



# Kingsway

Business Park

Plot J2

## SUPPLEMENTARY HERITAGE STATEMENT - TITHE BARN

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Kingsway Plot J2

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# Kingsway Plot J2

## 1.0 | Introduction

Tithe Barn is a Grade II Listed Building (List Entry Number: 1068496). The building is now in residential use, located on the northern side of Lower Lane opposite the proposed development on Plot J2, but screened by the intensive landscaping along the boundary. The context of the Tithe Barn is within a row of more modern houses along Lower Lane.



## 1.1 Listing Status and Approach

The Historic England Listing for Tithe Farm identifies special architectural features of historic interest, an excerpt from the Historic England Listing is provided below:

Tithe Barn - "Il House and adjoining barn, said to be a tithe barn. Probably mid C17 with C18 barn and C20 alterations. Hammer-dressed stone, now mostly rendered, with graduated stone slate and slate roofs. 3-unit 2-storey house with 2-storey porch and barn/stable wings to right, now partly converted for domestic use. 2-storey porch has moulded door surround with obtuse-angled lintel, a 2-light chamfered mullion first floor window (mullion removed) with arched lights and a coped gable with kneelers and ball finial. All windows have been altered, formerly having had chamfered and double- chamfered mullions. Ridge chimney stack. Similarly altered and C20 window openings to rear and barn. Interior: Beams with stepped stops. Timber-framed crosswall includes a door with shaped lintel. King-post roof trusses to barn."



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### 1.2 Previous Historic Assessment and Altered Setting

The setting of Tithe Barn was originally agricultural and rural however, this setting has evolved in recent decades. The arrival of Kingsway Business Park is part of this evolution and the Environmental Statement (undertaken to support the original Outline Planning Permission) provided a full assessment of the cultural and historic importance of the various listed buildings around the site was undertaken and this confirmed that the development of the Kingsway Business Park would undoubtedly and fundamentally change the setting of the Listed Buildings.

The Outline Planning Approval provides consent for buildings up to 9m height to haunch along with the requirement to provide a 20m landscaped buffer (previously completed). Accordingly, the setting of the listed buildings in this part of the site was always going to be changed by the development on Kingsway Business Park.



