



Heywood Library, Listed Building Grade II

WHAT ARE LISTED BUILDINGS?

Buildings of special architectural or historic interest are “listed” by Government to identify and protect the very best of the nation's architecture, include monuments, mileposts and sculpture. Taken together, listed buildings resemble an outdoor gallery of art and architecture. They are the artistic “jewels in the crown” of the Borough.

A Listed Building is protected from demolition and external and internal alteration where this affects its character. This applies both to the building and any other buildings or structures within its curtilage, such as walls, outbuildings or barns. Alteration or demolition must be authorized by a *Listed Building Consent* in addition to planning permission and Building Regulations consent. Alteration or demolition without consent is a criminal offence.

There are just over 300 listed buildings in Rochdale Borough, a minute fraction of the total number of buildings. Most are listed as Grade II which means they are of special interest, nationally.

Grades I and II* listed buildings are of the very highest interest. There are two Grade I buildings in the Borough - Rochdale Town Hall and Saint Leonard's Church, Middleton. The Grade II* category contains twenty-two buildings. Examples include: the Churches of St. Mary, St. Chad, St. Aidan and St. Edmund, in Rochdale; Hope Street and Long Street Chapels, in Rochdale and Middleton respectively; Crimble Mill in Heywood; the Middleton halls of Alkrington, Hopwood and Tonge; Old Bent and Windy Bank Houses, Littleborough; the Old Grammar School and Elm Wood School, Middleton; and, Birchinley Manor and Rough Bank Farmhouses, Milnrow.

In addition to listed buildings, the Rochdale MBC Unitary Development Plan seeks to conserve “*buildings and features which are of local interest*” (Policy BE/13). These are valued for their architectural or historical contribution to the local scene and are not protected by law in the manner of listed buildings. There are two grades, 1 and 2.

Further Advice

Planning and Regulation
Number One Riverside
Smith Street
Rochdale OL16 1XU
Email: development.management@rochdale.gov.uk
Telephone: 0300 303 8873



Alkrington Hall, Middleton, Listed Building Grade II*

Conservation Areas and Listed Buildings

in Rochdale Metropolitan Borough

WHAT ARE CONSERVATION AREAS?

Conservation areas conserve the familiar and cherished local scene and the distinctiveness of towns, villages and the countryside. The emphasis is on the unique character and appearance of each place, including its buildings, gardens, trees, open spaces, views and vistas. Through conservation areas, special places can be passed onto succeeding generations.

Conservation Areas also contribute to the local economy by attracting visitors and tourists and can be used to promote economic regeneration through what is called the "heritage increment".

There are many different kinds of Conservation Area covering urban, sub-urban and rural areas, both large and small. In Rochdale Borough Conservation Areas cover: the town centres of Rochdale, Middleton and Littleborough; suburban houses at Moorgate Avenue, Rochdale; rural hamlets at Ashworth Fold and Prickshaw/Broadley Fold, Rochdale; the industrial settlements of Rakewood and Clegg Hall, Milnrow; Wardle village; and, the Toad Lane Co-operative Museum in Rochdale.



Ashworth Fold Conservation Area



War Memorial, Rochdale Town Centre Conservation Area

Caring for Conservation Areas

Conservation Areas need careful tending to ensure their special qualities are maintained. Even small alterations over time can disfigure a beautiful place where they ignore its character. In particular, modern building materials or ugly alterations can spoil the historic patina of a place.

Planning Controls

Buildings in Conservation Areas cannot be demolished without *Conservation Area Consent*. Similarly, six weeks notice has to be given to cut down trees, giving the Council time to protect them with a Tree Preservation Order, if needed. New development should be designed to preserve or enhance the character and appearance of a conservation area.

Householder "permitted development rights" (ie. to alter houses without the need for planning permission) are reduced. A Council may further alter development rights through an "Article 4 Direction". It may also define an "area of special advertisement control" bringing some adverts/signs, which would normally be

Conservation Area Designation Procedure

New Conservation Areas are made by the Township Committees. The decision-making process normally involves the following steps.

1. A survey and assessment of the history, interest, character and qualities of the area.
2. Consultation with local residents, amenity societies, history groups and other interested parties.
3. The "designation" of the Conservation Area by the Township Committee where it considers the area has special architectural or historic interest.
4. Following the designation of a conservation area, consideration is given to its preservation and enhancement. This may imply specific Council action but often it will involve quietly managing change over time and encouraging local conservation initiatives. Much depends on the nature of the area, its problems and potential.

Urgent Situations

Occasionally, a building or area in a proposed conservation area is threatened with demolition or a planning application. In such circumstances, the Council may urgently designate the conservation area to save the building and resolve any uncertainty.



Tannery Lodge, Wardle Conservation Area