

Appendix 5.1: Heritage Statement (Baseline)

Land at Norden Road, Bamford

July 2026

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley’s specialist Heritage, Townscape and Landscape team on behalf of Northstone Development Ltd and in connection with an outline planning application for a residential development of up to 350 dwellings (the ‘Proposed Development’) on Land at Norden Road, Bamford, Rochdale (the ‘Site’).
- 1.2 The Site comprises mostly enclosed fields and pockets of woodland located to the west of Norden Road and east of Jowkin Lane in the residential area of Bamford, Rochdale. The Site contains no built heritage assets but is located in close proximity to a number of designated and non-designated heritage assets, including Bamford United Reformed Church (grade II listed building) to the south.
- 1.3 In respect of information requirements for applications, Paragraph 207 of the National Planning Policy Framework (‘NPPF’) states the following:
- “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.”¹*
- 1.4 To comply with these requirements, Section 2 of this Statement introduces the Site and describes its context and historic development. Section 3 identifies relevant heritage assets with potential to be affected by the Proposed Development and Section 4 provides an assessment of their significance and setting, proportionate to both the importance of the assets and the likely impacts. An assessment of the impact of the Proposed Development on the significance of the relevant heritage assets is set out in Section 5 in light of national and local planning policy for the historic environment (set out in detail in **Appendix 1**). The conclusions of the Statement are provided in Section 6.
- 1.5 This Statement has been prepared on the basis of published information, proportionate archival research and a site visit carried out in June 2025. It is informed by Historic England Good Practice Advice on Managing Significance in Decision Taking in the Historic Environment (‘GPA 2’)², The Setting of Heritage Assets (‘GPA 3’)³ and Statements of Heritage Significance: Analysing Significance in Heritage Assets (‘HEAN 12’)⁴.

¹ MHCLG, 2024. *National Planning Policy Framework*. Annex 2: Glossary

² Historic England, 2015. *Historic Environment Good Practice Advice in Planning Note 2. Managing Significance in Decision-Taking in the Historic Environment*

³ Historic England, 2017. *Historic Environment Good Practice Advice in Planning Note 3. The Setting of Heritage Assets* (Second Edition)

⁴ Historic England, 2019. *Historic England Advice Note 12. Statements of Heritage Significance: Analysing Significance in Heritage Assets*

2. Site Context and Historic Development

Site Context

- 2.1 The Site is in an edge of settlement location approx. 2km to the west of Rochdale and immediately west of the suburban residential area of Bamford (**Figure 2.1**). It is bounded to the south east by Norden Road; to the east by enclosed fields in a mix of agricultural and recreational use (including a cricket field, football pitches and tennis courts); to the north by dwellings on Greenvale and Furbarn Road; and to the west by Jowkin Lane, Lower Jowkin Lane and Furbarn Road, beyond and to the west of which are further enclosed fields and farmsteads. The wider area to the east, north and south of the Site is densely developed and principally suburban residential in character, whilst the land to the west is more sparsely developed, comprising a mix of open fields, occasional dwellings and farmsteads, and woodland surrounding Naden Brook.

