

Initial Heritage Appraisal

Northern Gateway (GMA 1.1)

September 2020

Introduction

1. This Initial Heritage Appraisal has been prepared by Turley Heritage on behalf of Northern Gateway Development Vehicle LLP (Manchester). The purpose of the Appraisal is to provide initial heritage advice on considerations associated with promotion of land at Northern Gateway (Site GMA 1.1) through the Greater Manchester Strategic Framework.
2. This Appraisal is based upon desk based assessment of the Site and surrounding area and a site visit undertaken on 13 August 2020. It identifies heritage assets with potential to be affected by future development and provides a broad assessment of their significance and setting. It concludes by identifying key heritage considerations and provides recommendations to be addressed in developing proposals.
3. This Appraisal addresses above ground heritage assets. Below ground archaeology is dealt with separately by White Young Green ('Northern Gateway Area GMA 1.1 – Archaeology and Heritage', White Young Green, dated 2020).
4. The Site includes land within Bury Council (to the west) and Rochdale Borough Council (to the east).

The Site

5. The Site (Figure 1) consists of an expansive irregular area of land defined by the M66 to the west and the M62 to the south. To the north east the site is bounded by industrial and commercial estates, including Heywood Distribution Park and the Broadfield Industrial Park and an area of residential development. To the north west is Pilsworth Road, and a landfill site.

6. More broadly, to the west is the urban settlement of Unsworth and to the east is Heywood. Beyond the M66/M62 to the south is Prestwich and the city of Manchester.
7. A large part of the western side of the Site contains Pike Fold Golf Club and to the centre is Birch Industrial Park. The Site is bisected by lanes and roads and also contains a number of residential properties and farmsteads. With the exception of these developed areas, it is largely in use as grazing land and divided into fields by boundaries comprising hedgerows, fencing and trees. The topography of the site is undulating and varied.
8. To the south of the Site on the opposite side of the M62 is Northern Gateway site GMA1.2.

Figure 1: The Site



History and Development of the Site and Surrounding Area

9. All Figure references refer to Appendix 1.
10. During the mid-19th century (1845 Ordnance Survey) the Site was in agricultural use, with dispersed farmsteads and dwellings found throughout. Farmsteads such as Lower Egypt, Moss Side, Meadow Croft Farm, Doctors Moss, Brick House, and Whittle Fold existed and a number of lanes and routes through the Site were established, including Egypt Lane. At that time Unsworth, beyond the west boundary of the Site, comprised a small cluster of buildings at a crossroads and a small number of dwellings were evident on Simister Lane to the south.
11. By 1896 (Figure 1.1) there had been growth in settlements surrounding the Site, and an increasingly urbanised context is legible, however the Site remained in agricultural use. Within the north west side of the site a woollen mill and bleach works are identified. This pattern of growth in the surrounding area continued into the 20th century, with the 1947 (Figure 1.2) and 1965 (Figure 1.3) OS Maps showing a similar pattern of development.
12. During the late 20th century the pattern of urbanisation of the surrounding area continued with the growth of Unsworth, Heywood and Middleton. The M62 was opened in the early 1970s and the M66 in the mid-late 1970s and Heywood Industrial Estate was constructed during the 1980s. Within the Site, Birch Industrial Estate was added in the 1980s and Pike Hill Golf course was laid out in 1999, diminishing the rural character of the Site and urbanising the surrounding area.

Relevant Heritage Assets

Designated Heritage Assets

13. 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.

