arising is the impact upon the significance (i.e. heritage interest and value) of the listed building. The scope and purpose of this report is to identify this significance and how the proposal affects it.

The Grade II designation of the listed building denotes it is of national importance for its special architectural and historic interest. Its significance essentially derives from this special interest, which is that of a weaver's cottage of late 18<sup>th</sup> or early 19<sup>th</sup> century date of typical rugged Pennine appearance, with long mullioned windows and a blocked taking-in door testifying to its original role. Given the extensive alteration of the interior in the late 20<sup>th</sup> century when the building became shop premises, this significance is essentially contained in the property's external envelope. The building's significance is enhanced by its location in the remnants of Lady House Fold, which was historically a small moorland nucleus of cottages and agricultural buildings.

Under the proposals, the appearance of the external envelope will remain essentially unaltered. The roof is to be refurbished, with the existing stone slates removed and re-laid, while the late 20<sup>th</sup> century windows will be replaced in aluminium, retaining the existing framing pattern. All these works will have a positive effect. A late 20<sup>th</sup> century side door is to be partly blocked, with the upper portion converted to a window. As the door is not a historic feature, the effect of this will be neutral.

Internally, the existing stair, which may have been relocated, is to be replaced for structural reasons and a modern lobby from the side entrance removed. On the first floor, modern partitions will be removed to create a large bedroom to the front, otherwise the existing layout will remain. On the top floor, an en-suite bathroom will be created. Given the lower significance of the interior, these works will have no adverse effect.

To conclude: the proposed works will sustain the significance of the listed building and thereby are in accordance with both national guidance and local planning policy. The application therefore merits approval without delay.

## 2: THE SITE

The application property is located amid a suburban area on the southern edge of Milnrow, one of the communities within the Metropolitan Borough of Rochdale, Greater Manchester. The building is a former weaver's cottage, built of stone and of three storeys, and forms part of an L-shaped row at the south end of Harbour Lane, close to its junction with Ladyhouse Lane.



*Map 1. Location of the application building*

## 3: THE PROPOSAL/SCOPE OF THIS REPORT

### *3.1 Proposed development*

Proposals have been submitted to Rochdale Metropolitan Borough Council for internal and external works to the application property.

### *3.2 Designation*

244 Harbour Lane is listed at Grade II.

### *3.3 Heritage impact*

The heritage consideration arising is the impact upon the significance (i.e. heritage interest and value) of the listed building.

### *3.4 Scope and purpose of this report*

Paragraph 207 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) the National Planning Policy Framework (as revised, December 2024) states that in determining applications, local planning authorities should require an applicant to describe the particular significance of the heritage asset affected. The scope and purpose of this report is therefore to identify the significance of the listed building and to assess how this will be affected by the proposal.

**In accordance with paragraph 207, the level of detail is considered proportionate to the importance of the heritage assets and no more than necessary to understand the impact of the proposal.**

This report is to be read in conjunction with other documentation submitted in support of the application.

### *3.5 Report structure*

This is as follows:

1. A concise, proportionate description of the listed building (Section 4)
2. A summary of its heritage significance (Section 5)
3. A summary of the planning policy context in which the application will be determined (Section 6)
4. Evaluation within this context of the proposal's impact upon the significance of the listed building (Section 7).

