

Heritage Statement

For

Alterations to Garage Annex and Replacement Stables

At

Shippon Cottage, Tunshill Lane, Milnrow, Rochdale, OL16 3TS



September 2025



Introduction

This statement includes sections on Planning Policy and Heritage. It should be read in conjunction with the plans and Design and Access Statement by BCAE Architects.

The Site



The site is located in a semi-rural area, but clustered with other buildings and houses which are located at the end of this private lane. The house is situated west of the lane, with its curtilage wrapping round the west and north of it, and which includes existing stables, arena, and amenity space.

The property also owns the land east of the lane, where a garage/store is located, as well as extra parking.

There are two vehicular access points to the main curtilage, being north and south of the house.

Proposed Works

This application seeks to amend the modern garage to provide useful upper floor space as a 'granny annex,' and rebuild the existing stables.

Planning History

94/D30564	Alterations And Conversion Of Listed Building To Form Dwelling Including Erection Of Single Storey Extension
98/D35822 & 3	Alterations and Extensions to Former Cottage to Form Dwelling and detached garage and siting of temporary mobile home during building works
99/D36122 & 3	Conservatory to Barn with previous consent for use as a dwelling
99/D36121	Revised Internal alterations in respect of proposed conversion of barn to dwelling
99/D36909 & 10	Single Storey extension to existing dwelling

Heritage Statement

The National Planning Policy Framework (NPPF) sets out the Government's policies on different aspects of spatial planning in England, including the historic environment. It is one of the core planning principles that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations. Paragraph 207 of the NPPF states that: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

The appraisal begins by identifying the potential range of heritage values attributed to the building, before evaluating these values and expressing them concisely within a 'statement of significance.' This statement is then used as a basis for developing and critically assessing the design of new proposals, making sure to prioritise conservation of significance where possible and appropriate.

Heritage Values

The appraisal of the heritage values devotes particular interest to how these values might be affected by emerging proposals for development. The values can be expressed under the following headings: evidential value; historic value; communal value; aesthetic value.

English Heritage (2008) suggests that ‘Evidential value derives from the potential of a place to yield evidence about past human activity’; ‘Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*’; ‘Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’; and ‘aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place’.

The importance (value) of identified heritage assets has been determined using criteria derived from *ICOMOS guidelines (appendix 3A)*. In accordance with paragraph 212 of the NPPF, the level of detail given is proportionate to the assets significance and no more than is sufficient to understand the potential impacts of the Scheme.

Whilst it is not strictly always possible to use a formulaic methodology to assess the importance or impact of works on an asset. The following methodology has been developed as a tool to help understand the process and proportionality of works, using the ICOMOS guidelines.

Methodology for assessing impacts

The magnitude of each impact is assessed using the criteria provided in Table 1, derived from the criteria in DMRB (Design Manual for roads and Bridges). There are two types of impacts.

The first type of impacts are direct physical impacts on heritage assets resulting from works associated with the construction of the Scheme. These direct impacts take the form of disturbance to, or removal of, part or all of known or potential sub-surface heritage assets (archaeological remains) within the application boundary. They may also take the form of changes to the fabric or composition of above ground heritage assets within the application boundary, including adverse impacts caused to designated heritage assets such as scheduled monuments, listed buildings, conservation areas and registered parks and gardens. It is not anticipated that any such direct physical impacts will occur outside the application boundary

The second type of impacts are direct impacts to the setting of a heritage asset, caused by the physical presence of the Scheme. Impacts to the setting of heritage assets

usually take the form of changes to the views to and from the assets, but may take the form of changes in the way the asset is experienced, such as those due to increases in noise or night-time light levels. Heritage assets assessed with regard to likely impacts to their settings in this chapter include, but are not limited to, World Heritage Sites and listed buildings.

