

Heritage Statement

Silverhill Farm, Rochdale

July 2022

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Client

David Wilson Homes North West

Our reference

BARH3029

July 2022

1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of David Wilson Homes North West in connection with an application for full planning permission together with listed building consent for the refurbishment of Silverhill Farm, conversion of the associated Barn and erection of 62 dwellings (the 'Proposed Development') at Silverhill Farm, Rochdale (the 'Site'). The full description of development is as follows:

Application for full planning permission for the refurbishment (with external alterations) of the Grade II Listed Silver Hill Farmhouse and conversion of the associated Barn to a residential dwelling, the demolition of ancillary outbuildings, and residential development of 62 new dwellings, public open space, landscaping and associated works, with access from Broad Lane and Lower Lane.

Listed building consent for the refurbishment of the Grade II Listed Silver Hill Farmhouse and conversion of the associated Barn, to form a residential dwelling and the demolition of late 19th and 20th century ancillary outbuildings identified.

- 1.2 Silverhill Farm (included as 'Silver Hill Farm' on the National Heritage List) is a grade II listed former Yeoman's House, later Farmhouse, with associated barn and outbuildings off Broad Lane, in Rochdale borough. It dates from 1789 and has been vacant since for over 10 years. There are no other designated or non-designated heritage assets within or close to the Site with potential to be affected by the Proposed Development.
- 1.3 In determining the submitted applications, Rochdale Council (RMBC) has statutory duties under s16(2) and s66(1) of the Planning (Listed Buildings and Conservation Areas) Act (1990) ('the Act') to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 1.4 The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 194 sets out that:
- "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*¹
- 1.5 The purpose of this Heritage Statement is to meet the requirement of NPPF Paragraph 194 by proportionately assessing:
- The significance of the grade II listed Silverhill Farm, including the contribution made by setting and the wider Site;

- The nature and extent of any effects arising as a result of the Proposed Development on that significance in light of the statutory duties of the Act, national and local planning policy for the historic environment and relevant guidance including the following Historic England guidance:
 - Managing Significance in Decision Taking in the Historic Environment²
 - The Setting of Heritage Assets³
 - Statements of Heritage Significance⁴
 - Adapting Traditional Farm Buildings⁵
 - The Adaptive Reuse of Traditional Farm Buildings⁶

2 Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

3 Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (2nd edition)

4 Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12.

5 Historic England (2017) Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse

6 Historic England (2017) The Adaptive Reuse of Traditional Farm Buildings Good Practice Advice Note 9

2. Site Context and Historic Development

Site Context

- 2.1 The Site is situated off Broad Lane, approximately 400m to the north of the M62 motorway, between a residential suburb of Rochdale and the Kingsway Business Park. The area was once rural in character but today it is characterised by late 20th century suburban development to the north, west and south of the Site. The Kingsway Business Park is situated to the east with the expansive ASDA Distribution Centre and associated car park bounding the Site.
- 2.2 The Site is owned by Homes England and is comprised of two parts. Silverhill Farm and its associated outbuildings set within a former farmyard which has been vacant for over 10 years and is enclosed by a modern security fence and dense planting. The remainder of the Site is a field, parts of which were previously developed in the late 20th century in connection with Silverhill Farm. This part of the Site is identified as Plot W in the Kingsway Business Park Masterplan and outline planning permission was granted in 2014 for small scale uses appropriate to the setting of the listed building, shown as industrial units on the illustrative masterplan (LPA ref. 14/00542/OUT). To the north east are undeveloped fields which comprise Plot J2 and Plot L of the Kingsway Business Park and are therefore earmarked for future development. In June 2012, full planning permission was granted for the storage of operational vehicles including security fences, welfare building, substations and lighting columns (LPA ref. 21/00608/FUL). Full details of the planning history are provided in the Planning Statement.

Figure 2.1: Site Context (Google Earth)



Historic Development of the Site

- 2.3 The following summary of historic development should be read alongside the historic maps included at Appendix 1.

