

PROPOSED CHANGE OF USE AT THE ROYDS ARMS

ROCHDALE, GREATER MANCHESTER



PLANNING/HERITAGE STATEMENT

GARRY MILLER
Heritage Consultancy

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AUGUST 2024

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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

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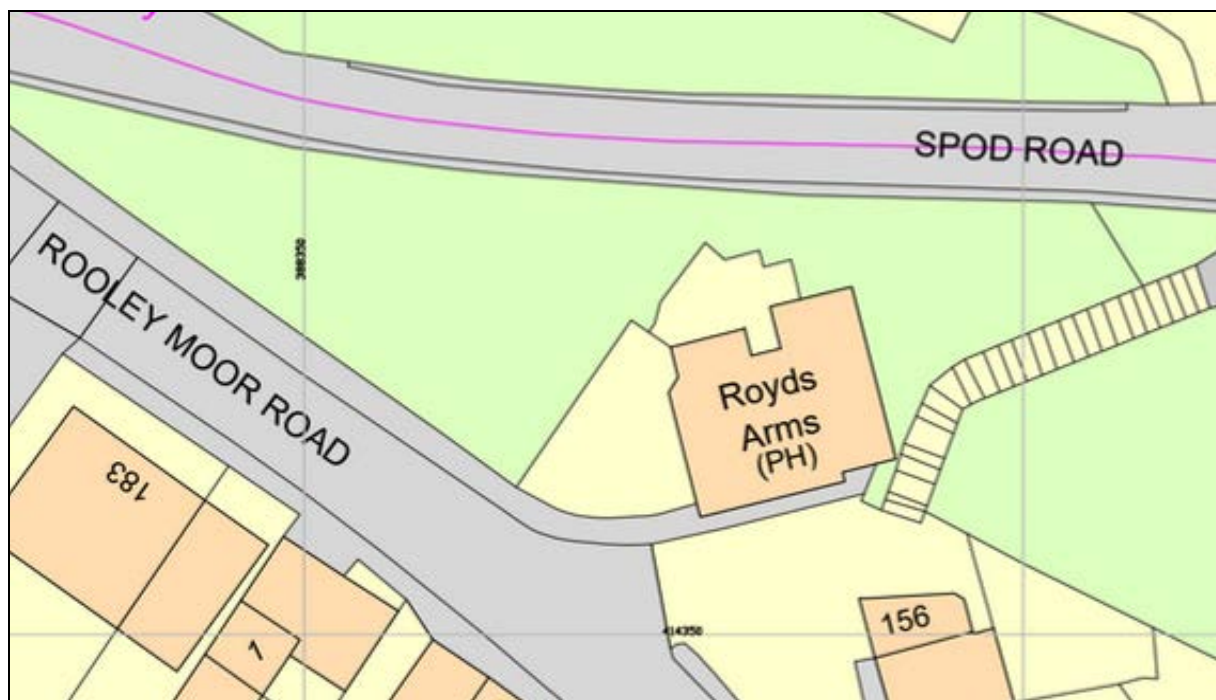
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PART 1: PLANNING STATEMENT

1: SITE DESCRIPTION

The site is a former public house which is located on the eastern edge of Rooley Moor Road, Rochdale, OL12 7DQ. The property is vacant and in a derelict state.



Existing site plan

2: THE PROPOSAL

The application seeks permission for the change of use of the former public house (sui generis) to create 6 self-contained residential apartments (Class C3). The application property, once converted, will provide the following accommodation:

Ground Floor: 3no. 1-bedroom Apartments
First Floor: 2no. 1-bedroom Apartments
Second Floor: 1no. 1 Bedroom Apartment

Externally there are very few changes proposed other than a first-floor extension to the rear of the building over the existing single storey ground floor extension. The proposal includes a slight roof lift at the ridge level, with the eaves to remain as existing. The exterior will undergo a general refurbishment with replacement windows and guttering including a full re-roof, re-using the existing slate.

