

Heritage Impact Assessment with respect to change of use of St James's Church, Ramsden Road, Wardle, Rochdale, OL12 9NX

Wardle Properties Ltd, 76 George Street, Oldham, OL1 9NX



April 2023– 129042

Contents

1.0	Instructions and General Matters.....	1
1.1	Client.....	1
1.2	Consultant	1
1.3	Property/Site	1
1.4	Third Parties	1
1.5	Instructions	2
1.6	General Matters	2
1.7	Associated Documents.....	2
1.8	Limitations.....	3
2.0	Heritage Assets Affected by the Proposed Development	4
2.1	Heritage Assets Affected.....	4
2.2	Below Ground Remains	7
3.0	Historical Development	8
3.1	St James Church and Surrounding Area.....	8
4.0	Significance of heritage assets affected by proposed development	11
4.1	Introduction.....	11
4.2	Significance of St James Church	12
4.3	Significance of Wardle Conservation Area and surrounding Heritage Assets	15
5.0	Design Principles and Proposed Alterations	16
5.1	General Design Objectives	16
5.2	Repairs to Existing Fabric.....	17
5.3	Restoration.....	17
5.4	Maintaining Existing Details.....	18
5.5	Repairs to the South Aisle Dormer	18
5.6	Internal Plan Form and Wall Positions.....	19
5.7	Thermal Upgrades	20
5.8	Existing Fittings, Fixtures and Historic Fabric.....	21
5.9	Roof Coverings	21
5.10	Rooflights	22
5.11	External Doors	22
5.12	Windows	23
5.13	New Openings.....	27
5.14	Proposed Fittings and Fixtures	30

5.15	Mechanical Plant and Ventilation	31
5.16	External Works.....	31
6.0	Impact of Proposals on Significance.....	32
6.1	Impact of Proposals on Significance of St James Church.....	32
6.2	Impact of Proposals on Wardle Conservation Area and nearby Heritage Assets.....	33
6.3	Mitigation of Harm.....	33
7.0	Conclusions	34
7.1	Conclusions.....	34
Appendix A - Photographs		35
Appendix B – Listings.....		36

1.0 Instructions and General Matters

1.1 Client

Wardle Properties Ltd, 76 George Street, Oldham, OL1 1LS.

1.2 Consultant

Fisher German LLP Chartered Surveyors, The Estates Office, Norman Court, Ashby de la Zouch, Leicestershire, LE65 2UZ.

1.3 Property/Site

The focus of this report is the former St James Church, Ramsden Road, Wardle, OL1 9NX.



Fig.1 – St James church - South Elevation

1.4 Third Parties

The report is prepared for the sole use of Wardle Properties Ltd, 76 George Street, Oldham, OL1 1LS and the liability of Fisher German LLP Chartered Surveyors does not extend to third parties.

1.5 Instructions

Fisher German have been instructed by Wardle Properties Ltd to prepare a Heritage Impact Assessment to outline the historic and archaeological significance of St James Church within its wider setting, and to describe the principles and decision-making processes that have been followed to determine proposals and describe the impact of these proposals on the significance of heritage assets, and their settings.

Given that much of the works were undertaken in the period between 2004 and 2009 following Planning Consent 04/D42779 being granted by Rochdale Borough Council before works were placed 'on hold', we have evaluated the impact of these completed works, and recommended elements to be retained and those to be altered, with a view to maximising the heritage value of the development. Drg 129042-002 indicates works undertaken to date.

1.6 General Matters

The report is prepared by Fisher German LLP Chartered Surveyors, The Estates Office, Norman Court, Ashby de la Zouch, Leicestershire, LE65 2UZ, following inspection by T Barton MRICS and Scott Batey BSc (Hons), both of Fisher German LLP, on 17th January 2023 and several inspections by T Barton MRICS prior to this date during 2022, which included a meeting on site with Catherine Fenghour of Rochdale District Council on 2nd August 2022.

To inform this report, we have referred to the original planning consent drawings prepared by O Connell East Architects dated January 2004, archival resources provided from the local records office (Your Trust Rochdale), and our site inspections. We have also referred to a public information board within the centre of the village Wardle to inform the report and undertaken desktop appraisals to inform this report.

1.7 Associated Documents

This Heritage Impact Assessment should be reviewed in conjunction with the following documents and drawings.

- 129042 Proposed Stone Repairs at St James Wardle Feb 2023
- Drg 129042-001 Ex ptw – Existing prior to works commencing.
- Drg 129042-002 Ex wtd – Existing works to date
- 129042-003 – Proposed floor plans and elevations
- 129042-009 - Proposed Landscaping
- 129042-015 – Proposed Dormer Construction

1.8 Limitations

This Heritage Impact Assessment is prepared in accordance with paragraph 194 of the National Planning Policy Framework, requiring applications to the Local Planning Authority to describe the significance of any heritage asset affected, including contribution made by their setting, with the level of detail proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

This report is limited due to us not inspecting the building prior to works being undertaken between 2004-2009. We have limited knowledge of the building prior to these works commencing.

We first visited the property in December 2021, over a decade after the works were placed 'on hold'.

Our external survey was undertaken from ground level, and from the flat roof to the south aisle.

Our internal survey was undertaken from the accessible internal floor areas. The floors within the tower and approaching the same (within House 5) were inaccessible and in a ruinous condition due to water ingress. Access into the crypt was not possible during our surveys.

During our survey, internal areas had limited natural light during the survey and torches were used to partially compensate the same.

To the south aisle, existing windows to the dormer were boarded during our inspection from the external side, which limited the inspection from external areas.

Our inspection was visual only, and non-intrusive. No testing of materials or services has been undertaken.

2.0 Heritage Assets Affected by the Proposed Development

2.1 Heritage Assets Affected

The proposed works are upon the Church of Saint James the Apostle (List Entry Number 1203923). This is a Grade II Listed Building, built in 1856. Other Listed Buildings in the vicinity of the Church are indicated by blue triangles in Fig.2 below. List entries are contained within the appendix.

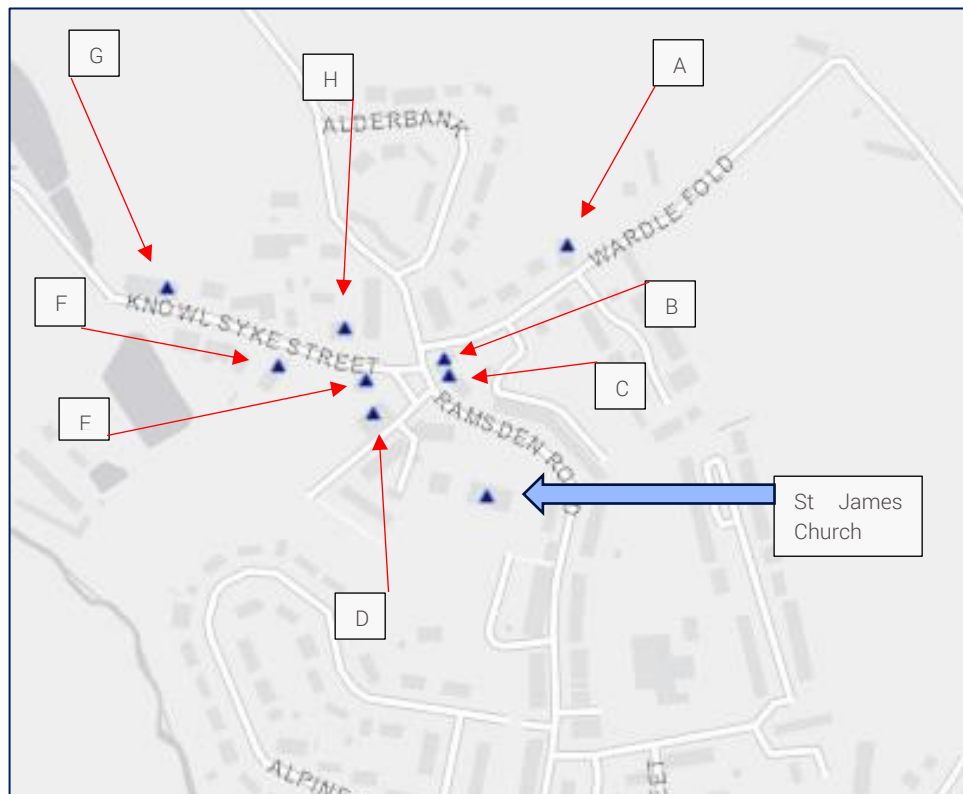


Fig.2 - Designated heritage assets indicated by blue triangles (Source: Historic England)

A – Wardle Fold Cottage and attached Barn – 1203954 – Grade II – Late C18

B – 222, Ramsden Road, 2 and 4 Wardle Fold – 1084238 - C1800 (group value)

C - Butcher's Shop Globe Inn – 1084236 – Grade II – Mid to late C18.

D – Methodist Church – 1084237 – Grade II - 1874

E – Scout Headquarters to North of Wardle Methodist Church – 1203938 – Early C19

F – Wardle House and Whitaker Mill Farmhouse – 1084233 - 1815

G – 20 and 22, Knowl Syke Street – 1084232 – c1800.

H – Vineyard Cottages – 1281496 – dating from 1703

Wardle Conservation Area

St James Church is located within Wardle Conservation Area. This is a relatively small Conservation Area and encompasses an area comprising the listed buildings detailed in Fig.2 above. It is centred upon the market square located between the Methodist Church and the Globe Inn, to the north-west of St James Church.

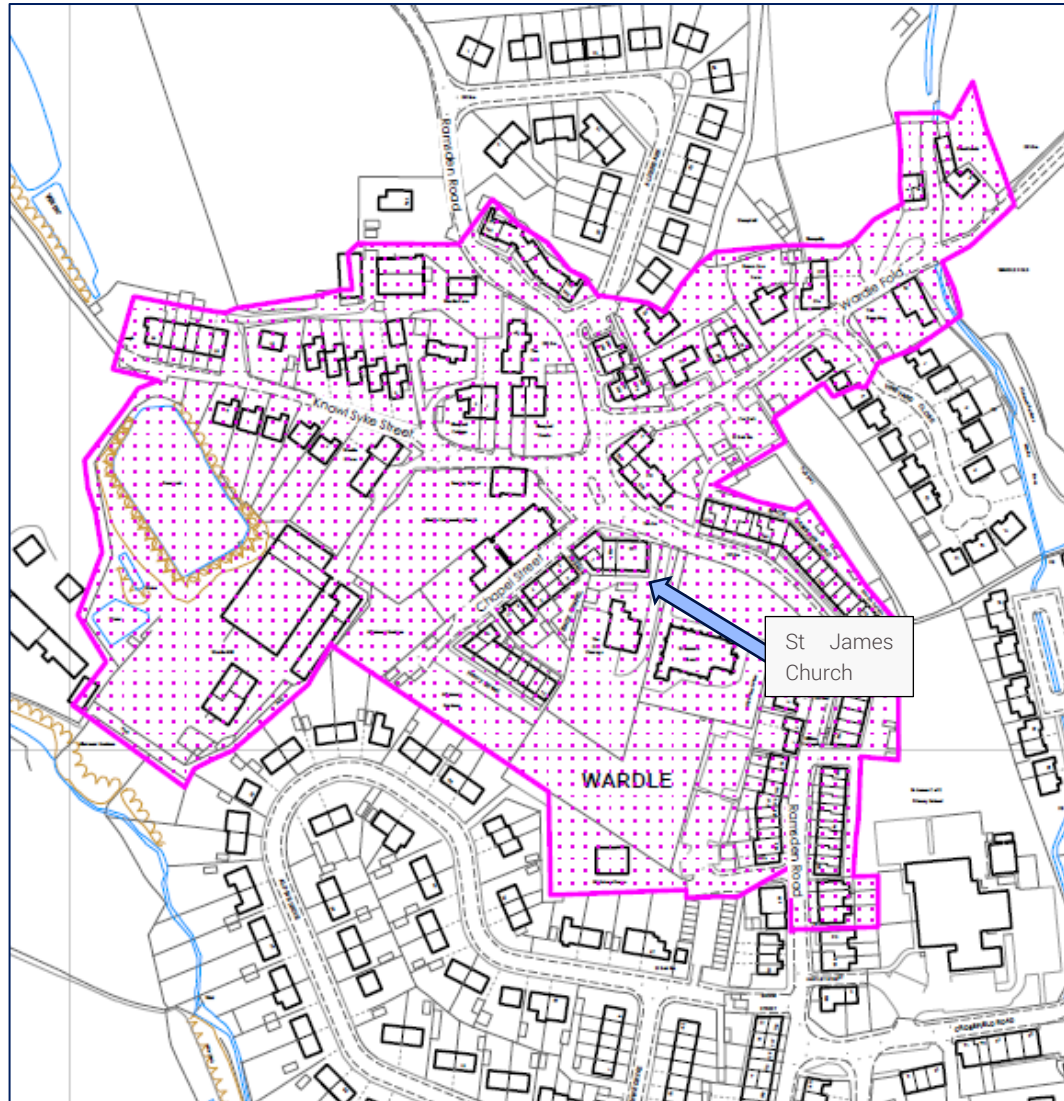


Fig.3 – Wardle Conservation Area

Heritage Assets in a Wider Setting

Fig.4 below shows there is a listed building to the east of Wardle Conservation Area, on the outskirts of Wardle (Clough House) and 2no. on the road to the south of Wardle (2 and 4, Lawflat & Howarth Knowl Farmhouse). . These are Grade II Listed and relatively remote from St James Church.

