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1. Introduction

This document has been prepared to support a householder application for a single storey rear extension to a residential dwelling known as Tenterhouse, located in Norden, Rochdale.

The document aims to assess the impact on the Listed building at 22-24 Lower Tenterfield which is located approximately 40m to the south of the property.

Tenterhouse, the application site, is not listed.

Visual inspections of the building and surrounding area were carried out in October 2025. Background research was conducted through the Rochdale interactive planning service, via the Heritage Gateway, historic mapping databases and through discussions held with the applicant and architect. The assessment of the proposals has been conducted with reference to a range of texts, particularly the Historic England good practise guides.

2. Site Description and relationship to surroundings

2.1 Location and Site Description

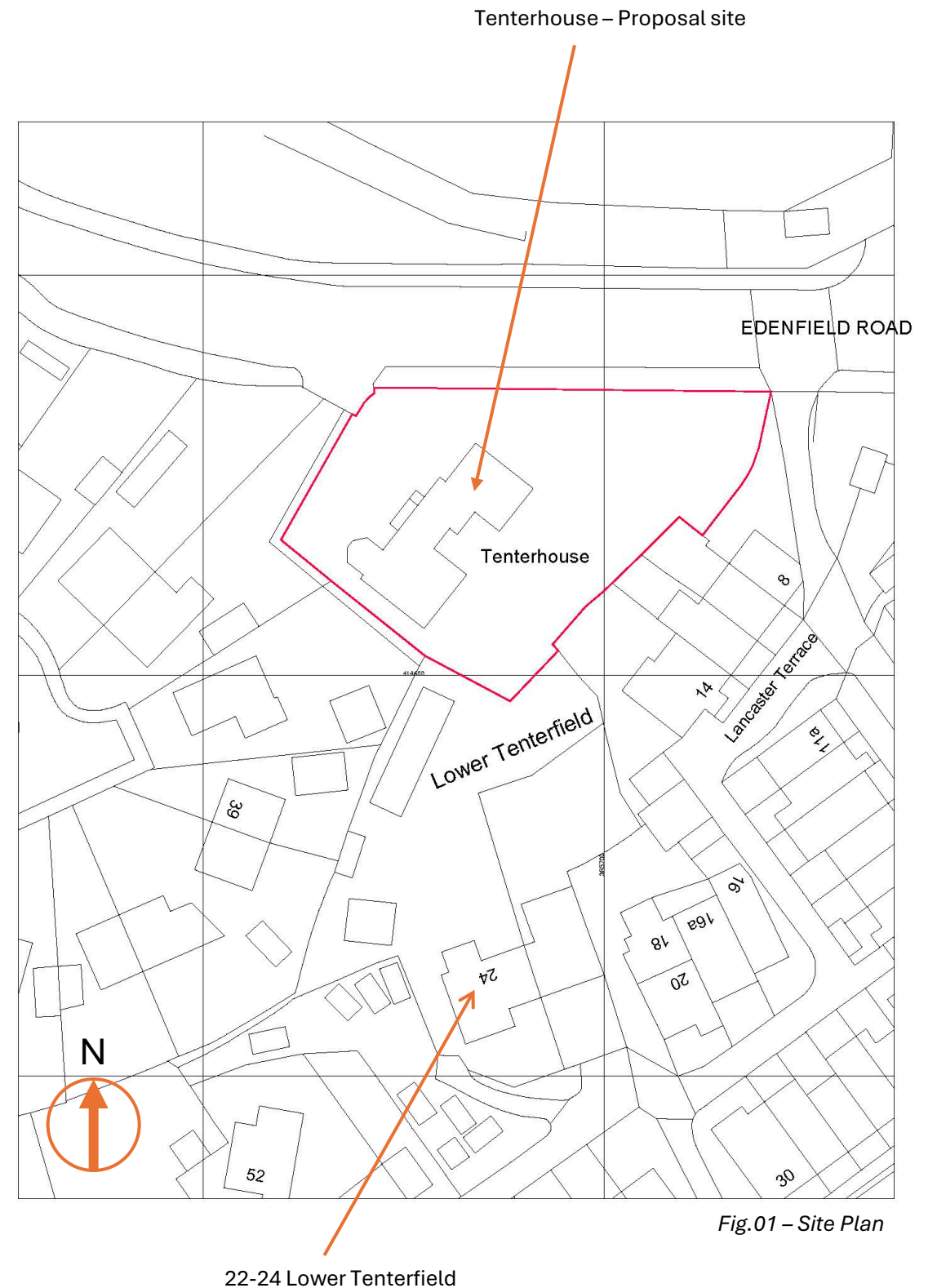
Tenterhouse is a detached dwelling sited on an elevated plot above Edenfield Road. The site is bounded by Edenfield Road to the north and residential properties to the east, south and west. Properties to the south and east sit lower in elevation than the dwelling, and properties to the west at the same elevation.