Table 1 – Determining the importance / sensitivity of resource

Importance/ sensitivity of resource or receptor	Criteria
Very High	• World Heritage Sites (including nominated sites) • Heritage assets of acknowledged international importance • Other buildings of recognised international importance • Historic landscapes or townscapes of international importance
High	• Scheduled monuments • Heritage assets of acknowledged national importance • Grade I and Grade II* listed buildings • Other listed buildings of acknowledged national importance • Conservation areas containing buildings of acknowledged national importance • Historic landscapes or townscapes of national importance
Medium	• Grade II listed buildings • Conservation areas • Heritage assets of acknowledged regional importance • Other buildings of acknowledged regional importance • Historic landscapes or townscapes of regional importance
Low	• Locally listed buildings • Other buildings of acknowledged local importance • Heritage assets of limited importance, but with potential to contribute to local research objectives • Historic landscapes or townscapes of local importance
Negligible	• Historic buildings of no architectural or historical note • Heritage assets with very little or no surviving interest

Table 2: Assessing magnitude of impact

Magnitude of impact*	Criteria
Major	• Change to most or all of the heritage asset, such that it is totally altered • Comprehensive changes to the setting of an asset
Moderate	• Changes to a large part of the heritage asset, such that it is clearly modified • Changes that affect the setting of an asset that affect its character
Minor	• Changes to a heritage asset, such that it is slightly altered • Slight changes to the setting of a heritage asset
Negligible	• Very minor changes to a heritage asset or its setting
No Change	• No change to the heritage asset or its setting

*Magnitude of impacts can be positive or negative.

The assessment of the likely significance of effects of the Scheme on heritage assets has been undertaken in accordance with DMRB. Table 3 below summarises how information regarding the value of the asset and the magnitude of impact is combined to arrive at an assessment of the significance of effect. The matrix is not intended to 'mechanise' judgements of the significance of effects but to act as a check to ensure that such judgements are reasonable and balanced. In order to enable professional judgement to be brought to bear in the exercise, in some cases the matrix allows for a choice of significance of effect when a magnitude of impact and a value are combined. Those effects shaded bold are considered to be significant effects

Table 3. Assessing significance of impact

Importance/ sensitivity of resource or receptor	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
High	Neutral	Slight	Moderate or Slight	Moderate or Large	Large or Very Large
Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Moderate or Slight
Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

Statement of Significance of the Asset

The site has been visited in August 2025, allowing both internal and external assessments of character and features of the property. This has informed the following assessment of significance. A photographic record has been made.

Listed Buildings

The property is Grade II listed building, listed in April 1986.

3/82 Shippon directly north - of Carr Farmhouse

G.V. II Farmhouse now shippon. "IC 1622" (J. Chadwick) on door lintel. Squared rubble with graduated stone slate roof. 2- unit 2-storey plan with gable entrance. Projecting plinth. Two 3-light double-chamfered mullion windows on each floor, the majority of mullions having been removed, the ground floor ones having hoodmoulds. Timber lean-to addition against right gable. Gable chimney stack. Blocked 2 and 4-light windows in rear as well as a large C20 opening. Interior: Chamfered floor beams. Chamfered bressumer beam and spere post to an inglenook fireplace all with run- out stops. C18 fireplace inserted within inglenook which retains a small recessed cupboard. A remnant of the wattle and daub smoke hood exists above the heck. Paired doors with heavy timber frames (now blocked) gave access to the other rooms.



Archive image, may not represent current condition of site.

Date: 2001-12-02

Reference: IOE01/05092/07

Rights: © Ms Pamela Jackson. Source: Historic England Archive

Originally part of Carr Farm, as per original consent applications, but Carr Farm is not listed. There are no other listed buildings in the immediate area.

www.geneanet.org finds records for a number of J Chadwick's around this time period:

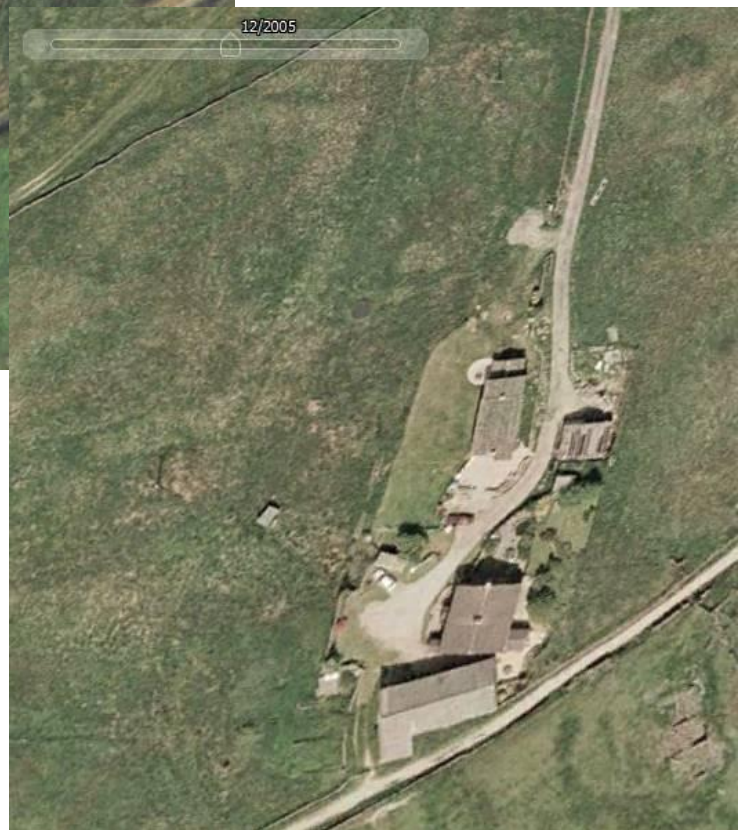
	CHADWICK John <i>Books : Remains, historical and literary, connected with the palatine counties of Lancaster and...</i>	between 1600 and 1650	 Cheshire, United Kingdom  Milnrow, Cheshire, United Kingdom
	CHADWICK Jordan <i>Books : Remains, historical and literary, connected with the palatine counties of Lancaster and...</i>	between 1575 and 1625	 Milnrow, Cheshire, United Kingdom
	CHADWICK John <i>Books : Remains, historical and literary, connected with the palatine counties of Lancaster and...</i>	between 1575 and 1625	 Milnrow, Cheshire, United Kingdom
	CHADWICK Jordan <i>Books : The vicars of Rochdale, Vol. 1</i>	between 1575 and 1625	 Milnrow, Lancashire, United Kingdom

The publication 'Remains, Historical and Literary, connected with the palatine Counties of Lancaster and Chester' was published by the Chetham Society. Volume 41 contains references to a John Chadwick, who it appears was connected with church, with various other, presumably family, also connected.

I cannot source any connection between a J Chadwick and any buildings at Carr, other than the listing.

The stables, which lie in the curtilage of the property would be considered curtilage listed.

The garage lies on the other side of the lane, physically separated from the cottage. This is not original curtilage. The garage was built between 2005 and 2005, post-dating the date of listing. Using the guidance provided by English Heritage this would not be curtilage listed as it is separated by a lane and the land is, other than by ownership, unrelated to the listed building, post-dates the listing, and is not part of the curtilage. It obtained permission in 1998.



Conservation Area

The property does not lie in a Conservation Area.

