

# PROPOSED EXTENSION AT 24 WHITEGATE

DEARNLEY, METROPOLITAN BOROUGH OF ROCHDALE



## HERITAGE ASSESSMENT

**GARRY MILLER**  
*Heritage Consultancy*

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OCTOBER 2024

**GARRY MILLER**

*Heritage Consultancy*

*Crosby House, 412 Prescot Road, Eccleston Hill, St Helens, Lancashire WA10 3BT*

*Telephone: 01744 739675*

*garrymillerhbc@gmail.com*

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## GARRY MILLER HERITAGE CONSULTANCY

Garry Miller is a heritage consultant, architectural historian and published author who has spent more than 40 years studying and working with buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. The book was described as ‘scholarship as its best’ by *Country Life* (June 2003), and ‘well analysed and presented’ in *Transactions of the Ancient Monuments Society* (Vol 48, 2004); and was widely cited in the 2006 *Buildings of England* volume on Liverpool and Southwest Lancashire. Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings, in particular the heritage assessments required to support planning applications affecting the historic environment. His area of operation encompasses the North West, Midlands, North Wales and parts of Cumbria and North and West Yorkshire. Several local authorities have cited his assessments as examples of best practice, and reports on more than 150 buildings or sites are produced annually.

### THIS REPORT

**Date of issue:** October 2024

**Purpose:** for planning submission

**Text:** Garry Miller

**Site survey:** Peter Miller

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## 1: EXECUTIVE SUMMARY

This report supports proposed works at 24 Whitegate, Dearnley, in the Metropolitan Borough of Rochdale, Greater Manchester. The property the easternmost of what is now a pair of semi-detached stone cottages. It was formed by merging two of three properties which were the survivors of an early 19<sup>th</sup> century row of small workers' cottages. Number 24 is considered to be a non-designated heritage asset by Rochdale Metropolitan Borough Council.

An application has been submitted to Rochdale MBC for a side extension at the application property. The heritage consideration arising from the proposal is its potential impact upon the significance (i.e. heritage interest and value) of the application building. The scope and purpose of this report is to identify this significance and how the proposal affects it.

The property, and its attached neighbour, are remnants of what was originally an L-shaped group of eleven small cottages named Paddock Head, which dated probably from the early 1800s. They were most likely built for workers at the nearby Lower Mill to the southeast. In 1903 four cottages at the west end of the row were replaced by the present brick double-fronted house named North View, leaving three cottages to the east. The present number 24 was subsequently formed by merging the centre and easternmost of the trio. A small outbuilding originally existed to the east of the 24, first shown on OS mapping of 1908.

While the property is regarded as a non-designated heritage asset by Rochdale MBC, on balance it is considered that owing to alteration its eligibility in this respect is somewhat borderline. The significance of the property is essentially its residual architectural interest as part of an altered row of small workers' cottages of the early 19<sup>th</sup> century. Its significance resides in the local context only, and as a non-designated building its relative importance is low.

The proposed extension is located where historic mapping shows there was previously an outbuilding, albeit of somewhat smaller footprint than what is now proposed, hence there is a precedent for a built form in this area. The extension is of stone and of traditional appearance, including mullioned windows, a design approach considered appropriate in the context of the host building. The rear elevation includes a wide french window, but this will not be seen from the public realm, so cannot be said to be a distracting factor. The extension is furthermore designed to be subservient – set back from the frontage and of lower ridge height – and hence can be clearly distinguished as an addition. The legibility of the original building, as part of what was once a row of three workers' cottages, will therefore remain entirely evident.

As this is a non-designated heritage asset, national planning guidance requires simply a balanced planning judgement, as opposed to proposals affecting designated assets, in which there is a requirement to at least preserve their significance. In making this balanced judgment, the present proposal should be considered favourable as it preserves the qualities of the application building that have been considered to make it locally significant. The application therefore merits approval without delay.