## 4: THE LISTED BUILDING

### 4.1 Overview

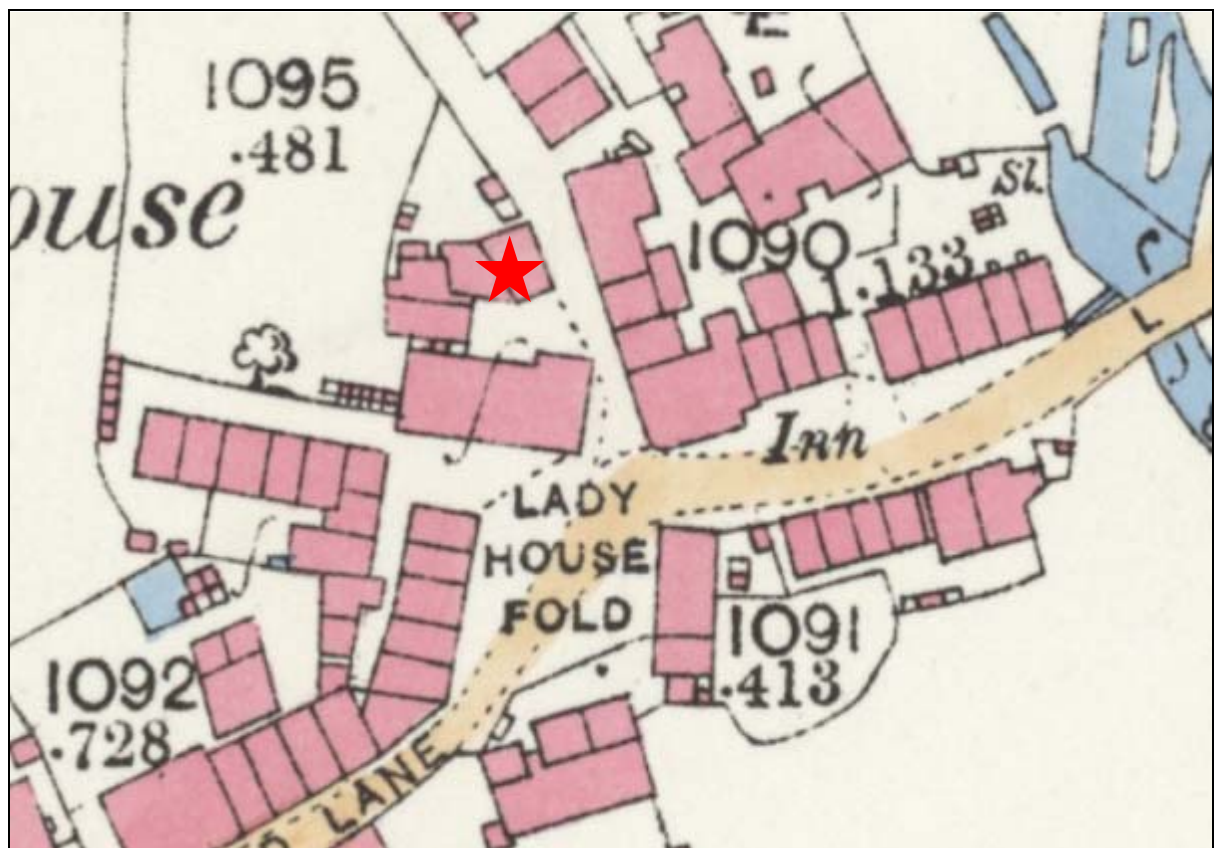
Altered three-storey weaver's cottage of the late 18<sup>th</sup> or early 19<sup>th</sup> century.

### 4.2 Historical background

The application property was historically situated in what was called *Lady House Fold*, a fold being a moorland nucleus of buildings typical of Pennine districts. The group still remained essentially unaltered into the 1950s, although a large barn that stood in front of the house has more recently been replaced by new dwellings. The property had become a shop by the late 20<sup>th</sup> century.



Map 2. The group at Lady House Fold recorded by the six-inch OS map of 1844 -1848, with the property indicated



Map 3. The fold depicted by the 25-inch OS map of 1891



Map 4. Little change is shown on the OS 1:1250 edition of 1954



1. Probably late 20<sup>th</sup> century sketch of the property, showing the barn which previously stood to the front

### 4.3 List description

The National Heritage List for England description of the property is brief and describes the exterior only:

*House. Late C18. Hammer-dressed watershot stone with graduated stone slate roof. Double-depth plan with 1 bay and 3 storeys. Door to right with square-cut surround. 3-light flat-faced mullion ground floor window. 6-light flat-faced mullion first floor windows both with continuous sill bands and 2 blocked lights. Blocked taking-in door in right return. Ridge chimney stack. 2 and 3-light flat-faced mullion windows to rear (some mullions removed).*

### 4.4 Further analysis

- a. **Exterior.** The property is of a simple, rugged appearance that is typical of Pennine districts: the list description describes its key characteristics, so little needs to be added. The description does not however mention a doorway in the side elevation, which appears to have been inserted when the building was a shop, to provide separate access for the owners: this is shown in the late 20<sup>th</sup> century sketch (Image 1), which also shows a different front door than the one currently existing. Also not mentioned in the listing is a small window with bars, now blocked, next to the side door. The rear has wide three-light windows on the first and second floors. Glazing throughout is late 20<sup>th</sup> century with some bullion panes.

- b. Interior.** This appears to have undergone extensive alteration in the late 20<sup>th</sup> century, and there are few features of a historic nature remaining, merely the chimneybreasts and some square-cut ceiling beams. The ground floor is a single open space with the exception of a lobby from the side entrance which leads to the staircase. The lobby is probably late 20<sup>th</sup> century, created when the side entrance was made. The stair itself may not be in the original position, and was possibly moved when the side entrance was created. The first floor contains two bedrooms and a bathroom, while the top floor is a single space which indicates, along with the blocked taking-in door, that this was originally the loomshop.



