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Mark Bell Architects Ltd.

Land at Standrings House, Bagslate Moor Road

Heritage Statement

05 November 2025

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Mark Bell Architects Ltd. in relation to development proposals for the Land at Standrings House off Bagslate Moor Road, Rochdale [the site]. The application site is within the rear garden of Standrings House, historically the property seems to alternate between known as 'Standrings' and 'Standings', this report refers to the property as 'Standrings House' throughout. This Heritage Statement has been prepared to consider the potential impact of the proposals on the significance of any heritage assets.

1.2 The Statement should be read in conjunction with the supporting documentation prepared by Mark Bell Architects Ltd.

Approach and Methodology

1.3 This Heritage Statement 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 to make an informed assessment of the heritage impact as part of a staged approach to decision-making.

1.4 The assessment follows the staged approach to decision-making set out within Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019):

- *Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits*
- *Understand the significance of the asset(s)*
- *Understand the impact of the proposal on that significance*
- *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF*
- *Look for opportunities to better reveal or enhance significance*

1.5 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 16th October 2025.

The Proposal

1.6 The proposals involve the creating of a separate plot at the bottom of the garden, more specifically the proposed house would be built in the southeastern corner with access from Greenview Drive.



Fig 1.1 Site plan courtesy taken from the Pre-App Planning Statement. The proposed plot is outlined in red.

2. The Application Site and its Surroundings

Site location

2.1 The Standrings House sits on Bagslate Moor Road, in Spotland within Rochdale. The proposed plot would be accessed off Greenview Drive (to the east of the site) via a new entrance. To the west is Rochdale Golf Course.



Fig 2.1 The current plot of Strandrings House (outlined in red) – google maps.

Designations

2.2 The proposed plot is within the grounds of Standrings House, which is Grade II listed. No other heritage assets are close enough to be potentially affected.

Historic Environment Record

2.3 The Historic Environment Record was reviewed and contains no further information than the list entry. Both of these can be found in Appendix B.

Site and Setting

Standrings House

2.4 Standrings House is a former 18th century barn and farmstead and is a two-storey building of stone with mullioned windows, a stone slate roof with multiple chimney stacks.

2.5 To the south elevation (rear) there is an enclosed porch, which covers a larger entrance. This has a pitched stone slate roof, with windows to the side and low stone walls (see fig 2.3).



Fig 2.2 North elevation of House (front)



Fig 2.3 South Elevation of House (rear)

2.6 The house has various small additions and extensions. Surrounding the house there is a mixture of hard and soft landscaping.

2.7 Within the grounds, there are several associated buildings. Immediately to the west of the main house is Rose Cottage (see fig 2.4). Also built from stone it is a small single storey cottage of stone. On the north elevation there are two large, modern garage doors.

2.8 To the north there is the main entrance to the plot within a formal garden (see fig 2.5). This includes a lawn and drive which links the house onto Bagslate Moor Road. To the western elevation, there is also another set of gates which open onto Greenview Drive. Within this area of the garden there is a mixture of both mature and younger trees.



Fig 2.4 Rose Cottage



Fig 2.5 Garden to the north of the site



Fig 2.6 Greenview Drive

2.9 The site context beyond the garden is a modern suburban setting with a new build estate to the east of the site along Greenview Drive (see fig 2.6). A stone wall follows the perimeter of the site, marking the site and garden boundary; the new build houses are visible from within the garden along its length.

2.10 There are several modern glass and aluminium greenhouses. Near to these is a small stone building (possibly a potting shed) likely of some age.

2.11 The middle section of the garden is laid out as lawns with views looking up towards the rear of the house. To the eastern side of the garden, there is a small, treed area, which screens the main house from this section of the garden.

The Application site

2.12 Beyond the tree belt, is the proposal site. It is currently grass with a stone building on the eastern edge of the site. There is no intervisibility between this part of the garden and the main house.

2.13 The structure is built from stone with a stone slate roof with timber barge boards. Doors are modern timber doors comprising sheets of plyboard although there is one timber ledged and braced door internally. Windows are timber framed with wired glass. Guttering is modern uPVC. On the building there is a date stone "LPD…VJD….1937" (see fig 2.8).



Fig 2.7 Exterior of stone buildings

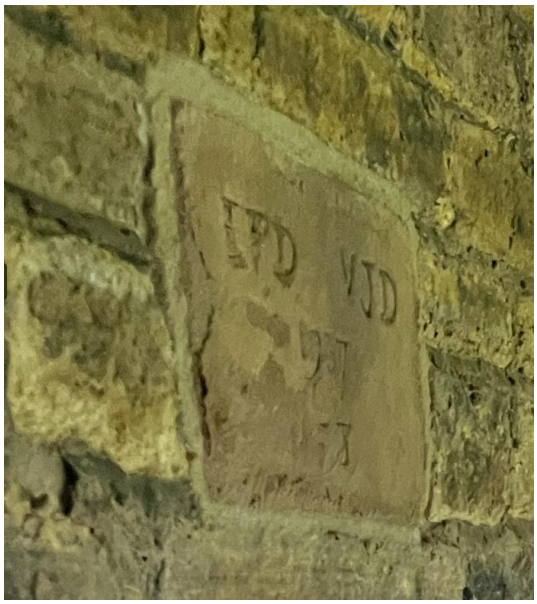


Fig 2.8 Close up of Date Plaque on stone buildings.

2.14 Internal walls are of machine cut brick with steel lintels visible in some locations. Internally the stone building consists of two rooms, identical in design with the building in a U-shape. It lacks any internal decoration; it has a brick chimney stack internally although no fire grate or surround. The floor is a concrete slab. There are plaster ceilings internally, however, within the small overhang covering the entrance the visible roof timbers appear to be machine cut of the 20th century.

3. Historic Development

Rochdale and Spotland

3.1 Situated at the foot of the Pennines and north of Manchester, Rochdale is a former industrial town, with Spotland to its northwest. Whilst once considered to be its own town, the parish of Spotland was abolished in 1894 and was absorbed into the wider Rochdale area. It made its wealth through the wool trade, and later cotton weaving.

