



Heritage Assessment

Lower Cleggswood Farm, Heald Lane,
Littleborough

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Prepared for:
Bloor Homes

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Executive Summary

Stantec has been instructed by Bloor Homes to consider the heritage significance of the buildings at Lower Cleggswood Farm, in relation to the development proposed by Bloor Homes at Land to the West of Hollingworth Road and Land off Rakewood Road, Littleborough (the 'Site').

The Hollingworth Road land parcel forms part of a strategic land allocation for residential development in the adopted Places for Everyone ('PfE') and is the subject of a live hybrid planning application which has been submitted to Rochdale Borough Council ('RBC').

Whilst not included on RBC's list of non-designated heritage assets, the buildings at Lower Cleggswood Farm have been identified as a 'non-designated heritage asset' within the 'Land North of Smithy Bridge Historic Environment Assessment 2020', which forms part of the PfE evidence base. Within the evidence base document, the buildings at Lower Cleggswood Farm are assessed to be of *"local (low) significance."*

Whilst PfE Policy JP Allocation 20 set out the requirement to undertake archaeological evaluation at the allocation site, reference to built heritage is not specifically made within the policy wording. Instead, the text supporting the policy makes reference to the aforementioned evidence base document, stating that: *"The masterplan must seek to protect and enhance such assets where possible, otherwise their harm must be robustly justified and mitigated."*

This Heritage Assessment has been produced to assess the heritage significance of the buildings and to provide justification for their loss in order to meet the requirements of local and national planning policy.

The assessment finds that the overall significance of Lower Cleggswood Farm is derived from its architectural and historic interest as an example of a linear plan farmstead, including a locally typical laithe-house plan dating from the late 18th Century, likely to have been a satellite or subsidiary farm to a larger farm. It is concluded that the significance of Lower Cleggswood Farm is of low local significance, derived predominantly from its historic interest.

The desk-top research undertaken for this assessment identifies several other examples of laithe-house farmsteads in the local area, many of which are better examples and are included on RBC's list of non-designated heritage assets. These examples include Cleggs Wood Farm, Higher Eafield Farm, Knowl Farm, and Branch Wood Farmhouse and adjoining farm buildings. The fact that Lower Cleggswood Farm has not been identified, on RBC's list of non-designated heritage assets, would appear to suggest that the group of buildings is of a lower level of significance.

Of the buildings assessed at Lower Cleggswood Farm, only House 1, House 2, the Stone Barn, and the Stable Building are considered to hold any heritage interest. This is as a result of their historic interest and group value as part of a late 18th-19th Century farmstead, typical of the local area. The buildings have been extensively altered and are considered to hold limited, if any, architectural interest. As such, any heritage interest would be low and only at a local level.

The remaining buildings at Lower Cleggswood Farm are not considered to hold heritage interest sufficient for these buildings to be considered as non-designated heritage assets. Indeed, a number of buildings at Lower Cleggswood Farm are no longer in use and have fallen into a state of disrepair.

In order for buildings at Lower Cleggswood Farm to be retained, conversion to residential use would be considered the most appropriate approach. However, in order to secure any conversion, significant interventions and levels of repair would be required to these buildings. Given the lack of heritage interest held by these buildings, it is not considered economically viable, or appropriate, to retain these buildings within the proposed development. Furthermore, the buildings need to be removed to accommodate SUDs features, thereby facilitating the comprehensive masterplanning of the site.

Whilst the demolition of the buildings at Lower Cleggswood Farm would result in the loss of a non-designated heritage asset, which in NPPF terms would result in 'harm,' the NPPF requires decision makers to make a 'balanced judgement' having regard to the scale of any harm or loss and the significance of the heritage asset. Given the 'low' local level of significance of such measures, it is considered that the benefits arising from the proposed development at an allocated residential site significantly outweigh the resulting harm. Such benefits include, inter alia:

- A significant contribution to the supply of high-quality family homes, including both market and affordable homes, at a site that is allocated for residential use in the adopted PfE Plan.
- An increase in properties in higher council tax bands – one of the Council's objectives.
- Provision of land for a new primary school, in accordance with the adopted policy requirement.
- Approximately seven hectares of public open space within a strong network of green infrastructure, for the enjoyment of the whole community.
- Planting of new trees and hedgerows, ensuring a net gain in biodiversity.
- Delivery of 140 parking spaces, including parking for disabled people and families, which will continue to enable people to visit and enjoy the Hollingworth Lake area; and
- Sustainable population growth by increasing the number of local residents, thereby helping to ensure the vitality and viability of local shops, schools, services and facilities in Littleborough and Smithy Bridge.

1 Introduction

1.1 Purpose and Scope

- 1.1.1 Stantec has been instructed by Bloor Homes to consider the heritage significance of the buildings at Lower Cleggswood Farm, as part of the development proposals at Land to the West of Hollingworth Road and Land off Rakewood Road, Littleborough (the 'Site').

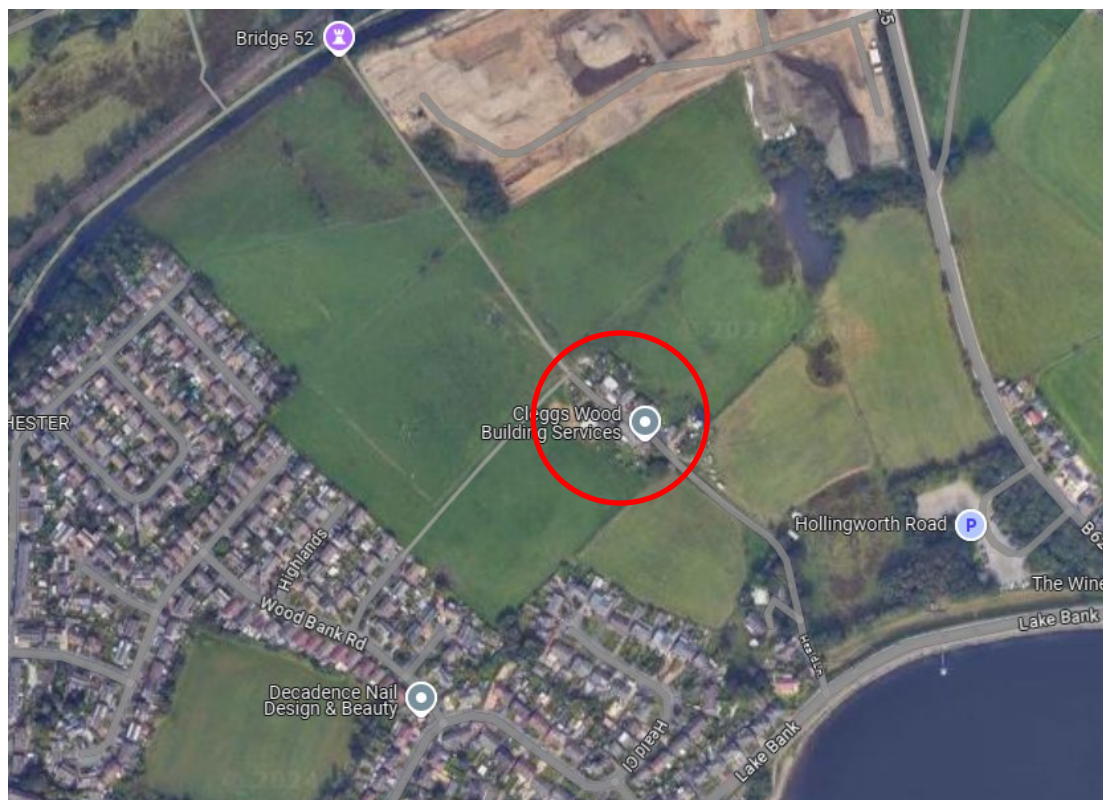


Figure 1 – Location of Lower Cleggswood Farm (Source: Google Maps)

- 1.1.2 The Site forms part of a strategic land allocation for residential development in the adopted Places for Everyone (PfE) as Policy JP Allocation 20: Land North of Smithy Bridge.
- 1.1.3 A hybrid planning application (ref: 24/00581/HYBR) has been submitted to Rochdale Borough Council (RBC) and comments have been received from the Council's Conservation Officer in relation to the proposed demolition of the farm buildings.
- 1.1.4 The farm buildings, whilst not included on RBC's list of non-designated heritage assets (last updated 28 June 2023), have previously been identified by RBC as a 'non-designated heritage asset' as part of the PfE evidence base¹. Whilst no formal assessment has been undertaken by the Council, Officers have confirmed this position in comments received in relation to the application on 23 October 2024:

"Further consideration is required in relation to retaining on-site buildings. She advised that the on-site farmhouse is deemed to be a 'non-designated heritage asset.' If the buildings could not be retained, then justification for their loss

¹ <https://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets>

should be provided as part of the planning application – a Level 2 historic assessment is required as a minimum but is not mitigation for the loss.

Retention (or justification for the loss of heritage features) should be properly considered in accordance with the relevant policy requirement (PfE Policy JPA 20, part 4)."

- 1.1.5 Further work has therefore been requested in order to understand the heritage significance of these buildings and to provide additional justification for their loss in order to meet the requirements of paragraph 207 of the National Planning Policy Framework (NPPF), published December 2024.
- 1.1.6 A Historic Environment Desk-Based Assessment (Stantec, 2019) was submitted as part of the hybrid application, and this set out in detail an assessment of the designated heritage assets and below ground archaeology in relation to the Site. As such, this Heritage Assessment focuses solely on the non-designated assets at Lower Cleggswood Farm and does not repeat any of the previously undertaken assessment.

1.2 The Site

- 1.2.1 The application site comprises approximately 18.6 hectares (ha) of currently open agricultural pasture, approximately 4km northeast of Rochdale and 18km northeast of Manchester city centre. The site is bounded by Hollingworth Road to the east, Lark Bank and Hollingworth Lake to the south, the Rochdale Canal forms the northern boundary and there is existing residential development to the west.

1.3 Methodology

- 1.3.1 The assessment of significance of the identified heritage assets follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance.'
- 1.3.2 The assessment of significance is also informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) (GPA2), Historic England Advice Note 7 (Second Edition) (HEAN7): Local Heritage Listing: Identifying and Conserving Local Heritage (2021). and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019).
- 1.3.3 Furthermore, RBC has produced a 'Guide to completing the non-designated heritage asset nomination form' (date unknown)², and further guidance on their website, which has been developed in line with the national policy and guidance referred to at paragraph 1.3.2 above. This focuses on the following criteria, which are broadly aligned to the criteria set out in HEAN7:
- Architectural significance - sites that demonstrate local architectural style and character or are associated with a local architect, designer or engineer of importance.
 - Historical significance - sites associated with a local historical event, which have importance as a community asset, are associated with local famous or notable people or appear on the First Edition of the Ordnance Survey Map.
 - Positive contribution - such as a landmark or as part of a key view.
 - Designed Landscape - asset is a component of a designed landscape.

² [Rochdale Borough Council, Guide to completing non-designated heritage asset nomination form](#)

- 1.3.4 This Assessment has been informed by desk-top research and a site visit, carried out in December 2024. Walkovers of the Site and environs were completed, to confirm the topography and existing land use, the nature of any existing buildings and structures, and assess factors which may have affected the survival or condition.

1.4 Policy Framework

- 1.4.1 A summary of the policy framework is set out below.

National Planning Policy

- 1.4.2 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.
- 1.4.3 Paragraph 207 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.4.4 Paragraph 208 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.
- 1.4.5 Paragraph 210 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; 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.
- 1.4.6 Paragraphs 212 and 213 advise that great weight should be given to a designated asset's conservation; the more important the asset, the greater this weight should be. They go on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.
- 1.4.7 Paragraph 216 of the NPPF guides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset in determining applications affecting non-designated heritage assets.
- 1.4.8 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

Local Planning Policy

- 1.4.9 The Development Plan for Rochdale comprises the following relevant documents:
- Places for Everyone Joint Development Plan Document (March 2024)
 - Rochdale Adopted Core Strategy (October 2016)

Places for Everyone, 2024

- 1.4.10 Part of the Site is allocated in the adopted PfE for around 300 new homes and a new primary school. PfE became part of the statutory development plan for the nine PfE authorities (including Rochdale) on 21 March 2024. Policy JP Allocation 20: Land North of Smithy Bridge sets out the policy requirements for the Site.
- 1.4.11 The policy specifically requires development to *“Deliver a landscape-led development, incorporating high-quality green and blue infrastructure, that takes advantage of the site’s attractive setting next to Hollingworth Lake and the Rochdale Canal and reflects and responds to the special qualities and sensitivities of the key characteristics of the Pennine Foothills landscape character type....”*
- 1.4.12 There is a requirement within the policy for additional archaeological evaluation within the allocation site and whilst built heritage is not specifically referenced within the policy text, the justification makes references the previously prepared Heritage Assessment and notes that the document *“...identifies heritage assets which may be impacted upon through the development of this site. The masterplan must seek to protect and enhance such assets where possible, otherwise their harm must be robustly justified and mitigated.”* (PfE, paragraph 11.268).
- 1.4.13 PfE also includes several strategic policies that apply to the Greater Manchester Area. Strategic Objective 4 seeks to *“Maximise the potential arising from our national and international assets”*. This includes reference to enhancing cultural and heritage assets across the plan area.
- 1.4.14 Strategic Policy JP-P2: Heritage relates specifically to the Historic Environment and states:
- “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. Local Plans will set out the key elements which contribute to the district’s identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:*
- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making,*
 - 2. 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.*
 - 3. 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.*
 - 4. 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*
 - 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offers.*

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. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place making, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process."

Rochdale Core Strategy, 2016

- 1.4.15 The Development Framework for Rochdale comprises the Rochdale Core Strategy (adopted October 2016), and content from which that is relevant to this assessment is detailed below.

Policy P2: Protecting and enhancing character, landscape and heritage

Enhancing and protecting the borough's unique character can lead to improvements in quality of life and can also help to boost the visitor economy and inward investment.

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 non-statutory including consideration of their wider settings. Key heritage assets of the borough include:*
 - i. *Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit,*
 - ii. *Other designated 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.*

2 Statement of Significance

2.1 Definitions

2.1.1 Heritage significance is defined in Annex 2 of the NPPF as:

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

2.1.2 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic, or historic. The definitions are provided in the updated PPG.

2.1.3 In relation to designated heritage assets, the assessment considers the contribution that setting makes to the overall significance of the asset. The setting of a heritage asset is described in Annex 2 of the NPPF as:

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

2.1.4 Setting is the way in which the asset is understood (i.e., evidential, and historical interests) and experienced (aesthetic and communal values). Setting is not an asset in itself and differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance); and historic character (sum of all historic attributes, including setting, associations, and visual aspects). The foregoing is based on guidance produced by Historic England (GPA3, The Setting of Heritage Assets, 2017).

2.2 Statement of Significance

2.2.1 As noted in the introduction, this Assessment focusses specifically on the significance of the buildings considered non-designated assets at Lower Cleggswood Farm. It is understood that no previous formal assessment has been undertaken in relation to the group of buildings.

2.2.2 Non-designated heritage assets are defined in the Planning Practice Guidance as being:

“...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.”

“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”³

2.2.3 Historic England provides guidance on local heritage listing in HEAN7, which sets out criteria for assessing the suitability of assets to be considered a Non-designated Heritage Asset. In line with the criteria set out in HEAN7, the local interest of Lower Cleggswood Farm is considered below.

³ Paragraph: 039 Reference ID: 18a-039-20190723

- 2.2.4 Lower Cleggswood Farm comprises a series of buildings, set in a linear arrangement along a farm track. To the northwest are several large-scale modern agricultural buildings which would not be considered to hold any historic value. **Figure 2** shows the buildings relating to the historic buildings within the farmstead. The labels on **Figure 2** have been used throughout the remainder of this report to identify the buildings.



Figure 2 – Key Plan of Existing Buildings (Source: Google Maps)

- 2.2.5 There is evidence to suggest that Lower Cleggswood Farm has been occupied since at least the mid-17th Century, with a number of wills from between 1669 and 1793 identifying Lower Cleggswood as their place of residence^{4 5 6 7}. However, it is noted that the extant buildings at the Site are likely to be later and date from the late 18th Century onwards. Anecdotal records suggest that the extant farm buildings replaced an earlier farmstead that was ravaged by fire⁸.
- 2.2.6 The Hennet County Palatine of Lancaster map of 1830 (**Figure 3**) shows two buildings of rectangular planned form at the Site, which is likely to be part of the Stone Barn, and a now demolished farmhouse. The 1851 Census records show four entries for Lower Cleggswood, but no further information on house number or name is provided. The 1851 Census lists Robert Kershaw (28) as a Colliery Labourer, Thomas Stott (27) as a Coal Miner, Lawrence Collings (30) as a Farmer of 24 acres and Thomas Ashworth (48) as a Butcher. The 1871 Census records just two entries for Lower Cleggswood, with one entry listed as Lower Cleggswood occupied by Ann Ashworth (63, widowed) and the second as Lower Cleggswood Farmhouse, occupied by Lawrence Collings (50) as a Farmer of 24 acres. It is unclear as to which buildings these entries relate to.

⁴ WCW/Infra/C1415/95 Will of John Watmough, Lower Cleggswood, Butterworth, Rochdale 16th July 1748

⁵ WCW/Supra/C178A/45 Will of Sarah Jones, Lower Cleggswood, Butterworth, Rochdale 3rd September 1669

⁶ WCW/Supra/C285A/81 Will of Richard Ingham, Lower Cleggswood, Butterworth, Rochdale 19th October 1706

⁷ WCW/Supra/C549C/24 Will of John Whatmough, Lower Cleggswood, Butterworth, Rochdale, 4th April 1793

⁸ [JPA22 North of Smithy Bridge Historic Environment Summary](#)

- 2.2.7 The 1891 Census shows two entries for Lower Cleggswood: 1 Lower Cleggswood, occupied by John Wilson (57), Farmer, and 2 Lower Cleggswood, occupied by James Lee Whitehead (29), Outdoor Worker. No. 2 Lower Cleggswood is noted to have four rooms.
- 2.2.8 The 1911 Census lists William Heselline (54), Farmer, as the occupier of Lower Cleggswood Farm, which is identified to have 5 rooms within the dwelling. A further entry for 2 Lower Cleggswood is provided with Herbert Horrocks (34), Fuller Miller listed as the occupier, with four rooms identified. The 1939 register identifies 2 Lower Cleggs Wood, and lists Ben Kershaw (29), Butcher as the occupier.



Figure 3 – Extract from the 1830 Hennet County Palatine of Lancaster map showing Lower Cleggswood Farm

Map Regression

- 2.2.9 All maps referenced in the following section are provided within **Appendix A**.
- 2.2.10 Lower Cleggswood Farm is first clearly visible in its current layout on the 1851 OS county series map, and comprises House 1, House 2, the Stone Barn, and part of the Front Barn, with a small, enclosed garden to the rear (southwest) of the houses and barn. The farmstead is identified as Lower Cleggs Wood. By 1893, the farmstead remained largely unchanged with the addition of the chicken coop to the rear (southwest) of the houses, and the addition of the stone stable to the northwest of the Stone Barn. The front barn appears to have been divided into three bays. The farmstead is still referred to as Lower Cleggs Wood. A description of the farm in the late 19th century describes the farm as a dairy farm, with the dairy located in the cellar of the farmhouse.
- 2.2.11 By 1908, the only changes were the addition of 2no small buildings to the rear of Front Barn, with the open sided southwest elevation clearly denoted, and the addition of a small rectangular building to the north of the yard where the milking parlour now stands. The farmstead is identified as Lower Cleggswood. The 1954 OS map shows no change between 1908 and 1954, and the farmstead is still referred to as Lower Cleggswood.

- 2.2.12 By the time of the 1968 OS map the Rear Barn had been constructed, and the Milking Parlour is shown to have been significantly extended or rebuilt. A modern agricultural building is shown to have built to the north beyond the Milking Parlour. The farm is then identified as Lower Cleggswood Farm. By the time of the 1976 National Grid, the only change appears to have been the extension of the modern agricultural shed to the north of the Site. The only change between 1976 and 1989 was the addition of further modern agricultural sheds to the northwest of the farmyard.

Assessment of Significance

- 2.2.13 The non-designated heritage asset consists of nine individual structures. The overall significance of Lower Cleggswood Farm is derived from its architectural and historic interest as an example of a linear plan farmstead, including a locally typical laithe-house plan dating from the late 18th Century, likely to have been a satellite of subsidiary farm to a larger farm (probably Cleggswood Farm to the east).
- 2.2.14 The tables below set out an assessment of the each of these structures against the criteria in HEAN7.

Criterion	Appraisal of House 1
Asset type	Late 18 th / Early 19 th Century end of terrace farm labourer's cottage
Age	Late 18 th / Early 19 th Century, with later alterations during the mid-20 th Century including single storey porch extension to south elevation.
Rarity	The building is not a rare example of its typology.
Architectural and Artistic interest	The architect is not known. The cottage is late 18 th / early 19 th Century in the local vernacular and is typical of this architectural style. Together with House 2 the house is stone-built, with diminishing large quoins to corners, stone flag roof to rear and slate to front slope, with brick-built chimneys. Catslide roof to rear, with an infilled opening to north elevation at ground floor. There are no particular architectural features of note that would be considered to hold any intrinsic interest.
Group Value	Association with the adjoining House 2, and Stone Barn, and wider pre-1950s farm buildings
Historic Interest	There is no significant historical association of local or national note. The farm provides evidence to the evolving requirements of agriculture in the local area.
Landmark Status	The building currently sits along Heald Lane. Due to topography and field boundaries surrounding the farm, views to and from the farm are limited the property is not considered a landmark. Where views are visible, the farm is viewed in conjunction with a number of buildings.

Criterion	Appraisal of House 2
Asset type	Late 18 th / Early 19 th Century end of terrace farm labourer's cottage
Age	Late 18 th / Early 19 th Century, with later alterations during the mid-20 th century including conversion of the attic with box dormer to provide 2no additional bedrooms, rear extension to from kitchen and utility room, and front single storey extension to provide small office and porch area.
Rarity	The building is not a rare example of its typology.
Architectural and Artistic interest	The architect is not known. The cottage is late 18 th / early 19 th Century in the local vernacular and is typical of this architectural style. Together with House 1 the house is stone-built, with diminishing large quoins to corners, with stone flag roof to rear and slate to front slope, with brick-built chimneys. Small cellar, under front room, accessed by narrow stairs from back reception room. Evidence of former openings through to Stone Barn visible through alcoves. There are no particular features of note that would be considered to hold any intrinsic architectural or artistic interest.

