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Chris Grieves

Calliards Mill

Statement of Significance

27 May 2025

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1. Introduction

- 1.1 This Statement of Significance has been prepared by Paul Butler Associates on behalf of Chris Grieves to provide an understanding of significance to inform development of the site of Calliards Mill, Stubley Mill Road, Smithy Bridge [the site]. This will form the basis of a later Heritage Statement to consider the potential impact of the scheme on the significance and setting of any heritage assets.

Approach and Methodology

- 1.2 This Statement of Significance has been prepared to comply with the tests and requirements of the *National Planning Policy Framework* (NPPF: 2024), specifically paragraphs 207 and 208, under which a description of the significance of a site, including any contribution made by its setting, must be provided to support any planning applications to assess the effect on significance of any proposed changes. There is also a requirement for applicants to make an informed assessment of heritage significance as part of a staged approach to decision-making.
- 1.3 This document broadly follows the staged approach to decision-making set out within *Historic England Advice Note 3 - The Setting of Heritage Assets Historic Environment Good Practice Advice (Second Edition)*:
- Step 1: Identify which heritage assets and their settings are affected.
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
 - Step 5: Make and document the decision and monitor outcomes.
- 1.4 Research has been primarily desk-based, consulting historic mapping and written secondary sources. A visual and photographic survey of the site, its surroundings and nearby heritage assets was undertaken on 2nd May 2025. The interior of the site was accessed and is discussed where it is relevant to the understanding of the development and history of the site.

2. The Site and its Surroundings

Site location

- 2.1 The application site is within Smithy Bridge, Rochdale and sits to the east of Smithy Bridge Road off a short section of road known as Stubley Mill Road. The site forms a plot of largely open land with the primary focus of this report being the building known as Calliards Mill.



Figure 2.1 - Google maps extract showing the site in red.

Designations

- 2.2 The site does not contain any listed buildings, nor are there any close enough to likely be affected by development proposals. The site is not within or near a conservation area.

Non-Designated Heritage Assets (NDHAs)

- 2.3 The site building has a HER entry (5244.1.0) and is identified on Rochdale's local heritage list as "Calliards Mill (Lower Mill), Stubley Mill Road"¹, no further information is given.

¹ <https://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets/6>

- 2.4 The HER Entry 5244.1.0 gives a brief description of the site (below) at the time of survey in 2017.
- 2.5 *Marked on maps (1,2) as a woollen mill, and tenter ground shown on 1848 map to the north-east of the mill. The mill is currently undergoing conversion and has already been heavily modified. The main building is stone built, of 2 storeys, possibly 10x2 bays, and has small rectangular windows with stone lintels and sills. Possibly timber internal construction. Stone-arched loading door to west-facing wall, and angled pediment. The condition of this building at the moment is poor. (3) Calliards Mill is marked on map (1) as "Lower Mill". Per LUAU – former dyeworks and bleachworks established 19th century and in operation until at least the 1940s when dyepits on the north bank of the river Roch and a terrace of mill housing to the north on Stubley Mill Road survived in association with a brick mill complex. An assortment of ill-defined brick wall stubs and earthworks survives to the north of the 2-storey stone building. There is a large arch in the north and south faces (of this building?), the former surviving the better. Still occupied. Site includes a large weir to the south, less than 6m across with a drop of less than 1m. (4) As described above; fair amount of vegetation growth. Fair condition, occupied. Below-ground archaeological potential: medium. Much of the demolished complex has not been redeveloped. (5)[RR Field visit 20/03/2017]*

The Site

Exterior

- 2.6 The site building comprises a two storey property built of coursed stone. The property was likely built across seven bays with a central triangular pediment, although later alterations and extensions conceal the bays to the east end.
- 2.7 There is an overhanging parapet which appears to be of concrete blocks rather than stone. The roof is not visible but satellite images show it to be a flat roof, likely of bitumen.
- 2.8 Windows across the front, south-western range have plain stone surrounds, all windows are modern timber casements to the front with some uPVC windows to the sides and rear.
- 2.9 There is a large arch with stone quoins to the front elevation presumably as a loading bay, this is now infilled with a modern roller shutter.

- 2.10 The southern-eastern half of the front façade has a modern greenhouse and first floor terrace which conceals the remainder of the building. When beneath the terrace the façade has a large spanning concrete lintel and areas of concrete blockwork and render making analysis difficult. Above this at first floor level there is timber cladding and a series of modern windows and patio doors likely altering or widened historic openings.
- 2.11 The side and rear elevations have uPVC windows of varying types. The rear elevation has a large segmental arch at ground floor, this now has a horizontal dividing cill with the window heavily recessed into the wall, all of which being modern alterations. The bays of windows are less obvious to the rear with most window openings appearing to have been enlarged or inserted with concrete lintels.



Figure 2.2 (top left) the front / southern façade.

Figure 2.3 (top right) the eastern end of the southern façade showing the modern alterations, decking platform and concrete spanning lintel.

Figure 2.4 (bottom left) the rear façade.

Interior

- 2.12 Internally the property has had several modern fit outs that although may conceal earlier fabric there are few features of note.
- 2.13 There is a substantial stone fire surround at ground floor, however, verbally the owner suggested 'her father built this', its scale, it having cement mortar and the lack of stone chimney above all would suggest this is a modern feature although possibly using stone from the former mill.
- 2.14 All fireplaces, fire surrounds, doors, skirting and cornices are all modern features likely following the conversion of the building from a mill to a home. There is a particularly wide straight, central stair with timber balustrade which could potentially be of some age but again is most likely to be from the late-20th century, and would be an usual feature in an industrial building.
- 2.15 In the north-western end of the building the space currently in use as a garage is an open space spanned with a series of cast iron columns bolted to and supporting timber beams. There is also an internal timber screen with metal framed windows. External windows for this space have since been infilled with stonework.
- 2.16 Across the first floor there is again a modern fit out with few features of note. The ceilings have partially collapsed in some rooms due to water ingress from the roof. One space, in the north-western end of the building at first floor has a timber beam that spans the full width of the building, this shows signs of historic markings, with '363' clearly visible along with carved markings that are most likely Baltic shipping marks of the 19th or 18th century. In an ancillary room on the first floor there is no ceiling so the joists are visible which support wide and substantial boards above which now form the roof but have the appearance of floorboards.

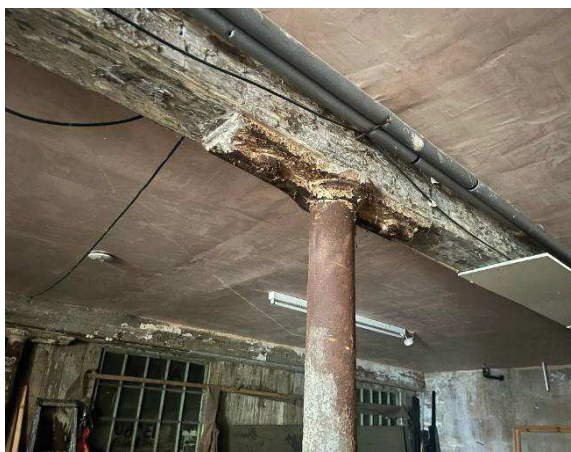


Figure 2.5 (top left) – Cast iron column at ground floor in the current garage space.

Figure 2.6 (top right) – large spanning beam at first floor with evidence of possible Baltic shipping marks.

Figure 2.7 (bottom left) - Room at first floor level generally indicative of the modern fit-out of the property, note the propped ceiling.

The site's setting

- 2.17 The site is approached from Stubley Mill Road with the site partially appearing facing the viewer when travelling north-east. The road is tree-lined with mature trees giving a somewhat isolated setting to the site although, there is the 20th century Hailday Court on the left on approaching the property.
- 2.18 The site sits in a large plot which is largely overgrown gardens and mown grass. There is a red brick outbuilding near the main dwelling, likely an animal shelter. It is overgrown but it is of red brick of a type most likely early to mid-20th century.
- 2.19 There are low stone walls as ruined remains of the former mill, these are completely overgrown in a way the stonework is barely visible for any meaningful assessment.