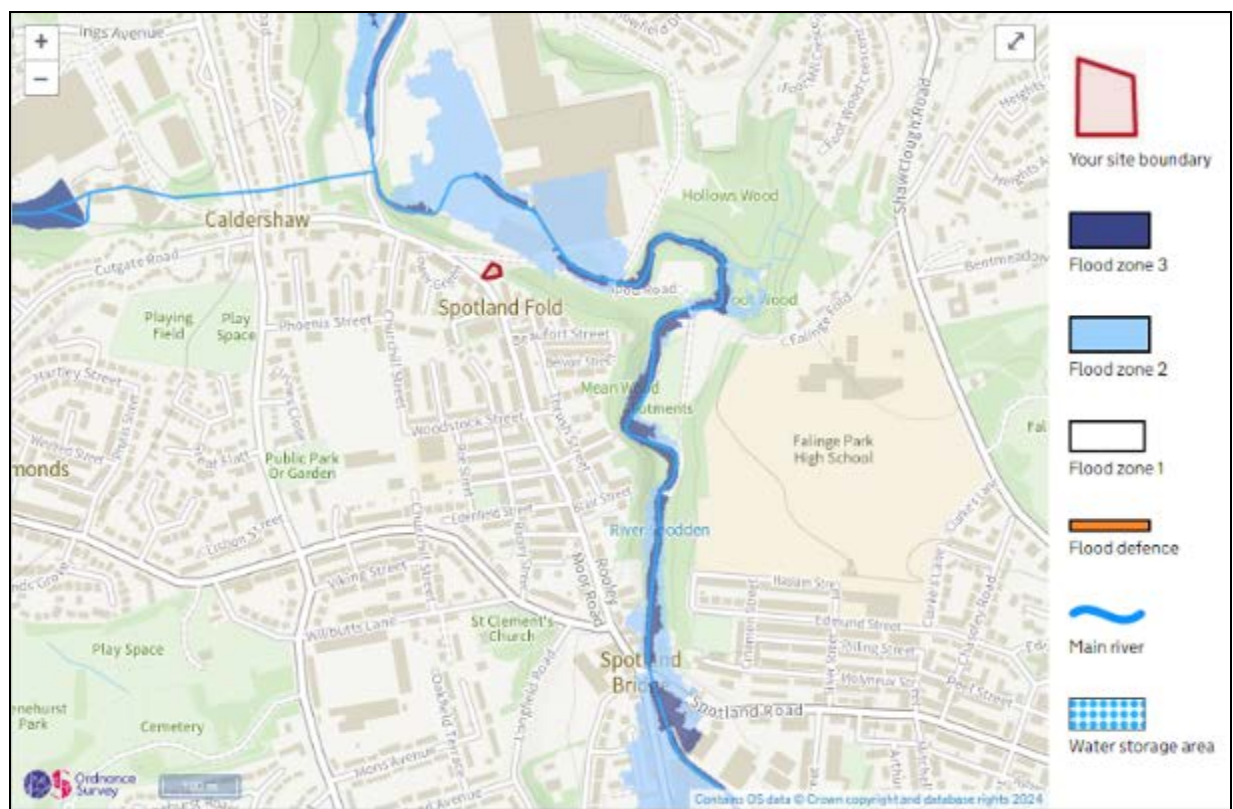
The refurbishment and change of use proposed will undoubtedly improve the area and

revitalise an existing redundant building, thereby safeguarding its future as a prominent building that is located on the fringe of the Spotland Fold Conservation Area.

The proposed has been carefully considered and looks to minimise changes to the main elevations which are viewed from a public vantage point, retaining all existing features and characteristics.

3: FLOOD RISK

The site is located in Flood Zone 1 as confirmed by the flood map below taken from the Environment Agency Flood Map for planning.



Flood risk map

4: AMOUNT

The site area of the application site measures 395m.sq.

