

PROPOSED WORKS AT JAMIA MASJID CHASHTIAH MOSQUE

ROCHDALE, GREATER MANCHESTER



HERITAGE ASSESSMENT

GARRY MILLER
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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: September 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 the Jamia Masjid Chashtiah Mosque, numbers 49-53 Milkstone Road, Rochdale, Greater Manchester. The property is a former Co-operative building of 1872 that is located in a mixed commercial/residential district south of the town centre.

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

An application has been submitted to Rochdale Metropolitan Borough Council for redesign of the front elevation including alterations to fenestration, installation of solar panels, a canopy and roof tower along with white render to both front and rear elevations.

The heritage issue arising is the potential impact upon the significance (heritage interest and value) of the application property. The scope and purpose of this report is to identify this significance and how the proposal affects it.

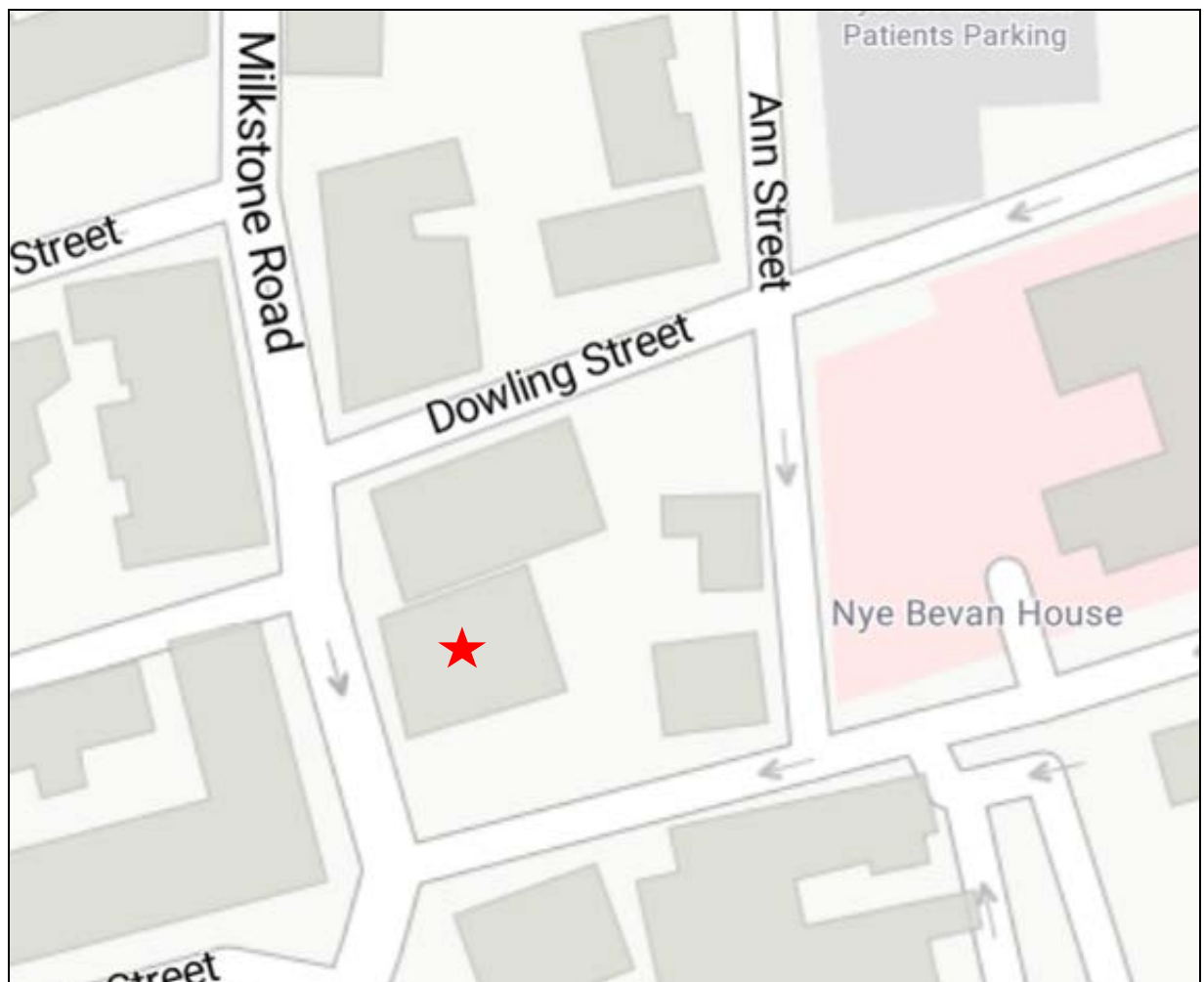
The property is significant in the local context as a commercial building of 1872 which was formerly a branch (number 13) of the Rochdale Society of Equitable Pioneers, founded in 1844. Owing to alterations that have taken place over time, this significance now derives primarily from its former use and historical associations with the Co-operative movement rather than the architectural qualities of the building itself.