3.2 During the 16th century Rochdale became known for its wool trade and established itself as one of the principal towns in Lancashire. This growth continued throughout the 18th and early 19th century, with the introduction and subsequent success, of the mechanised loom.

3.3 Out of the economic struggle, the Rochdale Pioneers created a co-operative in 1844. This enabled people to purchase basic goods at lower prices whist also allowing members to gain ownership of the business and make profits. The first co-op shop was established on Toad Lane, where the museum now resides. By 1900, there were over 2 million members across the country.

3.4 The 1950s and 60s was a period of economic decline for Rochdale due to the collapse of the textile industry in the Northwest of England more generally, in favour of cheaper textile products from abroad. Even today, many companies within the region still have some connection to the textile industry.

Standrings House

3.5 The list entry suggests that Standrings House was built in c.1791 and is described as being a house and stone barn with a stone slate roof.

3.6 This area of Spotland was not surveyed as part of the Tithe Map of 1845 although based on other evidence it is reasonable to assume the house was in existence during this period.

3.7 It is first shown on the 1851 OS Map, labelled as 'Standing' and is shown sat near the crossroads with a cluster of other properties along the main road with the land to the south agricultural.

3.8 No specific detail is given but it is likely what is currently the garden was an agricultural field; a coal pit is also shown in what is now the southern part of the site. On the 1894 OS Map, the 'colliery' label and 'old shaft' are both next to the site, suggesting that the area continued to have some involvement with coal mining. However, this label does not appear again on subsequent maps.

3.9 In 1867 the local newspaper reported the death of William Diggle of Standrings House[1].

3.10 By 1911 the addition of Rose Cottage is shown and there is an element of landscaping to the north of the property, now the front garden, which is shown for the first time. Development continued along the main road throughout the 19th and 20th centuries although the land to the south remained agricultural.

3.11 A reference to Standrings House hosting a local horticultural show in 1916[2] and the Secretary of the Auricula [a type of primula] Society TH Spawforth[3] lived at Standrings in 1888 suggesting some importance of the gardens during this period.

3.12 Until the register of September 1939 (with the exception of 1901), the site known as Standrings (shown as 'Standerings' in 1871) was occupied by multiple families, most of whom were farm or mill workers, which can be seen on the census records from 1871, 1881, 1891 and 1911. This suggests that either the house was divided or that there were multiple residences. Several newspaper articles describe the let of cottages at 'Lower Standrings' and to apply for details at 'Standrings House' so it is not clear which parts of the estate are being referred to[4].

3.13 In 1932 there was an extract in the Yorkshire Post that mentions the will of Mr Robert Kay Kershaw of Standrings House, Bagslate, Rochdale who is listed as being a farmer and who has an estate to the value of £11,058 (£671,000 today) (see fig 3.1)[5]. This extract would suggest that the house was possibly still in use as a farm during the early 1930s and was reasonably prosperous.

[1] Rochdale Observer - Saturday 03 August 1867
[2] Rochdale Observer - Saturday 01 January 1916
[3] Rochdale Observer - Saturday 24 March 1888
[4] Rochdale Observer - Saturday 15 January 1881
[5] Yorkshire Post, Thursday 12th May 1932.

3.14 By the time of the 1939 Register in September of that year the property is occupied by Nora and Geoffrey Duckworth, with a cook and a maid as servants. Miller (2015)[6] suggests the house was subject to significant renovations during this period including the designing of the gardens. A historic photo shows the attached barn before 20th century alterations including the insertion of windows.

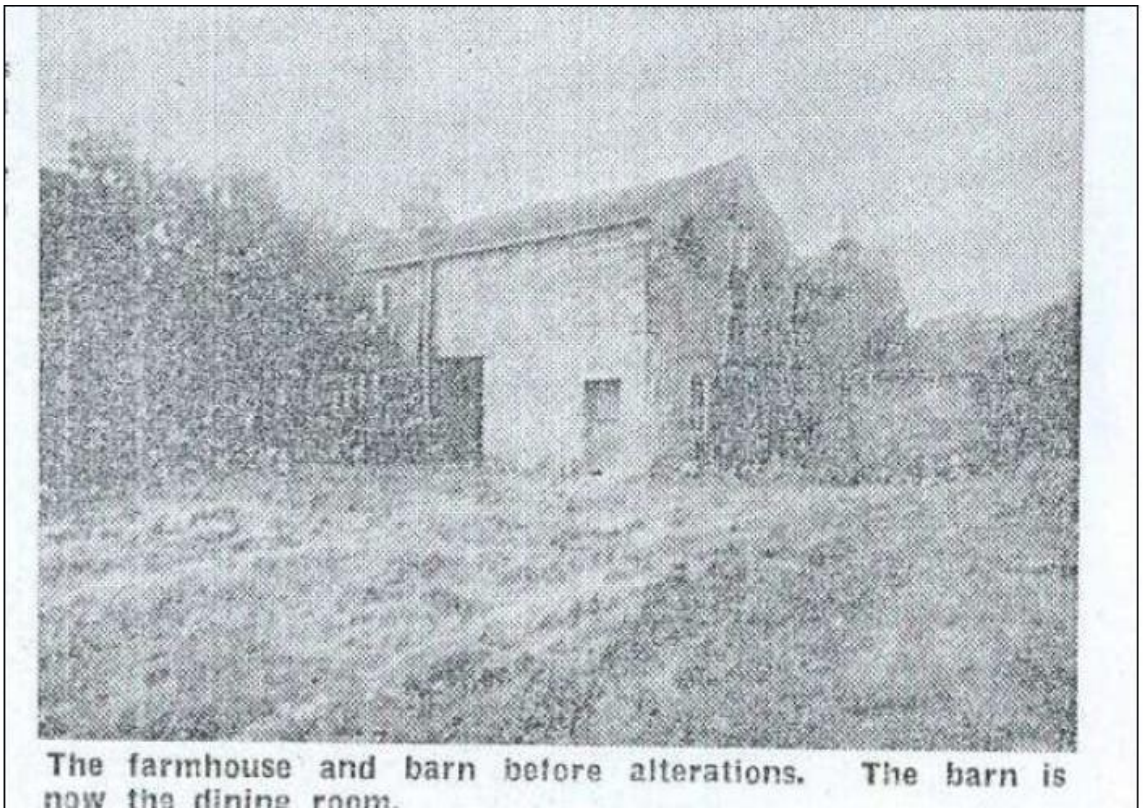


Fig 3.3 Photograph, date unknown, of Standrings House before alteration of the barn. Reproduced in a local newspaper article probably of the 1960s-1970s