- 2.20 The River Roch runs along the southern edge of the plot, in part the weir remains near a depression in the ground for an intake channel potentially for a waterwheel to power the mill.
- 2.21 Although there is little visual connection, across the river and open grassland (outside the site boundary) is a stone property sat behind a long driveway and stone gateposts. This property has the appearance of a c.1800 mid-status farmhouse but was labelled on historic mapping as 'Calliards', which suggests it a connection to 'Calliards Mill' in the form of the mill owner's house.

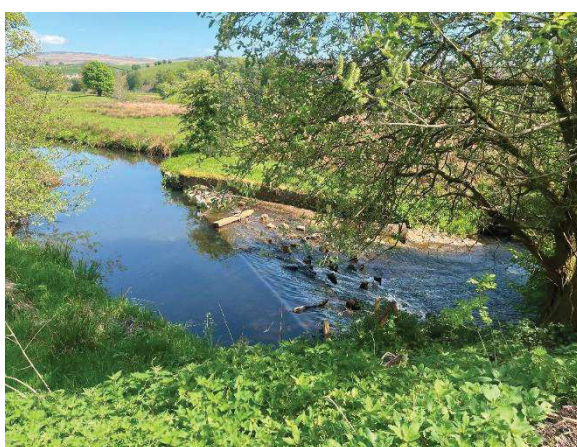


Figure 2.8 (top left) – the surviving weir on the River Roch looking south.

Figure 2.9 (top right) – the approach to the property on Stubley Mill Road, the building is just visible in the background, note the modern housing to the left.

Figure 2.10 (bottom left) – Much of the plot is overgrown or grassland. There are remains of stone walls (as pictured) but heavily overgrown.

3. Historical Development

The Textile Trade in Rochdale

- 3.1 The Guide to the Industrial Archaeology of Greater Manchester² notes Rochdale lies on the southern side of the Rossendale Uplands and dominates the River Roch valley. It includes the industrial towns of Heywood, Littleborough, Middleton, Milnrow and Wardle. From the late medieval period Rochdale was a major centre for woollen manufacture and from the 1840s to the late 1960s cotton manufacture.
- 3.2 As early as the 16th century the industry was so important that production outstripped the local supply of wool and relied heavily on imported wool from Ireland and the Midlands. Wool was bought by clothiers and either sold or increasingly put out to rural spinners and weavers. The small post-medieval town served as a marketing and finishing centre for the surrounding rural communities until industrialisation in the late 18th century. Consequently, the area contains many fine stone domestic workshop, including those at Littleborough.
- 3.3 Several water-powered fulling mills are known from the 17th century and these were the basis for the new late-18th century factory system, especially the woollen scribbling mills in Littleborough and Wardle. The woollen industry was so successful that by the mid-19th century (1850) Rochdale manufactured 80% of England's flannel production.
- 3.4 Water-powered cotton spinning mills were built on the Roch in the 1780s and 1790s, but as late as 1818 there were only seven cotton mills in Rochdale itself. However, by the 1840s cotton had overtaken wool in importance. The new cotton mills were concentrated around the towns of Rochdale and Heywood, the latter having a fine group of ruined water-powered mills in the Cheesden Valley. The growth of the cotton industry stimulated the development of Rochdale whose population grew from 8,542 in 1801 to 83,114 in 1901. The clear river waters also aided the growth of bleaching, printing and dyeing which in turn led to the development of a textile engineering sector.

² McNell, R. & Nevell, M (2000) The Guide to the Industrial Archaeology of Greater Manchester.

- 3.5 The woollen trade enjoyed a golden age during the cotton famine of the 1860s when woollens became once more price-competitive with cotton goods. The cotton revival was led by the adoption of limited liability cotton spinning companies from 1882 onwards. Consequently, the town became the second largest centre of joint-stock enterprises in Lancashire after Oldham. The success of the cotton industry at the end of the 19th century and into the 20th century is reflected in several groups of late mills in Heyward and Rochdale and included some of the last mills to be built in the country at the Dunlop Mills complex (erected 1914-1919). After a temporary post-WW2 boom, the Lancashire textile industry fell into rapid decline from the 1950s: in the 1950s and 1960s Lancashire mills closed at a rate of almost one a week, Britain became a net importer of cotton cloth by 1958, and most of the textile industry had closed by 1980.

Calliards Mill

- 3.6 The date of Calliards Mill is difficult to establish, it is first shown on the edge of the Tithe Map of 1846 where it is identified as 'Lower Mill', the extent of the mill isn't clear as north of the River Roch is covered by a separate map which does not appear to be available. The map shows the river feeding into the mill complex.
- 3.7 Pigot & Co.'s Directory of 1821 does list a Lower Mill in Rochdale producing flannel and baize owned by 'Lord, Edmund & Son'. Mr. E. Lord of Calliards, near Rochdale is later referenced marrying a Miss Fletcher³ so it appears the reference in 1821 does refer to this site.
- 3.8 A John Lord of Calliards was later referenced as owning railway shares so it appears the mill was inherited through the Lord family line at least initially⁴.

³ Manchester Courier - Saturday 06 May 1837

⁴ Liverpool Mercury - Friday 10 October 1845

3.9 By the 1851 OS Town Plan the full mill complex can be seen again identified as Lower Mill (woollen). The surviving standing building forms part of the western edge of this range of buildings, a further wing that adjoined the northern façade and extended towards the river no longer survives as does the main mill complex to the north. A foot bridge crosses the river leading to a footpath to 'Calliards' the surviving house further south, this was presumably the mill owner's property. Tenter grounds are shown to the north for stretching and drying cloth.



Figure 3.1 Lancashire Sheet LXXXI, published 1851.

- 3.10 Records relating to the Calliards Manufacturing Company Ltd. are held in the National Archives and although not viewed they show the company was registered between 1844 and 1856. Several newspaper articles describe the dissolution of the Calliards Manufacturing Co. and its sale to shareholders in 1859. The estate at the time was described as –
- 3.11 *'...comprising 32 acres of freehold...with a large substantially built woollen mill, with weirs, water-wheels, steam-engine, boilers, shafting, &c; also warehouse, fulling mill and tenters, dwelling-house and cottages and an abundant supply of pure soft water.... It is proposed to immediately to fill the existing mill with woollen machinery and also to build a large cotton mill upon the newest and best principles....' - Rochdale Observer - Saturday 17 December 1859.*
- 3.12 The company's offices were listed as at 'Calliards' (presumably the house) and the architect's details for the auction as David Russell. The listing also describes the 'fulling mill, water-wheels, stocks and tenters', and 'Lower Mill and Eleven Cottages' separately so some caution should be taken as what part of the complex was being described and how it relates to the surviving building. The total purchase amount was £11,550⁵.

⁵ Rochdale Observer - Saturday 17 December 1859

- 3.13 At the first meeting of the shareholders at the warehouse. There was a suggestion that the buildings were not adapted to woollen machinery which was said to be incorrect and that, *'the new stone building, four stories high, was twenty-eight yards long inside and sixteen yards wide was substantially built. The warehouse was nearly as large...some of the other buildings might be improved'*⁶ - Bury Times - Saturday 03 December 1859.
- 3.14 Again, some caution should be taken on what is being described but the approximate dimensions above roughly equate to the surviving building, although it is not of four stories.
- 3.15 A contract for the building of a new mill, engine house and boiler house at the site by the previously mentioned architect David Russell was advertised in 1860⁷. This would be advertised again by Russell and Whitaker Architects in 1866⁸.
- 3.16 The mill is shown again on the Town Plan of 1893 where based on the difference since 1851 it appears the surviving building has either been extended westward or been replaced and there has been further development and extensions in the form of Calliards Terraces. It is not clear if the new mill and engine house discussed in the 1860 and 1866 tenders were ever implemented. Graces Guide of 1891 lists the owners of Calliards Mill at this time as William Fletcher and Sons with the mill for the production of flannels.
- 3.17 The mill site would be auctioned in 1892 described as 'Lot 1 - The fulling mill at Lower Mill, Calliards, Smithy Bridge with the valuable reservoirs and water rights, and nine dwelling-