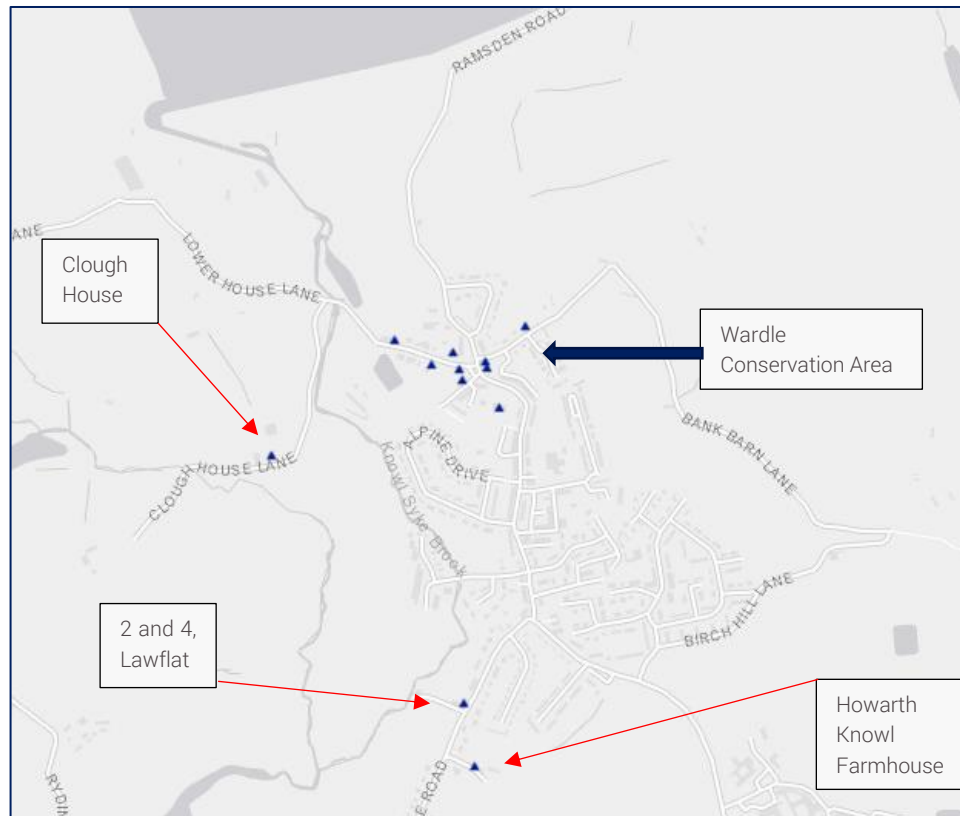


Fig.4 – Listed Buildings in a wider setting (Historic England)

2.2 Below Ground Remains

The use of the land prior to the construction of St James Church is unclear. A search on heritagegateway.org.uk, shown in Fig. 5 below, shows no records in the area.

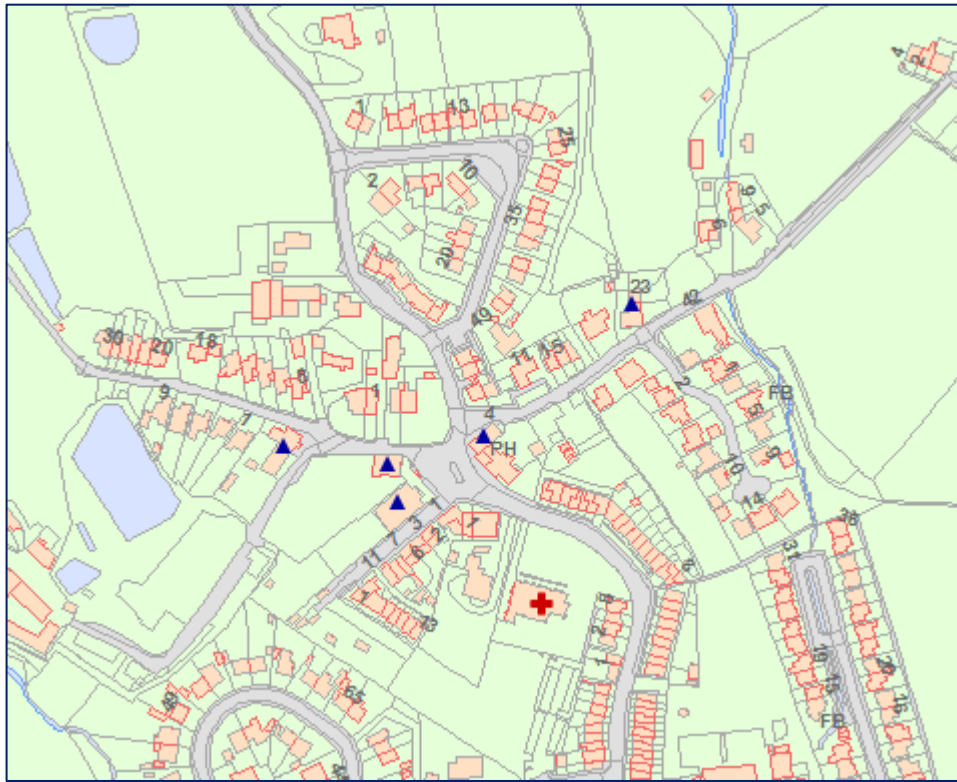


Fig.5 – Heritage Gateway map search results

We understand that all excavations required for services (and for the new internal ground floor installation) were completed during the works in 2004-2009, aside from minor localised excavations that will be required for proposed hard and soft landscaping.

The likelihood for discovering below ground remains as part of the works from any historical period is low.

3.0 Historical Development

3.1 St James Church and Surrounding Area

St James Church was consecrated in 1856 and was closed in 1990.

The ordnance survey plan in Fig. 6 below shows Wardle Conservation Area from 1888. This shows that the 'historic core' of Wardle was established by this time.

We understand that Wardle was formerly involved in textile manufacturing, primarily using local wool, and has an industrial past. There were also several coal mines, with the peak period of mining being during the mid-19th century, coinciding with the construction of St James Church. Constructing a new church to the scale of St James Church shows that Wardle was prosperous and ambitious in this period.

The main change to the area since 1888 along Ramsden Road appears to relate to the former school located to the east of the Church (blocked out in black in Fig.6 below). We understand this was demolished in the late 20th century, prior to the construction of new houses on this site, and at a similar time to when St James Church was closed.

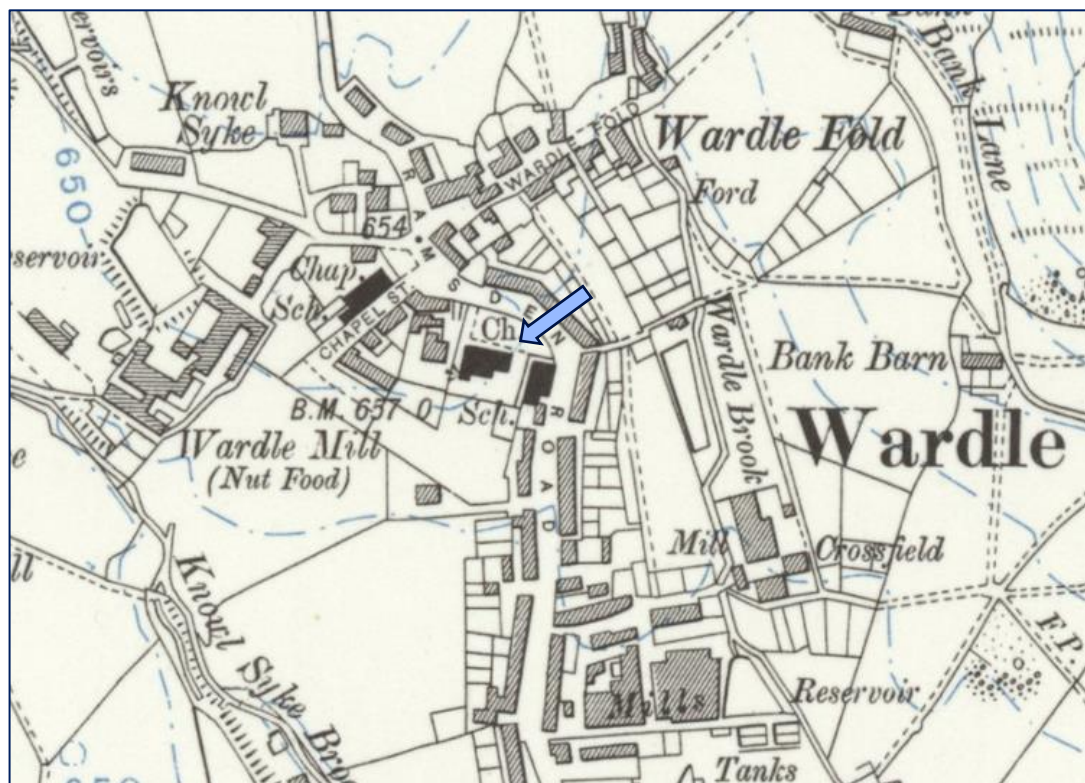


Fig.6 – Ordnance Survey Plan from 1888



Fig.7 - Image from 1958, from the 'Centenary year' booklet (Source: Your Trust Rochdale)



Fig.8 - Image from unknown date (Source: Your Trust Rochdale). South elevation of St James Church before the cemetery was expanded to the south elevation and the late 20th century housing development was constructed. The detached building on the right-hand side of the picture was formerly called St James Tavern and appears to be a similar age to the church.



Fig.9 – View from flat roof to south aisle dormer. Former St James Tavern visible to right hand side of photograph concealed by trees.

Fig.9 above shows the area to the south elevation of the Church has changed considerably since the photograph in Fig.8 was taken, with this area now including a large car park to the west of the Ramsden Road properties, an expanded cemetery, and the large housing estate built on land to the south along Alpine Drive.

Whereas the area to the South of the Church has changed substantially, the area to the north, east and west has changed little (aside from the replacement of the former school with houses).

Given that the village was already established along Ramsden Road, to the north and east of St James Church, and by a building close to the west elevation, there was little scope to change this area. The original cemetery to the Church would have been to the north elevation of the Church.

Information regarding the existing features of the church is available to view at the following websites (this is copywritten so cannot be replicated).

- <https://manchestervictorianarchitects.org.uk/buildings/st-james-the-apostle-wardle-rochdale>
- <https://www.genuki.org.uk/big/eng/LAN/Wardle/StJamestheApostle>

The information within the links above includes an image of the south elevation of the church shortly before the works commenced in 2004, and describe several architectural details regarding the church, referencing an article in the Manchester Guardian dated 22 January 1858.

4.0 Significance of heritage assets affected by proposed development

4.1 Introduction

Historic England's website states that Listing marks and celebrates a building's special architectural and historic interest and brings it under the consideration of the planning system so it can be protected for future generations.

- Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I
- Grade II* buildings are particularly important buildings of more than special interest, 5.8% of listed buildings are Grade II*.
- Grade II buildings are of special interest. 91.7% of all listed buildings are in this class.

<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/#Categories>

Significance is a term defined in the National Planning Policy Framework as being 'the value of a heritage asset to this and future generations because of its heritage interest. Such interest may be archaeological, architectural, artistic or historic' and it may derive not only from a heritage asset's physical presence, but also from its setting.

<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

The principles of selection of Listed Buildings can be seen in the document by Department for Digital, Culture, Media and Sport entitled Principles of Selection for Listed Buildings.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/Revised_Principles_of_Selection_2018.pdf

Further information regarding asset type can be reviewed by accessing the same on the Historic England website.

<https://historicengland.org.uk/listing/selection-criteria/>

In defining significance, we have referred to guidance within the English Heritage publication, Conservation Principles Policies and Guidance, published 23 April 2008, summarised as;

- *'Evidential value' derives from the potential of a place to yield evidence about past human activity', with this value being 'proportionate to its ability to contribute to people's understanding of the past*
- *'Historical value' derives from the ways in which past people, events and aspects of life can be connected through a place to the present*
- *'Aesthetic value' derives from the ways in which people draw sensory and intellectual stimulation from a place*
- *'Communal values' derive from people's identification with the place*

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

In describing the impact upon setting of heritage assets, we have followed the '5 step process' within the Historic England document entitled 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), summarised as;

- 1) Identification of the heritage assets affected and their settings
- 2) Assessing whether, how and to what degree these settings contribute to the significance of the heritage assets affected.
- 3) Assessing the effect of the proposed development on the significance of the assets
- 4) Maximising enhancement and minimising harm
- 5) Making and documenting the decision and monitoring outcomes.

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

4.2 Significance of St James Church

St James Church is a monument to Mid-Victorian gothic revival architecture, built in the Early English style. It is arguably the most significant building in Wardle's history and a repository of the community's architectural and artistic achievement in the mid-19th century. It provides a strong communal identity, particularly to people who have a strong representation with the village. It provides historical significance and evidence of the ambitions and prosperity of the village in mid-19th century.

Prior to the conversion works commencing, the building comprised a large communal space, characteristic of places of worship, comprising a large nave, with a main entrance to the west elevation, with north and southern aisles, and a chancel and vestry to the east. The building includes a tall, slender stone steeple to the south-west, which is architecturally impressive and represents the high level of skill of the stonemasons of the period, and further evidence of the ambitions and endeavours of the village in the mid-19th century.

St James Church is a Grade II Listed Building. This designation is defined as 'comprising special interest, warranting every effort to preserve them' (Department for Digital, Culture, Media & Sport's document 'Principles of Selection for Listed Buildings', 2018)

Fig.10 below shows that the structural loads from the roof and upper walls were supported off large circular stone columns supporting plain circular capitals and pointed stone arches. These structural details are retained as part of the proposals. The image resolution of Fig.10 is low, although it appears that the internal walls have a plaster finish. There is evidence of the same on site.