Criterion	Appraisal of House 2
Group Value	Association with the adjoining House 1, and Stone Barn, and wider pre-1950s farm buildings
Historic Interest	There is no significant historical association of local or national note. The farm provides evidence to the evolving requirements of agriculture in the local area.
Landmark Status	The building currently sits isolated along Heald Lane. Due to topography and field boundaries surrounding the farm, views to and from the farm are limited the property is not considered a landmark. Where views are visible, the farm is viewed in conjunction with a number of buildings.

Criterion	Appraisal of Stone Barn
Asset type	Late 18 th / Early 19 th Century laith plan stone barn
Age	Late 18 th / Early 19 th Century, believed to have been constructed after House 1 and House 2, due to evidence of infilled window to north party wall to House 1, and separate stone coursing between the Stone Barn and House 2. Later alterations during the 20 th Century, including subdivision of the barn to provide a self-contained workshop, and significant rebuilding of northern part of the barn in the mid-late 20 th Century.
Rarity	The building is not a rare example of its typology.
Architectural and Artistic interest	The architect is not known. The barn is late 18 th / early 19 th Century in a vernacular architectural style and is typical of its type. Internally the building has been subdivided, with concrete floor inserted to parts of the building surrounding historic stone flags. Concrete feed troughs are visible in the floor to northern section of building. Former archway to rear, now partially infilled, with modern door. Roof structure has been replaced, and roof covering now of metal corrugated sheets. External walls built of various stone suggesting construction/ extension in multiple phases. There are no particular features of note that would be considered to hold any intrinsic architectural or artistic interest.
Group Value	Association with the adjoining House 1, and House 2, and wider pre-1950s farm buildings
Historic Interest	There is no significant historical association of local or national note. The farm provides evidence to the evolving requirements of agriculture in the local area.
Landmark Status	Due to topography and field boundaries surrounding the farm, views to and from the farm are limited the property is not considered a landmark. Where views are visible, the farm is viewed in conjunction with a number of buildings associated with the farm use on the site.

Criterion	Appraisal of Chicken Coop
Asset type	Late 19 th Century chicken coop
Age	Late 19 th Century, with later alterations
Rarity	The building is not a rare example of its typology.
Architectural and Artistic interest	The architect is not known. The building is late 19 th century in a vernacular architectural style. There are no particular features of note that would be considered to hold any intrinsic architectural or artistic interest.
Group Value	Association with wider pre-1950s farm buildings
Historic Interest	There is no significant historical association of local or national note. The farm provides evidence to the evolving requirements of agriculture in the local area.
Landmark Status	The building is small, and in a collapsed state. Due to its scale and location within the site the building does not hold any landmark qualities and is not visible from beyond its immediate garden setting.

Criterion	Appraisal of Rear Shed
Asset type	Early 20 th Century former bottling shed
Age	Early 20 th Century
Rarity	The building is not a rare example of its typology.
Architectural and Artistic interest	The architect is not known. The building is early 20 th Century and is a typical outbuilding. The roof has been replaced with mono-pitched corrugated metal sheeting. The building is currently used as a garden store and there are no particular features of note that would be considered to hold any intrinsic architectural or artistic interest.
Group Value	Forms part of the wider farm complex but of later phase of development, such that there is limited group value.
Historic Interest	There is no significant historical association of local or national note. The wider farm provides evidence to the agricultural traditions, of which the building forms part of the evolution. Given the later date, the building holds limited historic interest.
Landmark Status	The building is small and is located in close proximity to House 1, House 2, and the Stone Barn. Due to topography of the surrounding area, the scale and location within the site, the building does not hold any landmark qualities and is not visible from beyond its immediate setting.

Criterion	Appraisal of Rear Barn
Asset type	Mid-20 th Century large agricultural storage building
Age	Mid-20 th Century, circa 1960s
Rarity	The building is not a rare example of its typology.
Architectural and Artistic interest	There are no particular features of note that would be considered to hold any intrinsic architectural or artistic interest.
Group Value	Whilst there is association with the wider farmstead, due to its associated use, this is not considered to hold group value
Historic Interest	Modern agricultural storage building holds no historic interest.
Landmark Status	This building is not considered to have landmark status.

Criterion	Appraisal of Stone Stable
Asset type	Late 19 th Century stable building
Age	Late 19 th Century
Rarity	The building is not a rare example of its typology.
Architectural and Artistic interest	Barn of solid stone walls, with a mixture of flat and arched stone lintel to door and window openings, with a timber lintel observed internally above the door. Pitched roof formed of timber purlins spanning between gable walls, supporting timber rafters, batten and stone slab roof. Internally the stable is subdivided with short brick walls built off the stone slab floor. There are no particular features of note that would be considered to hold any intrinsic architectural or artistic interest.
Group Value	Forms part of the group of farm buildings, its group value is considered to be limited.
Historic Interest	There is no significant historical association of local or national note. The wider farm provides evidence to the agricultural traditions, of which the building forms part of the evolution.
Landmark Status	The building is located centrally within the site and is surrounded by the remaining farm buildings. It does not hold any landmark qualities and is not visible from beyond its immediate setting.

Criterion	Appraisal of Front Barn
Asset type	Former Cartshed
Age	Late 19 th Century with 20 th Century alterations.
Rarity	The building is not a rare example of its typology.
Architectural and Artistic interest	The architect is not known. The former cart shed is of brick and stone construction with a modern roof structure. The building has been significantly altered over time with extensions to the south and east (rear), with steel windows inserted to the south and east. There are no particular features of note that would be considered to hold any intrinsic architectural or artistic interest.
Group Value	Whilst there is association with the wider farmstead, due to its associated use and significant alterations, this is not considered to hold group value.
Historic Interest	There is no significant historical association of local or national note. The wider farm provides evidence to the agricultural traditions, of which the building forms part of the evolution.
Landmark Status	The building is single storey, and due to the scale, its location within the site and surrounding topography, the building is not considered to have landmark status.

Criterion	Appraisal of Milking Parlour
Asset type	Mid-20 th Century milking parlour
Age	Mid-20 th Century, circa 1950s with later alterations.
Rarity	The building is not a rare example of its typology.
Architectural and Artistic interest	Single-storey stone built structure. Internally, whilst not inspected due to safety issue, anecdotally described as washroom to eastern section, bottling processing to central section and parlour to western section. The roof structure has been replaced with metal framing and covered with corrugated metal sheeting (with asbestos). Internal machinery dates from the 1980s onwards.
Group Value	Whilst there is association with the wider farmstead, due to its associated use and later date the building is not considered to hold group value.
Historic Interest	Given the date of construction, the building holds limited, if any historic interest.
Landmark Status	The building is single storey and is not considered to have landmark status.

Summary

- 2.2.15 Lower Cleggswood Farm is an example of the laithe-house farmstead typology, where the farmhouse and associated agricultural buildings are all situated in a single line under one roof. Typically associated with the late 18th and early 19th Centuries, the principal building group appears on the 1st Edition OS map (1851) in this format, which would correlate with the farm being of this typology. Such farmsteads are typically found on the Pennine moorlands, often associated with the informal enclosure of the common land, where small farms predominated and farmers and their families often supplemented their income by textile working, coal mining and quarrying.
- 2.2.16 The desk-top research undertaken for this Assessment identifies several other examples of laithe-house farmsteads in the local area. Many of these are better examples and are included on RBC's list of non-designated heritage assets. This includes Cleggs Wood Farm, Higher Eafield Farm, Knowl Farm, and Branch Wood Farmhouse and adjoining farm buildings. The fact that Lower Cleggswood Farm has not been identified on RBC's list of non-designated heritage assets, would appear to suggest the group of buildings is of a lower quality.
- 2.2.17 Of the buildings assessed above only House 1, House 2, the Stone Barn, and the Stable Building are considered to hold any heritage interest. This is as a result of their historic interest and group value as part of a late 18th-19th Century farmstead, typical of the local area. As

noted above, the buildings have been extensively altered and are considered to hold limited, if any architectural interest. As such, any heritage interest would be low and only at a local level.

- 2.2.18 The remaining buildings are not considered to hold heritage interest sufficient for these buildings to be considered as non-designated heritage assets.

3 Impact Assessment

3.1 Introduction

- 3.1.1 The management and mitigation of change to the historic environment resulting from development are based on the recognition within Government planning objectives that "...heritage assets are an irreplaceable resource..." (see NPPF Section 16).
- 3.1.2 Impacts to the historic environment and associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance.

3.2 Description of Proposals

- 3.2.1 As part of the development proposals for the wider site, the demolition of the buildings at Lower Cleggswood Farm is proposed. The Council's Heritage Officer has advised that justification for the demolition of the non-designated heritage assets is required, in accordance with paragraph 216 of the NPPF. The Council's Planning Officer has also requested justification of the harm to assets to comply with PfE paragraph 11.268.
- 3.2.2 The following section therefore sets out the reasons as to why the buildings cannot be retained within the proposed development.

3.3 Justification for Demolition

Building Condition

- 3.3.1 A number of the buildings within Lower Cleggswood Farm are no longer in use and have fallen into a state of disrepair. The Rear Barn, Rear Shed, Front Barn, Chicken Coop, and Milking Parlour have all been assessed as holding insufficient heritage interest to be considered non-designated heritage assets in their own right. Of these five structures, the Rear Barn, Front Barn, Chicken Coop, and Milking Parlour were observed to be in various states of disrepair and in some instances partial collapse:
- The Rear Barn was observed to be in a state of significant disrepair / partial collapse. Reference to Google Earth imagery dated 2022, indicated this has occurred recently, and that a section linking the barn with the Stone Barn and the Stone Stable has been demolished.
 - The Front Barn was observed to be in a poor condition, with an asbestos cement sheeting roof.
 - The Chicken Coop was observed to be in a state of significant disrepair / partial collapse, with the roof structure largely missing.
 - The Milking Parlour again is in a poor state of repair, with the interior open to the elements due to failure of the asbestos roofing.
- 3.3.2 In response to a request for further evidence to justify the loss of the on-site buildings by officers, a Building Condition Report was undertaken in April 2025 by Anstey Horne to assess the condition of the on-site buildings, and to better understand the works that would be required to bring these buildings up to modern standards. The Building Condition Report, which is provided at **Appendix B**, finds that the Stone Barn is in a very poor condition, and is currently a hazardous building which has a potential for collapse. It recommended that the building requires urgent intervention, either to demolish or stabilise the building.

- 3.3.3 The Building Condition Report concludes that substantial remedial works are required to bring the Stone Barn's structure into good order. These include full roof replacement, replacement of the first-floor structure, and stabilisation of the external walls. Replacement of the windows and doors is recommended to ensure weatherproofing. These works would render the building suitable for its current agricultural/storage use.
- 3.3.4 If conversion to a non-agricultural use is intended, further substantial intervention would be necessary. The Building Condition Report finds that the work required to repair the structure and then convert into residential accommodation in accordance with current accommodation standards, energy performance requirements, building regulations, and market expectations would, exceed the value the converted barn would add to the development as a feature. Consequently, the Building Condition Report concludes that the most viable option would be for the Stone Barn to be demolished.
- 3.3.5 In regard to Houses 1 and 2, the Building Condition Report concludes that whilst habitable, the works required to upgrade the houses to meet modern accommodation standards, energy performance requirements, and market expectations would, be excessive in relation to the value added to the development. It is therefore concluded from a viability perspective that there is no specific benefit to the development or surrounding area in retaining the houses.
- 3.3.6 It is evident that in order to secure any conversion, significant interventions and levels of repair would be required to these buildings. Given the lack of heritage interest held by these buildings, in conjunction with the poor condition of the buildings, it is not considered economically viable, or appropriate to retain these buildings within the proposed development.
- 3.3.7 In relation to the Rear Shed, this building was observed to be in a generally good condition; however, the size and composition of the building means that it would not be suitable for meaningful conversion. This combined with the lack of heritage value means that the loss of the building would not be considered harmful in heritage terms.
- 3.3.8 Of the buildings identified as holding a low level of heritage significance, there are several challenges associated with their restoration and conversion.
- Whilst House 1 and 2 are of a liveable condition, it is noted that there are significant areas of decay to the roof, and that the properties feature little, if any, insulation.
 - The Stone Barn is currently in a state of disrepair, and its condition is expected to continue deteriorating unless extensive repairs are carried out. The stone walls exhibit signs of movement, with bowing and cracking observed in places. In addition, the landowner advised of an area of collapse and rebuild to the rear wall which is believed to have occurred during the 1980s. The roof structure was observed to be in a dangerous condition with rotten trusses, some missing, and props in some areas.
 - The Stone Stable appeared to be in a generally good condition; however, the size and composition of the building means that it would not be suitable for meaningful conversion.
- 3.3.9 Given the internal layout and original use of the buildings, it is considered that in order to facilitate conversion to an alternative use, significant structural interventions would be required. This would include the reconfiguration of internal spaces, upgrading of fabric for sustainability and energy efficiency improvements and loss and/or alterations to fixtures and fittings. The extent of work required is likely to result in the further erosion of the low level of interest held by these buildings.
- 3.3.10 Given the market conditions, combined with the escalating build costs, it is considered that in order to secure a conversion that was of high-quality, sustainable, and secured an efficient use of the Site, the residential units would need to be sold at rates well above the average prices, making the retention of these buildings within the development uneconomical.

Drainage and Site Levels

- 3.3.11 The proposed development has been designed in line with Policy JP Allocation 20: Land North of Smithy Bridge, Places for Everyone, which requires the development to 'achieve excellent design and sustainability through masterplanning', and to 'deliver a landscape-led development, incorporating high-quality green and blue infrastructure'. The masterplan has therefore been developed to incorporate a sustainable drainage system.
- 3.3.12 The existing buildings at Lower Cleggswood Farm are located within a low plateau point within the Site, and this location at the base of the hillside is considered the most appropriate location for the required attenuation swales. An option to remove one of the proposed swales in the location of Houses 1 and 2, and the Barn, which is the largest swale and third largest attenuation swale within the scheme 1062.4m³ of storage would be removed. Subsequently the drainage design would need to be re- evaluated, with the swales replaced with a more traditional oversized pipe solution; such as approach is contrary to sustainable drainage hierarchy principles.
- 3.3.13 Alternative locations for the attenuation swales have been considered; however, these alternative locations have been reviewed by the technical consultant team and are not considered feasible, due to ground levels, continuity with the continuous SUDS system proposed north to south and subsequent negative viability impacts. Any alternative solution would be unlikely to deliver a SUDS design which would meet the requirements set out in the Flood Risk Assessment.
- 3.3.14 If the attenuation basin were to be provided elsewhere within the Site, this would require the construction of deep underground drainage of up to 10m from the proposed ground level. As well as being extremely cost prohibitive, this would also result in significant Construction, Design and Management (CDM) risks.
- 3.3.15 Furthermore, the topography and levels of the wider site (24/00581/HYBR) are such that the Site needs to be regraded to enable the development platforms, further limiting the potential for alternative locations for drainage solution to be accommodated elsewhere within the Site. As such, the designed levels, reflect as best possible the current gradients and this area of the development is deemed the natural point for SUDS features. The implementation of such features also necessitate the demolition of existing buildings at Lower Cleggswood Farm.

4 Conclusions

- 4.1.1 Lower Cleggswood Farm is not identified as a non-designated heritage asset on RBC's list of non-designated heritage assets, which was last updated 28 June 2023. As noted in this report, the list does identify several farmsteads of a similar age and typology within Littleborough including Brown Bank Bridge and Cleggs Wood Farm (now Higher Lakewood), suggesting that the buildings at Lower Cleggswood are of a lower quality. Whilst it is noted that, like the statutory National Heritage List for England, buildings and structures can be added at any time, the assessment set out in this report concludes that the significance of the buildings are low and would not be eligible for inclusion on the list of non-designated heritage assets. It is also acknowledged that the list of non-designated heritage assets has been updated since the University of Salford's 2020 heritage assessment and despite a number of other buildings being included within the Littleborough area, Lower Cleggswood Farm has not been included on this list.
- 4.1.2 Nonetheless, RBC Officers have identified that the buildings are considered to be non-designated heritage assets within the 'Places for Everyone Land Allocations, Rochdale: JPA22 Land North of Smithy Bridge – Heritage Assessment' (University of Salford, 2020). However, no reference is made explicitly to this within the policy wording for the allocation.
- 4.1.3 The farm is typical of its era and the local vernacular. There is nothing inherently special about its design that sets it apart from other buildings of this period and in fact there are better examples found within the local area. The buildings within the farmstead have been extended, unsympathetically and modified externally, with interior features also lost through alteration, and decay, subsequently compromising their architectural interest.
- 4.1.4 Taking account of the above it is considered that the House 1, House 2, the Stone Barn, and the Stables have a low level of local significance. This concurs with the University of Salford's 2020 assessment, which concluded that the buildings were of 'low' local significance. It is noted that 2020 assessment contradicts itself, by stating that 'the historic buildings are considered to be of local 'low' significance within the built heritage commentary (page 4) but goes on to state 'high local significance' within the table provided at page 8. It is understood that this is an error in the heritage assessment's concluding table of recommendations.
- 4.1.5 It is recommended that building recording, prior to demolition, be secured by way of an appropriately worded condition. Whilst the Council's Heritage Officer has suggested that recording is not considered mitigation, Conservation Principles, 2008⁹ is clear that recording can be considered 'mitigation'.

"If some negative impact or loss of fabric is unavoidable, mitigation should be considered to minimise harm. This will normally include making records and archiving parts of significant elements, including archaeological deposits, that will be removed or altered prior to and during the work, in accordance with Principles 6.3 and 6.4."

- 4.1.6 Comments from the Greater Manchester Archaeological Advisory Service (dated 11 September 2024) also suggest that the buildings at Lower Cleggswood Farm "would require at least a Level 2 survey, to allow for exterior and interior inspection, photography, and appropriate recording to understand the development and phasing of the farm site. The record would also inform whether a further stage of monitoring and recording would be required during any strip-out or demolition works that could reveal further information." This was confirmed by the Council's Heritage Officer (meeting 23 October 2024) who stated that a Level 2 survey would be required as a minimum.
- 4.1.7 Demolition of the Lower Cleggswood farm buildings, as proposed here, would result in the total loss of a non-designated heritage asset, which in NPPF terms would result in harm.

⁹ [Conservation Principles, Policies and Guidance](#)

Paragraph 216 of the NPPF, in respect of non-designated heritage assets, requires decision makers to make a 'balanced judgement' having regard to the scale of any harm or loss and the significance of the heritage asset. Given the low local level of significance concluded from this assessment, it is considered that the many benefits arising from the scheme – for which there is a clear need, in a sustainable location, and at an allocated site – outweigh the resulting harm. Such benefits include, inter alia:

- A significant contribution to the supply of high-quality family homes, including both market and affordable homes, at a site that is allocated for residential use in the adopted PFE Plan.
- Provision of land for a new primary school, also in line with the adopted policy requirements.
- Approximately seven hectares of public open space within a strong network of green infrastructure, for the enjoyment of the whole community.
- Planting of new trees and hedgerows, ensuring a net gain in biodiversity.
- Delivery of 140 parking spaces, including parking for disabled people and families, which will continue to enable people to visit and enjoy the Hollingworth Lake area; and
- Sustainable population growth by increasing the number of local residents, thereby helping to ensure the vitality and viability of local shops, schools, services and facilities in Littleborough and Smithy Bridge.

4.1.8 Supplementary guidance to Policy JP 20 Allocation 20: Land North of Smithy Bridge, Places for Everyone, provides justification for the policy, and goes on to state that 'the masterplan must seek to protect and enhance such assets where possible, otherwise, their harm must be robustly justified'. This report has set out robust justification in regard to heritage significance of the buildings, condition, and viability, and it is therefore considered that the requirement has been met.