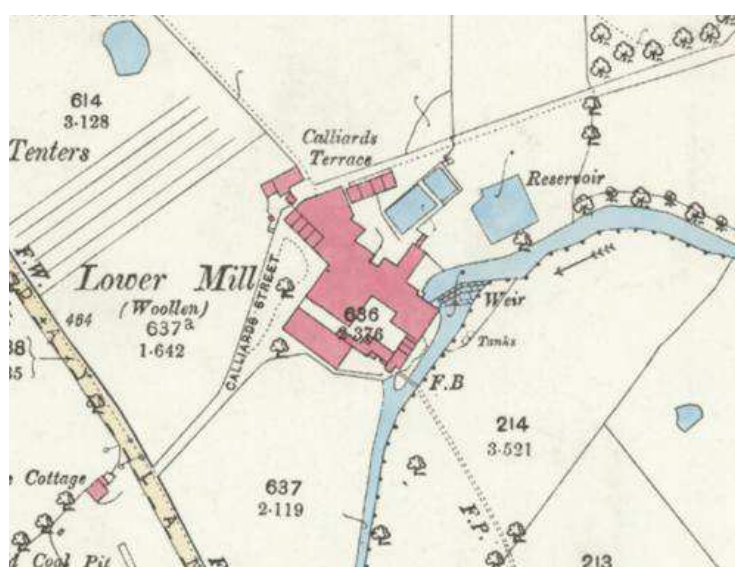


Figure 3.2 Lancashire Sheet LXXXI.14, published 1893

⁶ Bury Times - Saturday 03 December 1859 - Calliards Manufacturing Co.

⁷ Rochdale Observer - Saturday 17 March 1860

⁸ Rochdale Observer - Saturday 24 March 1866

houses...also the woollen mill called Lower Mill. The water in connection with the fulling mill is most suitable for the business...⁹.

- 3.18 The location of a chimney at the northern part of the mill along Stubley Mill Road was shown on the 1910 OS Map which would suggest the location of the engine or boiler house.
- 3.19 The mill would appear on mapping throughout the early-20th century until 1961 where the main complex to the north is shown as ruins with the surviving building all that remained. The early years of the 20th century also saw the encroachment of development in the form of interwar housing to the north.

Site Analysis

- 3.20 The site was developed as a mill for the production of flannel and baize from at least 1821 and most likely dates from the late-18th or early 19th century. Only a small part of the wider mill complex survives and that which does survive has been heavily altered both internally and externally which would make any conclusions on the use of this part of the site difficult to establish.
- 3.21 On close inspection of the front façade of the building, beneath the parapet there are stones which appear as window sills aligning with windows below. On the upper floor there is also a room with the ceiling that has what looks to be floorboards above which now form the roof. This alongside the concrete copings would suggest it is possible the building had additional floors that have been removed.
- 3.22 The surviving building does loosely fit the description of the measurements for 'the new stone building' (as described in 1859) which was of four storeys meaning the upper two have been removed. The raised central pediment also has a more art-deco influence more common for the 1930s, however, this is somewhat speculative without further evidence.

⁹ Rochdale Observer - Saturday 07 May 1892



Figure 3.3 The front façade, note the arrangement of the window bays, the concrete copings and the possible window cills at eaves level. The window cills are also visible on the side elevation in similar bays.

- 3.23 The loss of much of the interior makes the function of this building difficult to establish but the building's location on the road entry to the site and the surviving wagon arched openings would suggest it was likely a warehouse for the storage and transportation of goods.
- 3.24 It's simple design and rectangular planform, lack of architectural embellishments and lack of fireproof construction are all elements that would suggest an earlier date of c.1800.
- 3.25 In comparing the 1851 and 1893 Town Plans the surviving building's length in comparison to the adjacent mill would suggest it was possibly extended westward at some point during this period, this could correspond with the area of cast iron columns internally.

4. Significance

- 4.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets the following criteria are employed within this report to assess significance:
- 4.2 **Archaeological interest** – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 4.3 **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- 4.4 **Historic interest** – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.5 The criteria for the levels of significance used within this report is outlined below –

Significance	Criteria
Very High	Sites, buildings, landscapes and remains of ‘exceptional’, ‘more than special interest’ or sometimes considered nationally or internationally important. These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.
High	Sites, buildings, landscapes and remains of acknowledged ‘special interest’ and sometimes considered nationally important. These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.
Medium	Sites, buildings, landscapes and remains of ‘some interest’ and generally considered of local or sometimes regional importance. These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.
Low	Sites, buildings, landscapes and remains of ‘limited interest’. These include historic sites that through level of alteration or typology have some limited local interest and can sometimes be consider Non-Designated Heritage Assets.
Neutral	Sites, buildings, landscapes and remains of ‘no or negligible interest’. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of ‘no or negligible interest’ that harm the setting or significance of wider assets.

Calliards Mill

Historic Interest

4.6 The first phase of mill buildings on site are difficult to establish but Lower Mill owned by Edmund Lord was recorded as early as 1821 for the production flannel and baize. It likely originated as a water powered mill, although from c.1800 onwards steam power would become more common.

4.7 Lower Mill would pass through several generations of the Lord family before the formation of the Calliards Manufacturing Co. sometime around the 1850s. By this point the mill had at

least in part been converted to steam power, although weirs and water wheels are still noted in the sales. The mill was a fulling and woollen mill at this time; fulling being for the finishing of cloth and tenters grounds for the stretching of cloth were also part of the complex.

- 4.8 In 1891 the mill was operated by William Fletcher and Sons and would be shown on plans throughout the early 20th century until becoming ruined in the 1960s.
- 4.9 There isn't enough evidence to be definitive on the date and use of the surviving building but it was most likely a warehouse for the storage and transportation of goods, it was in existence from at least 1851 before being extended in the mid to late-19th century. It is possible, if not likely, that the building once had additional floors that have been removed.
- 4.10 The building does have cast iron columns in one space although these support timber beams and timber floors so it appears the building was not built as a fire-proof mill that became more common throughout the 19th century (although should not be relied upon for dating).
- 4.11 In terms of historic interest, the building is likely a relatively early surviving example of the locally significant textile trade in Lancashire and Rochdale. Surviving landscape features such as evidence of the weir and water intake channel alongside the nearby Calliards House add to significance, but the loss of much of the mill complex does reduce the historic interest with the building being only one part of a much larger complex that has been lost meaning the building does not form part of an integrated mill complex.
- 4.12 Buildings associated with the textile industry from the early 19th century (or earlier) are considered important survivals and sometimes nationally significant, however, this often relies on having a higher degree of survival of key elements and associated buildings and infrastructure which is not the case at this site.

Architectural and Artistic Interest

- 4.13 The building has a relatively restrained architectural style lacking the ornate embellishment of late-19th century mill buildings, it is largely utilitarian, however, its symmetrical arrangement and use of good quality local stone are of architectural interest.

- 4.14 The level of later and harmful alterations does reduce the overall architectural interest with the loss of original windows; new openings formed in the rear wall in a somewhat awkward arrangement; and the installation of a terrace and large concrete lintels completely alters the original window bays on the front façade to the east. It is also possible if not likely that the building had additional storeys that have been removed so does not survive close to an original condition.

Archaeological Interest

- 4.15 The wider site has archaeological potential being the site of the former mill and at least part of this survives in the form of overgrown, ruined walls. Water intake channels, the weir, and reservoirs are all visible on the surface of the site and all have archaeological interest. The grassland area to the rear of the building appears to have remained undeveloped so there is high archaeological potential.
- 4.16 The surviving building itself has archaeological interest in that there is potential for significant heritage fabric to survive behind later and modern finishes. This fabric could expand the narrative for the date, function and development of the building and wider mill site.

Contribution made by setting

- 4.17 The site's setting was historically part of a wider mill complex and the majority of this has been lost, equally the approach to the property with 20th century developments along Stubley Mill Road have further degraded the site's setting.
- 4.18 The site now sits within a large plot of grassland and although this places the building in a somewhat picturesque setting this is not the historic and industrial setting for how the building was intended and is largely a modern creation.
- 4.19 Elements of the site's setting which make a positive contribution are the views of the building along Stubley Mill Road being the historic and current approach to the mill complex, the relationship with the river which originally powered the mill (although not this building), and the relationship with Calliards House being the mill owner's property (although this lacks a visual connection).