## 2: THE SITE

The application property is 24 Whitegate, Dearnley, in the Metropolitan Borough of Rochdale, Greater Manchester. The property is the easternmost of what is now a pair of semi-detached stone cottages. It was formed by merging two of three properties which were the survivors of an early 19<sup>th</sup> century row of small workers' cottages.



*Map 1. Location of the application building*



*1. The application property results from the merger of two small cottages*



*2: The row to which it belongs was formerly three workers' cottages*

## 3: THE PROPOSAL/SCOPE OF THIS REPORT

### *3.1 Proposed development*

An application has been submitted to Rochdale Metropolitan Borough Council for a side extension at the application property.

### *3.2 Designation*

The property is considered to be a non-designated heritage asset by Rochdale Metropolitan Borough Council.

### *3.3 Heritage impact*

The heritage consideration arising from the proposal is its potential impact upon the significance (i.e. heritage interest and value) of the application building.

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

Paragraph 200 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) the National Planning Policy Framework (as revised, December 2023) states that in determining applications, local planning authorities should require an applicant to describe the particular significance of the heritage asset. The scope and purpose of this report is therefore to identify the significance of the application building, and to assess how this will be affected by the proposal.

**In accordance with paragraph 200, the level of detail is considered proportionate to the importance of the heritage asset, and no more than necessary to understand the impact of the proposal.**

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

### *3.5 Report structure*

This is as follows:

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

## 4: THE APPLICATION PROPERTY

### 4.1 Overview

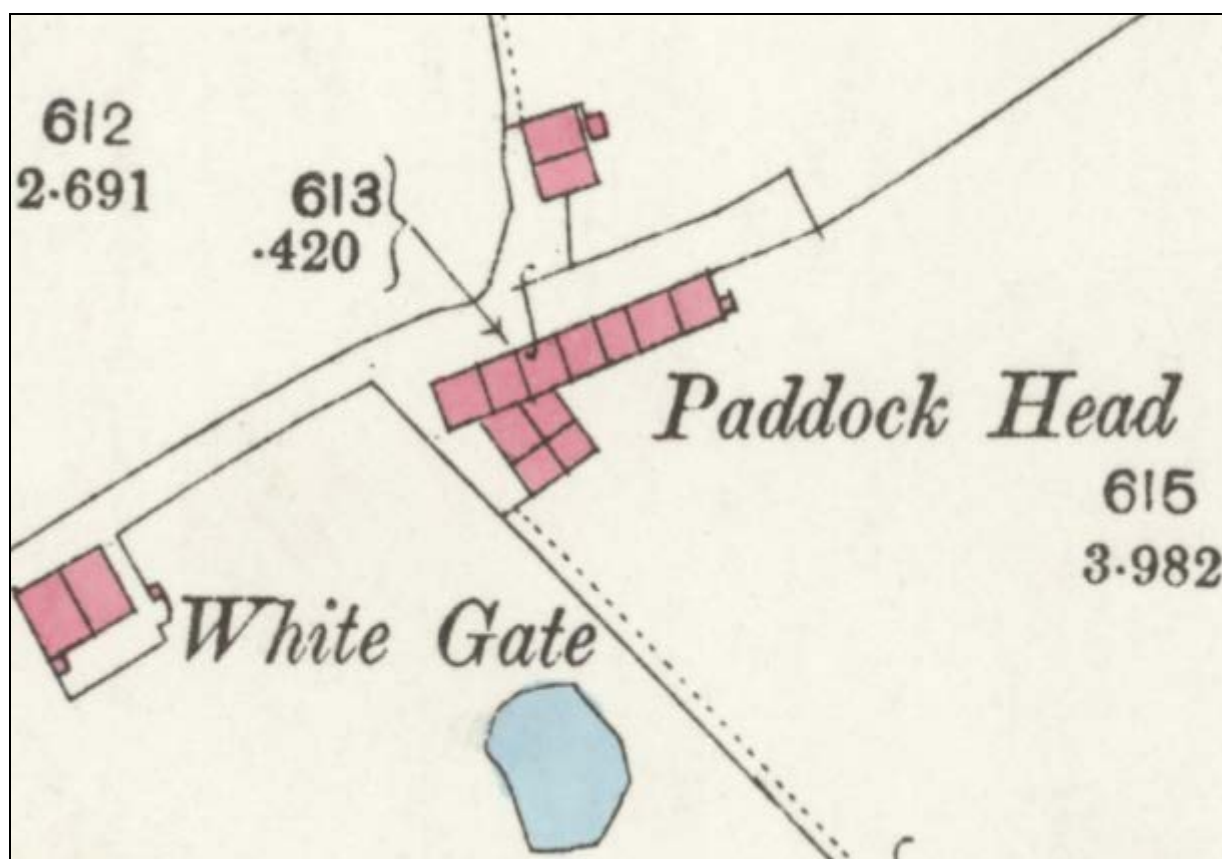
Altered semi-detached cottage probably of the early 1800s.