Figure 2.1: Environmental Impact Assessment boundary

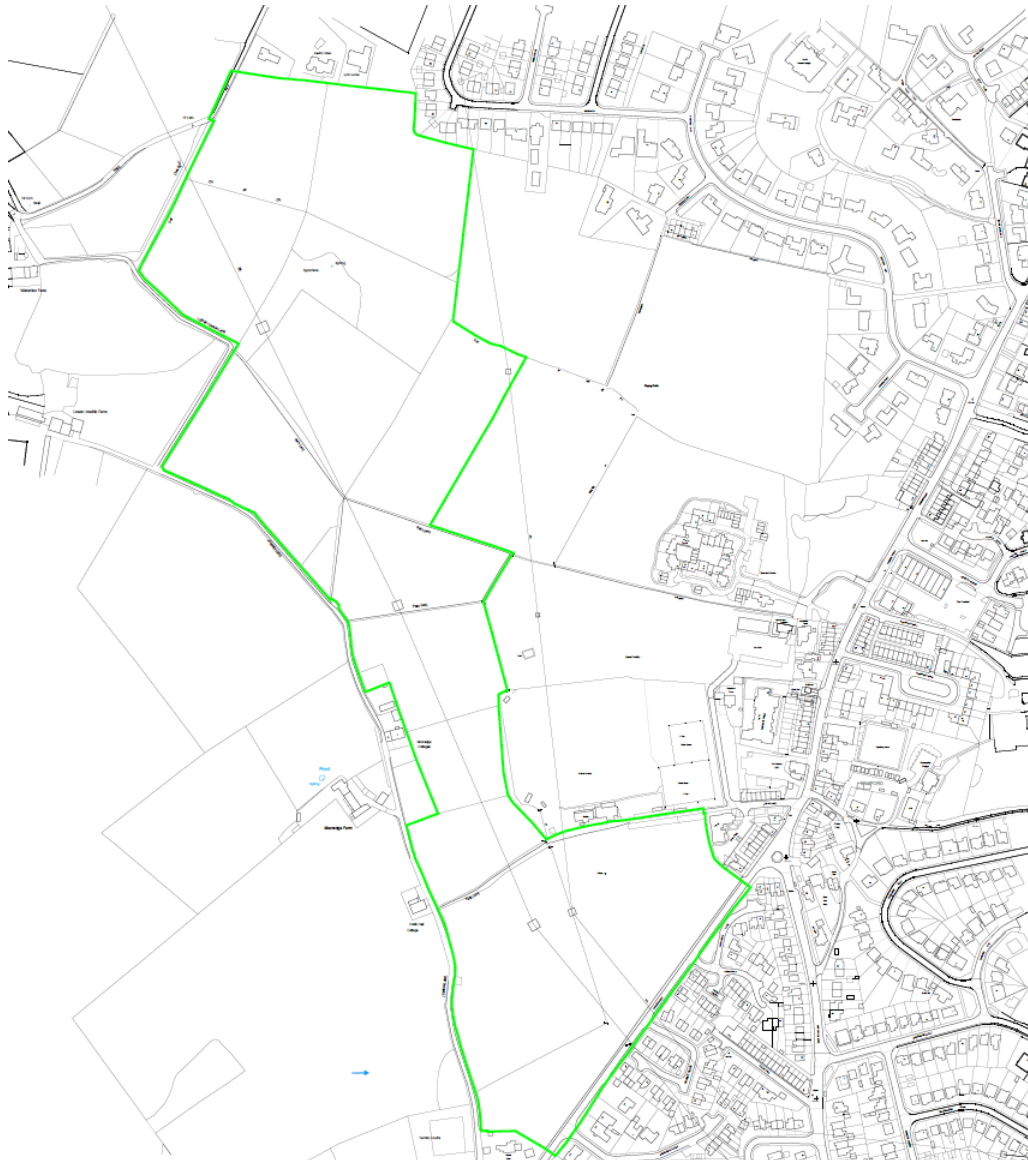


Figure 2.3: Extract from the OS County Series Map of Lancashire, 1851⁶

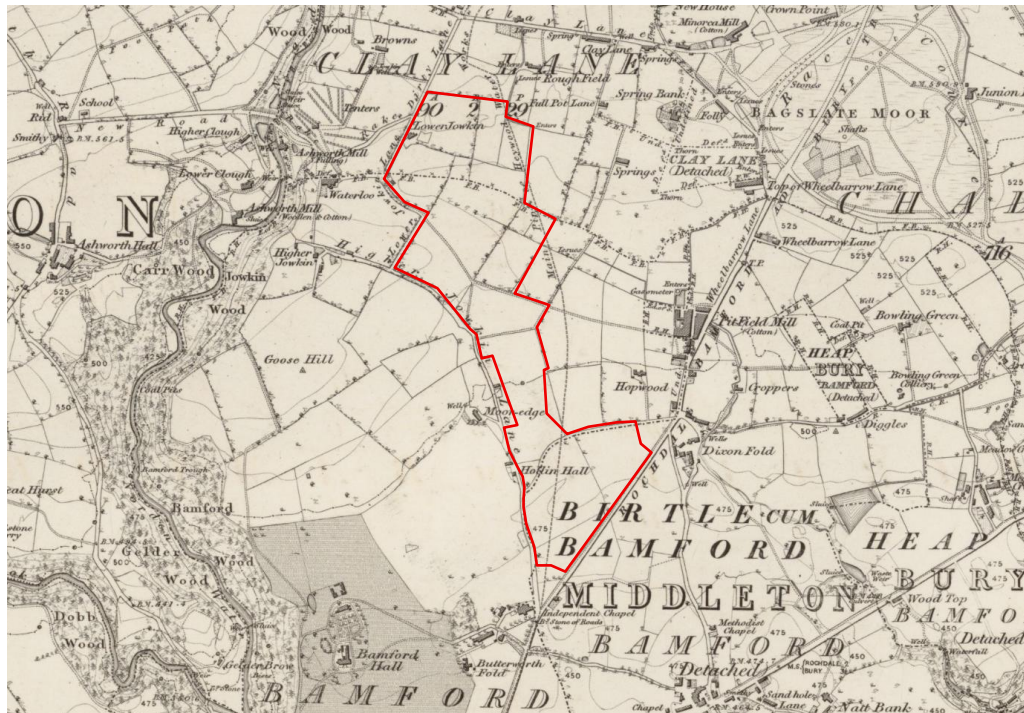
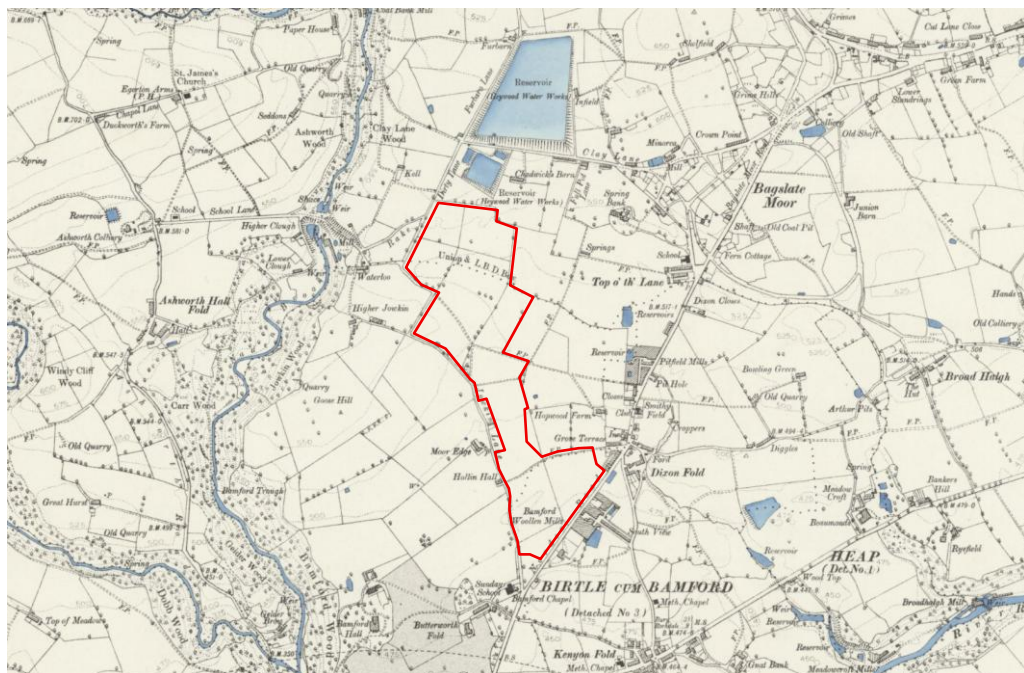


Figure 2.4: Extract from the OS County Series Map of Lancashire, 1894⁷



2.5 The settlement developed gradually over the course of the 19th and early 20th centuries, with new industrial premises and coal extraction sites providing impetus for small scale residential development mostly focused along Norden Road and Clay Lane (Figures 2.4 and 2.5). A large reservoir was established on the north side of Clay Lane,

⁶ Reproduced with the permission of the National Library of Scotland

⁷ Reproduced with the permission of the National Library of Scotland

to the north west of the Site, in the late 19th century. To the east of Bamford, Rochdale and the surrounding settlements expanded more rapidly during the early 20th century, becoming increasingly connected by suburban housing and with the developed area extending gradually westwards.