APPENDIX A – Historic Map Regression

Site Details:

HOLLINGWORTH ROAD,
LITTLEBOROUGH, OL15 0AZ

Client Ref: EPL014140
Report Ref: GS-9027683
Grid Ref: 393366, 415445

Map Name: County Series

Map date: 1851

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1848
Revised N/A
Edition 1851
Copyright N/A
Levelled N/A

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Revised N/A
Edition 1851
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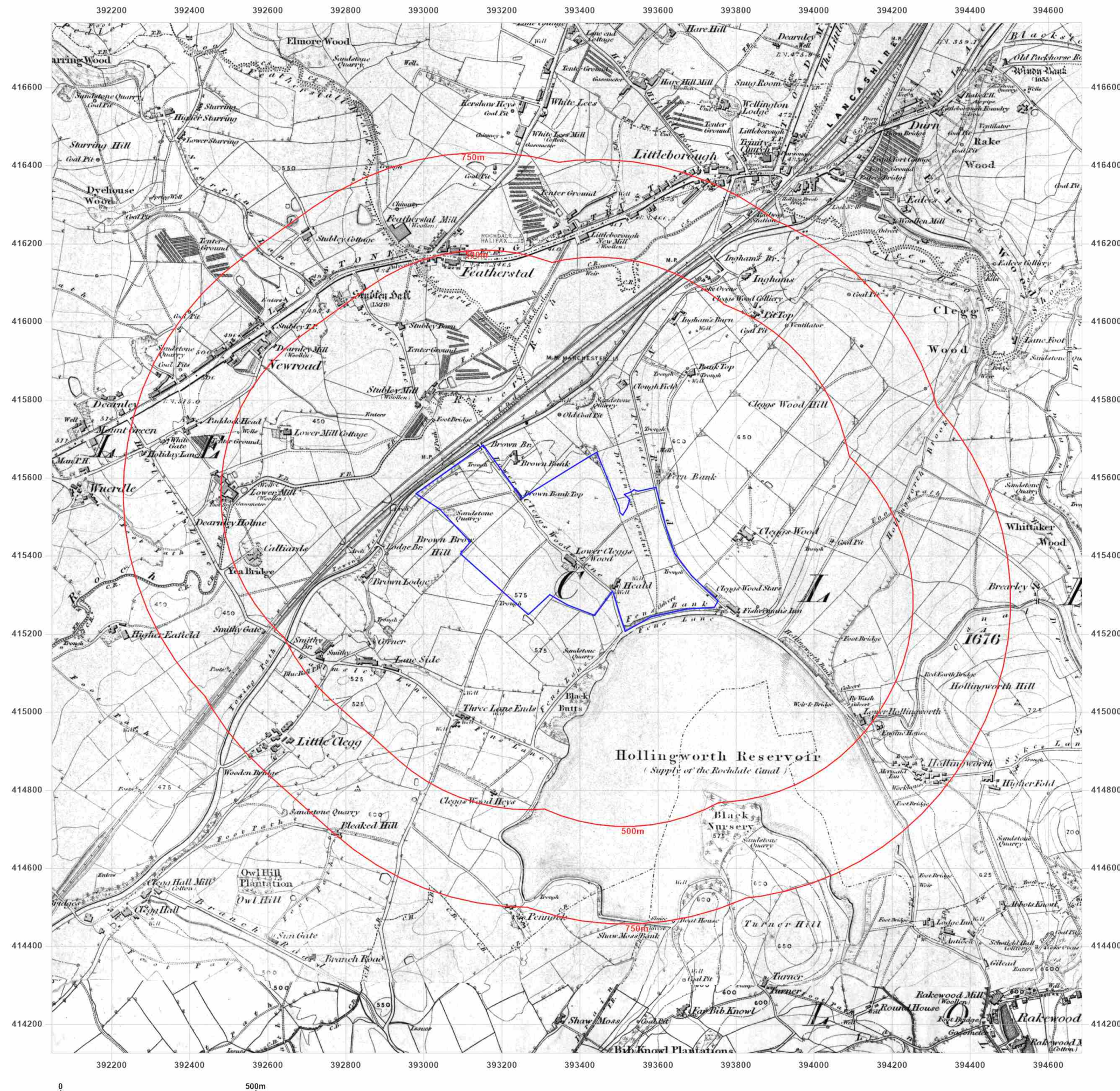


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Site Details:

HOLLINGWORTH ROAD,
LITTLEBOROUGH, OL15 0AZ

Client Ref: EPL014140
Report Ref: GS-9027683
Grid Ref: 393366, 415445

Map Name: County Series

Map date: 1890-1892

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
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Surveyed 1890
Revised 1890
Edition N/A
Copyright N/A
Levelled N/A

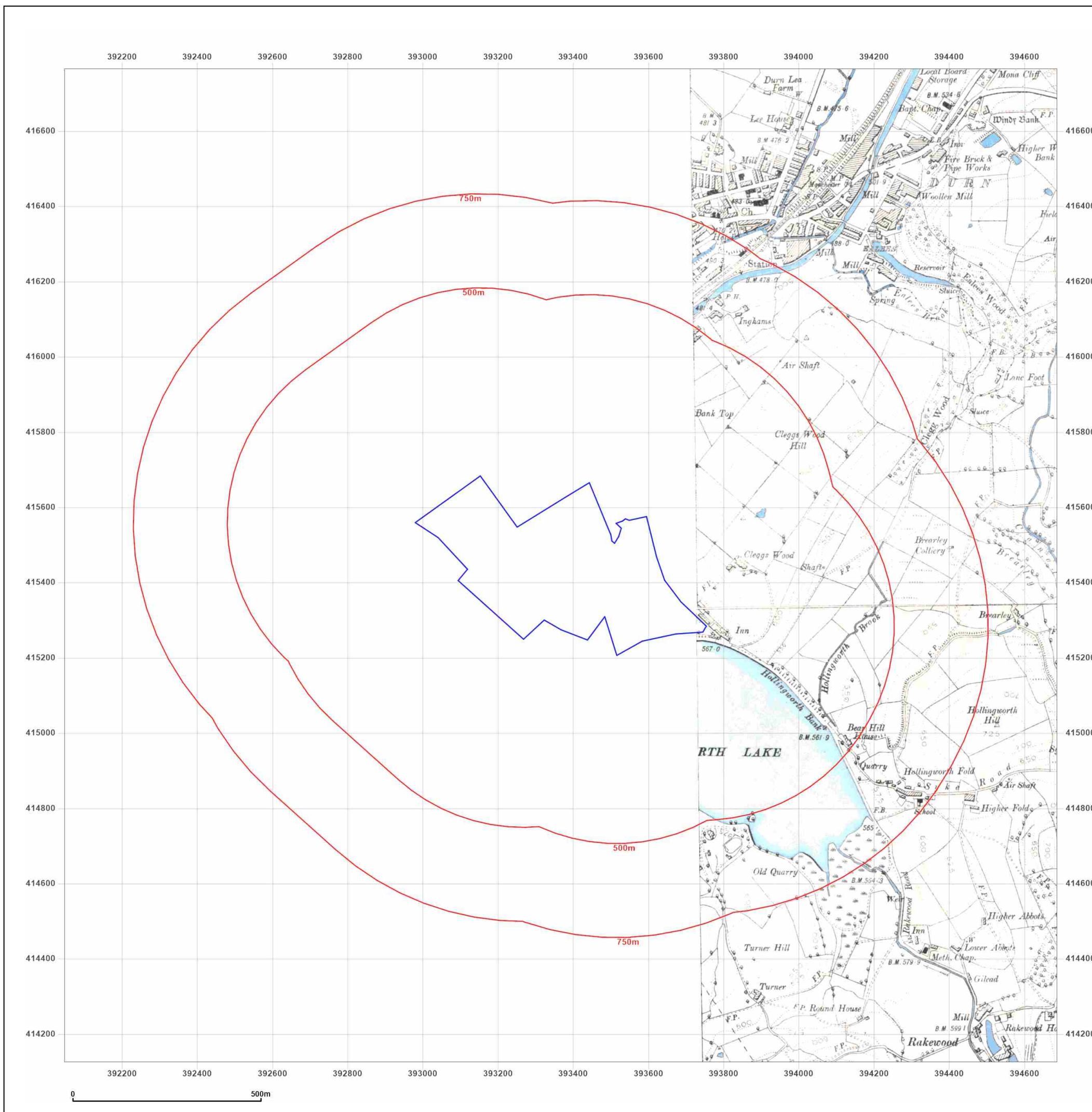


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Site Details:

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Client Ref: EPL014140
Report Ref: GS-9027683
Grid Ref: 393366, 415445

Map Name: County Series

Map date: 1907-1909

Scale: 1:10,560

Printed at: 1:10,560



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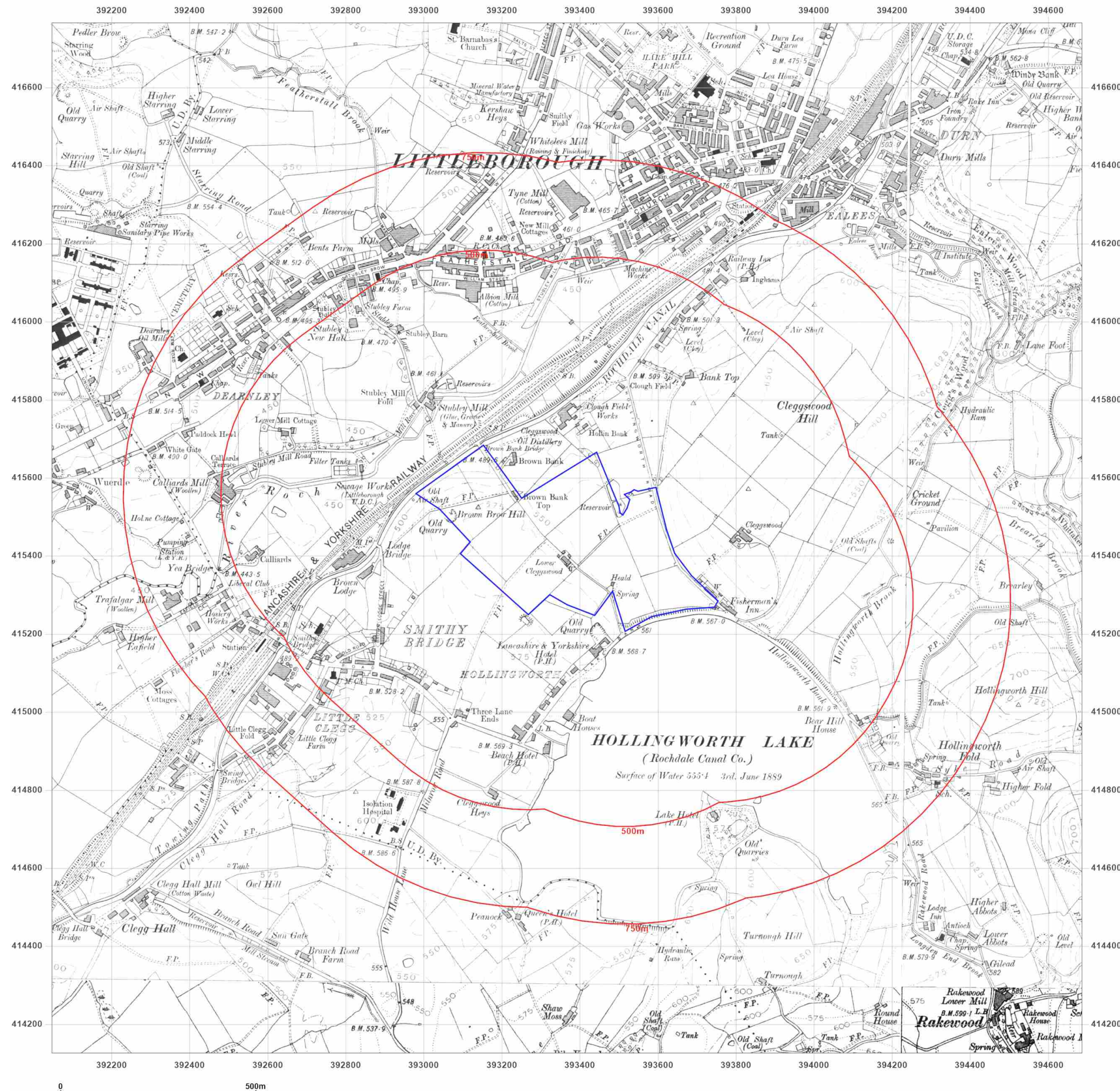


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Site Details:

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Client Ref: EPL014140
Report Ref: GS-9027683
Grid Ref: 393366, 415445

Map Name: County Series

Map date: 1907-1911

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1849
Revised 1900
Edition N/A
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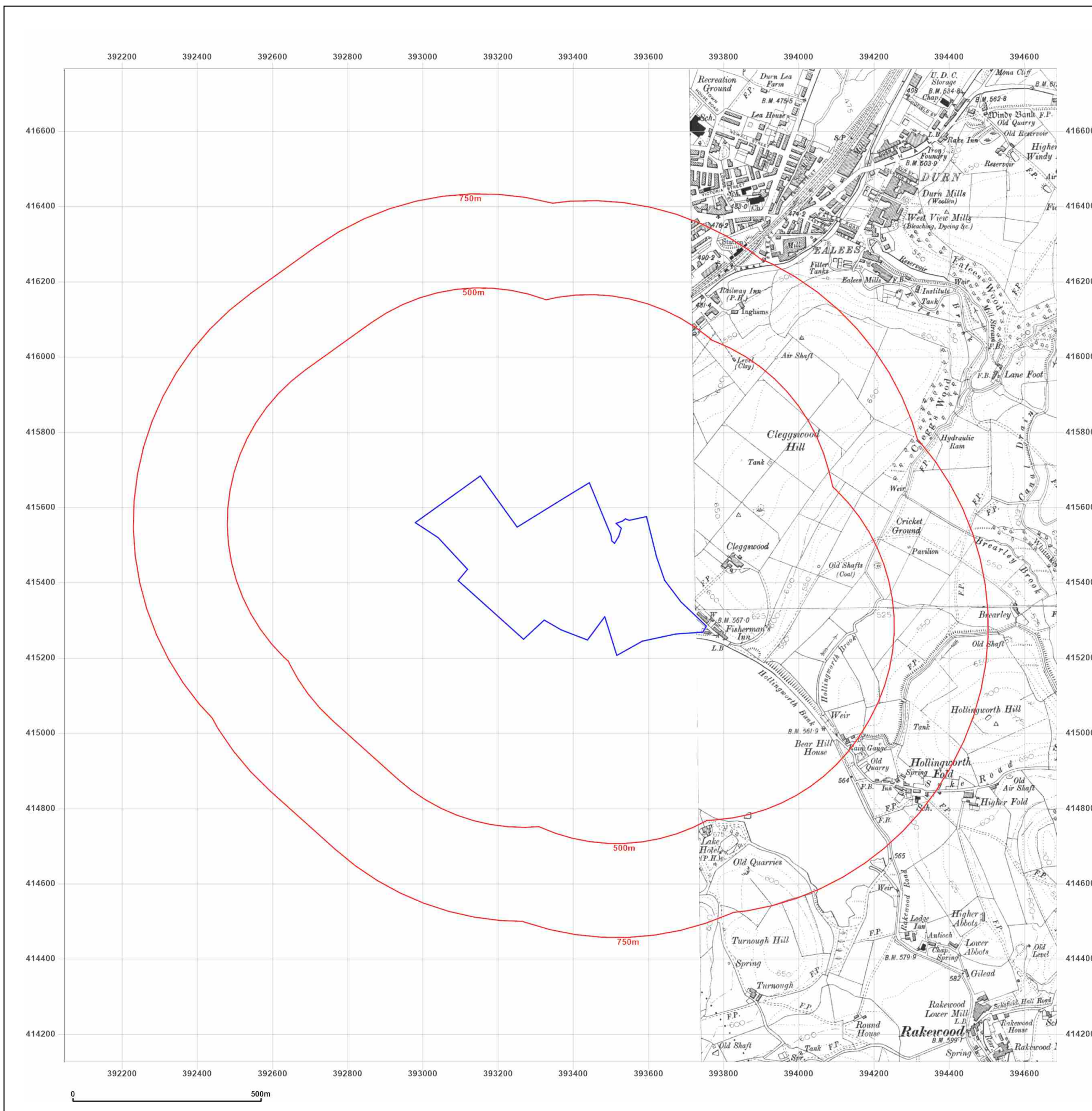


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Client Ref: EPL014140
Report Ref: GS-9027683
Grid Ref: 393366, 415445

Map Name: County Series

Map date: 1910-1911

Scale: 1:10,560

Printed at: 1:10,560



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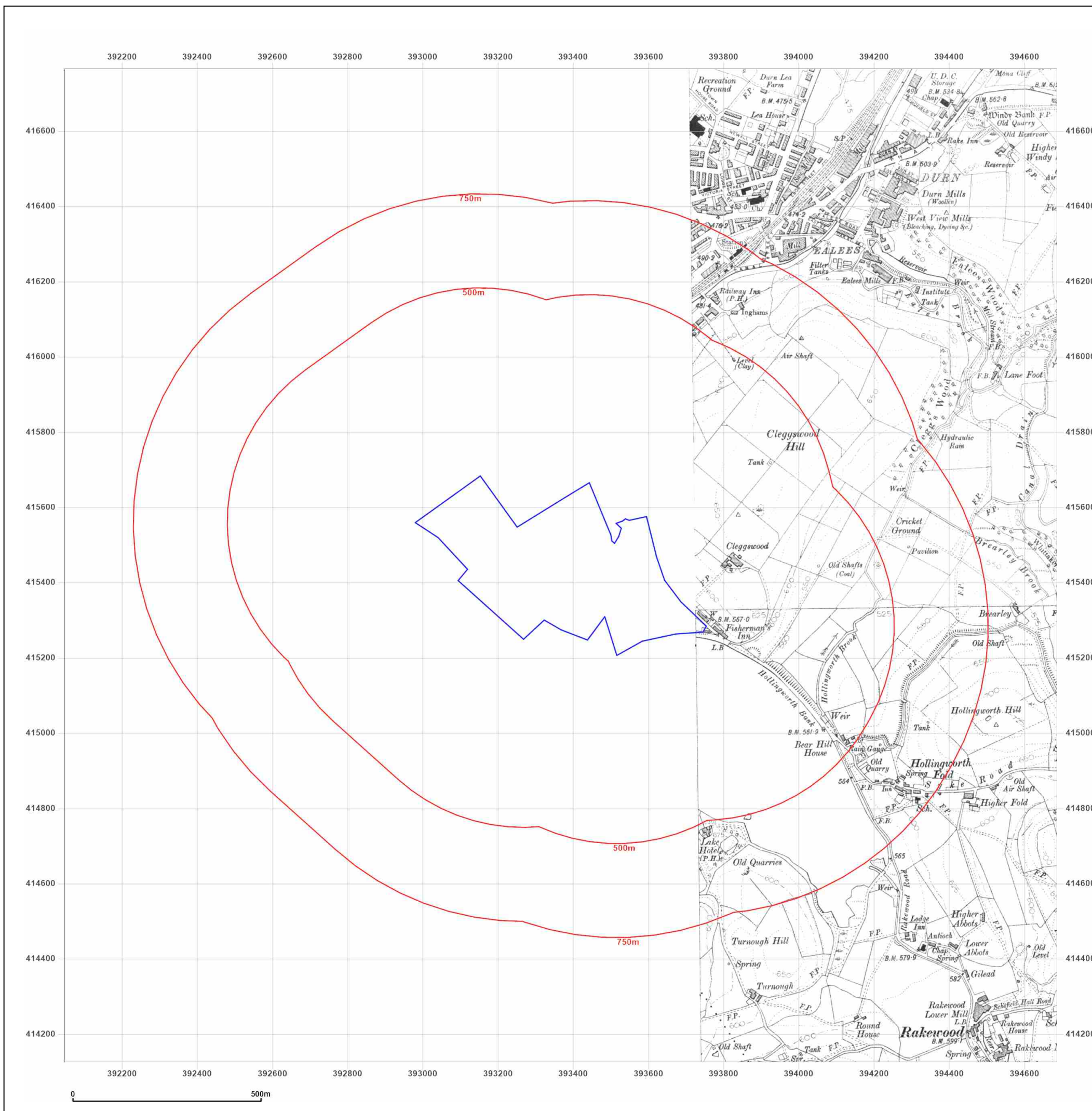


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Client Ref: EPL014140
Report Ref: GS-9027683
Grid Ref: 393366, 415445

Map Name: County Series

Map date: 1928

Scale: 1:10,560

Printed at: 1:10,560



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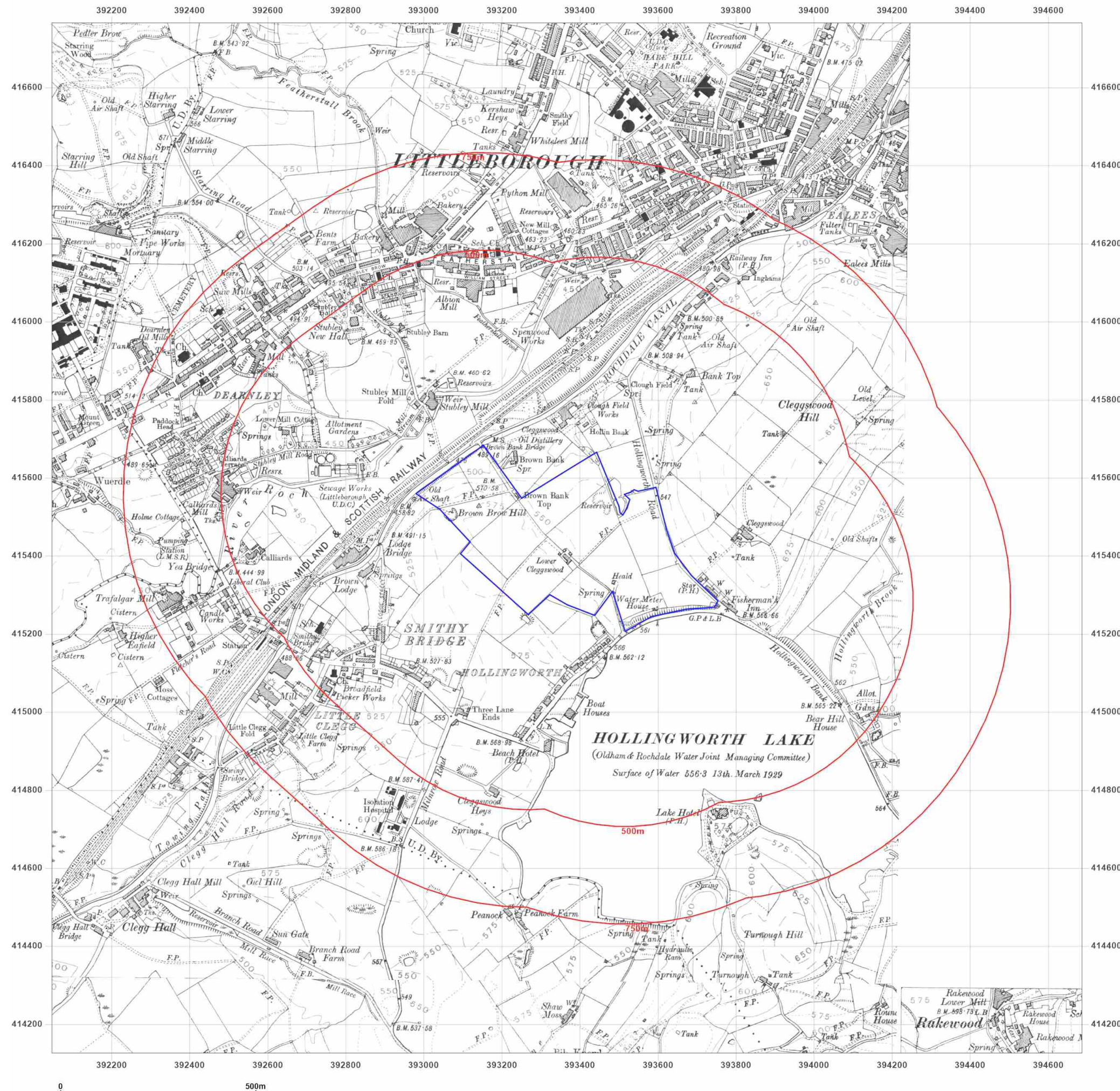


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Client Ref: EPL014140
Report Ref: GS-9027683
Grid Ref: 393366, 415445