3.15 Geoffrey Duckworth, resident of the house in 1939, was a Chairman/Director of *James Duckworth Ltd Provision Merchants*. The company was started in the late 1860s by his grandfather and had grown from a singular warehouse on Oldham Road, to more than 80 branches across the north by 1900[7]. The business continued into the 20th century, with its stores remaining open until the 1970s.

[6] Garry Miller, Proposed Development at Standrings House (2015).
[7] https://www.manchestereveningnews.co.uk/news/fashion-news/retail-giant-who-grew-from-a-pound-1052528

3.16 The stone buildings currently within the site area are first shown on the 1947 OS Map (revised in 1938), and so would correspond with their construction date of 1937 as seen on the datestone. In 1960 the stone outbuildings are now shown with tennis courts adjacent. Glass greenhouses and other buildings, which are less discernible, are also present. The gardens can also be seen on the map, as can the surviving tree band.

3.17 On Tuesday 13th December 1949, the Yorkshire Post published an article about the sale of Standrings House. This gives a detailed account of the property including the interior which is not relevant to this proposal. An extract of the description of the ground is below - [8].

> *'Stone Outbuildings comprising garage for two cars, gardener's snug, wine store and toilet, two laundries, one with hot and cold water, coal house, open fuel store, heated greenhouse with two excellent wines, potting shed; two cold frames, stone built chalet opening on to lawn and en-tout-cas non-attention tennis court with stop netting, posts, etc'*

3.18 It is not obvious which of these describes the stone outbuilding but assuming Rose Cottage would be the chalet it is possible they were either the gardener's snug or the potting shed. They are unlikely to be a wine store, toilet, laundry, coal or fuel store as they were located too far from the house.

3.19 An 'en-tout-cas' tennis court was a well-known French style of tennis court, first established in 1909 specifically for use in all conditions indicating an artificial court base; this has since been grassed over but was shown on the preceding maps.

3.20 Miller (2015) suggests the stone outbuildings were built as stables, however, no evidence is given for this conclusion. The entrances would likely be too low and too narrow to accommodate a horse, with the modest size of the spaces internally and the inclusion of a chimney breast also make this unlikely. Their planform suggest they may have been a changing room or shelter as associated with the tennis court; especially as they can be accessed individually, suggesting one side was for males and the other females.

[8] https://www.britishnewspaperarchive.co.uk/viewer/bl/0000687/19491213/114/0004

3.21 The modern housing estate which is to the south and east of the house, was granted planning permission in December 1998 and was built in the following years. Greenview Drive was added during this period to provide access to the new estate and it doesn't exactly follow the existing field / plot boundary suggesting the current boundary wall is not original.

3.22 Historically Standrings House's garden extended further south into what is currently the plot of two new houses accessed off Greenview Drive

4. Assessment of 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 relative levels of significance of each asset 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 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 are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
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.

Standrings House

4.6 Standrings House in part dates from 1791 and so is an example of a pre-industrialised dwelling of the late-18th century. Although altered in the 19th and 20th century, the property is a good survival of a late-18th century farmhouse with associated and connected barn built in the local vernacular. Later outbuildings are of some architectural and historic interest, such as Rose Cottage in the grounds.

4.7 Likely during the late-19th century the property became a mid-status property for the middle class with associated links to locally important entrepreneurs such as the Duckworths. The

adjoining barn was converted into additional residential space with Miller (2015) suggesting a likely 1930s date furthering the Duckworth connection who were the owners at that time.

4.8 The stone buildings at the southeastern corner of the grounds are of some lesser significance. They have very limited architectural significance despite the use of the local stone. They were possibly built associated with the nearby tennis court which has since being removed or may have been a 'gardener's snug' or potting shed. Dated from the OS Maps and the datestone of 1937 they are a relatively late addition to the estate. They have some very limited historic interest demonstrating the evolution of the site into the 20th century, however, overall they make a very limited contribution to the overall significance of the 18th century former Standrings House.

4.9 The boundary wall, whilst built to be in keeping with the house, does not appear to date from the same era, and reflects the road layout of Greenview Drive added in the late 1990s. It is possible the wall was rebuilt and the boundary aligned with the new road and therefore may have some historic fabric but its significance is negligible as a modern feature.

4.10 The change of use from a farm in agricultural use in a rural setting to the mid-status residence of later periods shows not only the changing of the site but the transformation of the area from rural to suburban. It highlights the influx of wealthy merchants and the loss of farmers in this part of Rochdale.

Contribution made by Setting

4.11 When originally constructed the property sat in a largely agricultural setting to the south with the moors beyond; none of this context survives today and the farmhouse and barn are somewhat divorced from the historic landscape.

4.12 The garden was likely laid out in the late-19th century and although not particularly notable, several connections to local horticultural individuals and events suggests at least some local interest. The garden does not survive in either a complete (as it has previously been partly developed) or unaltered form.

4.13 The contribution made to significance by setting is of varying degrees. Whilst the gardens have some significance as a later phase of the gentrification of the former farmhouse they

are also a later and more formalised setting for an earlier vernacular and agricultural building.