### 4.2 Historical summary

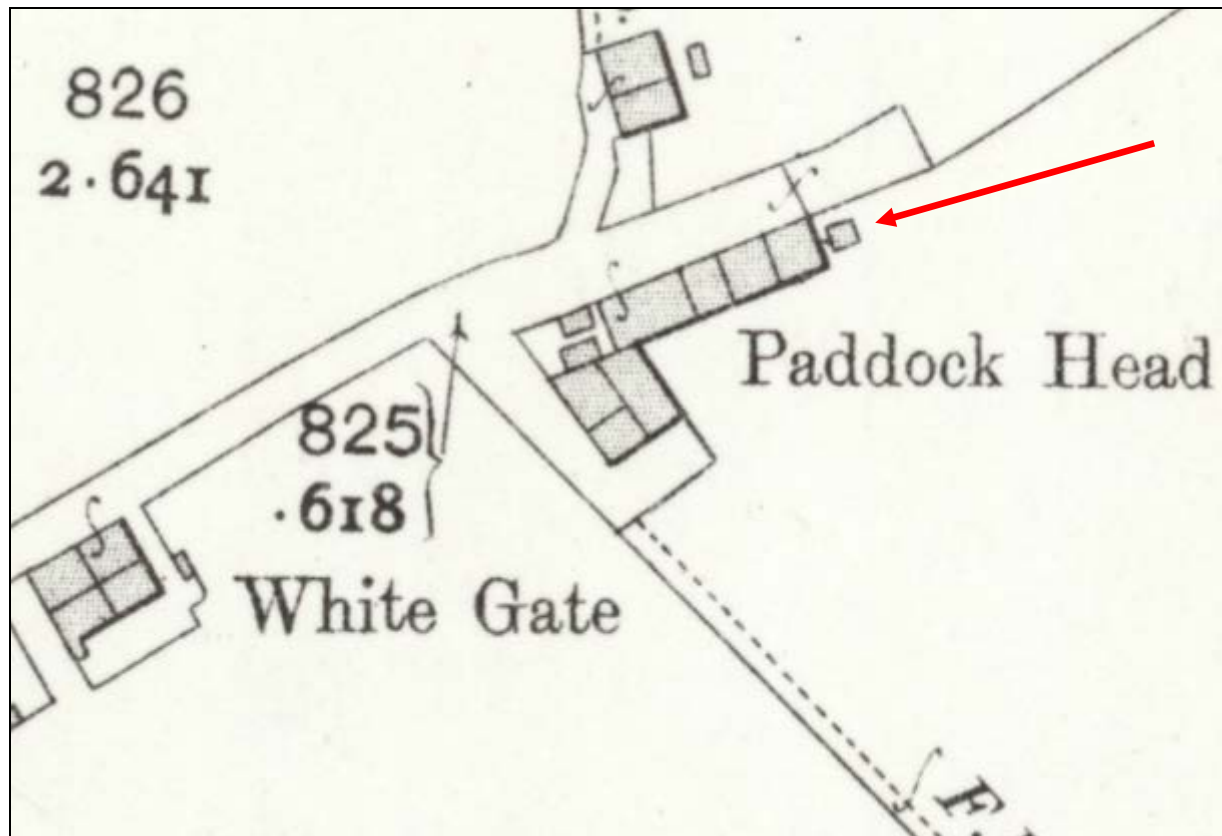
The property is a remnant of an L-shaped group of small cottages named *Paddock Head*. Their date was probably the early 1800s: they were existing by the late 1840s, and are recorded on the OS edition surveyed 1847-1848 (Map 2, below). The cottages were probably for workers at the nearby Lower Mill to the southeast, as a track is shown connecting the two sites. Eleven cottages are shown by the OS edition of 1891 (Map 3). In 1903 (Map 4), four cottages at the west end of the row were replaced by the present brick double-fronted house *North View*, leaving three cottages to the east. In the late 1950s they were numbered 14, 16 and 18 Old Road (Map 5). The present 24 was subsequently formed by merging 16 and 18. A small outbuilding originally existed to the east of the present 24, first shown on OS mapping of 1908.