Figure 2.5: Extract from the OS County Series Map of Lancashire, 1932⁸

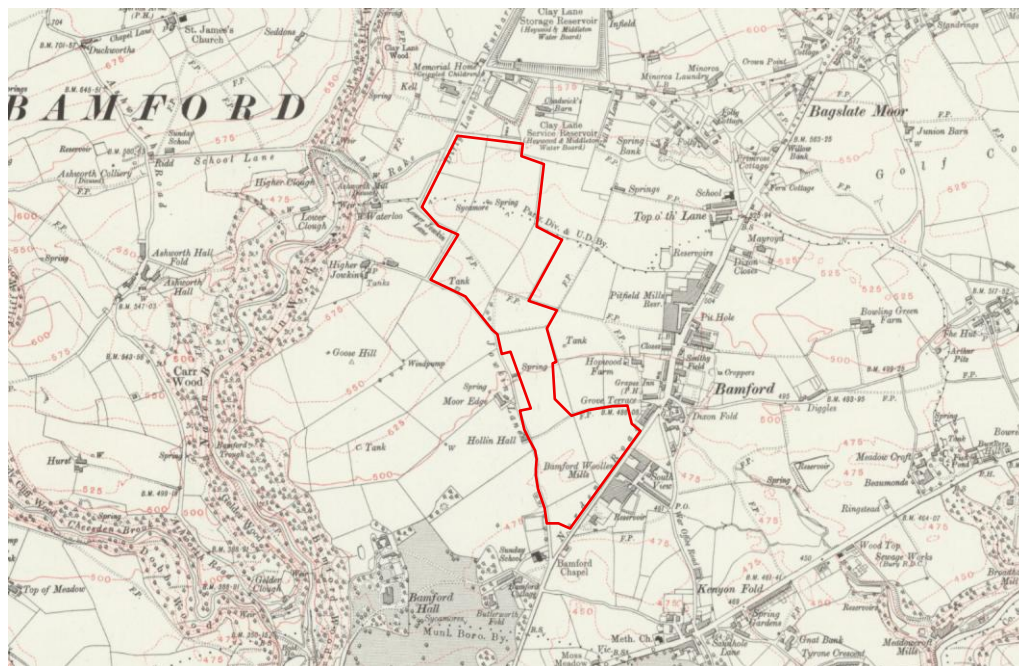
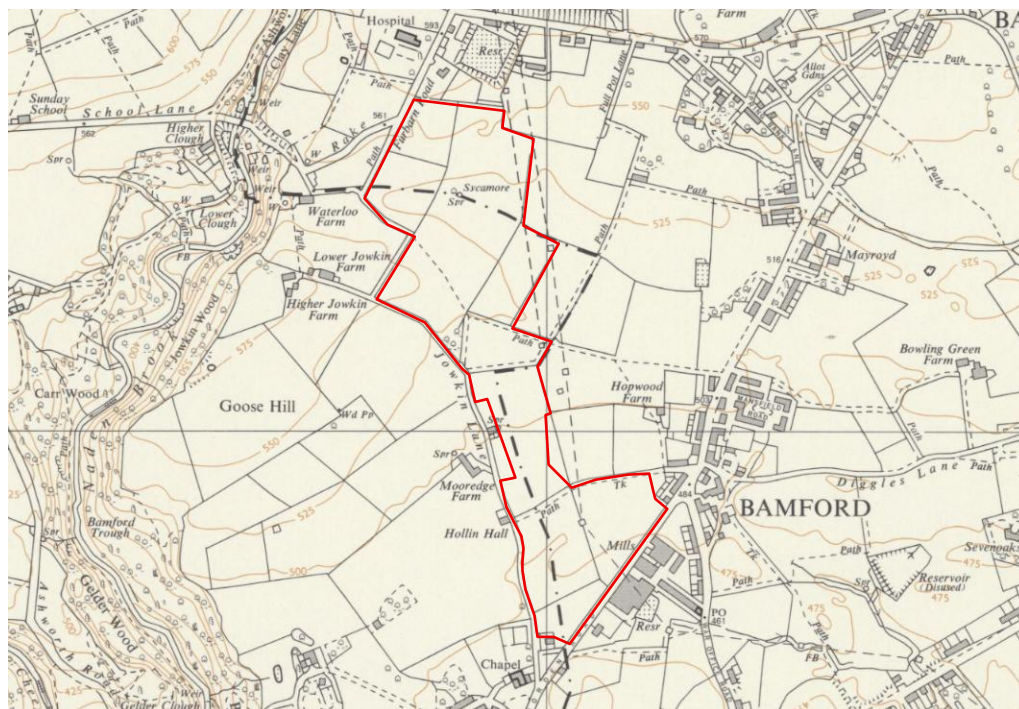


Figure 2.6: Extract from the OS National Grid, 1968⁹



⁸ Reproduced with the permission of the National Library of Scotland

⁹ Reproduced with the permission of the National Library of Scotland

- 2.6 Bamford itself became a focus for suburban residential development relatively late in the mid to late 20th century (**Figure 2.6**), building outwards from the earlier ribbon development along Norden Road and particularly to the east and north, where it became connected with other neighbouring settlements in Broadhalgh and Bagslate Moor. The Site remained open and in agricultural use throughout this period, though some of the land to the immediate east was developed for housing, as well as for recreational use as a cricket field, tennis courts and football pitches. In some areas, former industrial buildings were demolished and replaced with new housing and areas of open space, such as Pitfield Mills (demolished c. 1950s) and Bamford Woollen Mills (demolished 1982), both on Norden Road.
- 2.7 Today, the Site remains a series of enclosed fields in agricultural use, but is now in an edge of settlement location and adjacent to a suburban residential area which has developed to the north and east, principally characterised by late 20th dwellings (refer to **Figure 2.1**).

Summary of Historic Development

- The settlement of Bamford has medieval origins and the Site and the surrounding land was used principally for agricultural purposes throughout the medieval and early post-medieval periods, remaining sparsely developed.
- The settlement became increasingly industrialised during the 18th and 19th centuries, with a focus on the woollen and cotton industries.
- By the 19th century Bamford remained a relatively small settlement and grew slowly in comparison to neighbouring villages closer to nearby Rochdale.
- New industrial premises and coal extraction sites provided impetus for the gradual expansion of the settlement in the 19th and early 20th centuries, with development focused along Norden Road and Clay Lane.
- The Site during this period remained in agricultural use, along with the immediate surrounding land.
- Bamford became a focus for suburban residential development during the mid to late 20th century, and much of the land surrounding Norden Road and extending east and northwards towards Broadhalgh and Bagslate Moor was developed for new housing.
- The Site remains a series of enclosed fields in agricultural use, but is now on the edge of a suburban residential area.

3. Heritage Assets

Heritage Assets

- 3.1 The NPPF defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”¹⁰

- 3.2 This Statement addresses built heritage assets only and does not include consideration of the archaeological resource or below ground heritage assets. The heritage assets assessed in this Statement are identified on the Heritage Asset Plan (‘HAP’) included at **Appendix 2**.

Designated Heritage Assets

- 3.3 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them. Designated heritage assets include, amongst others, conservation areas, listed buildings, registered park and gardens and scheduled monuments.

Conservation Areas

- 3.4 The Site does not form part of a conservation area. Ashworth Fold Conservation Area is located approximately 700 metres to the west of the Site and Moorgate Avenue Conservation Area approximately 1.4km to the east. Due to the intervening distance and existing development, landscape and topography, the significance of these conservation areas would not be affected by the Proposed Development and they are not considered further in this Statement.

Listed Buildings

- 3.5 The Site does not contain any listed buildings. There are two grade II listed buildings located to the south of the Site, namely the Bamford United Reformed Church (LEN. 1084292) (HAP no. 1) and Sundial in Bamford Chapel Graveyard (LEN. 1084293) (HAP no. 2). There are also further listed buildings at a greater distance from the Site which are unlikely to experience effects arising from the Proposed Development due to the following considerations:

- The nature and extent of their significance (including functional or historic connections);
- Lack of visual relationship between the asset and the Site due to intervening development, landscape features and/or topography;

¹⁰ MHCLG, 2024. *National Planning Policy Framework*. Annex 2: Glossary

- The orientation of the view and the way in which the heritage asset is experienced and the contribution made by setting; and/or
- The existing suburban or urban context that characterises their setting in which the Proposed Development would also be experienced.

Non-designated Heritage Assets

3.6 The NPPF clarifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing) – these are referred to as ‘non-designated heritage assets’.