Map Name: County Series

Map date: 1938

Scale: 1:10,560

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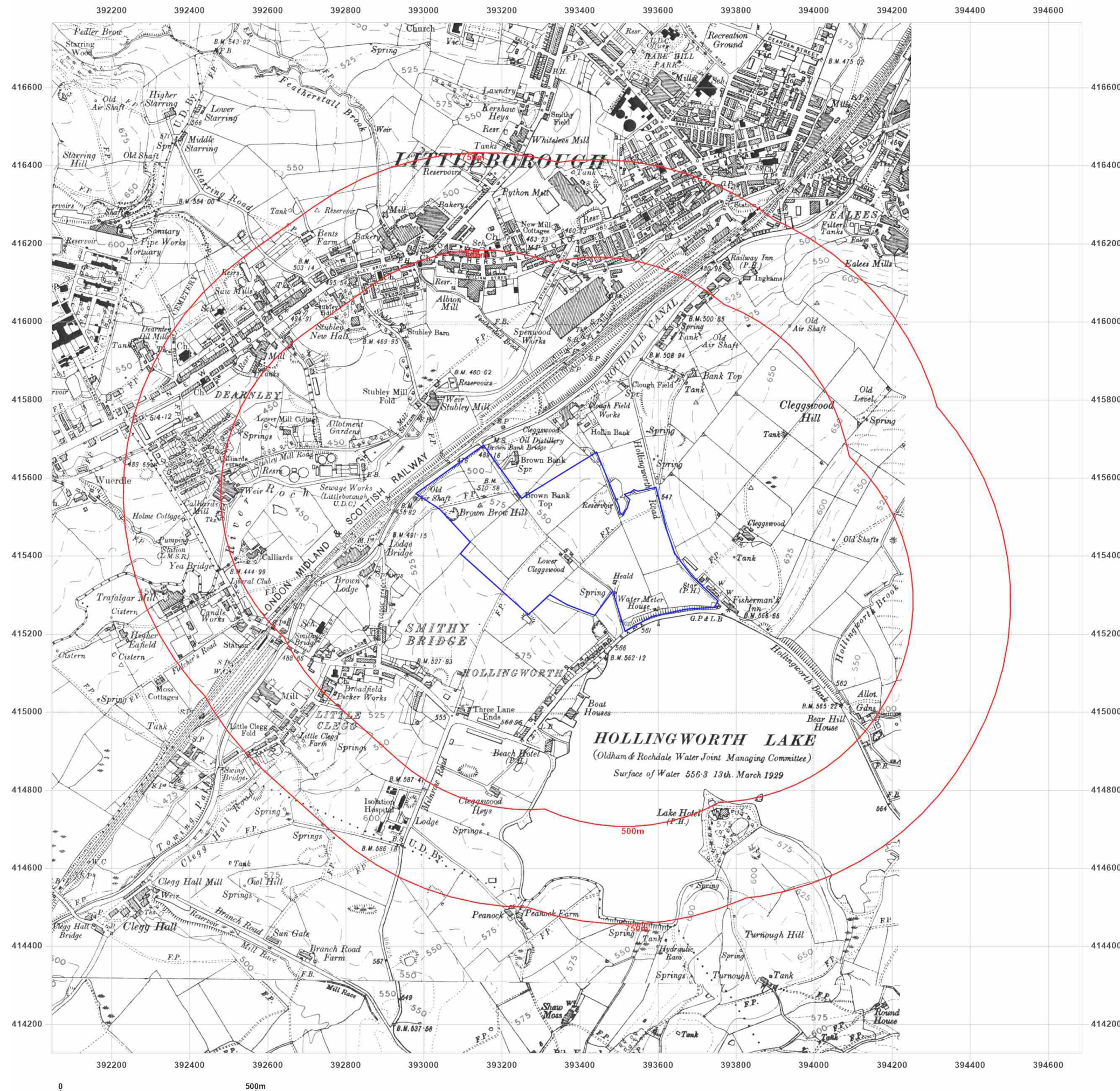


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Site Details:

HOLLINGWORTH ROAD,
LITTLEBOROUGH, OL15 0AZ

Client Ref: EPL014140
Report Ref: GS-9027683
Grid Ref: 393366, 415445

Map Name: Provisional

Map date: 1949-1954

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1954
Edition N/A
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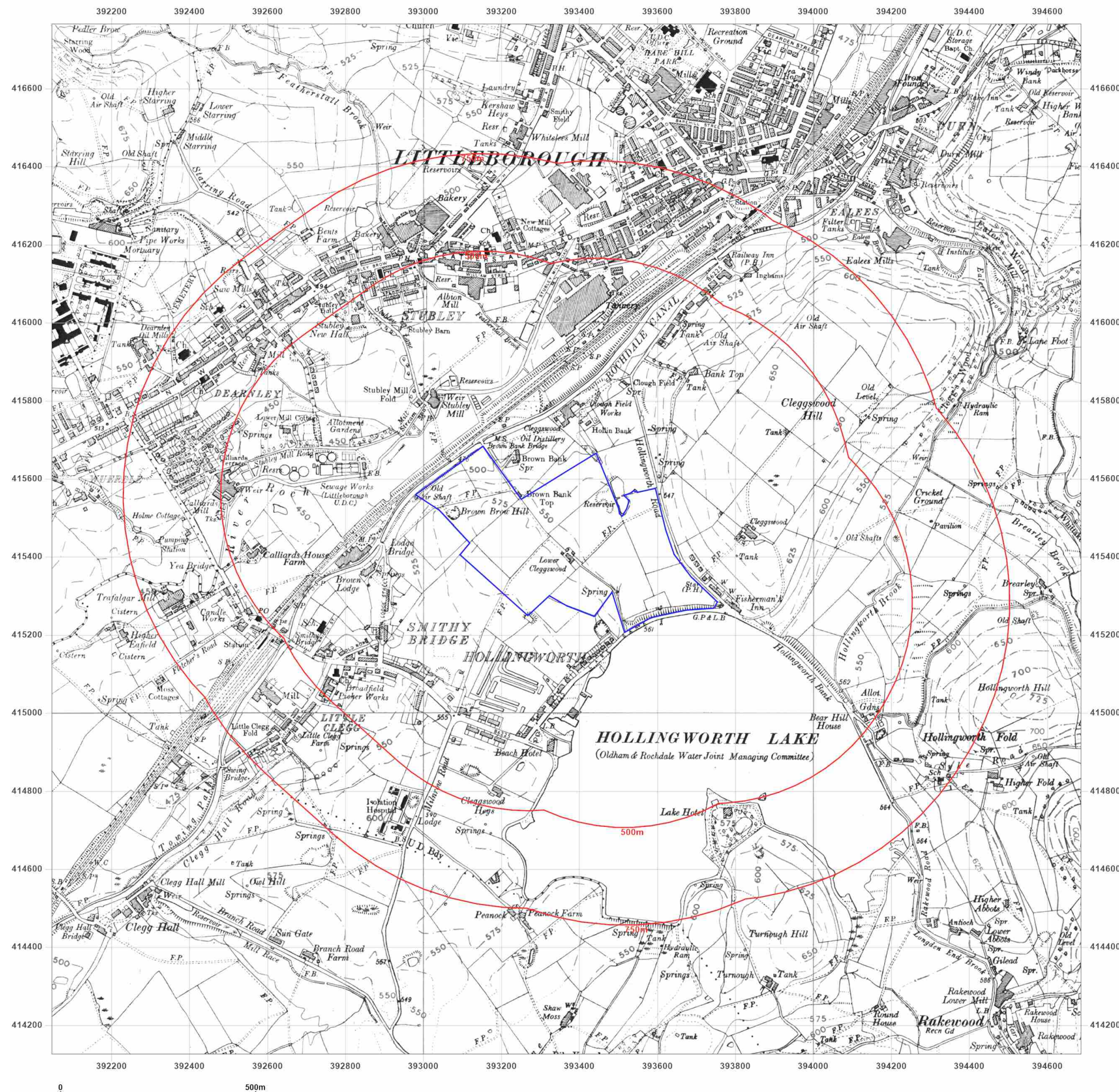


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Site Details:

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Client Ref: EPL014140
Report Ref: GS-9027683
Grid Ref: 393366, 415445

Map Name: Provisional

Map date: 1967-1968

Scale: 1:10,560

Printed at: 1:10,560



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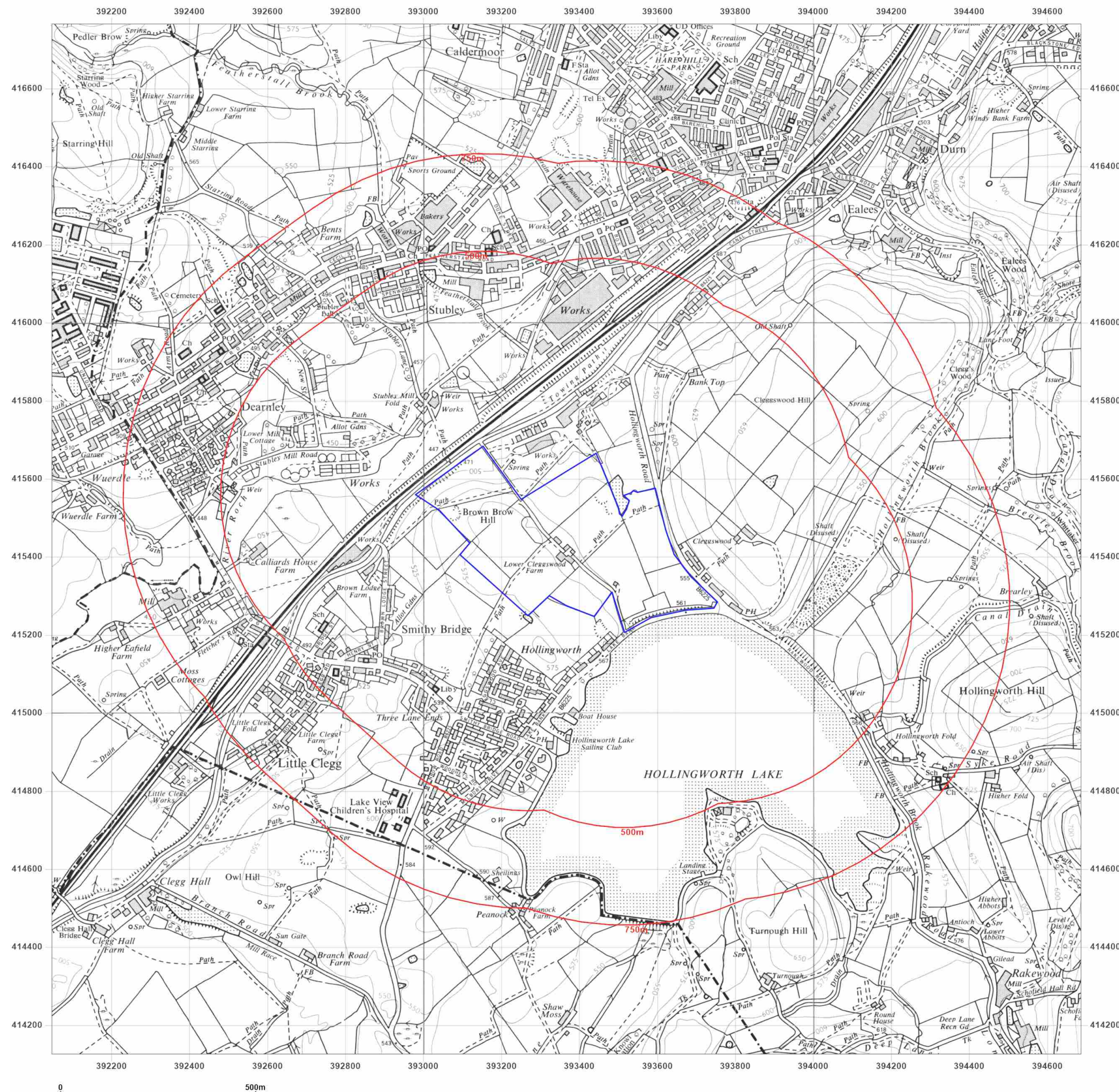


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Site Details:

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Report Ref: GS-9027683
Grid Ref: 393366, 415445

Map Name: National Grid

Map date: 1976

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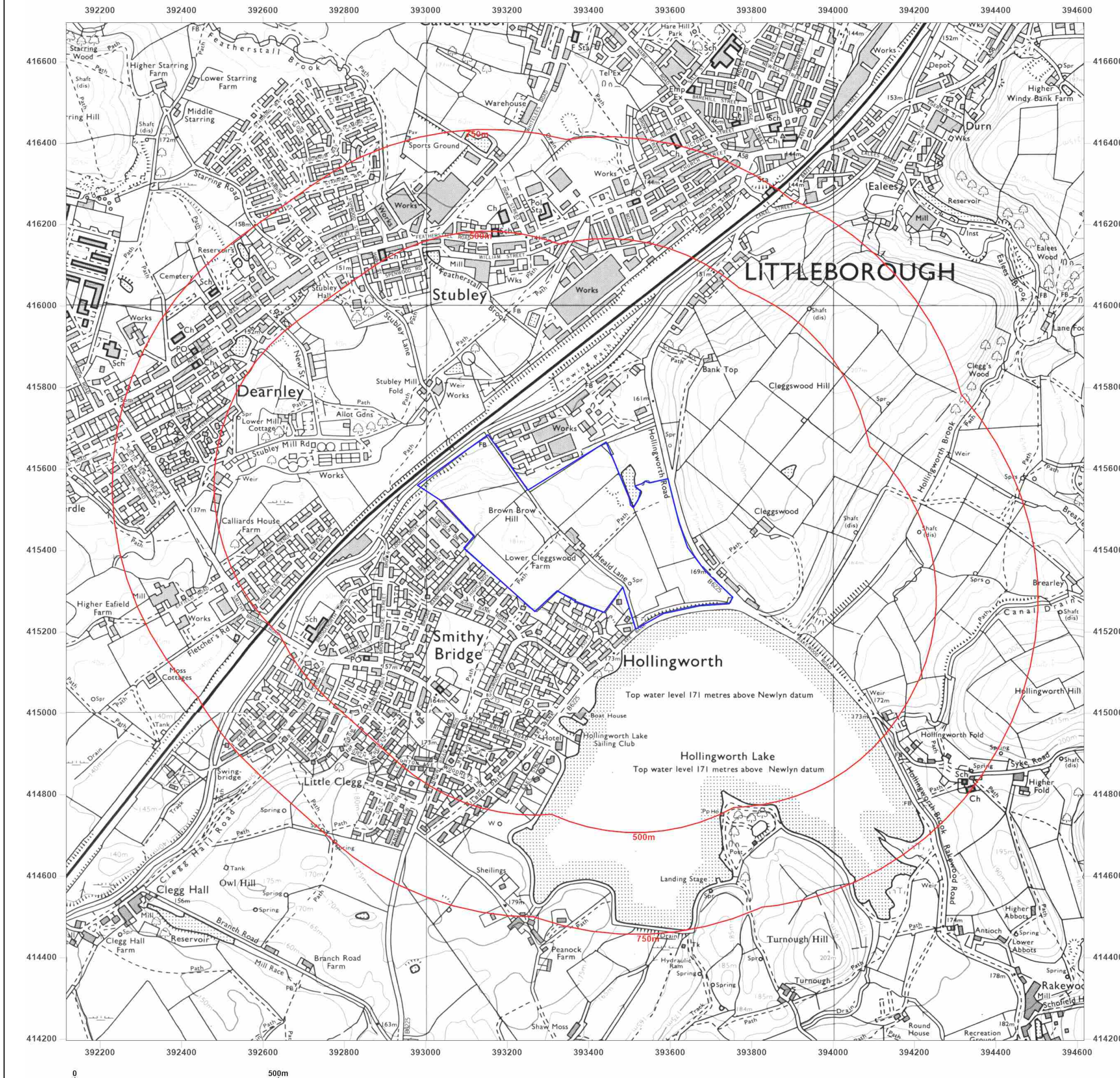


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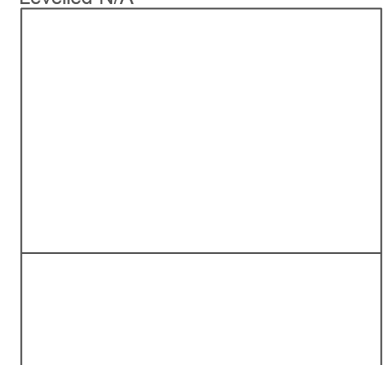
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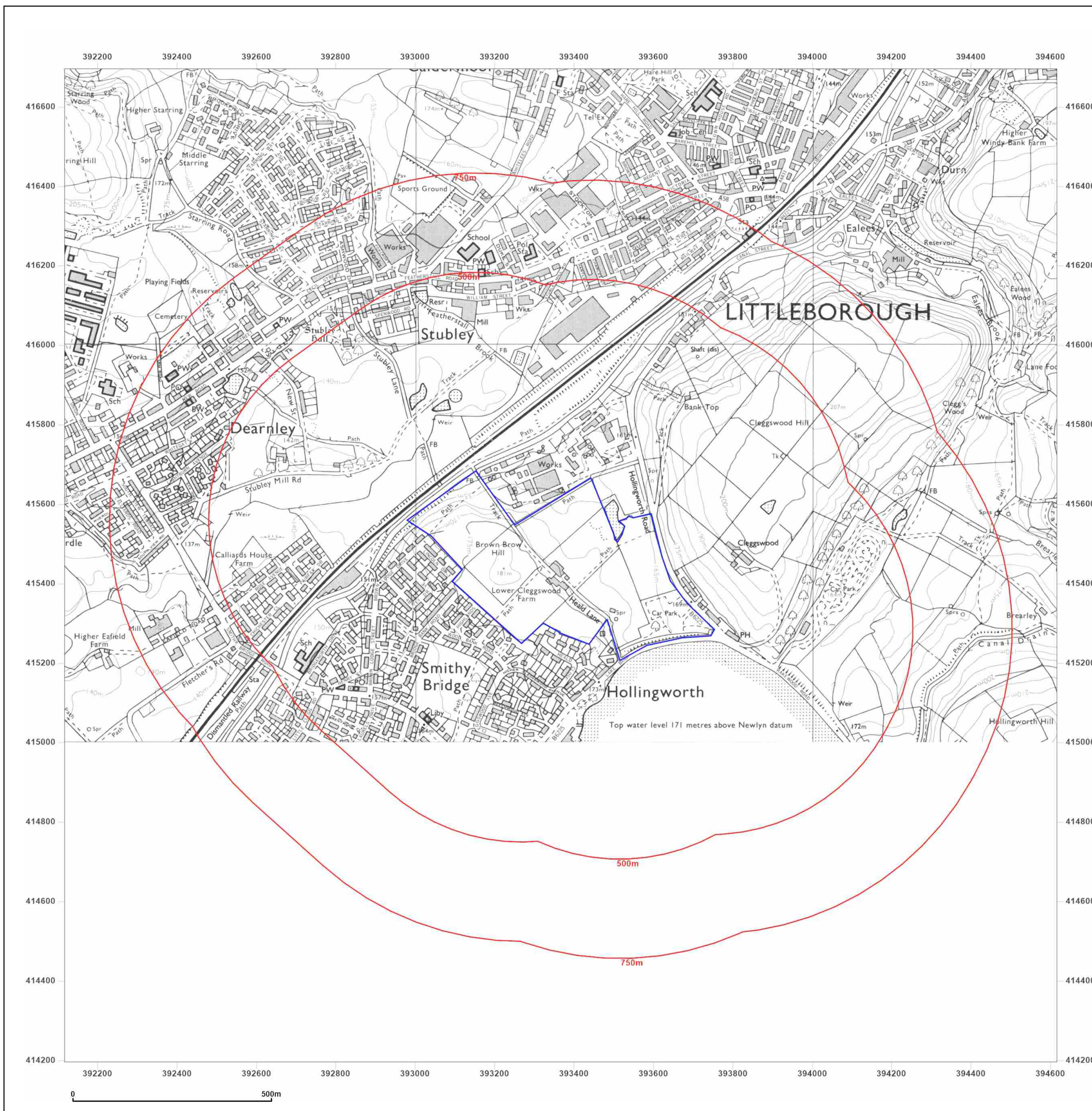


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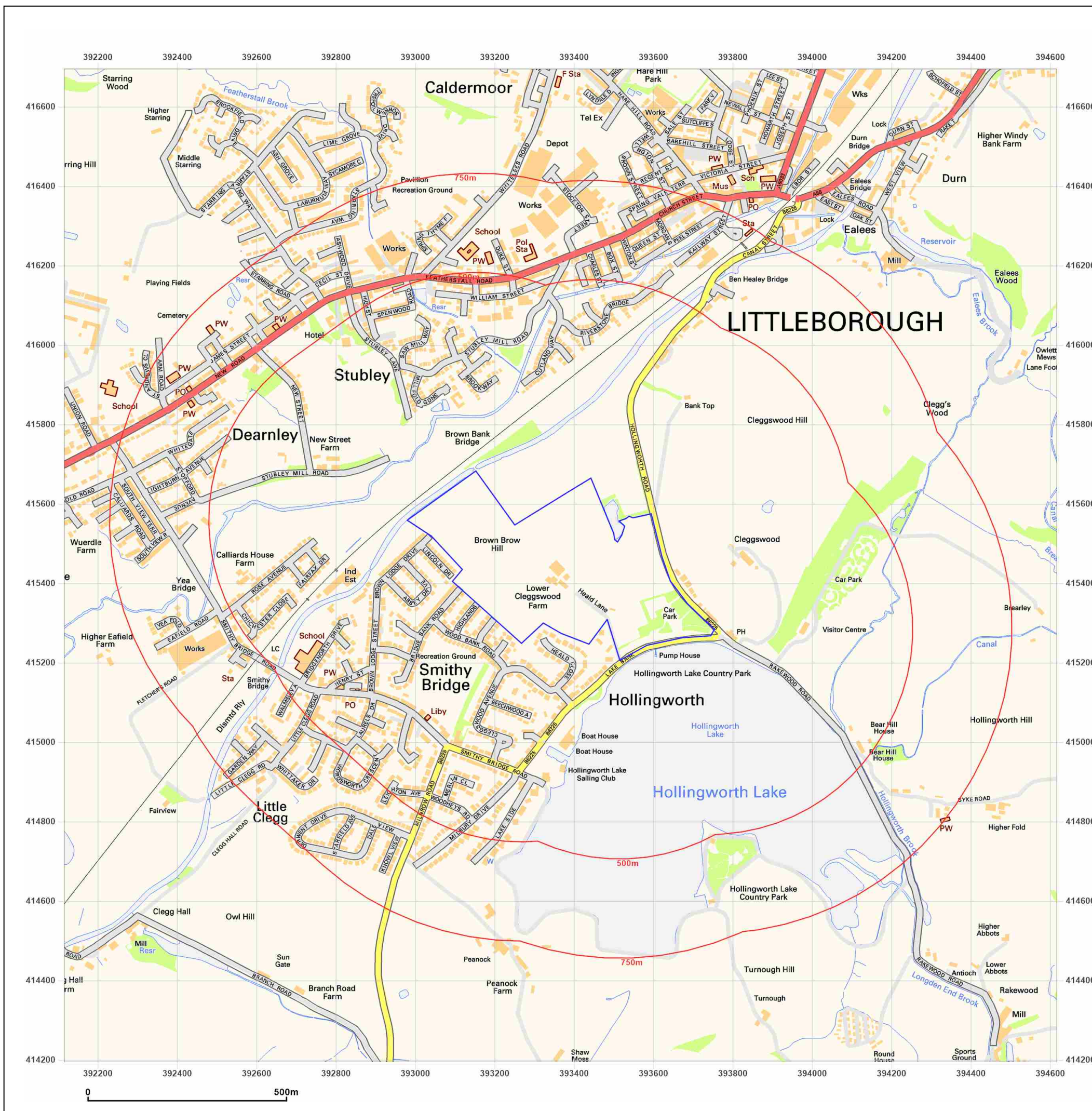