- Silverhill Farm is a former Yeoman House assumed to date from c.1789 as indicated by the date stone above the main door inscribed *“Charles and Esther Beswick, 24th August 1789.”*
- The two-storey stone barn has previously been considered contemporaneous with the House, though it is not present on the tithe map from c.1844 and may therefore be later, dating from the mid-19th century. Cartographic evidence confirms it was present by 1851 along with the two-storey extension to the south east elevation of the House.
- Tithe apportionments and census data indicate that by the mid-19th the property was no longer owned or occupied by the Beswick family. A c.1844 apportionment records Silverhill, including the trapezoid-shaped enclosure to the north and fields to the south and east, as being in the ownership of Henry Taylor. The apportionment is described as *“Houses, building, garden, enclosure and yard”*
- Historic maps and census data (Appendices 1 and 2) show that for the period data is available (the mid- 19th to the mid-20th centuries), the House regularly changed between being a single dwelling and being divided into two properties. Historic maps also suggest the position of the division between the two houses changed over time.
- The names ‘Silverhill Farm’ or ‘Silverhill’ and ‘Silverhill Cottage’ suggest a hierarchy; with the dwelling occupying the south east of the building being lower status. This is supported by a study of the occupations of those living at the two properties during that time, with ‘Silverhill Cottage’ accommodating farmers and farm labourers and ‘Silverhill’ having a more mixed occupation including occupants living *“by their own means.”*
- Whilst an allowance should be made for cartographic inaccuracies, it appears that the northern elevation may have had various small offshoots added, removed and reconfigured during its history. Evidence of change is present in the physical fabric with previous openings blocked up.
- Overall this indicates a property that has undergone regular adaption and change during its history, which is borne out by the extent of internal alteration described in Section 3 of this Heritage Statement.
- Figure 2.2 below shows that until the 20th century, Silverhill and its associated outbuildings were contained within the historic enclosure as described in the c.1844 apportionment. During the 20th century, the farm expanded with substantial modern agricultural sheds erected to the south east as well as development within the trapezoid enclosure to the north of the Farmhouse. In the early 21st century, a number of these later outbuildings were demolished. The approximate dates of the extant buildings within the Site are shown in a Phasing Plan at Figure 2.3.
- With the exception of the demolished late 20th century agricultural sheds, the wider Site (the field) has remained undeveloped.

- Today the remaining buildings on the Site are vacant and enclosed by a security fence with dense planting. They are in a poor and deteriorating condition, as detailed in the Building Survey Report and Repair Statement prepared by Kevin Neary (December 2021) and included at Appendix 4.

Figure 2.2: Historic Map Regression (extent of the historic enclosure associated with Silverhill identified by dashed blue line)