The site is screened with mature trees to all aspects which provide privacy for the plot and the neighbours.

2.2 Summary of works

Two storey rear extension to existing house to form additional living accommodation and allow for the replacement of the existing exceptionally steep stair and insert a new building regulations compliant stair.

The rear extension will provide an additional bedroom for a family of 6 and the opportunity to maximise views of the south facing garden.



3. Heritage Asset Description

22-24 Lower Tenterfield is a Grade II listed building comprising 2 dwellings in a semi-detached format. Originally a single farmhouse it has been split into 2 dwellings.

The building is dated 1777 though the left hand wing dates for the mid C17.

The buildings is formed with watershot stone, coursed stone and a stone slate roof.

Further detail is provided in the Listing which can be found in appendix 1.

Refer to the previous page for the location of the heritage asset in relation to the application property.



Fig.02 – 22-24 Lower Tenterfield



Fig.03 – 22-24 Lower Tenterfield

4. Statement of Significance

4.1 In assessing the significance of heritage interests:

In order to assess and understand the overall special interest of 22 – 24 Lower Tenterfield, each heritage interest must be identified and discussed in relation to its contribution to the overall significance of the asset.

Exceptional: Heritage interests having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.

High: Heritage interests having national importance, usually found where assets are designated at grade II*.

Medium: Heritage interests having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.

Low: Heritage interests that make a positive contribution to their area, group or setting. Usually non-designated heritage assets and historic townscapes.

Neutral: Historically unimportant. These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

22-24 Lower Tenterfield is Grade II listed and therefore the Heritage interest would be considered to be medium.

Significance plans have not been prepared for Tenterhouse due to its non-designated status, in order to remain proportional to its significance.

5. Site History

5.1 The earliest accessible maps of the site show Tenterhouse in 1851. Lower Tenterfield is also appears at this point having been constructed in 1777. The mill complex to the north is seen and develops over the years.