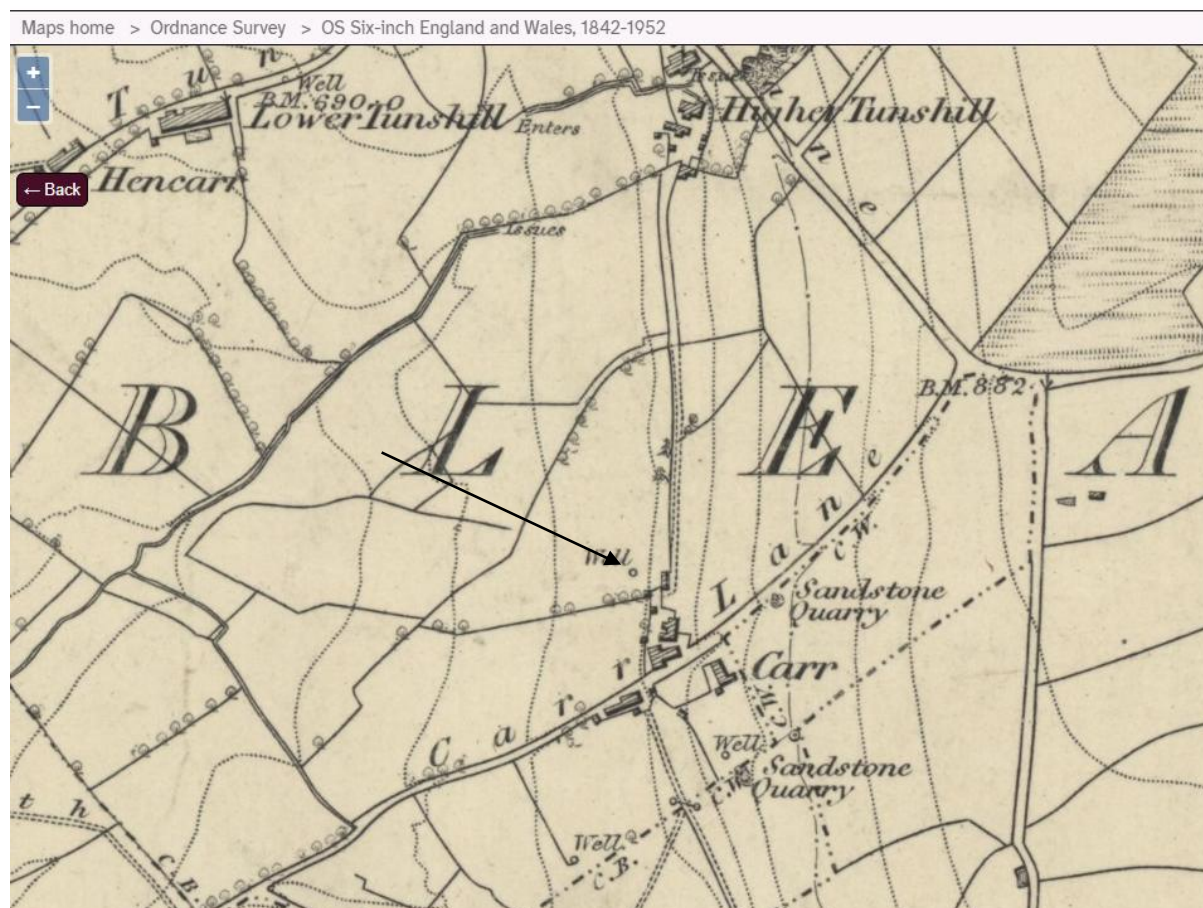
We can see from the historic maps, sourced from www.maps.nls.uk, that the cottage does appear on the earliest OS maps, published 1851, part of the cluster of buildings known as Carr.