The existing floor areas are:

- Ground Floor – 149.40m.sq
- First Floor 78.40m.sq

The proposal, including the first floor extension and loft conversion with dormer roof extension, will provide the following floor area:

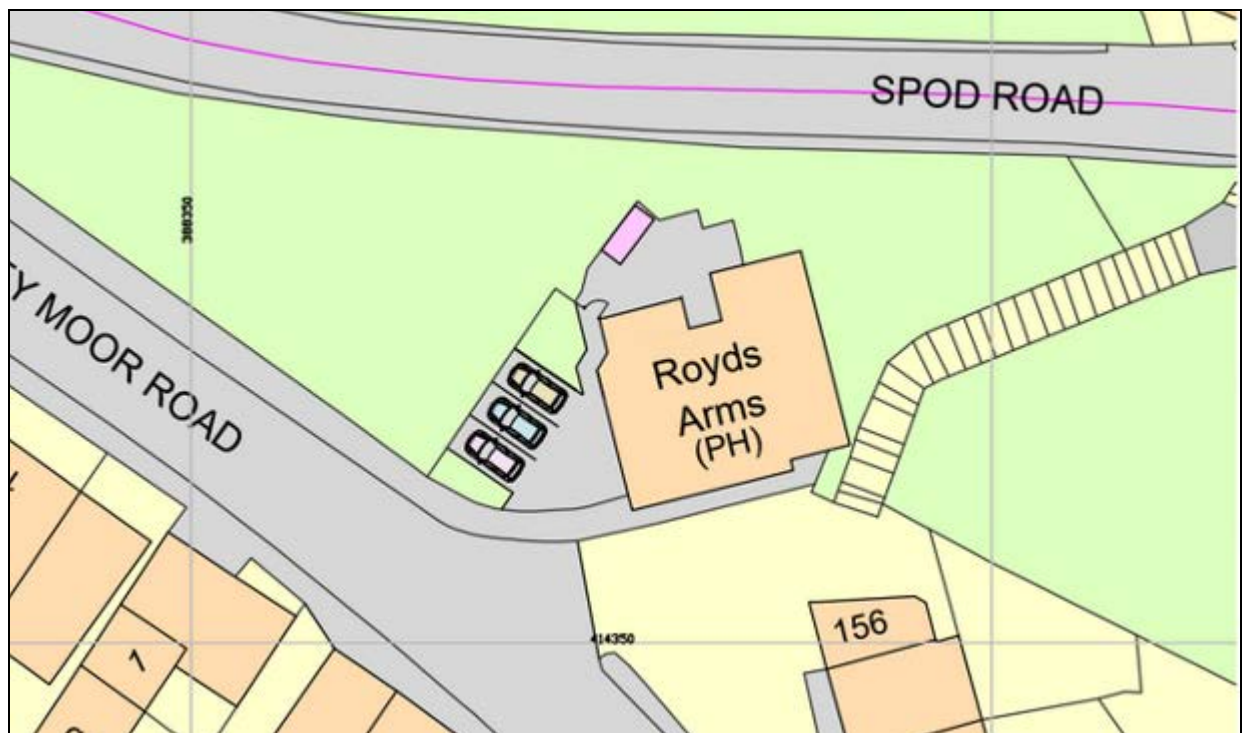
- Ground Floor – 149.40m.sq
- First Floor 95.59m.sq
- Second Floor 52.00m.sq

5: SCALE

The footprint and eaves level of the property are to remain as existing with a slight increase of the ridge level of 1m.

6: LANDSCAPING

There is limited opportunity for this, as the property only benefits from a small area to the left-hand side which is proposed as an off-street parking area for 3 vehicles. A reduction in the area of hardstanding and the introduction of some green space will however provide an overall improvement.



Proposed site plan

7. APPEARANCE.

The exterior of the property will undergo a full refurbishment with minor alterations. The frontage will be re-decorated with the current signage removed and new replacement windows throughout.