4.14 The wider setting beyond the garden has been almost entirely altered from that seen historically with the modern housing development along Greenview Drive placing the site in a more suburban setting.

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.

5.2 In this instance the development plan comprises the Rochdale Adopted Core Strategy which was adopted by the Council in 2016. The provision of this document is discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

5.3 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

5.4 The Revised NPPF which was published in July 2018 and most recently updated in December 2024, sets out the Government's planning policies regarding the conservation of the historic environment.

5.5 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'.

5.6 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.

5.7 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.

5.8 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.

5.9 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.

5.10 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)

5.11 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.

Rochdale Adopted Core Strategy

5.12 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 nonstatutory, 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)

5.13 The Unitary Development Plan from the 1996-2016 Local Plan is still in place until the Allocations Development Plan is adopted.

5.14 *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 –

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.

Be/15 new development affecting the setting of a listed building; development will not be permitted, where through its siting, scale, design or materials, would harm the setting of a listed building.

Places for Everyone (2024)

5.15 The Places for Everyone Plan (2024) has been adopted by Rochdale in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –

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.

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.

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)

5.16 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)

5.17 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

5.18 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 Advice Note 10: Listed Buildings and Curtilage (2017)

5.19 This Guidance was most recently updated in June 2025. It explains how buildings that pre-date 1948 are listed because of their proximity and association with an already listed building, gaining the term 'being curtilage listed'. It explains the complexities of assessing whether or not a building is listed by way of its curtilage, and the dangers of not following the rules if it is so.

Historic England: Conservation Principles Policies and Guidance

5.20 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. Impact Assessment

6.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.

6.2 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.

6.3 The following methodology is based on the guidance set out by ICOMOS (2011) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

Assessment of Heritage Impacts

6.4 The following section gives a breakdown of the proposals, providing a background justification for each element and an associated impact upon significance of the

application building. Any mitigation which has been undertaken or could further reduce harm has also been identified.

Standrings House

6.5 It is likely the stone building's function was linked to the adjacent former tennis courts or as an ancillary garden structure. They can be dated to 1937, and they are of some but limited significance. Their loss will result in some less than substantial harm at the lowest end of the scale.

6.6 Although the boundary wall encloses the site, there is no indication that it is historic, as Greenview Drive wasn't added until the late 1990s and the eastern side of the site was reshaped. The formation of an opening in the modern boundary wall is not considered to result in any harm to significance.

6.7 The view directly into the proposed plot, from the house is blocked by a small area of tree planting. This is currently dense enough that the site area is largely shielded from views from Standrings House and a suitable natural boundary treatment could further shield any potential views.

6.8 The proposal would result in the segregation and loss of a small section of the garden. The site is in the most south easterly point of the garden which used to house the tennis court and so has little remaining of any landscape features. The gardens themselves make some contribution to significance demonstrating the evolution of the farmstead into a mid-status residence in the 19th century; however, this setting itself has been highly changed by surrounding modern developments and does not resemble the agricultural and moorland setting to which the asset originally related. Following development the asset will still sit in a substantial plot and garden with the site area only representing a small portion of the garden.

6.9 The garden as seen on historic maps continued further south historically into what is now two modern developments on Greenview Drive, there is no suggestion that the loss of this section of garden and the creation of these dwellings in a similar way to the proposal has unacceptably harmed setting and significance in a way that has comprised the understanding of the garden and the heritage asset.

6.10 Due to the positioning of the plot and the limited visibility, and due to the fact this area of the garden has few features of note mean that the impact is again at the lower end of the scale of less than substantial.

6.11 As previously discussed, the area surrounding the asset outside the garden has an almost entirely modern setting and no harm is attributed to any potential change in character from modern developments in the vicinity of the asset.

6.12 Due to the low level of adverse harm that has been found, paragraphs 214 and 215 of the NPPF would require a level of public benefit to outweigh this level of harm. Some public benefit can be found from the provision of a new dwelling a the works would provide a number of jobs in the local construction sector.

6.13 Therefore, whilst there is a low level of less than substantial harm associated with the proposed plans, there are associated public benefits.

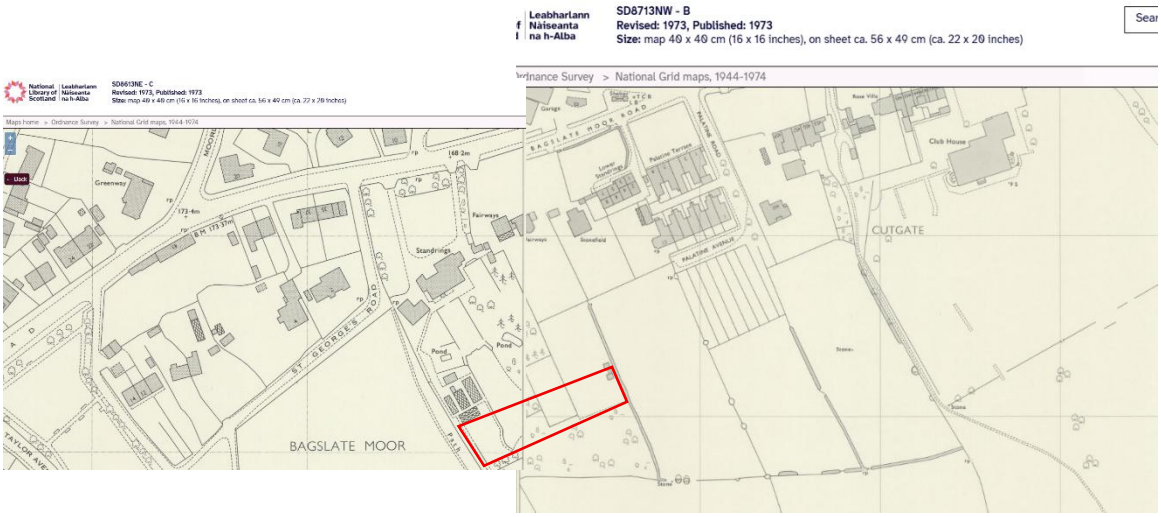
7. Bibliography

Manchester Evening News, 'Retail giant who grew from a pound of tea.' 13th August 2007. Available at https://www.manchestereveningnews.co.uk/news/fashion-news/retail-giant-who-grew-from-a-pound-1052528