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Report Ref: GS-9027683
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2022

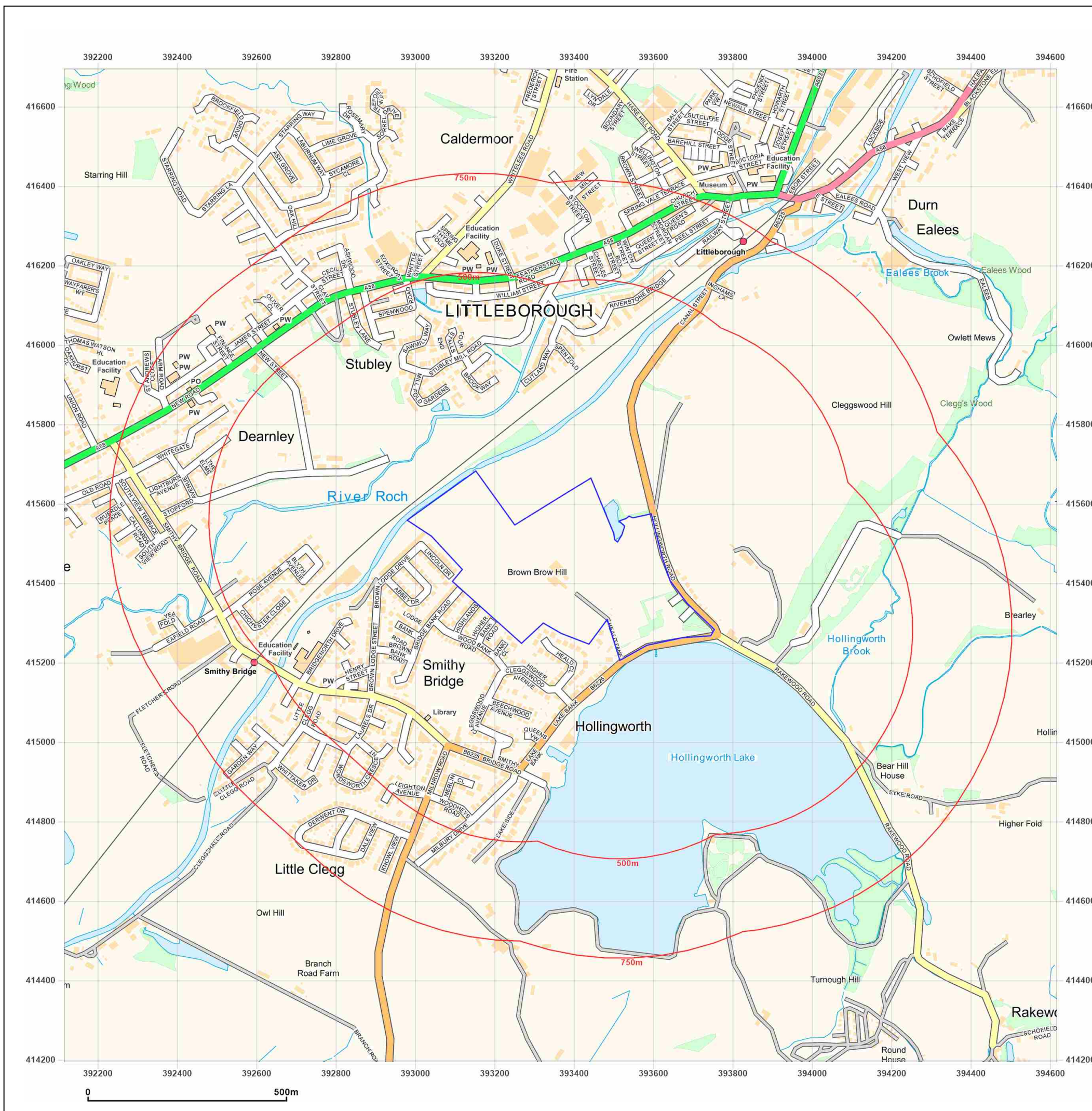


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APPENDIX B – Building Condition Report



ANSTEYHORNE

Building Condition Report - Farm houses and stone barn Revision 2

Lower Cleggswood Farm Heald Lane,
Littleborough, OL15 0AE

Bloor Homes Limited

29/04/2025
Ref: BSC03231

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APPENDICES

Appendix A – Site Photographs

REPORT INFORMATION

Client Name:	Bloor Homes North West		
Client Address:	1 Campion Park, London Road, Holmes Chapel, Cheshire, CW4 8AX		
Subject Property:	Lower Cleggswood Farm, Heald Lane, Littleborough		
Prepared by:	David Kirk BSc (Hons) MRICS C.Build E MCABE AIFireE	Position:	Senior Associate Director
DD:	0161 552 2767		
Email:	Davidkirk@ansteyhorne.co.uk		
Peer review undertaken and authorised by:	Sam Holmes BSc (Hons) MRICS C.Build E MCABE	Position:	Associate Director
DD:	0161 552 7699		
Email:	samholmes@ansteyhorne.co.uk		

VERSION CONTROL

Date	Name	Purpose	Issue	Version
22/04/2025	David Kirk	Internal review	Draft	Version 0
25/04/2025	David Kirk	Client Issue	Final	Version 1
29/04/2025	David Kirk	Client Issue – Minor updates following clarifications from the client	Final	Version 2

BSC03231
Heald Lane, Littleborough
Version 02
29/04/2025

IDENTIFICATION PHOTOGRAPH



Lower Cleggswood Farm (houses and stone barn), Littleborough

1. EXECUTIVE SUMMARY

1.1 OVERVIEW

- 1.1.1 The barn was found to be in very poor condition, and it is our recommendation that access to the barn be limited to absolutely essential access only. This is because the first floor and roof structures within the barn are in very poor condition and in our view there is a potential for collapse.
- 1.1.2 This report provides commentary on the condition of the row of terraced properties on the site, comprising House 01, House 02, and the Barn. Houses 01 and 02 were constructed circa the late 18th to early 19th centuries, with the Barn added later.
- 1.1.3 The Barn is a stone-built structure believed to have been constructed in the late 18th or early 19th century as an extension to the two adjoining farmhouses. It is typical of vernacular agricultural buildings of that period and comprises a ground floor and a first floor.
- 1.1.4 The roof is covered with asbestos cement sheeting and is in very poor condition, with missing, collapsed, or displaced sheets and substantial sections of ridge capping missing. Structurally, timber queen post trusses support the roof, one of which has failed, resulting in visible sagging of the roof and bowing of the front and rear walls.
- 1.1.5 Rainwater goods have been installed in a makeshift manner, with sections missing or failing. Full replacement of the roof and rainwater systems is recommended.
- 1.1.6 The Barn's solid stone walls are generally in fair condition but show significant bowing, particularly at the centre of the front and rear elevations. This appears to be related to the failed roof truss. Cracking is evident in the west gable, and the head of the wall shows signs of prior collapse, with a section of new masonry visible, likely indicating a previous repair. If the structure is to be retained, a structural engineer should assess the external walls to specify remedial works and prevent future collapse.
- 1.1.7 Door and window openings are irregular, with a mix of original and replacement lintels. Some steel lintels show signs of deflection and appear to have been installed in an ad hoc manner. A former archway in the rear elevation has been infilled with stonework; the top of this infill is now missing and appears to have previously fallen away.
- 1.1.8 The ground floor consists of uneven concrete and stone slabs, typical of agricultural-use barns.
- 1.1.9 The upper floor is timber-framed and in severe disrepair, with widespread rot, beetle damage, and missing floorboards. Structural failure is evident in some beams. Complete replacement of the upper floor is recommended. Whilst some timbers appear historic, substantial portions seem to be of modern origin.

- 1.1.10 Fenestration consists of single-glazed timber windows, with access provided via timber pedestrian doors. All are in poor condition, with wet rot present, particularly at the bases of the doors. Complete replacement is recommended to ensure the building is weatherproof.
- 1.1.11 The internal layout includes livestock pens and various blockwork partitions. The internal walls were found to be in fair condition, given the building's use. There are no ceilings, and decorative finishes are limited to isolated areas of paint and sections of the first-floor structure.
- 1.1.12 Based on our inspection, the barn has undergone various alterations, repairs, and partial reconstruction. Substantial parts of the external walls and internal structure are not original.
- 1.1.13 In summary, it is our view that substantial remedial works are required to bring the Barn's structure into good order. These include full roof replacement, replacement of the first-floor structure, and stabilisation of the external walls. Replacement of the windows and doors is recommended thereafter to ensure weatherproofing. These works would render the building suitable for its current agricultural/storage use. If conversion to a non-agricultural use is intended, further substantial intervention would be necessary.
- 1.1.14 Houses 01 and 02 are stone-built vernacular farmhouses, constructed in the late 18th or early 19th century. Both have been altered and extended since original construction, particularly House 02, which has three rear lean-to extensions and a loft conversion with a dormer window.
- 1.1.15 The main roofs of both houses are pitched, with a combination of stone and slate coverings. The various extensions have roofs finished in different types of concrete tiles. The dormer extension on House 02 is finished in bitumen felt. The roofs are in varying conditions; the stone-covered sections are in the poorest state and are at the end of their life — complete replacement is recommended. The slate covering to the front elevations appears to be more recent and is in fair condition, though some slates have slipped and should be refixed. The concrete-tiled extensions are in fair condition, but roof detailing is of poor quality and should be improved.
- 1.1.16 The felt roof covering to the dormer appears to be approaching the end of its life and should be replaced.
- 1.1.17 The construction detailing of the dormer extension is not considered robust. We recommend reconstruction, particularly at the ridge and junctions where dormer walls meet the roof pitch.
- 1.1.18 Rainwater goods to the houses appear to have been installed at various times and are generally in poor condition. Complete replacement is recommended. To House 02, a new opening appears to have been formed in the front elevation to accommodate an additional window.
- 1.1.19 The external walls of the houses are formed of uninsulated solid stonework and are generally in fair condition, though in need of repointing. Staining is visible on the front elevation where rainwater goods previously leaked. The current occupant reported that a leaking hopper caused the wall to become saturated, resulting in internal damage. Further investigation is recommended to ensure the wall is now dry and no permanent damage remains.

- 1.1.20 The walls of the extensions are constructed from modern concrete blockwork and appear to be in fair condition. It is unknown whether these walls are insulated.
- 1.1.21 No damp-proof courses were visible to either the original structures or the extensions.
- 1.1.22 Rendered finishes to the external walls of the extensions are in poor condition, with cracks and debonded render in several areas. Replacement is recommended.
- 1.1.23 Fenestration comprises a mix of modern uPVC windows and older timber-framed double-glazed units. None appear original. The timber windows are generally in poor condition, with wet rot visible in places. Replacement is recommended.
- 1.1.24 The houses appear to be well-founded, with no signs of structural issues related to the substructures.
- 1.1.25 Internally, House 01 has accommodation over three floors (basement, ground, and first floors), whilst House 02 has four floors (basement, ground, first, and a loft conversion).
- 1.1.26 The ground floors of both houses are formed of a combination of ground-bearing slabs (assumed to be stone or concrete) and suspended timber (above basements). Both appeared to be in fair condition.
- 1.1.27 The basement floors are formed of stone slabs. The basement of House 01 was found to be in poor condition, with flooding evident throughout. House 02's basement was dry. Both are disused and in a very poor state of repair.
- 1.1.28 Upper floors are suspended timber. In House 01, the upper floor slopes from a central point towards the front and rear walls; this is likely due to construction inaccuracy rather than structural movement. Isolated areas of unevenness were noted, and further investigation is recommended to rule out floor defects. The top floor of House 02 is generally level.
- 1.1.29 Internally, both houses are fitted out as domestic properties and were generally in fair condition. However, finishes, fixtures, and fittings are dated and require modernisation.
- 1.1.30 In House 02, water ingress was noted in the kitchen roof (within the rear extensions) and the roof below the main roof. This is likely due to the sub-standard roof detailing previously identified.
- 1.1.31 In summary, it is our view that substantial works to the roofs, windows, doors, and internal finishes are necessary to bring the buildings up to modern standards.
- 1.1.32 With regard to utilities, the electrical and gas supplies to all three buildings should be inspected by suitably qualified engineers. It is anticipated that a full rewire of the houses and barn will be recommended.
- 1.1.33 The water systems should be inspected for the presence of lead pipework and to identify and remove any dead legs resulting from previous alterations.

- 1.1.35 This report provides the following conclusions:
- 1.1.36 With regard to the Barn, in consideration of the findings detailed in the report above, it is our opinion that the barn is currently a hazardous structure and requires urgent intervention, either to demolish or stabilize the structure.
- 1.1.37 Restoring the barn to good condition as a barn would offer little benefit to the overall development. While it may be possible to convert the barn into residential accommodation, the work required to repair the structure and then convert it in accordance with current accommodation standards, energy performance requirements, building regulations, and market expectations would, in our view, exceed the value the converted barn would add to the development as a feature.
- 1.1.38 Consequently, it is our view that the most viable option at this stage would be for the barn to be demolished.
- 1.1.39 With regard to the houses:
- 1.1.40 House 01 and House 02 were found to be suitable for habitation; however, a substantial scheme of works is required to bring the properties into good order.
- 1.1.41 In particular, further inspection and potential reconstruction of the various extensions and alterations made to the properties, seemingly on a makeshift basis, in addition to a wholesale replacement of the stone and felt roof coverings.
- 1.1.42 It is our view that, while habitable, the works required to upgrade the houses to meet modern accommodation standards, energy performance requirements, and market expectations would, be excessive in relation to the value added to the development.
- 1.1.43 Therefore, it is our view that there is no specific benefit to the development or surrounding area in retaining the houses.

1.2 FURTHER INVESTIGATIONS AND ENQUIRIES

The following investigations are recommended should the structures be retained:

- A structural assessment of the barn by a Chartered Structural Engineer to evaluate the risk of collapse and advise on required works to stabilise the structure.
- An inspection of cracking observed in the chimney of House 01.
- An inspection of the roof structures of Houses 01 and 02.
- An investigation into the source of water ingress in the basement of House 01.

- An investigation into the specific causes of water ingress within the houses to inform the design of roof repairs and replacements.
- An inspection of the electrical systems in the barn and houses by a suitably qualified electrical engineer.
- An inspection of the gas systems in the houses by a suitably qualified gas engineer.
- An inspection of the water distribution systems by a suitably qualified plumber.
- A CCTV drainage survey.
- An asbestos refurbishment and demolition survey.

2. GENERAL INFORMATION

2.1	Full Address of Property	Lower Cleggswood Farm, Heald Lane, Littleborough.
2.4	Location and Orientation	For the purposes of this Report, the front of the buildings is the elevation facing east.

For the purpose of this report:

- House 01 refers to the gable end house
- House 02 refer to the mid terrace
- Barn refers to the barn

2.5	Occupation	The properties and associated land are currently occupied by domestic residents who operate the land as a farm. We understand the Bloor Homes have purchased the land and are currently allowing the residents to occupy the property until such time as they have made arrangement to vacate.
2.6	Approx. Age	The properties in question are understood to have been constructed between the late 18th and mid-19th centuries. There have been various extensions and alterations to the houses which are understood to have been constructed during circa 1990.
2.7	Date of Survey	The Premises were inspected on Tuesday 1 st April 2025.
2.8	Names of Surveyors	David Kirk BSc (Hons) MRICS C Build.E MCABE AIFire E a Senior Associate Director at Anstey Horne and Charlie Hodgetts an Apprentice Building Surveyor.
2.9	Weather Conditions	Clear skies, warm and dry.
2.10	Limits to Inspection	Our Terms and Conditions of Appointment and Standard Survey Limitations apply and are appended for reference. In addition to these, the reader should be aware of the following specific limitations to our inspection: • The tenant's furniture, belongings, fixtures, and fittings obscured elements of the building fabric. • Access to the rear bedroom of House 01 was not possible due to tenant belongings obstructing the hallway. • The roofs were inspected by means of a drone survey. • Access to the upper floor of the barn was restricted to the top of the staircase only, as

structural defects rendered further access unsafe.

- A CCTV drainage survey was not undertaken; as such, no commentary is provided on the condition of below-ground drainage.
- Electrical, gas, and plumbing installations were inspected on a visual-only basis, in our capacity as Chartered Building Surveyors.
- The buildings' structures were inspected in our capacity as Chartered Building Surveyors; no structural engineer was engaged as part of this inspection.
- Our inspection was limited to the three properties noted above. Several other structures present on the site were not inspected.

2.11	Tenure	We understand Bloor Homes own the entire site on a freehold basis.
2.15	Contracts, Guarantees and Warranties	Given the age of construction there are unlikely to be any existing contracts or warranties available.
2.17	Town & Country Planning	We have searched the Rochdale Council Planning Portal for records relating to the properties; however, no records were found. Whilst the buildings inspected are not listed, they are identified as 'non-designated heritage assets' in the Land North of Smithy Bridge Historic Environmental Assessment (2020).
2.18	Building Control	A search of the local authority website has not revealed any recent building control applications. It is not known whether building control approval was sought when the houses were extended and altered. There is a risk that the extensions were carried out without the necessary approvals. If it is intended to retain the buildings, the former owners should be consulted to confirm whether building control approval was obtained for the alterations.

2.19	Means of Escape and Fire Safety	House 01 and House 02 are both single family residential properties. We have not been provided with details of fire escape strategies for the properties; however, based on their use, it is expected that escape would be via the front doors of each property. It did not appear that any escape windows have been installed on the upper floors. No dedicated or signed fire escapes were observed in the barn. It is expected that, in the event of a fire, escape would be via the existing pedestrian doors.
2.20	Minimum Energy Efficiency Standards (MEES)	From a review of the Government's 'Find an energy certificate' web page returned no results for the farm's postcode. It is not expected that the houses or barn would have an EPC as they have not been leased in recent years. Domestic properties must have an EPC before they are put on the market, however there is no minimum rating requirement. Since 1 April 2000 Landlords are not allowed to let a property that has an energy rating below E. Therefore if the properties are to be retained with the intention of leasing them it is likely that measures to improve the energy performance of the building's will be required. However, it is expected that the buildings would be subject to an EPC exemption on the basis that the cost of improvement works is likely to be excessive and the detrimental effect of the works on the building fabric.
2.21	Ground Conditions	We are pleased to report that there are no overt signs of differential settlement or movement to the floor slabs or external hard standings resulting from ground conditions.
2.24	Asbestos / Asbestos Based Products	We have not been provided with a copy of the Asbestos Survey Report or Register for the property.

The barn's roof is covered in what is assumed to be asbestos cement sheeting.

The building's understood to have been constructed circa 1800, therefore it is unlikely asbestos was used in their original construction, however there is potential asbestos was used during alterations and extensions to the properties since the time of their construction.

An asbestos refurbishment and demolition survey must be undertaken prior to any work to the properties.

2.28 Accessibility

No Access Audits have been provided, but from our observations the ground floor of the Property is largely accessible; there is, however, no lift.

3. SURVEY FINDINGS – BUILDING FABRIC, STRUCTURE & FINISHES

3.1 Barn

Item	Element	Description
1.	Property type	The Barn is a solid walled stone barn and workshop believed to have been constructed in the late 18th / early 19th Century as an extension to the two farm houses adjoined to the building. The Barn is of vernacular construction and is typical of a barn from this time period and in this area, the barn provides space over a ground floor and first floor area referred to as the mezzanine. Whilst referred to as a mezzanine the area spans the complete footprint of the barn at first floor level.

Item	Element	Description
2.	Approx. area	155m ² (GEA).
3.	Roofs (pitched)	The roof of the barn is formed of a pitched structure, finished with profiled asbestos (assumed) cement sheeting. The original roof covering at the time of construction is not known, although it was likely to have been stone, similar to that used on the adjacent houses. From our inspection, it was clear that none of the original roof covering remains and substantial parts of the roof structure have also been replaced with modern timbers. The profiled sheet roofing was found to be in very poor condition, with large openings in the roof sheets observed in various areas. Substantial portions of the roof sheeting were missing, had collapsed onto the mezzanine deck, or had slipped out of position leaving substantial openings. Sections of the ridge capping were missing, isolated sections of profiled metal sheeting had been fixed over the ridge in a make shift manner. There were significant gaps between these sections, effectively leaving the ridge line open to weather. In our view, the risk of further collapse and/or failure of the roof sheets is high, and caution should be exercised when accessing areas beneath the roof. A complete replacement of the roof covering is recommended. The roof is supported by timber queen post trusses, which were also found to be in poor condition. Further details regarding the superstructure are provided below.
4.	Roofs (flat)	There are no flat roofs associated with the barn.
5.	Rainwater Goods	Rainwater goods are only present to the rear elevation and have been installed in an ad hoc manner. A uPVC gutter is in place but is in poor condition, partially detached from the building, and bowed, making effective rainwater discharge unlikely. The gutters are fixed in a makeshift way, with timber sections attached to the façade supporting them. In one instance, a gutter is propped by timber braced on a window cill.