Fig.04 - Site 1851

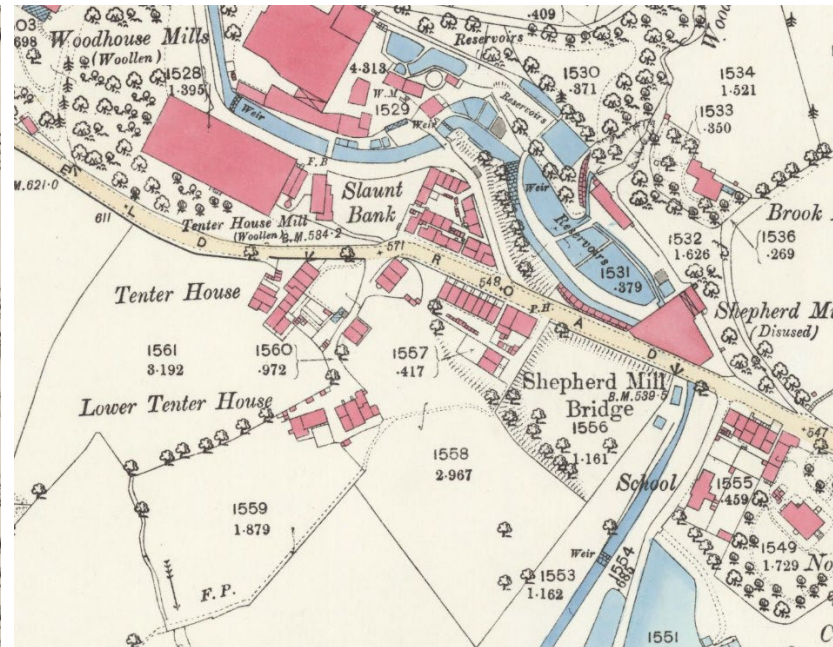


Fig.05 - Site 1893

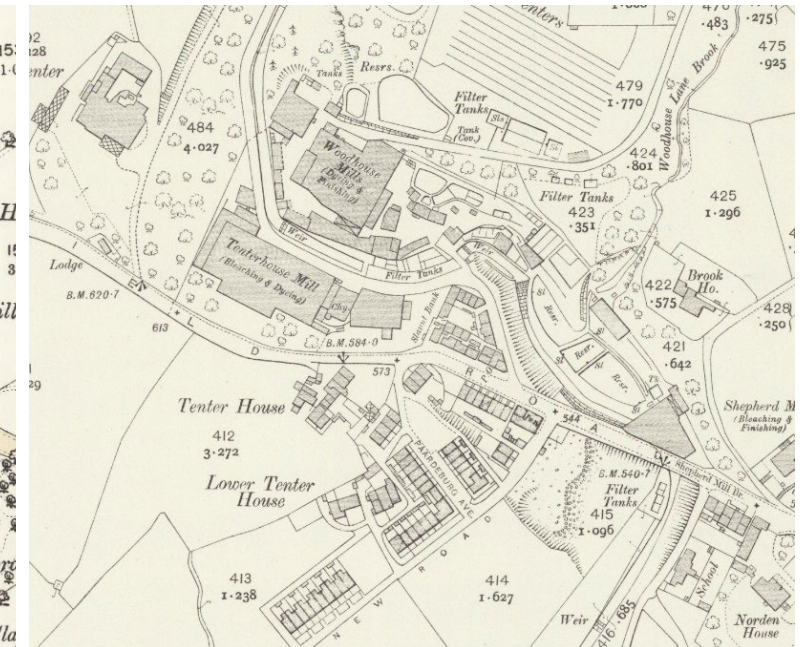


Fig.06 - Site 1910

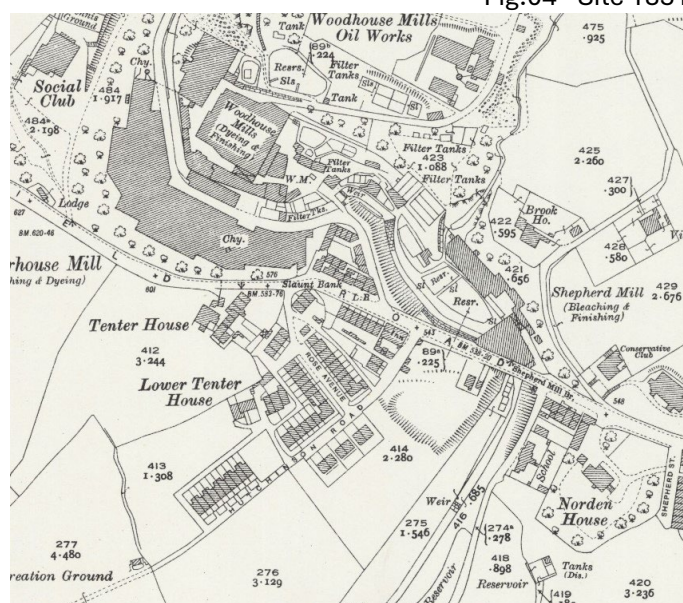


Fig.07 - Site 1931

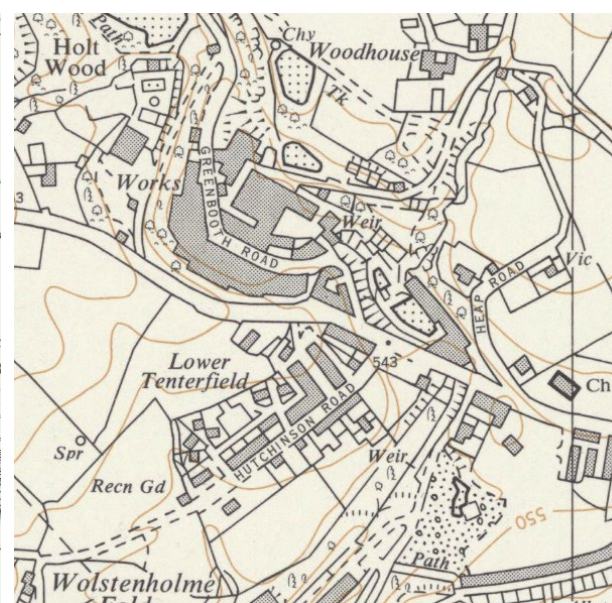


Fig. 08 - Site 1953

5.2 Tenter House can be seen to comprise of a number of buildings with smaller buildings to the north east of the plot and a terrace of buildings extending north towards Edenfield Road. By 1953 all but the main house remain with the terrace removed and the smaller buildings demolished. These may have been barns or outbuildings as seen in the historic aerial photo.