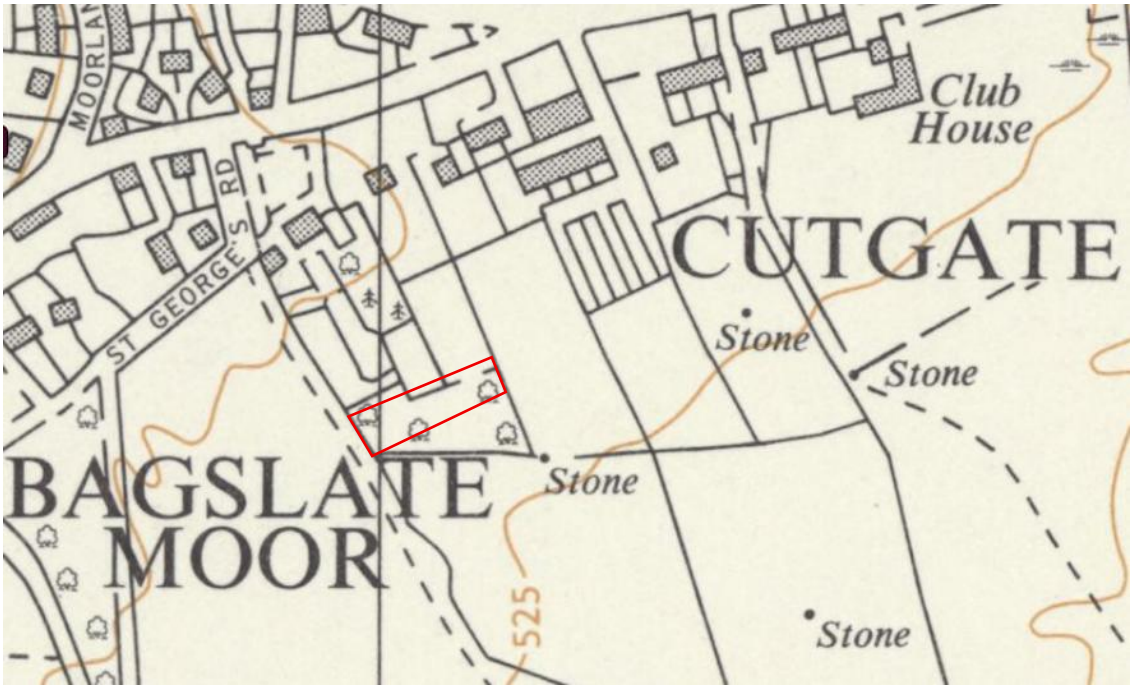
Miller, Garry (2015). Proposed Development at Standrings House.

Townscape (2014), Land at Standrings House, Bagslate Moor Road.