8. WASTE MANAGEMENT

Waste produced in relation to the construction phase of the development should be minimal due to the nature of the works. Any such construction waste will be stored within the building curtilage and transported to a licensed recycling centre by the applicant/contractor. For the future occupants of the building, a dedicated bin storage and recycling provision will be provided within the rear yard space.

9. UTILITIES STATEMENT

All utilities are already situated on site, these include water and electric. Surface water and foul waste will be connected into the existing system on site with no changes proposed.

10. CONCLUSION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be in accordance with the Plan unless material considerations indicate otherwise.

The proposal is considered acceptable in terms of its impacts on drainage, highways, noise, ecology, landscaping, visual, heritage, ground conditions and sustainability. The proposal complies with the relevant policies contained within the council's Development Plan and there are no material considerations which outweigh this finding. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act, it is respectfully requested that officers approve this application.

PART 2: HERITAGE STATEMENT

1: EXECUTIVE SUMMARY

This heritage assessment supports the proposed change of use and associated works at the Royds Arms.

The application property stands within Spotland Fold Conservation Area. The building itself is considered to be a non-designated heritage asset by Rochdale Metropolitan Borough Council.

The principal heritage consideration arising is the impact upon the significance (heritage interest and value) of the conservation area, but in respect of any external works only as the interior does not contribute to the conservation area.. The impact upon the non-designated building is a secondary matter.

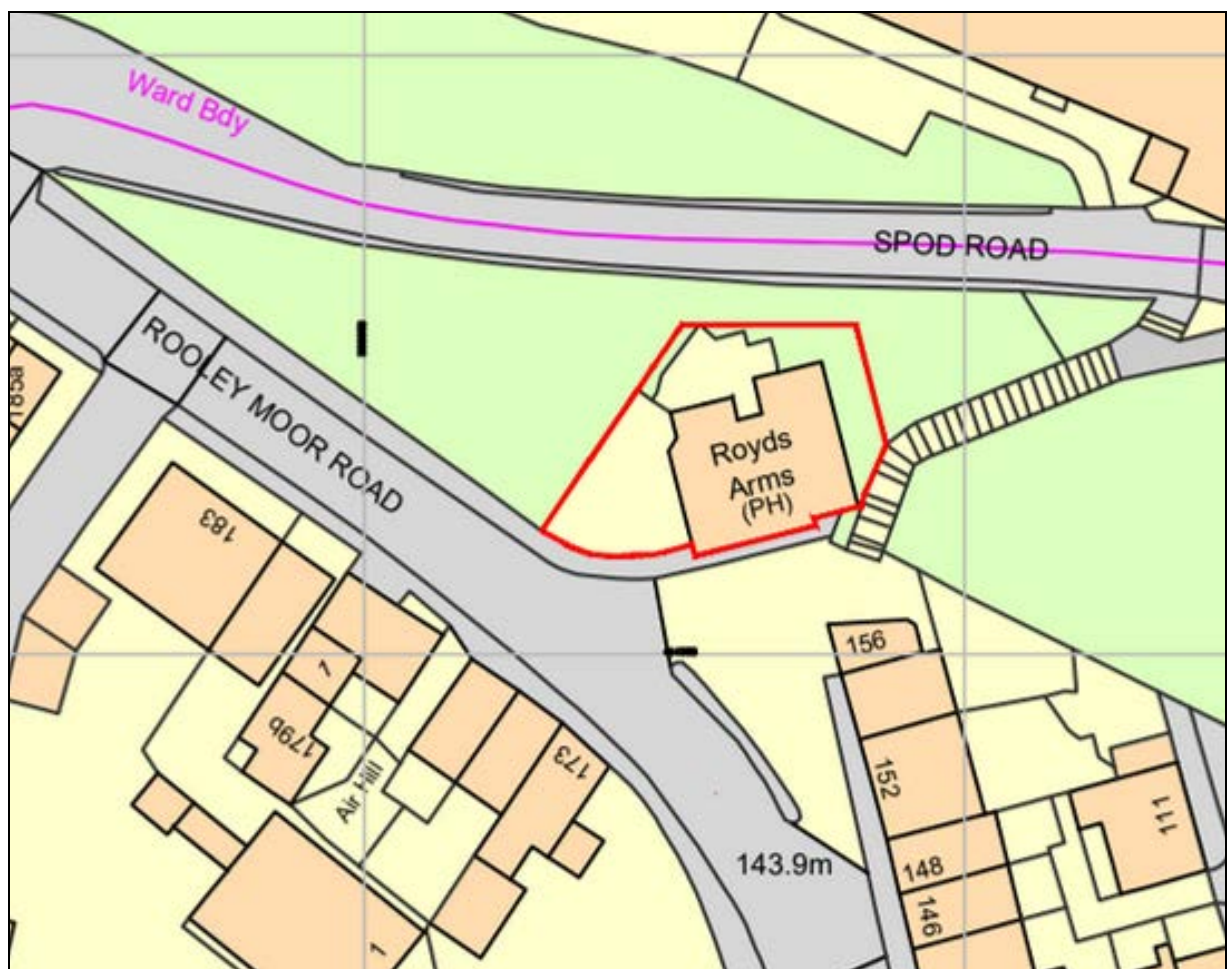
The significance of Spotland Fold conservation area derives from its character and appearance as a nucleus of cottages of 19th century date, clustered around a curve in Rooley Moor Road. It also contains the Spotland Methodist Church of 1896, which is the area's only listed building and a prominent landmark amid a community of small-scale properties.

