

Conservation Area Appraisal: Prickshaw and Broadley Fold



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1.0 Introduction



Knacks Lane: Award plaques

The need for conservation area appraisals

The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to survey and keep under review their district for areas which are of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Conservation area appraisals are produced in order to establish the special character of such areas, to guide development and to inform effective management plans. This document sets out the special interest of the Prickshaw & Broadley Fold Conservation Area to these ends.

Brief overview of the conservation area

The historic Pennines hamlet of Prickshaw & Broadley fold sits within the relatively unspoilt rural landscape to the north-west of Rochdale. The character of the settlement is largely a

result of its historic development as a textile community of the late 18th century and its surviving expression of this.

The site was originally designated as a conservation area in 1987, at which point the former textile buildings were vacant and falling into a state of disrepair. In 1993, following sensitive restoration, the settlement was brought back into residential use. The scheme received several awards, including the RMBC's own Environment Week Award (1993), The Rochdale Civic Society Award (1993) and Civic Trust Award (1993).

The conservation area today

Today, the hamlet is in relatively good condition, with all of its buildings sensitively restored and in residential use. Recent proposals affecting the rural setting of the conservation area have resulted in the production of this appraisal in order to inform and assess the impact of the proposals upon relevant heritage assets.

2.0 Summary of Special Interest



Prickshaw Lane cottages on approach

The general character of the conservation area is typified by its vernacular architecture and materials as well as its rural setting. This applies not only to the restored textile buildings themselves, but also to the winding stone sett road, around which the settlement has developed over time. The plan form of the settlement seen today is a direct result of this relationship between the stone sett road and built environment, with the curving road reacting to the natural topography of the site, and the buildings of the settlement arranging themselves around it. It is this close relationship between form and space that has resulted in the general plan form of dispersed terraced housing following the lines of the old stone sett road.

The special interest of Prickshaw & Broadley Fold conservation area lies largely in its strong expression of a rural, vernacular historic Pennine settlement and textile community. This special interest can be summarised as follows;

- The expression of the sites history as a Pennine textile community in its materiality, construction and townscape
- The historic formation of the settlement along the path of the old stone sett road and natural topography
- The dispersed form of converted textile/residential tenement buildings formed around the old stone sett road
- The key route through the settlement (the stone sett road) and the views that this provides, largely enclosed by distinctive vernacular dry stone walling
- The informal, picturesque arrangement of buildings and the roofscape that this creates in conjunction with the natural topography
- The use of vernacular materials (namely sandstone, lime mortars and slate)
- The close relationship between topography, the stone sett road, private gardens, houses and the rural setting
- Views of the settlement on approach, views around the settlement from the historic road, and views out towards the unspoilt, rural setting from within the settlement
- Vernacular architecture, typified here by two storey sandstone course rubble structures with sash and case or stone-mullioned windows, pitched slate roofs and dry stone boundary walls

3.0 The Planning Policy Context

3.0 The planning policy context

The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to survey and keep under review their district for areas which are of special architectural or historic interest, the character of which it is desirable to preserve or enhance, and to designate those areas as conservation areas. This duty is an on-going requirement of local authorities.

The National Planning Policy Framework (NPPF) states that the local planning authority should, “recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance”. Furthermore, paragraph 312 states 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”.

In light of this, it is important that all heritage assets (such as conservation areas) should be appraised in order to establish their significance so that the impact any proposed development can be properly determined. Such appraisal also identifies heritage assets currently not protected through designation, allowing for well-informed amendments to be made to better protect their significance – such as extensions to the conservation area boundary.

Rochdale MBC is currently (September 2012) preparing the *Local Development Framework (LDF)*. The *Unitary Development Plan* (adopted June 2006) remains the statutory land-use plan for the

Borough, until the LDF is adopted. The Borough has conservation and design policies to sustain and enhance its heritage assets and to ensure new development respects the historic environment. These policies can be accessed on the Council's website: www.rochdale.gov.uk/planning. The following policies are specifically relevant to the Castleton (South) Conservation Area;

“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...such buildings, areas and features of architectural and historic merit will be protected from adverse development or demolition and positive measures will taken or supported, wherever possible, to facilitate their continual upkeep and beneficial use”

The Prickshaw and Broadley Fold Conservation Area was originally designated in 1987. Since this date, small scale, incremental change has been the principal threat to this designated heritage asset.

Today, development proposals on affecting the setting of the Conservation Area necessitate a detailed conservation area appraisal in order to accurately establish the special interest of the area effectively and beneficially guide future developments.