14. There are two designated heritage assets within the Site with potential to be affected by development within their setting

Heritage Asset	Asset type	Grade
Brick House	Listed Building	II
Lower Whittle Farmhouse	Listed Building	II

15. There is one designated heritage asset outside the Site boundary with the potential to be affected by development within its Setting:

Heritage Asset	Asset type	Grade
Edgcroft	Listed Building	II

16. To the south of the Site is Birch Conservation Area, and within it two listed buildings comprising Birch in Hopwood War Memorial (grade II) and Fountain Horse Trough (grade II). The Conservation Area was designated in July 2013 and Rochdale Council published a Conservation Area Appraisal for the designated area in 2013. It identifies that the significance of the area is ascribed to the strong association it has with the influential architect Edgar Wood, the linear townscape and characteristic combination of early 19th century industrial architecture and late 19th century arts and crafts residences with distinctive local detail.
17. The conservation area is linear in nature, enclosing Manchester Road (the A6045) and is heavily enclosed by trees, with the majority of buildings enclosing the road frontage. Buildings are therefore largely inward facing and there are limited opportunities to appreciate the wider landscape in which it is located. It is separated from the Site by the M62 and Birch services and due to trees, topography and intervening development there is no direct visual connection between the designated area and the Site.
18. The two listed buildings within the conservation area are of functional significance as a trough and memorial and are experienced in a localised setting. Due to the

significance of Birch Conservation Area and the assets within it, distance between them and the Site and intervening development including the M62, It is not considered that they would be affected by future development of the Site and they are not discussed further within this Appraisal.

Non-designated Heritage Assets

19. Paragraph 039 of Planning Practice Guidance (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*”.
20. Rochdale MBC does not have a published list of locally listed buildings.
21. Bury Council is consulting on a draft ‘local list of buildings of special architectural or historic interest’ and a draft list was approved by planning committee with consultation in summer 2019 but not formally approved and / or published. A review of the list suggests that there is one asset within the Site which is Egypt Farm, at Simister which is also recorded on the Greater Manchester Historic Environment Record (HER).
22. A search of the HER was carried out by White Young Green in July 2020. The results have been reviewed to identify built assets either within or proximate to the Site and these are identified at Appendix 2.
23. In addition to the assets identified at Appendix 2, a number of other buildings or structures have been identified within the ‘Historic Environment Assessment Screening Exercise GMA1 Northern Gateway’ report prepared by Salford Archaeology. Should any of these buildings or structures be identified as non-designated heritage assets in the future, the effect of development on their significance would need to be proportionately addressed in accordance with Paragraph 197 of the NPPF which 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’.

Significance of Designated Heritage Assets

Brick House (Grade II)

Architectural and Historic Interest

24. Brick Farmhouse is of interest as a former farmhouse dating originally to the 17th century with later additions and alterations.
25. The building is thought to be the oldest brick-built farmhouse in the area and dates to 1681 (according to a datestone to the front elevation). The building has a pitched roof and is two storeys with an attic and ridge stack. To the front (south) elevation the upper storey is rendered with a distinctive relief band of painted lozenges and crosses. The ground floor is brick and a central doorway has a modern projecting porch. Windows have been replaced with brown UPVC units flush to the elevation. The ground floor has large stone quoins. The west elevation is brick and has a modern projecting conservatory to the ground floor. Above are recessed windows in stone surrounds with mullions with brick arches above. At the eaves level is a brick relief pattern, which is repeated at the east elevation. Windows to the east elevation are also recessed at the first floor with stone mullions and replacement flush UPVC units below. At the apex of the gable is a small infilled round window.
26. An outshut extension has been added to the rear which connects to a group of single/ 1.5 storey brick outbuildings which have been converted and domesticated for residential use. The northern section is a separate dwelling with a separate access from the lane to the north, added in the 20th century.

Contribution of Setting to significance

27. The farmhouse is located in a domesticated immediate setting, with a formal landscaped garden to its frontage (east) within which is a pond, and a formal access drive and areas of parking to the north. To the rear are former outbuildings

which have been modernised and converted for domestic use (following grant of planning permission in 2012 (ref: 55349).