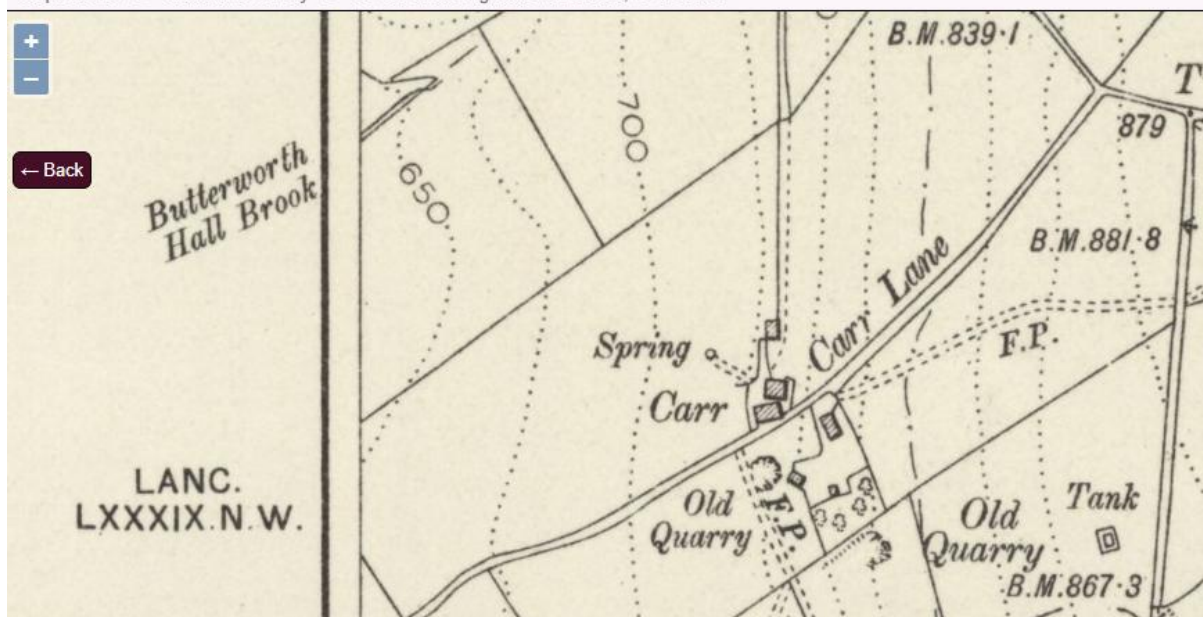
Leabharlann Nàiseanta na h-Alba

Surveyed: 1844 to 1848, Published: 1851

Size: map 61 x 92 cm (ca. 24 x 36 inches), on sheet ca. 70 x 100 cm (28 x 40 inches)



On this, and subsequent maps it is clear that it was accessed from Carr Lane, being part of the yard associated with Carr. This is clearer on the map below. The lane running to the north was likely just a track.



It is clear from the mapping that this building was a smaller building than the others, and detached from the main grouping of building.

HER Record

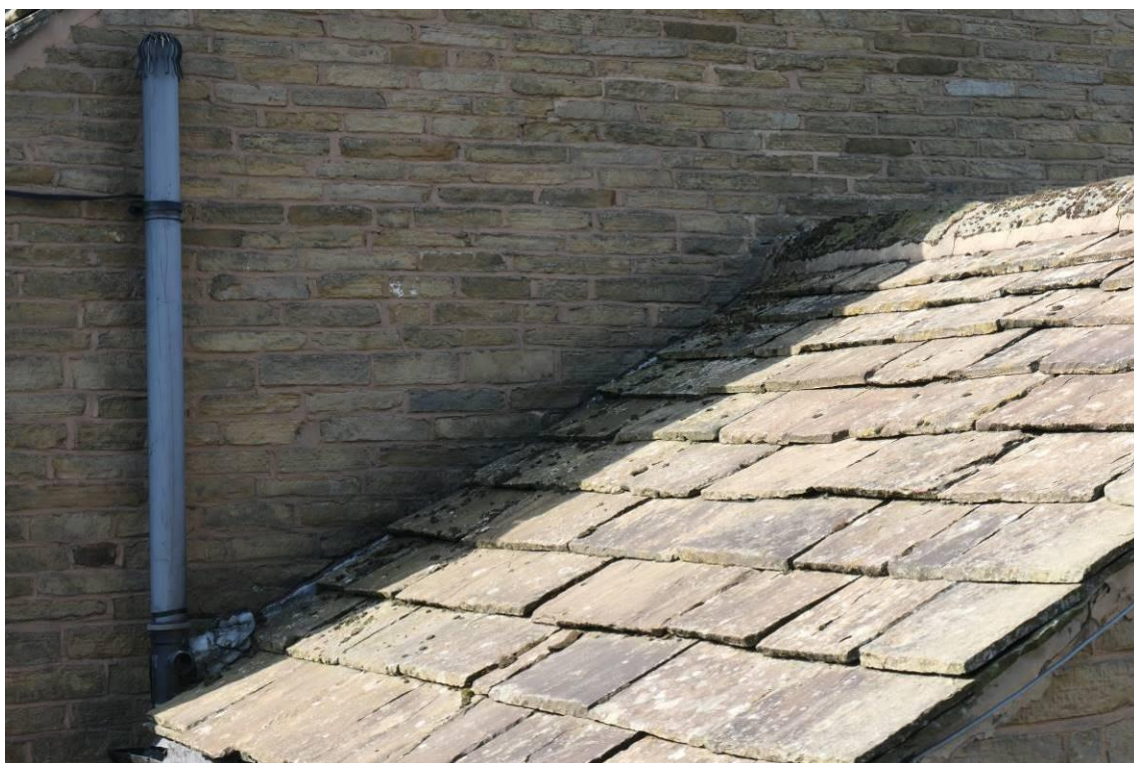
The HER was searched and there were no records.