4.0 Location and Context



Site in context 1:5000

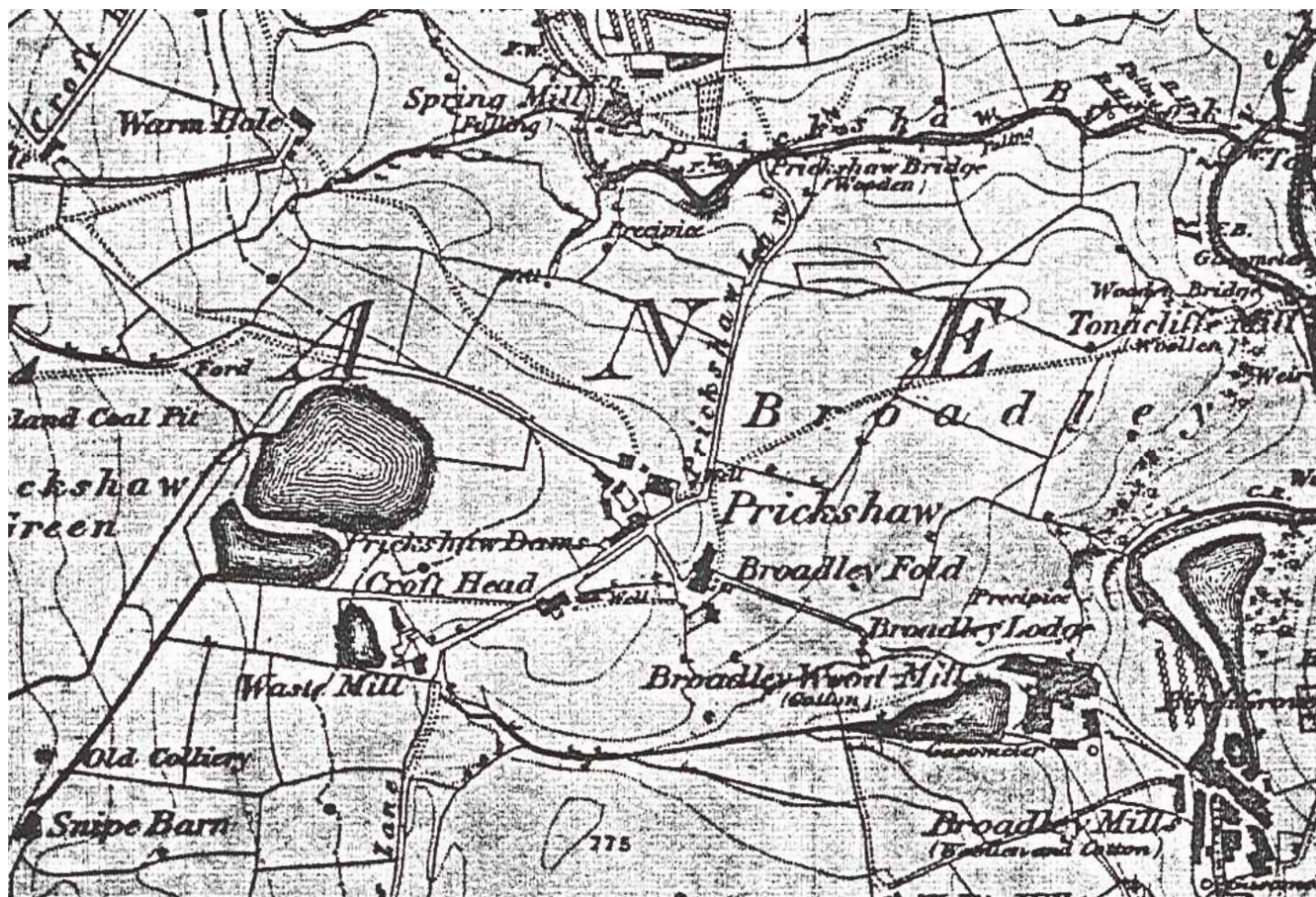
The conservation area is located in the settlement of Prickshaw and Broadley fold in the north west of Rochdale borough. The settlement lies within an almost unspoilt rural setting with picturesque views overlooking Rochdale (to the south east), Whitworth (to the north east) and Scout Moor to the west. The site lies on a relatively gentle south west

incline, surrounded by open, uncluttered moorland.

Access to the conservation area is via three principle routes: Prickshaw Lane from the North, Station Road from the East and Knacks Lane from the south. The settlement is part of the Pennine Bridleway and Public

5.0 Historic Development & Significance

5.1 Historic Development



Prickshaw & Broadley Fold: 1851

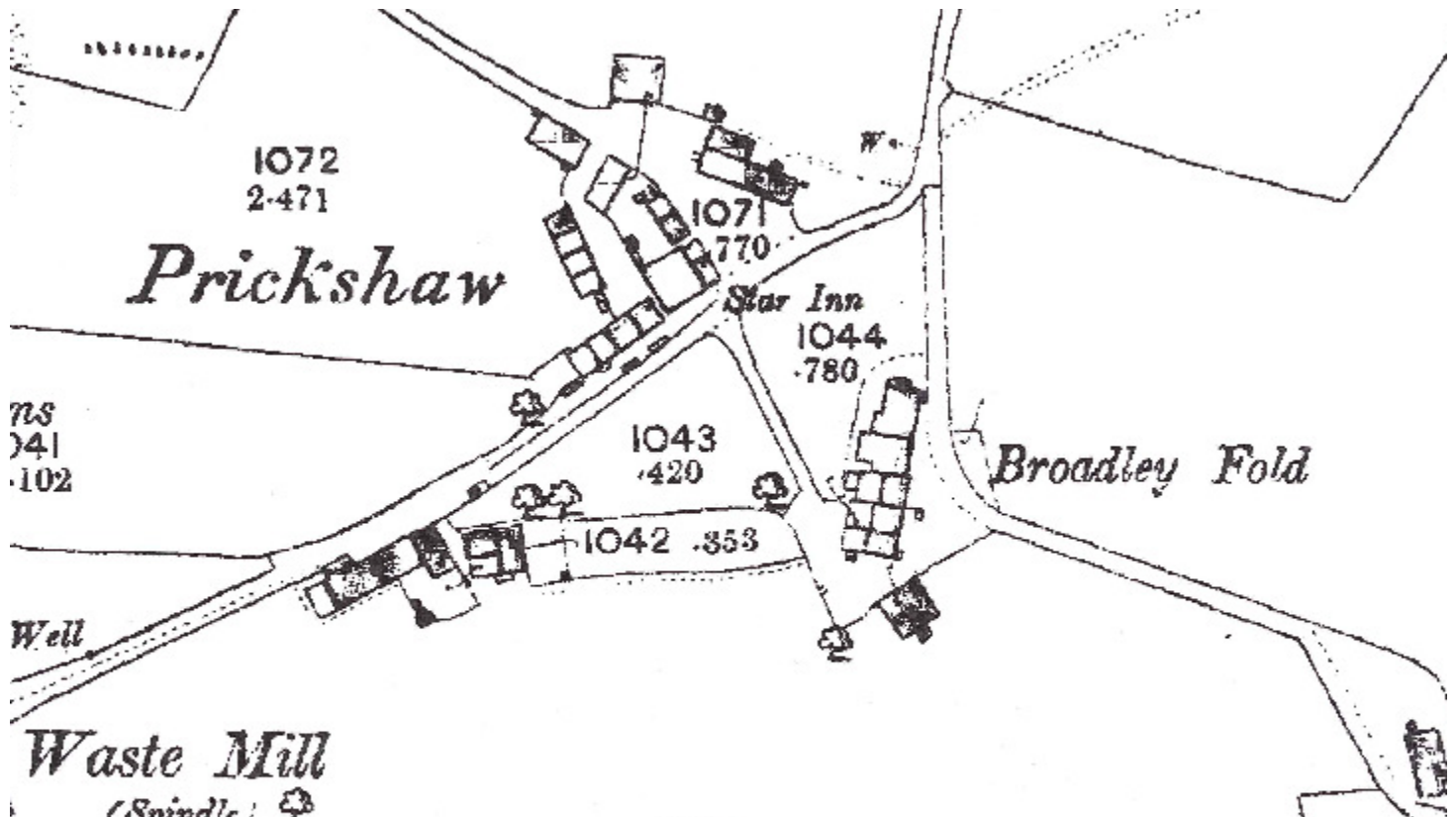
Early History

The Coucher Book of Whalley Abbey records the presence of Lake Kor (now lost) as being near Prickshaw and could be of significant archaeological significance.