28. The central core of the outbuildings to the rear dates to the mid-19th century, whilst the remainder were all constructed by the early 20th century. Maps also suggest that during the late 19th and early 20th century, a further cluster of outbuildings existed to the north of the house and to the north east, on the opposite side of the access drive. These would likely have been agricultural in character and their removal, as well as the later domestication of the surroundings of the building has diminished appreciation of the agricultural character and function of the building.
29. A large agricultural barn was built a short distance (approximately 50m) to the south of Brick House in the late 20th century. This was recently demolished and there is planning permission for a single residential dwelling in this area and a cluster of four substantial three storey dwellings further south (currently under construction) (planning application reference 53633). This development occupies an area formerly occupied by a group of agricultural buildings that were later adapted and used as an engineering works. It is an aspect of the setting of Brick House with a former functional association and is increasingly urbanised. A short distance beyond these buildings is the northern boundary of the Pike Ford Golf Club.
30. It is evident that the immediate setting and surroundings of Brick House have undergone repeated change during the 18th, 19th, and 20th centuries with ancillary and agricultural buildings being constructed, altered and removed, and the later domestication of the gardens and the creation of a formalised access driveway and parking. The immediate surroundings of the building therefore are modern and influence appreciation of the historic character and function of the building.
31. The building is principally experienced from its immediate surroundings. The garden to the east and south is enclosed by trees and vegetation, and this enclosure partially screens views to and from the surrounding landscape. To the west of the building, incidental views are more open, though the lower levels of

the house are screened by the ancillary and outbuildings. From the north west, views of the house and outbuildings are available on the approach to the building from the access lane, though these are partially screened by trees which enclose the lane. Expansive views of the surroundings are likely to be available from the upper floors of the building, taking in the wider Site and the motorway, as well as the golf course to the south.

32. The wider agricultural setting of the listed building (including the Site) emphasises its agricultural origins and associations. An historic functional connection exists between the house and parts of the Site and the 1841 Tithe Map indicates that at that time Brick House and the plots of land immediately surrounding it were leased from the Earl of Derby to William Howarth, a farmer. The relationship of the listed building to its rural setting and the extent to which it contributes to the significance of the asset is however lessened by the later change and domestication of the building and the screening of views by trees, particularly to the east.

Lower Whittle Farmhouse (Grade II)

Architectural and Historic Interest

33. Lower Whittle Farmhouse is of interest as a 17th century timber framed farmhouse. It was substantially re-built in the 18th century and has rendered masonry walls which conceal the timber framed structure. It has a slate roof with ridge chimney stacks, and four bays with a gabled crosswing. A modern lean – to has been added to the west side. All windows have been replaced with modern UPVC units. The Historic England list description identifies that to the interior the original framing is visible including the original end walls and one cross wall. Brick noggin and wattle and daub are found in square panels.

Contribution of Setting to significance

34. The farmhouse is located to the immediate south of a wider farm complex. It is located in a defined plot which is separated from the wider farm by stone flag walls and enclosed by a defined garden area. To the south a small domestic garden is enclosed by tall trees and vegetation and this restricts views towards the motorway which is approximately 120 m to the south. This garden, particularly

the enclosed southern section, introduces a domesticated character to the building, however either side of the plot, to the east and west are low rise agricultural/ commercial buildings and the relationship of the asset with these emphasises its agricultural origins and function.

35. To the immediate north of the farmhouse and its defined plot is a 'U' shaped farmyard which is surrounded by a group of agricultural buildings including a large brick barn to the west and single storey stable ranges to the north and east. This group dates to the early 19th century (with a small section to the north east potentially earlier) and they are experienced as a group with the farmhouse. Their form and historic character contributes to appreciation and experience of the historic function and character of Lower Whittle Farmhouse as a farmhouse. Beyond this group is a further group of agricultural barns and sheds which represent the gradual expansion of the farm through the 20th century, and together comprise an extensive agricultural complex.
36. Lower Whittle Farm is accessed via Dr Fold Lane which extends north and west from Manchester Road. This lane is partially enclosed by historic and later buildings in commercial and industrial uses. These uses introduce an urban context to the approach to the farm, diminishing the appreciation of its agricultural context. Additionally, the modern gated access to the farm and commercial use of the site influence its agricultural surroundings.
37. The Site encloses the listed building and ancillary buildings and therefore forms a large part of its wider setting. However, due to the expansive complex of ancillary and agricultural buildings which enclose the listed building, and separate it from the surrounding landscape there is no visual connection between the farmhouse and the Site and there is limited relationship between the two. The contribution made by the Site to the listed building is therefore low.
38. As agricultural land the site contributes to a degree to the significance of Lower Whittle Farmhouse in emphasising its agricultural origins and associations and a functional connection exists. The 1841 Tithe Map indicates that at that time the building and land surrounding it were leased from the Earl of Derby by Richard Bridge, farmer, however, there is no visual legibility of this connection.