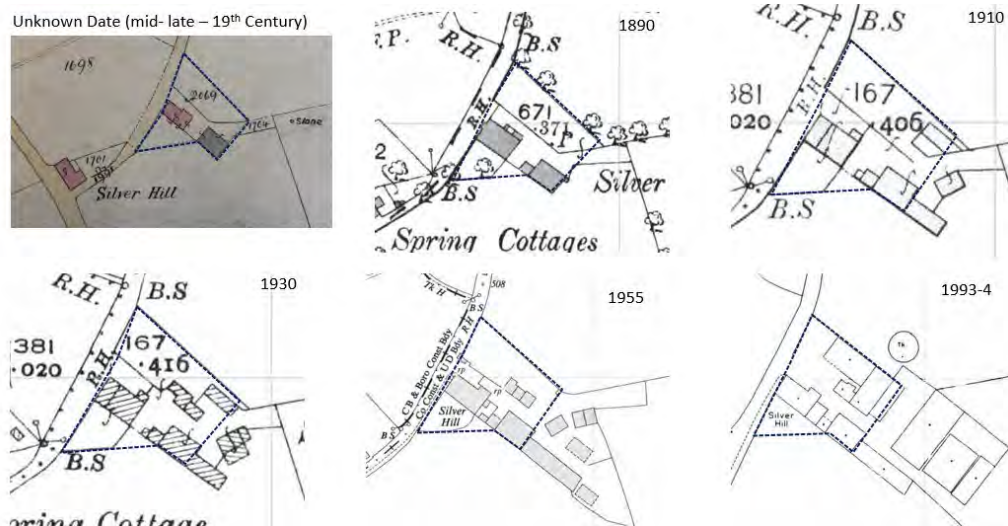


Figure 2.3: Phasing Plan



3. Summary of Significance

Introduction and Methodology

- 3.1 The NPPF defines the significance of a heritage asset as:

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

- 3.2 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (2018) are published by the Department for Digital, Culture, Media and Sport and supported by Historic England’s Listing Selection Guides for each building type.
- 3.3 The following assessments of significance are proportionate to the importance of the assets and sufficient to understand the impact of the Proposed Development, given its nature and extent. Historic England has published Good Practice Advice (GPA) on ‘Managing Significance in Decision-Taking in the Historic Environment,’⁷ ‘Statements of Heritage Significance,’⁸ ‘Adapting Traditional Farm Buildings’⁹ and ‘The Adaptive Reuse of Traditional Farm Buildings’¹⁰ to assist in assessing the significance of heritage assets.
- 3.4 The following assessment of significance assesses the listed building against the statutory criteria of architectural and historic interest, taking into account the ‘heritage interests’ identified in the NPPF (as relevant) and the Historic England guidance outlined above. It should be read in conjunction with the Building Survey Report and Repair Statement which provide detailed descriptions of the House and Barn.

Setting

- 3.5 The NPPF defines the setting of a heritage asset 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 or may be neutral.”

- 3.6 Historic England has published guidance in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.

7 Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning:

8 Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

9 Historic England (2017) Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse

10 Historic England (2017) The Adaptive Reuse of Traditional Farm Buildings Good Practice Advice Note 9

- 3.7 In considering the contribution made by setting to significance, the asset's physical surrounding and experience of the asset have been taken assessed, as well as any historic or functional associations in accordance with the guidance.
- 3.8 Further guidance on the definition of setting and how it should be taken into account is set out in National Planning Practice Guidance (NPPG).

Curtilage Listed Buildings

- 3.9 Under section 1(5) of the Planning (Listed Building and Conservation Areas) Act 1990, a 'listed building' for the purposes of this Act means a building included on the list, and:

“(a) any object or structure fixed to the building;

(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,

shall, subject to subsection (5A)(a), be treated as part of the building.”

- 3.10 Therefore, the listing of a building can confer protection not only on the building named on the List and described in the list entry description, but also on any object or structure fixed to the building or any building or structure within the curtilage of the building.
- 3.11 Due to the availability and dates of historic maps, it has not been possible to establish the exact date of some outbuildings. Figure 3.1 identifies those outbuildings which are likely to pre-date 1 July 1948 (present on the 1955 Ordnance Survey Map) and therefore have potential to be considered 'curtilage listed.'
- 3.12 RMBC has confirmed that it considers these buildings to be curtilage listed. On that basis they have been treated as such for the purpose of this Heritage Statement.
- 3.13 The following assessment considers the architectural and historic interest of the curtilage listed buildings and their contribution to the principal listed building (i.e. the House). The contribution of the non-curtilage listed buildings within the Site are considered as part of the setting of the principal listed building.