Prickshaw is a historic Pennine hamlet and textile community of significant heritage value. The earliest known historic reference to Prickshaw (formerly 'Prickly Wood') dates back to a 13th century

charter. In 1623, the land was recorded to have been owned by John Wolfden and was primarily in agricultural use.

5.1 Historic Development



Prickshaw & Broadley Fold: 1893
1:1250

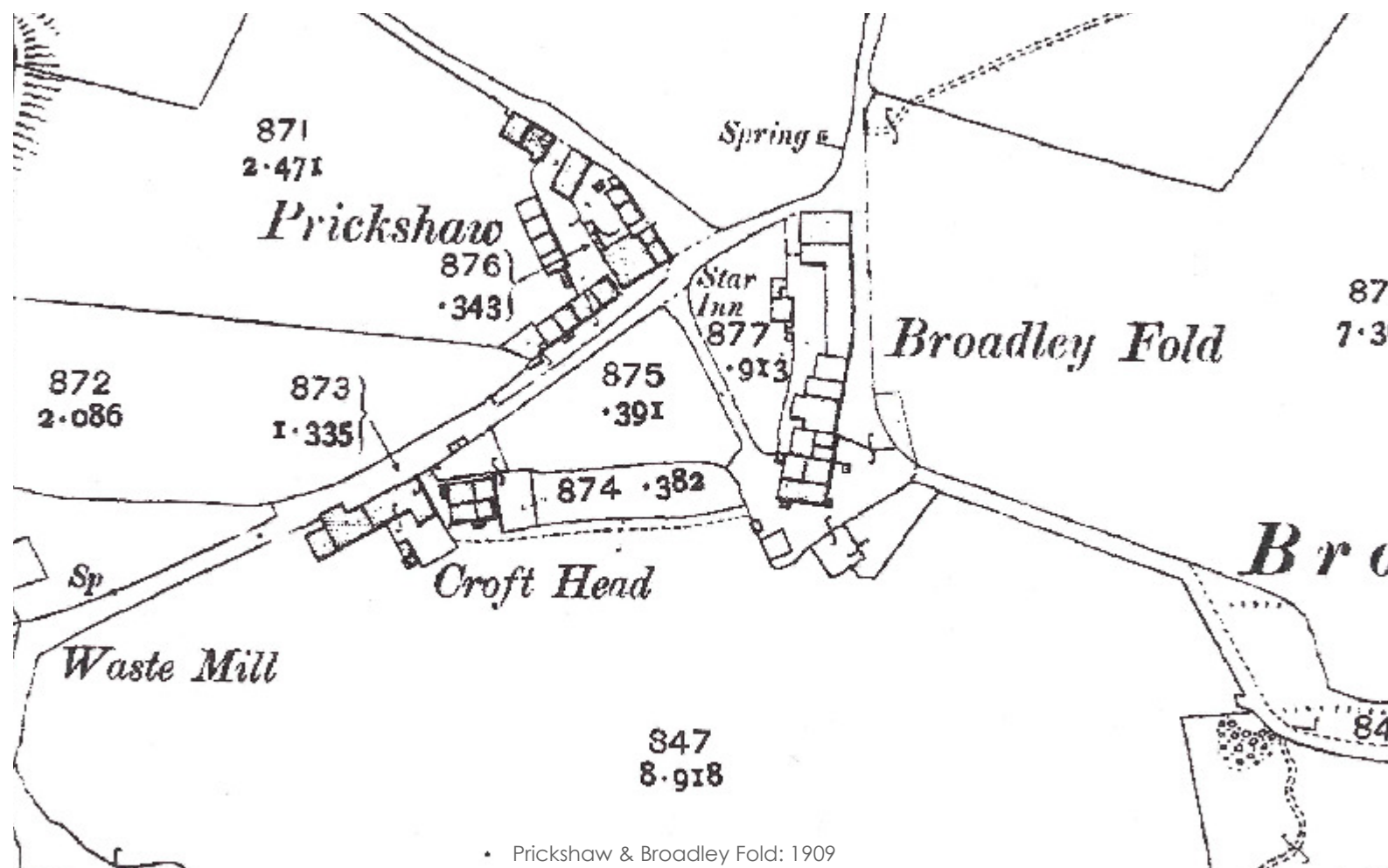
18th & 19th century development

In the late 18th and early 19th centuries, a small agricultural and textile community developed in the area. By the late 18th century, much of the field patterns were established, indicating the presence of an agricultural community, as well as those employed in domestic-scale textile industry. In the case of the latter, locals would live on the ground floor and use the light of 1st floor spaces for the delicate task of weaving textiles. The high ground

of the site (above the boggy valley bottoms), southeast facing slope (which provided good light for weaving) and likely presence of a simple track linking the area to surrounding towns, all resulted in the development of the small textile community of Prickshaw & Broadley Fold. The vast majority of the standing structures in the settlement today date from this period.