Summary of Significance

- 4.20 The surviving building was likely a warehouse of at least 1850 in date and potentially earlier as part of a wider textile mill complex that has otherwise been lost. There is an important relationship with the river and a relationship with Calliards House which contributes in the form of setting. The building has historic interest due to its age and association with the regionally important textile trade.
- 4.21 The site has some architectural interest although limited due to its largely utilitarian design which itself has been heavily altered with several prominent and harmful alterations.
- 4.22 There is significant archaeological potential for earlier fabric that could advance understanding of the development of the site.
- 4.23 The site building is considered to be of **medium significance** being of local and to some extent regional interest and would be considered a Non-Designated Heritage Asset.

5. The Heritage Planning Context

Town and Country Planning Act 1990

- 5.1 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

- 5.3 The Revised NPPF which was published in July 2018 and most recently updated in February 2025, sets out the Government's planning policies regarding the conservation of the historic environment.
- 5.4 Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 of the NPPF sets out the heritage context. The NPPF states that 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'.
- 5.5 Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that 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; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

5.6 Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications-

- 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.

5.7 Paragraph 212 notes that 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. Paragraph 213 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

5.8 Paragraph 214 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 215 states that where a development 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.

5.9 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 (para 216).

5.10 Paragraph 219 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

- 5.11 The NPPG was published in March 2014 (updated 2023). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:
- 5.12 All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- 5.13 What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
- 5.14 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.
- 5.15 An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.
- 5.16 The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.
- 5.17 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
- 5.18 It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated

heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.

- 5.19 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 018 Reference ID: 18a-018-20190723).

Rochdale Adopted Core Strategy

- 5.20 Rochdale's Core Strategy (2016) outlines the approach to heritage and the built environment under section 9, in particular - P2 Protecting and enhancing character, landscape and heritage; key policies of relevance are shown below:

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by: a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape; b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character; c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential; d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and e. Conserving and enhancing townscape character.

2. We will protect the borough's heritage by: a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include: i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit; ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments; iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement; iv. The Edgar Wood and J. H. Sellers cultural heritage; v. The heritage of the seventeenth and eighteenth century vernacular tradition; and vi. The engineering heritage, including mills, canals and railways. b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration; c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

Rochdale Borough Unitary Development Plan and Policies (2016)

- 5.21 The Unitary Development Plan from the 1996-2016 Local Plan is still in place until the Allocations Development Plan is adopted.
- 5.22 *The Rochdale Borough Unitary Development Plan and Policies provides an overview of the objectives of the borough, section G/Be/9 provides key policies in relation to heritage with those relevant to the proposal extracted below –*
- 5.23 *Priority will be given to the practical conservation and enhancement of those features of the built environment which are the most valuable, in particular: conservation areas; listed buildings and their settings; scheduled ancient monuments; parks and gardens of special historic interest; and archaeological remains. Such buildings, areas and features of architectural and historic merit will be protected from adverse development or demolition and positive measures will be taken or supported, wherever possible, to facilitate their continued upkeep and beneficial use. Particular emphasis will be placed on securing new*

uses for existing buildings to ensure their future, and on promoting conservation activities which provide a stimulus for the regeneration of town centres, older urban and rural areas, including historic and cultural landscapes.

Places for Everyone (2024)

- 5.24 The Places for Everyone Plan (2024) has been adopted by Rochdale in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –
- 5.25 *We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*
- 5.26 *Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.*
- 5.27 *Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy... Proposals should*

be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)

- 5.28 This document provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

- 5.29 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 5.30 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

- 5.31 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

6. Design Guidance and Advice

Site Significance

- 6.1 The site has some heritage significance which would generally be seen as of local or regional interest which we have classified as medium significance.
- 6.2 The site's loss of the surrounding mill and the level of alteration would mean it is unlikely to be eligible for national listing unless further evidence proves the building to be a particularly pioneering or early example of its type.
- 6.3 The site is locally listed and a Non-Designated Heritage Asset (NDHA) which warrants some consideration in planning policy.

Planning Context

- 6.4 Broadly, both local and national planning policy seeks to conserve and enhance heritage assets. The key heritage principle of the NPPF (2025, para 202) is that 'heritage assets should be conserved in a manner appropriate to their significance'. The tests of the NPPF of 'less than substantial' or 'substantial harm' would not apply in this case as this only applies to designated heritage assets. Therefore the weighting of harm vs. public benefits is not implicitly required to justify any harm, although there is still an expectation that heritage assets (whether designated or non-designated) should be conserved, with this being the key element of heritage planning policy.
- 6.5 The presumption that heritage assets should be conserved does not mean that any harm to or loss of significance of a NDHA of medium significance should be afforded the same weight as the same harm to a designated heritage asset of greater interest; as highlighted above, they should be conserved in a manner appropriate to their significance (emphasis added).
- 6.6 In consideration of NDHAs, the NPPF calls for, 'a balanced judgement relating to the significance and the scale of harm'. The significance we would classify as 'medium' and depending on the proposals demolition can only be described as the complete loss of this significance.

- 6.7 Textile mills and their remains are features of particular historic interest for the north-west and the Places for Everyone Plan (2024) requires, 'particular consideration be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm', textile mills are mentioned later within this.
- 6.8 Textile mills often generate interest from heritage amenity groups such as industrial heritage groups and Historic England regularly advocate for their protection and conservation.
- 6.9 The condition of the building is beyond the scope of our report, but it is clear from the site visit that the roof will likely need a full replacement, although the overall condition of the building appears fair and was until recently habitable and although not in a good condition I think it would be reasonable to describe it as 'fair'.
- 6.10 In considering the potential loss of any locally listed buildings such as this, a Conservation Officer will always push for retention and consideration should be given to how viable the retention of the building would be. My initial view would be that as the building was until recently occupied its condition does not seem to prohibit re-use and its complete loss would need to be justified potentially with a viability assessment.
- 6.11 Not being listed the interiors do not require consideration by a Conservation Officer (there are also very few features of note internally) so subdivision into units could be a consideration as the building is particularly large for a single dwelling.
- 6.12 The removal of the front terrace should be considered as a heritage benefit alongside the removal of the timber cladding to the walls in this location. None of the windows are original and they would not need to be retained; although replacements will be expected to be of an appropriate design. Reinstating the original window arrangement where the concrete lintels have been installed would be supported and welcomed but not a requirement.
- 6.13 A rooftop extension could be considered as it appears likely the building was originally taller.

- 6.14 Development of new houses on the plot will likely have some harmful heritage impact and this will be a consideration in the planning balance, but equally if retention and refurbishment of the standing building is proposed this would weigh positively in the planning balance.
- 6.15 Archaeology of the plot will be a constraint, and any development will require some level of exploration or recording pre-construction. The loss of the archaeological remains of the mill are unlikely to prohibit development of the site but will likely need recording and potentially excavating. Equally, whether the standing building is re-developed or demolished a building recording exercise will likely be conditioned as there is potential for concealed heritage fabric behind modern finishes.

Summary

- 6.16 In summary, whilst the building's demolition could potentially be justified we would expect the Conservation Officer to seek its retention unless there is sound justification that this would make the scheme unviable. There would likely be some harm from development in the site's setting but if accompanied by an appropriate package of works to the standing building this would likely be acceptable.

References

Bury Times - Saturday 03 December 1859 - Calliards Manufacturing Co.

Liverpool Mercury - Friday 10 October 1845

Manchester Courier - Saturday 06 May 1837

McNell, R. & Nevell, M (2000) The Guide to the Industrial Archaeology of Greater Manchester.

