

Heritage Statement



Town Head House, Yorkshire Street, Rochdale

Our Ref: 15-035

July 2015

1.0 Introduction

Storah Architecture have been commissioned by Hallmark Developments (NW) Ltd to prepare a heritage statement to inform proposals for the redevelopment of the building.

The building is listed, grade II (see Appendix B) and is within the Town Head conservation area.

This statement has been prepared by Richard Storah, to address the requirements of Section 12 of the NPPF, in particular para 128, which states 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected.' The statement will consider the significance of Town Head House.

2.0 Historical Background

Early development in Rochdale is scarce, with the Roman road at Blackstone Edge and the Saxon fort suggested at Castleton being the only major developments recorded in the area before the Domesday Book of 1086 in which Rochdale appears as Recedham. A manor was held by a Saxon thegn, Gamel. Henry II granted the manor to Roger de Lacy, and weekly markets were held from 1250 when Edmund de Lacy obtained a grant for a market and an annual fair. The market was held outside the parish church. The area remained as part of the Honour of Clitheroe until it passed to the Dukes of Lancaster and by 1399 the Crown. John Byron bought the manor in 1638. In 1823 the poet, Lord Byron sold the title to the Dearden family, who still retain the title.

Rochdale developed rapidly from the seventeenth century onwards, first with the expansion of the local woollen industry, and the associated trans- Pennine trade in woollen goods and afterwards through the development of the textile industry and associated trades.

Development of the Town Head and Yorkshire Street area occurred early in the growth of the town, as this was the end of the trade route for the woollen trade across the Pennines prior to the canal and railways. This is reflected in the Georgian merchant's houses, warehouses and inns around Yorkshire Street. Later industrial development occurred in the wider area, whilst Yorkshire Street developed as a commercial street leading up from the markets at its base.

There are few records of development prior to a 1781 deed map showing land ownership. At the time the area is relatively undeveloped with the field pattern remaining and some linear development starting to occur along Yorkshire Street.

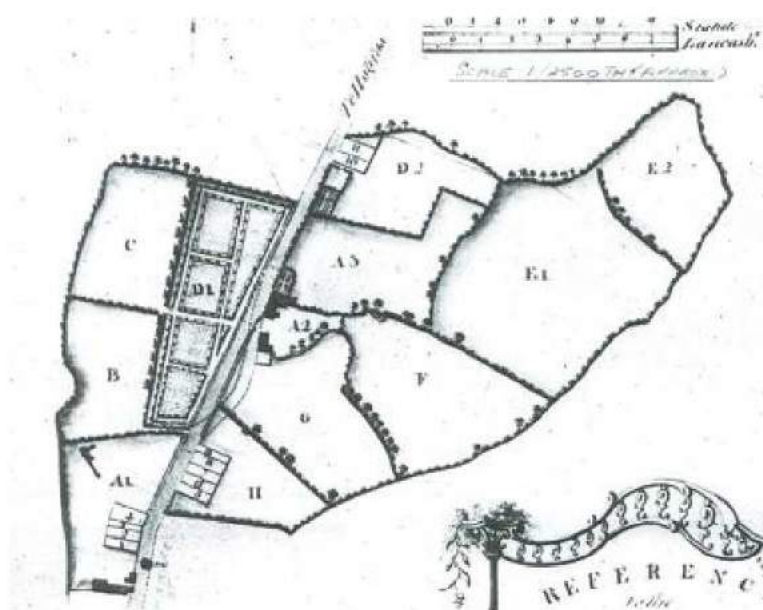


Fig 1. Lease Plan of 1781. Town Head House, as yet unbuilt will occupy plot A2

The construction of Town Head House is unrecorded, but appears to have occurred early in the nineteenth century. The house is shown, with ancillary buildings on a 1831 map of the town and a further map of around 1840 by Thomas Whitehead. It is large for the area and is a mannered, polite classical design, in brick with a porticoed entrance and bay windows, rather than in the local vernacular of the area. The house appears to be that of a successful merchant, presumably linked to the textiles trade. Later maps such as the 1892 show the development of the house and grounds, with the creation of stabling and a nursery garden to the east and the enlargement of the bay window to the centre of the south elevation.

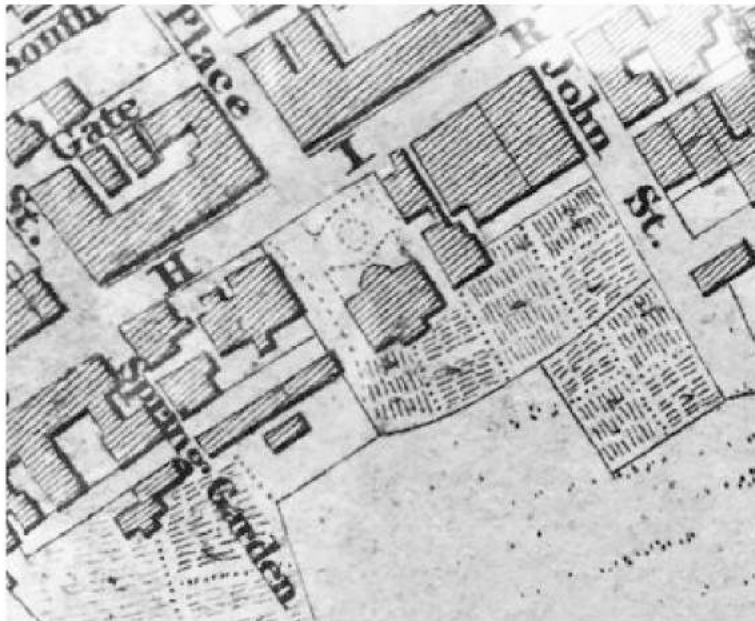


Fig 2. 1831 Map, the house is shown with bays to both elevations. The bay to the south is square.

It is reported in the Annals Of Rochdale that on 17th March 1879 Townhead House was taken over by the Wardleworth Overseers. These were the appointed overseers for the Poor Law Union.

The Poor Law Unions were a creation of the the Poor Law Amendment Act of 1834 which took responsibilities from the church and parishes to establish local boards of Guardians who were responsible for the administration of poor relief (providing for the poor and destitute and mentally deficient of the area). Their role expanded to include registration (as Registrars of births, etc) from 1837, vaccinations and sanitation from 1875.

The Rochdale Poor Law Union was formed on 15th February 1837. Its operation was overseen by an elected Board of 19 Guardians, representing 6 townships and parishes. The Guardians were partly elected by ratepayers, but also including magistrates. Their role included the establishment and management of Workhouses, including Spotland, Hollingworth, Marland, Calf Hey, Wardleworth and later Dearnley (Birch Hill) built between 1871-7.