Edgecroft (Grade II)

Architectural and Historic Interest

39. Edgecroft is of interest as a detached dwelling dating to 1921 and designed in the Arts and Crafts style by the noted architect Edgar Wood. It is constructed in brick and extends to two storeys with a steeply pitched roof with overhanging eaves except to the corners where a parapet continues to coped gables. All windows are leaded casements. The list description identifies that the interior is 'virtually complete' and includes fireplaces and panelled staircase. It also identifies that Wood also designed the walls, gardens, gates and together they 'form a remarkably fine example' of his domestic work.

Contribution of Setting to significance

40. The house is located in a well-defined domestic garden including the walls and gates designed integrally by Edgar Wood. The garden therefore forms an important part of the setting of the listed building within which the house is appreciated in combination with the walls and gates. More widely, the house forms part of a townscape comprised of residential development largely dating to the 20th century.
41. The north-east boundary of the Site is located approximately 200m to the south west of Edgecroft and is separated from it by residential dwellings and roads. There is no inter-visibility between the building and the Site and no historic or functional associations to suggest it contributes to significance of the listed building.

Significance of Non- Designated Heritage Assets

42. The table at Appendix 2 provides a summary of the significance and setting of the non-designated heritage assets located within the Site.

Relevant Legislation and Policy

43. Section s66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission for 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.'

44. Paragraph 192 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
45. Paragraph 193 requires when considering the impact of a Proposed Development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. *'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'*
46. Paragraphs 195 and 196 differentiate between 'substantial' and 'less than substantial harm' and provide a framework for the consideration of harm to the significance of designated heritage assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.
47. Paragraph 197 sets out that *'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'*.
48. Paragraph 200 requires local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Heritage Considerations

49. The below has been based on a review of the emerging high level Northern Gateway Development Framework Plan. The heritage considerations and recommendations will inform and guide the future development and evolution of the masterplan and future planning work at the Northern Gateway 1.1 site.
50. Development within the Site is likely to be visible from Brick Farmhouse and reduce its rural setting. Measures to minimise or mitigate these potential impacts are set out below.
- Consideration should be given to creating distance between Brick House and built development to retain openness and rural context. Particular focus should be given to parts of the Site to the immediate east of Brick House, where views are available to and from the principal elevation. Opportunities to set built development back from the building could be considered to reduce visual impacts. This would allow an appreciation of the rural character of the buildings setting to be retained.
 - The use of planting and landscaping should be considered to allow for screening of views of development from Brick House, particularly to the east, north east and south east and more generally where development will be visible from the house or its setting.
 - Consideration should be given to the arrangement and orientation of buildings as well as height, form and design in the immediate surroundings of Brick House, and on the approach to it, in order to minimise visual impacts. The potential for buildings of lower height or smaller scale in this area could limit visual impacts on Brick House. Similarly, consideration should be given to the material and colours of proposed buildings.
51. Development at the Site is unlikely to affect the significance of Lower Whittle Farm due to the enclosure of the listed building by the existing agricultural complex, and the associated lack of visual connection. Where views are available between the farmstead and proposed buildings, we would recommend consideration of:

- The separation of development from the wider farmstead by a legible buffer of green space. This will assist in maintaining an appreciation of the rural setting of the building.
- The use of planting and landscaping to screen the southern boundary of proposed buildings, from the vicinity of the farmstead complex, as well as those visible from the access along Dr Fold Lane.
- The arrangement, orientation, as well as height, form and design of buildings where visible from the Lower Whittle complex, and also in proximity of the approach to it on Dr Fold Lane, to minimise scale, massing and visual impacts.