3.7 Historic England’s GPA 2 states that:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”¹¹

3.8 Rochdale Borough Council (‘RBC’) maintains a Local List of non-designated heritage assets¹² which was last updated in December 2023. The Local List includes one non-designated heritage asset within the Site boundary and one additional non-designated heritage asset outside of the Site boundary which have been identified as having potential to be affected by the Proposed Development. These are identified in turn below:

- Hopwood Farm, Hollin Lane
- Bamford Chapel, Norden Road¹³

3.9 The following non-designated heritage assets were also identified by RBC’s Conservation Officer as part of the pre-application process and are included for assessment in this Statement:

- 36-38 Norden Road
- The Grapes, Norden Road
- Hollin Hall Cottage, Jowkin Lane
- Mooredge Farm, Jowkin Lane
- Higher Jowkin Farm, Jowkin Lane
- Waterloo Farm, Jowkin Lane
- Scott House, Furbarn Road

¹¹ Historic England, 2015. *Historic Environment Good Practice Advice in Planning Note 2. Managing Significance in Decision Taking in the Historic Environment*. Paragraph 5

¹² Rochdale Borough Council. *Rochdale Non-designated Heritage Assets*. Available at <https://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets/3>

¹³ Bamford Chapel adjoins the Bamford United Reformed Church (grade II listed building) and these assets are hereafter considered as part of a group

- 3.10 Further non-designated heritage assets located outside of the Site boundary are unlikely to experience effects arising from the Proposed Development for the reasons set out in Paragraph 3.5.

4. Significance of Heritage Assets

- 4.1 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹⁴

- 4.2 The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”¹⁵

- 4.3 Historic England has published guidance¹⁶ in respect of the setting of heritage assets and sets out a step-by-step process for proportionate assessment of the significance of a heritage asset that may be affected by a development proposal. It confirms that:

“Setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.”

- 4.4 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance (‘PPG’) relating to the historic environment. PPG states:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”¹⁷

- 4.5 The *Catesby Estates Ltd v Steer* (2018) Civ 1967 judgement confirmed that historic, social and economic connections are relevant in assessing the contribution made by the setting of heritage assets.

- 4.6 No tithe maps or apportionment data was available for the Site or surrounding area. The assessments of the contribution made by setting to significance in this section are therefore based on other resources, including historic maps, photographs and online archival information.

¹⁴ MHCLG, 2024. *National Planning Policy Framework*. Annex 2: Glossary

¹⁵ Ibid

¹⁶ Historic England, 2017. *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Second Edition)

¹⁷ MHCLG and DLUHC, 2024. *Planning Practice Guidance. Historic Environment*. <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Assessment

- 4.7 This section provides an assessment of the significance of the identified heritage assets with potential to be affected by the Proposed Development. The assessment is intended to be proportionate to the importance of the heritage assets and sufficient to understand whether any potential impacts from the Proposed Development would arise. It is informed by a review of existing published information, historic map regression and a site visit carried out in June 2025.

Bamford United Reformed Church (grade II listed building), Sundial in Bamford Chapel Graveyard (grade II listed building) and Bamford Chapel, Norden Road (non-designated heritage asset)

- 4.8 The Bamford United Reformed Church was grade II listed in February 1985 under list entry no. 1084292. The Sundial in Bamford Chapel Graveyard was separately grade II listed at the same time under list entry no. 1084293.
- 4.9 The Bamford United Reformed Church is of architectural and historic interest as an early 19th century congregational chapel and Sunday school, dating to 1801, although the principal (south) façade may have been altered (**Figure 4.1**). The chapel is in ashlar with a brick chancel and the adjoining Sunday school is in coursed rubble, both with slate roofs. The listed building is five bays with an advanced triple gable porch. The gables are separated by buttresses with pinnacles and gableded weatherings. Each bay has a lancet window with hoodmould. The Sunday school is adjacent and to the east of the chapel and has quoins and mullion and transom windows. To the rear of the listed building are a number of later additions, some of which are of low quality (**Figure 4.2**).

Figure 4.1: View of the Bamford United Reformed Church and Bamford Chapel from the east on Norden Road



Figure 4.2: View of the Bamford United Reformed Church and Bamford Chapel from the south within the churchyard



- 4.10 The church derives historic interest from the ability to illustrate the historic development of Bamford during the late 18th and 19th centuries, when population growth necessitated the provision of community buildings such as churches. The church also reflects the changing liturgical and religious practices of Protestantism and its influence in England during this period. The presence of the Sunday school reflects the role of the Church in education, particularly in rural and semi-urban contexts, during the early 19th century.
- 4.11 The former manse house, now Bamford Chapel, adjoins the church to the east and is heavily altered. It is of some local historic interest as a 19th century manse house associated with an earlier church building. Within the graveyard to the front (south) of the church is a separately grade II listed sundial which dates to the early 19th century. The sundial comprises a plain stone shaft with chamfered corners and a metal dial and gnomon, and has some artistic interest (**Figure 4.3**).

Figure 4.3: View of the Sundial in Bamford Chapel Graveyard



Contribution made by Setting to Significance (Physical Surroundings and Experience of the Asset)

- 4.12 The Bamford United Reformed Church is located in an enclosed churchyard to the north and west of Norden Road and Jowkin Lane. The churchyard is bounded by a stone wall to the frontage which separates the listed building from Norden Road. To the rear (north) is a hard surfaced car park and beyond a playing field and tennis courts. Further to the north and west of this is open agricultural land. The churchyard contains and is bounded by a number of mature trees, and outside of the churchyard to the west is a large agricultural complex containing a number of large modern sheds and other structures. To the south and east of the churchyard is Norden Road, and to the north east is Jowkin Lane. Beyond and to the east of these roads is an area of residential development dating mostly to the mid to late 20th century.
- 4.13 The listed building is best appreciated from within the defined boundaries of the churchyard, notably to the south, where its principal decorative frontage is visible and it is legible as part of a group alongside the adjacent former manse house, gravestones and memorials, sundial, and enclosing boundary wall which emphasise its function and create a secluded and visually contained setting (**Figure 4.4**).

Figure 4.4: View from within the churchyard of Bamford United Reformed Church



Figure 4.5: View of Bamford United Reformed Church and Bamford Chapel from the north east on Jowkin Lane



- 4.14 More widely, Bamford United Reformed Church and Bamford Chapel are experienced from the adjacent section of Norden Road and the southernmost section of Jowkin Lane. The church and chapel are orientated away from the road, however, and views of the principal elevation are filtered by the trees within the graveyard, which emphasise its secluded character. Clearer views of the rear of the church and chapel are available from the north east along Jowkin Lane, however this aspect of the church has been extended and altered and its architectural integrity has been diminished (**Figure 4.5**). The area to the north of the church comprises a playing field and tennis courts which reflect the present and former community use of the building.
- 4.15 Beyond and to the north and west, areas of open agricultural landscape provide an understanding that the church was situated within and served a rural community during the 19th and early 20th centuries, prior to suburban expansion of Bamford from the mid-20th century. The extent to which the church is today experienced within a rural context is now limited as a result of the presence of the surrounding modern residential and other development which results in the church and chapel being experienced in a mixed environment of primarily suburban character.