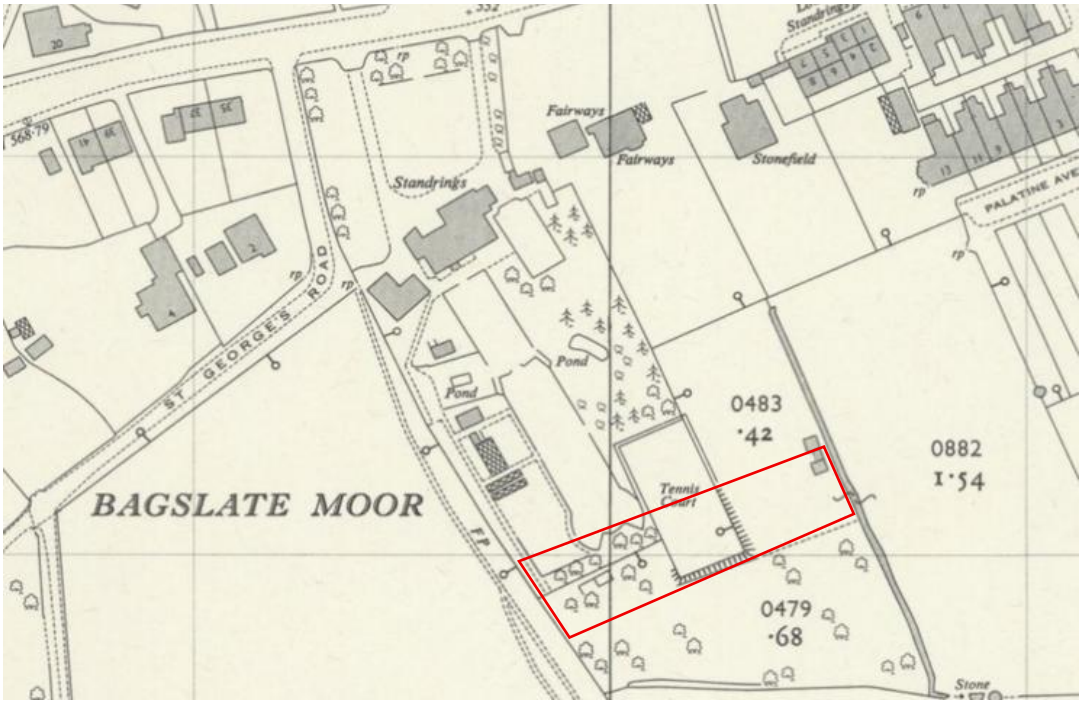
Appendix A: Map Regression



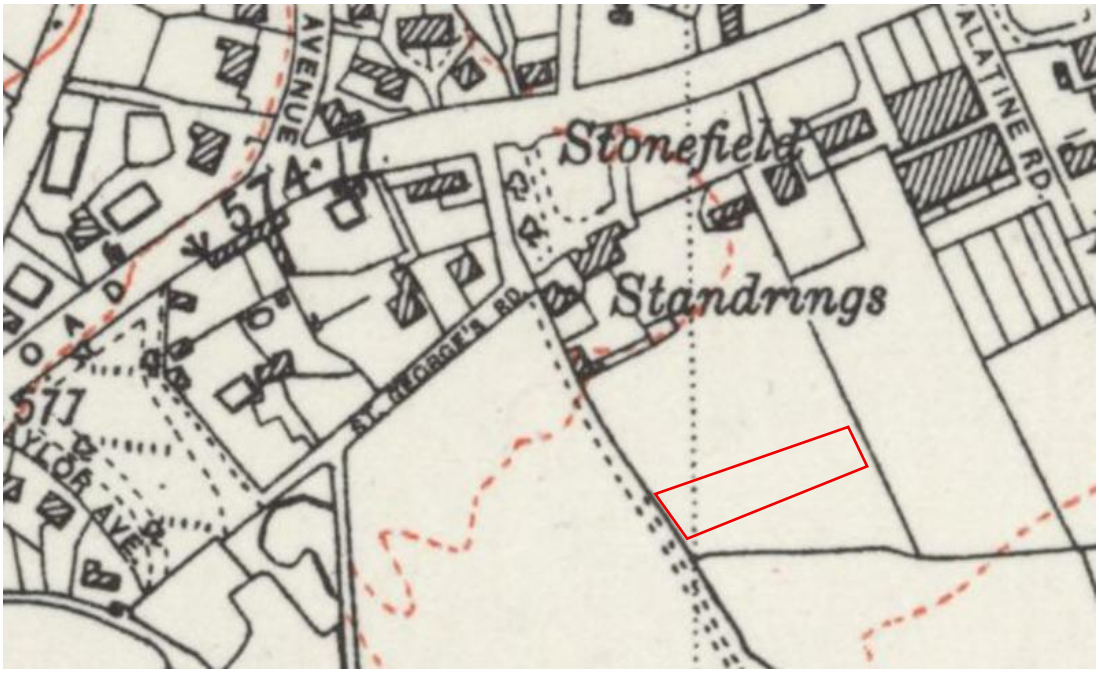
SD8613NE – C and SD8713NW – B – both published 1973.



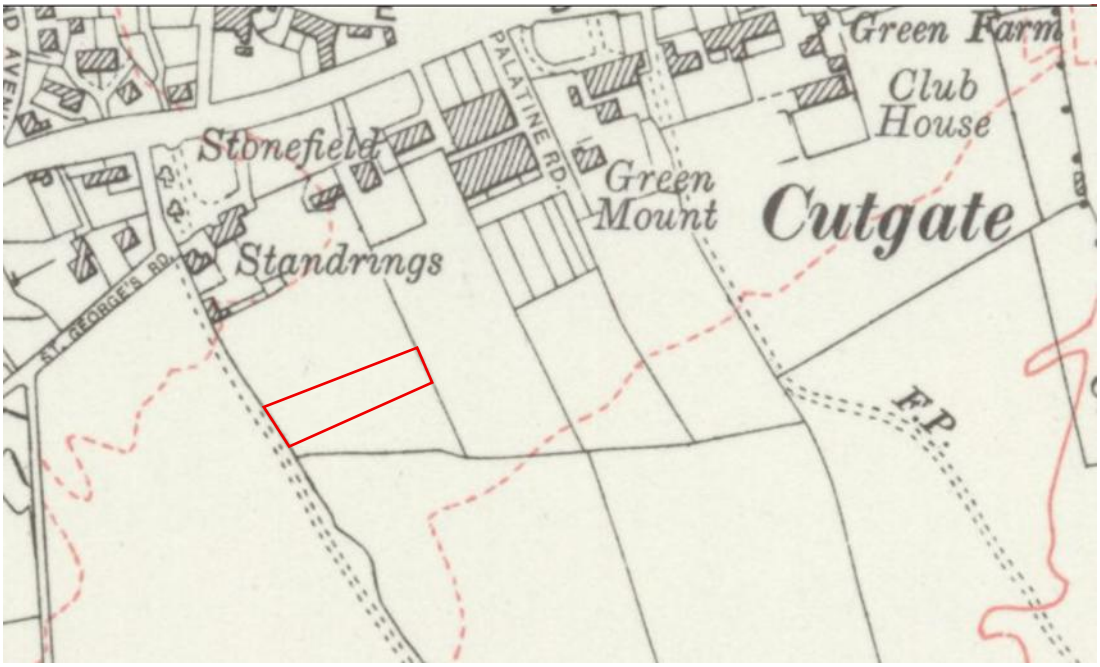
SD81SE - A Revised 1953-1956. Published 1968.