Fig. 3. Ordnance Survey map of 1892. The bay to the south of the house has been rebuilt. Stabling is to the east with a service access off Pagan Street. In addition to the main garden to the south, there is a further kitchen garden, with glasshouse extending down John Street which remains from the domestic use of the house. The property is labelled 'Union Offices'

The premises were to prove inadequate to cater for the offices of the Poor Law Union, which had to deal both with population growth and additional public health responsibilities and the building was extended with additional offices and a board room which opened on the 25th March 1896. The board room extension cost £4,880.



Fig. 4. Ordnance Survey map of 1910. The Board office extension has been added.

Poor law unions were abolished by the Local Government Act 1929, which transferred responsibility for public assistance to county and county borough councils. Rochdale since 1888 was a county borough, carrying out functions as both town and county council (rather than devolving functions to the county) and so at that time the responsibilities of the Poor Law Union, and their offices passed in to use by the local Council, who retained the buildings as office space until their sale in 2015.

3.0 General Description

The buildings at Town Head comprise two blocks with a link passage. The western block is the original Town Head House. The eastern block and the link passage were added in 1896 as an extension to the offices of the Poor Law Union and a Board Room for its Governors.

3.1 Town Head House

The house is listed, grade II. The listing description is included as an appendix.

The house was constructed in the early C19, and is known to have occupied the site in 1831. It is two storeys, plus basement and attic, though the attics may have been accessed through conversion at a later date.

The house is constructed in brick with stone dressings. Windows have stone cills and lintels which may be replacements for flat brick arches and stone keystones which are still to be found on the side elevations. Stone ground and first floor cill banding and an eaves banding course run around the entire building.

The main entrance door to the west has attached Doric columns, with a cast iron fanlight and open pediment. The central first floor window has stone architrave, consoles cornice and marginal glazing bars. The windows throughout the building were originally sash, but many have now had fixed lights or top hung casements often inserted into the sash boxes.



Fig. 5. Front Elevation of Town Head House.

The plan of the house is 2 rooms wide by 3 rooms deep with central entrance leading to a staircase to the west of the central core. The centre rooms each have bay windows looking north and south. The southern bay has been rebuilt, presumably as the house has changed aspect during the development of properties along Yorkshire Street.

The house has a dual pitched roof, with gables to the east and west. There is a rebuilt 2-storey canted bay window to north elevation and large five-sided, two-storey bay to the south, with a pyramidal roof and small gablet.

The roof covering has been replaced. Originally the house is likely to have been roofed in either grey (sandstone) slates or Lancashire Blue slates from Furness. It is now roofed in Welsh grey slates.

The arrangement of the house appears to have been altered considerably whilst being used as a dwelling. Initially the principal public facing elevation was to the north which faced onto Yorkshire Street with a landscaped front garden, as shown in the plan of 1831.

As Yorkshire Street became built up and more developed in the mid C19, the north facing garden was given over to development. The focus of the house then changed with gardens being laid out to the south, and it is likely that the southern bay was altered at this time. This explains the arrangement of the basements, with the kitchens, laundry rooms and more active spaces being to the south, seemingly at odds with the south facing aspect of the floors above. Typically they would be located to the more utilitarian rear elevation. The curtilage to the north by this time appears to have lost its formal garden layout, but appears to link to the service areas of the stabling off Pagan Street to the north. A kitchen garden has also been developed, extending into a further parcel of land to the south east along John Street.

Town Head House was built as a high status house for a comparatively wealthy middle class family. It is likely that as the town and the area around the house became increasingly developed and industrialised the house became less attractive to its occupants. Money had been invested in changing the orientation of the house, but as the suburbs developed it is likely that they relocated. On 17th March 1879 Townhead House was taken over by the Wardleworth Overseers.

3.2 Poor Law Union Offices and Board Room

From 1879 Town Head House was used as office and meeting space by the overseers of the Rochdale Poor Law Union. The Union had expanded greatly since its establishment in 1837 and by 1864 was responsible for workhouses in Spotland, Hollingworth, Marland, Calf Hey and Wardleworth housing over 200 people.

Between 1871 and 1877 the Union built Dearnley Workhouse catering for a further 660 souls, which together with orphans homes, in addition to other social welfare and public health duties increased the administrative burden on the Guardians and presumably their need for office space.

The duties of the Poor Law Union continued to expand both due to the rapid population growth, but also due to legislative changes in the late C19 and the house was extended. The extension is connected to the house by a link corridor and stair linking basement, ground and first floor levels. A further single storey room has been added infilling between the house and office building to the north of the link.

The extension is constructed to match the house, two storeys, plus basement, in brick with stone dressings, but is visually of a later classical freestyle. Windows have stone cills and lintels. A ground and first floor banding courses run round the entire building. As to the house, the windows were originally sash, but many have now had fixed lights or top hung casements inserted into the sash boxes. The board room is emphasised by a semi-circular extension of the central windows above the head band into the gables and by a Dutch gable to the south elevation. The northern section of the building has a hipped roof, whilst the board room has a dual pitched roof with gables east and west, together with the Dutch gable to the south. The extension is roofed in Welsh grey slates. The link is similarly detailed.



Fig. 6. The Poor Law Union Office Extension

In the mid C20 a single storey brick infill has been added to the rear of the link. An external metal escape stair has also been added to the north elevation of the extension, with a door formed in a first floor window opening.

3.3 The Grounds and Curtilage

When built the grounds ran up to a frontage on Yorkshire Street. This was lost to development and a south facing garden formed, with ancillary facilities to the east. The area has been significantly altered with car parking replacing gardens to the north and south. To the east the curtilage, which expanded as a kitchen garden to John Street has been lost to road widening, though a soft margin with trees to the boundary has been formed.

Stabling and ancillary buildings to Pagan Street have been cleared and the area incorporated into the now overgrown and disused approach from John Street and the car park.

4.0 Significance

4.1 Introduction

Comments on the building elements and the accompanying plans give an assessment of the relative significance of the Building and its key heritage values. 'Conservation Principles' (English Heritage, 2008) sets out a range of heritage values that can be used to establish the significance of a building or place. These include evidential value (the physical aspects of a building that yield evidence about its past), historical value (the extent to which a building is associated with or illustrative of historic events or people), aesthetic value (includes design, visual, landscape and architectural value) and communal value (includes social and commemorative value and local identity). These values may be tangible, for example, the listed building's grade or they may be intangible, for example, the site's association with a past event or group of people.