Where heritage assets are non-designated, national planning guidance requires simply a balanced planning judgement on a proposal, as opposed to those affecting designated assets, in which there is a requirement to preserve their significance. In making this balanced judgment on the present application, the proposal should be considered favourable as it preserves the historical interest of the application building while delivering the significant public benefit of enhancing its established present-day role as a mosque serving the local community.

The application therefore merits approval without delay.

2: THE SITE

The application property is the Jamia Masjid Chashtiah Mosque, numbers 49-53 Milkstone Road, Rochdale, Greater Manchester. The property is an altered former commercial building of the 19th century, located in a busy commercial/residential district south of the town centre.



Map 1. Location of the application building



1. The application property



2. Its role within the wider Milkstone Road streetscene, looking south

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Proposed development

An application has been submitted to Rochdale Metropolitan Borough Council for redesign of the front elevation including alterations to fenestration, installation of solar panels, a canopy and roof tower along with white render to both front and rear elevations.

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, and supersedes any previously-submitted heritage assessment.

3.5 Report structure

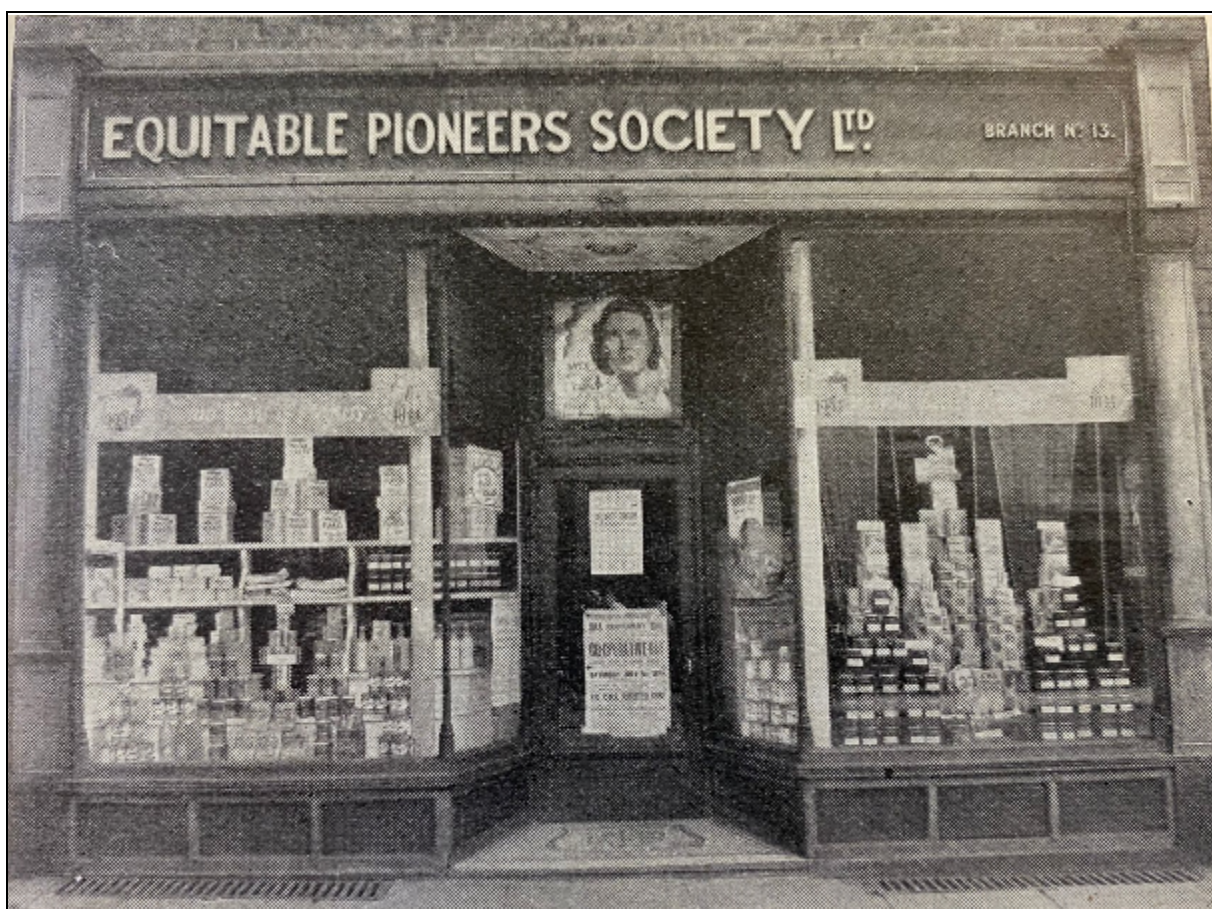
This is as follows:

1. A 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 Historical summary

The building formerly housed a branch (number 13) of the Rochdale Society of Equitable Pioneers, which was founded in 1844. The property dates from 1872, the date inscribed on the keystone of the arched former wagon entrance to a rear yard. At the time of the 25-inch OS mapping surveyed 1889-1891 (Map 2, following page), the premises comprised (looking from left to right) a shop, the archway to the rear yard, and what was probably a warehouse beyond. By the late 1920s (Map 3) however, significant changes had occurred, with the archway and yard built up and the presumed warehouse was now a club. The shop is notable for having been site of a BBC broadcast to the people of the United States of America in July 1944.