## 2. Floor plans as currently existing



## 3. The property is of typically rugged Pennine appearance



*4. Long mullioned windows and blocked taking-in door indicate origins as a weaver's cottage*



*5. Side elevation window and later door*



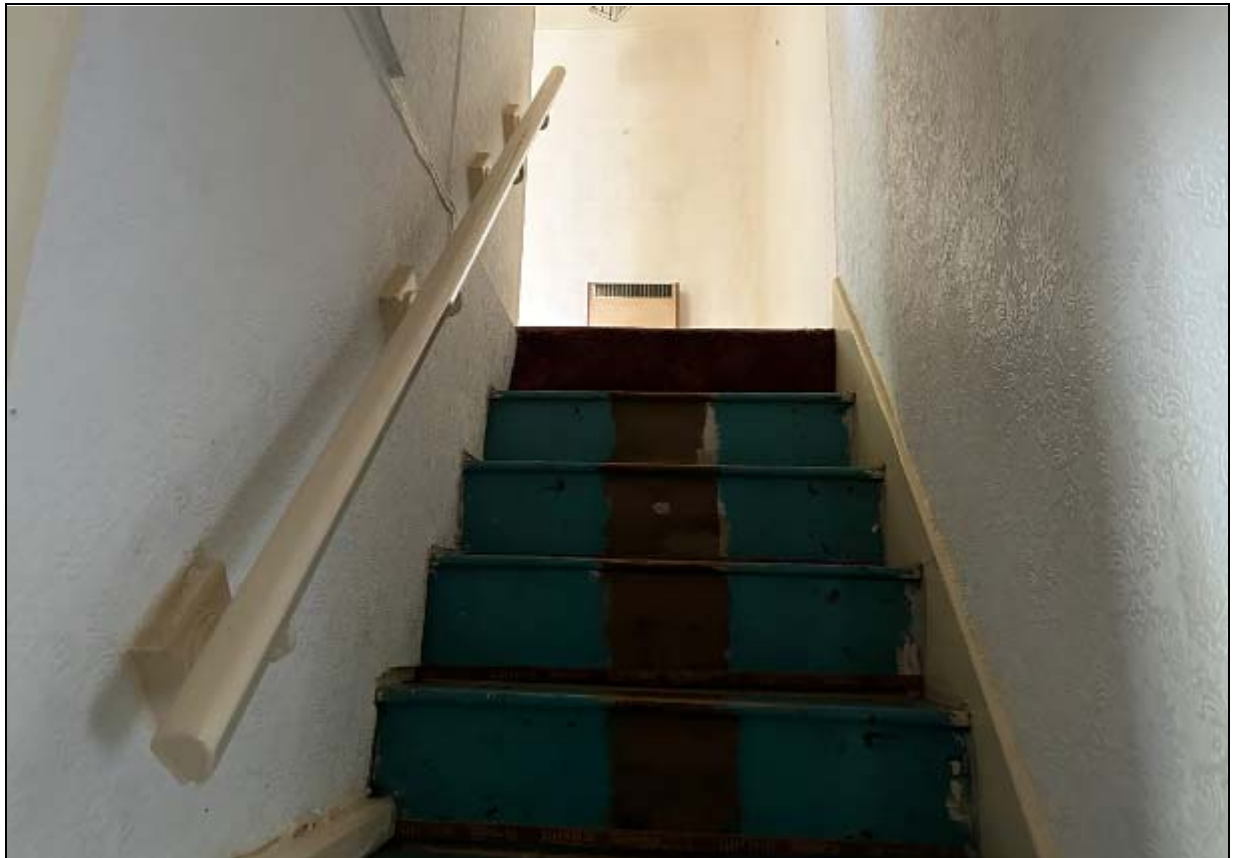
*6. Wide mullioned windows on rear elevation*



*7. Ground floor, looking to rear*



*8. Late 20<sup>th</sup> century lobby, with door to cellar beneath stair*



*9. The staircase may have been relocated*



*10. First floor bedroom*



*11. Topmost floor, the former loomshop, is a single space*



*12. Beams and chimneybreasts are the sole surviving historic internal features*



*13. The building is among the survivors of Lady House Fold*

## 5: SIGNIFICANCE OF THE LISTED BUILDING

### 5.1 Rationale

Paragraph 208 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 listed building denotes it is of national importance for its special architectural and historic interest. Its significance essentially derives from this special interest, which is that of a weaver's cottages of late 18<sup>th</sup> or early 19<sup>th</sup> century date of typical rugged Pennine appearance, with its long mullioned windows and blocked taking-in door testifying to its original role. Given the extensive alteration of the interior in the late 20<sup>th</sup> century when the building became shop premises, this significance is essentially contained in the building's external envelope. The building's significance is enhanced by its location in the remnants of Lady House Fold, which was historically a small moorland nucleus of cottages and agricultural buildings.