Significance is a concept for measuring the cultural value of a place, using judgement to assess the place and its different aspects in a hierarchy. The concept was first developed in Australia by James Semple Kerr, to assist with the management of cultural assets. It has been adopted by the Heritage Lottery Fund and in adapted forms by organisations such as The National Trust and English Heritage. The established levels of significance are: Exceptional – important at national to international levels, reflected in statutory designations, such as Grade I listed buildings and scheduled ancient monuments.

- High – important at regional or sometimes a higher level, e.g. Grade II listed buildings
- Medium – important at a local level, and possibly at a regional level, for example for group value
- Low – of no more than local value
- Negative or intrusive features – features which in their present form detract from the value of the site.

4.2 Description and Significance

4.2.1 Town Head House

The house is a good example of a moneyed merchants house of the early C19. Although altered in the past and subject to a change of use in the late C19, its plan form and some significant features remain.

The house retains its ground and first floor plan layout, showing a clear hierarchy of spaces and circulation. Though not of a scale to have a secondary circulation routes for servants, it is planned to allow separation of the family's living accommodation from service areas, and this plan form remains legible.

Basement service areas of the house have survived, together with some original features, including cool tables, bins and stillages and a range. These inform the use of these areas.

The ground floor rooms also remain legible in their layout, though this is confused by the change in orientation of the house whilst in use due to the development of buildings along Yorkshire Street and the desire to change the aspect to retain views. The first floor rooms also remain legible, though the access to the attic has been confused by the insertion of modern stairs.

The exterior of the building survives and remains legible, though many windows and the setting of the building have been lost. The interior remains legible, but most fittings and finishes have been lost, with the exception of the main stair and some joinery fittings.

The house has evidential and aesthetic value as an example of its type and historic and communal (social) value through its use as Board and Council offices and as the office of the Registrars. The exterior for its contribution to the conservation area is considered to be of **high significance**. Individually the house as a whole is considered to be of **medium significance**, though some areas, in particular the stair have **high significance**. This is reflected in the listing of the building at grade II. The house is

4.2.1 The Extension for the Union Offices

The Board Offices are typical of many smaller local government buildings of the late C19, though the style has been adapted to reflect that of the attached house. Although the building, in particular the ground floor has been altered many times throughout its life, its plan form and some significant features remain.

The offices retain the hierarchy of spaces planned when the building was constructed, with a robustly detailed utilitarian ground floor for access by the general public accessing services in the building. The first floor on the other hand is the formal reception and board room of the Poor Law Union, with high status detailing and finishes reinforcing the sense of importance and civic pride.

The rooms also remain legible in their layout, though the ground floor layout at first glance is confused by the sub-division and change to the reception and waiting spaces to suit changing attitudes and users.

The exterior of the building survives and remains legible, though its setting of the building has been lost.

The interior remains legible particularly on the first floor, where many features survive, but is more confused than the ground floor where many changes have been made and finishes lost or covered over.

The Board Offices have evidential and aesthetic value as an example of their type and historic and communal (social) value through its use as Board and Council offices and as the office of the Registrars.

The exterior for its contribution to the conservation area is considered to be of **high significance**. Individually the office building as a whole is considered to be of **medium significance**, though some areas, in particular the first floor Board Room have **high significance**. The building is unlisted, though protected by attachment, by being in the curtilage of the listed house, and in the conservation area. It should nevertheless be considered a Heritage Asset.

The extension to the rear of the link is of **low Significance**. The fire escape has **negative value**.

Report prepared by

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Appendix A Room and External Gazetteer

Room numbers refer to plans in Appendix C

EXTERNAL FABRIC

Element	Significance
External Walls to Town Head House	High

Notes:

The house is classical in style. It is constructed in brick with stone dressings.

The main façade to the west has a central entrance door flanked by attached Doric columns, with a cast iron fanlight and open pediment. The first floor window above has stone architrave, consoles cornice and marginal glazing bars. Windows have stone cills and lintels which may be replacements for flat brick arches and stone keystones which are still to be found on the side elevations.

A stone ground and first floor cill banding and an eaves banding course run around the entire building.

The windows throughout the building were originally sash, but many have now had fixed lights or top hung casements often inserted into the sash boxes.

Basement windows have been built up.

The northern bay has been refaced in modern brick in the late C20.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Stone cleaning should be avoided. If repointing use hand tools only (avoid abrasive wheels or mechanical hammers). Lime, not cement based, mortars should be used.



Element	Significance
External Walls to Board Office Extension and Link	High
Notes:	
The Board Room and Offices are classical in style, though freer in execution, with greater decoration of at eaves level and in the treatment of the Dutch gable used to emphasise the board room. Like the house the extension is constructed in brick with stone dressings.	
The main façade to the east has an off centre entrance door emphasised by a brick arch and fanlight, with a cast iron fanlight and open pediment. Windows have stone cills and lintels.	
A stone ground and first floor cill banding and an eaves banding course run around the entire building.	
The windows throughout the building were originally sash, but many have now had fixed lights or top hung casements often inserted into the sash boxes.	
Basement windows have been built up.	
Recommendations: <i>Unless stated otherwise finishes and fittings should be retained.</i>	
Stone cleaning should be avoided. If repointing use hand tools only (avoid abrasive wheels or mechanical hammers). Lime, not cement based, mortars should be used.	
The metal fire escape is visually detrimental and could be removed.	
The single storey office to the north of the link is of no conservation merit and could be remodeled.	



Element	Significance
Roof to House	High
Notes: The roof is finished in Welsh blue slate, with clay ridges. There are presumably lead (not visible from ground level) internal valley gutters. It is likely that the house was previously roofed in grey (sandstone) slate or possibly Lancashire Blue slate from Kirkby in Furness.	
Recommendations: <i>Unless stated otherwise finishes and fittings should be retained.</i> If reroofing natural Welsh slate of a similar weight and quality should be used. As the original roofing material (grey or Furness slate) is unknown, no conjectural restoration should be attempted.	

Element	Significance
Roof to Board Office Extension and Link	High
Notes: The roof is finished in Welsh blue slate, with clay ridges. There are lead and lead replacement valleys and details to verge boards. It is likely that the extension has always been roofed in Welsh slate as it was constructed at a time when good transport links existed allowing Welsh slate to become the predominant material in the area.	
Recommendations: <i>Unless stated otherwise finishes and fittings should be retained.</i> If reroofing natural Welsh slate of a similar weight and quality should be used. Whilst flashings and valleys were traditionally in lead, alternative materials such as terne coated stainless steel may be used as they pose less risk of theft. The use of terne coated steel for the valley between the hipped and gables roofs would also simplify construction and maintenance. The flat roof of the single storey office to the north of the link is of no conservation merit and could be remodeled or renewed.	