Figure 3.1: Identification of Potential Curtilage Listed Buildings



Silverhill Farmhouse (grade II listed building)

Exterior

- 3.14 The special architectural and historic interest of Silverhill Farmhouse (the 'House') arises from its late 18th century date and it being a good example of a surviving Yeoman House exhibiting Pennine vernacular features, such as the use of local Milnrow sandstone, stone flagged roof and stone mullions.
- 3.15 As previously identified, the House is in a poor and deteriorating condition and a number of key architectural features have been lost. All windows including the frames and external doors have been removed and blocked up and two of the three chimneys have been rebuilt in a mix of blue/black and red brick. Structural ties have been added to seek to address movement and substantial areas of the stonework are heavily eroded.
- 3.16 The principal elevation faces south west (Figure 3.2). The original building has a symmetrical arrangement of windows either side of a roughly central door. The symmetry denotes an awareness of 'polite' architecture and a classical style and the greater architectural consideration of this elevation denotes its primacy. The extension is comprised of a single bay with a three-light window at each floor. A change in levels reveals a cellar window at the corner with Lower Lane.

- 3.17 Due to that level change and a (historically) blocked window at attic level in the gable, the north west elevation to Lower Lane is in effect four-storeys in height and has a commanding, though ad-hoc appearance with an irregular arrangement and size of windows (Figure 3.2). The elevation has the only surviving stone chimney (the others having been replaced with brick). A datestone is located on this elevation, above the doorway which is reached via a flight of stone steps. The datestone and the vernacular character of this elevation contribute to the significance of the House.

Figure 3.2: Principal elevation (left) and north west elevation to Lower Lane (right)



- 3.18 The north east elevation faces into the farmyard and, as identified in Section 2, has been adapted and altered since at least the mid-19th century with a series of different outshuts and openings which appear to have been inserted and blocked up as function required (see Figure 3.3) with little consideration for the aesthetic or architectural impact on the elevation. The extension at the south east of the house projects beyond the original building line. Whilst the evidence of change apparent through the altered historic fabric of this elevation provides a degree of historic interest, this elevation is of lower aesthetic and architectural value than the principal (south west) and north west elevations.

Figure 3.3: Rear (north east) elevation (left) and south east elevation (right)



- 3.19 The south east elevation is the return elevation of the later extension and fully obscures the original elevation of the farmhouse. A brick lean-to porch added in the late 19th or early 20th century is in a poor condition and detracts from the historic vernacular character and appearance of the elevation. The presence of weavers' windows on this elevation (and also potentially in the attic on the north west elevation) indicate the property was used in the cottage textile industry and is a key feature in understanding the history of the building and the regional textile industry.

Interior

- 3.20 As outlined in Section 2, due to the property's regular adaption and reconfiguration during its history, the interior of the property is altered. There are limited surviving historic features and it is unclear the extent to which the floor plan is original. A photographic Schedule of Features has been produced by Kevan Neary (December 2021) and is included at Appendix 5. Surviving features are limited and fragmented across the property. Their value is in the evidence they provide about the historic use of the property, for example the hierarchy of spaces, and clues about the interior architecture rather than providing an overall interior design scheme that is of aesthetic value. In summary:

- Stone steps lead down to the cellar which contains a stone table. The underside of a stone flag floor (ground floor) is visible from the cellar and is held up by timber beams which are propped due to areas of extensive rot. In places, the stone flags have been overlaid with concrete at ground floor.
- The majority of walls have been plastered in modern sand, cement and gypsum. Some areas of historic lath and plaster ceilings survive. The majority of beams have been boxed in, so their age and condition are unknown. All staircases are modern.
- The ground floor of the original house were the higher status rooms. The front living room (G.03) retains (presumed) original Georgian joinery (skirting, doors and architraves). There is a decorative cast iron vent in the floor at the threshold (presumed to be Victorian) and the room contains a cast iron fireplace with a

marble surround. The scroll details appear crudely oversized and suggests the surround may be later or a replica. In the lounge (G.04) the rear timber plank wall has a dentil cornice (to this wall only). The kitchen G.05 has a stone floor and a Georgian timber door to the hall (G.06).