Fig.10 – Image of interior of St James Church from unknown date (Source: Your Trust Rochdale)

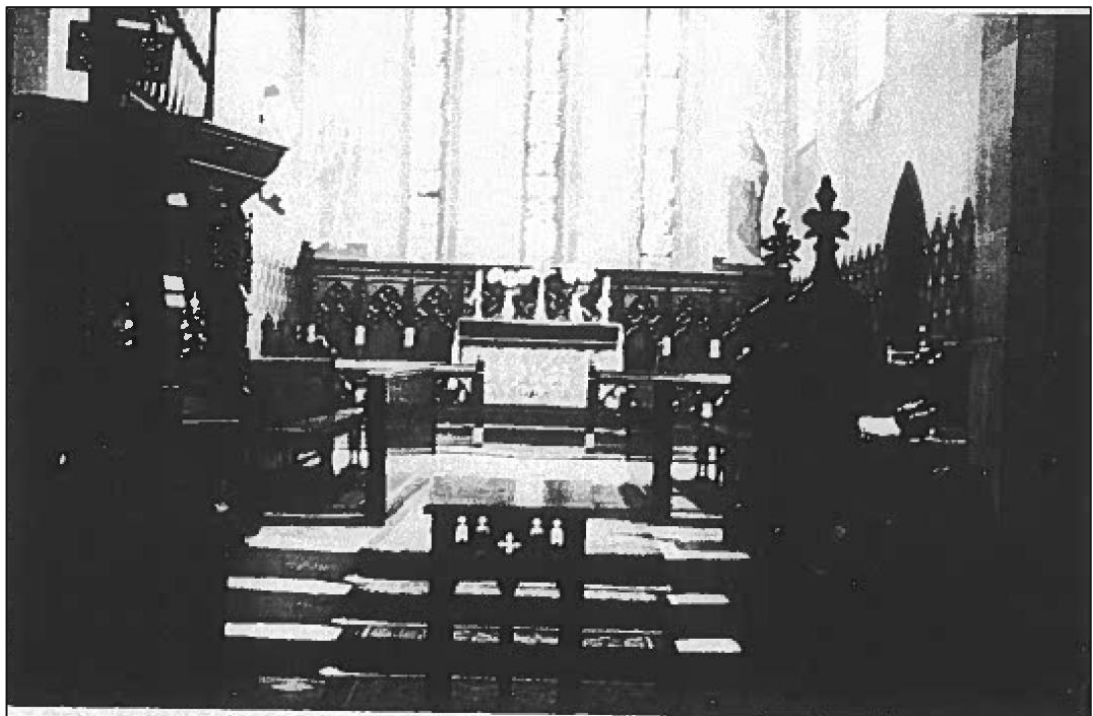


Fig.11 - Image from unknown date (Source: Your Trust Rochdale)

Both Fig.10 & Fig.11 show a high quantity of internal joinery, including open benches, an altar and decorative joinery within the chancel.

Online research <https://manchestervictorianarchitects.org.uk/buildings/st-james-the-apostle-wardle-rochdale> indicates the floors were formerly laid with coloured tiles, the windows comprised white glass and the roofs were open timbered.

Prior to the works commencing, the building would have had high evidential and historical significance. Removal of the internal components, required to undertake convert the building has reduced this significance. We are not aware that any Historic Building Recording was undertaken prior to the works commencing.

Setting of St James Church

The Church is a prominent building within Wardle Conservation Area, perhaps the most prominent building in the area. The topography of Wardle is a key characteristic.

The Church is experienced sat upon an elevated platform from the south and east along Ramsden Road, and from the cemetery to the south, which slopes considerably down from the church. The church is built on the highest area of land on the plot and appears as a dominant mass. The steeple adds a considerable height to the building.

When viewed from the higher land to the north (Fig.12), Wardle appears to be nestled in a valley, surrounded by higher land. The steeple is visible, anchoring the village within the surrounding agricultural land.



Fig.12 – View of Wardle from north (Source: Googlemaps)

The immediate setting of the Church is dominated to the north and south by the expansive cemetery, with the same comprising numerous head stones and monuments. The cemetery remains in ownership of the Church of England. The cemetery is closely linked to the Church and adds much to the communal value of the Church and provides evidential and historical value to the site.

The external appearance of the Church contributes to its setting. Its form as a Church is instantly recognisable. External architectural features contribute to the same, including the use of local stone and natural slates, which is in harmony with the surrounding historic buildings, and boundary walls; lancet windows, thick walls and decorative stone detailing around doors, windows and forming drip details.

Presently, our site inspections show the cemetery is very poorly maintained. It is overgrown, with paths and low walling around the cemetery being in poor condition. There are large and widespread clumps of Japanese Knotweed around the cemetery. This is an invasive non-native plant. The poor condition of the cemetery is having a considerable negative impact on the setting of St James Church and the Wardle Conservation Areas as a whole.

The Church makes a positive impact on the setting of Wardle Conservation Area, and other heritage assets in Wardle. Presently, given the Church is in a poor visual condition, the same is making a negative impact upon setting of Wardle Conservation Area.

4.3 Significance of Wardle Conservation Area and surrounding Heritage Assets

As a 'Conservation Area' this part of Wardle is defined as '*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' (Planning (Listed Buildings and Conservation Areas) Act 1990).

Historic England describe Conservation Areas as existing 'to manage and protect the special architectural and historic interest of a place – in other words, the features that make it unique'.

The conservation area map is shown in the Appendix. Wardle Conservation does not comprise a formal character appraisal.

Wardle Conservation Area encompasses the buildings which form the historic core of the village of Wardle and provide physical evidence of how the village developed primarily during the prosperous late 18th century, and throughout the 19th century. List descriptions can be used to provide a chronology of this development, showing historic houses from early 18th century, establishment of The Globe Inn during mid to late C18, before investment in public buildings to demonstrate civic pride, during the mid to late 19th Century, these being St James Church and the Methodist Church.

The conservation area is centred upon the market square which represents the convergent point of several roads from different directions. The area is sloped steeply from north-west to south-east. Wardle is in the foothills of the Pennines and the topography and surrounding scenery provides a strong contribution to its character.

Local stone is the predominant building material for buildings and boundaries.

There is low density of building within the conservation area, and the area is characterised as having large open spaces, these being to the cemetery and market square. The terraced houses along Ramsden Road are characterful and historic and are closely associated with St James Church. Mid to late 20th century housing estates at Alderbank and Alpine Way have been built to the north and south of the conservation area, although these are experienced relatively remotely from the historic core of the village.

The listed buildings within Wardle Conservation Area described in Section 2.1 above are significant due to their historical and architectural value and there is considerable overlap in settings of all historic buildings within the conservation area. The buildings within the conservation area make a strong positive impact on the setting of the conservation area.

5.0 Design Principles and Proposed Alterations

5.1 General Design Objectives

This Heritage Impact Assessment is prepared approximately 15 years after the development was placed 'on hold'. Prior to the works being placed on hold, the development was approaching completion. Sanitaryware and kitchens had been fitted in some areas. Since then, several elements have deteriorated, requiring replacement. In our opinion, the optimum solution for the building is to identify sensible conservation strategies that will enable construction works to recommence, so the change of use works can be satisfactorily completed and the building re-occupied.

We understand that the Church closed in 1990. As a general principle, securing new sustainable uses for redundant historic assets is normally the optimum strategy for their conservation. We expect that, following the closure of the Church, an options appraisal exercise was undertaken with respect to the building, and that a residential use was established as the optimum viable use for the building, with the same creating 5no. dwellings within the existing space, with additional space being provided by a new dormer roof upon the south aisle.

Objectives for the Development are as follows.

- a) Agree a conservation solution to enable the development to be completed. It is recognised that much alteration works has already been undertaken, prior to the building being mothballed. The applicant's objective is to improve this work where possible.
- b) Recognising that the north and east elevations of the building, facing Ramsden Road, are the most sensitive in terms of impact upon the setting of the Wardle Conservation Area, and surrounding heritage assets.
- c) Recognising there is greater potential for change to the south elevation, given this elevation faces towards the southern edge of the conservation area, and towards the mid-to late 20th century housing development/car park.
- d) Identifying building features that contribute positively to the historical and architectural value of the building and preserving or enhancing these where possible (e.g., internal columns)
- e) Developing sensitive landscaping that enhances setting.
- f) Identifying mitigation to lessen loss of significance.
- g) The burial grounds surrounding the church are in Third Party Ownership. An objective of the development is for the same to be a catalyst for significant improvements to the maintenance of the burial grounds, which have significant maintenance deficit.

5.2 Repairs to Existing Fabric

The Society for Protection of Ancient Buildings (SPAB) guidance will be followed with respect to fabric repairs, with new work being fitted to old, and only essential work being undertaken to secure a building's survival. The annexed document entitled 'Proposed Stone Repairs', dated February 2023 describes proposed repairs to stonework including principles of repair.

5.3 Restoration

The English Heritage document from 2008 entitled 'Conservation Principles, Policies and Guidance' paragraph, recommends that 'restoration to a significance place would normally be acceptable if the following was achieved.

- a) the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost.
- b) the work proposed is justified by compelling evidence of the evolution of the place and is executed in accordance with that evidence.
- c) the form in which the place currently exists is not the result of an historically significant event.
- d) the work proposed respects previous forms of the place.
- e) the maintenance implications of the proposed restoration are sustainable.

As detailed in the 'Proposed Stone Repairs' document dated February 2023, the verge parapets to the south aisle will be reinstated as part of the works. These were removed as part of the works undertaken by the previous owner in 2004-2009.

Following the principle that restoration should only be undertaken when there is undoubted evidence of the element to be restored, prior to removal, it is consistent with restoration principles to restore the verge parapets to the aisle as part of the work, as there is photographic evidence of their existence prior to removal (historic images above), and due to the north aisle verge parapets being present, which can be used as an exact historical reference.

The same principle, however, cannot be applied with respect to the gutter details to the north and south aisles. These presently comprise metal box gutter upon new stone indents. The original planning drawings indicated the intention of reinstating the corbelled stone gutter to the north and south aisle. However, these details are no longer available, and there is no historical reference to apply. In this case, the most appropriate solution is to retain the existing metal box guttering. If attempts were made to restore these details based on incomplete information, this would enable misinterpretation of the building in the future, which should be avoided.

Similarly, online research <https://manchestervictorianarchitects.org.uk/buildings/st-james-the-apostle-wardle-rochdale> indicates the ground floor was originally covered in red and blue/black tiles, which is a common detail of ecclesiastic buildings of the period. There is however no remaining evidence of these tiles within the building. On this basis, accurate restoration is not possible given the absence of details.

Windows have been replaced. We assume these replicated existing, although we have no records of existing window designs.

5.4 Maintaining Existing Details

The internal conversion works undertaken between 2004-2009 have involved retaining dressed stone to windows, doors, corbels, and arches. These details were intended to be seen and these details will be retained as part of the development.

Images within the appendix show the same (Fig. 11 – 17).

5.5 Repairs to the South Aisle Dormer

The provision of a new dormer to the south aisle was permitted in the Planning Consent 04/D42779, in 2004. We were not party to the discussions between the Applicant and Rochdale Borough Council at this time but assume the same was confirmed as essential for the building's survival based on provision of increased floor space to Houses 2,4 and 5 and potentially with respect to the financial viability of the development. Rochdale Borough Council may have further details with respect to the same.

Several elements of the south aisle dormer, as existing, are in poor condition, owing primarily to lead theft and subsequent water ingress. Several details of the 'as built' dormer construction could also, in our opinion, be improved with respect to limiting impact upon the building's aesthetic significance. The following is proposed.

- a. The existing felt covering to the roof will be stripped off and removed, and this will be replaced with a new roof EDPM covering, with a dark grey colour. It is proposed to take up the deck and replace the same with a new ply deck, prior to installation. New work to correct falls towards guttering. Any water damaged joists will be replaced with new. The cold deck construction principles will be maintained, comprising the trickle vent detail to the fascia and ventilation between the top of the insulation and the underside of the timber deck. Insulation will be to Building Regulations standards.
- b. The flashing at the abutment with the Nave walls will comprise new lead, dressed into the existing open joints in bedding mortar.
- c. In terms of finishing of the dormer cheeks, the options appear to be either rolled sheet lead,terne coated steel, zinc, or pressed, powder coated aluminium. The proposal is for the cheeks to be finished in rolled sheet lead, using traditional details, given the appropriateness of this material for a building of this type and character. It would also be consistent with the existing lead to the dormer window heads and at the abutment with the tower.
- d. To improve the detail at the edges of the dormer roof, where currently, the felt is dressed over dormer cheeks, it is proposed to form a 150mm high parapet at both dormer cheeks, with lead being used to dress over the same. This will also provide a consistent material to the cheeks when viewed from the east and west elevations, without the roofing material being dressed over the lead cheeks.

- e. The trough gutter adjacent to the tower will be overhauled and modified, to ensure the same is watertight and has increased fall and to enlarge the outfall, to prevent the same from blocking. Removing the aggregate from the roof sheet will remove this source of blockage. A narrow diameter cast iron downpipe will be fitted in this location with a shoe to discharge onto the south aisle slate roof.
- f. The timber framed side hung casements windows will be replaced with new black coloured powder coated aluminium horizontal sliding windows. Grey roller blinds to be fitted to achieve uniformity when viewed externally. These are indicated in proposed elevational drawings.
- g. With respect to the new horizontal sliding windows to the dormer, full details including sectional details to be supplied by manufacturer.
- h. Dormer details are shown in Drg 129042-015.

5.6 Internal Plan Form and Wall Positions

The proposal is to retain the principle of sub-division of the building to form 5no. dwellings as detailed in the planning consent 04/D42779. This proposal sub-divides the internal space within the church into 5no. dwellings, using internal separating walls, from ground level to the underside of roof structure.

The original proposals with respect to plan form, have aimed to maintain the vertical emphasis of the church where possible, encouraging people inside to 'look up'. This is achieved in the entrance hall (Fig.1 in appendix), which is spacious and affords sight lines to the underside of the roof. Similarly, in House 1, the lounge comprises view to the underside of the roof, with the pitched form being retained, enabling architectural features to be displayed. This is also achieved to the second-floor bedrooms to Houses 2 and 4, which have double height rooms, along with galleries to the third floors.

As indicated in Fig.10 above, a strong characteristic of the interior of the Nave prior to conversion works commencing, was the 8no. large circular stone structural columns that support the upper Nave walls. These have generally been concealed and incorporated into walls as part of the works between 2004-2009. A design objective is to give these columns greater prominence as part of the building conversion works (with respect to the notes below, the columns have been referenced '1-8' in the proposal drawings).