36-38 Norden Road (non-designated heritage asset)

- 4.16 36-38 Norden Road is a pair of adjoining late 18th or early 19th century cottages situated on the south east side of Norden Road. The cottages are two storeys in height with a raised ground floor above basement and are of coursed stone construction with dual pitched natural slate roofs (**Figure 4.6**). They feature simple vernacular architectural details including stone sills and lintels, stone copings and large stone quoins to the principal (south) elevation. The heritage asset is of local significance as a pair of small, vernacular roadside cottages which reflect the historic development of the local area, notably along Norden Road.

Figure 4.6: View of 36-38 Norden Road from the west on Norden Road



Contribution made by Setting to Significance (Physical Surroundings and Experience of the Asset)

- 4.17 36-38 Norden Road is situated back-of-pavement to the immediate south east of Norden Road and is orientated perpendicular with the street, facing southwards. The cottages are also situated within a rectangular garden area which extends southwards from the building and is enclosed by hedges. Beyond its residential curtilage, the cottages are surrounded to the north, east and south by mid to late 20th century residential dwellings, and there is an area of enclosed hardstanding to the immediate south providing surface car parking for the adjacent Bamford Chapel and Norden United Reformed Church.

Figure 4.7: View of 36-38 Norden Road from the south west on Norden Road



- 4.18 36-38 Norden Road is principally experienced in views along Norden Road, where its vernacular architectural character and form are best appreciated (**Figure 4.7**). Though isolated and within a rural context at the time of construction, it is now experienced in a mixed environment which is predominantly suburban in character, alongside 20th century residential dwellings. There is limited visual connectivity between the cottages and the open rural landscape to the west of Norden Road, which is filtered by hedgerows and trees.

The Grapes, Norden Road (non-designated heritage asset)

- 4.19 The Grapes is a late 18th or early 19th century public house with later extensions, situated on the west side of Norden Road (**Figure 4.8**). It is two storeys in height and of rendered brick construction with pitched natural slate roofs. It features a mix of window styles including timber mullion and transom windows to ground floor level and mullion windows above, as well as simple architectural details including painted stone quoins and plasterwork grapes in the northern gable. The fenestration to the rear

(west) has been replaced by modern upvc casement units. The rear elevations are comparably plainer than the principal (east) elevation which addresses Norden Road. The Grapes is of some, local historic interest as a traditional public house which was built to serve the growing local population during this period.

Figure 4.8: View of The Grapes from the east on Norden Road



Contribution made by Setting to Significance (Physical Surroundings and Experience of the Asset)

- 4.20 The Grapes is situated at the back-of-pavement on the west side of Norden Road with a long principal frontage addressing the street. To the west is a beer garden and private surface car park servicing the public house which is accessed from Norden Road to the north and south of the building. The plot is surrounded to the north, east and south by a mix of 19th, 20th and 21st century buildings in the vicinity of Norden Road, mostly residential dwellings, and further east are large areas of modern suburban residential development. To the west of the plot, separated by mature trees and hedgerows, are tennis courts and a cricket field, and further areas of open land mostly in agricultural use with occasional dwellings and farmsteads.
- 4.21 The Grapes is experienced as part of a suburban residential area, alongside a mix of traditional and modern dwellings and other buildings lining and in the vicinity of Norden Road (**Figure 4.9**). It is principally experienced from the east on Norden Road, where the architectural character of the building is best appreciated. The north and south gable ends of the building are also visible in longer distance views along the street, and the building is experienced as part of a wider varied townscape. Due to its siting and the interposing buildings and boundary treatments, there is limited intervisibility between the public house and the open landscape to the west of its plot.

Figure 4.9: View of The Grapes from the north east on Norden Road



Hopwood Farm, Hollin Lane (non-designated heritage asset)

- 4.22 Hopwood Farm is a late 18th or early 19th century farmhouse located at the northern end of Hollin Lane, now a private dwelling (**Figure 4.10**). It comprises a principal range with an offset parallel rear range to the north west and smaller extensions to the rear beneath cat slide roofs. The building is of coursed stone construction, in some areas rendered, and has natural slate roofs. The principal (south) elevation features simple traditional vernacular details including stone quoins and stone sills and lintels. The north west range and rear (north) elevations are comparably altered with the addition of a garage door and Juliet balcony, modern glazed doors and rooflights. The north elevations are also rendered and painted white. The building is of local significance as a former farmhouse in the local vernacular tradition and reflective of the historic agricultural use of the land surrounding Hollin Lane.

Figure 4.10: View of Hopwood Farm from the south on Hollin Lane



Contribution made by Setting to Significance (Physical Surroundings and Experience of the Asset)

- 4.23 Hopwood Farm is situated to the east of Hollin Lane at its northern end and the principal elevation of the building faces south, addressing the approach along the lane. A recently formed private yard area is enclosed by stone walls to the north of the building and accessed by a vehicular gate. To the east of Hopwood Farm is a three storey retirement living facility and further buildings in the vicinity of Norden Road. To the north and west are playing fields and associated areas of car parking and changing facilities.
- 4.24 Hopwood Farm is principally experienced along Hollin Lane, which is enclosed by mature hedgerows which channel views along the lane and restrict intervisibility with the surrounding buildings and recreational spaces. Whilst the relationship between the former farmhouse and Hollin Lane remains legible, the historic rural context of the farmhouse and its functional relationship with the surrounding agricultural landscape is no longer readily experienced, and the building now forms part of a mixed suburban townscape.

Hollin Hall Cottage, Jowkin Lane (non-designated heritage asset)

- 4.25 Hollin Hall Cottage is a late 18th or early 19th century cottage located on the west side of Jowkin Lane (**Figure 4.7**). It is two storeys and has a T-shaped plan, and is of coursed rubble construction partly rendered white with natural slate roofs. The building features simple vernacular details including stone quoins, stone plinth and stone sills and window surrounds. The principal (south) elevation has an almost symmetrical, tripartite composition. All windows throughout the building have been renewed, but the original stone surrounds remain. The building is of local significance as a rural

cottage in the traditional vernacular style which reflects the historic dispersed pattern of development in Bamford prior to the 20th century.

Figure 4.11: View of Hollin Hall Cottage from the south on Jowkin Lane



Contribution made by Setting to Significance (Physical Surroundings and Experience of the Asset)

- 4.26 Hollin Hall Cottage is situated to the west of Jowkin Lane within a small, rectangular residential plot comprising a garden and yard area. The plot is surrounded on three sides to the north, west and south by the same agricultural field, and further agricultural land extends beyond this field as well as to the east of Jowkin Lane. Jowkin Lane itself is bounded by hedgerows on both sides, the taller and more dense of which is to the eastern side. Mooredge Farm and other occasional dwellings and farmsteads are dispersed to the north of the asset, and the suburban residential areas of Bamford and Norden lie beyond the open fields to the east and north respectively.
- 4.27 Hollin Hall Cottage is principally experienced from along Jowkin Lane to the north and south of the asset, where its architectural character is best appreciated and it is visible in connection with the surrounding open landscape. These views support the ability to appreciate the rural location of the asset and its significance as a traditional rural cottage. Whilst the surrounding landscape supports this appreciation, the asset has the strongest visual connection with the fields to the west of Jowkin Lane due to the tall mature hedgerow along the eastern side of the lane, which filters views east into the adjoining fields. There is likely to have been a historical connection between the asset and the surrounding fields through common ownership and function, but in the absence of tithe apportionment data, the extent of this relationship is unknown. Built development on the edge of Bamford and Norden is also visible from within the vicinity of the asset, and is experienced as part of a transitional location.