- Upstairs and in the later extension, the character is more of a rural cottage. Doors are constructed of planks, rather than panelled, and a surviving historic door frame in the upstairs hall shows a plain moulded detail. There is a cast iron fireplace to Bedroom F.02 which adds historic character and an understanding of the location of the chimney, but is typical of the period and is not of special architectural note in itself.

Associated Barn

- 3.21 The **Barn** (ref 2 on Figure 3.1) dates from the mid- 19th century or potentially earlier and appears to be constructed in a different stone to the House suggesting the two were not contemporaneous. It is the equivalent of two storeys in height with a central cart entrance on both the south east and north west elevations. Both elevations have a smaller door and the south west elevation has a ground floor window in addition. All openings have been blocked up. There may be or have been a threshing floor between the opposing entrances. The north west and south east gable elevations are partly obscured by later additions.
- 3.22 The Building Survey and Repair Statement sets out serious structural concerns in relation to the barn. The interior was only briefly inspected due to these concerns. The spaces either side of the cart entrance have been divided (or show evidence of historic subdivision) to create shippens with storage above. The barn doors are stored internally, but their age and condition has not been established.
- 3.23 The Barn contributes to the significance of the principal listed building in providing an understanding of the mixed means of income for the occupants (agriculture in addition to textile manufacture) and the previous rural character of its setting. There is an architectural resonance between the two buildings due to their physical alignment/orientation, common use of sandstone and local vernacular character. The relationship between the two buildings is eroded by the intervening later development and overgrown planting, and the limited ability to appreciate the two buildings together in views (discussed in further detail below in relation to setting).
- 3.24 Attached to the south east elevation of the Barn is a **linear brick range** with modern concrete stalls (ref 3a and 3b). Within the range, the exterior Barn wall has been faced in a hard concrete render. The section closest to the Barn (3a) dates from the late 19th or early 20th century (present by 1910) and the later section (3b) from c.1910-1955. The red brick and slated roof of the range contrasts with the sandstone of the Barn and House and is typical of its later date when such materials were readily available following the expansion of the railways.
- 3.25 Due to its recent date and limited architectural quality or detailing, it makes a very limited contribution to the significance of the principal listed building and the aesthetic value of the grouping (House and Barn). It provides an understanding that the farm operations at Silverhill expanded in the early to mid- 20th century.

Figure 3.4: North east elevation of the Barn and brick range (3a and 3b) facing into the farmyard



Figure 3.5: South east elevation of the Barn with security fence and dense planting between the Barn and the wider Site



Additional Pre-1955 Outbuildings

3.26 Between the Farmhouse and the Barn are a series of **small outbuildings** constructed during the late 19th or early 20th century in red brick (**ref 4**, Figures 3.5 and 3.6). The area is overgrown and only a limited inspection of the structures could be made however, it appears that the quality of construction is low and they were erected as cheap, functional structures. They are considered to have a negative impact on the significance of the principal building due their poor quality, low aesthetic value and their positioning which partially obscures the gable of the Barn limiting the extent to which the greater architectural interest of the Barn can be appreciated as well as the relationship between the House and the Barn. Their limited historic value, in

evidencing the development of the farm during the 20th century, is not considered to compensate for the detrimental effect on significance.

Figure 3.6: Outbuildings behind vegetation beyond porch and at the left of the photograph



- 3.27 To the north east of the House and Barn are a series of modern and altered outbuildings (ref 5-7). **Building 5** has been identified as a potential curtilage listed building because its overall form and scale suggest a historic building and historic mapping indicates there was a structure in this location in the early 20th century. Assuming the building is historic, it is highly altered; its roof has been replaced with corrugated metal sheeting and it has been partially rebuilt in modern breeze block. **Building 6** is constructed of a similar brick to the other brick outbuildings and may be contemporaneous with them. Similarly, it is a functional structure and does not have a historic or architectural resonance with the listed building. A flat roofed addition to the north east is of modern construction and poor aesthetic quality.
- 3.28 Accordingly, Buildings 5 and 6 do not contribute to the significance of the listed building beyond providing an understanding of the associated farm's expansion in the 20th century. This expansion is better understood from historic mapping which provides an understanding within the context of additional buildings and structures which have subsequently been demolished.