Columns 1-3 have been incorporated into the structural walls separating the communal corridor from House 3, with part of the columns and the arches above being visible within the communal corridor (Fig.2 in appendix). The intention is to retain this arrangement. If the position of this internal wall separating the Entrance Hall from House 3 was built within the North Aisle, this would have displayed the columns fully within the north aisle. This, however, would have considerably impacted upon the space available to create House 3 within the North Aisle. Similarly, if these columns were fully incorporated into House 3, this would have removed any reference to this detail from the Entrance Hall, impacting on the objective for vertical emphasis in the entrance Hall. No new works are therefore proposed to Columns 1-3.

With respect to the existing configuration, Columns 4-8 have been built into structures, with little consideration to the heritage value of the columns (Fig.3 – 10). The proposals include modification to internal wall positions to enable columns 4-8 to be completely within a single room. This can be seen in proposed floor plan drawings.

5.7 Thermal Upgrades

Pitched roofs in all areas have been insulated using insulation boards between rafters, with plasterboard to the underside of rafters. This work has concealed the rafters. The benefit of introducing insulation in this area in our opinion outweighs the loss of heritage value as a consequence of concealing the rafters.

The flat roof forming the dormer to the south aisle will be insulated to Building Regulations standards with a plasterboard and skim finish.

We understand that new ground floors have been installed incorporating insulation below the screed covering.

Given the extent to which dressed stone to windows, doors, etc., contribute to the ecclesiastical characteristics of the building, it is not recommended to insulate over these details. Given how this dressed stone is chamfered, reference to the floor plans indicates these details contribute substantially to the overall wall area of the building. It will not be possible to reduce heat loss through these details without compromising the character of the building, so the same will be retained as existing.

The internal walls appear to have originally comprised a traditional 3-coat lime plaster to all areas. There is evidence of some of this plaster remaining to walls. The intention is to replace missing plaster with 3- coat, traditional lime plaster, to a specification agreed with the Local Authority. In the absence of the same, new plaster to ideally be Non-Hydraulic Lime Putty Mortar, or in certain circumstances, Natural Hydraulic Lime no 'stronger' than NHL2.

There is little scope to improve the thermal performance of the existing walls as part of the proposed change of use works, given the restricted depth available before new finishes exceed the depth of dressed stone to windows. Aerogel blanket could be incorporated into wall plaster or insulating lime plaster used, but this would have limited benefits at the potential thickness possible, without bringing the same forward of the stone window details, and due to the lack of continuation of insulation to the dressed stone forming the window details, which would experience greater heat loss if plastered walls were insulated. The applicant will review this further as part of the detailed designs, and further permission will be sought should wood fibre of similar be installed to internal walls.

The exception to the above is with respect to the east and west elevations to the first floor where the dormers are formed. Under the Building regulations, new components should be insulated. Given how this is constructed, the same will comprise continuous insulation from ceiling to finish floor level to the first floor in these areas. Care will be taken at junctions where insulated areas meet non-insulated areas to avoid local cold bridging.

5.8 Existing Fittings, Fixtures and Historic Fabric

Prior to the commencement of building conversion works, St James Church would have been a repository of historic fittings, fixtures, and fabric. These would have added a considerable amount to the evidential, historical, and aesthetic significance of the buildings. Almost all the historic fittings and fixtures within the Church was removed when the conversion works were undertaken in 2006-2009 and there are few remaining.

Aside from structural components and dressed stone, the only fittings and fixtures that have been retained from the original church appear to be the following.

- Nave doors – these comprise a pair of vertically boarded doors to the west elevation set within a timber frame (Fig.26-28 in appendix). The age of this fitting is unclear. The frame appears relatively modern as do the hinges. These doors will be retained as part of the works.
- Internal door within tower – This is an original fitting and will be retained as part of the works (see Fig. 29 in Appendix).
- Steps within Tower – An inspection of the internal timber staircase within the tower has not been completed due to concerns with respect to Health and Safety. It is possible the same comprises historic fabric to be retained.

The Nave doors, internal door within the tower, and the circular steps within the tower will be retained and conserved as part of the development works.

5.9 Roof Coverings

Pitched roofs to the nave, chancel, vestry and aisle roofs have all been recovered using natural slate, in uniform courses. The slate used to the chancel roof and south aisle roofs, appears a slightly different colour to the Nave roof covering, being slightly more heather blue in appearance, and dressed relatively roughly at laps, indicating it is likely to have been the salvaged, re-used slate from the original church building, with slate in other areas being replacement. This is common way of roofing, by grouping retained materials on certain pitches, and purchasing new to make up the shortfall. Slate is a natural material and colours vary throughout. The replacement slate is a good match to the existing.

The slate covering in all appears in good condition aside from isolated slipped slates in several areas. General maintenance is required.

To the south aisle, the stone verge parapets have been removed and not reinstated. The verge parapets are shown on the original planning consent drawings prepared by O Connell East Architects and can be seen upon the archival images of the church above. The stone parapets are a characteristic of the roof and are present in all other areas. The stone parapets will be reinstated to the south aisle, using the north aisle roof as an historical reference. The narrow area of roof between the dormer and the parapets will require lining in lead as this is too narrow to receive a slate covering.

To the nave and chancel roofs, and north aisle roof, slate is dressed up to the short parapet to the verge, with stepped lead soakers dressed below the coping stones, which have been retained from the original building.

At the apex to the nave, chancel and vestry roofs, the decorative ridge fixings are retained, bed with mortar over the upper courses of the slate. The mortar is missing in places and requires re-pointing.

Stepped lead flashings are used to the vestry and chancel roofs, which are in fair condition.

5.10 Rooflights

Planning permission drawings showed rooflights to be installed to the Chancel roof, and to the north aisle roof.

Two different styles of rooflights have been used on the building.

Flush metal rooflights have been used to the roof over the chancel, which in our opinion, are appropriate for the building. The upper parts of the same finish flush with the level of the slates, and include short apron flashings, and vertical glazing bars. These rooflights will be retained or replaced like for like if defective in any way.

The rooflights to the north aisle, however, are relatively poor-quality design and unsuitable to be used for the building. These will be replaced with rooflights supplied by the Metal Rooflight Company. New rooflights will match the sizes of existing, in terms of the openings made within the slate covering, with no enlargement of the openings within the slate covering being undertaken. New metal rooflights from 'The Conservation Rooflight' range, manufactured by the Rooflight Company, Wychwood Business Centre, Milton Road, Shipton-under-Wychwood, Oxfordshire, OX7 6HU, sized to fit within the existing openings. Sectional details can be viewed at <https://www.therooflightcompany.co.uk/all-products/conservation/>

5.11 External Doors

A pair of vertical boarded doors are in-situ to the nave door to the west, appearing to be retained from when the building was formerly used as a church (Fig.26-28). Other external doors have been removed. Metal security doors are presently fitted to all door openings.

Existing nave doors will be retained, and incorporated into a new functional main entrance arrangement, to comply with Building Regulations. It is proposed for these doors to operate on automatic door systems, operated by automatic door opening/closing devices. This is considered the optimal solution with respect to the retention of the doors, whilst still enabling their functional purpose to be achieved.

Existing door openings to the crypt and chancel will be fitted with new vertically boarded doors, and to function as doors, to match style of nave door. Further details required.

The existing door opening to the tower is no longer proposed as a functional door opening. This will be blocked up, using vertical boarding (to match the style of the nave Door) up to window board level, and with new metal window fittings above filling the space, with a vertical orientation to compliment lancet windows. The metal windows will be fitted into a new thin metal frame. New window fitting to be set back within the reveals.

Existing door opening to the vestry is no longer required. To retain this characteristic, it is proposed to block the opening, and fit a dummy door in this location, to match the style of the existing nave door.

5.12 Windows

5.12.1 Lancet Windows

The works that were undertaken to the existing lancet windows to the Church in 2004-2009 is unclear. It appears however, that new windows have been installed in all areas to replicate the original windows, rather than to repair and conserve the original windows. An example of the window fittings installed can be seen in Fig.30 in the appendix. The same are metal, with black paint finish, with single glazing in leaded diamond patterns. These have been damaged in several areas. The proposals are to retain these windows as part of the development, repairing the same where damaged.

5.12.2 Windows to Tower

There are three no. different styles of windows within the tower, as follows.

- Window opening within spire, with timber louvres.
- Lancet openings with stone louvres
- Narrow lancet windows with fixed glazing

Window openings within spire



Fig.13 - North facing window, indicating timber louvres slots fixed within reveals.



Fig.14- East facing window, with no louvres.

As indicated in image above, the north facing window within the spire comprises timber louvres. Both the east elevation, and south elevation windows within the spire are open, and do not comprise any louvred fittings. The absence of sight lines prevented an inspection of the spire window to the west elevation.

It is unclear if there were originally any louvres within the spire to any elevations aside from the north elevation. A close inspection once access is provided may reveal this. We would assume however, that all 4no. louvres would have been designed with timber louvres as it would have been unusual to install these only to 1no. opening and would have been required to prevent bird access.

Proposal

- a) Assuming that timber louvres were present to all 4no. elevations, the proposal is to retain this feature, and install new timber louvres within all 4no. spire windows. Existing timber will be removed, prior to which, this will be recorded, and profiles taken.
- b) New louvres and reveal mounts to be formed in Class 1 timber, this being timber with the highest grade in terms of durability, classified as 'Very Durable' and with a life expectancy of 25+ years, such as Accoya. Class 1 timber is proposed to limit the maintenance requirements of the louvres given the access issues associated with the same.
- c) The proposed change of use requires weatherproofing of this window to prevent water ingress. In addition to the louvres, it is proposed to infill the reveal behind the louver in toughened glass or masonry.
- d) Attention to detail would be required to address weatherproofing details, so the same comprise minimal maintenance requirements, and so the same can be maintained from a location internally within the tower.

Windows comprising Stone Louvres to Tower

To the level below the spire, there are pairs of lancet windows with stone louvres, to each elevation.

The stone louvres appear present and in fair condition to all 4no. elevations.

A full inspection of the same was not possible due to lack of access. The same however, appear to comprise a board located behind the line of the louvres as a weatherproof measure.

Proposal

The intention for these windows is to retain the stone louvres, and inspect the weatherproofing, allowing to reinstate as needed, to ensure any water that is blown through the louvres is discharged out of the lower louvre.



Fig.15 - North elevation

Fixed Glazed Windows

There are 2no. levels of thin lancet windows to the tower, present on all 4no. elevations, with the same comprising fixed glass. An example is shown in the image below.

Proposal

This detail will be retained, and any broken glass will be replaced with new clear toughened glass.



Fig.16 - North elevation

5.13 New Openings

The only new opening necessary to existing walls is to breach the tower walls to the first floor within House 5. This is required to enable this part of the tower to be incorporated into the habitable part of the building. This work was completed as part of the works in 2006-2009.

As indicated in the images below, stone has been removed to the full width of the opening and reveals formed in concrete blockwork. Plaster adhesive dabs on the blockwork indicate that plasterboard was used to conceal the blockwork, but this has since fallen off the wall. The loads above the opening have been supported by concrete lintels.

The dimensions of the opening are shown in Drg 129042-015.



Fig.17 - View from ground floor within tower, through hole in first floor



Fig.18 - View of opening from first floor dormer

The dashed red lines in the image above indicate the extent of the stone that was removed to form the opening.

The image below indicates the approximate width of the opening in context of the complete tower width.



Fig.19 - Red lines indicate approximate width of door opening in context of the total width of the tower



Fig.20- View of opening from first floor dormer

The image above shows the sloping stone details with the lower string details have been retained from the original tower construction.

5.14 Proposed Fittings and Fixtures

5.14.1 External

Security has been an issue on the property for several years. Although anti-social behaviour in the area is expected to be non-existent once the building works are completed, the proposal is to install security cameras to the external elevation of the building. These cameras will be mounted to corners of the building, enabling sight lines to all areas. Cameras will comprise cables, fixed internally, concealed from view. Cables will not be visible externally. A system will be designed by a specialist. Further details are required.

External lighting is proposed to provide illumination to the building. To avoid light pollution, lighting is proposed to comprise downlighters, intended to guide people to the property, rather than illuminate wide areas around the church. A lighting scheme will be designed by a specialist, including fittings and fixtures. Further details are required.

Adjacent to the Nave entrance, a new 4-way door interface with audio and visual is proposed, along with a key code device. This is required to enable people in flats to remotely release the magnetic door lock to the doors while remaining in their apartments. It is intended for the pair of Nave doors to operate automatically (opening and closing), with the same being activated by the key fob system. Further details are required.

New signage will be required to be secured to the building to indicate to people the names of each House. Further details are required.

5.14.2 Internal

Entrance Hall Floor Finishes

As indicated elsewhere, we understand that, prior to the works commencing, the church floor was formerly covered with red and blue quarry tiles. The same have been removed and there is no record of these in the building. At present, there are black vinyl tiles within the Entrance Hall, and no floor coverings in any other areas.

As noted elsewhere, the lack of known evidence of existing finishes makes restoration of a red and blue quarry floor tiled covering philosophically dubious.

Given that the concrete floors have been laid, it will also now be technically difficult to install quarry tiles over the same as this will raise finish floor levels, creating level issues at thresholds, door openings, etc. As a compromise, it is proposed to take up the black vinyl tiles and install new traditional red/blue quarry tile effect vinyl flooring in the entrance hall. This will refer to the original designs, without attempting restoration of this detail. It will also enable the existing concrete slab to be retained to existing levels.

Front Doors off Entrance Hall

An example of the entrance hall doors is shown in Fig.25 in the appendix. The style and finish of this door complements the existing Nave Door, and it is proposed to retain these doors, or repair/replace as existing where damaged.

Existing Internal Doors

An example of the existing internal doors is shown in Fig. 21 in the appendix. These doors are low quality, and many are damaged. All these internal doors will be replaced with new timber doors, with new ironmongery. Further details required.

Timber Balustrading to Stairs

Examples of existing balustrading to stairs is shown in Fig. 23 and 24 in the appendix. These details are plain, with chamfered details to the spindles. In our opinion, this style is suitable for the development and will be retained, or replaced as existing where damaged.