Lower Tenter House (the site of the Listed Building) is now referred to as Lower Tenterfield. Access from Edenfield Road remains a constant throughout.

5.2 The earliest map of the site shows the main house and a terrace extending north-east towards Edenfield Road.

A collection of buildings can be seen to the north-west which are no longer visible on the site.

The terrace to the north west is visible until some point between 1956 and 1962 when the extent of the terrace is significantly reduced.



Fig.09 - Map 1956

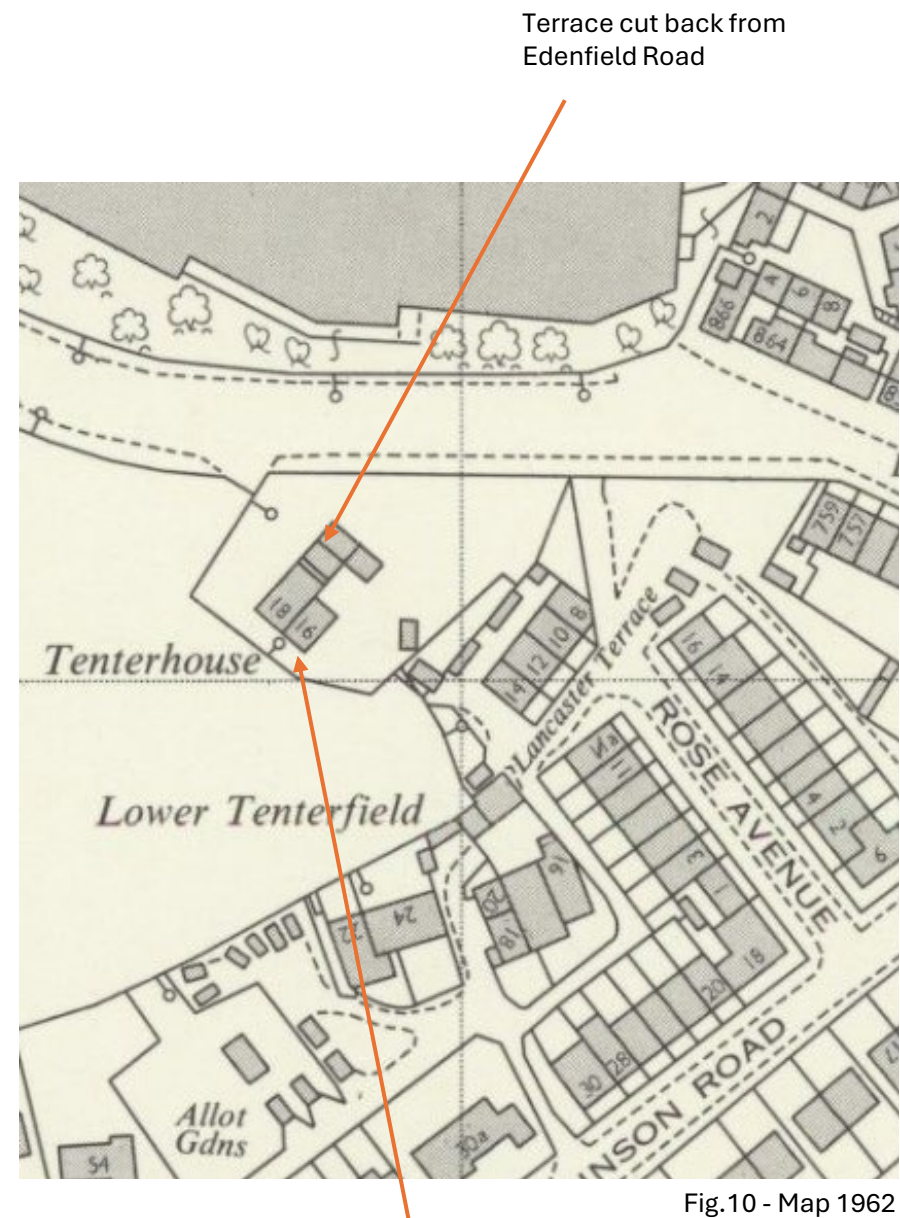


Fig.10 - Map 1962

Main house divided into 2 dwellings referred to as 16&18 (possibly Lancaster Terrace)
No evidence of separate dwellings in the current house