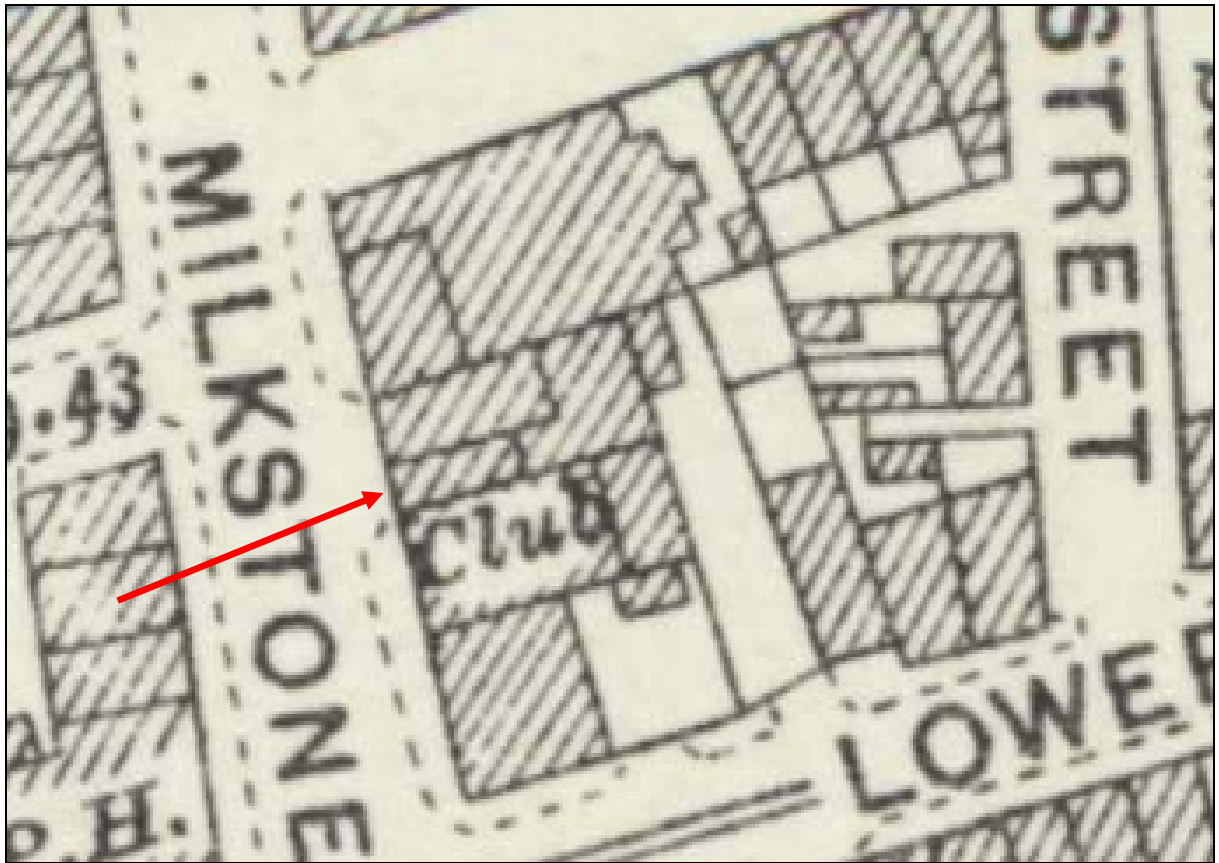
3. The shop front as it appeared in the mid-20th century



4. The date of 1872 on the archway keystone



Map 2. The building as it appears on the 25-inch OS map surveyed 1889-1891



Map 3. The edition of 1928 shows the archway and yard now built up

4.2 Present appearance

The property has been significantly altered over time. The ground floor has been rendered – which in places has now sheared off – and the original shop front with its recessed entrance and panelled fascia (Image 3) has been replaced by one of the 1970s-1980s. Windows have all been replaced. The building's most distinctive feature is now the former archway, which has now been enclosed and forms the entrance to the mosque, with timber doors and a wide fanlight above.



4. The property has been altered over time, with ground floor render and a new shop front



5. Windows all have replacement framing

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

The property is significant in the local context as a commercial building of 1872 which was formerly a branch (number 13) of the Rochdale Society of Equitable Pioneers. Owing to alterations that have taken place to the property over time, this significance now derives primarily from its former use and historical associations with the Co-operative movement rather than the architectural qualities of the building itself.