52. The non-designated heritage assets within the site are of varying levels of significance and most have been altered and or/ rebuilt. Further work to understand the significance of these assets, potential impacts of development of the Site, and consideration of measures to minimise or mitigate impacts is being considered and will inform any future planning application.

53. In conclusion, based on our initial heritage assessment of the Site, we have identified potential heritage considerations to be addressed in relation to Brick House and Lower Whittle Farmhouse, both of which are grade II listed. We have also identified considerations in relation to the non-designated heritage assets within the Site. We have recommended a series of measures to be incorporated into eventual development proposals which could mitigate or minimise impacts and allow the development of the Site to be delivered.

Appendix 1: Historic Mapping

Figure 1.1 1896 Ordnance Survey

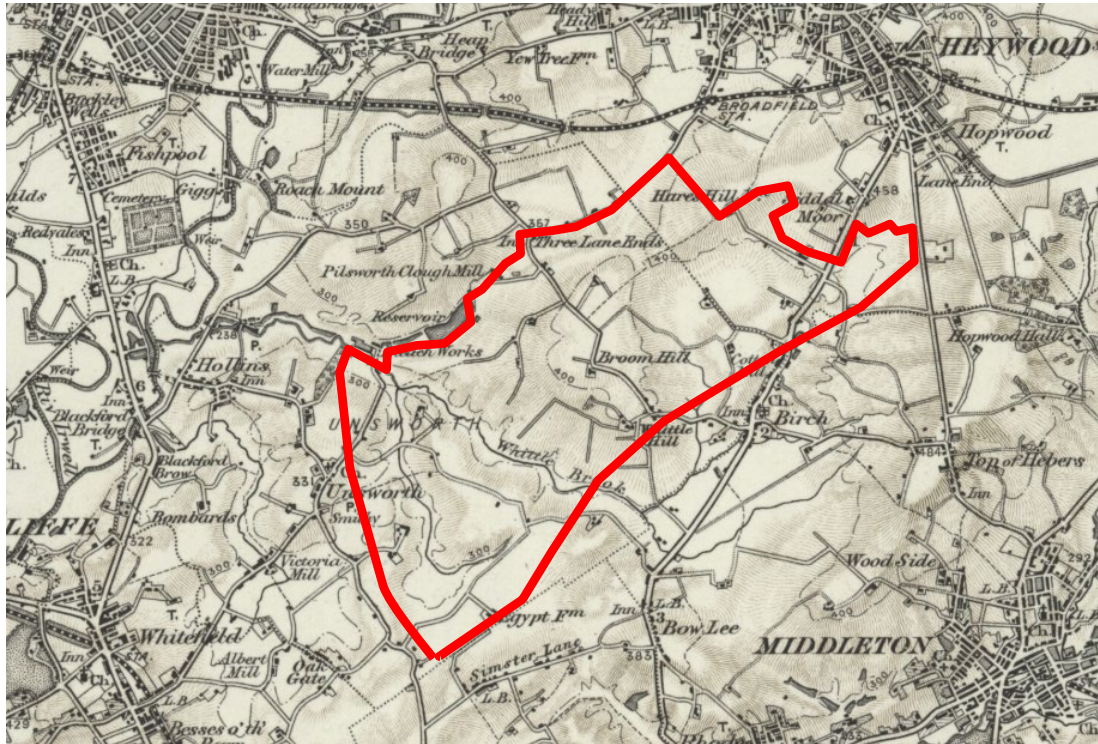


Figure 1.2 1947 Ordnance Survey

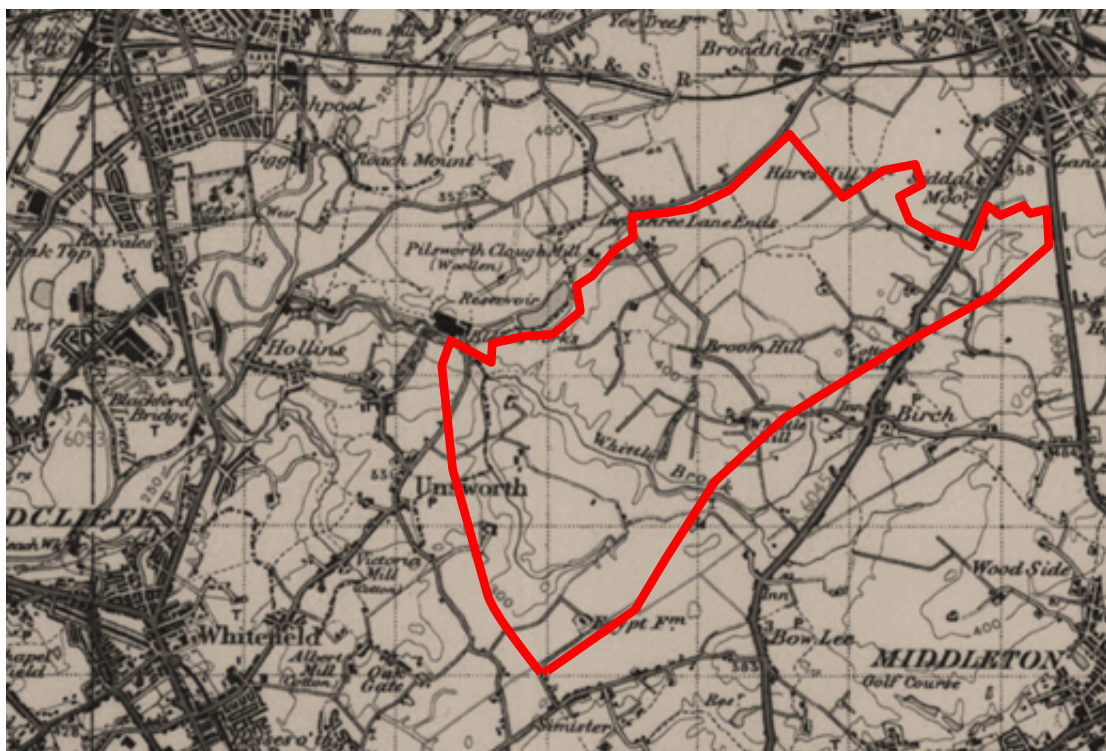


Figure 1.3 1965 Ordnance Survey

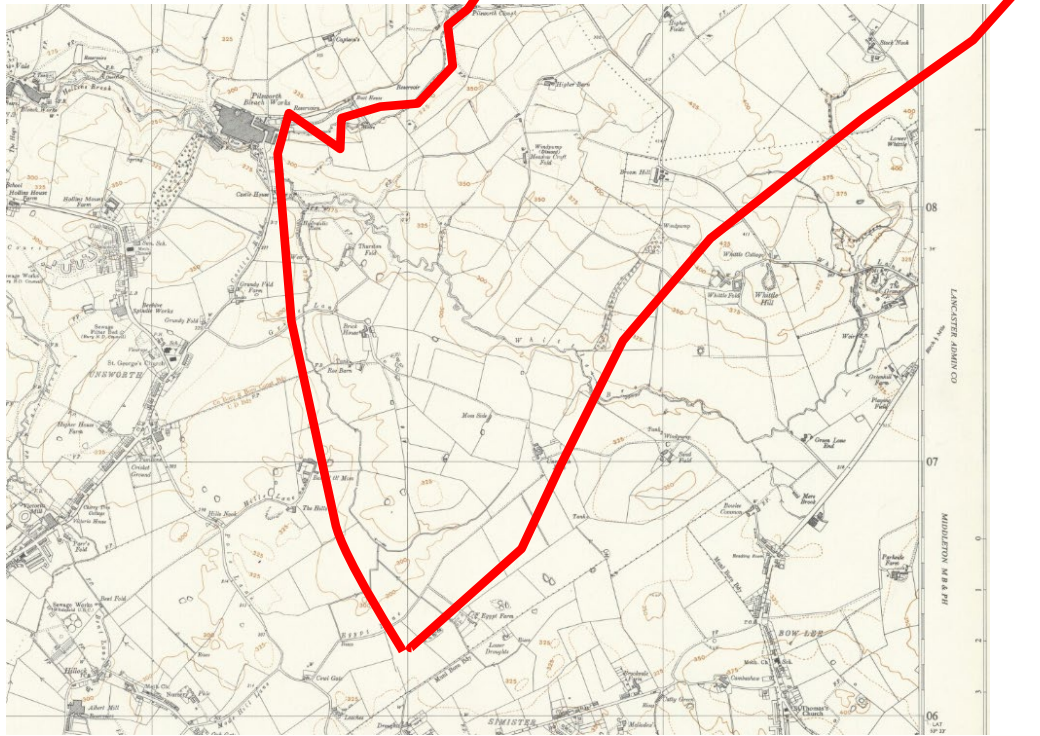


Figure 1.4 2020 Aerial Image



Appendix 2: Non-designated Heritage Assets

Table 2.1 Non-designated Heritage Assets

Name	Summary of Significance
Meadow Croft Fold	Small historic settlement. Surviving features are a late 18 th / 19 th century derelict farmhouse and threshing barns.
Roe Fold (Castle Brook Farm)	Partly demolished late 18 th century farm complex.
Thurston Fold	18 th century farm complex, associated with areas of Ridge and Furrow