In relative terms, as a non-designated building the significance of the application property is low. Owing to extensive alteration, this significance now derives primarily from its historical interest as a 19th century inn serving a moorland textile community, with its architectural interest limited to the contribution its external envelope makes to the surrounding conservation area streetscene.

As examined in this report, in the final planning balance the proposal deserves favourable consideration as it puts the vacant building to a new and sustainable alternative use, while preserving its historical significance and the contribution it makes to the conservation area. The application thus accords with both national guidance and the local development plan, and therefore merits approval without delay.

2: THE SITE

The application property is prominently located at a bend on Rooley Moor Road in the Spotland Fold district of Rochdale, Greater Manchester. It has been vacant for around 18 months.



Map 1. Location of the application property



1. *The application property has been vacant for around 18 months*



2. *Its wider location within the Spotland Fold streetscene*

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Proposed development

Proposals have been submitted to Rochdale Metropolitan Borough Council for change of use of the vacant public house to apartments.

3.2 Designation

The application property stands within Spotland Fold Conservation Area. The building itself is considered to be a non-designated heritage asset by Rochdale MBC. The conservation area also contains the Grade II listed Spotland Methodist Church, but owing to separation distance and the nature of the proposal, it is considered its setting is unaffected.

3.3 Heritage impact

The principal heritage consideration arising is the impact upon the significance (heritage interest and value) of the conservation area, but in respect of any external works only as the interior does not contribute to the conservation area.. The impact upon the non-designated building is a secondary matter.

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, including the contribution made by its setting. The scope and purpose of this report is therefore to identify the significance of the conservation area and 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 their importance, and no more than is necessary to understand the impact of the proposal. The 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 brief description of the character and appearance of the conservation area (Section 4)
2. A concise description of the undesignated building (Section 5)
3. A summary of their heritage significance (Section 6)
4. A summary of the planning policy context in which the application will be determined (Section 7)
5. Evaluation within this context of the impact of the proposal upon the significance of the heritage assets (Section 8).

4: THE CONSERVATION AREA

Spotland Fold Conservation Area was designated in 2013 and covers a small area centred upon a bend in Rooley Moor Road, and in which the principal building is the Grade II listed Spotland Methodist Church of 1896. A character appraisal of the conservation area has not been produced by Rochdale MBC. However a short summary of its characteristics is contained in the 2013 draft report on character areas in Spotland Bridge that proposed its designation. This reads:

Located to the north of Rooley Moor Road, Spotland Fold is a historic area indicated by its presence on the 1831 map and also in the surviving cottages. Here a number of varied buildings cluster on the curve of the road to create a distinct townscape. The Grade II Listed Spotland Methodist Church is an important landmark of the area, however the majority of other historic buildings in the area are much altered.