Element	Significance
Windows and Doors to House	High
Notes: When built the house had four light painted timber sash windows. These have in many cases been replaced by fixed, two or four light windows with a top ventilator. Glass within the windows is generally modern float or wired glass.	
Recommendations: <i>Unless stated otherwise finishes and fittings should be retained.</i> If windows are to be renewed the opportunity should be taken to return to the original four light pattern. Windows should be replaced in painted timber, though as no historic glass survives double glazing could be considered. The fanlight has been plated up, restoring the fanlight would improve the appearance of the building.	

Element	Significance
Windows and Doors to Board Office Extension and Link	High
Notes: When built the offices had four light painted timber sash windows. The board room windows are hardwood, varnished internally, but painted externally. The windows have in many cases been replaced by fixed, two or four light windows with a top ventilator. There are uPVC frames to several windows. Glass within the windows is generally modern float or wired glass. The extension to the rear of the link has casement windows of no merit. Recommendations: <i>Unless stated otherwise finishes and fittings should be retained.</i> Generally, where windows are to be renewed the opportunity should be taken to return to the original four light pattern. Windows should be replaced in painted timber, though as no historic glass survives double glazing could be considered. Windows to the board room which have been painted internally would be better stripped and varnished if they are to be renovated. these window frames will not accept double glazing, though slimline double glazed units or secondary glazing could be considered for these areas. If the fire escape is removed, the window opening and window could be restored to match the detailing of adjacent windows. Windows to the single storey office to the north of the link are of no conservation merit and could be remodeled.	

INTERIOR

Windows are generally considered with the exterior of the building, rather than with rooms. The impact of change on windows of rooms even of little or no significance can often have a great impact on the external appearance of the building.

BASEMENT

The specific historic uses of some rooms within the basement of the house are indeterminate due to lack of surviving features but the area does retain some original or early features, notably storage bins, cool table, fireplaces and sinks. Finishes within the basement are basic, with little of interest remaining in these areas.

Room	Location	Use	Original Use	Significance
B1	House	Vacant Store	Laundry	Low

Notes:

Brick vaulted ceiling, brick walls, flag floor, blocked windows. Stone sink and blocked hearth. Borrowed light to B10.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None.



Room	Location	Use	Original Use	Significance
B2	House	Vacant Store	Kitchen	Low

Notes:

Brick vaulted ceiling, below housebody. Later flat ceiling to bay, altered with steelwork supporting floors. Brick walls, asphalt floor, blocked windows. Range (in poor condition) remains in hearth.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None



Room	Location	Use	Original Use	Significance
B3	House	Vacant Store	Prep Kitchen/Scully	Low

Notes:

Plastered brick vaulted ceiling, plastered brick walls, flag floor, blocked windows and hearth. Borrowed light to B10.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None



Room	Location	Use	Original Use	Significance
B4	House	Circulation	Lobby / Office	Low

Notes:

Continuation of B10

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None



Room	Location	Use	Original Use	Significance
B5	House	Vacant Store	Store	Low

Notes:

Brick vaulted ceiling. Brick walls, with full height brick storage bins, with metal rails for shutters to fronts. Asphalt floor, blocked windows.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

The bins and rails should be retained, or recorded if removed.

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Room	Location	Use	Original Use	Significance
B6	House	Vacant Store	Beer Cellar	Medium

Notes:

Brick vaulted ceiling. Brick walls. Flag floor. Blocked windows. Brick and stone stillages for barrels.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

The stillages should be retained, or recorded if removed.



Room	Location	Use	Original Use	Significance
B7	House	Circulation	Lobby	Medium

Notes:

Brick vaulted ceiling. Brick walls. Flag floor. Secure lobby to drinks storage.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None. Its significance relates to its relationship with B6 and B8.

Room	Location	Use	Original Use	Significance
B8	House	Vacant Store	Coal Cellar / Store	Medium

Notes:

Brick vaulted ceiling. Brick walls, with full height brick storage bins. Flag floor. Coal Drop. The room is arranged with bins for storage and a coal drop and working room to one end.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

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The bins should be retained, or recorded if removed.



Room	Location	Use	Original Use	Significance
B9	House	Vacant Store	Cool (meat and dairy) Pantry	Medium

Notes:

Brick vaulted ceiling. Brick walls. Flag floor. Sink and cold (stone) table.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

The table should be retained, or recorded if removed.



Room	Location	Use	Original Use	Significance
B10	House	Circulation	Circulation	Low

Notes:

Brick vaulted ceiling. Brick walls. Flag floor. Brick stair with stone flag treads with boarded partition to side.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None



Room	Location	Use	Original Use	Significance
B11	Extension	Circulation	Circulation	Low

Notes:

Flat ceiling. Brick walls, part plastered. Concrete floor.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None



Room	Location	Use	Original Use	Significance
B12	Extension	Vacant Store	Store/ Possible Caretaker's Room	Low

Notes:

Flat ceiling. Brick walls, part plastered. Concrete floor.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

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Room	Location	Use	Original Use	Significance
B13	Extension	Vacant Store	Store	Low

Notes:

Flat ceiling. Brick walls, part plastered. Concrete floor.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None

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Room	Location	Use	Original Use	Significance
B14	Extension	Boiler Room	Boiler Room (assumed)	Low

Notes:

Flat ceiling. Brick walls, part plastered. Concrete floor.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None

Rooms	Location	Use	Original Use	Significance
B15-17	Extension	Vacant Stores	Stores	Low

Notes:

Flat ceiling. Brick walls, part plastered. Concrete floor.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None



GROUND FLOOR - HOUSE

Room	Location	Use	Original Use	Significance
G1	House	Office	Living Accommodation, possibly Drawing Room.	Medium

Notes:

Coved flat plaster ceiling. Plastered walls. C19 Lambs tongue skirtings, original architraves and door (flushed over). Original window surrounds and panel, with new frames. Modern Finishes. No Fireplace.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Retain coving. Retain joinery where practicable.

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Room	Location	Use	Original Use	Significance
G2	House	Office	Salon	Medium

Notes:

Coved flat plaster ceiling (no coving to bay, pelmet removed also). Plastered walls. C19 skirtings and architraves, modern door in earlier frame. Venetian arched recess with later cupboards inserted. Door to G3 blocked. Original window surrounds and panel, with new frames. Modern Finishes. No Fireplace.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Retain joinery to window and detail on wall to G3 where practicable.