Date stones of CSB (1781) and WSB

5.1 Historic Development



• Prickshaw & Broadley Fold: 1909

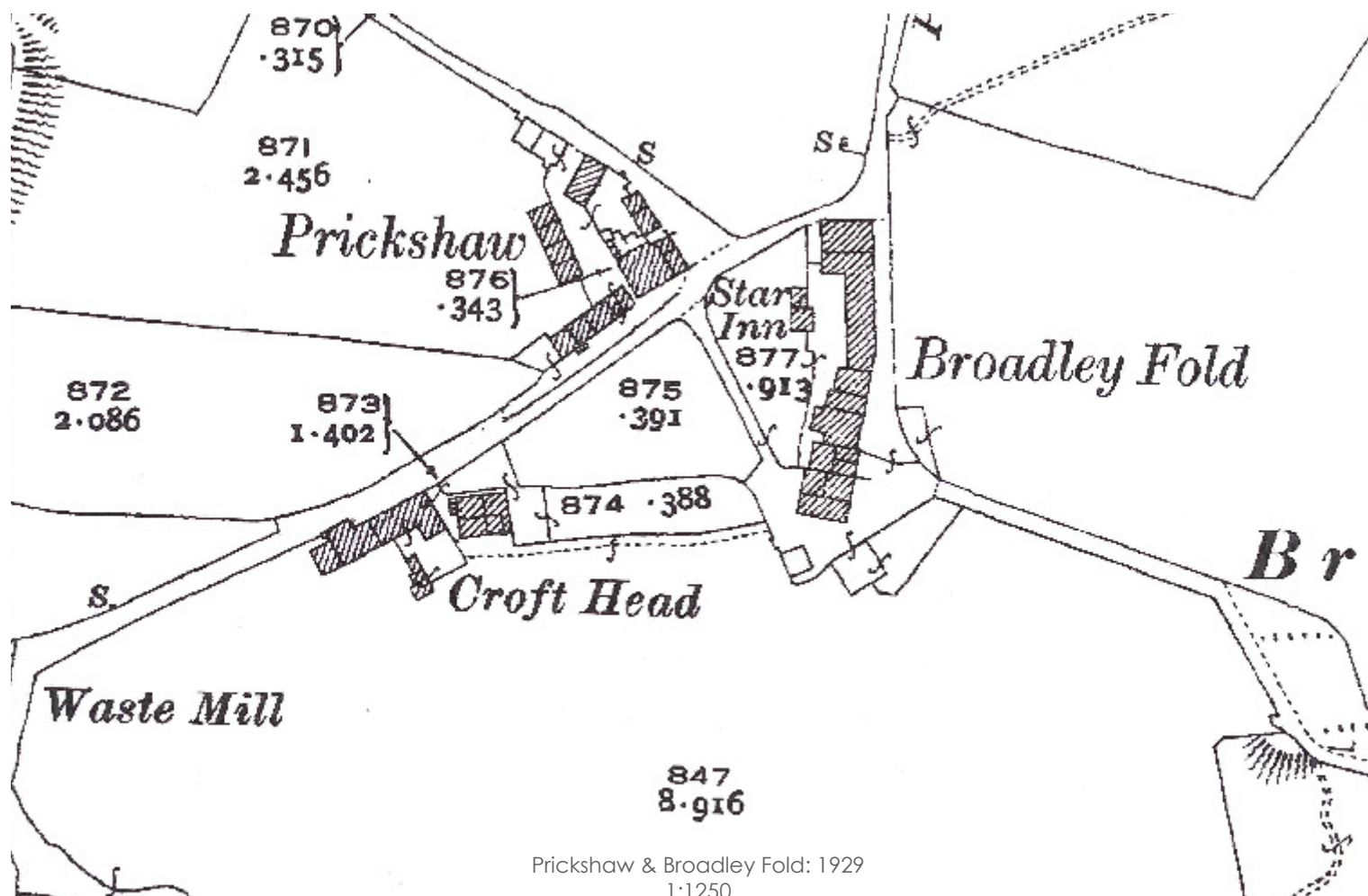
(1823) provide a permanent record of the date and builders' initials of two of the buildings, and a re-used date stone (IB 1679) at Croft Head records the date of an earlier building.

During the 19th century, the Industrial Revolution resulted in a large proportion of the English workforce leaving agriculture in favour of the fast-growing textile industry. The stone sett road was originally lain to

service the nearby Spring Mill, replacing what would likely have been the more simple track used by the inhabitants of Prickshaw & Broadley Fold and the path around which the settlement developed.

By the mid 19th century, the settlement supported a working population of 80, with census returns showing occupations which range from cotton carders, stubbers and weavers to stone masons, coal

5.1 Historic Development



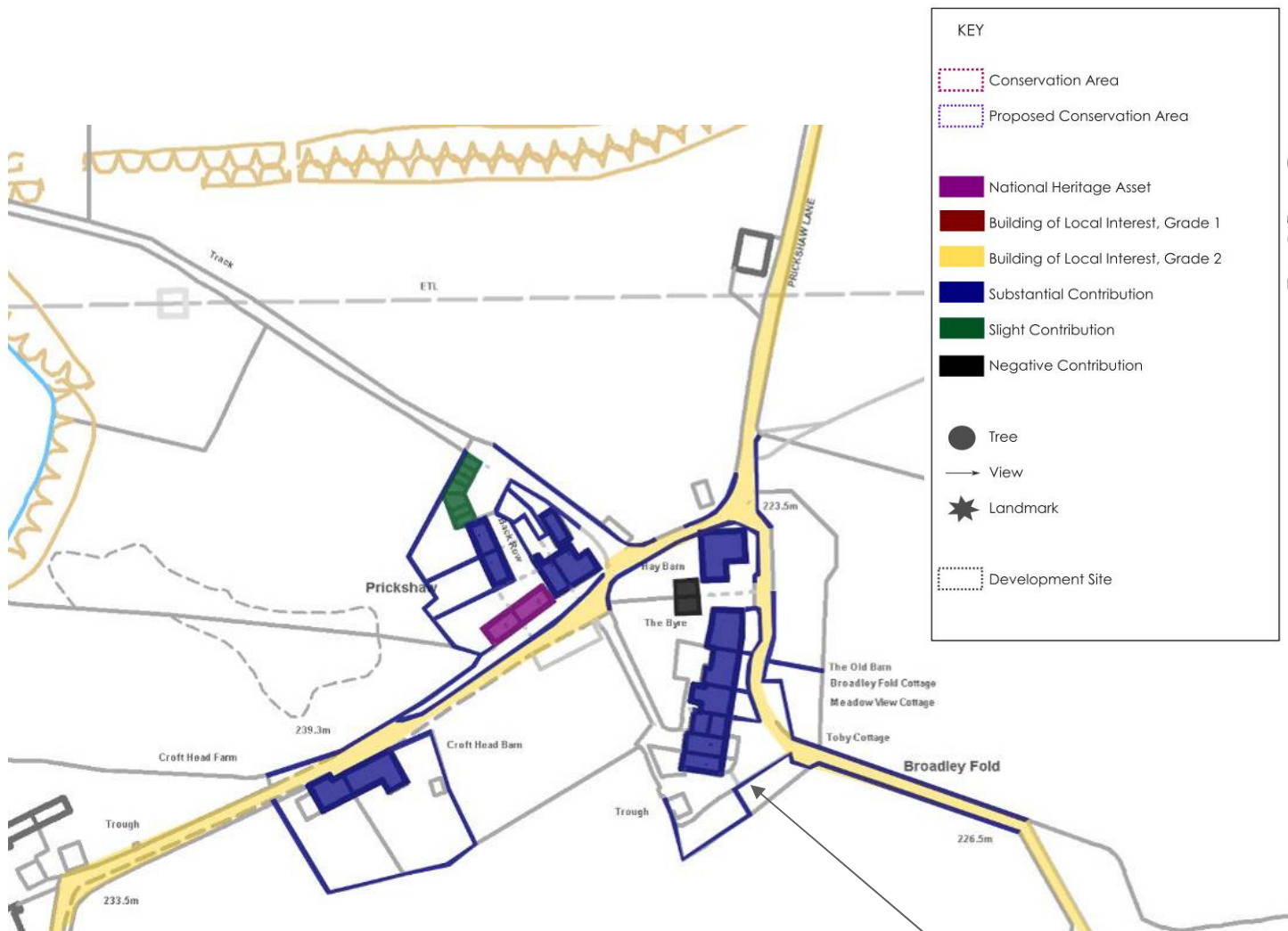
and shoe makers. The area had its own public house ('The Star Inn'), owned by a local farmer, William Buckley.