5.15 Mechanical Plant and Ventilation

The 5no. houses will be fitted electric heating systems, so there will be no need for boiler flues.

Details for ventilation to follow, including with respect to openings needed to walls and roofs. These will be designed by a specialist. Holes in walls required for ventilation purposes will be covered in cast iron vents.

5.16 External Works

Drawing 129042-009 has been prepared to indicate proposed external works. The same are minimal. The proposal is for installation of new cast iron railings to the north, east and south of the church. The new railings will be designed to match the existing railings leading down to the crypt. These railings are shown on the boundary between the land owned by the applicant, and the land owned by the Church of England.



Fig.21 – Existing railings leading to crypt

The proposed landscaping comprises native hedgerow planting either side of a new gravel path as indicated. Paths will be laid in self-binding gravel, which is a self-compacting natural material, with the natural effect of gravel, but with a firm finish.

A new gate is proposed to the steps leading up to the church.

New planting will be undertaken within the car park area as indicated in Fig.129042-009.

6.0 Impact of Proposals on Significance

6.1 Impact of Proposals on Significance of St James Church

As detailed above, St James Church is a monument to Mid-Victorian gothic revival architecture, built in the Early English style and is arguably the most significant building in Wardle's history. It provides a strong communal identity, particularly to people who have a strong representation with the village.

The general objective when changing the use of a building, to maximise significance, is to retain the dominant characteristics of the original building, in this case, to avoid overly domesticating an ecclesiastical building.

A principal characteristic of churches is the voluminous interior, with the nave and aisles being a single communal space. Clearly, the loss of this characteristic is unavoidable in the process of converting the building into 5no. houses. Some retention of this characteristic has been possible, with the retention of sight lines to the roof withing the Entrance Hall, the lounge in House 1, and the second-floor spaces within Houses 2 and 4. Similarly, dressed internal stone has been conserved as part of the development to windows, corbels, columns and the like, and roof trusses have been displayed where possible.

This report has described measures of maintaining ecclesiastical characteristics (e.g., views to the underside of the roof, display of structural columns and dressed stone, etc) where possible, to partially mitigate impact. The report has identified potential for improvement to the existing building.

Externally, the characteristic 'church' form of the building is unchanged, aside from the dormer to the south aisle. The report has recommended improvements be made to the dormer construction to minimise impact on aesthetic significance.

The significance of the former Church, in terms of evidential, historical, aesthetic, and communal has been reduced because of the change of use works.

The benefit is the securement of the optimum viable solution for the re-use of the redundant heritage asset.

6.2 Impact of Proposals on Wardle Conservation Area and nearby Heritage Assets

With respect to the impact of the works upon Wardle Conservation Area, securing the optimum viable re-use of the building is the best outcome for the Conservation Area.

This Heritage Impact Assessment establishes that the north and east elevations are the most sensitive to change, with the south elevation being least sensitive. It is appropriate therefore that the dormer is built on the south aisle. The report recommends the replacement of the existing poor quality rooflights to the north aisle, with new metal rooflights, set deeper into the roof, to minimise visual impact.

The objective of the external landscaping works is minimum intervention, using materials typically seen in burial grounds. To demarcate ownership between the development site, and the surrounding cemetery, cast iron railings taking historical referencing from existing railings on the site, are the most appropriate boundary.

Similarly, the proposed self-binding gravel will provide a natural, functional surface covering around the building.

The cemetery surrounding the former church is in a very poor condition. There is a mature, extensive spread of the invasive plant, known as Japanese Knotweed, located throughout the burial ground to the south of the Church, and within the parking area, and the site is generally unkept. The condition of the cemetery is having a substantial negative impact upon Wardle Conservation Area. It is hoped that the proposed development at the former St James Church will provide an impetus to improving the condition of the burial ground.

Improving the condition of the burial grounds, along with the minimal landscaping alterations proposed in this application and completion of the development at the former Church, would represent a considerable enhancement to the heritage value of Wardle Conservation Area and nearby heritage assets.

6.3 Mitigation of Harm

The Heritage Impact Assessment describes how mitigation of harm has been addressed. In addition, we recommend that further mitigation is controlled using conditions as part of a potential planning consent process.

We recommend that written consent is requested for the following prior to the specific works commencing.

- Type of stone proposed for new stone repairs.
- Proposed mortar and joint finish.
- Designs to replace missing stone carving adjacent to the tower door.
- Specification for internal lime plaster repair and any proposed internal wall insulation.
- Details of proposed new windows to the dormer, and windows to the tower.
- Details of proposed new internal doors and ironmongery.
- Details of all new external fittings, including external lighting and CCTV cameras.
- Confirmation of openings and finishing details for mechanical ventilation ducting.
- Details of proposed external doors, and new window to replace existing door opening into the tower to the west elevation.
- Proposed conservation work to the circular steps within the tower.

7.0 Conclusions

7.1 Conclusions

The loss of significance to the former Church of St James because of its conversion to 5no. houses is considerable. Whether this represents less than substantial harm, or substantial harm is unclear.

This harm is however, less than the potential public benefits of the change of use works with respect to securing a new sustainable use for this heritage asset. Conversion of Churches to new uses is notoriously challenging given their strong sense of identity and high significance. Conversion to residential use is however the optimum viable use and optimum sustainable conservation solution for the building. Following the closure of the Church in 1990, preserving the same in-situ would not have been sustainable, long-term, given the ongoing maintenance costs and risk of vandalism and trespass.

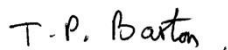
Works have been placed on hold since circa 2009 and require recommencing to complete the development and bring it back into use and secure the potential benefits of the change of use.

The impact of the proposals upon Wardle Conservation Area and other heritage assets within the Conservation Area represents less than substantial harm. In its present state, the disused building attracts vandalism and trespass. The optimal solution to avoiding this problem, is for the building works to be completed and the site brought back into use.

The condition of the burial grounds, forming the primary setting to the Church is very poor, particularly to the south of the Church, and this poor condition is causing substantial harm to the setting of the former Church and Wardle Conservation Area. An objective of the proposals to the former Church is to focus attention on the condition of the burial grounds and be used a catalyst to their maintenance and improvement.

In our opinion, the proposals meet the objectives in paragraph 190 of the National Planning Policy Framework as setting out a positive strategy for the conservation and enjoyment of the historic environment.

Signed:



T P BARTON BSc (Hons) PGDip MSc MRICS

For and on behalf of Fisher German LLP

Dated: 28th April 2023

Appendix A - Photographs



Fig.1 – Internal West elevation wall within Entrance Hall



Fig.2 – Retained outline of stone columns 1-3 and stone arches within Entrance Hall



Fig.3 – Stone column No. 4 in House No.2



Fig.4 – Stone column No. 6 in House 4



Fig.5 – Stone column No. 7 in House 4



Fig.6 – Stone column No. 7 in House 4



Fig.7 – Stone column No. 8 in House 2



Fig.8 – Stone column No. 8 in House 2



Fig.9 – Stone column No.5 in House 5



Fig.10 – Stone column No.5 in House 5



Fig.11 – Retained stone details to window and corbel.



Fig.12 – Retained stone details to window and corbel.



Fig.13 - Retain volume of proposed lounge to House 1 and retained dressed stone to windows and corbels.



Fig.14 - Retained stone details to House 1



Fig.15 – Retained corbel with truss in House 2



Fig.16 - Gallery in House 2



Fig.17 – Retained stone arch to House 2



Fig.18 - Rooflights to the North Aisle



Fig.19 – Missing plaster



Fig.20 – Remnants of original 3-coat lime plaster to walls



Fig.21 – Existing internal flush doors



Fig.22 – Vinyl tiles within Entrance Hall



Fig.23 - Example of existing Balustrade



Fig.24 – Example of existing Balustrade



Fig.25 - Existing entrance door off Entrance Hall



Fig.26 - Existing entrance door off Entrance Hall



Fig.27 – Existing Nave door

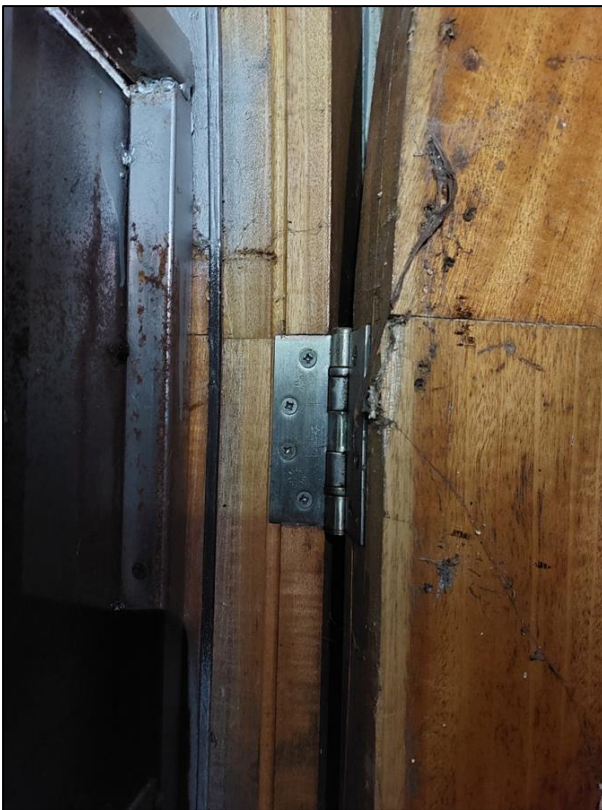


Fig.28 – Existing Nave door



Fig.29 – Existing door within ground floor to Tower

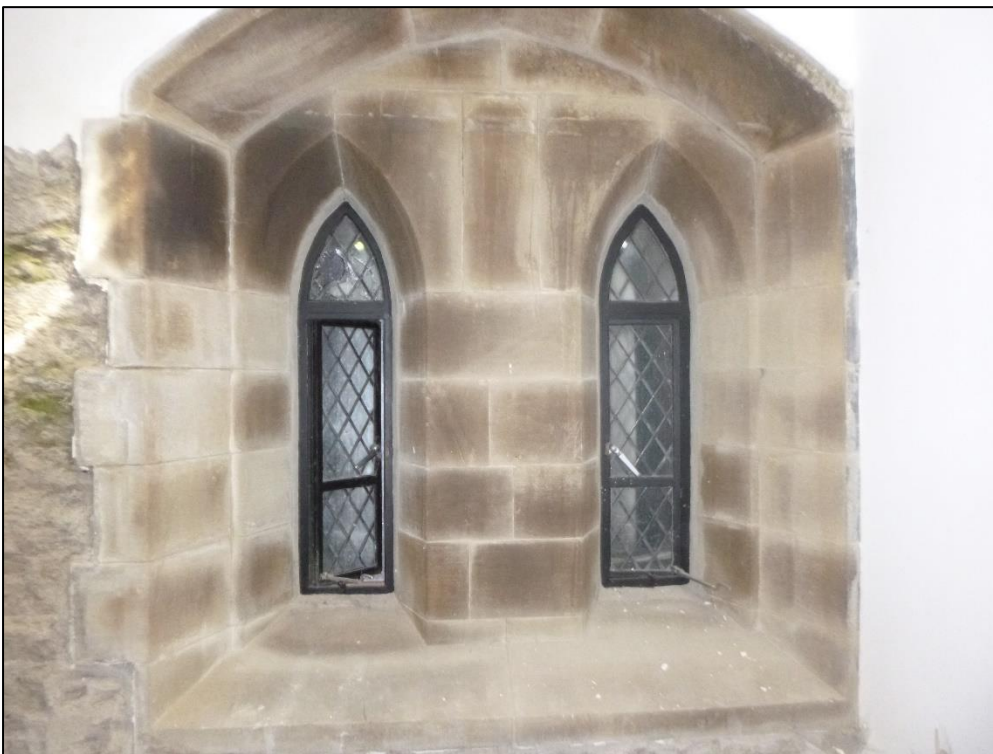


Fig.30 – Windows

Appendix B – Listings

CHURCH OF SAINT JAMES THE APOSTLE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1203923**

Date first listed: **29-Jun-1966**

List Entry Name: **CHURCH OF SAINT JAMES THE APOSTLE**

Statutory Address 1: **CHURCH OF SAINT JAMES THE APOSTLE, RAMSDEN ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF SAINT JAMES THE APOSTLE, RAMSDEN ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Rochdale (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 91248 17037**

Details

SD 91 NW WARDLE RAMSDEN ROAD (west side)

4/154 Church of Saint 29.6.1966 James the Apostle

G.V. II

Church. 1856. By G. Shaw. Tooled ashlar with slate roof. Nave with clerestory, aisle, south-west tower which is placed south of the aisles and west door. The chancel has a north organ chamber and vestry. 5-bay nave and aisle with triple-lancet clerestory windows and small coupled-lancet aisle windows. Stone plinth, continuous sill and hood-moulds and weathered buttresses. 3-bay chancel, angled buttresses with 3-lancet east window, vestry with pinnacle-like chimney. Steeply pitched roof with coped gables. The 4-stage tower has angled buttresses, banding on arched south door, lancet openings to each stage and a broach spire with gabled spire-lights. Interior: the chamfered nave arcade rests on circular columns with moulded capitals. The roofs have arch braced trusses.