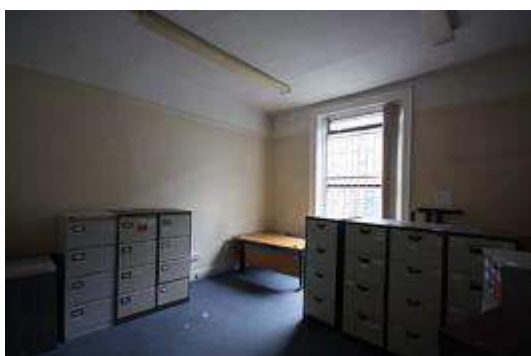
Room	Location	Use	Original Use	Significance
G3	House	Office	Service room to G2	Medium

Notes:

Flat plaster ceiling. Plastered walls. Raised floor with new skirtings and architraves, modern door. Original window surrounds and panel, with new frames. Modern Finishes. No Fireplace.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Retain joinery to window where practicable. Removal of sub-floor would be beneficial.



Room	Location	Use	Original Use	Significance
G4	House	Stair	Stair	High

Notes:

Coved flat plaster ceiling. Plastered walls. C19 skirtings. Scagliola floor.. Glazed screen and door from G13 to G4 divides the family's daytime living space in the house from the stairs and the ground floor service rooms. Cantilevered stone stair with flag landing, cast iron balustrade and mahogany handrail. Modern Finishes.Scagliola floor.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

The screen, stair and landing above should be retained. See also F6.



Room	Location	Use	Original Use	Significance
G5-7	House	Office and Kitchen	Service room to G8	Medium

Notes:

Cut from one room. Modern finishes and fittings. Original sash window.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Retain joinery to window where practicable. Removal of later sub-divisions would enhance understanding of the space.



Room	Location	Use	Original Use	Significance
G8 and G9	House	Offices	Living Accommodation, possibly Dining.	Medium

Notes:

Cut from one room. Coved flat plaster ceiling, including part of bay. Plastered walls. C19 Lambs tongue skirtings (behind ducting), original architraves and modified C19 door (modified top panels). Original window surrounds and panel, with new frames. Modern Finishes. No Fireplace.

Recommendations: Unless stated otherwise finishes and fittings should be retained.

Retain joinery to window where practicable. Removal of later sub-divisions would enhance understanding of the space.



Room	Location	Use	Original Use	Significance
G10	House	Lobby	Lobby	Medium

Notes:

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Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

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Room	Location	Use	Original Use	Significance
G11	House	Office	Living Accommodation, possibly Drawing Room.	Medium

Notes:

Coved flat plaster ceiling. Plastered walls. C19 Lambs tongue skirtings (behind ducting), original architraves and modified C19 door (glazed panel). Original window surrounds and panel, with new frames. Modern Finishes. No Fireplace.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Retain coving. Retain joinery where practicable. Repair door by replacing panel.



Rooms	Location	Use	Original Use	Significance
G12 and G13	House	Entrance Hall and vestibule	Hall and vestibule	High

Notes:

Coved flat plaster ceiling to G13, with C19 Adam revival style mouldings. Plastered walls. C19 skirtings. Scagliola floor. Modern partition and door inserted between hall and vestibule. Glazed screen and door from G13 to G4 divides the family's daytime living space in the house from the stairs and the ground floor service rooms. The Vestibule G12 has a modern stair inserted, with ceiling replaced. Modern Finishes.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Consideration should be given to rationalising the partition crudely inserted between G12 and G13.



GROUND FLOOR - EXTENSION

Room	Location	Use	Original Use	Significance
G14	Link and Extension	Link Passage	Link Passage	Low

Notes:

Flat plaster ceiling and walls. Modern skirtings and joinery. Sash windows and panelled door and half to entry.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None.



Room	Location	Use	Original Use	Significance
G15	off Link	Office	Office	Low

Notes:

Office in single storey link inserted between house, extension and link. Flat plaster ceiling and walls. Modern skirtings and joinery.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None.



Room	Location	Use	Original Use	Significance
G16 and G17	Extension	Toilets	Office	Low

Notes:

Flat plaster ceiling and walls. Modern skirtings and joinery.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Removal of later sub-divisions would enhance understanding of the space. Sub-division in another form would not reduce understanding from the present position.



Room	Location	Use	Original Use	Significance
G18 to G21	Extension	Offices and Toilets	Office	Low

Notes:

A suite of rooms created from a single space. There are suspended ceilings to some areas. The original ceiling with a beam to the centre and coved ceiling are apparent within the cupboard off G20. Sash windows and panels below have been retained.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Removal of later sub-divisions would enhance understanding of the space. Sub-division in another form would not reduce understanding from the present position. The window surrounds and panels below should be retained.



Room	Location	Use	Original Use	Significance
G23	Extension	Vestibule	Vestibule	Low

Notes:

Coved flat ceiling. Plastered walls over matchboarding to dado. External doors have been replaced, but retain frame and fanlight over.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Original features including the coving and fanlight should be retained. The match boarding should also be retained, at least in this area if to be removed elsewhere.

Room	Location	Use	Original Use	Significance
G24	Extension	Circulation	Circulation	Low

Notes:

Formerly a continuation of G14. Modern finishes, including suspended ceiling. Form and plan layout have been altered by allowing G28 to cut into space.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Removal of later sub-divisions forming G28 and the dividing doors would enhance understanding of the space. Sub-division in another form would not reduce understanding from the present position.



Conservation Statement: Town Head House, Rochdale

Room	Location	Use	Original Use	Significance
G25 to G30	Extension	Office and reception	Office	Low

Notes:

A suite of rooms created from a single space, but also cutting into the central circulation core. There are suspended ceilings to some areas. The original ceiling and matchboarding to dado are apparent within G27. Sash windows, surrounds and panels below have been retained.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Removal of later sub-divisions would enhance understanding of the space. Sub-division in another form would not reduce understanding from the present position. The window surrounds and panels below should be retained. Dado and matchboarding should be retained in part of the building, but could be removed here if change justifies this.



Room	Location	Use	Original Use	Significance
G31 and G32	Extension	Office	Office	Low

Notes:

Coved plaster ceiling, with coving to beam to centre. Plaster walls, Large skirtings, possibly modern. G31 formed by sub-division from G32, with new doorway formed to G30. Sash windows with surrounds and panels below. G32 retains original door with fanlight over to vestibule off G14. Door may have been relocated.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Removal of later sub-divisions may enhance understanding of the original space, though the sub-division is now part of the history of the building. As it has been sub-divided previously, sub-division in another form would not reduce understanding from the present position, but should be carefully carried out as the previous division respected and reused the line of the beams and retained the coving. The windows, surrounds and panels below should be retained.