Mooredge Farm, Jowkin Lane (non-designated heritage asset)

- 4.28 Mooredge Farm comprises a farmhouse and associated farm complex containing a number of ancillary buildings ranging in date from the late 18th or early 19th century. A close inspection of the asset was not possible due to its location at the end of a private track, but it was visible from points within the surrounding landscape. The principal building in the complex is a long two storey range which includes an L-shaped farmhouse at the northern end (**Figure 4.12**), a long intermediate barn and a further barn with roofs which extend to ground floor level forming a cross-wing at the southern end. The range is of a mix of stone and brick construction and has a mix of slate and stone slate roof coverings. A further single storey open sided structure is located to the east and is of coursed stone construction with slate roofs. The traditional buildings within the complex have been altered and extended, and supplemented by modern structures. The asset is of local significance as a complex of traditional farm buildings dating from the late 18th or early 19th century which evidence the historic agricultural character and use of the surrounding land during this period. They also derive some local significance from their vernacular appearance and traditional materiality, despite a degree of alteration and extension.

Figure 4.12: View towards Mooredge Farm from the north west on Jowkin Lane



Contribution made by Setting to Significance (Physical Surroundings and Experience of the Asset)

- 4.29 Mooredge Farm is located to the west of Jowkin Lane, at the end of a short private track. The farm complex is enclosed to the south and east by hedgerows and mature trees which restrict its visibility from Jowkin Lane. The complex is surrounded on all sides by an undulating landscape comprised of a series of enclosed fields in agricultural use which are demarcated by footpaths, tracks and hedgerows. To the north east, on the opposite side of Jowkin Lane, is a pair of 20th century dwellings with associated

garages, stables and gardens. The suburban residential areas of Bamford and Norden lie beyond the open fields to the east and north of the complex respectively.

- 4.30 Mooredge Farm is not accessible by public road and is primarily experienced in views from within the surrounding fields, along public footpaths and tracks, many of which are filtered by hedgerows and the undulating topography. Where visible, Mooredge Farm is experienced in conjunction with the immediate surrounding fields which reflect its historic and traditional function as a farmstead with connections to the surrounding landscape through past ownership and use. It is however in a transitional location with built development on the edge of Bamford and Norden also visible from within the vicinity of the asset.

Higher Jowkin Farm, Jowkin Lane (non-designated heritage asset)

- 4.31 Higher Jowkin Farm comprises a farmhouse and surrounding farm complex containing a number of ancillary buildings ranging in date from the late 18th or early 19th century, and including a number of modern buildings (**Figure 4.13**). The asset was not able to be closely inspected due to its location at the end of a private track, but it was visible from points within the surrounding landscape. The historic elements of the farm complex are of a mix of brick and stone construction and have pitched roofs with slate and stone slate roof coverings. One of the earliest buildings in the complex, shown on the 1851 OS Map (refer to **Figure 2.3**) appears to be ruinous. The traditional buildings within the complex have been altered and extended. The asset is of local significance as a complex of traditional farm buildings dating from the late 18th or early 19th century which evidence the historic agricultural character and use of the surrounding land during this period. They also derive some local significance from their vernacular appearance and traditional materiality, despite a degree of alteration and extension.

Figure 4.13: View towards Higher Jowkin Farm from the north on Lower Jowkin Lane



Contribution made by Setting to Significance (Physical Surroundings and Experience of the Asset)

- 4.32 The Higher Jowkin Farm complex is located at the end of a private track which extends to the west of Jowkin Lane. The complex is surrounded by a series of enclosed fields in agricultural use which are demarcated by footpaths, tracks and hedgerows. The wooded valley of the Naden Brook lies to the west of the complex, and to the north is Waterloo Farm at a lower elevation. The suburban residential areas of Bamford and Norden lie beyond the open fields to the east and north of the complex respectively. The surrounding topography is undulating and in some areas restricts long distance views towards the asset, together with the filtering effect of trees and hedgerows.
- 4.33 Higher Jowkin Farm is not accessible by public road and is primarily experienced in views from within the surrounding fields, along public footpaths and tracks. It is experienced in conjunction with the immediate surrounding fields which reflect its historic and traditional function as a farmstead with connections to the surrounding landscape through past ownership and use. It is however in a transitional location with built development on the edge of Bamford and Norden also visible from within the vicinity of the asset.
- 4.34 The various buildings within the complex are arranged around a farmyard and have value as a group, supporting the ability to appreciate its agricultural use and historic function. However, the later, less significant elements of the complex are the largest and most visually prominent, and in some locations obscure views of the historic elements of the complex.

Waterloo Farm, Jowkin Lane (non-designated heritage asset)

- 4.35 Waterloo Farm is a late 18th or early 19th century farm complex comprising a two storey linear farmhouse and adjoining former farm building, and a detached single storey mono-pitch structure. The complex has been altered and supplemented with later extensions and additions, including stable ranges and buildings associated with its present use in part as a cattery.
- 4.36 The principal range (**Figure 4.14**) is of coursed rubble construction and is partly rendered with pitched natural slate roofs. The eastern third of the range comprises the original farmhouse which has a comparably domestic fenestration to the remainder of the range, which was historically agricultural in use. The buildings within the complex have a simple, traditional vernacular character with details including stone quoins, stone lintels and headers and stone copings. The complex as a whole is of local significance as a traditional farmstead dating from the late 18th or early 19th century which evidence the historic agricultural character and use of the surrounding land during this period. They also derive some local significance from their vernacular appearance and traditional materiality, despite a degree of alteration and extension.

Figure 4.14: View of Waterloo Farm from the north east on Lower Jowkin Lane



Contribution made by Setting to Significance (Physical Surroundings and Experience of the Asset)

- 4.37 Waterloo Farm is located on the west side of Lower Jowkin Lane, south of the junction with School Lane. The traditional farm complex has been extended with the addition of new agricultural buildings and structures, and a livery yard has been created to the east of Lower Jowkin Lane. To the west of the complex is the wooded valley of the Naden Brook and to the north, east and south are a series of enclosed fields in agricultural use demarcated by footpaths, tracks and hedgerows. Higher Jowkin Farm is situated on the higher ground to the south of the complex. The suburban residential areas of Bamford and Norden lie beyond the open fields to the east and north of the complex respectively (**Figure 4.16**). The surrounding topography is undulating and in some areas restricts long distance views towards the asset, together with the filtering effect of trees and hedgerows.