20th century decline

By the 1950's, however, much of the occupants had vacated their homes and for some years, the settlement fell into disuse. In 1993, following sensitive restoration, the settlement was brought back into use

as a residential community. The scheme received several awards, including the RMBC's own Environment Week Award (1993), The Rochdale Civic Society Award (1993) and Civic Trust Award (1993). Today, the hamlet is in relatively good condition, with all of its buildings sensitively restored and in residential use.

5.2 General Character and Plan Form



Townscape Analysis Map: Buildings, structures, features and landmarks (including boundary walls)

The general character of the conservation area is typified by its use of vernacular architecture and materials and its rural setting. This applies not only to the restored textile buildings themselves, but also to the winding stone sett road, around which the settlement has developed over time.

The cluster-style plan form of the settlement seen today is a direct result

of this relationship between the stone sett road and built environment, with the curving road reacting to the natural topography of the site, and the buildings of the settlement arranging themselves around it. It is this close relationship that has resulted in the general plan form of dispersed terraced housing following the lines of the road.

5.3 Landscape and Setting



Knacks Lane, view on approach to settlement



Knacks Lane, view of northern rural context



Pig-stone walling at Back Row, view of eastern rural context



View of rural context to west from Back Row gardens

The close relationship between the surrounding landscape and the conservation area is critical to its particular character and significance. The topography of the site slopes upwards towards the south west and is naturally formed, with the aspects of the built environment reacting to the existing landscape.

In terms of the wider context of the site, picturesque views towards of Whitworth to the east are facilitated by the valley and hills beyond. Similarly, the gentle incline of hills to the west and north create pleasant rural views which contribute significantly

to both the aesthetic value and understanding of the development of the settlement. This effect is subdued slightly as a result of the visually intrusive pylons which run along the north of the settlement's setting. Views of the settlement within, and in the foreground of this almost unspoilt rural setting is a key factor of its specific character and value as it promotes both understanding of its historic development and vernacular aesthetic.

6.0 Spatial Analysis



Townscape Analysis Map: Spaces, gardens and parks

6.1 The Relationship Between Spaces



Prickshaw Lane: cottages set back from stone sett road by informal garden arrangement



Nos 33 & 35 Knacks Lane: characteristic raised garden fronts to stone sett road

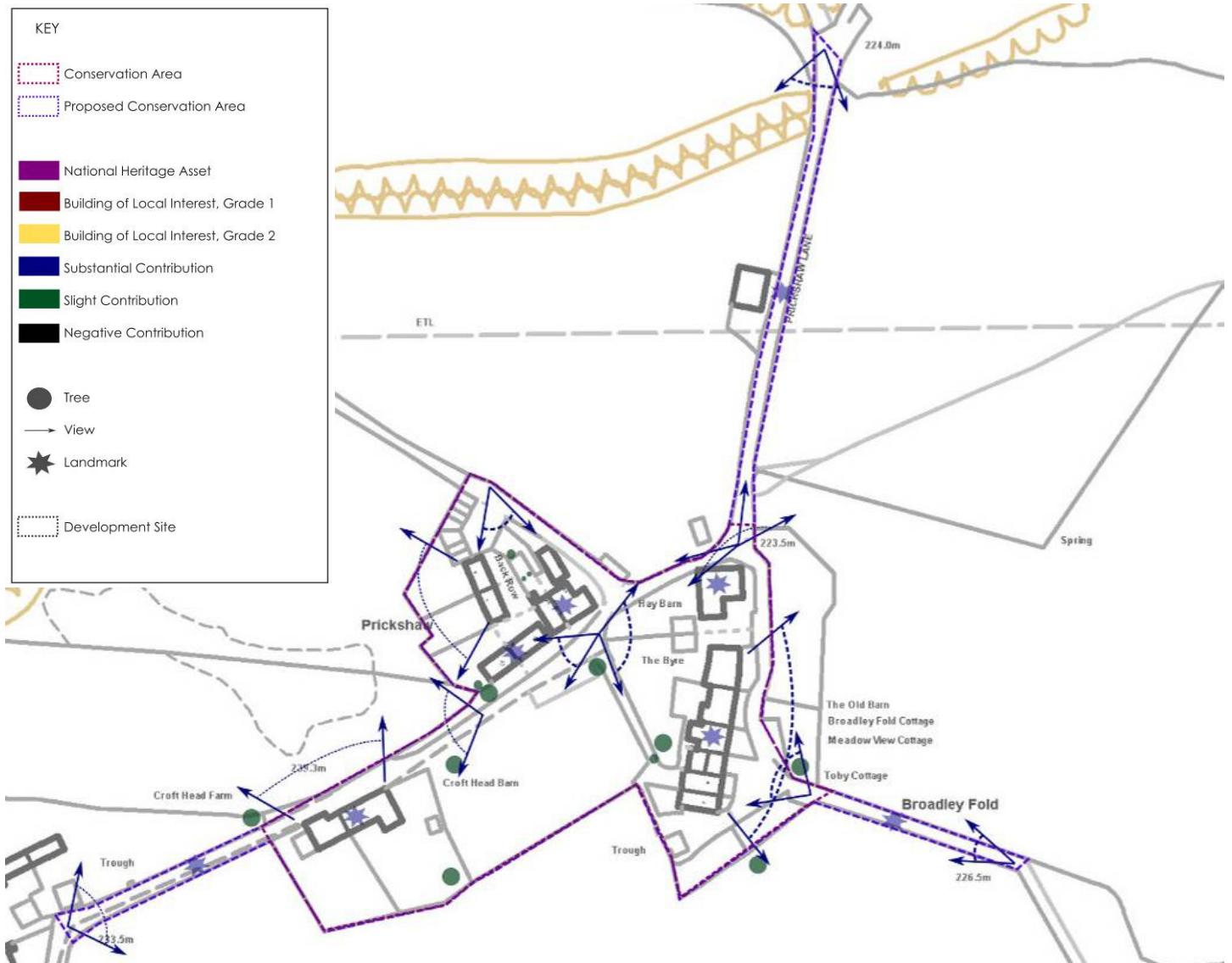
The relationship between the built environment and open spaces is critical to the character of the conservation area. Within the settlement, this close relationship is formed through the dispersed lines of short, terraced housing, the spaces between which contribute to a picturesque, informal arrangement of housing around private gardens. The gardens themselves are clearly defined through low dry stone walling, giving a clear sense of boundary, whilst simultaneously allowing for views in and out, again contributing to an open, informal character.