Map 2. The cottages at Paddock Head as recorded by the six-inch OS map surveyed 1847-1848: they probably housed workers at Lower Mill



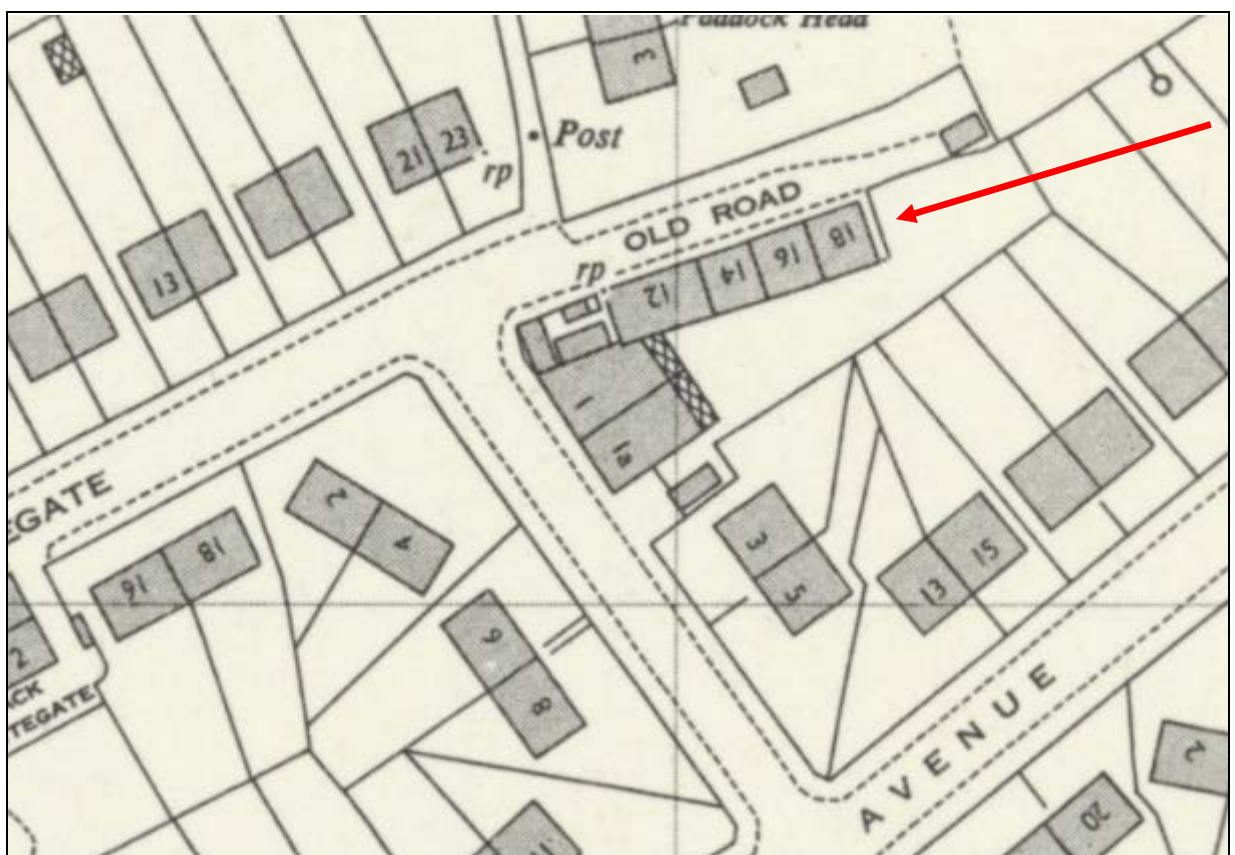
Map 3. Eleven cottages are shown by the 25-inch OS map surveyed 1891