Photographic Record













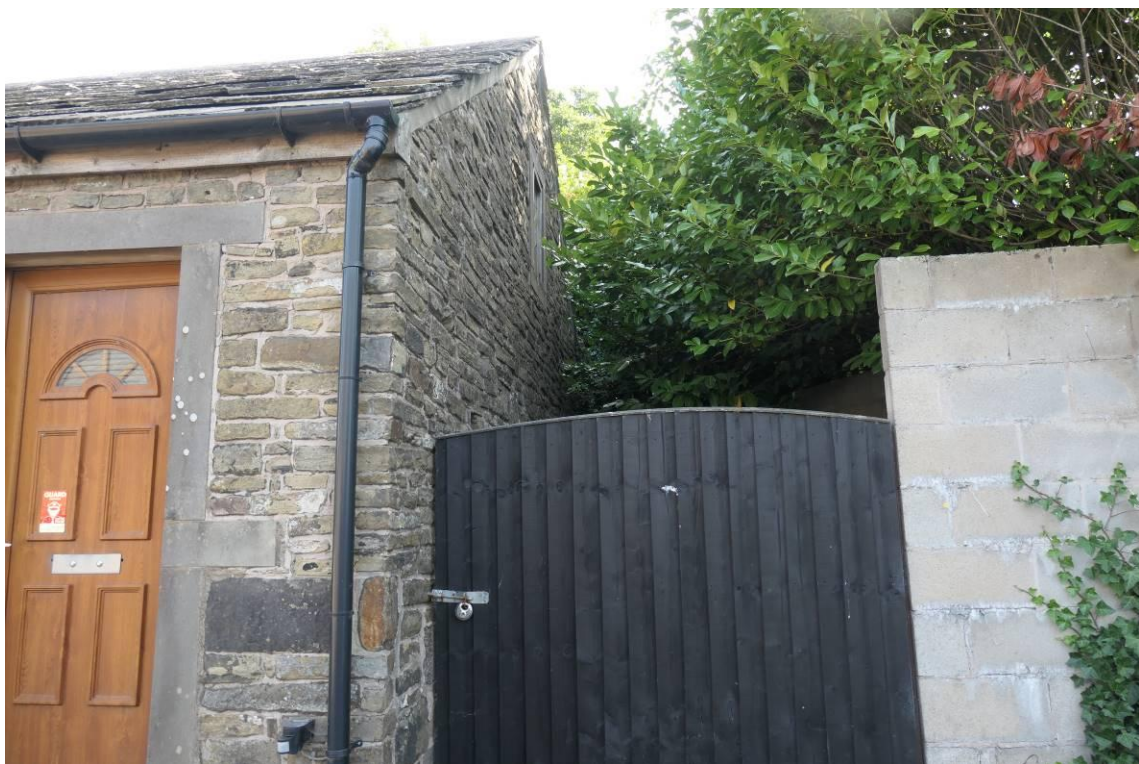
















Assessment of Significance

Externally the Cottage retains local character, but has been clearly subject to alterations and extensions which do not blend into the character and materials of the original property. All elevations have been subject to change to some degree, with the rear and northern gable the most changed.

Much of the east elevation is obscured from the footpath by fences and railings, and the change in height difference.

The west elevation is only visible from within the garden, or at distance from the motorway (also only visible when heading north, and at speed) or the local road (Tunshill Lane) which is around 450m distant.

The exterior has some interesting features, including the hood mouldings and remaining mullions, although some of the hood mouldings have been damaged by other works. It also seems appears that part of the rear wall may have been rebuilt during renovations, when new mechanically cut stone window surrounds and mullions were added to the first floor, and the roof replaced.

There are no hood mouldings on the lane facing side, and the original mullion windows are at the ground floor.