It should be noted that the section of the stone sett road in front to the eastern-most terraced houses originally ran along the front of the buildings, and was moved slightly eastward in the late 20th century to afford these garden spaces.

This particular characteristic is consistent throughout the settlement, and a particularly interesting example can be seen at 33 and 35 Prickshaw Lane, where the characteristic green 'buffer' between housing and road is further accentuated by the raising of the garden level.

The open spaces surrounding the settlement are crucial to the character of the area. The unspoilt, rural views over the surrounding landscape and neighbouring settlements foster an understanding and appreciation of the remote, rural character that is central to the significance of the area.

6.2 Key Views and Vistas



Townscape Analysis Map: Trees, views and landmarks
1: 2000

The stone sett road

Within the settlement, the key contributing views are closely related to the winding roads leading to and within the area, which create picturesque scenes throughout the settlement. This effect is emphasised by the natural topography (which broadly inclines towards the southwest).

Topography & roofscape

Similarly, the topography of the site, in conjunction with green spaces and pitched slate roofs creates a distinctive roofscape character, which contributes significantly to its informal, picturesque character.

informal, picturesque character. This can be seen to great effect over the roofs of Hey Barn and The Byre from both the east and west.

The rural context

Views to and from the settlement of the surrounding landscape is a critical aspect of the character and significance of the conservation area. All such views contribute to its character, however in the interests of clarity, the townscape analysis map shows those with particular importance to the established significance. These are the views towards Whitworth, Rochdale, Rooley Moor and Scout Moor

6.2 Key Views and Vistas



View on approach from Knacks Lane



View north-west from Croft Head Barn



View west from Knacks Lane



View south-west along Knacks Lane



View south west along stone sett road from junction of Prickshaw Lane and Knacks Lane