The application property stands at the northern edge of the conservation area and is a notable roadside building within a streetscene otherwise dominated by modest cottages.



3. View through the core of the conservation area on Rooley Moor Road



Map 2. Location of the application property within the conservation area

5: THE APPLICATION BUILDING

5.1 Overview

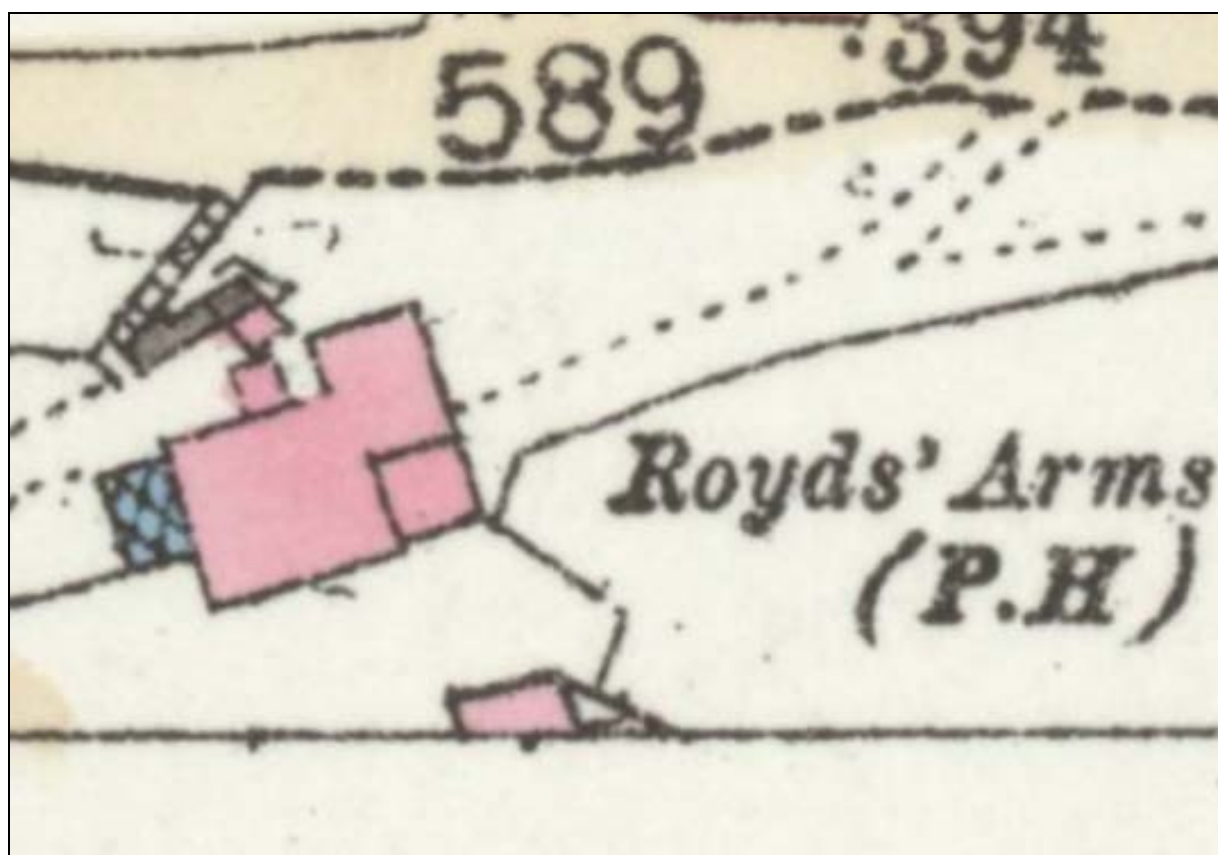
Modest former inn of around 1800, much altered.