5.3 The current site layout includes a double garage attached to the main house via the remaining part of the demolished terraced element of the property.



Fig.11 - Current site plan

Former agricultural
buildings – no
remaining evidence on
site

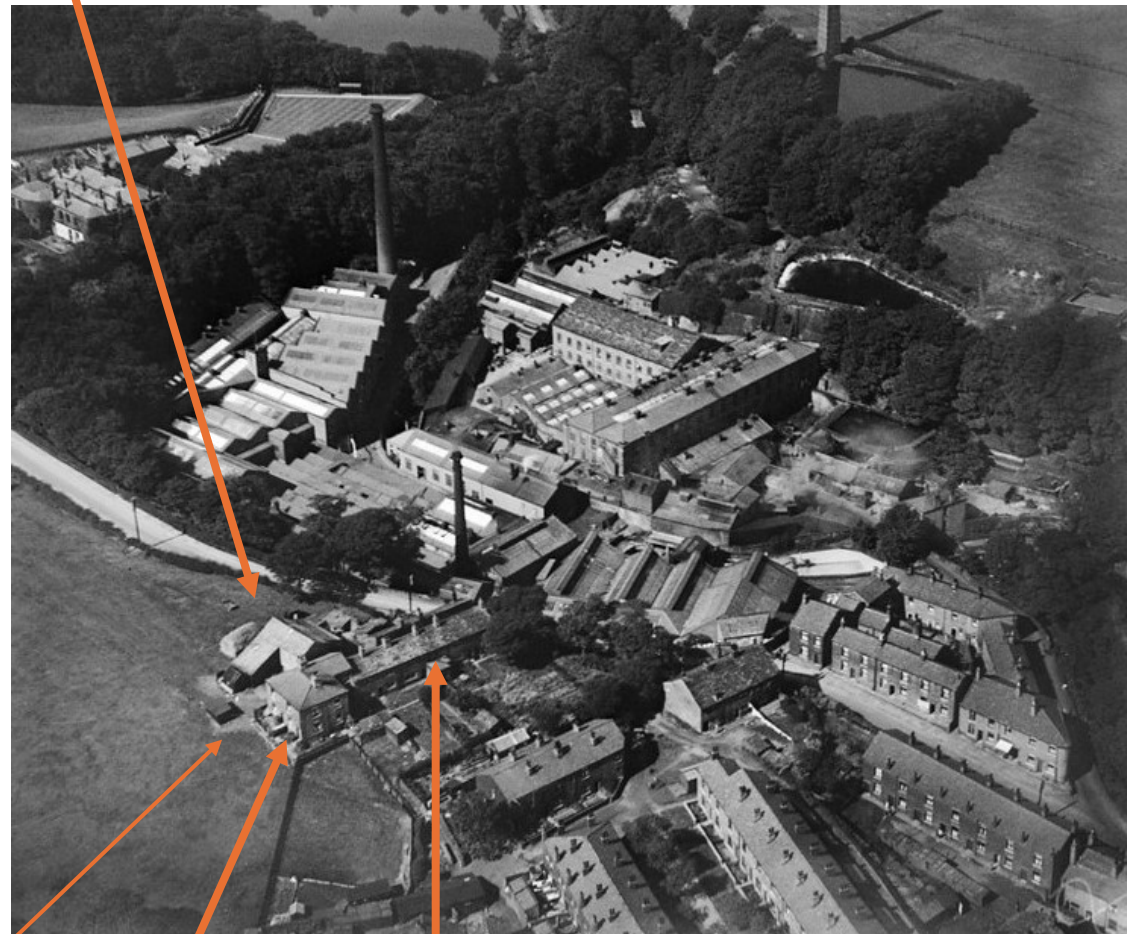


Fig.11 - Historic Aerial

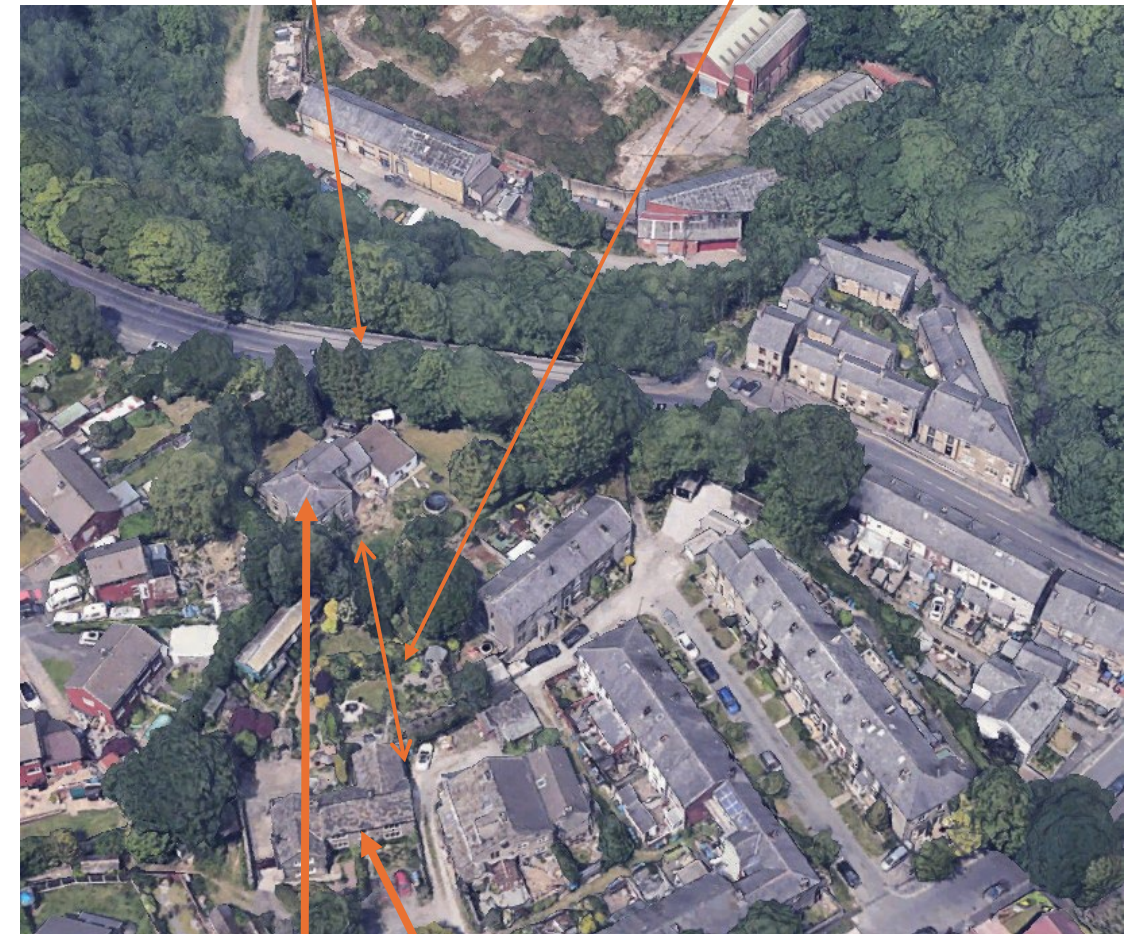


Fig.12 - Current Aerial view



Fig.13 – Detail of Historic Aerial view

Edenfield Road

Approx 4m change in
level

22-24 Lower
Tenterfield, listed
building

Tenterhouse – main
building

Setting at the edge of
farmland – replaced by
modern housing

Tenterhouse – main
building

Terrace structure – no
remaining evidence on
site

5.4 Photographic Images

91/D26765 – 1991 Conservatory to front elevation



Fig.14 – NE View



Fig.15– NE View



Fig.16– Conservatory View



Fig.17– SW View



Fig.18– SE View



Fig.19– SE View

6. Design Concept

6.1 The main objective of the proposal is to replace the extremely steep and dangerous stair to the property with a fully compliant staircase whilst providing bedroom accommodation for a family of 6.