Back o'th' Moss	18 th century farm, converted during the 18 th century to a golf clubhouse
The Hills	18 th century farm, modified during the 19 th and 20 th centuries
Higher Eqypt	Probable farm, 18 th century in date.
Unsworth Moss Farm	18 th century, and 20 th century multi-phase farm complex
Moss Side	18 th century farm, some demolition during 20 th century
Doctors Moss	18 th century farm complex. Modified and expanded during 19 th century.
Broom Hill	18 th century farm complex. Expanded during 20 th century.
Higher Barn	19 th century farm. Altered during 20 th century.
The Higher Fields	Early 19 th century farm, now in use as a car showroom.
New Gap (Gardeners Arms)	Row of workers housing, all demolished during 20 th century with the exception of one which was converted to the Gardeners Arms.

Barlows Coal Pits	Farm and workers housing, originating in the 18 th century. Now converted to residential units.
Siddal Moor Farm	Late 19 th century farm, expanded during 20 th century.
New Gap Farm	Late 19 th century farm, expanded during 20 th century, though some elements demolished.
Manchester Road Terrace	Two 19 th century cottages
Castle House	20 th century farm constricted on site of earlier farm
Castle Brook Bridge	Early 20 th century single span road bridge, with brick piers and wrought iron lattice work.
Birch House	Late 19 th century villa style residence, converted to a hotel late 20 th century with large scale extensions.
Collop Gate Farm	19 th century farm complex. Expanded during 20 th century with most buildings demolished.

Contribution of setting to non-designated heritage assets

The non-designated farm complexes are surrounded by agricultural land which is separated into fields and largely used for grazing. This setting (and therefore the Site) emphasises their historic and traditional functions as farmsteads with connections to the surrounding landscape. Each farmstead is experienced as part of a farm complex with various functional and ancillary buildings arranged around a farmyard. This group character emphasises the historic function of the building, but in many cases, later developments dating to the 20th century have altered the historic form and arrangement of the buildings, and their connections to the wider landscape.

Barlow Coal Pits and Manchester Road Terrace are workers residential dwellings which are located on road routes through the Site. These dwellings each form part of a terrace or group of dwellings in which they are appreciated. The wider agricultural setting contributes to the appreciation of the former function of the buildings and their association with the wider landscape to a limited extent.

New Gap has been converted to a public house and the former adjacent properties demolished. Its setting is now heavily altered and defined by a large car park and Manchester Road. Similarly, Birch House is located within a defined plot and enclosed by a large car park. The Site forms the wider landscape which encloses these buildings, but inter-visibility is limited and it makes no contribution to their significance.

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