Rochdale Observer - Saturday 17 December 1859

Rochdale Observer – Saturday 17 March 1860

Rochdale Observer – Saturday 24 March 1866

Rochdale Observer - Saturday 07 May 1892

Appendix A: Site Photos (02.05.25)

















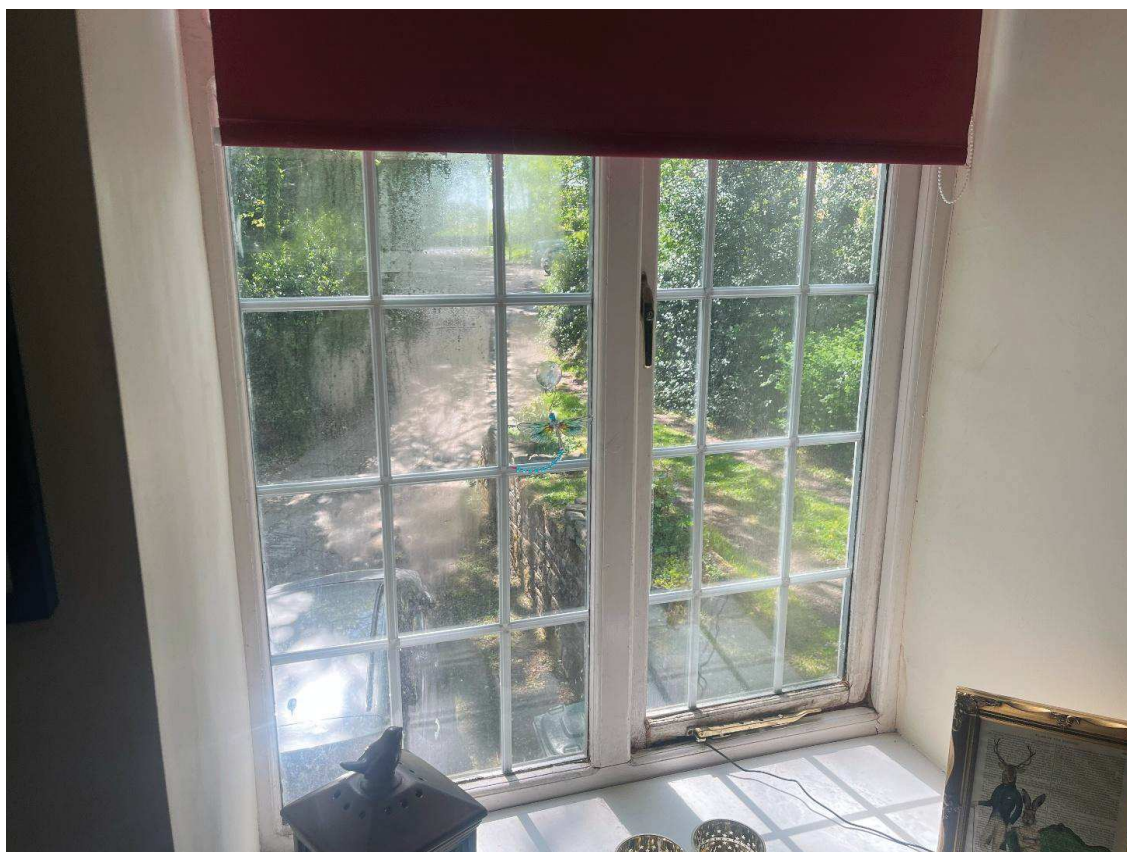


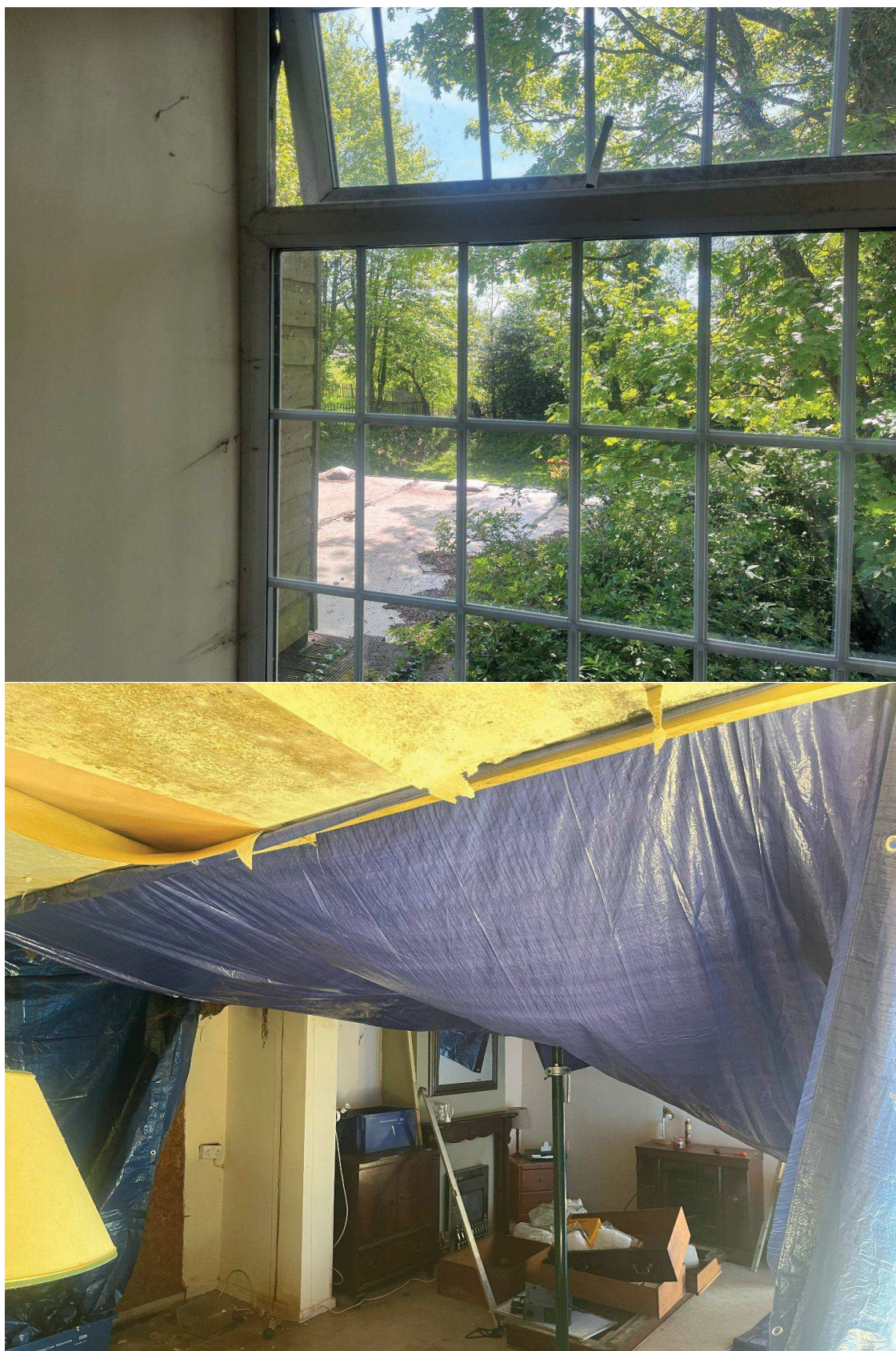


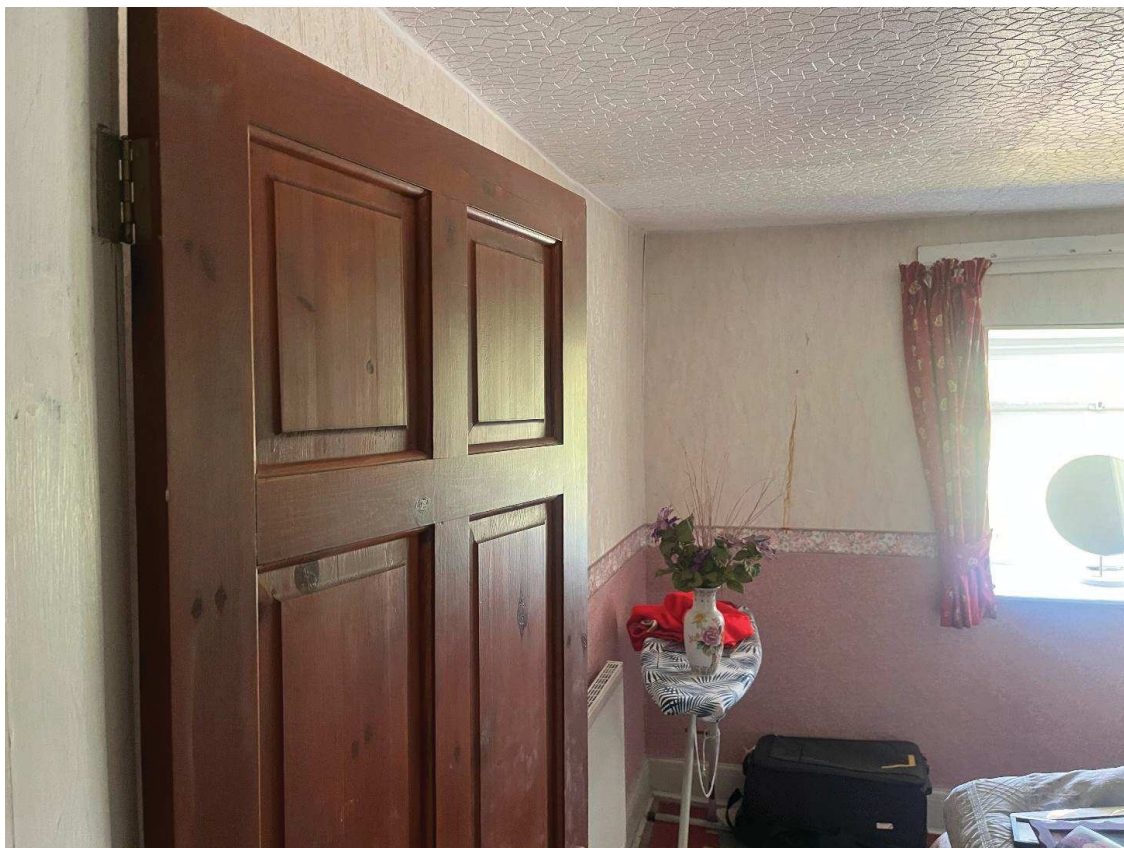


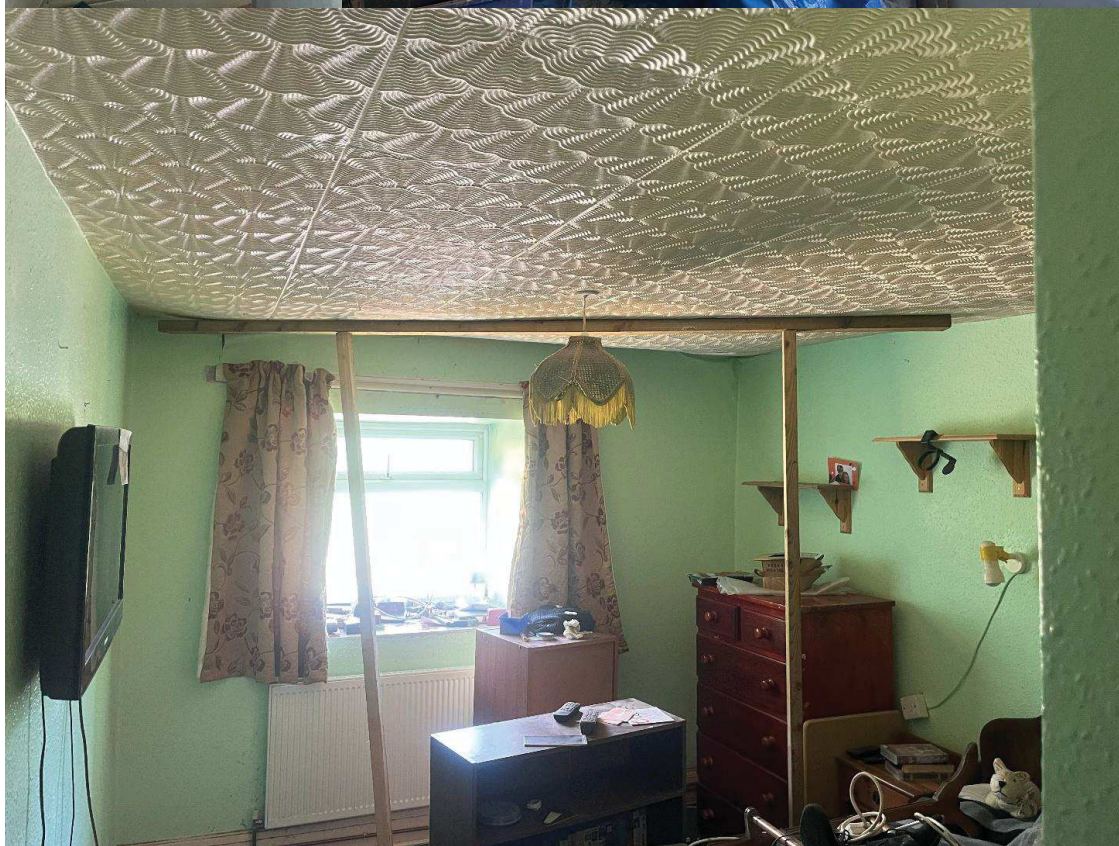


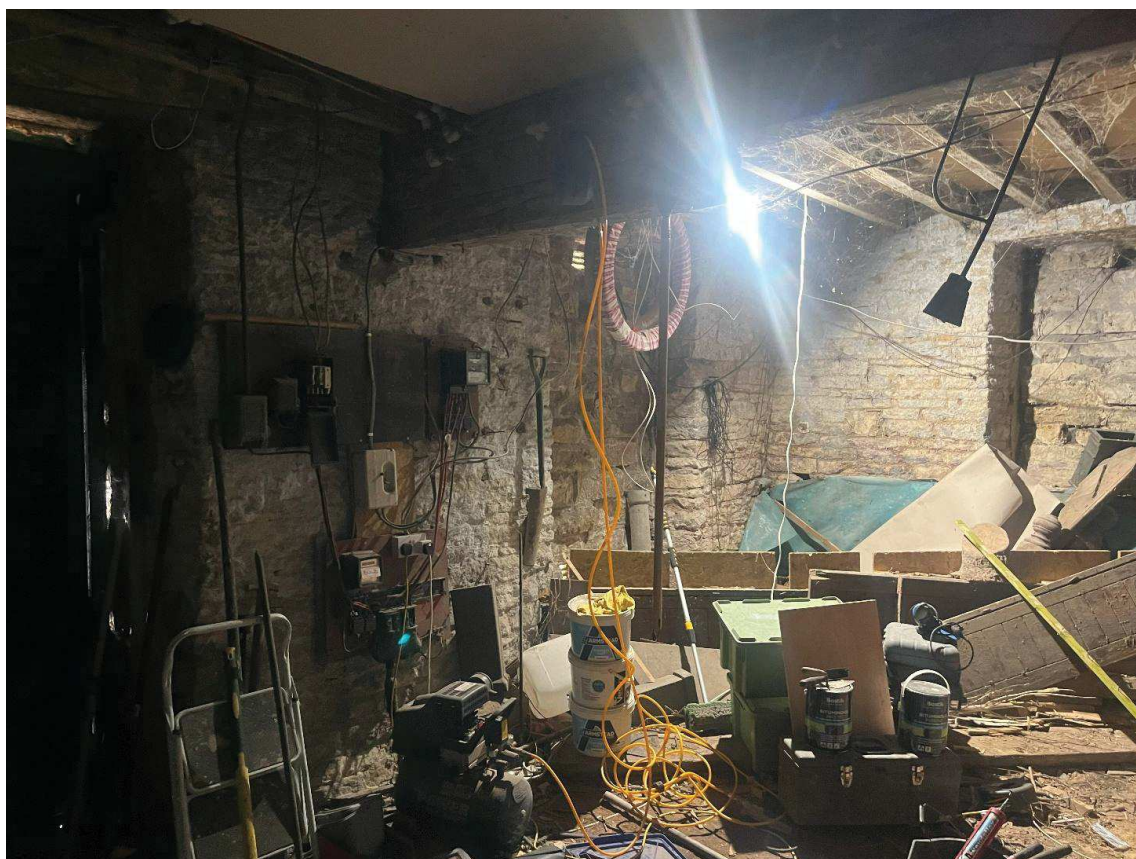


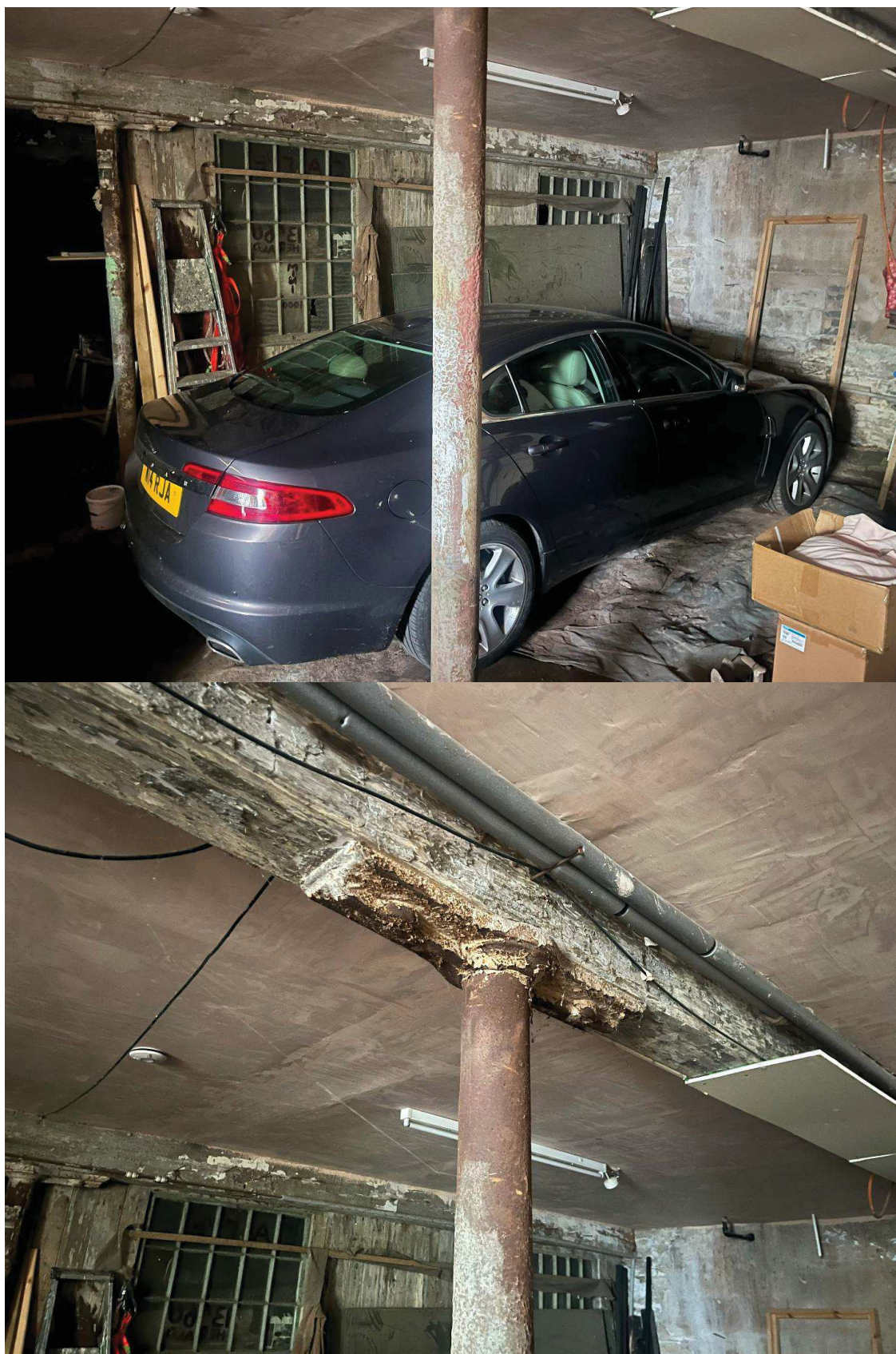










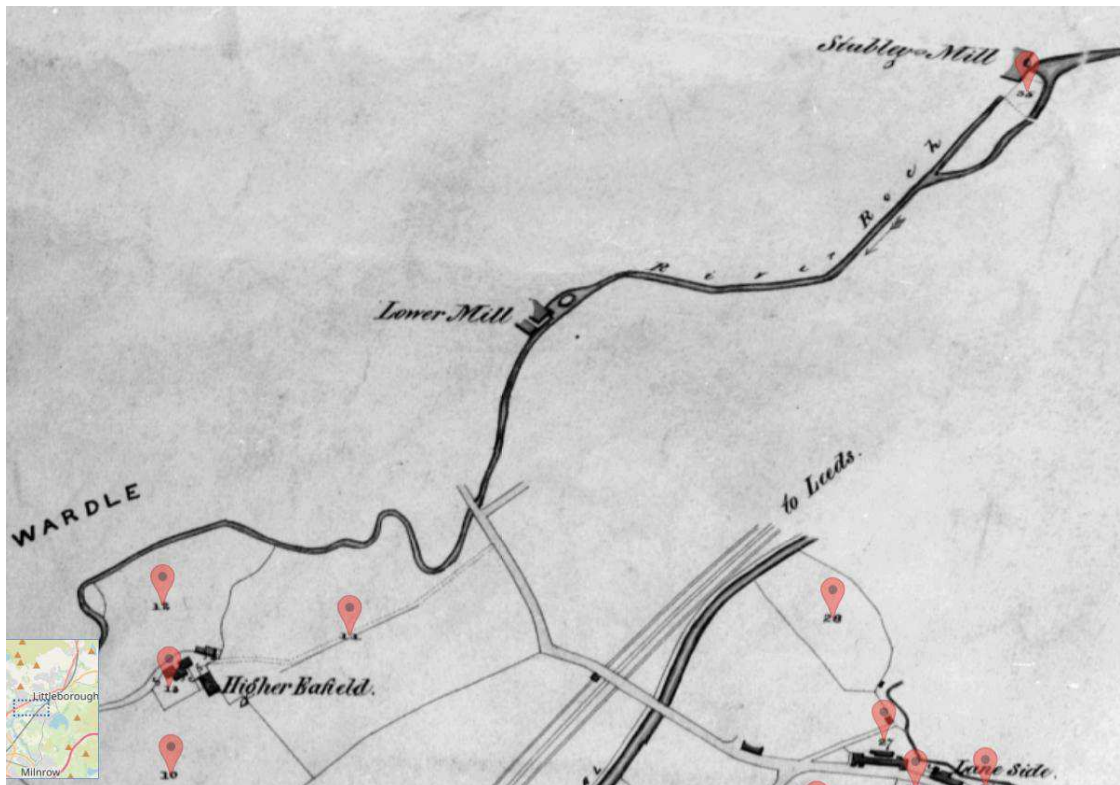








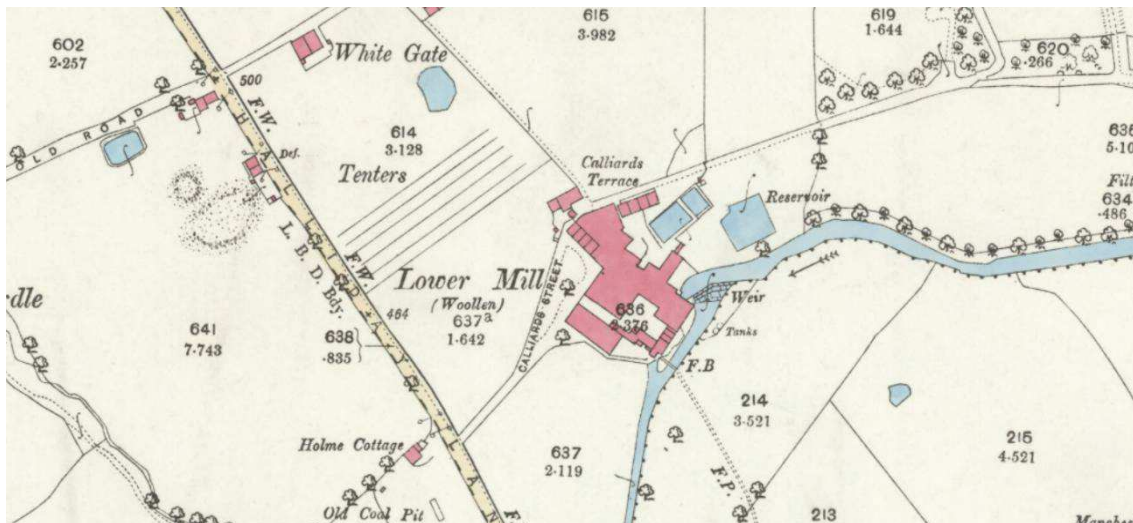
Appendix B - Historical Sources



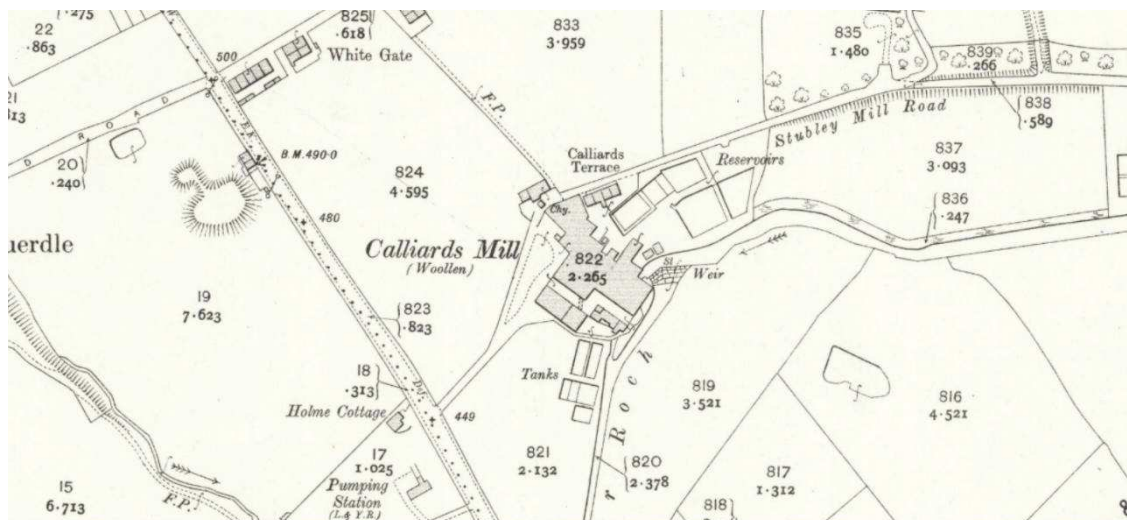
Tithe Map 17th September 1846



Lancashire Sheet LXXXI, published 1851.



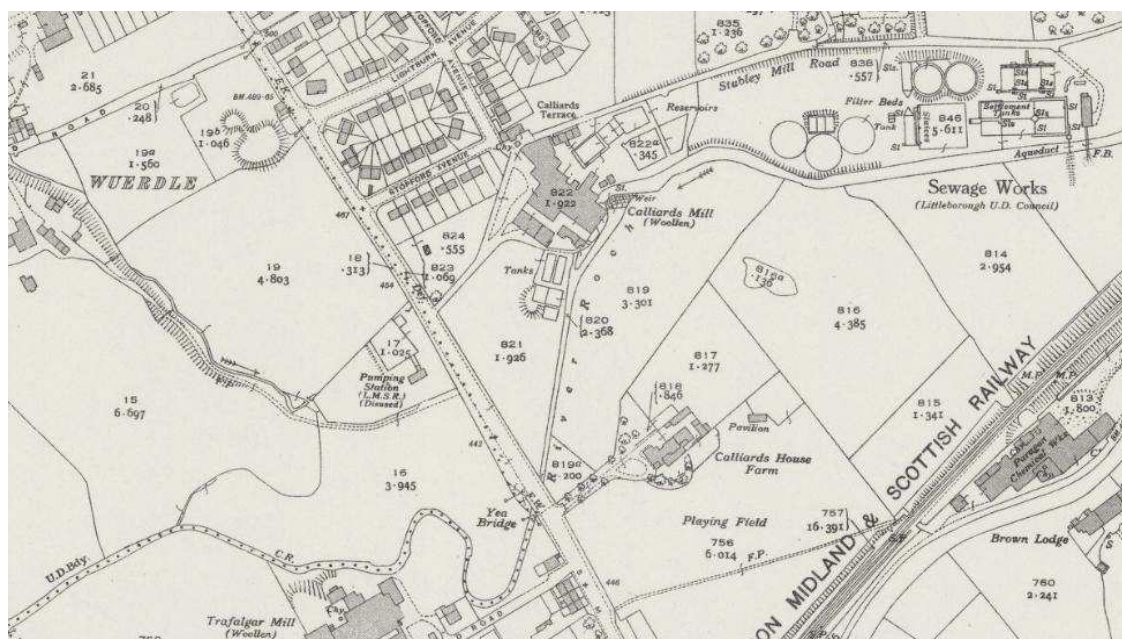
Lancashire LXXXI.14 Published 1893



Lancashire LXXXI.14. Published 1910.



Lancashire LXXXI.14. Published 1930.



Lancashire LXXXI.14 Published 1945



SD9215-SD9315 -AA. Published 1961.

Appendix C: Historic Environment Record (HER)

Greater Manchester Archaeological Advisory Service Monument Full Report

02/05/2025

HER Number	Site Name	Record Type
