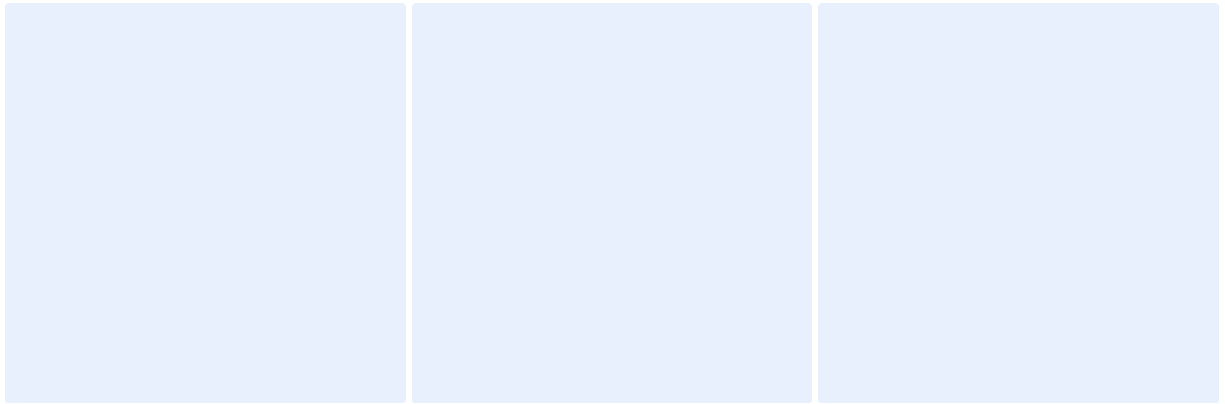




Heritage Statement

Crossfield Barn,
Rochdale

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Revision - /

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1.0 INTRODUCTION

1.1 Purpose and Format

This statement has been prepared in connection with proposed works to a residential property Crossfield Barn, Rochdale and the neighbouring properties.

The purpose of the appraisal is to assess the significance of the building and how this significance might be affected by the planned changes. The document has been prepared in accordance with the general guidelines set out in the English Heritage publications 'Informed Conservation'¹ and 'Conservation Principles, Policies and Guidance'² and in particular responds to heritage policies outlined in the National Planning Policy Framework (DCLG, 2012).

1.2 Methods of Research and Investigation

Inspections of the site were carried out in April 2023 in order to assess its physical nature. Background research has also been conducted in order to fully ascertain contextual matters appertaining to the site's history. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon the special architectural and historic interest of the site and those planning policies that affect/control change.

2.0 GENERAL DESCRIPTION

2.1 Site Location

Crossfield Barn is situated in an sub-urban location approximately 3 miles north of Rochdale town centre.

2.2 Site Description

The building (semi-detached property) is in a semi urban location on the outskirts of Rochdale.

The site plan is given below in figure 1.



Figure 1. Site Plan (OS extract)

2.3 Building Description

The semidetached house was built in the late C18. During the C19 there had been no change to the properties until the properties were split in the late C20.

See Photo of garden prior to works commencing



See Photo of the rear garden looking towards the house



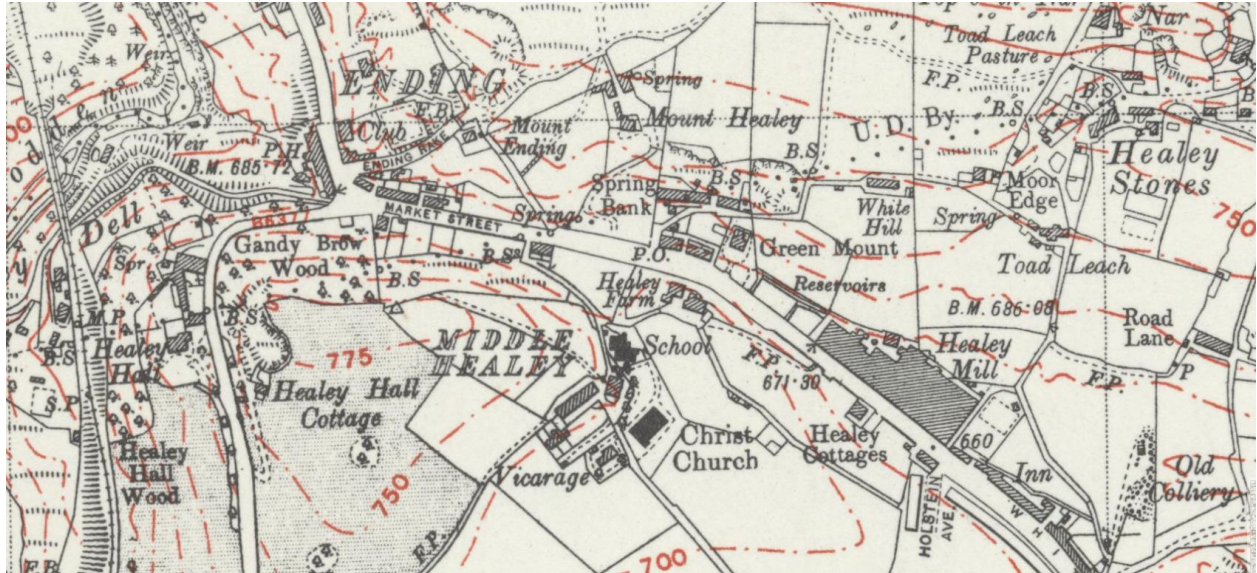
There is a date marking stone over park of the property – It is unknown to whether this is a date mark for this property or it has been taken from another part of the estate prior to it being divided up.