The date stone above the original door is also an important feature, and the recessed stone retains the character of the doorway in the gable. However, this is not publicly visible.

The roof has traditional flags laid in diminishing courses, and stone ridge caps, but the ridge is straight and true, and the ends under the flags strap pointed with cement. The roof is not original, as can be seen from internal photos where the modern timbers, membrane and cement blocks are visible.

The property certainly has the character of a domestic property, but the name connects it to a different use. However, it was not uncommon for surplus, or unfit for purpose houses, to be reused for agricultural buildings. But primarily this property has a domestic and not agricultural character, reinforced by the windows, and the decorative details.

Internally the property has been fully renovated, likely during the conversion. The walls are almost wholly plasterboard, and the floors laid with cement screed. Ceilings throughout are modern timber, although some original beams remain at certain points. The house has modern wiring and plumbing, smooth flat walls, and modern skirtings etc.

At ground floor the kitchen and middle room retain the most interesting features. The kitchen has an original mullioned window and beams. The middle room has the best features, with the former double opening now used as a recessed fireplace; and the internal wall shows the original foundation stones of the build which project further into the room than the remainder of the wall.

Upstairs there are some exposed beams, although they are pine and rough sawn, likely put in when the roof was redone. They are not chamfered and there are no makers or other marks. There are some original low level mullion windows, and one recessed space with what may be the original beam. However, all the floors, floor boards, walls, and ceilings are modern, using cementitious products.

All rainwater goods are black plastic, and the windows are double glazed UPVC casements in dark brown.

The listing of this property is somewhat unusual. Other than the date stone, and the few remaining traditional features, the building is not a good example of a former farmhouse, and it appears to date as old as the farmhouse and buildings adjacent in terms of the OS mapping but these are not listed, even for group value. However, it is a listed building, even where it may be a poor example, or has lost much of its character and appearance as a result of the approved conversion works. But this quality of character, and the lost features during earlier approved works must be given due weight and consideration when considering other changes to and around the building. This is not a pristine good quality example of its age or architecture, and whilst it is worth of protection it is less sensitive to changes because of the current condition.

It seems many original features were lost during the conversion, and the lack of detail in the approved conversion has allowed non-traditional works to occur, which has resulted in the almost total loss of traditional or original features internally. Exposure of the original walls, as has occurred, is the best way to reveal significance of the building in terms of its original form and character. However, the exposed walls and ceilings show very little remains of the older character, features, or materials.

Externally retaining mullioned windows and the date stone is important, as these are largely the only remaining features which makes it clearly an older building. Also important is keeping the dominance of the original building, as has been done with allowing gable extensions which keep the long form of the house, but ensuring that ridges and walls are recessed below and within the original walls. This ensures that they are subservient.

As long as the main building remains the focus of attention, and the original feature are retained in situ, that will retain the primary feature of significance of this building.

Its setting is limited largely to its curtilage. Although works beyond the original curtilage, over the lane and to the south will have potential for modest or limited impacts on the setting only with regard to the views when works are seen in the same context/view.

Assessment of Proposed Works

The following is an assessment of the areas affected by the proposed works.

The garage is a modern construction, cavity walls with block inner skin. It has a double garage door and first floor window indicating a second floor. It has a staircase internally and boarded upper floor. It is in domestic use and can already be used as an annex without needing permission as this is a continuation of the existing residential use of the garage.

The proposal is to enlarge this garage to make the first floor more useable. The ridge will remain the same height but eaves will raise to allow useable internal space upstairs. Downstairs the double garage doors will be replaced with glazed doors and a window. The current door facing the lane will be removed.

The garage already appears as a domestic building, although it is not clear which property it is associated with (given it backs onto another residential property). As such it is not clearly identified as part of Shippon Cottage, and as such its sensitivity to change is lower.

It is however seen in the same view as Shippon Cottage when travelling down the lane. However as long as it retains a rural / residential character then there is no change on Shippon Cottage significance in that respect. It remains a residential building in a rural residential area.

The external changes to the doors would not need planning permission as they would fall under Class A works. As such the only element needing permission is the raising of the eaves. This does increase the massing of the building, and the amount of wall which faces Shippon Cottage.