Figure 4.15: View towards Waterloo Farm from the public footpath to the north east. Higher Jowkin Farm is visible in the background on the horizon.



4.38 Waterloo Farm is principally experienced from close proximity on Lower Jowkin Lane and in the surrounding fields where its architectural character is best appreciated. It is also visible from within the surrounding landscape, including along public footpaths, and is experienced in combination with the adjoining fields and areas of woodland which reflect its historic and traditional function as a farmstead with connections to the surrounding landscape through past ownership and use. It is however in a transitional location with built development on the edge of Bamford and Norden also visible from within the vicinity of the asset.

4.39 The principal range is the largest element within the farm complex and is the most visually prominent within the landscape. However, later and less significant elements are also visible and in some locations obscure views of the historic elements of the complex.

Scott House, Furbarn Road (non-designated heritage asset)

4.40 Scott House was built in the early 20th century as a hospital and later became a children's home (the Memorial Home for Crippled Children). The building is two storeys in height and of a mix of coursed stone and mock Tudor timber frame construction with pitched natural slate roofs (**Figure 4.16**). The principal section of the building comprises two parallel linear ranges connected by a cross wing, and to the west are a series of late 20th century additions, mostly with flat roofs. The north frontage of the building features a square stone tower with a crenelated parapet. The building is of local significance for its intricate mock Tudor design and detailing, and the historic interest associated with its former use as a Victorian hospital and later children's home.

Figure 4.16: View of Scott House from the south west



Contribution made by Setting to Significance (Physical Surroundings and Experience of the Asset)

- 4.41 Scott House is located to the west of Furbarn Road and is oriented perpendicular with the street, such that its principal (south) elevation faces out across a lawned garden. To the north of the building is a hard surfaced car park and, beyond this, an area containing large residential buildings with Rochdale Power Station beyond. To the east is the urban edge of Bamford and to the south and west is an open landscape comprised of fields demarcated by footpaths and hedgerows, and areas of woodland. The surrounding topography is undulating and in some areas restricts long distance views towards the asset, together with the filtering effect of trees and hedgerows.
- 4.42 The building is principally experienced in close proximity from within its defined plot, either from the car parking area to the north, or from the garden to the south, where its architectural interest is best appreciated. To the east, Furbarn road is enclosed by trees and mature hedgerows which restrict views of the asset. More distant views are however available from Furbarn Road and Rake to the south west, where the building is visible across open fields. It is likely that the siting and orientation of the building was chosen to look out across the open landscape to the south.

Contribution made by the Site

- 4.43 The Site comprises a series of enclosed fields demarcated by mature hedgerows and pockets of woodland. The land within the Site is primarily in agricultural use and was historically used for agricultural purposes during the 18th and 19th centuries.

- 4.44 The Site is located approx. 90-120 metres to the north east of the **Bamford United Reformed Church, Sundial in Bamford Chapel Churchyard** and **Bamford Chapel**. It is physically and visually separated from these assets by Jowkin Lane and 'Greens Nook', an intervening detached dwelling set within private enclosed grounds. This dwelling, together with the hedgerows and mature trees along Jowkin Lane and the mature vegetation within the churchyard itself, restrict intervisibility with the Site. To the north of Jowkin Lane, the boundaries are less dense, however views remain heavily filtered. The Site comprises part of the mixed setting of the church, which as previously discussed contains both agricultural land and a mix of historic and modern residential development. Taking account of the insular and secluded nature of the churchyard, which is the most important aspect of the setting of these assets and where their significance and group value is best appreciated, and the limited intervisibility with the Site, it is concluded that the Site does not contribute to the significance of the assets.
- 4.45 The Site is located to the north of **36-38 Norden Road** and west of **The Grapes** and **Hopwood Farm**, in each case beyond intervening buildings and boundary treatments which restrict intervisibility. These assets are experienced within a previously developed area of suburban residential character and do not derive significance in any meaningful way from their proximity to the open landscape within the Site.
- 4.46 The Site forms part of the wider open landscape surrounding **Hollin Hall Cottage**, and **Mooredge Farm**, which supports the ability to appreciate their significance as rural dwellings and farmsteads. It is however separated from each of the assets by Jowkin Lane, and the mature hedgerows along the lane which restricts intervisibility. The Site forms part of the extended rural surroundings in which **Higher Jowkin Farm** and **Waterloo Farm** are experienced and which contributes to an understanding of their historic rural context, albeit to a lesser degree given the intervening distance, hedgerows and undulating topography which restrict intervisibility. This contribution is stronger for Hollin Hall Cottage and Mooredge Farm due to their proximity to the Site. There is no known historic relationship between the Site and these assets through past ownership or function, although this is likely due to their proximity and historic use.
- 4.47 The Site is located to the south east of **Scott House**, beyond intervening fields and a series of large detached dwellings within private grounds which restrict intervisibility. It forms part of the extended rural context to the south of the asset but does not make a notable contribution to its significance as a former hospital or the ability to appreciate its historic and architectural value.

Appendix 1: Relevant Heritage Legislation, Policy and Guidance

Legislation

In determining applications for planning permission affecting the setting of statutory listed buildings, the following duty is placed on the decision maker:

“s.66(1) In considering whether to grant planning permission for a development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, 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.”

Case law has confirmed that Parliament’s intention in enacting section 66(1) was that decision makers should give *“considerable importance and weight”* to the desirability of preserving the special interest and setting of listed buildings, where *“preserve”* means *“to do no harm”*.

The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building. This duty must be borne in mind strongly when considering cases where harm may be considered to accrue, and then the balancing of such harm against public benefits as required by national planning policy.

National Planning Policy

National Planning Policy Framework (‘NPPF’) (2024)

The NPPF provides a statement of Government’s planning policies with regard to the protection of all heritage assets. One of the core planning principles of the NPPF is that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life to this and future generations.”

Chapter 16 outlines Government’s guidance regarding conserving and enhancing the historic environment.

Paragraph 207 outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 210 states that with regard to determining planning applications planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 confirms 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 and the more important the asset, the greater the weight should be.

Paragraph 213 confirms that any harm to, or loss of, significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Paragraph 214 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (i) The nature of the heritage asset prevents all reasonable uses of the site; and
- (ii) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (iii) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (iv) The harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 215 states that 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.

Paragraph 216 states 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.

Paragraph 219 requires local planning authorities to look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

National Guidance

National Planning Practice Guidance ('PPG') (2024)

Whilst not planning policy, PPG provides a clear indication of Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in PPG and earlier documents PPG will take precedence.

In respect of the setting of heritage assets, PPG advises that *"all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent. The extent*

and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts of setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationships between places.”

It also advises that *“the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.”*

PPG defines non-designated heritage assets as *“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.”* It advises that *“a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*

In respect of public benefits in the context of NPPF Paragraph 215, PPG advises that *“public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework paragraph 8. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.”*

Historic England – Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (‘GPA 2’) (2015)

GPA 2 provides information to assist in implementing historic environment policy in the NPPF and the related guidance given in PPG. These include assessing the significance of heritage assets; using appropriate expertise; historic environment records; recording and furthering understanding; neglect and unauthorised works; marketing and design; and distinctiveness.