2.4 Brief Summary of Proposals

The undertaken works to Crossfield Barn is close to Crossfield Farm and Cottage. Both The cottage and Farm are grade 2 listed buildings. Crossfield Barn does not have a listing attached to it at this current time.

This document will look at the history of the building and cover the effect of the works against Crossfield Farm and Cottage.



3.2 Heritage Values

An appraisal of the heritage values associated with the house has been carried out, with particular interest in how these might be affected by the changes proposed. The appraisal process relates to the range of heritage values as outlined by English Heritage (2008), which are distilled under the following headings: evidential value; historic value; communal value; aesthetic value. The purpose of assessing these values is to develop a clearer understanding of the site's significance – whether physically manifest (e.g. architectural features) or in some other less tangible form (e.g. historical associations) - so as to enhance the objective appraisal of proposals for changing the site. In essence this follows the approach generally advocated by English Heritage, whereby necessary change in the historic environment is intelligently managed.

3.2.1 Evidential Value

English Heritage (2008) suggests that - “Evidential value derives from the potential of a place to yield evidence about past human activity”.

The properties next to Crossfield barn offer physical evidence that it has been used as a residential property since it has been built as it is currently a family home.

3.2.2 Historical Value

English Heritage (2008) suggests that - “Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative”.

The historical value of the neighbouring properties is partly derived through their function and partly through their association with the barn. Its existence bears testament to the historical development of construction in the area and the growth of the C18th community. The properties possess moderate levels of historical value in this regard.

3.2.3 Communal Value

English Heritage (2008) suggests that: “Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.

No communal value can be attributed to Crossfield Farm and Cottage. They are buildings, with minimal communal purpose as they are dwellings.

3.2.4 Aesthetic Value

English Heritage (2008) suggests that: “Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”.

The properties have a medium aesthetic value as it is and does average intellectual stimulation to the surrounding residence.

3.3 Statement of Significance

The houses heritage values combine to establish the significance of the building, and conserving this significance is a key aim of this appraisal process.

Evidentially, the properties act as a physical reminder of late C18th buildings and is representative of the local building methods and tradition. It provides us with a small historical connection to the communities of old and allows us to interpret an aspect of development of the local region. Communally the building possesses little if any

heritage value, whereas aesthetically its 2-storey form is a typical feature of housing styles prior to the turn of the century.

4.0 ANALYSIS OF PROPOSED WORKS

4.1 New Landscaping Works

The landscaping works carried out at Crossfield Barn are approx. 10m away from Crossfield cottage and 13.5m to Crossfield Farm. The works has included a small retaining wall running closest to the properties (800mm) getting larger the further the wall runs. At the highest point the wall is 2m at this point the wall is approx. 35m away from the listed properties.

It is noted that the large retaining wall running along Whitworth way is considerably larger and is within 5-7m of both properties. The land from the properties drops away to meet the top of the highways wall.

It is also noted that the wall is not adjacent to the listed properties and in fact starts on the same line as the rear barn elevation.

5.0 Summary & Conclusion

With the fact that the installed wall is a considerable distance away from the properties and at this point is 800mm tall it is in the opinion of the author that the listed properties will not be affected by this landscaping works.