The proposed roof pitch is more typical of modern farm buildings, which is also appropriate in this context. Given the cottage is a conversion of a traditional building, it would also not be uncommon to find a modern built farm building converted to residential use. The materials will be to match the existing, retaining the stone faced walls and flag roof. These are important to connect it to its location, but in this location which is a former farm/adjacent to a farm complex, the style and character of the proposed annex is not unacceptable and does no harm to the significance of Shippon Cottage, which itself has agricultural associations.

The lane separating the two buildings is also important, as it gives a visual separation which means the increased wall height closest to the lane is not overly dominant or harmful to the setting of Shippon Cottage.

It is a change to the setting but it does not harm the setting of Shippon Cottage, which retains all its significance, and its curtilage which does not include this building, is unaffected. The changes occur in the area of the listed building, but do not affect how the heritage asset itself is understood or enjoyed. As such its significance is not diminished.

The stables are a modern timber construction, invisible from the lane and only visible from within the garden of the cottage, or very briefly and at speed from the motorway. Their loss would not cause any harm to the setting or significance of Shippon Cottage.

The new stables are visually an improvement which tidies up the site, which also improves the setting of Shippon Cottage. The use of stone facing and a slate roof, with timber detailing creates a simple but functional ancillary building, which would be typical not only of a residential property in a rural area, but also a farming or equestrian use, of which is a typical characteristic in the area.

The building occupies a similar position and footprint that does not draw attention from the listed cottage. The change to stone and slate is a benefit to the setting. Overall, there is no harm from this change which is a positive change.

Conclusion

Taking as a whole the proposed works to the garage are all considered to cause less than substantial harm resulting from the increased eaves height which changes the scale of the building. There is no harm from the replacement stable building.

Using the assessment methodology, the works can be described as follows:

	Importance/ sensitivity resource receptor	Magnitude of impact	Conclusion
Shippon Cottage	Medium	minor	Slight

However, when off set against the benefits which includes providing an important accommodation element to this dwelling, but without having to extend the house itself; ensures that the house meetings modern living standards and is retained in its optimal viable use, which is a public benefit. The replacement of the stable with more suitable materials is also a benefit derived from this application, which can also be used to offset the very minor harm from the garage. Given the front of the site, which faces the motorway, is technically more visible than from the lane (which is rarely used on account of the blocked path), the improved setting derived from the improved stable building offers reasonable benefits to offset the very limited harm from the garage.

PLANNING POLICY

Planning Law & Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66(1)) and the Conservation Area (Section 72)

The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

National Planning Policy Framework

Heritage

Para 202 - Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

Para 207 – An application should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance

Para 208 – LPA's should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise

Para 210 – decisions should take account of the desirability of sustaining and enhancing the significant and putting them to viable uses; the positive contribution that assets can make to communities and local character.

Para 212 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation

Para 215 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 219 – Opportunities to enhance or reveal significance should be supported, and proposals which preserve those element of setting should be treated favourably.

Rochdale Local Plan

Places for Everyone (PfE)

Places for Everyone is a joint development plan for 9 boroughs within Greater Manchester over the period up to 2039, and follows the Greater Manchester Spatial Framework (GMSF), which was dropped following the decision of Stockport Council to drop out of GMSF in December 2020.

The plan was adopted on 21 March 2024. The relevant policies within PfE are:
JP-J2 – Heritage

Policy JP-P2 of the adopted Places for Everyone strives to *“protect the borough’s heritage by... conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.”*

Adopted Rochdale Core Strategy (CS):

P2 Protecting and enhancing character, landscape, and heritage

Policy P2 of the adopted Rochdale Core Strategy strives to *“protect the borough’s heritage by... conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.”*

The extension will sit comfortably into the current context, seen again rising land with buildings all around it, and at the least preserving the character of the listed building by ensuring it remains dominant; and improving the setting of the asset with buildings of improved materials.

This statement also serves as a building record of the condition of the property and any significance revealed during the renovations, which helps us understand more of the history and evolution of the property. This is a benefit to the scheme and helps us understand local history and build techniques. As such it accords with both relevant policies.