

Heritage statement
to support planning application for
extension to bungalow
at Dane House, William Street, Middleton
Greater Manchester

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1 Introduction

- 1.1 This heritage statement has been produced to support a planning application to Rochdale Borough Council, for an extension to and the regularisation of an existing bungalow of 2020 at Dane House, Middleton. It was commissioned by the applicant's agent Extensions NW and a site visit was made by the writer on 22 January 2024.
- 1.2 The site lies close to the grade II* listed Tonge Hall, a designated heritage asset within the terms of the NPPF, and also in the grounds of the non-designated heritage asset Dane House, so the development has the potential to affect their settings, and consequently a heritage statement is required to accompany the application, in accordance with Paragraph 194 of the National Planning Policy Framework.
- 1.3 This statement finds that the small scale of the proposed extension and its discreet location within the property mean that it would have no negative impact on the setting of either heritage asset, while the anomaly in dimensions between the approved plan for the bungalow and the as-built structure of 2020 has no discernible impact in the same regard.

2 Location

- 2.1 The site lies about 700m east of Middleton town centre, within the walled grounds of Dane House, William Street. It forms part of a small, primarily residential group of about ten dwellings, which includes the presently derelict Tonge Hall at the north-east end, and which is surrounded by open land. The site forms part of a low ridge whose slopes descend to the south and north.
- 2.2 The bungalow is situated at NGR: SD 87727 05820, at the north-east corner of the property. It faces south-west into the rear yard of Dane House¹, with its rear elevation running along the boundary, alongside which is a public footpath parallel to the modern cul-de-sac of Tonge Hall Close, both of which separate it from the grounds of Tonge Hall itself.

¹ In this statement the south-east elevation of Dane House is termed its front, as that is its true architectural front, and the north-west elevation the rear, although that is contrary to the convention in the planning context



Photo 1: Existing bungalow (centre) in its setting to the rear of Dane House (right), with remains of Tonge Hall at left

3 Planning background

- 3.1 The bungalow was built following the approval of planning permission on 21 May 2020 (ref: 20/00261/HOUS).
- 3.2 An application for an extension to the bungalow was submitted in 2023 (ref: 23/01128/HOUS), but subsequently withdrawn. In considering that case prior to withdrawal, the planning officer advised the agent that the dimensions of the existing bungalow appear to vary significantly from those for which approval had been granted.
- 3.3 The present application both addresses the anomaly in dimensions for the bungalow, and seeks approval for the extension as detailed on the application drawings.

4 Heritage assets

- 4.1 Two heritage assets are relevant to the application: Tonge Hall, a grade II* listed building² (designated heritage asset), and Dane House, identified by the local planning authority as a non-designated heritage asset³. Given the location, the application has the potential to affect the setting of both.

Tonge Hall

- 4.2 Tonge Hall dates from the 1580s, although it was altered in the eighteenth and nineteenth centuries and suffered a serious fire in 2007, so is currently enveloped in scaffolding and a temporary canopy, awaiting consolidation and repairs. The house is timber-framed with brick and stone elements, and has a T-shaped plan on two storeys.

² National Heritage List no: 1068469 <https://historicengland.org.uk/listing/the-list/list-entry/1068469>

³ <https://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets/5>

- 4.3 Grade II* listed buildings such as Tonge Hall are described by Historic England to be "particularly important buildings of more than special interest", and to make up 5.8% of all listed buildings in England.
- 4.4 Tonge Hall is set within its own grounds, currently enclosed within a steel palisade security fence, and separated from the application site by Tonge Hall Close and a ginnel (public footpath), as well as three other individual parallel, physical boundaries, which collectively provide clear spatial separation from the application site.

Significance

- 4.5 Tonge Hall clearly has a very high level of significance, although that is mainly attributable to the surviving architectural and historic interest and residual communal value, rather than its present setting, as although formerly a relatively isolated dwelling, during the nineteenth and twentieth centuries its close surroundings were much altered through the encroachment of other dwellings nearby, which has ultimately led to the present small group on William Street and Tonge Hall Close.

Dane House

- 4.6 The Greater Manchester Historic Environment Record has an entry for Dane House, which notes a 2016 Heritage Appraisal of it⁴.
- 4.7 The property dates from the second half of the nineteenth century; it does not appear on an estate map of 1884, but is shown on the 1891 Ordnance Survey map (figure 1 below). However, the present owners have inscribed a new porch with the date 1863, so presumably there are grounds for that being the correct date.
- 4.8 The house is believed to have been built as a villa for the local mill-owning Schofield family. It is brick-built with sandstone detailing, and faces south-east across its terraced gardens, to exploit the long-distance views in that direction which its elevated position confers. The rear, north-west elevation (photo 2 below) is much plainer than the front, although it has recently been enhanced by the addition of the stone porch (for which planning permission was granted in 2022, ref: 21/01726/HOUS).
- 4.9 The rear courtyard formerly contained a detached, single-storey stable block, believed to have been contemporary with the house itself, but demolished in the

⁴ Greater Manchester Historic Environment Record, entry 17264.1.0

early twenty-first century. This was located approximately on the site of the present bungalow, but was of greater height; its former presence was influential in the granting of planning permission for the bungalow.



Figure 1: OS 1:500 map, 1891 (Middleton, Lancashire, sheet 96.8.7)

Significance

- 4.10 The significance of Dane House is similarly attributable to its architectural and historic interest, primarily because of its connection with the Schofield family and its largely unaltered exterior, characteristic of industrialists' villas of the nineteenth century ("brass castles").



Photo 2: Dane House: rear elevation

5 Bungalow

- 5.1 The present bungalow is entirely modern, but in terms of materials, scale and position, it is in keeping with the principal dwelling on the site, and is very obviously a subservient structure (photo 3). The conservation officer's consultation response to the 2020 application noted that the bungalow would have a neutral impact on the setting of both the designated and non-designated heritage assets.



Photo 3: Bungalow constructed in 2020. Extension proposed for right-hand end

6 Assessment of impact

- 6.1 The anomaly between the dimensions of the bungalow in the approved scheme and those of the as-built structure was noted by the planning case officer to be 1.672m in width and 0.76m in length, ie the existing building is both narrower and longer. This is not considered to be a material difference insofar as any impact on the settings of Tonge Hall and Dane House is concerned.
- 6.2 The proposed extension to the south-east end of the bungalow would similarly be a minor addition whose small size, matching brick and stone walls, and very largely concealed position mean that it would be acceptable in terms of impact on the settings of the heritage assets.

7 Conclusion

- 7.1 Both elements of the present application are fully acceptable in terms of any impact they would have on the historic environment.

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