Item	Element	Description
		Some stone corbels remain to support the gutters, though most have been removed or replaced with metal brackets, which in turn support the timber battens to which the gutters are fixed. The overall installation appears improvised and not in line with any formal design or best practice. Approximately 3 metres of guttering is missing from the west end of the rear elevation. Where installed, gutters discharge into hoppers and downpipes, which connect to surface gullies at ground level. A full replacement of rainwater goods is recommended.
6.	External Walls	The walls of the barn comprise approximately 500mm thick solid stone, constructed in a vernacular style typical of buildings of this type, and form the primary structure of the building. There is a clear delineation between the barn and the adjoining houses, along with infilled windows at the wall between the houses and barn, which suggests that the barn was constructed as an extension to the houses at a later date. The walls are formed from stone of varying sizes, particularly towards the western end of the barn, which suggests that this section may have been extended, altered, or partially rebuilt since its original construction. As with the houses, quoins are present at the ends of each elevation. However, unlike the houses, the quoins on the barn are relatively uniform in size, rather than diminishing. Notably, within the rear elevation there are large stones likely former quoins built into the wall away from the corners. These appear to have been installed in an ad hoc manner, supporting the suggestion that the barn was constructed using salvaged materials from earlier buildings rather than following a formal architectural design. Structure The stonework itself appears to be in fair condition; however, there is concern over the structural stability of the walls.

Item	Element	Description
------	---------	-------------

The rear wall is leaning inwards into the barn footprint, whilst the front wall bows outwards. This movement is concentrated around the centre of the barn and appears to have resulted from the failure of one of the internal roof trusses, leading to a loss of lateral bracing to the walls.

A review of Google Earth imagery indicates that the bowing to the rear wall may have been present since at least the year 2000, as the distorted roofline is visible in aerial images. On that basis, we do not believe the walls are at imminent risk of collapse, given that they have remained in this condition for a significant period. However, as detailed in Section 8, the condition of the central roof truss is a matter of significant concern.

In our view, should it be intended to bring the barn back into use, a full structural assessment of the walls by a chartered structural engineer should be undertaken. We anticipate that this would likely recommend partial rebuilding and/or the installation of bracing to address the observed bowing.

Cracking – West Gable End

To the west gable elevation, there is a staggered vertical crack originating from an upper-level opening (likely a former hayloft/hay hole) and descending to a recessed pocket. This pocket is one of three recessed features which likely housed joists from a now-removed structure.

Whilst the majority of the crack follows mortar joints, in some locations it passes through the stonework, with cracked and fractured stones visible. From our ground-level visual inspection, the crack appears to be wider at the top and narrower at the bottom, suggesting a counter-clockwise rotational movement of the wall.

The crack is confined between two openings and does not extend to either the ground level or the roof, and is therefore unlikely to indicate movement of the foundations.

We suspect the cracking has resulted from movement associated with the removal of the adjoining structure or due to the overall bowing and movement of the front and rear elevations, as previously noted.

Item	Element	Description
		Gable End – Head At the gable end, a section of the wall head is exposed due to missing roof sheeting. The wall head is uneven, with missing stones, and appears to have been partially rebuilt on the internal face using modern concrete blockwork. Vegetation is present within the wall head, without intervention it is expected that this vegetation growth will lead to further displacement of the stone at the head of the wall. Should the barn be retained, the top of the gable wall will require reconstruction to reinstate the roofline and verge. Pointing In various locations, the mortar pointing stands proud of the stone surface, indicating that a mortar mix stronger than appropriate has been used. Should the barn be retained, we recommend that all existing pointing be removed and replaced with a sympathetic lime mortar mix in keeping with the original construction to prevent damage to the stone work. Structural Openings Openings are present in the front, rear, and side elevations, accommodating both doors and windows. Lintels vary across the building: some appear to be original stone, whilst others have been replaced with steel. To the rear elevation is a partially infilled stone arch, now fitted with a standard timber pedestrian door. We suspect that this arch originally mirrored the large door to the front elevation, allowing for through-access. Although the steel lintels currently appear to be functional, we recommend they be reviewed by a chartered structural engineer, particularly as visible bowing is evident, most notably at the rear elevation arch infill. The upper section of stonework within the arch infill is missing and appears to have partially collapsed. On this basis, we recommend that the infill be fully reconstructed to a design prepared by a chartered structural engineer.

Item	Element	Description
7.	Foundations and Substructure	The foundations are fully concealed below ground level. Based upon the age of the structure and common construction techniques at the time, we would expect the foundations to be formed of mass concrete, or more likely given the vernacular nature of the building, formed of stone. There is no indicative cracking or evidence we have seen of differential settlement, subsidence, or movement due to either overloading or a defect within the foundations. The building appears to be well-founded and free from structural movement associated with the foundations.
8.	Superstructure	The building's superstructure is predominately formed of the solid stone wall described in section 6.

Roof Structure

The roof structure is supported between the external walls by three queen post trusses. To the house end of the barn the trusses appear to be original. The gable end truss does appear to be a replacement as it is visibly newer and is formed of more substantial timbers.

The central truss has failed and is in a state of partial collapse. It was visibly distorted/partially snapped at the tie beam and entirely separated at the ridge. We suspect the failure of this truss is the reason for the bowing in the walls described in section 6 as the truss sits in the middle of the bowed areas.

The centre of the truss was found to be saturated with water and suffering from wet rot.

We noted the failed truss was missing a straining beam to the top of the queen posts. It is possible to design a queen post truss without a straining beam, however in this scenario we suspect the lack of a straining beam along with the wet rot has led to the failure of the truss.

Where protected by the roof covering, the purlins appeared to be in fair condition, however in locations where the roof coverings had failed there was extensive wet rot present to the purlins along with

Item	Element	Description
		at the junction of the purlins with the gable walls of the barn where they are socketed in the stonework. The house end truss appeared in satisfactory condition, however as noted above, due to the access limitations of the upper floor we were unable to inspect the truss from multiple angles. In order to restore the roof structure, the failed roof truss should be replaced with new, and all other structural elements of the roof inspected and repaired as required.
9.	Ground floor slab	The ground floor is formed of a combination of stone slabs, corbels and concrete slabs. Based on the type of construction, we expect that the slabs are all ground bearing and there is no evidence of suspended floors within the barn. The various ground floors slabs appeared in satisfactory condition as would be commensurate with a barn. The ground floor was generally uneven and included sections of concrete cast into feeding troughs and drainage gullies. Should it be considered that the barn be used for a purpose other than its current use, such as conversion to residential, we would expect that the existing floor slabs would need to be replaced so that a level slab could be installed to facilitate the conversions.
10.	Upper floors	The upper floor of the barn comprises primary timber beams supported by loadbearing masonry walls, timber columns, modern concrete blockwork, and timber props added for extra support. These beams carry secondary joists, which in turn support the floorboards. The structural timbers vary in age, with evidence of replacements throughout, indicated by differing finishes, tool marks, and timber condition. The floor is in poor condition and unsafe to access, with several areas of collapsed boards. Significant wet rot was observed in beams beneath roof openings. In some cases, beams are visibly deflecting under load. One beam had completely rotted at its socket in the stone wall, leaving it unsupported at one end.

Item	Element	Description
		Isolated beetle damage was noted, with some timbers found spongy when probed. It is unclear if the infestation is active, though the barn's conditions suggest it may be. Floor joists and boards show widespread water damage and wet rot. Access should be prohibited due to the risk of floor collapse. A full structural replacement is needed to make the upper floor usable, though some timbers may be salvageable subject to inspection by a structural engineer.
11.	Windows	The windows to the barn are a timber frame single glazed windows throughout. The windows are generally in a state of disrepair. Window frames are poorly fitted and suffering from wet rot in isolated areas. We note that there is currently no window in place to the loft opening at the gable end, such that the opening is not weather proof and is allowing water into the building. A complete replacement of the windows is recommended to make the building weathertight.
12.	Doors	The barn features four timber pedestrian doors. The doors are generally in poor condition with isolated areas of wet rot are present. Complete replacement of the doors is recommended.
13.	External decorations	External decorations are limited to paint coatings to windows and doors. The paint finishes are heavily weathered and in need of renewal.
14.	Boundaries and external areas	To the front of the barn is a concrete hard standing, to the rear are paved garden areas. The external areas are worn however in the main area suitable for their current purpose.
15.	Ceilings	There are no ceilings present within the barn.

Item	Element	Description
		All soffits are open with floor boards/roof sheets visible.
16.	Walls and partitions	There is a partition wall between the barn and workshop area formed of masonry blockwork. The partition appears in good condition. Within the barn area there are various brick and blockwork walls which divide up the space. In the main these wall were found to be in fair condition with respect to the use of the barn.
17.	Floors and coverings	Floor finishes within the barn are limited to the finished surface of the concrete and stone floor slabs to the ground floor and timber floor boards to the upper floor. The floor boards to the upper floor are in very poor condition and rotted through in various isolated areas. A complete replacement is required.
18.	Internal doors	There are no internal doors within the barn.
19.	Welfare and WC	There are no welfare facilities within the barn.
20.	Internal staircases and means of escape	Access to the upper floor is provided by a ladder/stair located adjacent to the partition wall to the workshop. The ladder appeared in fair condition, however would not be suitable for use as a general access stair due to its size.
21.	Internal Finishes	Internal finishes within the barn are limited to isolated areas of painted masonry within the livestock pens. Finishes are in poor condition, however are as would be expected for an active agricultural building.

3.2 House 01 and 02

Item	Element	Description
22.	Property type	House 1: The property is a stone-built, end-of-terrace cottage featuring diminishing large quoins to the corners and a catslide roof, with stone flag roofing to the rear and slate to the front. It also has brick-built chimneys.

Item	Element	Description
		Originally constructed in a semi-detached arrangement, the property was later extended to incorporate the barn, forming the current terraced layout. The building comprises three storeys: a basement, a ground floor with a WC, two reception rooms, and an open-plan kitchen/dining area. The first floor contains three bedrooms and a family bathroom. The property reflects the local vernacular and is typical of the architectural style of its period. A single-storey porch extension on the south elevation was added in the mid-20th century. House 2: The property shares the same vernacular construction as House 1 and was built at the same time, but has undergone more extensive extensions and alterations. It comprises four storeys: a basement, ground floor, first floor, and a recently added loft conversion. The rear has been extended with three lean-to additions. At the front, there is a protruding entrance hall and small office, constructed in the same style as the main house and likely original. The ground floor includes two reception rooms, with the rear room open to the kitchen, which occupies the rear extensions. A small basement is beneath the front reception room. The first floor contains two bedrooms and a family bathroom, whilst the loft conversion provides two additional bedrooms within a dormer extension, along with a small storeroom.
23.	Roofs (pitched)	House 1: Main roof: The property has a traditional catslide roof, featuring stone flagging to the rear slope and natural slate to the front suggesting a partial replacement. Mortar detailing is evident along the verge and to both brick chimney stacks. Isolated sections of lead flashing are present on each chimney stack which appear to have been installed as repairs. The materials chosen all have long life expectancies, however the quality of workmanship exhibited, such as the mortar detailing, appears to have been installed to a substandard level.

Item	Element	Description
		Water ingress was reported by the resident to the rear bedroom, we suspect the water ingress is likely the result of the dilapidated state of the roof covering along with failed mortar detailing around the rear chimney, where previous patch repairs have been undertaken. Given the extensive disrepair to the stone roof tiles combined with evidence of water ingress, previous patch repairs and the standard of workmanship, it is our opinion that the roof covering to the rear roof has reached the end of its serviceable life. We consider the roof to be beyond economic repair and recommend a full replacement. Cracking was observed to the chimney walls with vegetation growth present. Further investigation is required to identify the cause. N.B – the loft space could not be accessed at the time of inspection; further investigation may be required to confirm the extent of water ingress and what impact this may have caused to the roofs structure. Lean-to roof: The lean-to extension, constructed in the mid-20th century, has a natural slate roof covering, with lead flashing bonded to the external face of the south elevation of the main house. The roof covering appears to be in fair condition, with no evidence of internal water ingress noted at the time of inspection. However, the flashing is beginning to detach from the main wall. The flashing should be redressed in to the stonework to ensure it is weather proof. In addition, the soffit and fascia boards show signs of rot and are considered beyond repair, requiring replacement. House 2: Main Roof: The main roof the house is formed of a traditional pitched roof arrangement with slate covering to the front and stone slabs to the rear matching that of house 1. Notably house 2 includes a dormer extension to the roof at the rear. The dormer appears to be formed of a timber frame and is clad in shiplap effect uPVC panels. To the perimeter of the dormer the stone roof tiles have been replaced with slate likely as part of the extension. We understand that the dormer was built by the current residents of the property and therefore is unlikely to have been built in accordance with any specific architectural design or standards.

Item	Element	Description
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The condition of the stone sections of the roof are in keeping with that of house 1 and have reached end of life. There are multiple slipped and cracked stones such that full replacement would be recommended along with the replacement of the roof to stone roof coverings to house 1.

Similarly to house 1 the front side of the roof is covered in slate, which appears to be of more modern installation. There are isolated slipped slates to the roof, however in the main it appears in fair condition. Isolated repairs are required to replace slipped slates.

Water staining is present in the top floor storeroom. No obvious defects were observed to the roof above, suggesting the likely source of ingress is the ridge junction between the slate roof and the dormer. Water appears to be tracking within the roof and manifesting at a purlin in the storeroom. Damp staining was also noted in built-in cupboards within the dormer, located near the ridge, indicating a related issue.

The ridge detail at the dormer junction appears to be makeshift in construction. It is recommended that this detail be reformed to prevent further ingress.

At the base of the dormer door, roof detailing appears to have been carried out using flash band-type lead replacement materials. This work does not appear professionally executed and is unlikely to be durable, making water ingress likely in the short to medium term.

We recommend reforming the junctions between the main roof and dormer during the main roof replacement, as advised elsewhere in this report.

Front Extension (entrance lobby):

The entrance area has a mono-pitch roof that joins the external wall of the house at first-floor level. It is constructed from pitched timber and finished with interlocking concrete tiles. The junction with the main house is detailed with a stainless steel flashing, installed over what appears to be a lower-quality flash band-type material. The stainless steel flashing terminates approximately 300mm short of the left side, exposing the poor-quality underlying detail.

Item	Element	Description
		The roof tiles appear in fair condition and are likely a recent replacement, as they do not match the main roof. It is unclear whether the roof is insulated. To meet current standards, we recommend reforming the junction with lead flashing, providing a minimum 150mm upstand above the roof. As the external walls are solid stone, a cavity tray is unlikely to be present. Lean to extensions: To the rear of House 1, there are three lean-to style extensions, each constructed at different times with varying methods and materials. All feature mono-pitch roofs that junction with the main house wall, except for the left-hand extension and the left end of the central extension, which join the barn. The right-hand and central extensions are roofed with natural slate, whilst the left-hand extension is finished with modern concrete tiles. The slates are generally in fair condition, though notable deformation in the central extension's roof covering suggests an underlying structural issue. The junctions between the extensions and the main walls are formed using a lead alternative. Water ingress is evident along these lines, indicating inadequate weatherproofing. It is understood that the extensions were constructed by the occupying family rather than professional builders, which is reflected in the utilitarian standard of detailing, below that expected of professional construction. The junction between the slate and concrete tile coverings has been coated with a liquid-applied plastic, likely in response to a previous leak. To bring these roofs up to an industry acceptable standard, we recommend stripping the coverings, assessing the underlying structures, carrying out necessary repairs, and re-covering in slate with properly detailed junctions to the walls.

Item	Element	Description
24.	Roofs (flat)	House 1: There are no flat roofs present House 2: The dormer extension has a flat roof, likely formed of timber joists, although the structure is concealed within the building fabric and this assumption is based on typical construction methods. The roof is covered with a felt membrane. It is unclear whether insulation is present. Despite the issues noted in Section 2 regarding the ridge, the flat roof does not currently show signs of leakage. However, the felt covering appears poorly installed, with visible rucking and sagging between joists, suggesting it was not professionally fitted. Given its condition, the covering is likely nearing the end of its service life, and full replacement should be considered. Barn: There are no flat roofs to the barn.
25.	Rainwater Goods	House 1: The roof is drained via a basic gravity system. On the front elevation, a uPVC gutter is fixed directly to the stonework with brackets and discharges into a cast iron downpipe, also fixed to the wall. The downpipe terminates above ground, releasing water directly onto the surface without connecting to below-ground drainage. According to the resident, the guttering was replaced in recent years and appears free from visible defects, blockages, or vegetation. However, the cast iron downpipe is heavily corroded, and its current functionality was not tested. At the rear, the same gravity system is used, but with a uPVC downpipe, which runs to the south elevation and connects to a below-ground drain. The guttering here is in poor condition, obstructed by debris from broken roof tiles. It is also detached from its bracket on the right-hand side and appears twisted and misaligned.

Item	Element	Description
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The lean-to extension also uses a gravity system with a uPVC gutter, discharging via an outlet at the rear. However, this outlet is not connected to a downpipe, causing rainwater to saturate the building's façade.

We recommend all damaged or missing rainwater goods be repaired or replaced, and that their performance be monitored to ensure effective drainage.

Below-ground drainage was not inspected and we recommend a CCTV drainage survey to assess its condition.

House 2:

At the front elevation, House 2 shares the same uPVC gutter as House 1, and it is in comparable condition. The gutter falls into a cast iron downpipe located on House 2's front wall. This downpipe runs from roof level to just above ground, where it connects to a section of uPVC pipe leading to the below-ground drainage. The cast iron pipe shows isolated surface corrosion and should be treated prior to redecoration.

The entrance lobby has a uPVC gutter fixed at the roof base, discharging via a uPVC downpipe that terminates at ground level beside the structure.

At the rear, uPVC gutters drain into uPVC downpipes connected to below-ground drainage. The gutter appears in fair condition but is falling away from the wall on the left-hand side. The downpipe configuration is improvised—the vertical pipe terminates above the lean-to roof, then runs horizontally across the lean-to, ultimately discharging into a hopper serving the barn roof. This non-standard setup likely results in joint leaks. The system should be reviewed and rationalised to ensure effective drainage.

The lean-to extensions also use uPVC gutters and downpipes discharging into surface gullies. Notably, the gutter on the left-hand extension is partially covered by roofing membrane and is unlikely to be functioning as intended.

Item	Element	Description
26.	External Walls	House 01: The primary walls of the house are constructed from approximately 500mm thick solid stone, built in a vernacular style typical of the building's age and forming its main structural fabric. Our inspection found no evidence of a damp proof course, which is consistent with traditional construction of this type. However, no signs of damp were observed that would suggest issues arising from its absence. Despite general weathering expected for a building of this age, the stonework is largely in fair condition and free from significant defects, except for the items noted below. Ivy currently covers around one-third of the gable end wall. Removal is recommended and will likely necessitate mortar repairs. The gable-end lean-to extension appears to be single-skin masonry, likely blockwork, although this could not be confirmed due to external rendering and internal plastering. The render is in fair condition overall, except around an external tap, where it is cracked and loose. This area should be removed and re-rendered. There is no indication that any of the walls contain insulation. To meet current building regulations during refurbishment, significant work would be required to internally insulate the property. This would reduce floor space and necessitate adjustment of window and door reveals to accommodate thicker walls. Care must be taken to avoid interstitial condensation, and any insulation strategy should be supported by detailed design, including U-value and dew point calculations, to ensure compatibility with the building fabric. House 2: The primary walls of House 2 are of matching construction to those of House 1, having been built at the same time as part of a single structure. The walls are in fair condition for their age, though weathered. Staining on the front elevation, extending from the hopper to ground level, indicates a past gutter leak, which corresponds with internal water damage. We understand this prompted the gutter replacement noted in Section 4. The same considerations outlined for House 1 regarding wall construction and insulation apply to House 2. The rear extensions are built from modern concrete blockwork with external render. Based on the depth of the window reveals, they are

Item	Element	Description
		likely constructed using traditional cavity wall methods. Whilst structurally sound, the render is in poor condition and requires replacement.
27.	Foundations and Substructure	House 01 and 02 None of the foundations are visible, and there is no as-built design information to inform our report. Based on the age and construction of the property, we would expect the building to be supported by either mass concrete or stone foundations. There is no indicative cracking or evidence we have seen of differential settlement, subsidence, or movement due to either overloading or a defect within the foundations. The building appears to be well-founded and free from structural movement.
28.	Superstructure	House 01: The building is constructed of solid load-bearing masonry. The floor of the first reception room at ground floor level (above the basement), as well as the first-floor levels, are supported by suspended timber joists spanning between load-bearing masonry walls. Where visible, these joists are overlaid with timber floorboards. The first-floor joists show noticeable unevenness. Facing the south elevation, the middle bedroom slopes from left to right, whilst the bathroom and left-hand bedroom slope in the opposite direction. This pattern suggests a central load-bearing wall between the bathroom and middle bedroom, with joists spanning outward toward the external walls. Given the consistent slope, absence of wall cracking, and the general level of workmanship, this unevenness is likely due to original construction flaws rather than ongoing structural movement. The roof structures were not accessible, but are assumed to comprise traditional timber trusses, purlins, and rafters spanning between masonry walls. Externally, undulations in the rear catslide roof suggest structural issues—possibly with purlins or tile battens—given the alignment of the distortion. The front roof does not exhibit similar problems. House 02: The building is constructed of solid load-bearing masonry. The floor to the reception hall and staircase at ground floor level (above the basement), as well as the first floor, is supported by suspended timber

Item	Element	Description
		joists spanning between load-bearing masonry walls. Where visible, these joists are overlaid with timber floorboards. The remainder of the ground floor is constructed as a ground-bearing slab. The first-floor joists display isolated areas of unevenness, particularly in the two bedrooms. A heel drop test did not reveal unexpected deflection, suggesting the unevenness is likely due to original construction. However, given the localised nature, we recommend further investigation to rule out hidden defects within the floor structure. The roof structure was not visible during inspection, as it is enclosed within the loft conversion. Externally, the roofline appears largely regular, indicating no significant structural defects. However, some undulations were noted in the small section of stone roof below the dormer, likely due to uneven or deteriorated tile battens and purlins. We recommend a full inspection of the roof structure during any roof covering replacement works.
29.	Ground floor slab	House 01 & 02: The ground floor slab was not visible during our inspection due to the presence of floor coverings. However, given the building's age and construction type, we would expect the ground floor slab to be formed of either mass concrete, or stone slabs. It is not expected that the slab has any thermal insulation. Upgrading of the ground floor slab to include insulation would need to be done to the top surface of the slab which would cause significant disruption to the internal finishes and ceiling height such that it is likely unviable.
30.	Basement	House 01: A small basement is located beneath the front room, accessed via a timber stair beneath the main staircase. The basement is a single room with stone walls and what appears to be a concrete floor slab, though the floor was largely obscured by debris at the time of inspection, limiting visibility. Evidence of significant water ingress was observed, likely from groundwater. Although the basement was dry during inspection, a tide mark approximately 300mm above floor level and the presence

Item	Element	Description
		of a sump pump suggest periodic flooding. The sump pump, a domestic unit, did not appear to be operational at the time. An opening (approx. 400x400mm) at ground floor level on the front elevation connects the basement to the external environment. The purpose of this opening is unclear, and it may be a source of water ingress. Further investigation is required to confirm this. If the opening is identified as the ingress point, it should be sealed. Should ingress originate from below ground, tanking and installation of a permanent sump system would likely be necessary to bring the basement into usable condition. A steel beam supporting the floor above spans the basement. One end bears on loosely laid slate packers and stone atop the basement wall adjacent to the stair, whilst the other is embedded in the external wall. The beam shows surface corrosion across its length, we recommend it be assessed by a structural engineer and treated as necessary. Currently, the basement is disused and in poor condition, with fallen plaster and deteriorated surface finishes. House 02: A small basement is present to house 02 which is approximately half the size that to house 01. The space houses the building's electrical meter and has space for little else due to its small size. The basement of house 02 was found to be dry and not suffering from the same water ingress as that found in house 01. The basement is disused apart from the electric meter and therefore is in a poor decorative state. Barn: There are no basements associated with the barn.
31.	Windows	House 01: The windows comprise a mix of timber and uPVC casement types. All appear to be of modern construction and double-glazed. With the exception of the first-floor bathroom and front bedroom, which are uPVC, all other windows are timber-framed.