Figure 3.7: Outbuildings within the Site (Buildings 5-7)



Contribution made by setting and the wider Site

Physical surroundings

- 3.29 Silverhill Farm is situated within a farmyard on a raised position above Lower Lane and the field which comprises the wider Site and falls away to the south and east. The arrangement of outbuildings is as described above. Beyond **Building 5** are a series of larger, late 20th century modern agricultural sheds constructed of breeze block and corrugated metal sheeting (**ref 7**). These buildings are not considered to be curtilage listed.
- 3.30 The south east elevation of the House historically overlooked its garden which had a triangular form running from the west corner of the Barn to Lower Lane (Figure 2.2). The garden is no longer extant and a security fence and dense planting now closely abut the House and adjacent barn to the south east. There is a further band of trees and vegetation, along with surviving sections of a stone-flag wall along the Site's boundary with Broad Lane to the south.
- 3.31 Beyond the Site, there is late 20th century suburban residential development to the north, south and west as described in Section 2, along with some isolated surviving residential development from earlier periods. To the east is the Kingsway Business Park.

Experience of the asset

- 3.32 The listed building is experienced within a highly altered setting. It is principally experienced from Lower Lane, where its north west elevation fronts onto Lower Lane and the building's age and vernacular architecture can be appreciated through its form,

materiality, features such as mullioned windows and the datestone. Here, the listed building is experienced within a suburban setting in which some rural features, such as the hedgerow along the north west of Lower Lane survive alongside late 20th century residential development.

- 3.33 Due to the topography and historically open aspect to the south and south east of Silverhill, it is likely that the House historically had prominence within its surrounding context and there would have been views to and from the primary elevation (south east). Today, this principal elevation is obscured from view within the Site and the surrounding streets due to the security fence and planting along the south east of the House and Barn and the line of trees and vegetation along Broad Lane and Lower Lane. The security fence and planting continue around the farmyard, greatly limiting views of the listed building and historic Barn from the surrounding area. As such key aspects of the listed building's architecture and historic interest, including its relationship with the Barn, are not appreciable.
- 3.34 There are some glimpsed views of the north east elevation of the House from Lower Lane, through the gates. However, these are limited and, as previously described, the elevation is of lower significance and provides only a limited understanding of the asset's historic and architectural interest. The north east and south west elevations are appreciable from the farmyard which is not publicly accessible. As previously described, a brick lean-to porch added in the late 19th or early 20th century is in a poor condition and detracts from the historic vernacular character and appearance of the elevation.
- 3.35 The farmyard has an altered and largely modern character being comprised of mainly altered late 19th and early 20th century buildings and modern sheds and a modern concrete surface. The outbuildings are functional in appearance and have been boarded up. Their poor aesthetic value and close proximity to the listed building detract from its architectural value and limit views within the farmyard in which the relationship between the House and historic Barn can be appreciated.

Associative attributes

- 3.36 Historic research has confirmed a historic associative relationship between the House and the field which comprises the wider Site. The 1844 Tithe Apportionment for the area indicates that 'Houses, building, garden, enclosure and yard' as well as a series of adjacent fields, including the Site, were owned by Henry Taylor and occupied by Daniel Wild. Historic maps indicate part of the wider Site formed a garden to the House and the location of cart doors in the Barn, indicate historic access from the Barn into the wider Site.
- 3.37 Due to the security fence and planting previously described, the House and Barn have become physically and visually divorced from the wider Site. Accordingly, the legibility of that former historic functional and associative relationship has been greatly eroded.