Map 4. The edition of 1908 shows that four cottages at the west end had been replaced by the present North View of 1903. A small outbuilding now stood east of what is now 24



3. North View, a double-fronted house that replaced the four cottages in 1903



Map 5. The 1959 1: 1250 OS edition identifies the three remaining cottages as numbers 14, 16 and 18 Old Road

### *4.3 Present appearance*

The application property is essentially two of the surviving three cottages, which are all modest in scale and of a fairly undistinguished, workaday appearance. The absence of long ‘weavers windows’ indicate they were built for factory workers rather than those involved in the cottage textile industry. This also makes a date of the early 1800s, rather than earlier, more likely. The cottages were built of thin graduated stone, each two bays wide with a doorway and three-light ground floor window, and two two-light first floor windows. The present number 24 comprises the centre and easternmost cottages (what was 16 and 18 Old Street): the entrance is the door to the centre cottage, with that of the eastern one now blocked. All window frames and doors are modern. The rear has some two-light windows, and the side elevation, facing a garden where the extension is proposed, is blank. .



*4. Site of the proposed extension, facing the blank side wall of the application property*

## 5: SIGNIFICANCE OF THE APPLICATION PROPERTY

### 5.1 Rationale

Paragraph 201 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimise conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

### 5.2 Summary

While the property is regarded as a non-designated heritage asset by Rochdale MBC, on balance it is considered that owing to alteration its eligibility in this respect is somewhat borderline. The significance of the property is essentially its residual architectural interest as part of an altered row of small workers' cottages of the early 19<sup>th</sup> century. Its significance resides in the local context only, and as a non-designated building its relative importance is low.

## 6: PLANNING POLICY CONTEXT

Chapter 16 of the National Planning Policy Framework provides the guidance on how applications affecting the historic environment are to be determined. Paragraph 203 states that in determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

In the case of non-designated heritage assets, paragraph 209 requires simply a balanced planning judgment that weighs any harm or loss against the significance of the application property.

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

## 7: IMPACT OF THE PROPOSAL

### 7.1 Summary of the scheme

The application seeks consent for a two-storey extension at the side of the property. The submitted drawings should be consulted for the full details of the proposal.



### 5. Elevations as proposed

### 7.2 Its effect

The proposed extension is located where historic mapping has shown there was previously an outbuilding, albeit of somewhat smaller footprint than what is now proposed, hence there is a precedent for a built form in this area. The extension is of stone and of traditional appearance, including mullioned windows, a design approach which is considered appropriate in the context of the host building. The rear elevation

includes a wide french window, but this will not be seen from the public realm, so cannot be said to be a distracting factor. The extension is furthermore designed to be subservient – set back from the frontage and of lower ridge height – and hence can be clearly distinguished as an addition. The legibility of the original building, as part of what was once a row of three workers' cottages, will therefore remain entirely evident.

### *7.3 Concluding statement*

As this is a non-designated heritage asset, national planning guidance requires simply a balanced planning judgement on the proposal, as opposed to those affecting designated assets, in which there is a requirement to at least preserve their significance. In making this balanced judgment, the present proposal should be considered favourable as it preserves the qualities of the application building that have been considered to make it locally significant.

The application therefore merits approval without delay.