Item	Element	Description
		Aside from the recently installed uPVC units, the remaining windows and frames are in poor condition. The glazing to the first-floor middle bedroom is cracked, the bathroom window glazing has dislodged from its frame, and the WC window in the lean-to extension is also dislodged, leaving it vulnerable to water ingress. Isolated areas of wet rot were noted in several timber frames, both internally and externally. Window mechanisms were not tested, though the resident reported no issues aside from the jammed bathroom window. Many of the windows appear to have not been opened in a considerable time. There is currently an inconsistent mix of window materials and styles across the façade. As part of any future refurbishment, full window replacement should be considered to improve both the building's thermal performance and its overall appearance. House 02: On the front elevation, there are two large uPVC windows, one smaller uPVC window, and a timber-framed window. All windows appear to be in fair condition. The smaller uPVC window seems to have been added later, as it lacks the same stone detailing surrounding the other windows. A section of stonework above the window has been removed and replaced with a concrete lintel. On the rear elevation, the dormer extension windows are modern uPVC and appear free from defects. None of the windows are expected to be original to the building and are modern replacements. Timber-framed windows on the first and ground floors are in poor condition, with extensive wet rot present in the frames. These windows would require either timber replacement or full window replacement to meet an acceptable standard.
32.	Doors	House 01: The primary access is located on the lean-to extension via a standard-sized, single-leaf traditional timber door with partial glazing to the upper section. The door is in poor condition, showing visible signs of

Item	Element	Description
		wet rot and deterioration. Its operation is hindered, likely due to elevated moisture content causing the timber to swell within the frame. This door and frame will need to be replaced promptly to prevent further deterioration of the building fabric. Secondary access is available at the rear of the south elevation, through double-leaf glazed uPVC doors, connecting to the kitchen and flagged patio. The frame and glazing of these doors appear to be in good condition, though their operation was not tested during our inspection. House 02: The primary access is via the front vestibule, with secondary access at the rear leading into the kitchen. The front door is a modern uPVC door, whilst the rear door is a partially glazed timber door. Both doors appear to be in satisfactory condition, though the rear door is dated. Neither door is original to the property.
33.	External decorations	House 01 and 02: External decoration is limited to the timber window frames, doors, cast iron downpipes, and fascias. Generally, the external decoration is in poor condition and requires renewal throughout. Prior to redecoration, the external joinery will need treatment for wet rot, which is particularly evident on the fascias of the lean-to and the rear window frames.
34.	Boundaries and external areas	House 01 and 02: The house sits within the wider farm estate and is generally open to the rest of the farm at the front. To the rear is a garden area bounded by hedges and stone walls. Access to both houses is via stone pavers of varying tread depths. The steps are in poor condition, with broken edges to the slabs and open pointing at the joints. Vegetation growth is present at the edges of the slabs. Access to the rear doors is via the garden area and further stone steps. There is no level access to the property.

Item	Element	Description
		A timber gate sits between the lean-to and garden wood. The gate is suffering from wet rot at the base and should be replaced with a new one. To the rear of the houses is concrete paving, which is in fair condition. The rear grassed areas sit around the first-floor level and are terraced above ground level. The terraced area is supported by a dry stone retaining wall. Whilst no significant movement was observed, we recommend the dry stone wall be assessed by a structural engineer. To the rear of the houses are further structures, including a barn and sheds. Inspection of these structures is beyond the scope of this report.
35.	Ceilings	House 01 & 02: Where deterioration was visible, the ceilings were identified as being formed of traditional lath and plaster, finished with a smooth plaster skim. In some areas, the original surface has been overlaid with textured wallpaper and subsequently decorated. The condition of the ceilings varies throughout the property. In most rooms, they appear to be in fair condition, although localized areas show signs of more significant deterioration. In particular, the first-floor middle bedroom contains a cupboard housing the cold-water storage tank, above which the original lath and plaster ceiling remains exposed. Additionally, minor cracking was observed at the wall-ceiling junctions, particularly within the first-floor bedrooms and bathroom. These cracks are consistent with age-related shrinkage, minor thermal movement, and potential flexing of timber ceiling joists, all of which are common in older properties constructed with traditional materials. Within House 02, there is a hole in the ceiling of the second reception room. We understand this is the result of a leak in the bathroom that has since been resolved; however, the damage to the ceiling has not been repaired. Water damage is present at the opening between the second reception room and the kitchen, which is believed to be due to the poor detailing of the flashing to the roof of the kitchen extension. Localized repairs and redecoration are recommended, with improved ventilation around the water tank to prevent further deterioration.

Item	Element	Description
		Textured finishes are present on ceilings in both houses, and we have not tested for the presence of asbestos in these coatings and testing should be undertaken before any works to these surfaces.
		As noted there is lath and plaster within the property, therefore consideration should be given to the risk of the presence of horse hair plaster which is a potential source of anthrax and therefore hazardous to health.
36.	Walls and partitions	House 01 and House 02: Internally, walls and partitions are of solid masonry construction, with decorative finishes generally comprising paint or wallpaper over plastered surfaces, with a dado rail present in most rooms. Partial wall tiling is noted in both the kitchen and bathroom, with decorative wallpaper featured in various rooms. In House 01, the kitchen and middle reception room are in good condition; however, the remaining internal walls are generally in fair condition, with isolated areas of deterioration. Notably, in the first-floor bathroom, cracking is visible along the wall-ceiling junction around most of the perimeter, and a hairline crack is evident above the window aperture. In House 02, the internal walls throughout are in fair condition. In line with the previous section on ceiling defects, repair works are required to the wall-ceiling junctions on the first floor, as well as isolated plaster cracks to other walls. Many plastered surfaces are generally uneven, and a full re-skim would be beneficial to achieve a good standard of decorative finish.
37.	Floors and coverings	House 01 and House 02: Floor coverings consist of a combination of carpet, laminate, and ceramic tiled finishes. Overall, they are in good condition with the exception of carpets being moderately worn throughout, and some isolated areas of damage noted. If the houses are to be retained, it would be beneficial to replace all floor finishes throughout the property to bring them up to a modern standard.
38.	Internal doors	House 01 and House 02: Internal doors consist of modern timber panel doors. Overall, doors are in satisfactory condition.

Item	Element	Description
39.	Bathrooms and WCs	House 01: First-floor Family Bathroom (House 01): The family bathroom comprises a toilet, a vanity unit with under-sink storage, and a bathtub fitted with a wall-mounted electric shower. A tiled splashback is provided behind both the vanity unit and the bath. The operation of sanitary equipment was not tested during the inspection. The bathroom is not original and appears to be in fair condition; however, it features a basic decorative finish, with dated sanitaryware and ironmongery that would benefit from modernisation. Lean-to Extension WC (House 01): The WC comprises a toilet, wash hand basin, washing machine, and wall-mounted shelving. The operation of sanitary equipment was not tested during the inspection. The current resident reported that the toilet was not working, which is why the room has become disused. The room is in very poor condition, with widespread signs of damp and mould growth. Dampness is particularly evident on the rear and south-facing walls, extending from ground level to approximately 1 metre in height. The presence of a clear horizontal limit to the damp may be indicative of rising damp. However, as the external wall is rendered, it was not possible to inspect the presence or condition of a damp-proof course (DPC). A number of contributing factors may be influencing water ingress in this area: • The window frame has become dislodged from the wall, creating potential for water ingress at the junction. • An external tap is mounted on the rear wall, where cracking to the render surrounding the pipework is visible and may be allowing water to penetrate. • The gutter discharges water via an outlet directly above the rear wall; however, no downpipe is present. As a result, rainwater may be reaching the dislodged window frame and/or compromised render around the tap, contributing to saturation of the wall.

Item	Element	Description
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- It is also possible that during construction, the extension was built using different materials (e.g., part blockwork and part an alternative material), which may have varying thermal properties. This could result in a thermal bridge or cold spot, where condensation forms at the junction between materials.

Whilst multiple contributing factors have been identified, the exact source of moisture cannot be conclusively determined within the scope of a non-intrusive survey. Further intrusive investigations are required to confirm the source of the damp.

House 02

First-floor Family Bathroom (House 02):

The family bathroom comprises a toilet, a vanity unit with under-sink storage, and a bathtub fitted with a wall-mounted electric shower. A tiled splashback is provided behind both the vanity unit and the bath. The operation of sanitary equipment was not tested during the inspection. The bathroom is not original and appears to be in fair condition; however, it features a basic decorative finish, with dated sanitaryware and ironmongery that would benefit from modernisation.

40. Internal staircases
and means of
escape

House 01 :

House 1 has a staircase which is open to the lounge area and serves the upper floor, along with a staircase providing access to the basement.

Both stairs were in fair condition.

House 02:

House 2 has a staircase serving all upper floors located within a narrow hall way adjacent to the front door. The stair was found to be quiet steel and unlikely to meet current building regulations.

A second stair provides access to the basement, the stair is particularly steep and narrow and more akin to a ladder such that it could not be used for general access.

Both stairs appear to be in fair condition.

Item	Element	Description
41.	Internal decorations	House 01 and 02: Internally, the house features a combination of painted plaster, wallpaper, painted wood panelling, and ceramic tiles. The finishes throughout the properties are dated and would benefit from renewal. There are various aesthetic features, such as picture rails and dado rails, which add character to the properties. However, they are not believed to be original, as their presence is isolated to specific rooms and is not uniform throughout. As noted in Section 26, there is an area of damp damage to the internal side of the front external wall as a result of leaking rainwater goods. The leak allowed the solid stone wall to become saturated, which has led to internal plaster finishes and decorative finishes becoming damaged and in need of replacement. There is also slight bulging to the wall in this area, which is expected to be a result of the plaster swelling. The plaster in these areas should be removed, and the underlying wall should be inspected to ensure it has suitably dried following the leak. The kitchen in House 01 appears to have been recently refurbished and is in good condition.

4 SURVEY FINDINGS – MECHANICAL & ELECTRICAL INSTALLATIONS

4.1 Barn

Item	Element	Description
42.	Utilities	The barn benefits from an electrical supply and water supply.
43.	Electrical supply	The electrical supply is provided via a meter and distribution board located to the left hand side of the main entrance. The distribution board was heavily corroded.
44.	Electrical power distribution	From our inspection it appears that electrical supplies within the barn are limited to those providing lighting. We did not observe any sockets within the barn. The workshop area had small power distribution throughout to serve various workstations and equipment within the workshop. These installations were of an ad hoc nature and included a combination of surface mounted conduit and cables directly fitted to walls serving outlets and fused spurs. We have not been provided with any test or installation certification for the electrical system and based on our observations and understanding of the use of the site, it is expected that the electrical installations were installed by the former owners as part of their farm operations and are unlikely to have been subject to professional installation and testing.
45.	Lighting	The barn is lit by a mixture of light fittings including fluorescent lamps, LED panels, and various led lamps in light fittings positioned in an ad hoc nature around the lower floor. There did not appear to be any lighting to the upper floor.
46.	Gas Supply	There is no gas supply to the barn.
47.	Water	The water supply within the barn appears to be limited to a single tap feed from surface mounted copper pipe work which appears to be fed from the houses. Within the workshop areas there is a water supply which feeds a wall mounted electric water heater along with a tap. As with the barn the

Item	Element	Description
		water supply appears to originate from within the houses and is supplied by surface mounted copper pipework.
48.	Drainage	We were unable to identify any drainage within the barn or workshop.
49.	Heating and air conditioning	The barn and workshop are unheated.
50.	Mechanical ventilation	There was no mechanical ventilation present within the barn.
51.	Fire Detection System	There was no fire detection system within the barn.
52.	Sprinkler Installation	There is no sprinkler system provided to the barn.
53.	Vertical Transportation	There is no lift to the building.
54.	Fixtures and Fittings	The barn is currently in use by the resident. There are various pieces of farm and workshop equipment present throughout the barn and workshop areas.

4.2 House 01 and 02

Item	Element	Description
55.	Utilities	House 01 and 02: Mains water, domestic electrical supplies, gas and a connection to the local authority sewer are provided.
56.	Electrical supply	House 01 and 02: The main incoming electrical supply is brought into the building via the basement.
57.	Electrical power distribution	House 01 and 02: There is a Low Voltage(LV) switch board located adjacent to the incoming electrical supply in coming supply within the basement of both properties. Small power distribution around the house was not visible, and is expected to the via the floor voids and ceilings as is typically in a

Item	Element	Description
		domestic property. There are small power sockets and lighting throughout the property. No electrical test information was available during our inspection, as such we recommend the electrical installations are assessed by a suitable qualified electrician. No specific inspection of the properties electrical systems were undertaken during our visit, however the house is currently occupied and used for domestic purposes. No issues were reported by the resident. Given the age of the property, consideration should be given to a complete rewire should the property be refurbished.
58.	Lighting	House 01 and 02: Lighting throughout the property is provided by typical domestic pendant lighting with modern LED bulbs. The lighting was in fair condition.
59.	Gas Supply	House 01 and 02: The building is served by mains metered natural gas entering the building through the front elevation. The gas supply and meter are remote from the house and located across the drive way within a dedicated gas supply cabinet. Distribution pipework within the property was not visible during our inspection. Pipe work observed in the basement is likely associated with the gas supply, however it was unlabelled so we are unable to confirm. The gas supply to the property should be inspected and certified by a suitable qualified engineer if the property is to be retained to ensure its safety.
60.	Water	House 01 and 02: The incoming water supply enters the building to the front elevation via the basement. Pipework observed during our inspection was copper, however due to the age of the property there is potential that lead pipework is present in concealed areas, therefore, we recommend further investigation is undertaken to confirm if any lead pipe work is present.

Item	Element	Description
		Due to the various amendments to the properties, there is risk that dead legs are present within the water system, inspection of the pipework should be undertaken by a suitably qualified plumber to identify any dead legs and works undertaken to remove them in order to remove risk of legionella. Within house 01 the domestic hot water is provided by an immersion heater. House 02 features a domestic combination boiler providing both hot water and heating, which has been installed to the first floor landing, the flue exits the building via a penetration through the front elevation.
61.	Drainage	House 01: A cast iron soil vent pipe (SVP) is present to the gable elevation which serves the first floor bathroom. The connection from the SVP to the bathroom is via a spur formed of uPVC pipework. The ground floor WC/Utility is served by a separate uPVC vent pipe. Both SVPs connect to below ground drainage. House 02: Bathroom waste to house 02 is routed via a uPVC pipe from the first floor bathroom through the external wall where it then wraps around the rear elevation of house 01 where it connect to below ground drainage on the gable elevation of house 01. The routing for the bathroom waste pipe is atypical and rationalisation of the waste pipe should be considered if the houses are to be retained. Wastes from the kitchen connect to surface gullies at the rear of the house via uPVC pipe work. Notwithstanding the above, the drainage pipework appears in fair condition. Inspection of the below ground drainage was not undertaken and we recommend a CCTV drainage survey be commissioned to understand the condition of the below ground drainage to the site.

Item	Element	Description
62.	Heating and air conditioning	House 01 and 02: Heating through both properties is provided by domestic wet radiator system along with gas fires. There is no air conditioning present. The heating system was not tested during our inspection.
63.	Mechanical ventilation	House 01 and 02: There is no extract ventilation to the bathrooms or kitchens of either houses. There is a hood located above the kitchen hob, however we are unable to locate an associated outlet to the external walls. As such we suspect the hood is a filter and recirculation hood only.
64.	Fire Detection System	There is no fire detection system within the building
65.	Sprinkler Installation	There is no sprinkler system provided to the building.
66.	Vertical Transportation	There is no lift to the building.
67.	Resident's Fixtures and Fittings	There are domestic fixtures and fittings along with loose furniture present throughout the property as would be expected for an occupied residential property.

5 REMEDIAL RECOMMENDATIONS

Below is a summary of the repairs recommended to each property in order to bring them back in to good order:

5.1 Barn

Please note that the proposed works are those which would be required to make the building in good order and weather proof for its current use and does not include works which would be required if the barn were to be converted to another use, such as domestic or commercial office space. Works to convert the building would be subject to further design, and in addition to the basic works needed below.

Element	Description
Roof	Undertake structural assessment of the roof trusses with a view to replacement of damaged central truss and purlins affected by wet rot.
Roof	Replace roof covering with new.
Rainwater Goods	Replace rainwater goods throughout with new.
External Walls and Structure	Undertake structural assessment of the external walls to review stability and specify remedial structural repairs up works expected to include: • Reconstruction of gable head and cracked area beneath the hay window • Reconstruction of the arch infill to the rear elevation • Potential partial reconstruction of the primary walls to address bowing (subject to structural engineer review)
External Walls and Structure	Removal of cement mortar and repointing with lime based mix sympathetic to the stone type.
External Walls and Structure	Replacement of existing steel lintels
External Walls and Structure	Making good to redundant openings/structural pockets to the external and internal faces of the stone walls
Foundations and substructure	No works recommended
Superstructure	As noted in sections above

Ground Floor Slab	None required - subject to the intentions for the barn, it is likely a complete replacement for the floor slab is required to provide a consolidated and level surface.
Upper Floors	Complete replacement of upper floor primary and secondary structural components.
Windows	Complete replacement of existing windows.
Doors	Complete replacement of existing doors.
External decorations	No works expected due to replacement of windows, doors and rainwater goods etc.
Boundaries and external areas	No works expected, subject to client prerogative to improve the property.
Ceilings	No ceilings are present.
Walls and Partitions	Replacement/alterations to internal load bearing walls are expected to coordinate with the replacement of the upper floor structure.
Floor coverings	Complete replacement of floor coverings to the upper floor following replacement of the structure. None expected to ground floor.
Internal Doors	None present – no works required.
Welfare and WC	None present – no works required.
Internal staircases and means of escape	Install new stair to upper floor as part of the replacement of the upper floor structure. Consider addition of a second stair case for escape purposes.
Internal finishes	Decorate existing decorated surfaces throughout.
Electrical power distribution	Inspection of the system should be undertaken by a qualified electrician with a view to a complete rewire.
Lighting	Complete replacement recommended.
Water supply	No works required.

5.2 House 01

Element	Description
Roof - Catslip	Replacement of the stone roof covering to the rear roof with new (slate or stone subject to planning officer's considerations).
Roof – Lean-to	Replace existing detailing at the junction between the roof and external wall.
Roof – Lean-to	Replace timber soffits and fascia with new.
Roof – Structure	Repairs as required to the roof structure during works to replace the roof coverings. Expected to comprise replacement of tile battens and isolated purlins to address sagging.
Roof - Chimney	Undertake further investigation to cracking to chimney.
Rainwater Goods	Replace gutters to rear elevation and lean to roof. Replace down pipe to front elevation with new cast iron down pipe.
External Walls and Structure	Remove Ivy from the gable end and make good as required following removal.
External Walls and Structure	Repair damaged render to the lean to extension elevations.
External Walls and Structure	Repoint open areas of pointing and verge.
Foundations and substructure	No works required.
Superstructure	Replace corroded steel beam within the basement, including providing new secure stonework at the baring ends.
Ground Floor Slab	No works required.
Upper Floors	No works required.
Basement	Undertake further investigation to identify the source of water ingress. Close opening to the basement at ground level, and if needed undertake works to tank the basement and install a permanent sump pump.
Windows	Replace existing timber windows with new modern windows. Consider replacing all windows with new to be more aesthetically in keeping with the properties (replace uPVC with timber composite windows).

Doors	Replace front door with new in keeping with the buildings aesthetic. Consider replacing uPVC patio door with a timber composite to bring in keeping with the buildings aesthetic.
External decorations	Decorate external joinery and metal throughout.
Boundaries and external areas	Replace timber gate to side garden area with new
Boundaries and external areas	Undertake isolated replacement/making good works to stone paving where damaged/vegetation growth present.
Ceilings	Decorate throughout subject to client intention to elevate aesthetic appeal/modernise.
Walls and Partitions	Undertake further investigation to identify the source of damp within the lean to WC and undertake remedial works as required. Expected to include partial replacement of plaster internally and decoration, along with works needed to resolve the damp.
Floor coverings	Replace installations throughout subject to client intention to elevate aesthetic appeal/modernise.
Internal Doors	No works required.
Bathrooms and WC	Replace installations throughout subject to client intention to elevate aesthetic appeal/modernise.
Internal staircases and means of escape	No works recommended.
Internal finishes	Decorate throughout subject to client intention to elevate aesthetic appeal/modernise.
Electrical power distribution	Inspection of the system should be undertaken by a qualified electrician with a view to a complete rewire.
Lighting	No works required, subject to findings electrical power distribution inspection.
Gas supply	The gas supply and distribution to the property should be inspected and certified by a suitable qualified engineer if the property is to be retain to ensure its safety and remedial works undertaken as recommended.

Water	Undertake inspection of the water system to identify the presence of any lead pipework and dead legs.
Water	Undertake service of the existing boiler/water heater installations.
Drainage	Undertake CCTV drainage survey.