6.2 This is achieved with the relocation of the stair in the entrance room and the relocation of an existing bedroom to allow for a generous first floor landing area from which access to 5 bedrooms is provided.

6.3 On the ground floor the kitchen is relocated to the ground floor extension with the dining room and casual living area taking the position of the former kitchen and dining space.

6.4 This allow direct access from the kitchen to the garden and is orientated to the south east allowing sunlight to fill the space until noon.

6.5 The materials of the extension match the existing house with a combination of facing pitched faced stone and a render and timber upper floor to reflect the existing gable to the house.



Fig.21 - Pitched faced stone to existing house



Fig.20 - Existing steep stairs



Fig.22 - Half timbered and render gable end to existing house

6. Design Concept

6.1 The proposal takes the form of a two storey rectangular extension to the rear of the property infilling the existing space between the house and the attached double garage.

6.2 The additional volume is subservient to the main house with a set back from the external wall line and down from the main ridge line, and uses the same architectural language of a solid volume punctured with openings and with a gabled roof.

6.3 The extension maintains and reinforces the style of the main building.

6.4 There is no demolition of historic elements of interest within the existing house.

6.5 A number of options, including metal cladding and timber cladding were considered for the external walls and roof, but the selection of pitched faced stone with timber and render detailing to the upper floors were selected due to the consistency with the existing house. This has a positive impact on the setting of the heritage asset .



Fig.23 – Artists Impression SE View



Fig.24 – Artists Impression NE View

7. Impact and Mitigation Assessment

7.1 The proposal comprises of a two storey extension to the rear of the property and internal alterations to provide a building regulations compliant stair to the main house.

7.2 The proposal replicates the host building in terms of material palette and take design cues from the building in terms of architectural style. The massing is subservient to the main house with a set back and a lower ridge line. The first floor rooms will have a vaulted roof space

7.3 This document assesses the impact of the proposal on the heritage asset at 22-24 Lower Tenterfield and therefore the impact of the proposal on 22-24 Lower Tenterfield is considered below.

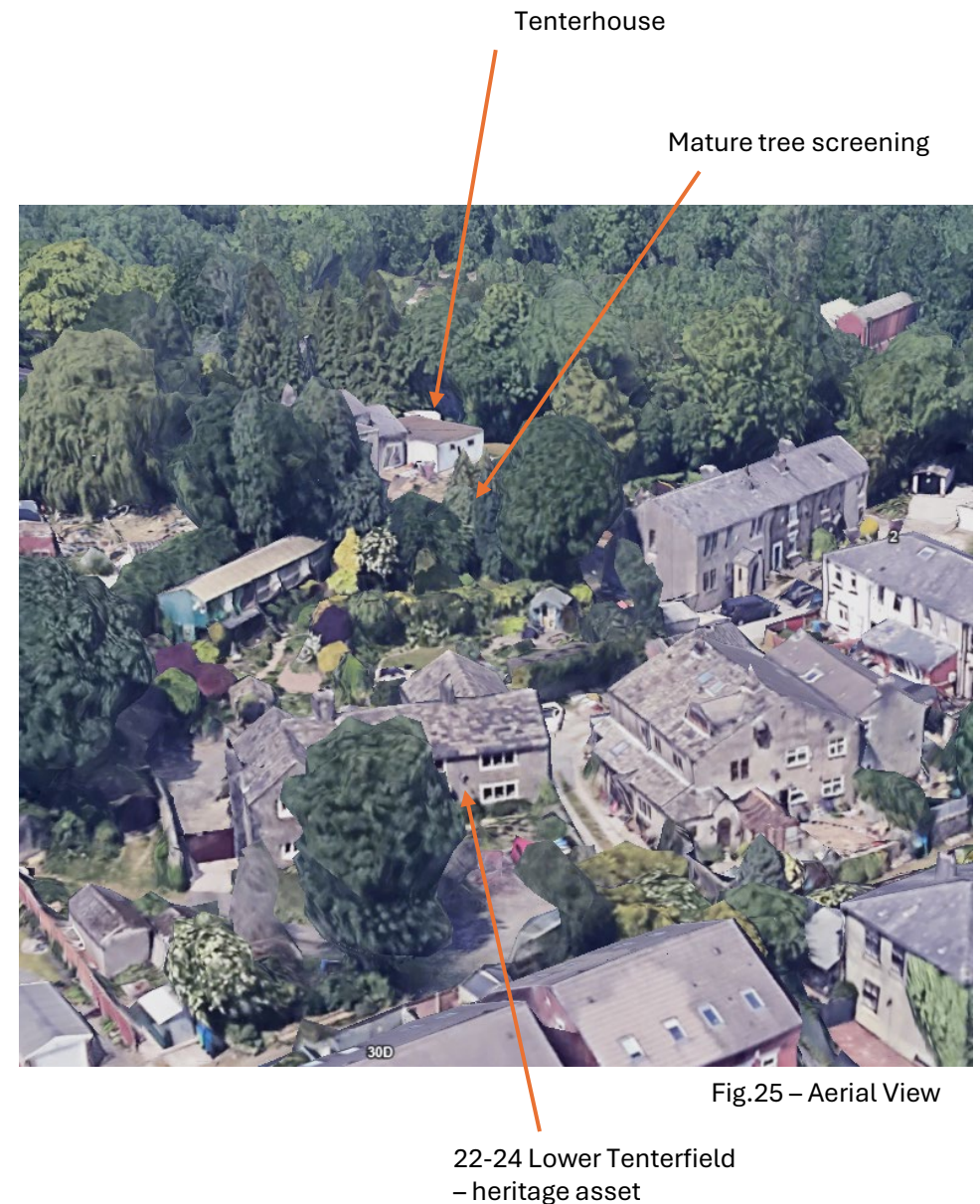
7.4 There is no demolition proposed and therefore this has no impact, either positive or negative of 22-24 Lower Tenterfield.