5244.1.0	Calliards Mill (Lower Mill)	Building

Monument Types and Dates

INDUSTRIAL SITE (AD 19th Century to 21st Century - 1800 AD to 2050 AD)

1800 AD - 2050 AD

(Former Type) BLEACHERY (AD 19th Century to 21st Century - 1800 AD to 2050 AD)

1800 AD - 2050 AD

(Former Type) DYE WORKS (AD 19th Century to 21st Century - 1800 AD to 2050 AD)

1800 AD - 2050 AD

(Former Type) WOOLLEN MILL (AD 19th Century to 21st Century - 1800 AD to 2050 AD)

1800 AD - 2050 AD

Description and Sources

Description

Marked on maps (1,2) as a woollen mill, and tenter ground shown on 1848 map to the north-east of the mill. The mill is currently undergoing conversion and has already been heavily modified. The main building is stone built, of 2 storeys, possibly 10x2 bays, and has small rectangular windows with stone lintels and sills. Possibly timber internal construction. Stone-arched loading door to west-facing wall, and angled pediment. The condition of this building at the moment is poor. (3) Calliards Mill is marked on map (1) as "Lower Mill".

Per LUAU – former dyeworks and bleachworks established 19th century and in operation until at least the 1940s when dyepits on the north bank of the river Roch and a terrace of mill housing to the north on Stubley Mill Road survived in association with a brick mill complex. An assortment of ill-defined brick wall stubs and earthworks survives to the north of the 2-storey stone building. There is a large arch in the north and south faces (of this building?), the former surviving the better. Still occupied. Site includes a large weir to the south, less than 6m across with a drop of less than 1m. (4)

As described above; fair amount of vegetation growth. Fair condition, occupied. Below-ground archaeological potential: medium. Much of the demolished complex has not been redeveloped. (5)[RR Field visit 20/03/2017]

Sources

Aerial Photograph: SF 3178 57-60.

Photograph: 2125.

- (1) Cartographic materials: OS. 1848. OS 6" to 1 mile.
- (2) Cartographic materials: OS. 1908. 25" to 1 mile.
- (3) Unpublished document: Williams, Mike. 1986. The Greater Manchester Textile Mill Survey. Rochdale.
- (4) Unpublished document: LUAU. 1999. Roch, Irk and Medlock Catchment, Greater Manchester. Archaeological Rapid Identification Survey.
- (5) Digital archive: GMAAS. 2017. GM Textile Mill Survey Review. GMAAS.

Location

National Grid Reference

SD 9247 1555 (point) SD91NW Point

Administrative Areas

District Rochdale, Greater Manchester
Township Butterworth, Rochdale, Greater Manchester
Township Wuerdle and Wardle, Rochdale, Greater Manchester

Address/Historic Names

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 5244.1.0

Site Name Calliards Mill (Lower Mill)

Stubley Mill Road, Dearnley, Littleborough, Rochdale, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

National Monuments Record - NBR: 54077

Active

Sites & Monuments Record - 5244.1.0

Active

Ratings and Scorings

Condition

Poor

Condition

Fair

20/03/2017

Land Use

Associated Historic Landscape Character Records

HGM26501 Industrial - Textile Mill (Type Code: IND-IDTXT)

Calliards Mill (Lower Mill), Stubley Mill lane, Smithy Bridge

Other Land Classes

Landuse

Built over

Landuse

In use as building

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM2407 Site Visit (Site Visit)

EGM2626 Roch, Irk and Medlock Catchment (Event - Survey)

EGM4218 GM Textile Mill Survey Review (Event - Survey)

Associated Individuals/Organisations - None recorded