Listing NGR: SD9124817037

Legacy

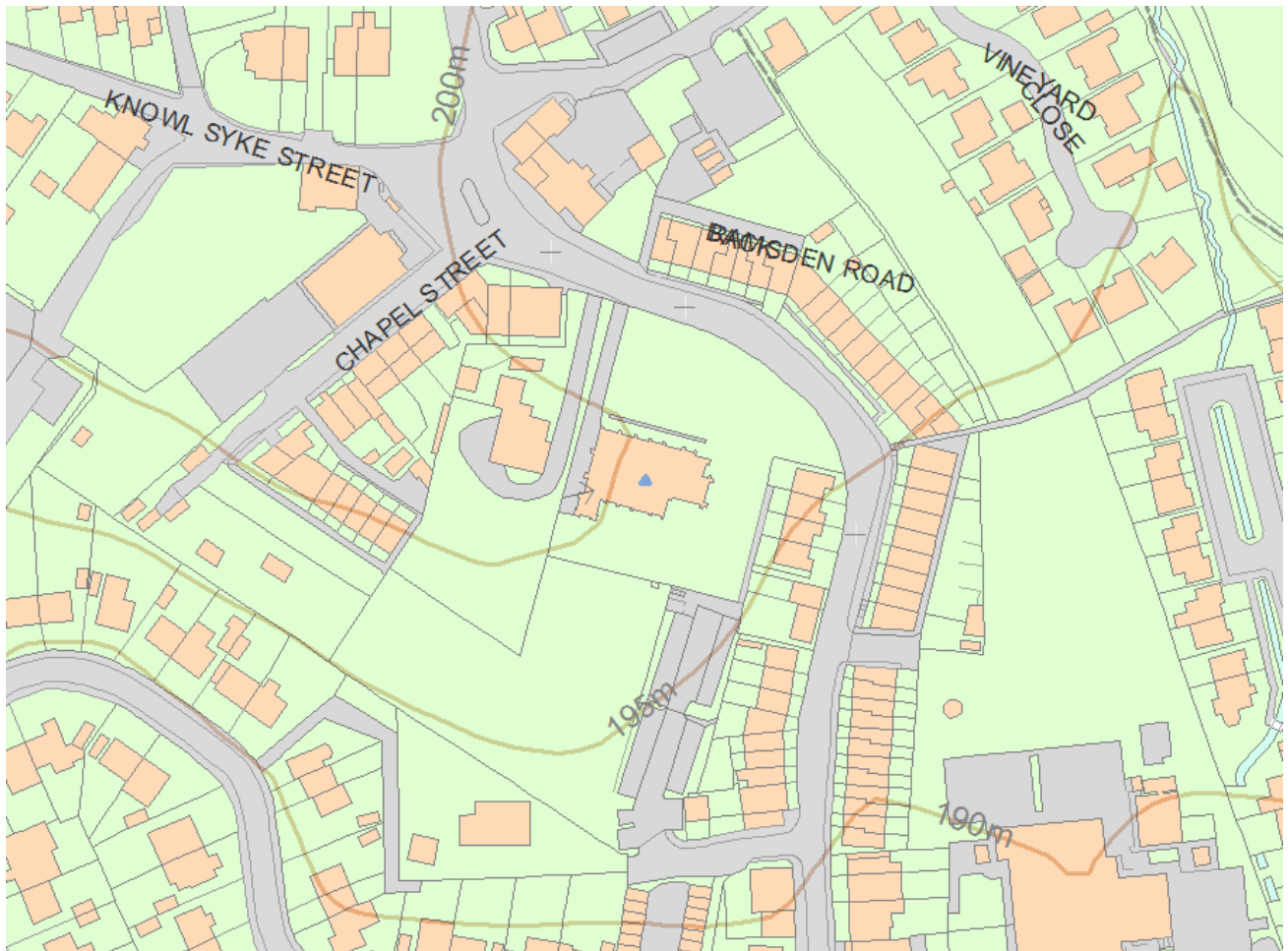
The contents of this record have been generated from a legacy data system.

Legacy System number: **358986**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 12-Apr-2023 at 16:27:19.

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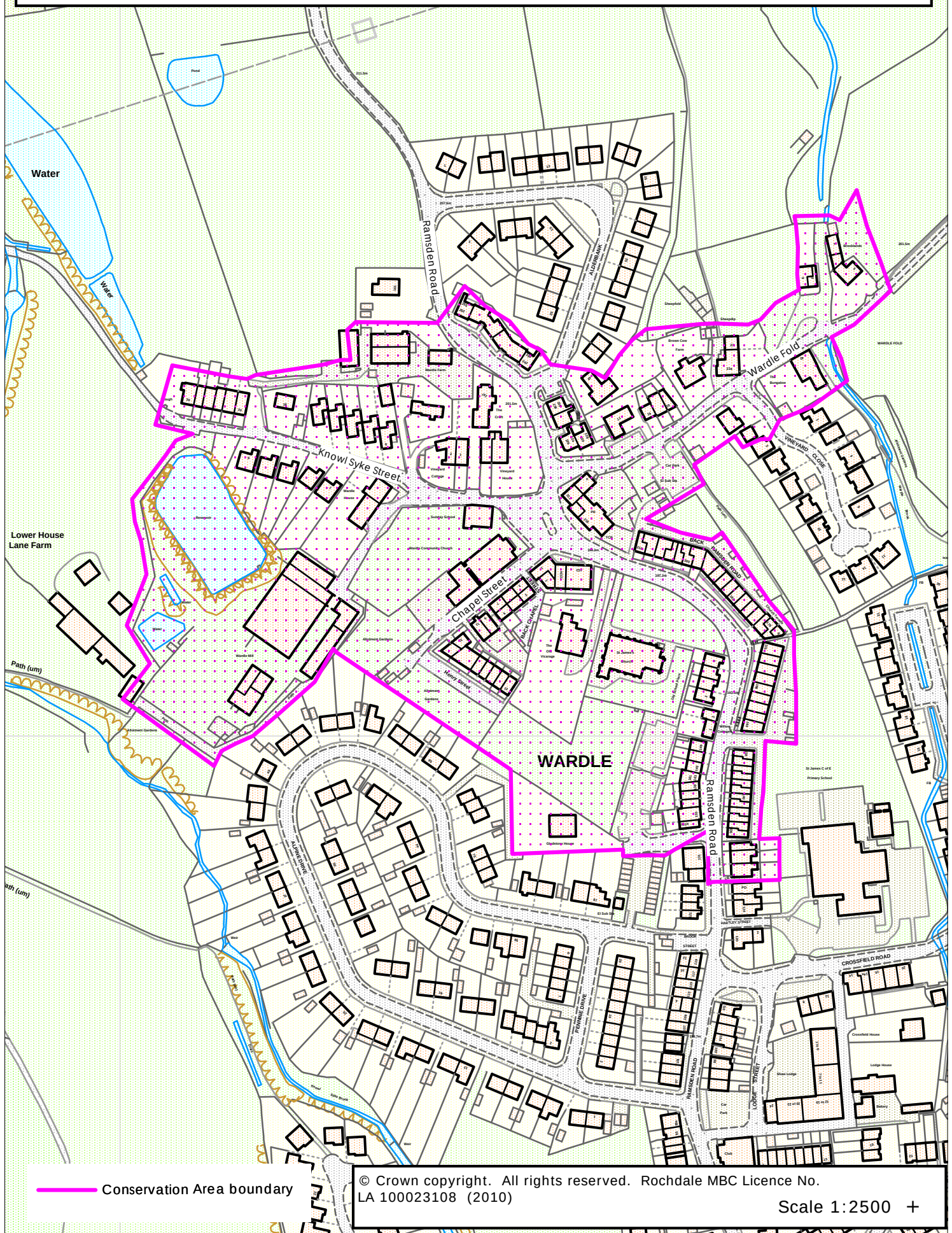
(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



[Back to top](#)

WARDLE CONSERVATION AREA Designated 1974



— Conservation Area boundary

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LA 100023108 (2010)

Scale 1:2500 +

BUTCHER'S SHOP GLOBE INN

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1084236**

Date first listed: **29-Jun-1966**

Date of most recent amendment: **12-Feb-1985**

List Entry Name: **BUTCHER'S SHOP GLOBE INN**

Statutory Address 1: **BUTCHER'S SHOP, 220, RAMSDEN ROAD**

Statutory Address 2: **GLOBE INN, 218, RAMSDEN ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **BUTCHER'S SHOP, 220, RAMSDEN ROAD**

Statutory Address: **GLOBE INN, 218, RAMSDEN ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Rockdale (Metropolitan Authority)**

DISTRICT: **Rochdale (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 91225 17109**

Details

SD 91 NW WARDLE RAMSDEN ROAD (east side)

4/153 Nos. 218 and 220 (Globe Inn and 29.6.1966 butcher's shop) (No 220 formerly listed G.V. II as Wasp Mills (south-west portion)

Public House and adjoining butcher's shop. Mid to late C18. Hammer dressed stone with stone slate roof. Each is of 2 storeys the butcher's shop being one room wide by 2 deep and the public house being 2 rooms wide by 2 deep with central entrance, C18 extension to right and a brick lean-to at the rear. Rendered plinth and flat-faced mullion windows, that to the first floor being continuous and formerly having 19 lights (although 9 have been blocked in and 7 mullions removed). There is a 5-light window (each with 2 mullions removed) to either side of No. 220 door and an opening which no longer has mullions to No. 218. The door of No. 220 has a pedimented surround with moulded architrave, that to No. 218 is plain and square-cut. There is a blocked taking-in door to the left gable and the rear of No. 220 has a 4-light and a 6-light window (each with two mullions removed).

Listing NGR: SD9122517109

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **358984**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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[Back to top](#)

METHODIST CHURCH

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1084237**

Date first listed: **29-Jun-1966**

Date of most recent amendment: **12-Feb-1985**

List Entry Name: **METHODIST CHURCH**

Statutory Address 1: **METHODIST CHURCH, RAMSDEN ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **METHODIST CHURCH, RAMSDEN ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Rochdale (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 91180 17087**

Details

SD 91 NW WARDLE RAMSDEN ROAD (west side)

4/155 Methodist Church 29.6.1966 (formerly listed as Wardle Methodist Church) G.V. II

Wesleyan Chapel now Methodist Chapel. 1874. Rock-faced stone with ashlar dressings and slate roof. Classic chapel plan. Italian Renaissance style. 4 bays, 2 storeys with pedimented gable and portico. Stone plinth, banding and giant rusticated pilasters. The portico has three pairs of coupled Tuscan columns, an entablature and a parapet. The semi-circular headed windows to either side have bracketed sills, lugged architraves and entablatures. There are 3 linked windows above the portico and one on either side at first floor level, all have semi-circular heads, keystones and pilasters. The gable pediment has a central semi-circular opening with foliated surround. All windows have marginal glazing bars including the more plainly treated 6-bay side elevations. Interior: the former gallery which sweeps round each end is supported on Corinthian cast iron columns and formerly housed an organ on the fourth side, it has now been floored over to create a first floor hall.

Listing NGR: SD9118017087

Legacy

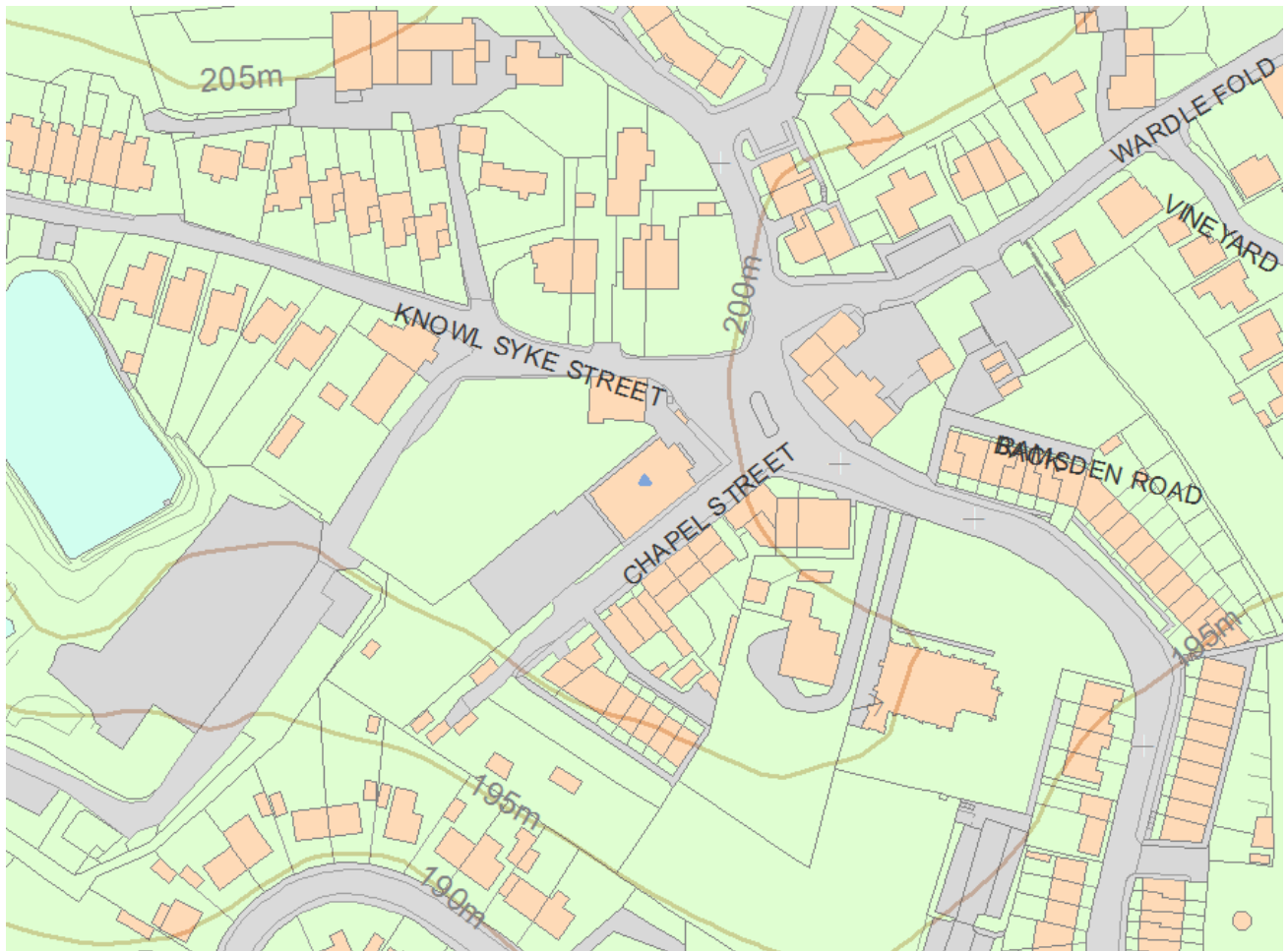
The contents of this record have been generated from a legacy data system.