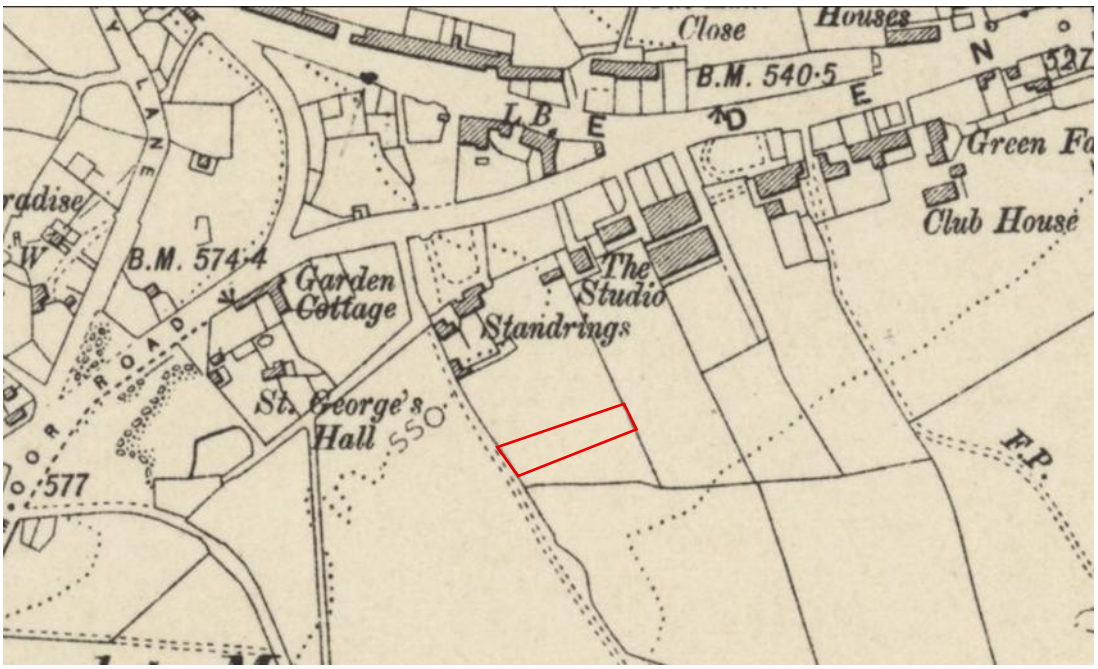
SD8613-SD8713-AA Revised 1958-9 Published 1960



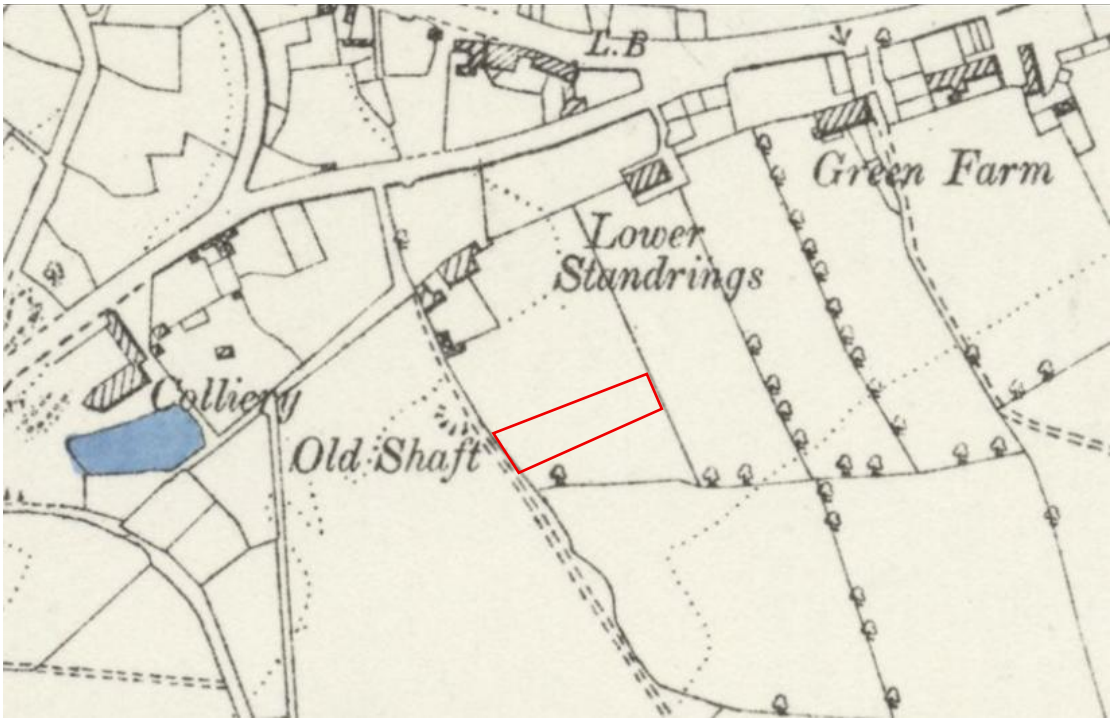
Lancashire Sheet LXXXVIII.NE Revised 1938 Published 1947



Lancashire Sheet LXXXVII.NE Revised 1928 Published 1932



Lancashire Sheet LXXXVIII.NE Revised 1908 Published 1911.



Lancashire Sheet LXXXVIII.NE Surveyed 1890 Published 1894



Lancashire Sheet LXXXVIII Surveyed 1844-7 Published 1851.

Yorkshire Post and Leeds Intelligencer, Thursday 12th May 1932.

Residents

Page	Line	Forename	Surname	Birth Date	Age	Gender	Marriage Status	Profession	Schedule
4	3	Nora	Duckworth	24th October 1908	30	Female	Married	Private Means	37 / 1
4	4	Geoffrey	Duckworth	11th November 1900	38	Male	Married	Chairman James Duckworth Ltd Provision Merchants	37 / 2
4	5	Elizabeth	Mackin	4th June 1872	67	Female	Single	Cook Domestic Duties	37 / 3
4	6	Lilly	Kelly (Branney)	23rd April 1911	28	Female	Single	Miad Domestic Duties	37 / 4

1939 Register showing The Duckworth's being the only residents of the house.



The Rt. Revd. John Primatt Maud, D.D., Bishop of Kensington, of 88, Gloucester Terrace, Hyde Park, W., Vicar of Chapel Allerton, Leeds, 1890-1904, and of St. Mary's, Redcliffe, Bristol, 1904-11, and Hon. Canon of Bristol 1910, aged 71 years (net personalty £8,964) £9,154

Mr. Willie Fleming (69), of 21, Perryn House, East Acton, W., retired woollen merchant, of Luddenden Foot and Mytholmroyd, Yorkshire, sometime a cattle rancher in the Argentine (net personalty £14,046) £14,186

Mr. Robert Kay Kershaw, of Standrings House, Bagslate, Rochdale, farmer, estate "so far as at present can be ascertained" (net personalty £10,863) £11,058

Mr. Walter Howard Cocker, of 16, Coniston Road, South Shore, Blackpool (net personalty £8,267) £8,327

Mr. John Thorp (80), of 40, Dragon Road, Harrogate, Yorkshire, formerly of Bournemouth, retired chemist (net per-

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1.0-3.0—North
5.15—Children
6.0—Weather

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Yorkshire Post and Leeds Intelligencer, Thursday 12th May 1932.