FIRST FLOOR - HOUSE

Room	Location	Use	Original Use	Significance
F1	House	Office	Bedroom	Medium

Notes:

Coved flat plaster ceiling. Plastered walls. C19 Lambs tongue skirtings (undersized for status, possibly changed). Modern door. New door opening to F2. Original window surrounds and panel, with new frames. Modern Finishes. No Fireplace.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Retain coving. Retain joinery to window surround and panel.



Room	Location	Use	Original Use	Significance
F2	House	Office	Bedroom	Medium

Notes:

Flat plaster ceiling. Plastered walls. Six panel door in original surround. Modern skirtings. Modern windows. Modern Finishes. No Fireplace.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Retain door and surround.



Conservation Statement: Town Head House, Rochdale

Room	Location	Use	Original Use	Significance
F3	House	Office	Bedroom, possibly service room.	Medium

Notes:

Room subdivided to provide stair to attic, likely from initial construction. Flat plaster ceilings. Plastered walls. Modern door. Modern skirtings. Original window surrounds and panel, with new frames. Modern Finishes. No Fireplace.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Retain joinery to window surround and panel.



Room	Location	Use	Original Use	Significance
F4	House	Circulation	Service Lobby	Medium

Notes:

Flat plaster ceilings. Plastered walls. Modern door. Modern skirtings. Modern Finishes. may be remodeled when attic stair renewed.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None.

Conservation Statement: Town Head House, Rochdale

Room	Location	Use	Original Use	Significance
F5	House	Stair	Stair	Medium

Notes:

Flat plaster ceilings. Plastered walls. Modern stair. Modern door. Modern skirtings. Modern Finishes.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None.



Room	Location	Use	Original Use	Significance
F6	House	Stair	Stair	High

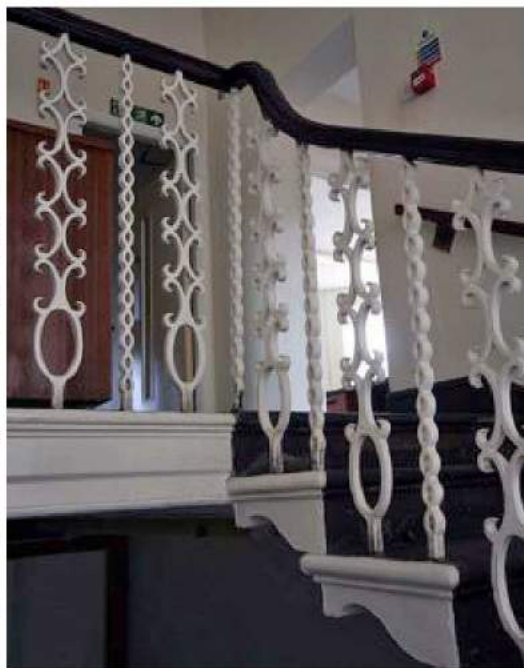
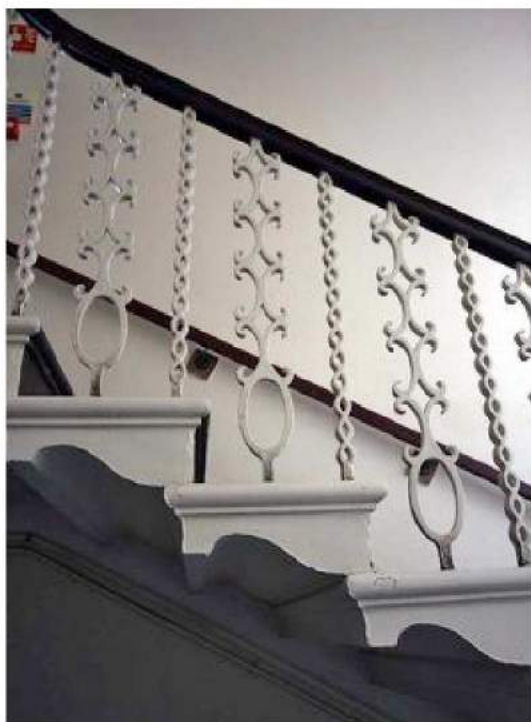
Notes:

Coved flat plaster ceiling with rose. Plastered walls. C19 skirtings. Stone flag Landing. Glazed screen and door divides the family's bedrooms in the house from the stairs and the service rooms. Cantilevered stone stair with flag landing, cast iron balustrade and mahogany handrail. Modern Finishes.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

The screen, stair and landing should be retained. See also F6.





Room	Location	Use	Original Use	Significance
F7	House	Office	Bedroom	Medium

Notes:

Flat plaster ceiling. Plastered walls. Modern joinery, apart from older (late C19?) cupboard by door with fielded and paneled doors, altered internally. Modern windows. Modern Finishes. No Fireplace.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Retain door and surround.



Room	Location	Use	Original Use	Significance
F8	House	Office	Bedroom	Medium

Notes:

Flat plaster ceiling. Plastered walls with picture rail to part. Six panel door in original surround. Modern skirtings. Modern windows in original surround. Modern Finishes. Painted slate (possibly marble) fireplace. blocked door to F9.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Retain door, fireplace and window surround. If impracticable to retain fireplace in present position it should remain in the building.



Room	Location	Use	Original Use	Significance
F9	House	Office	Bedroom	Medium

Notes:

Flat plaster ceiling, with downstand to truss. Plastered walls with later picture rail to part. Six panel door (modified) in original surround. Modern skirtings. Modern windows in original surround. Modern Finishes. No fireplace. blocked door to F8.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Retain door, and window surround.



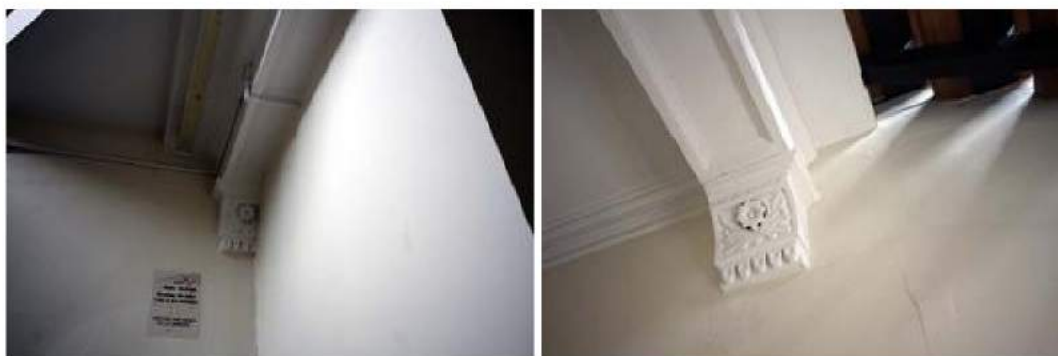
Rooms	Location	Use	Original Use	Significance
F10 and F11	House	Landing and Stair	Landing	High

Notes:

Coved flat plaster ceiling. Coving continues on truss tie where later partition has been inserted. Plastered walls. Modern stair and finishes.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Consideration should be given to rationalising the partition between the spaces to avoid the stagger at the doorway.