View north east from junction of Prickshaw Lane and Knacks Lane

6.2 Key Views and Vistas



View on approach from Prickshaw Lane



View east from The Byre cottages



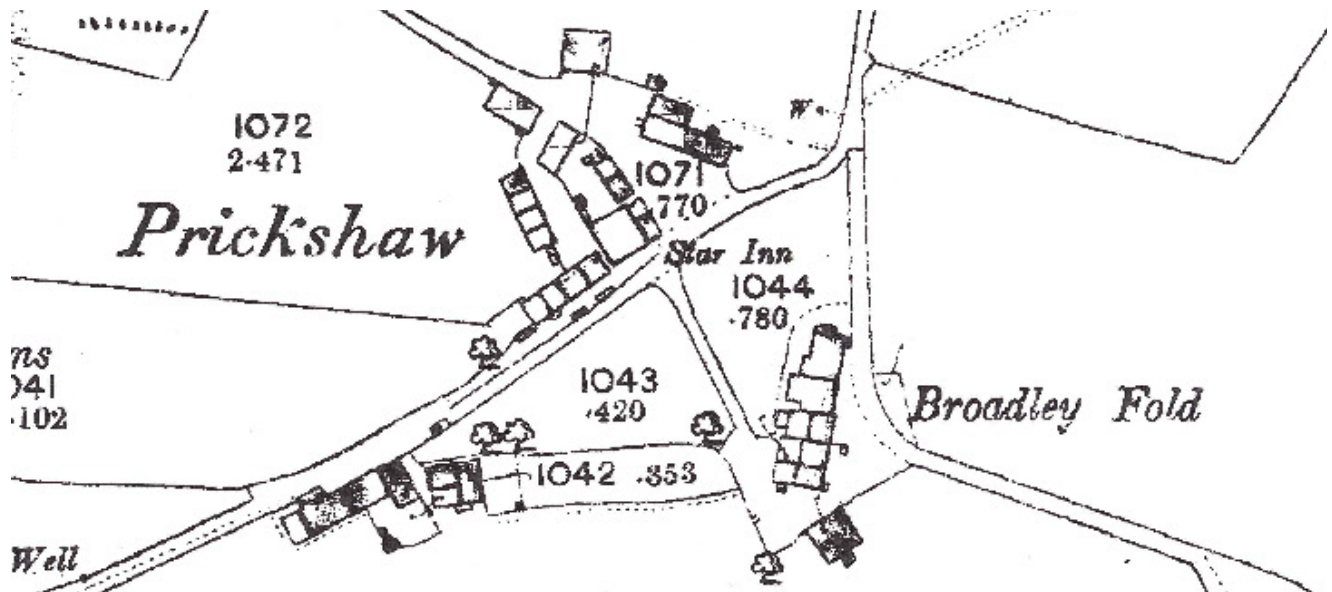
View on approach from Station Road



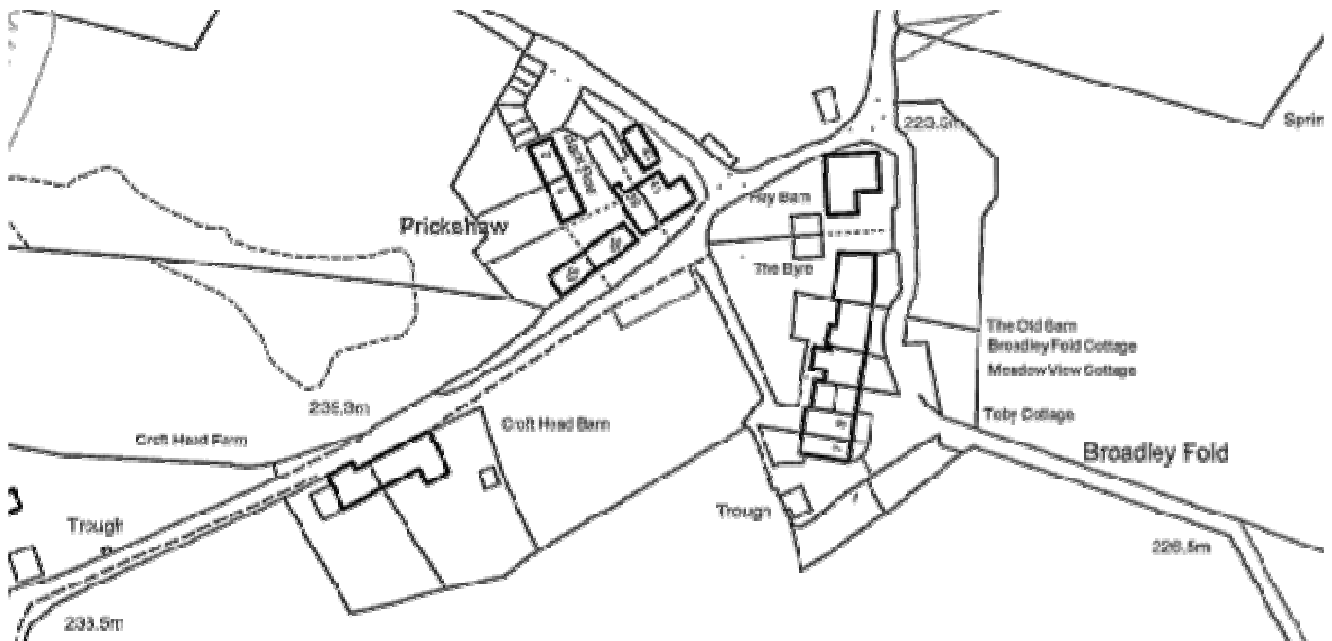
Back Row: Nos 1, 2 (No 35 Knacks Lane beyond)

7.0 Character Analysis

7.1 Activity and Use



Prickshaw & Broadley Fold, 1893 1:2000



Prickshaw & Broadley Fold, 2012 1:2000

The form and grain of the settlement has been formed through its former use as small-scale textile community. The good-quality sett roads were once the route which served the local trade, and remains the principle route through which the settlement is traversed and experienced. Today, the form of the settlement remains intact, with the original settlements formed

Though the textile community ceased here in the 20th century, the form and grain of the settlement still reflects the historic uses of the community. Today, the settlement is predominantly residential, with some walkers passing through using the Pennine and Public Bridleways.

7.2 Architectural Character



Knacks Lane residences (post-restoration)



Arch detailing, Croft Head Barn



Stone sett road leaving the settlement (Prickshaw Lane to Station Road)

General forms

All buildings in the settlement have a close relationship with the stone sett road and topography of the area which formed it (see section 5.2). Each building within the conservation area is an important part of the character of the settlement as this is based upon the consistency of the rural vernacular architecture and townscape. There is very little in terms of the built environment within the settlement which detracts from its distinctive local character, as illustrated by the townscape analysis map.

The buildings of the settlement are typified by vernacular two storey course rubble structures with sash and case or stone-mullioned windows and pitched slate roofs. Door and window surrounds are simple stone, with the exception of converted stone sett entrances, which have segmental arches. The stonework, local to the area, is a warm-coloured sandstone which has darkened in places over time (due to natural emergence of carbon inherent in the stone). Gables are orientated at right angles to the stone sett road,

and buildings are largely arranged in a terrace form, set back from the road by their projecting gardens and enclosing dry stone walls.

Roofscape

Chimneys are regular in size, rhythm and style, constituting of either the local sandstone or in some places possibly brick. Roofs are of stone slab or slate in diminishing courses. Rainwater goods are typically of cast iron and follow the lines of ownership separation (where terraced).

Local details

Given the rural, vernacular character of the settlement, there are a number of local details which are particular to the area that contribute to its significance. Small-scale local features include the simple sills, lintols and door surrounds of plain sandstone which are both distinctive and consistent throughout the Conservation Area. The use of high quality sandstone dry stone walls to define public and private boundaries is also contributes to the character of the settlement.

7.3 The Public Realm



Stone sett Road: Historic flagstones and setts



View from Knacks Lane towards the east: dry stone walling and pitched slate roofs

As a result of the historic development of the settlement, and survival of the original building fabric, much of the townscape materials are of the local vernacular – namely, sandstone rubble, slate, setts and locally quarried dry stone walling.

The stone sett road, a key factor in the character and development of the settlement is of high quality stone slabs and setts. This, in conjunction with the dry stone walling which is present throughout the

settlement, defines the clear boundaries that exist between the public and private areas of the site.

At points, the setts extend into the boundaries of private property and provide visual and character continuity, as seen in the stepped entrances of No's 33 and 35 Prickshaw Lane.

Original cast iron rainwater goods can also be seen throughout the settlement.

7.4 Green Spaces and Biodiversity



View of Rochdale from hill adjacent to Prickshaw & Broadley Fold (Scout Moor)

The contribution of green spaces to the character of the conservation area is substantial. The domestic gardens associated with each property, as well as their distinctive dry-stone walling boundary treatments, are formative in the rural, informal character of the settlement.

The wider green spaces, particularly the (largely) unspoilt, rural setting of the settlement, not only contributes greatly to the character area, but is a formative part of it. This rural setting compliments and enhances the remoteness of the settlement, the understanding of its historic development as well as the rural vernacular of the building styles.

8.0 Management

8.1 Strategic challenges & pressures



Rear elevations of Back Row with introduction of timber shed



No 42 Knacks Lane: Introduction of visually obtrusive UPVC windows

Small-scale alterations

At present, there are few negative impacts upon the unique character of the settlement. The replacement of original timber windows with UPVC equivalents, however, is widespread and having an increasingly negative impact on the character of the settlement.

In addition to this, the introduction of timber sheds into the private gardens is at odds with the material and spatial character of the conservation area. In some places (particularly along The Byre and Back Row), dry stone walling has been replaced by wooden fencing, and detracts from character of the area by breaking up the homogenous use of traditional materials.