Legacy System number: **358987**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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[Back to top](#)

222, RAMSDEN ROAD, 2 AND 4, WARDLE FOLD

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1084238**

Date first listed: **12-Feb-1985**

List Entry Name: **222, RAMSDEN ROAD, 2 AND 4, WARDLE FOLD**

Statutory Address 1: **2 AND 4, WARDLE FOLD**

Statutory Address 2: **222, RAMSDEN ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **2 AND 4, WARDLE FOLD**

Statutory Address: **222, RAMSDEN ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Rochdale (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 91222 17119**

Details

SD 91 NW WARDLE WARDLE FOLD (south side)

4/157 Nos. 2 and 4

G.V. II

Including No. 222 Ramsden Road. 3 houses, No. 4 now a shop. c.1800. Watershot stone which has been painted and stone slate and C20 tile roof. A rectangular block of 3 storeys with 2 doors on Wardle Fold and one on Ramsden Road. Ramsden Road elevation has a later window opening to the ground floor, a door to the right with square-cut monolithic jambs and lintel, a blocked taking-in door at first floor and 5-light flat-faced mullion windows to first and second floors (each with 2 mullions removed.) Wardle Fold elevation has 2 doors; 4 windows on the ground floor 2 of which are later insertions and 2 which no longer retain any mullions; 7-light windows to each house on the first floor (each with 2 mullions removed and 2 lights blocked) and a 9- light and 5-light window to the second floor (with 4 and 2 mullions removed respectively). The roof is hipped with one brick ridge stack. Included for group value.

Listing NGR: SD9122217119

Legacy

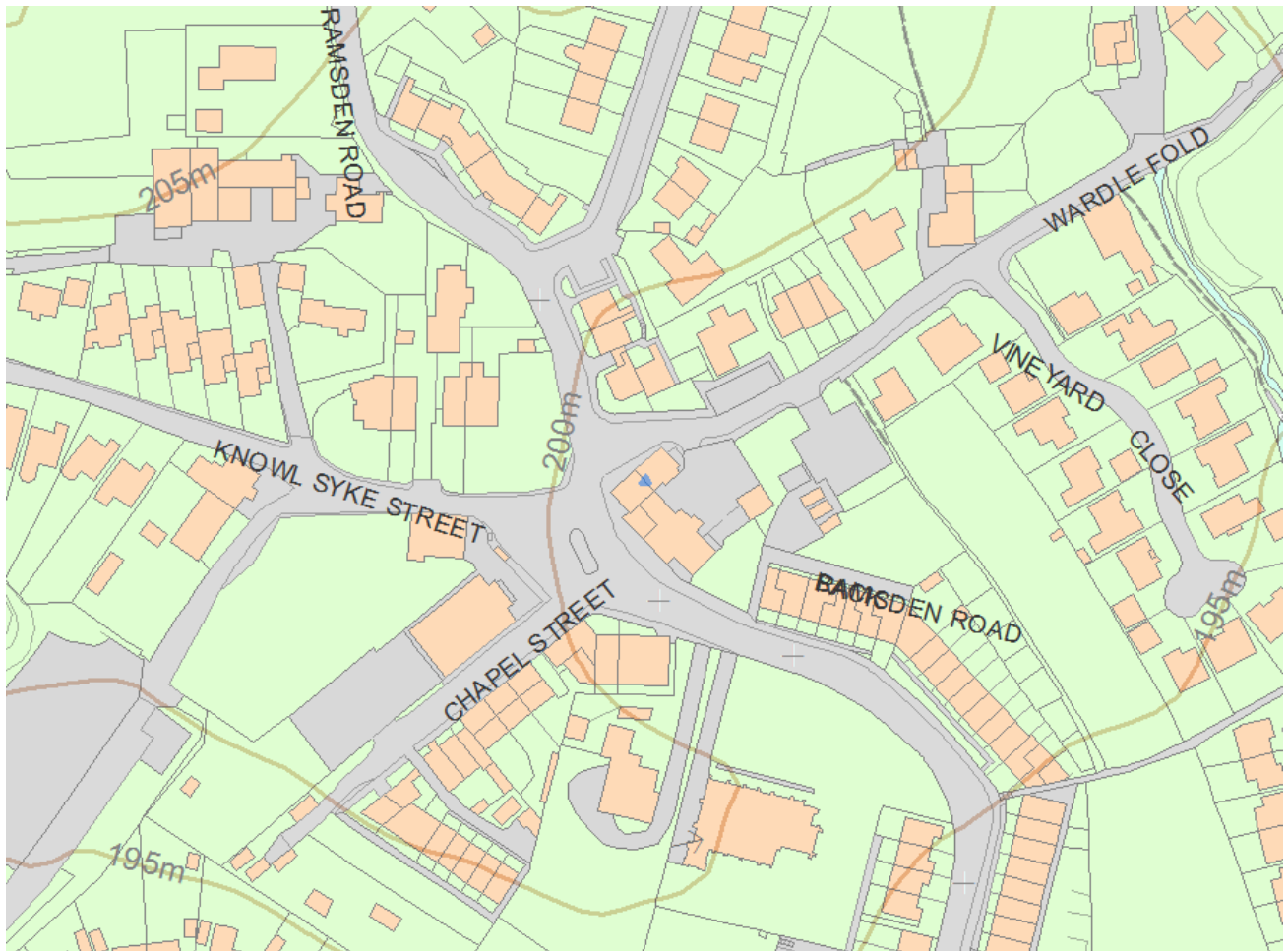
The contents of this record have been generated from a legacy data system.

Legacy System number: **358989**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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[Back to top](#)

SCOUT HEADQUARTERS TO NORTH OF WARDLE METHODIST CHURCH

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1203938**

Date first listed: **29-Jun-1966**

Date of most recent amendment: **12-Feb-1985**

List Entry Name: **SCOUT HEADQUARTERS TO NORTH OF WARDLE METHODIST CHURCH**

Statutory Address 1: **SCOUT HEADQUARTERS TO NORTH OF WARDLE METHODIST CHURCH, RAMSDEN ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **SCOUT HEADQUARTERS TO NORTH OF WARDLE METHODIST CHURCH, RAMSDEN ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Rochdale (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 91175 17106**

Details

SD 91 NW WARDLE RAMSDEN ROAD (west side)

4/156 Scout Headquarters 29.6.66 to North of Wardle Methodist Church (formerly listed under general as "former school to north of Wardle Methodist Church")

G.V. II

Chapel, then Sunday School, now Scout Headquarters. Early C19. Watershot stone with stone slate roof. 2-storey with central entrance and gabled side entrance porch. 3-bay with stone plinth, quoins and banding. Semi-circular window and door openings with impost blocks and keystones. One such opening to the gable. All windows have marginal glazing bars. 2-bay side elevations and 3-bay rear are treated similarly.

Listing NGR: SD9117517106

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **358988**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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[Back to top](#)

20 AND 22, KNOWL SYKE STREET

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1084232**

Date first listed: **12-Feb-1985**

List Entry Name: **20 AND 22, KNOWL SYKE STREET**

Statutory Address 1: **20 AND 22, KNOWL SYKE STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **20 AND 22, KNOWL SYKE STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Rochdale (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 91056 17161**

Details

SD 91 NW WARDLE KNOWL SYKE STREET (north side)

4/146 Nos 20 and 22 -

G.V. II

2 houses. c.1800. Watershot stone with C20 concrete tile roof covering. Each house is 2 rooms deep by 1 room wide with 3 storeys. Square-cut monolithic jambs and lintels to the doors which are to the right. The flat-faced mullion windows were formerly of 2 lights to the ground floor, 7 lights to the first floor and 6 and 7 lights to the second floor, some mullions have been removed and 2 lights have been blocked in. The gable shows signs of a former door opening but has largely been re-built.

Listing NGR: SD9105617161

Legacy

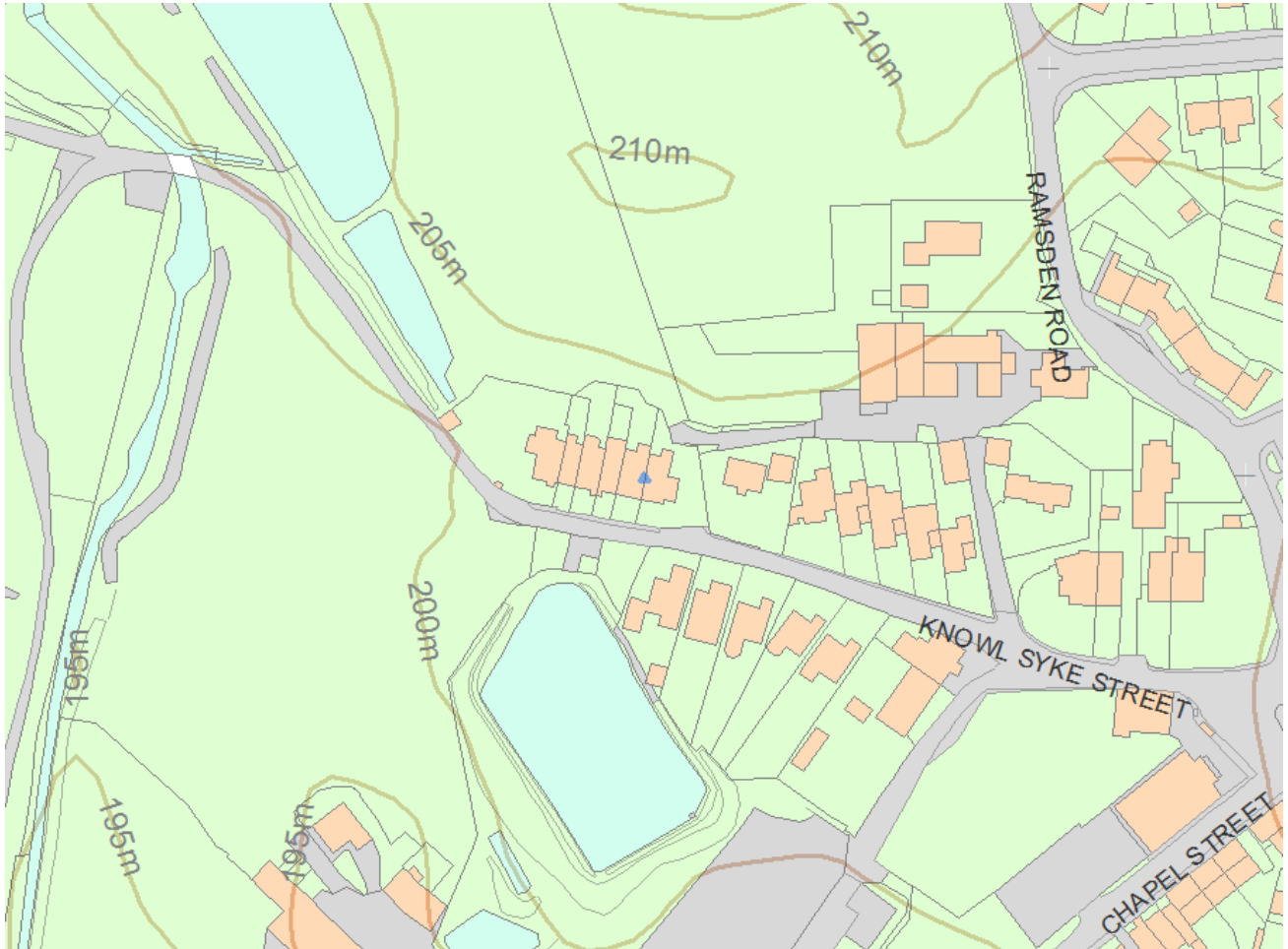
The contents of this record have been generated from a legacy data system.

Legacy System number: **358977**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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[Back to top](#)

VINEYARD COTTAGES

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1281496**

Date first listed: **12-Feb-1985**

List Entry Name: **VINEYARD COTTAGES**

Statutory Address 1: **VINEYARD COTTAGES, KNOWL SYKE STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **VINEYARD COTTAGES, KNOWL SYKE STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Rochdale (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 91163 17138**

Details

SD 91 NW WARDLE KNOWL SYKE STREET (north side)

4/147 Vineyard Cottages -

G.V. II

House, now 2 cottages. "JJW 1703" on datestone although several periods of building and alteration especially early C19 are evident. Watershot stone to front and rear, hammer dressed stone to sides, stone slate roof. 2-storey 2-unit plan with central entrance, made double-depth at some stage by adding a similar range forming an M roof. The front section appears to be the original building. A porch was added to the left hand gable when the house was turned into cottages. Quoins to left only: eaves raised and corbelled eaves gutter. Central doorway and side porch have monolithic stone surrounds with cornice hoods. 4 5-light flat-faced mullion windows all with C20 casements. The rear elevation has sash windows. Gable chimney stacks.