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*

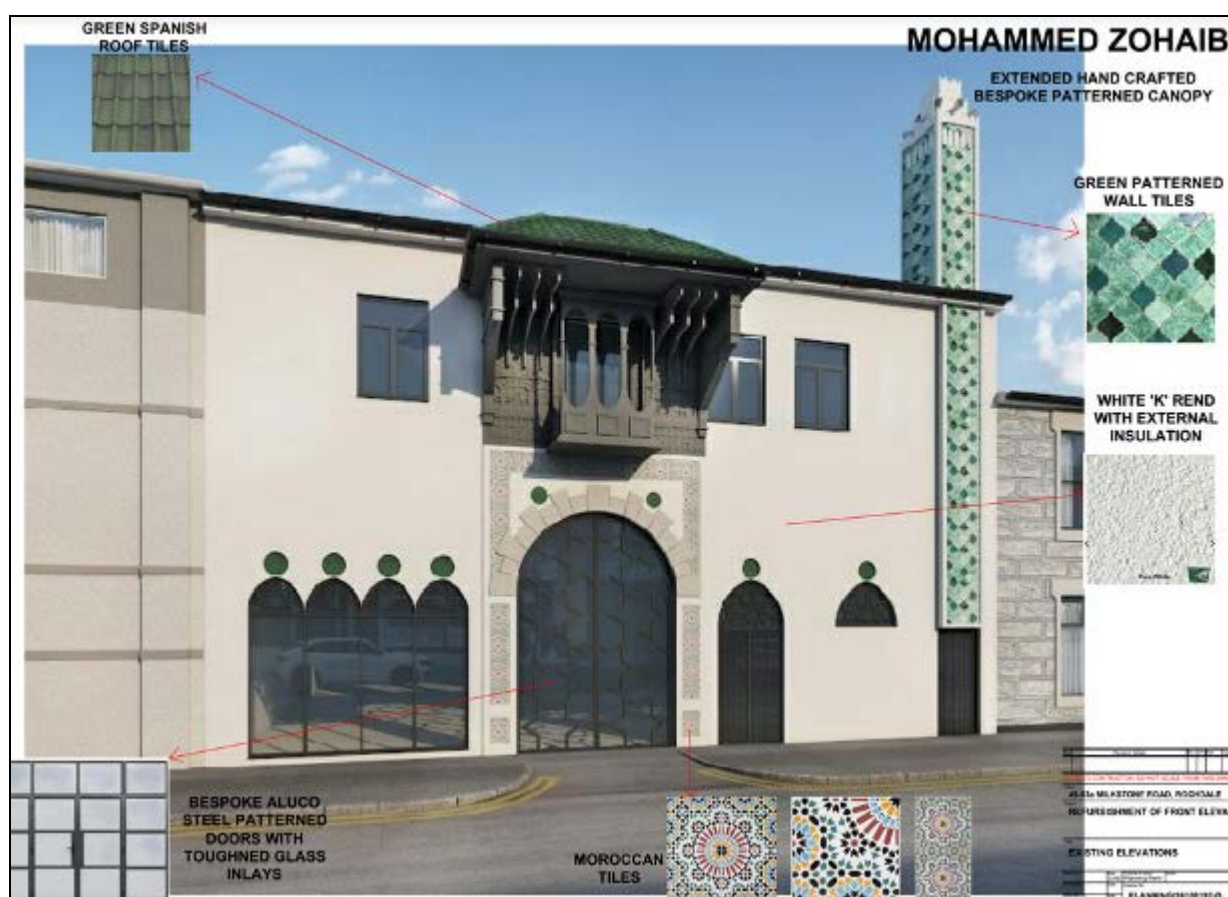
In the case of non-designated heritage assets, paragraph 209 requires simply a balanced planning judgment that weighs any harm or loss against the significance of the application property.

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

To recap, the application involves redesign of the front elevation including alterations to fenestration, installation of solar panels, a canopy and roof tower along with white render to both front and rear elevations. The submitted drawings should be consulted for the full details of these works.



6. Front elevation as proposed

7.2 Its effect

It has been demonstrated in this report that owing to progressive alteration, the building is significant for its historical associations with the Co-operative movement rather than its architectural qualities. The proposal will preserve this historical

interest. It will also enhance the building's established present-day role as a mosque serving the local community, which represents a significant public benefit.

7.3 Concluding statement

Where heritage assets are non-designated, national planning guidance requires simply a balanced planning judgement on a proposal, as opposed to those affected designated assets, in which there is a requirement to at least preserve their significance. In making this balanced judgment on the present application, it should be considered favourable as it preserves the historical interest of the application building while delivering significant public benefit.

The application therefore merits approval without delay.