Historic England – Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) (‘GPA 3’) (2017)

Historic England has published guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

In respect of the relevance of views in considering the contribution made by setting to a heritage asset’s significance, the guidance states *“consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include consideration of views. The staged approach to taking decisions on setting given here can also be used to assess the contribution of a view, or views, to the significance of heritage assets and the ability to appreciate that significance. Views, however, can of course be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape,*

where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations. The assessment and management of views in the planning process may therefore be partly or wholly separate from any consideration of the significance of heritage assets.”

Local Planning Policy and Guidance

The statutory development plan for Rochdale currently comprises the Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022-2039 (2024) ('Places for Everyone JDP'), Rochdale Core Strategy (2016), Greater Manchester Joint Waste Development Plan (2012), Greater Manchester Joint Minerals Development Plan (2013) and saved policies from the Rochdale Borough Unitary Development Plan (2006).

Places for Everyone JDP

Policy JP-P2: Heritage states:

“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, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for their repair and re-use. Development proposals which help safeguard the significance of and secure a sustainable future for Greater Manchester’s heritage at risk will be supported in principle, provided that they are not contrary to national policy or other policies in the development plan.

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.”

Policy JP Allocation 17: Bamford / Norden states that development at this site will be required to:

“Take appropriate account of relevant heritage assets, and their settings, including the listed Bamford United Reform Church, in accordance with Policy JP-P2”.

The reasoned justification for the policy states at paragraph 11.242 *“to ensure any development does not impact upon the setting of the Bamford United Reform Church, a Grade II listed building, the tree line along Jowkin Lane should be retained to provide screening.”*

Rochdale Core Strategy (2016)

Policy P2 of the Core Strategy concerns protecting and enhancing character, landscape and heritage. It states:

“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 areas 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. Sellars cultural heritage;

v. The heritage of the seventeenth and eighteenth century vernacular tradition; and

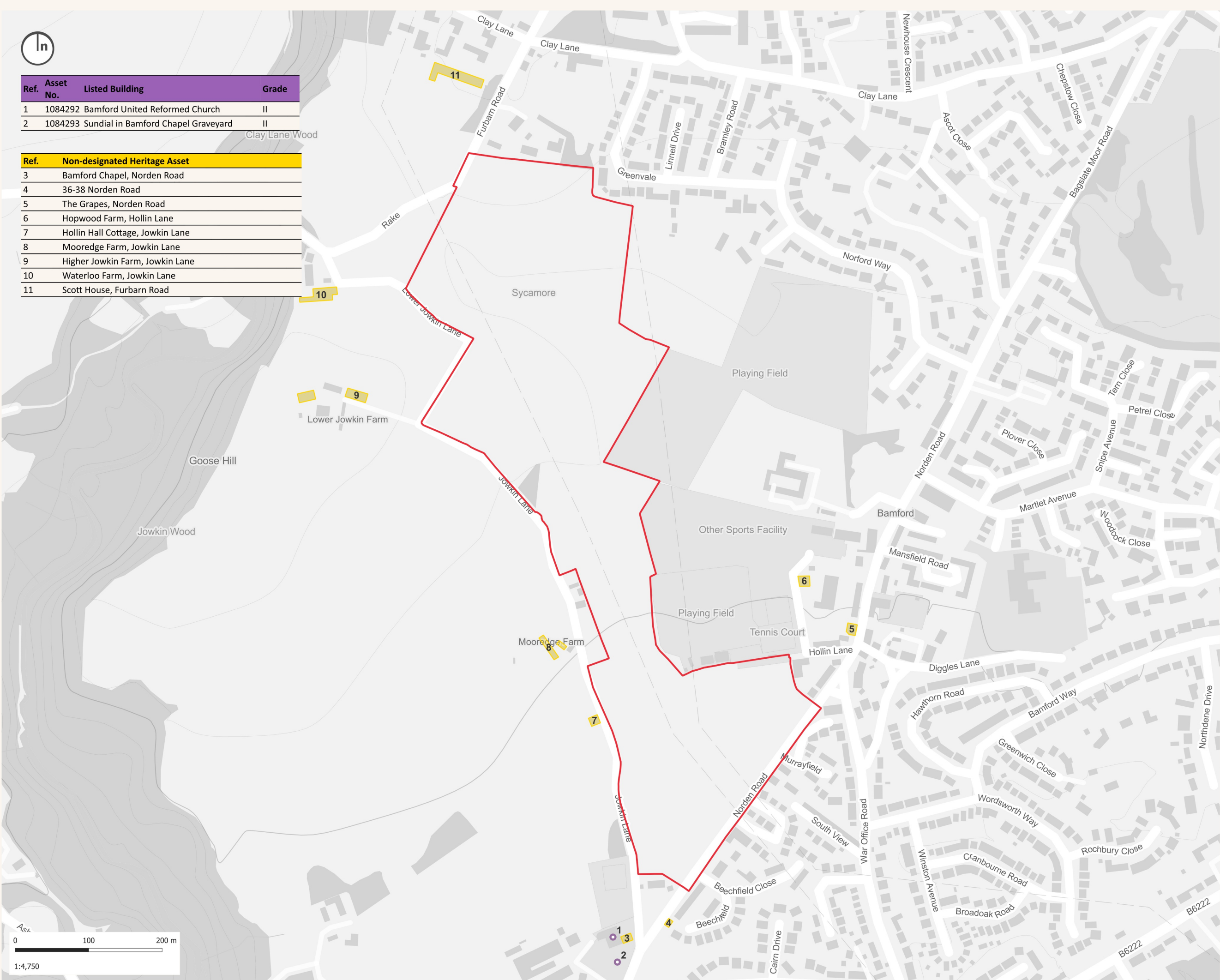
vi. The engineering heritage, including mills, canals and railways.

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."

Appendix 2: Heritage Asset Plan



Ref.	Asset No.	Listed Building	Grade
1	1084292	Bamford United Reformed Church	II
2	1084293	Sundial in Bamford Chapel Graveyard	II

Ref.	Non-designated Heritage Asset
3	Bamford Chapel, Norden Road
4	36-38 Norden Road
5	The Grapes, Norden Road
6	Hopwood Farm, Hollin Lane
7	Hollin Hall Cottage, Jowkin Lane
8	Mooredge Farm, Jowkin Lane
9	Higher Jowkin Farm, Jowkin Lane
10	Waterloo Farm, Jowkin Lane
11	Scott House, Furbarn Road

Client
Northstone Development Limited (Media City)

Project
Norden Road, Bamford

Drawing
Heritage Asset Plan

Project Number
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Drawing Number
GIS_000

Date
July 2026

Revision
1.0

Checked By
JR/ KM

Scale
1:4,750 @ A3

Status
Final

- EIA Boundary
- Conservation Area
- Listed Buildings**
- II
- Non-designated Heritage Asset

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