5.3 House 02

Element	Description
Roof – main	Replace stone roof coverings beneath dormer.
Roof – main	Replace detailing between the pitched roof and dormer walls with a typical industry standard detail using suitable materials.
Roof - main	Refix slipped slates to front elevation.
Roof – dormer	Undertake further intrusive investigations to identify the construction of the dormer extension to the rear.
Roof - dormer	Replace felt roof covering to the flat roof of the dormer and reform the detail at the junction with the ridge to an industry standard detail.
Roof – entrance lobby	Replace existing detailing at the junction between the roof and external wall.
Roof – Lean to	Replace roof coverings with new and reform junction details throughout.
Roof – Structure	Undertake repairs as required to the roof structure during works to replace the roof coverings. Expected to comprise replacement of tile battens and isolated purlins to address sagging.
Rainwater Goods	Replace gutters to rear elevation, lean to roofs and entrance lobby roofs. Replace down pipe to front elevation with new cast iron down pipe. Consider consolidation of downpipe runs to the rear to minimise turns and bends within the pipework.
External Walls and Structure	Remove plasterwork to internal surface at the location of the water ingress to the front elevation to allow inspection of the wall fabric to

ensure it is dried and undamaged by the previous saturation with water.

Upon completion replace plasterwork to match adjacent finishes.

Foundations and substructure	No works required.
Superstructure	No works required.
Ground Floor Slab	No works required.
Upper Floors	Remove floor coverings to the first floor bedrooms to allow further investigation of the unevenness within the floor surface and undertake remedial works required to either address any defects, or bring the floors level as per client prerogative.
Basement	No works required to basement structure – note that the room is in poor decorative condition and not current in use.
Windows	Replace existing timber windows with new modern windows. Consider replacing all windows new to be more aesthetically in keeping with the properties (replace uPVC with timber composite windows).
Doors	No works required. Consider replacing the front door with a door more aesthetically in keeping with the building.
External decorations	Replace render to lean to extensions. Decorate previously decorated external surfaces throughout.
Boundaries and external areas	Undertake structural assessment of retaining wall to garden.
Boundaries and external areas	Undertake isolated replacement/making good works to stone paving where damaged/vegetation growth present.
Ceilings	Undertake isolated repairs to water damaged sections of ceilings within the dining room, kitchen and top floor rooms.
Ceilings	Decorate throughout subject to client intention to elevate aesthetic appeal/modernise.
Walls and Partitions	No works required. Consider reskim as part of decoration works subject to client intention to elevate aesthetic appeal/modernise.

Floor coverings	Replace installations throughout subject to client intention to elevate aesthetic appeal/modernise.
Internal Doors	No works required.
Bathrooms and WC	Replace installations throughout subject to client intention to elevate aesthetic appeal/modernise.
Internal staircases and means of escape	No works recommended. House 2 stair was found to be steep such that it would not be expected to meet current building regulations, however works to bring the stair into accordance with regulation are likely unachievable due to the confines of the structure.
Internal finishes	Decorate throughout subject to client intention to elevate aesthetic appeal/modernise.
Electrical power distribution	Inspection of the system should be undertaken by a qualified electrician with a view to a complete rewire.
Lighting	No works required, subject to findings electrical power distribution inspection.
Gas supply	The gas supply and distribution to the property should be inspected and certified by a suitable qualified engineer if the property is to be retain to ensure its safety and remedial works undertaken as recommended.
Water	Undertake inspection of the water system to identify the presence of any lead pipework and dead legs.
Water	Undertake service of the existing boiler/water heater installations.
Drainage	Undertake CCTV drainage survey.

6 CONCLUSION

6.1 Barn

In consideration of the findings detailed in the report above, it is our opinion that the barn is currently a hazardous structure and requires urgent intervention, either to demolish or stabilize the structure.

Whilst it may be possible to convert the barn into residential accommodation, the work required to repair the structure and then convert it in accordance with current accommodation standards, energy performance requirements, building regulations, and market expectations would, in our view, exceed the value the converted barn would add to the development.

Consequently, it is our view that the most viable option at this stage would be for the barn to be demolished.

6.2 House 01 and 02

House 01 and House 02 were found to be suitable for habitation; however, a substantial scheme of works is required to bring the properties into good order.

In particular, further inspection and potential reconstruction of the various extensions and alterations made to the properties, seemingly on a makeshift basis, in addition to a wholesale replacement of the stone and felt roof coverings.

As noted within the report, The various alterations to the buildings have degraded the original building fabric and will required various interventions.

It is our view that, whilst habitable, works required to upgrade the houses to meet modern accommodation standards, energy performance requirements, and market expectations would, in our view, be excessive in relation to the value that could be expected to be added bac to the development. Therefore, it is our view that there is no specific benefit to the development or surrounding area in retaining the houses.



APPENDIX A

Site Photographs

Barn Roof

Partial collapse due to failed truss.

Roof covering in poor condition with substantial openings present.



1. Barn

Roof covering missing to gable end.

Missing stone from head of the wall with vegetation present.



2. Barn

Roof sheets dislodged/unfixed.



3. Barn

Large opening to roof at ridge

Section of rebuilt gable visible to left side beneath coverings.



4. Barn
Bowling/lean to walls/roof
visible from above.



5. Barn
Front elevation.



6. Barn –
Ladder to upper floor.



7. Barn – Ground floor

Substantial wet rot to the floor structure.



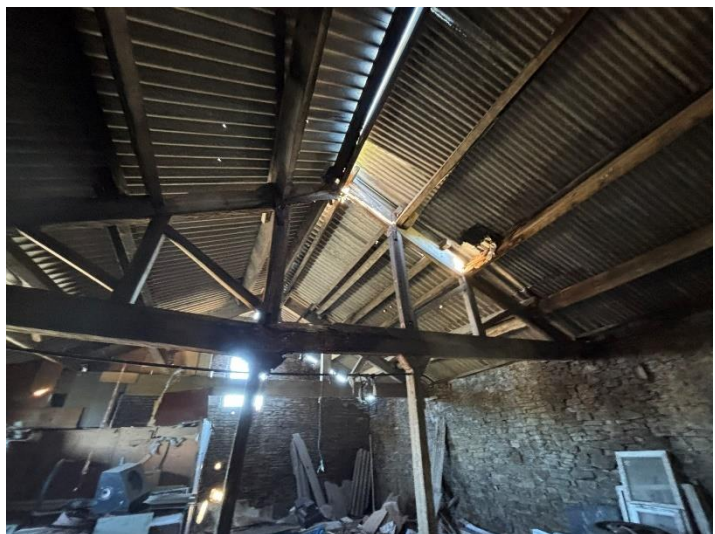
8. Barn – Ground floor

Modern internal load bearing wall.



9. Barn – First floor

Central roof truss visible distorted.



10. Barn – First floor

Central roof truss split and suffering wet rot at the ridge.



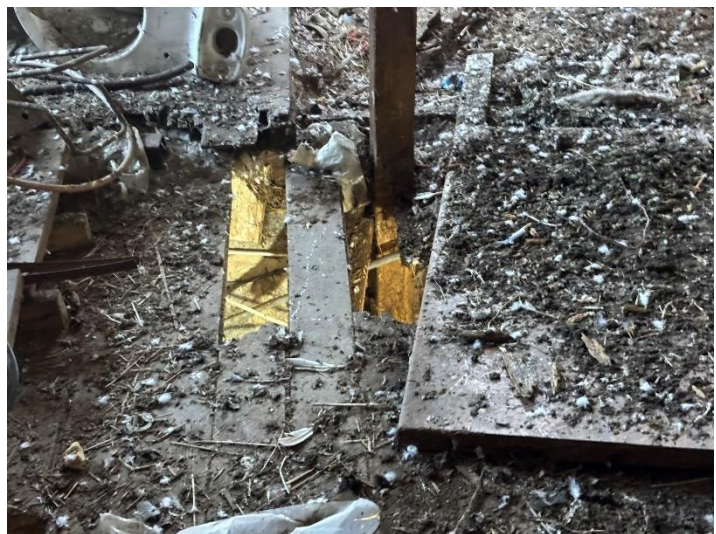
11. Barn – First floor

General view of upper floor.



12. Barn – First floor

Section of upper floorboards missing.



13. Barn – Ground floor

Evidence of wood boring beetle damage to upper floor structure.



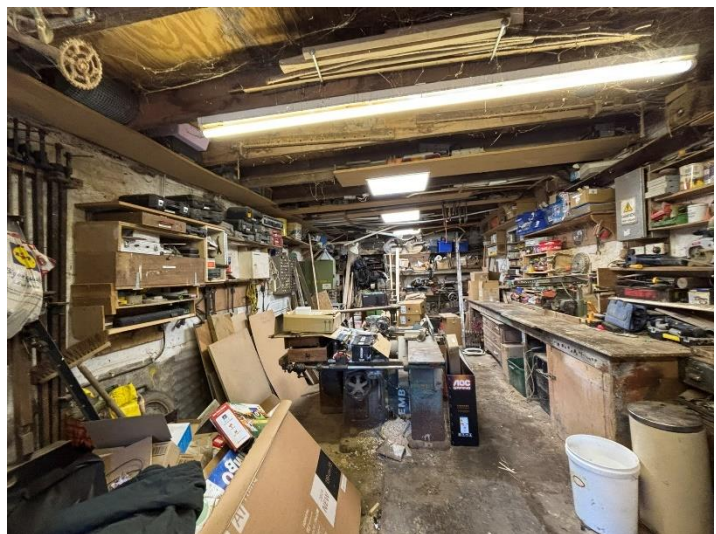
14. Barn – Ground floor

Upper floor structure primary beam rotted away at junction with external wall.



15. Barn – Ground floor

Overview of workshop area.



16. Barn – Front elevation

Evidence of previous replacement/repairs to stonework.



17. Barn - Gable elevation

Missing stone work to top left side.

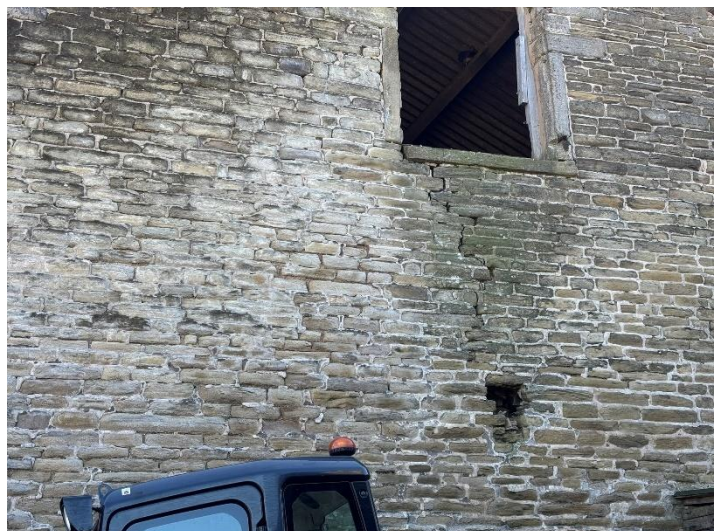
Hay window open with no weather proofing.

Pockets/recesses in wall visible to right side.



18. Barn – Gable elevation

Crack beneath hay window.



19. Barn – Front elevation

Main entrance door suffering from wet rot to base.



20. Barn – Rear elevation

Propping to gutter from window cill.



21. Barn – Rear elevation

Timber doors and windows in poor condition with wet rot present.

Steel lintel above deflecting downward in the centre.



22. Barn – Rear elevation

Missing infill to arch way.



23. Barn – Rear elevation

Bowing visible to wall



24. House 01 – Front elevation

Overview.



25. House 01 – Front elevation

Lean to extension to the left side.

Downpipe corroded.

Timber window frames facias in poor condition.

Front door in poor condition.



26. House 01 – Front elevation

Paving to entrance in poor condition.



27. House 01 – Side elevation

Rear view of lean to.

Cracked render visible above pipework.



28. House 01 – Side elevation

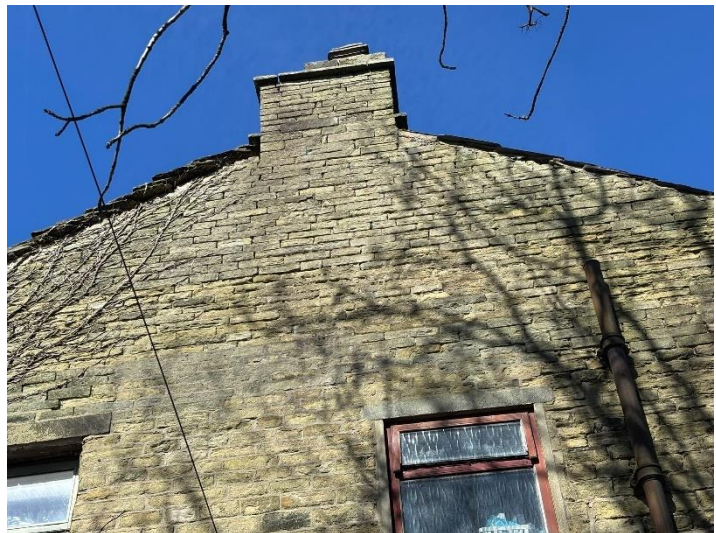
Overview.

Ivy growth visible.



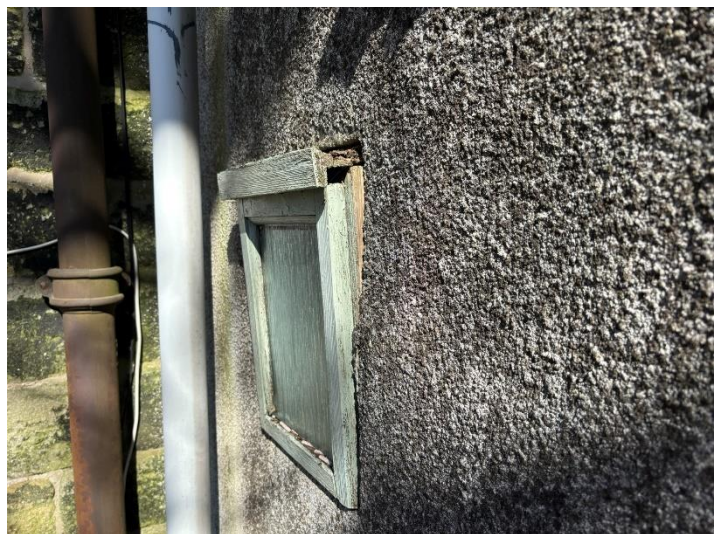
29. House 01 – Side elevation

Open pointing at high level.



30. House 01 – Side elevation

Lean-to window falling out.



31. House 01 – Side elevation

Wet rot to timber window in lean to.



32. House 01 – Side elevation

Timber window frames in poor condition.



33. House 01 – Side elevation

Patio door recently replaced with new uPVC.



34. House 01 – Rear elevation

Overview of rear elevation.



35. House 01 – Rear elevation

Multiple damaged, slipped/missing stones slabs missing to roof.

Undulations visible to roof covering suggesting underlying issue to roof structure.



36. House 01 – Rear elevation

Poor detailing to rear of chimney with evidence of prior repairs.

Cracking present to wall of the chimney.



37. House 01 – First Floor
Bedroom 01

Overview.



38. House 01 – First Floor
Bedroom 01

Cracking to plasterwork in
corners of walls.



39. House 01 – First Floor
Bedroom 01

Damage to ceiling above water
tank.

Lath and plaster construction
visible.



40. House 01 – First Floor
Bathroom

Overview.



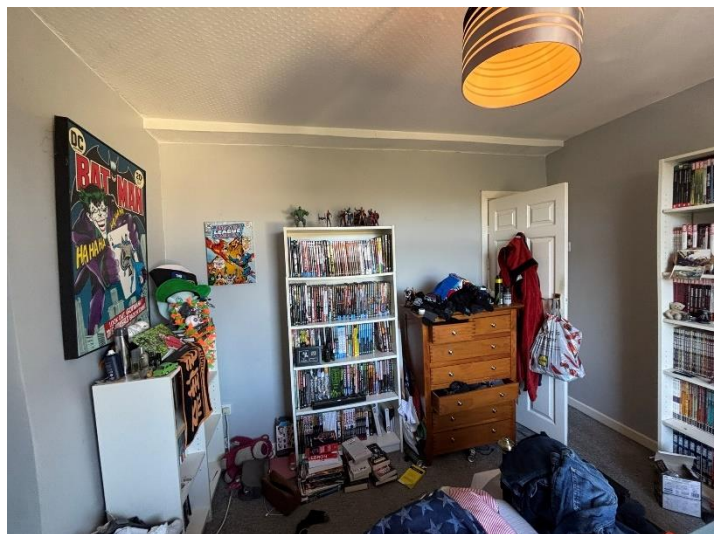
41. House 01 – Bathroom

Cracking to plaster above
bathroom window.



42. House 01 – Bedroom 02

Overview.



43. House 01 – Reception room 01

Overview.



44. House 01 – Reception room 02

Overview.



45. House 01 – Kitchen

Overview.



46. House 01 – Basement

Entry stair.



47. House 01 – Basement

Overview.

Tide mark visible to walls.



48. House 01 – Basement

Corrosion to steel supporting joists. Baring on loose stone.



49. House 01 – Basement

Floor obscured by debris.

Stone slabs visible as floor structure.



50. House 01 – Basement

Electrical meter and distribution panel.



51. House 01 – First Floor Landing

Access to rear bedroom blocked by resident belongings.



52. House 01 – Utility Room

Overview.

Damp staining visible to walls.



53. House 01 – Front Elevation

Opening to basement.



54. House 01 and 02 – Front elevation

Overview house 01 to left,
house 02 to the right.



55. House 02 – Front elevation

Overview, barn to right hand side at stone colour change.



56. House 02 -Front elevation

Overview showing entrance lobby to front.

Smaller window above entrance area.

Window to entrance area is timber framed, all others are uPVC.



57. House 02 – Front elevation

Area of previous water damage to the wall around the downpipe.



58. House 02 – Rear elevation

Dormer extension to the roof.

Stone roof tiles below in poor condition.

Windows to first floor suffering wet rot to frames.



59. House 02 – Rear elevation

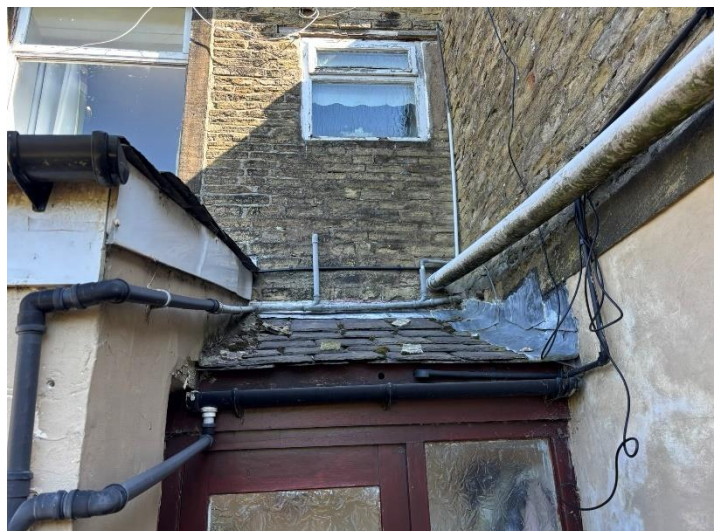
Overview of rear elevation of House 02.

Note the down pipe arrangement which wraps around house 01 from the first floor of house 02.



60. House 02 – Rear elevation

Right side lean to roof generally in poor condition.



61. House 02 – Rear elevation

Central lean to extension.

Render debonded in isolated areas.

Timber wood frame suffering from weathering.



62. House 02 – Rear elevation

Left side lean-to extension.



63. House 02 – Rear elevation

Liquid plastic coating applied between roof sections of lean to.



64. House 02 – Rear elevation

Render debonding from
blockwork to left end lean to.

Substantial wet rot visible to
window frame above.



65. House 02 – Rear elevation

Roof appears to be unfinished
with membranes overhanging
the walls.



66. House 02 – Rear elevation

Stone retaining wall to
terraced garden to right side.



67. House 02 – Roof

Detailing between dormer walls and main roof covering appears poorly formed.



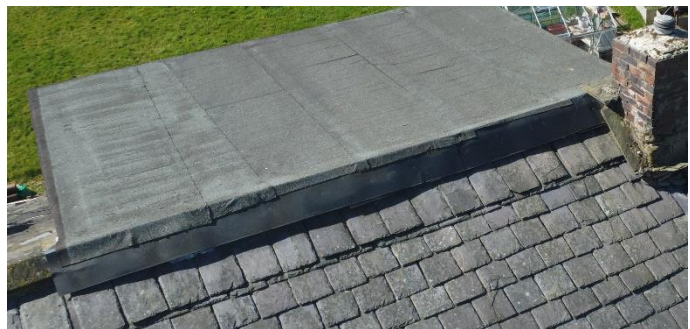
68. House 02 – Roof

Felt covering to dormer extension is sagging and rucked.



69. House 02 – Roof

Ridge detail at junction with dormer formed in a non-typical manner.



70. House 02 – Roof

Flashing detail incomplete to entrance roof.



71. House 02 – Roof

Isolated slipped slates noted to the main roof.



72. House 02 – Top Floor Bedroom 01

Overview.



73. House 02 – Top Floor Bedroom 02

Damp staining to ceiling within cupboards expected to be associated with the ridge detail.



74. House 02 – Top Floor Bedroom
02

Overview.



75. House 02 – Top Floor Store
room

Water damage from roof leak
noted. Appeared dry during
our inspection.



76. House 02 – First Floor Landing

Boiler located on balcony.



77. House 02 – First floor front bedroom

Overview.



78. House 02 – First floor front bedroom

Damage to internal finished from external downpipe leak.



79. House 02 – First floor rear bedroom

Overview.



80. House 02 – First floor rear bedroom

Unevenness to the floor visible. Sloping right to left on the photograph.



81. House 02 – Bathroom

Overview.



82. House 02 – Staircase

Overview.



83. House 02 – Reception room 2

Overview.



84. House 02 – Reception room 02

Damage to ceiling from
bathroom leak.



85. House 02 – Reception room 02

Damage to ceiling at opening
to kitchen.



86. House 02 – Kitchen

Overview.



87. House 02 – Kitchen

Overview.



88. House 02 – Kitchen

Water ingress to ceiling at lean to.



89. House 02 – Front reception room.

Overview.



90. House 02 – Front reception room.

Overview.



91. House 02 – Damage to finishes to internal face of external wall due to downpipe leak.



92. House 02 – Basement

Overview.



93. House 02 – Basement

Electrical incoming supply.



LONDON

BIRMINGHAM

BRISTOL

BRIGHTON

CARDIFF

LEEDS

MANCHESTER

NORWICH

PLYMOUTH

Building Surveying

-

Cost Management

-

Fire Consultancy

-

Party Walls

-

Project Management

-

Rights of Light

-



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