Listing NGR: SD9116317138

Legacy

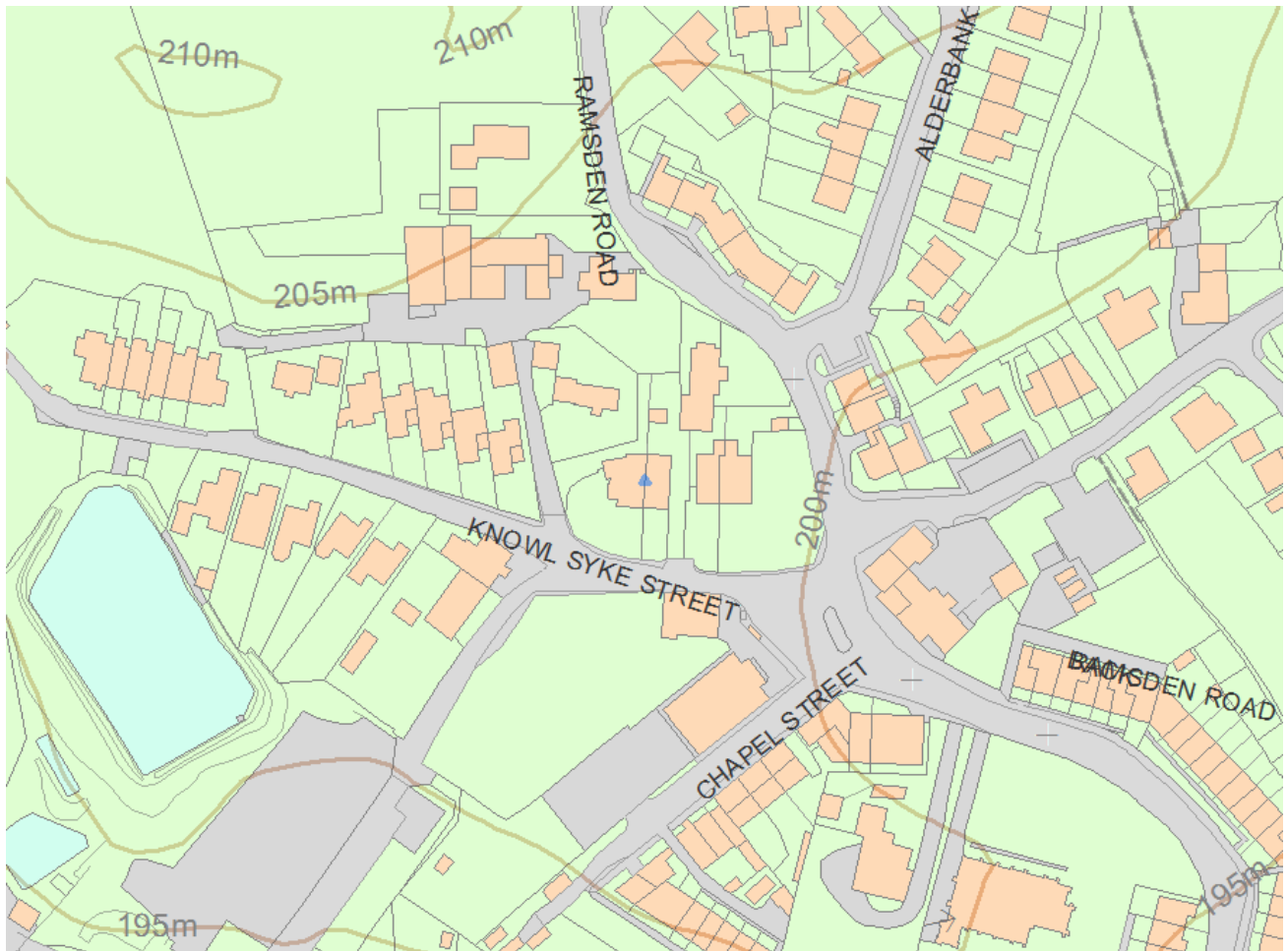
The contents of this record have been generated from a legacy data system.

Legacy System number: **358978**

Legacy System: **LBS**

Legal

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[Back to top](#)

WARDLE FOLD COTTAGE AND ATTACHED BARN

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1203954**

Date first listed: **12-Feb-1985**

List Entry Name: **WARDLE FOLD COTTAGE AND ATTACHED BARN**

Statutory Address 1: **WARDLE FOLD COTTAGE AND ATTACHED BARN, WARDLE FOLD**

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Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **WARDLE FOLD COTTAGE AND ATTACHED BARN, WARDLE FOLD**

The building or site itself may lie within the boundary of more than one authority.

District: **Rochdale (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD9129617186**

Details

SD 91 NW WARDLE WARDLE FOLD (north side) 4/158 Wardle Fold Cottage and attached - barn

- II

Cottage and adjoining barn. Late C18. Watershot stone with stone slate roofs. The 3-storey double-depth cottage has a central entrance. The barn has a central waggon entrance, outshuts to rear and a small lean-to extension at front. The house has a doorway with monolithic square-cut jambs and lintel and 2-light flat-faced mullioned window to either side. The ground floor incorporates earlier coursed rubble stonework. The first and second floors have 8-light mullion windows although a total of 10 lights have been bricked in and 3 mullions removed. The barn has long and short stone jambs and a timber lintel to the waggon door. A door opening to the left has been blocked up. Said to have been used as a meeting place by John Wesley.

Listing NGR: SD9129617186

Legacy

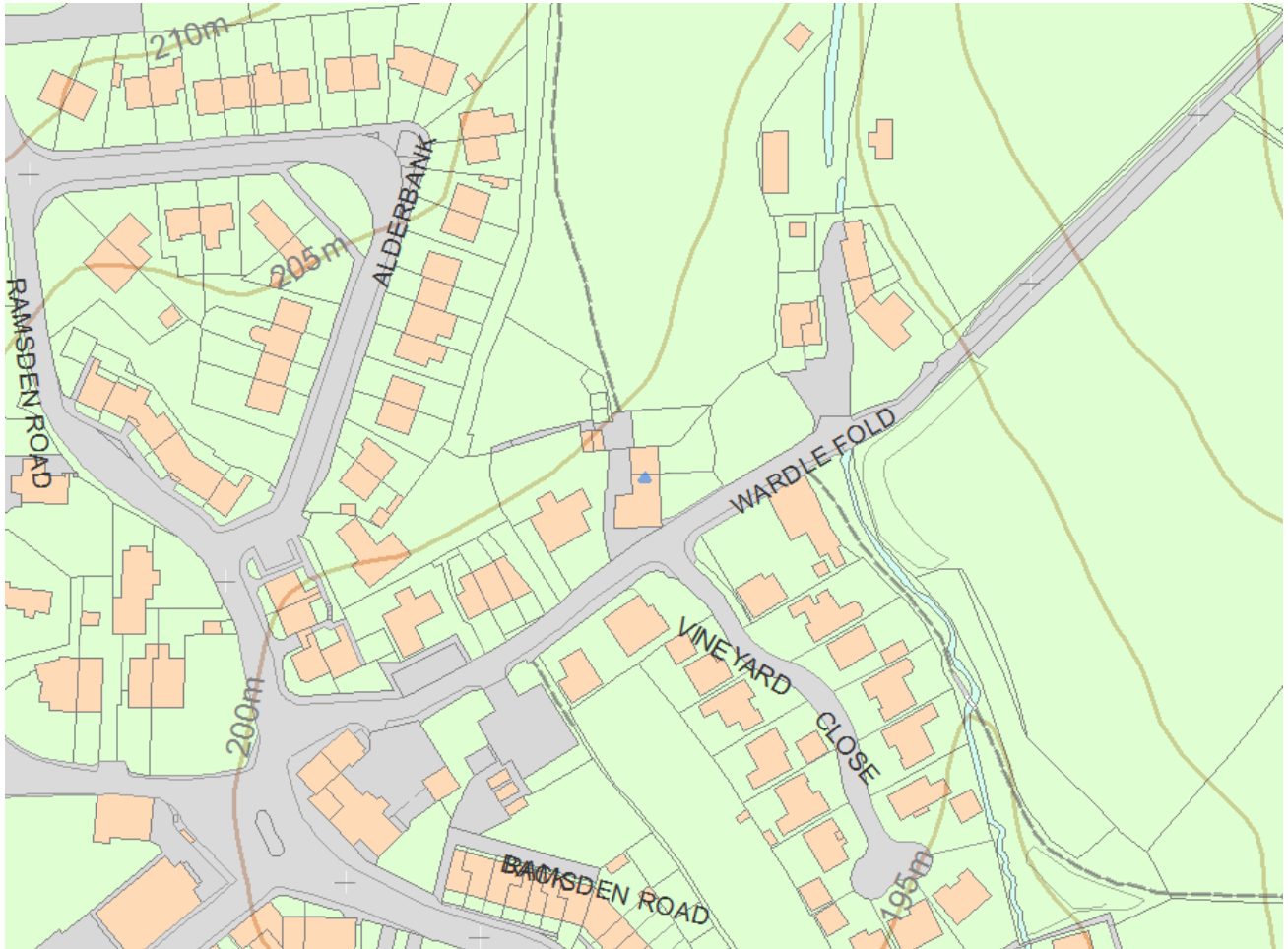
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Legacy System number: **358990**

Legacy System: **LBS**

Legal

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End of official list entry



[Back to top](#)

WARDLE HOUSE AND WHITAKER MILL FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1084233**

Date first listed: **12-Feb-1985**

List Entry Name: **WARDLE HOUSE AND WHITAKER MILL FARMHOUSE**

Statutory Address 1: **WARDLE HOUSE AND WHITAKER MILL FARMHOUSE, KNOWL SYKE STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **WARDLE HOUSE AND WHITAKER MILL FARMHOUSE, KNOWL SYKE STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Rochdale (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 91123 17115**

Details

SD 91 NW WARDLE KNOWL SYKE STREET (south side)

4/148 Wardle House and Whitaker Mill - Farmhouse

G.V. II

Shoddy mill and mill owners house, now two houses. "JW 1815" (James Whitaker) on datestone. Watershot stone with stone slate roof. 3-storey mill which incorporated the master's house on 2 storeys at the right hand side. 10 bays with loading door to each floor in bay 6. Square shaped windows are equally spaced on floors 1 and 2 with a sill band to first floor. The ground floor windows are 2 and 3- light flat-faced mullion windows, the doorway having square- cut monolithic jambs and lintel. There is a chimney stack to the right gable.

Listing NGR: SD9112317115

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **358979**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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[Back to top](#)

2 AND 4, LAWFLAT

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1084234**

Date first listed: **12-Feb-1985**

List Entry Name: **2 AND 4, LAWFLAT**

Statutory Address 1: **2 AND 4, LAWFLAT**

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Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **2 AND 4, LAWFLAT**

The building or site itself may lie within the boundary of more than one authority.

District: **Rochdale (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 91182 16492**

Details

SD 91 NW WARDLE LAWFLAT (north side)

4/149 Nos. 2 and 4 -

- II

2 houses. Late C18. Watershot stone with stone slate roof. Each house is 3-storey, 1 room wide by 2 deep. Each house has door to right with square-cut monolithic jambs and lintel, 4-light (each with 2 mullions removed) flat-faced mullion windows to ground and first floors and 6-light (each unit with 2 lights blocked in) mullioned "weaver's windows" to top floor. Windows have C20 casements except for rear top floor which retain their multi-paned casements.

Listing NGR: SD9118216492

Legacy

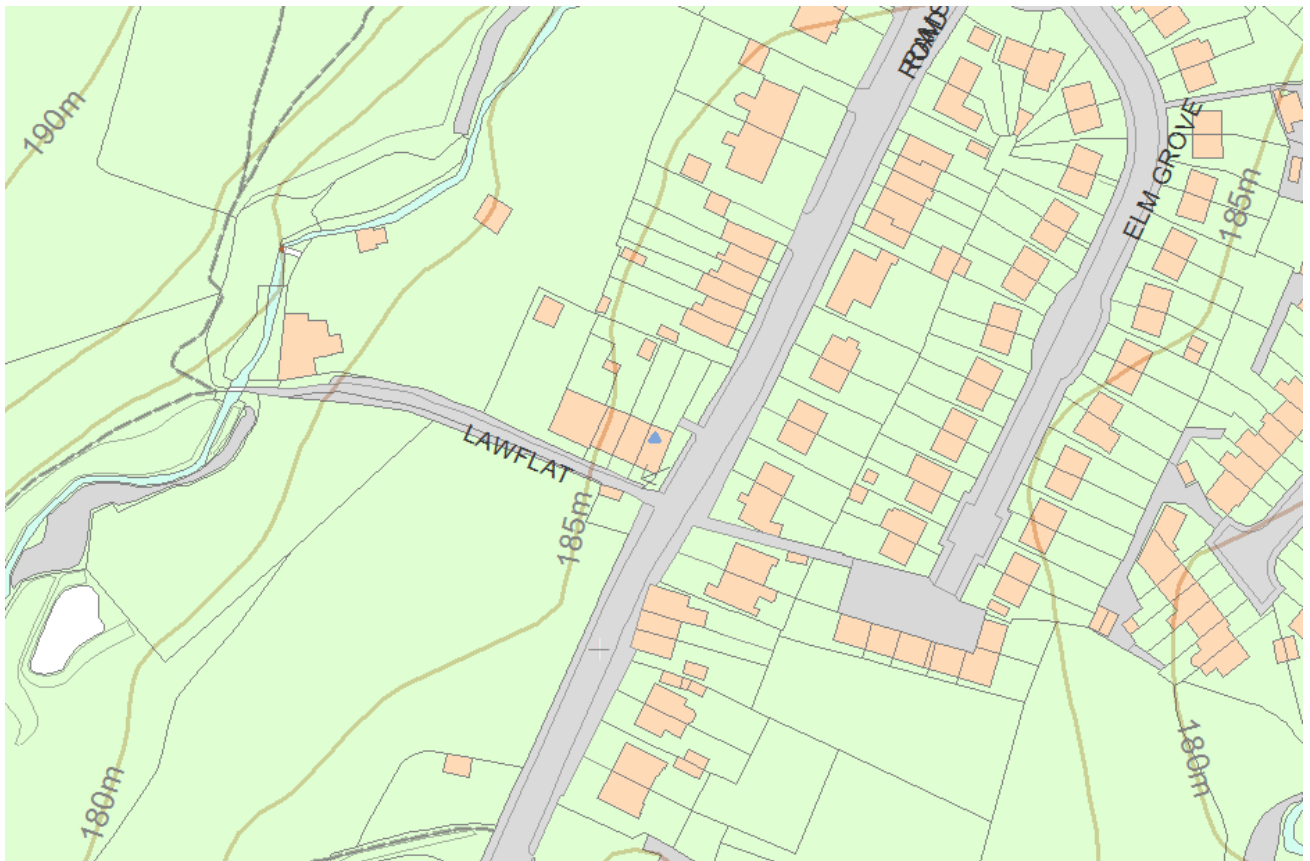
The contents of this record have been generated from a legacy data system.

Legacy System number: **358980**

Legacy System: **LBS**

Legal

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