## 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 duty is to be put into practice. Paragraph 210 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 212 states that ‘*great weight*’ should be given to their conservation and the more important the asset, the greater that weight should be; and that significance can be lost through development within its setting. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Locally, Policy P2a (Protecting and Enhancing Character, Landscape and Heritage) of the Rochdale Core Strategy, formally adopted on October 19, 2016, states that key heritage assets, both statutory and non-statutory, will be conserved, enhanced and promoted, including consideration of their wider settings.

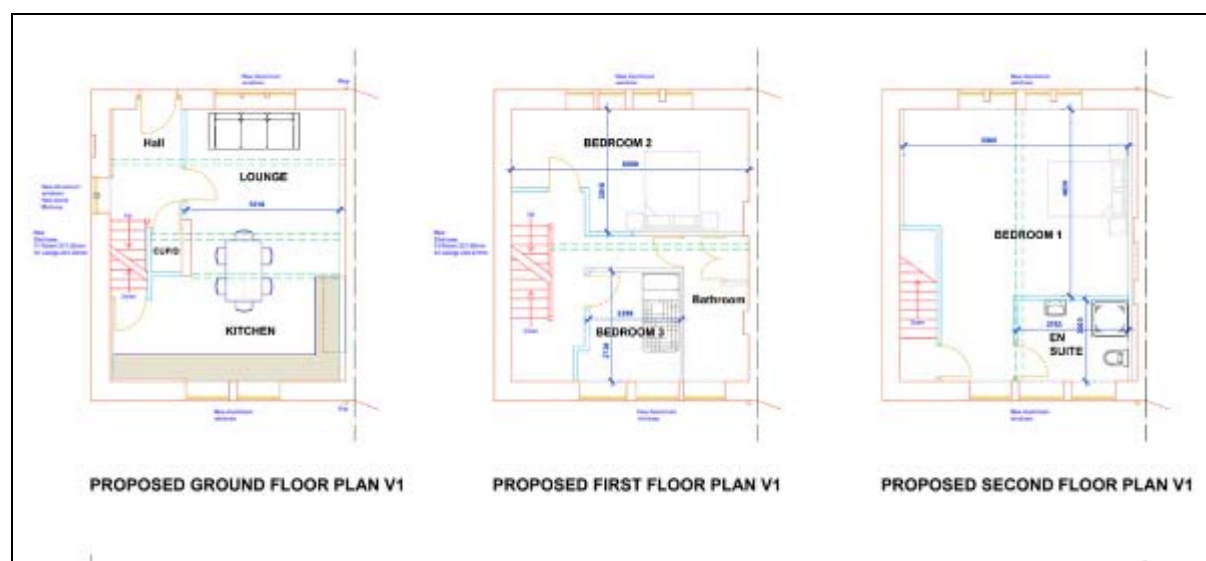
## 7: IMPACT OF THE PROPOSAL

### 7.1 Summary of the scheme

The application seeks consent for limited alterations to the listed building, as shown on the submitted drawings, which should be consulted for the full details of the works.

### 7.2 Its effect

- a. **External works.** The appearance of the external envelope, in which the listed building's significance is primarily embodied, will remain essentially unaltered. The roof is to be refurbished, with the existing stone slates removed and re-laid, while the late 20<sup>th</sup> century windows will be replaced in aluminium, retaining the existing framing pattern. All these works will have a positive effect. The late 20<sup>th</sup> century side door is to be partly blocked, with the upper portion converted to a window. As the door is not a historic feature, the effect of this will be neutral.
- b. **Internal works.** The existing stair, which may have been relocated as discussed earlier in this report, is to be replaced for structural reasons. The modern lobby from the side entrance will be removed. On the first floor, modern partitions will be removed to create a large bedroom to the front, otherwise the existing layout will remain. On the top floor, an en-suite bathroom will be created. Given the lower significance of the interior, these works will have no adverse effect.



### 14. Proposed floor plans

### *7.3 Concluding statement*

The proposed works will sustain the significance of the listed building and thereby are in accordance with both national guidance and local planning policy. The application therefore merits approval without delay.