FIRST FLOOR - EXTENSION

Room	Location	Use	Original Use	Significance
F12	Link and Extension	Link Passage and Stair	Link Passage and Stair	Medium

Notes:

Coved flat plaster ceiling. Plaster walls. High original skirtings. Sash windows with original surrounds, though new window inserted to centre south. Parquet floor. Plaster arch on decorated corbels to opening to stair. Built as a high status approach with good quality finishes on route to Board Room. Later doors and partition to F13.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Replace new window with a window to match the remainder.



Room	Location	Use	Original Use	Significance
F13 and F19	Extension	Circulation	Circulation	Medium

Notes:

Coved flat plaster ceiling. Plaster walls. High original skirtings. Sash windows with original surrounds, though new window inserted to centre south. Parquet floor. Original doors with casings and fanlights to offices off. Modern partitions to F12 (inset in plaster arch) and F19 which has been cut from this space. Built as a high status approach on route to Board Room with good quality finishes. Later doors and partition to F12.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

None.



Room	Location	Use	Original Use	Significance
F14 and F15	Extension	Toilets	Office, possibly toilets or service rooms	Low

Notes:

Modern fit out, with suspended ceiling. Modern skirtings and joinery. Sash windows with wired glass to F14, but with etched glass marked 'RU' to F15.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Sub-divisions and modern fit out is of poor quality and would benefit from removal. Sash windows should be retained. The etched glass marked 'RU' should be recorded and protected. It should be retained within a window in the extension, but could be protected by encapsulation within a glazed unit. If relocation is required, but the glass is difficult to safely remove from the frame the lower sash could be replaced, allowing the glass to be removed for reuse together with its frame.



Room	Location	Use	Original Use	Significance
F16 and F17	Extension	Offices	Reception / Meeting Room	Medium

Notes:

A offices subdivided from a single space. The original ceiling with a beam to the centre and coved ceiling are apparent within the cupboard off G20. Sash windows and panels below have been retained. The northern window in F17 has been converted to a door to the fire escape.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Removal of later sub-divisions would enhance understanding of the space. Sub-division in another form would not reduce understanding from the present state. The window surrounds and panels below should be retained. Removing the fire escape and restoring the window would enhance the building.



F19 - see F13

Room	Location	Use	Original Use	Significance
F20 to F22	Extension	Offices	Board Room	High

Notes:

The room was built as the board room for the Governors of the Poor Law Union. It is a high status room with a decorated barrel vaulted ceiling and Venetian windows to each end. Some plaster damage to ceiling, with loss of features. Original joinery, including doors and window surrounds remain, but some windows have been replaced. New partitions or walls have been inserted to sub-divide the space.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Removal of later sub-divisions would enhance understanding of the space. Sub-division in another form may reduce understanding from the present state and needs to be carefully detailed to maintain appreciation of the ceiling and the large volumes of the spaces. The window surrounds and panels below should be retained.





SECOND (ATTIC) FLOOR - HOUSE

Room	Location	Use	Original Use	Significance
Attic Rooms	House	Office	Attic	Low

Notes:

Plaster to underside of rafters, with trusses and purlins visible. Brick Walls. Modern stair, partitions and finishes. Modern stairs. The trusses cross the rooms and are possibly altered at the ties to improve access.

Recommendations: Unless stated otherwise finishes and fittings should be retained.

None.



Appendix B Listing Description

Location: TOWN HEAD HOUSE DEPARTMENT OF SOCIAL SERVICES, TOWN HEAD OFFICES, JOHN STREET (west side) ROCHDALE, ROCHDALE, GREATER MANCHESTER

Date listed: 12 February 1985

Date of last amendment: 12 February 1985

Grade II

SD 8913 NE ROCHDALE JOHN STREET (west side) 10/73 Town Head House Dept. of Social Services, Town Head Offices (rear section only) II House, now offices. Early C19. Brick with stone dressings and C20 roof covering. 2 rooms wide by 3 rooms deep with central entrance and staircase. 3-bay elevation with bracketed gable. 2 storeys plus attic storey. Door has attached Doric columns, cast iron fanlight and open pediment. Stone plinth and first floor banding course which runs round the entire building. Windows have stone sills and lintels which may be replacements for flat brick arches and stone keystones which are still to be found on the side elevations. Tall central first floor window has stone architrave, consoles cornice and marginal glazing bars. Re-built 2-storey canted bay window to left elevation and large five-sided, two-storey bay to right, with pyramidal roof and small gablet.

Gazetteer Addendum

BASEMENT

Room	Location	Use	Original Use	Significance
CB03	House	Vacant Store	Laundry	Low
Notes: Was B1 , no change				
CB04	House	Vacant Store	Kitchen	Low
Notes: Was B2 , inserted soil pipes				
CB05	House	Vacant Store	Prep Kitchen/Scullery	Low
Notes: Was B3 , no change				
CB02	House	Circulation	Lobby/Office	Low
Notes: Was B4 , no change				
CB06	House	Vacant Store	Store	Low
Notes: Was B5 , now used for electrical supply (See Plate 17).				
CB07	House	Vacant Store	Beer Cellar	Medium
Notes: Was B6 , no change				
CB08	House	Vacant Store	Coal Cellar / Store	Medium
Notes: Was B8 , no change				
CB09	House	Vacant Store	Cool (meat and dairy) Pantry	Medium
Notes: Was B9 , no change				
CB01	House	Circulation	Circulation	Low
Notes: Former B10 is now divided by an inserted wall (See Plate 16).				
CB10	Extension	Circulation	Circulation	Low
Notes: Was B11 , divided from CB01 by an inserted wall (See Plate 18).				