Aerial Image Circa 2000



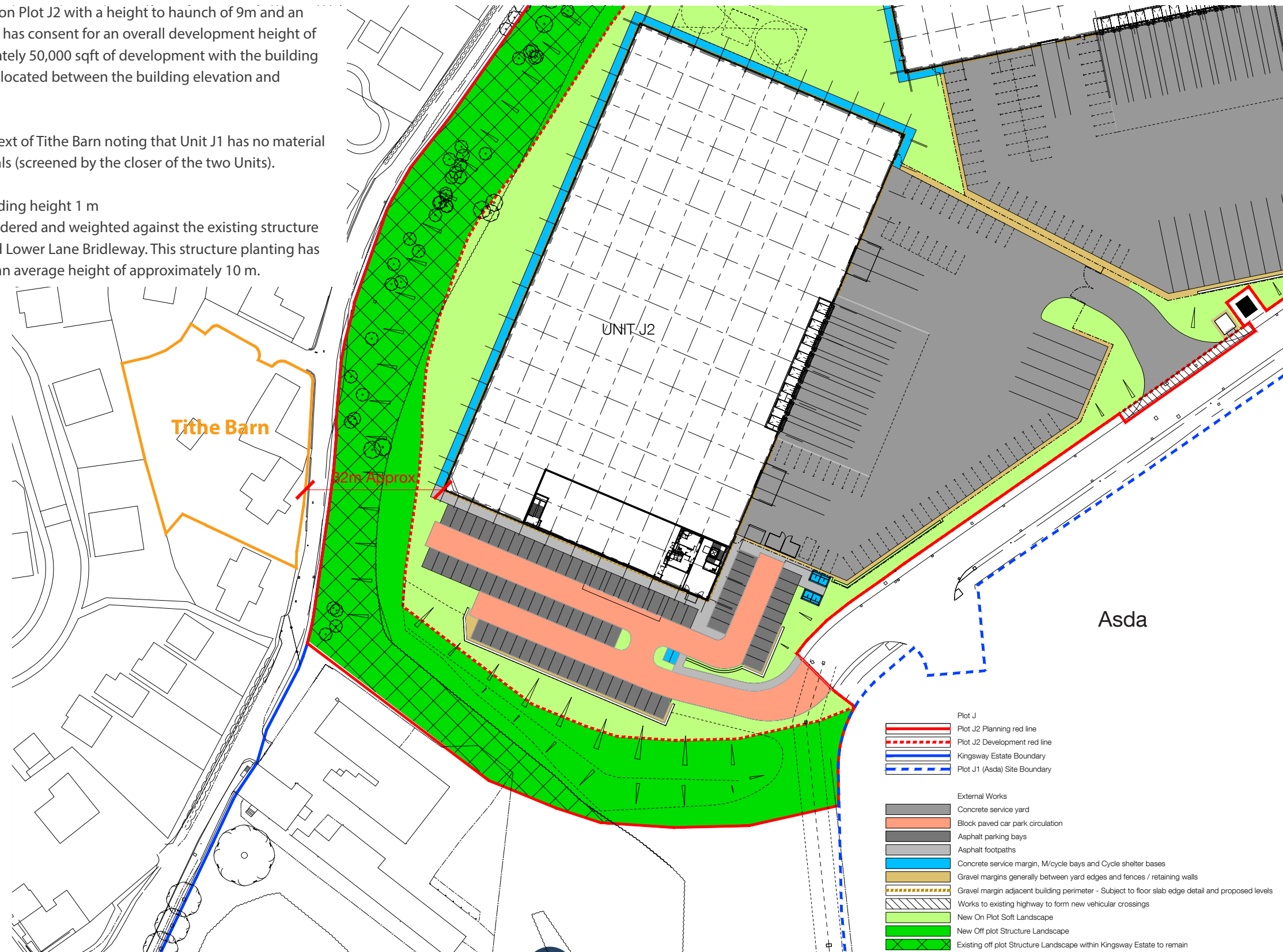
Aerial Image Circa 2021

## 1.3 Comparison of 'Approved' Buildings to Proposed Plot J2 Development

The Outline Planning Permission grants approval for three buildings on Plot J2 with a height to haunch of 9m and an approved plateau level of 154.60m. The consented scheme therefore has consent for an overall development height of circa 163.60m. The most westerly positioned building was approximately 50,000 sqft of development with the building roughly orientated perpendicular to Tithe Barn. The service yard was located between the building elevation and boundary.

For the purposes of this statement, Unit J2 is only considered in context of Tithe Barn noting that Unit J1 has no material impact on the listed building due to the layout of the Plot J2 proposals (screened by the closer of the two Units).

Unit J2 has a proposed height to haunch of 10 m with an overall building height 1 m above the Outline consent. The 1 m increase has been carefully considered and weighted against the existing structure landscaping present to the bund between the development plot and Lower Lane Bridleway. This structure planting has established over several years and based on survey information has an average height of approximately 10 m.



## Kingsway Plot J2

### 1.4 Assessment of Harm

The proposed development of Plot J2 will further alter the setting of the listed building but, as has already been demonstrated, the nature of the development on Plot J2 was effectively forecast by the assessment undertaken when Kingsway Business Park first secured its permission. It was always acknowledged that the original rural setting would be eroded by proposed development, indeed the rural setting was lost some years ago through the development of the adjacent dwellings.

With reference to the current proposals, incorporating the car park to the western end of Plot J2 means no built form or mass is proposed directly opposite Tithe Barn. The height of the existing structure planting ensures the proposed building will be suitably screened from Tithe Barn. The building is orientated in such a way that any noise sensitive operations i.e. service yards, are located away from the listed building. This means the buildings themselves screen the main operational parts of the site whilst the Outline Approved scheme had a service yards perpendicular to the boundary meaning lighting and noise from any HGV, forklift or other operational machinery fronts onto the landscaped bund and could spill into the surrounding residential area. The current proposals offer a significant benefit in this regard by placing these operations into site and away from the listed building.

### 1.5 Public Benefit Mitigation

When harm is created to the setting of a listed building (even when the harm is less than significant) there is a need to consider the public benefits which arise from the newly proposed development. Development on the Kingsway Business Park is one of the Council's key economic priorities. The site is defined and allocated in the Rochdale Core Strategy, and it is seen as one of the primary economic objectives of the Council. The current proposals will attract inward investment from business leading to the generation of local jobs, delivery of gross added value and provide an opportunity for economic growth. As such, there are clear public benefits arising from the proposed development which more than outweigh the limited impact on the setting of the Listed Building.



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