5.2 Historical context

The property began life as a roadside inn serving the small moorland textile-working community based at Spotland Fold. It was existing by the early 19th century, and is shown on the six-inch OS map surveyed 1844-1848 (Map 3, below). The name at that period was the *Tenters Arms*, a reference to the structures (tenters) used to dry and stretch woollen cloth in the open air. By 1890 the name had changed to *Royds Arms* (Map 4). The 1840s map shows the building possessed a simple rectangular footprint with a small side projection, but by 1890 it had been extended to the side and rear.



Map 3. The building depicted by the six-inch OS edition surveyed 1844-1848



Map 4. Extensions had been made by 1890, as the 25-inch edition of that year shows

5.3 Analysis

The building's centralised plan, symmetrical frontage and functional, unadorned appearance suggests a date of around 1800, with extensions at the side and rear dating from the later part of that century. Extensive alterations were made in the late 20th century that removed much of the historic character of the building, as is demonstrated by comparison of a probably 1960s photograph (Plate 4) with its present appearance. This reveals how the original horizontal eight-pane tripartite windows have been replaced by small-pane casements with thick frames, and how ridge chimneystacks have been removed. The property also appears to have been reroofed, with stone flags suggested in the 1960s image as opposed to the present slate. The result is a building which is now architecturally compromised and thus of interest mainly for its historical role and relationship with the surrounding cottages in the textile community it was built to serve.



4. Probably 1960s image showing the building prior to alteration in the late 20th century



5. The building has now lost its original windows along with its chimneys



6. View from the east, showing 19th century side and rear extensions built in two phases

6: SUMMARY OF SIGNIFICANCE

6.1 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 minimize 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.

6.2 The conservation area

The significance of Spotland Fold conservation area derives from its character and appearance as a nucleus of cottages of 19th century date, clustered around a curve in Rooley Moor Road. It also contains the Spotland Methodist Church of 1896, which is the area's only listed building and a prominent landmark amid a community of otherwise small-scale properties.

6.3 The application property

In relative terms, as a non-designated building the significance of the application property is low. Owing to extensive alteration, this significance now derives primarily from its historical interest as a 19th century inn serving a moorland textile community, with its architectural interest limited to the contribution its external envelope makes to the surrounding conservation area streetscene.

7: PLANNING POLICY CONTEXT

7.1 Statutory duty

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character of a conservation area.

7.2 Relevant policies

Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. 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*

Regarding designated heritage assets, paragraph 205 states that ‘*great weight*’ should be given to their conservation and the more important the asset, the greater that weight should be.

Regarding undesignated heritage assets, paragraph 209 applies:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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.

8: IMPACT OF THE PROPOSAL

8.1 Summary of the scheme

The application seeks permission for the change of use of the former public house to six self-contained residential apartments, along with associated works.

8.2 Its effect

It has been demonstrated in this report that the significance of the building in architectural terms is secondary, and resides in how the external envelope contributes to the streetscene of the conservation area. This contribution is principally made by the front and west side elevations, which are prominent in the public views along Rooley Moor Road that establish the character and appearance of the conservation area. The front elevation will remain largely unaltered under the proposal, the principal change being raising of the roof by one metre to accommodate the rooms within the roofspace. A further minor alteration is a window in the doorway to extension on the east side of the building. The west elevation is remains the same, as does the east elevation. The principal change is at the rear where a roof dormer is being introduced to light the roofspace rooms, along with a further storey above an existing single-storey later outrigger. From the main public viewpoints, these additions will not be seen to dominate the original building and hence its positive visual contribution to the conservation area will be sustained.



7. Elevations as existing



8. Elevations as proposed

8.3 Concluding statement

In the final planning balance, the proposal deserves favourable consideration as it puts the vacant building to a new and sustainable alternative use, while preserving its historical significance and the contribution it makes to the conservation area. The application thus accords with both national guidance and the local development plan, and therefore merits approval without delay.