CB11	Extension	Vacant Store	Store	Low
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Notes: Was **B12**, no change

CB12	Extension	Vacant Store	Store	Low
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Notes: Was **B13**, no change

CB13	Extension	Boiler Room	Boiler Room	Low
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Notes: Was **B14**, no change

CB14, 15	Extension	Vacant Store	Store	Low
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Notes: Were **B15-17**, no change

GROUND FLOOR HOUSE

Room	Location	Use	Original Use	Significance
A07.2	House	Office	Living Accommodation	Medium

Notes: Formerly **G1**, originally a principal reception room, possibly Drawing Room. Now part of Apartment 7 with retained original window surrounds and panel. Retained door architrave. Lowered ceiling with bulkheads to windows (See Plate 20).

A05.1-4	House	Office	Salon	Medium
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Notes: Formerly **G2**, subdivided to form apartment with partitions with new openings. Suspended ceiling, full height bay windows with original window surrounds and panel retained with bulkheads (See Plate 22).

A05.5	House	Office	Service room to Salon	Medium
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Notes: Formerly **G3**, accessed through reopened doorway from A05.1, full height bay windows with original window surrounds and panel retained with bulkheads (See Plate 24).

CG02	House	Stair	Stair	High
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Notes: Was **G4**, lowered ceiling (See Plate 35).

A06.2	House	Office and Kitchen	Service room	Medium
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Notes: **G5-7**, later sub-divisions removed to form Room 2 of Apartment 6. It retains an original sash window and is accessed by a reopened doorway (See Plate 25).

Gazetteer Addendum: Townhead, Rochdale

A06	House	Offices	Living Accommodation	Medium
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Notes: **G8-10**, Possible Dining Room, with Lobby, later sub-divided to form offices. Now re-configured, with A10 removed, to form Apartment 6 retaining original window surrounds and panels (See Plate 26).

A07.5	House	Offices	Living Accommodation	Medium
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Notes: **G11**, possible Morning Room with retained original window surrounds and panel. Now forms Room 5 of Apartment 7 (See Plate 21).

A07.1-4	House	Entrance Hall	Hall and vestibule	High
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Notes: **G12, 13** Much altered. G12 staircase removed to form A07.1 (See Plate 19) with 3 and 4 inserted. No access now to G12, which forms CG01.

GROUND FLOOR EXTENSION

CG01, A04.4	Link/extension	Link passage	Link passage	Low
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Notes: **G14**, subdivided to form CG01 and A04.4 (Plates 28 and 29).

A04.5	Link/extension	Office	Office	Low
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Notes: **G15** Altered to form AO4. 5 (Plate 30).

A04.6	Extension	Toilets	Office	Low
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Notes: **G16,17** Former office which was converted to form toilets. Partitions removed to form Room 6 of Apartment 4. Retained window and surrounds with bulkheads, but apparently altered, and panels removed (See Plate 31).

A01	Extension	Office and toilets	Office	Low
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Notes: **G18-21**, later sub-divisions removed and reconfigured to create Apartment 1

A02	Extension	Office and reception	Office	Low
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Notes: **G25-30**, Offices formed from a single space, probably the large waiting hall, now reconfigured to form Apartment 2. Room 4 has retained window surrounds with bulkheads (see Plate 34).

A03	Extension	Office	Office	Low
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Notes: **G31,32**, Offices reconfigured to form Apartment 3.

CF01 House Stair Stair High

Notes: **F6** now CF01 (See Plate 37).

FIRST FLOOR HOUSE

A09.3 House Office Bedroom Medium

Notes: **F1** a former principal bedroom with retained window surrounds and panel with bulkheads. Now Room 3 of Apartment 9 (See Plate 38).

A08 House Office Bedroom Medium

Notes: **F2** now subdivided to form A08. 1,2,3,5, former principal bedroom (See Plate 40).

A08.4 House Office Bedroom Medium

Notes: Formerly **F3 and 4**, subdivided to form stair to attic, now Room 4 Apartment 8, accessed through reopened historic opening. Original window surrounds and panel with new frames (See Plate 41).

A11.1 House Stair Stair Medium

Notes: **F5** attic stair, leads into what is now Apartment 11, formed in the attic space (See Plate 45).

CF01 House Stair Stair High

Notes: Landing, was **F6** (See Plate 37).

A10.2 House Office Bedroom Medium

Notes: **F7**, former bedroom now Room 2 Apartment 10 with partition to form corridor. Original window surrounds and panel with new frames and bulkheads (See Plate 42).

A10 House Office Bedroom Medium

Notes: **F8** former bedroom now subdivided to form Apartment 10, Room 5 retains a fireplace. Modern windows in original surrounds have bulkheads (See Plate 43).

A09.2 House Office Bedroom Medium

Notes: **F9** former bedroom now forms Room2 of Apartment 10. Modern windows in original surrounds have bulkheads



A09.1,5 House Landing/stair Landing High

Notes: Former **F11**, an inserted staircase to the front of the building, now altered to form Room 1 Apartment 9. The original window with marginal glazing bars has been retained in its original surround. **F10** is now subdivided between Room 5 and CF02 (See Plate 39).

FIRST FLOOR EXTENSION

CF03	Link/extension	Passage/stair	Passage/stair	Medium
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Notes: **F12**, the Link passage and stair, now CF03, was the original access to the Board Room and retains original features, although the corbelled arch has a modern inserted partition and door. Modern windows in original surrounds (Plate 46).

CF04	Link/extension	Circulation	Circulation	Medium
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Notes: **F13**, access corridor to the Board Room, now CF04. High quality finishes including skirting and door surrounds have been retained with original Board Room door. Partition to end forms manager's office, was **F19** (See Plates 47 and 48).

A14.3	Extension	Toilets	Office	Low
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Notes: **F14 and 15**, former toilets with partitions removed to form Room 3 of Apartment 14. Window surrounds retained with modern windows, etched glass in F15 now lost (Plate 49).

A14	Extension	Offices	Reception	Medium
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Notes: Former offices **F16, 17 and 18** have had partitions removed to form Room 4 of Apartment 14, but the space has been subdivided to form Rooms 1 and 5 (See Plate 50).

A13 and A12	Extension	Offices	Board Room	High
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Gazetteer Addendum: Townhead, Rochdale

Notes: High status Board Room subdivided to form **F20 and 21** now altered and the northern end of the space is now Apartment 13. Much of the decoration of the Board Room has been retained including window surrounds but some windows have been replaced. **F22**, now altered to form Apartment 12. The full height of the Board Room has been utilised in both Apartment 12 and 13 by the introduction of mezzanine floors (See Plates 51, 52 and 56, 57).

A11	House	Office	Attic	Low
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Notes: Attic Rooms, altered to form Apartment 11. Gable windows retained but rear Venetian Window previously altered (See Plates 53-55).