7.5 The material palette of the proposed extension is the same as the existing house, namely pitched faced stone and timber and render detailing to gables. A harmonizing style is preferred and would not impact negatively on 22-24 Lower Tenterfield.

7.6 With respect to scale and massing the proposal is set to the rear of the existing house between the main two storey element and the attached double garage working as an infill at the rear of the property. The extension is set back to clearly differentiate it from the main house and also has a ridgeline which is set down from the main house to ensure its subservience. Again this does not impact negatively on the heritage asset as its is located at the rear of the heritage asset and is visually separated from the heritage asset by mature trees which are retained as part of the proposal.

7.7 The existing house is elevated from Edenfield Road and is not visible from the road. The proposed extension will have no impact on this view.

7.8 The proposal does not affect the heritage value of the asset, and therefore the impact is Imperceptible/None.



8. End Notes

8.1 Tenterhouse is a private residential dwelling which is not listed but lies within the environs of a Grade II listed building 22-24 Lower Tenterfield.

8.2 The proposed extension to Tenterhouse has the potential to impact the historic character and appearance of the listed building. This is assessed in this document.

8.3 This document contends that the proposals have negligible impact on the Listed Building and are not causative of any harm to the Listed Building including its setting.

8.4 The proposals are considered to be consistent with the objectives set out in the Places for Everyone Plan, the Core Strategy and NPPF.

8.5 It is therefore concluded that there are no heritage conservation reasons why the application would not be acceptable.

9. Appendix

Appendix 1

Description

SD 81 SE ROCHDALE LOWER TENTERFIELD SD 85631452

6/74 Nos. 22 and 24.

II

Farmhouse, now 2 houses. 1777 on datestone although the left hand wing dates from mid C17. Watershot stone, coursed stone and stone slate roof. 2 unit, 2-storey house of 1777 which was added to what now forms a crosswing of 2 rooms and 2-storeys. The 1777 range has a central entrance with square-cut monolithic jambs, a plaque above reading "The Reverend John Barlow M. A. Vicar of Leigh 1777" and a square window above. There are 4 3-light flat-faced mullion windows and a blocked taking-in door to the right gable. The C17 wing has a stone plinth, stone quoins, and ovolo- moulded 5-light double chamfered window with hoodmould to each floor of the gable. The side has 2 chamfered 3-light windows, an inserted taking-in door and a heavy projecting chimney stack with weatherings. The fireplace has chamfered jambs and heavy stone lintel. The beams are chamfered.

Listing NGR: SD8569514565