The flagstones outside the garages for 1&2 Park Row are at odds with the local vernacular style and materiality and therefore represent a negative impact upon the conservation area. Inconsistency in the townscape materiality has also occurred through the localised damage to the stone sett road as a result of drainage issues.

Similarly, the projecting pitched door surrounds on the buildings of Byre could be detailed more sympathetically in order to better contribute to the character of the settlement. The insensitive placement of plastic bins is also having a negative impact upon the views of the conservation area.

8.1 Strategic challenges & pressures



View north west from Back Row: detrimental effect of pylons on characteristically unspoilt rural setting of the settlement

The rural setting

The visual prominence of electricity pylons are currently having a negative effect on the unspoilt, rural character of the setting, as well as views in and around the conservation area. At present, these have limited impact as a result of being largely screened from key view points by the combination of the built environment and natural topography. However, these still have substantial impact, particularly affecting the views from within the local residence's properties.

Proposals affecting the setting of the conservation area will potentially have a substantial impact upon the character of the settlement and must take into consideration the key views and rural, unspoilt setting which is crucial to the significance of the settlement in its final design.

8.2 Enhancement opportunities



Back Row cottages and associated gardens

Small-scale alterations

In general terms, there are no major issues facing the conservation area. Vacancy, disrepair and traffic issues are negligible. On a smaller scale, however, the replacement of original timber windows with UPVC equivalents is having an increasingly detrimental effect upon the character of the area. On balance, these windows are relatively sensitively detailed, and enhancement could be sought through encouraging owners to reinstate timber sash windows when replacements are necessary. Other small-scale issues

could be treated in a similar manner - such as the timber fencing and inappropriate flagstones.

The rural setting

The protection of the rural setting will be protected as part of ongoing conservation and wider planning efforts, and significantly supported by the production of this document.

8.3 Guidance for new development

The key characteristics of the Prickshaw & Broadley Fold Conservation Area are as follows;

- The expression of the sites history of a Pennine textile community in its material, construction and townscape
- The historic formation of the settlement along the path of the old stone sett road and natural topography
- The dispersed form of converted textile/residential tenement buildings formed around the old stone sett road
- The key route through the settlement (the stone sett road) and the views that this offers
- The informal, picturesque arrangement of buildings and the roofscape that this creates in conjunction with the natural topography
- The use of vernacular materials (namely sandstone, lime mortars and slate)
- The close relationship between topography, the stone sett road, private gardens, houses and the rural setting
- Views of the settlement on approach, views around the settlement from the historic road, and views out towards the unspoilt, rural setting from within the settlement
- Vernacular architecture, typified here by two storey sandstone course rubble structures with sash and case or stone-mullioned windows and pitched slate roofs

Any new development within the conservation area should seek to preserve or enhance the key characteristics of the area as outlined opposite, seeking guidance from the Conservation and Design Team at an early stage.

8.4 Community Involvement

The local building owners were informed of the production of the conservation area appraisal and invited to comment upon the content and issues raised in the document. Letters were sent out to groups, owners and occupiers in order to facilitate this process, as well as the arrangement of a press release and draft made available in local libraries and the Rochdale Metropolitan Borough Council website.

The input received can be summarised as follows;

Statements in support of the conservation area appraisal and proposed variation to and boundary of Prickshaw & Broadley Fold Conservation Area

Numerous responses showed support and acknowledgement of the heritage value and particular character of the conservation area.

Statements in objection of the variation to the boundary of Castleton (South) Conservation Area

There were no objections received in regards to the proposed boundary variation of the conservation area.

Other comments

Numerous comments supported the identification of the negative impact of materials storage upon the conservation area.

Concerns were raised regarding drainage issues with the stone sett road, and resultant deteriorating condition.

Comments supported the identification of the negative impact of the electricity pylons upon the conservation area.

A need for greater support from the planning department was established during consultation.

The negative effect of plastic bins throughout the conservation area was identified through consultation.

Concerns were raised regarding the identification of the negative effect of UPVC windows upon the character of the conservation area. This was considered on-balance with wider conservation principals.

8.0 Community Involvement

This community input was instrumental in the formation of the conservation area appraisal for Prickshaw & Broadley Fold, contributing a range of local knowledge and perspective. This resulted in the following actions;

- Concerns regarding the inappropriate storage of materials has been forwarded onto the Development Enforcement team
- The localised damage to the stone sett road will be dealt with as a part of ongoing conservation aims
- The need for greater support from the planning department will inform future work, and proposals for site-specific conservation area guidance (such as information on Permitted Development rights and support for those maintaining or reinstating original features) are currently being put forward
- The negative effect of plastic bins has been added to the townscape analysis maps for future considerations and the issue raised with the relevant professionals.

9.0 Proposed variation to conservation area boundary



Suggested amendment to boundary
Pink: existing conservation boundary, purple: proposed variation to boundary

The Conservation Area boundary remains as when it was designated in 1987, with the exception of three small variations to include portions the approaching roads. This boundary incorporates the physical fabric which contributes to the character of the settlement and is largely appropriate. However, the existing boundary does not take into account the significant contribution of views to, from and around the settlement to the Conservation Area. As previously mentioned, the wider unspoilt, rural setting is critical to the

character of the settlement and there is therefore a case for extending the boundary of the Conservation Area to take account of this contributing factor.

This, however, would involve a vast expansion of the Conservation Area which may prove to be excessive. The decision is therefore that the setting of the conservation area, with reference to specific viewpoints, is outlined in detail in this document for future reference and consideration.

10.0 Useful Information

National Guidance

General Guidance on Conservation Areas:

<http://www.english-heritage.org.uk/professional/advice/advice-by-topic/landscape-and-areas/conservation-area-guidance/>

<http://www.english-heritage.org.uk/caring/listing/local/conservation-areas/>

Conservation Bulletin 62 (English Heritage):

<http://www.english-heritage.org.uk/publications/conservation-bulletin-62/>

Conservation Area Consent:

<http://www.english-heritage.org.uk/professional/advice/our-planning-role/consent/conservationareaconsent/>

Article 4 Directions:

<http://www.planning-applications.co.uk/article4.htm>

Local Guidance

Rochdale Metropolitan Borough Council, Conservation Areas:

http://www.rochdale.gov.uk/planning_and_building_control/conservation_areas.aspx

Rochdale Metropolitan Borough Council, Unitary Development Plan:

http://www.cartoplus.co.uk/rochdale/text/00_cont.htm

11.0 Contact Details

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