SALES BY PRIVATE TREATY

HOUSES, ESTATES, FARMS, WAREHOUSES, WORKS

By Direction of Fred Train, Esq.

"STANDRINGS HOUSE"

NORDEN, ROCHDALE

Occupying a choice position overlooking the Rochdale Golf Course and facing due South.

A most attractive Stone Built Residence of unusual charm, built originally in 1791. Restored and modernised regardless of cost.

Entrance hall with hot air duct, oak beamed lounge hall with open fire range and miniature bar panelled with mirrors, morning room with attractive fireplace and built-in illuminated bookshelves, oak beamed lounge 32ft. x 14ft. with open fire range and exit to garden, oak beamed dining room 20ft. x 20ft. with heated sun loggia, workroom, cloak room with lavatory basin and separate toilet, living kitchen, working kitchen, large square landing with built-in medicine cupboard, bedroom 19ft. 6in. x 18ft. with built-in electric fire and bathroom and toilet en suite, bedroom 15ft. x 13ft. 6in. with lavatory basin and built-in electric fire, bedroom 18ft. 4in. x 16ft. 6in. with fire place and lavatory basin, bedroom 16ft. 6in. x 10ft., with lavatory basin two maids' bedrooms approached from the main landing or from separate stairway, second bathroom with modern bath and lavatory basin, separate toilet, housemaid's pantry with sink and electric heater, specially constructed box room and heated linen room.

Stone Outbuildings comprising garage for two cars, gardener's snug, wine store and toilet, two laundries, one with hot and cold water, coal house, open fuel store, heating greenhouse with two excellent wines, potting shed, two cold frames, stone built chalet opening on to lawn and en-tout-cas non-attention tennis court with stop netting, posts, etc.

The Residence is approached by a drive from Bagslate Moor Road and is beautifully appointed. Polished wooden floors, tiled window sills, metal casements with leaded light windows by Messrs. Hope's, electricity and gas services, copper water pipes throughout with double circulation to each point.

Picturesque water and rock gardens, floral terraces, formal gardens, lawns, kitchen and fruit gardens. In all approximately 5 acres with the option of a further 5 acres of Pasture Land.

For Sale FREEHOLD with VACANT POSSESSION on completion.

For permission to view apply to Rossall Dalby and Parker, Auctioneers and Estate Agents, Blackwater Street, Rochdale. Tel. Nos. 2677 and 2782.

Article from Yorkshire Post, Tuesday 13th December 1949.

Appendix B: Listing Entry and Historic Environment Record

Listing Entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1346241**

Date first listed: **12-Feb-1985**

List Entry Name: **STANDRINGS HOUSE**

Statutory Address 1: **STANDRINGS HOUSE, BAGSLATE MOOR ROAD**

Location

Statutory Address: **STANDRINGS HOUSE, BAGSLATE MOOR ROAD**

District: **Rochdale (Metropolitan Authority)**

Parish: **Non-Civil Parish**

National Grid Reference: **SD 86963 13881**

Details

SD 81 SE ROCHDALE BAGSLATE MOOR ROAD (south-east side) 6/27 Standrings House II

House. 1791. Watershot stone with stone slate roof. An original 2-storey range of 2 rooms in depth with an addition roofed parallel to it for half its length and a single- storey porch to the left gable and to the right. Stone quoins to original buildings; 2, 3 and 4-light flat faced mullioned windows throughout. Heraldic panel and flat arched door opening to addition.

Listing NGR: SD8696313881

Historic Environment Entry

HER Number 11594.1.0
Site Name Standrings House
Record Type Listed Building

Monument Types and Dates

DETACHED HOUSE (AD 18th Century to 21st Century - 1791 AD to 2050 AD)
1791 AD - 2050 AD
HOUSE (AD 18th Century to 21st Century - 1791 AD to 2050 AD)
Main Building
Material: Stone

Description and Sources
Description: House. 1791. Watershot stone with stone slate roof. An original 2-storey range of 2 rooms in depth with an addition roofed. parallel to it for half its length and a single-storey porch to the left gable and to the right. Stone quoins to original buildings; 2- , 3- and 4-light flat-faced mullioned windows throughout. Heraldic panel and flat-arched door opening to addition. (1,2,3)

Sources:

1 - Monograph: Rochdale MBC. 1985. List of Buildings of Special Hist/Arch Interest, Rochdale. Secretary of State.
2 - Website: Historic England. 2022. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 31/10/2022
3- Website: Historic England. 2024. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 12/11/2024

Location

National Grid Reference
SD 8696 1388 (point)

Administrative Areas

District: Rochdale, Greater Manchester

Township: Spotland, Rochdale, Greater Manchester

Address/Historic Names: Bagslate Moor Road (S side), Bagslate Moor, Rochdale, Greater Manchester, OL11 5XT

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 1346241 Standrings House Active DGM2426

House. 1791. Watershot stone with stone slate roof. An original 2-storey range of 2 rooms in depth with an addition roofed parallel to it for half its length and a single- storey porch to the left gable and to the right. Stone quoins to original buildings; 2, 3 and 4-light flat faced mullioned windows throughout. Heraldic panel and flat arched door opening to addition.

Other Statuses and Cross-References

Sites & Monuments Record - 11594.1.0 Active

Ratings and Scorings

Condition Good

Land Use

Associated Historic Landscape Character Records

HGM23779 Residential - Villas/ Detached Housing (Type Code: SET-REVIL)

Standrings House, Bagslate Moor Lane, Rochdale

Other Land Classes

Land Use: Extant Building