4. Assessment of Impact

Summary of Legislation and National Planning Policy Context

- 4.1 In accordance with paragraph 194 of the NPPF, the significance of Silverhill Farm, including the contribution made by setting and the wider Site, has been assessed at Section 3 of this report.
- 4.2 In determining the submitted applications for full planning permission and listed building consent, RMBC has statutory duties under s16(2) and s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings.
- 4.3 Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm'.
- 4.4 Paragraph 197 states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.5 Paragraph 199 confirms that great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. Conservation is defined as follows:
- "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- 4.6 Paragraphs 200 to 202 advise on the addressing and balancing of 'harm' where it arises in relation to designated heritage assets depending on whether the harm is 'substantial' or 'less than substantial.'
- 4.7 Paragraph 206 requires local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 4.8 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is also set out in full in **Appendix 1**.

The Proposed Development

- 4.9 An application for full planning permission has been submitted together with listed building consent for the refurbishment of Silverhill Farm, conversion of the associated

Barn and erection of 62 dwellings (the 'Proposed Development') at Silverhill Farm, Rochdale (the 'Site'). The full description of development is as follows:

Application for full planning permission for the refurbishment (with external alterations) of the Grade II Listed Silver Hill Farmhouse and conversion of the associated Barn to a residential dwelling, the demolition of ancillary outbuildings, and residential development of 62 new dwellings, public open space, landscaping and associated works, with access from Broad Lane and Lower Lane.

Listed building consent for the refurbishment of the Grade II Listed Silver Hill Farmhouse and conversion of the associated Barn, to form a residential dwelling and the demolition of late 19th and 20th century ancillary outbuildings identified.

Figure 4.1: Proposed Site Layout



- 4.10 Where possible, amendments have been undertaken by the project team to reflect pre-application feedback within the application submission. In summary (and in relation to heritage considerations) these changes are:

- House to be refurbished providing one dwelling (previously proposed as two).
- Proposed extension to the House omitted.
- Barn to be converted to one dwelling only (previously proposed as two).
- New window openings in the Barn are accommodated in the wall (preferred by the Conservation Officer to rooflights).
- Omission of Bedroom 5 within the Barn and the creation of a walkway between the two parts of the first floor accommodation to avoid a new floor adjacent to the double height opening along the south western elevation and to remove the need for a rooflight.
- Increased separation between the development on the wider Site and the farmyard.
- Changes to the siting and location of new development within the Farmyard.
- Changes to the architectural approach of new development within the Farmyard and the location/arrangement of garage provision
- Change to the layout of housing within the wider Site to include an overall reduction in the number of units and an increased number of larger, detached dwellings.

4.11 The design evolution of the Proposed Development is set out in more detail within the accompanying Design and Access Statement prepared by E-Scape in collaboration with BDW and Storah Architects.

Impact on Significance

4.12 In accordance with the NPPF and Historic England guidance, the following judgements made are based on the effect of the Proposed Development on the significance of the listed building, rather than whether the development will be visible from or in combination with it, although this is also a consideration. The NPPG also clarifies that it *“is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.”*

Refurbishment of Silverhill Farmhouse

4.13 Silverhill Farmhouse will be retained in domestic use and as one dwelling. This is consistent with the building’s historic use. An extensive programme of repair and rebuilding, as specified in the Building Survey Report and Repair Statement and Drawing 21-088-021 will be undertaken to address serious structural concerns and allow the removal of structural ties. The Proposed Development seeks to bring the Farmhouse up to a standard for habitation to support its sustainable long-term use as a dwelling house whilst minimising intervention and the loss of historic fabric and features which contribute to the significance of the listed building.

- 4.14 As set out in Section 3 and the Schedule of Features, surviving historic features are limited and fragmented across the building but provide evidence of historic decorative schemes which can be used to inform architectural details such as the design of interior doors, skirting and architraves and coving to be agreed via condition.
- 4.15 The late brick porch, which is of low-quality construction and has a detrimental impact on the architectural and aesthetic value of the south east elevation will be removed. It will be replaced with a lean-to garage constructed of stone to match the House and will have a more harmonious visual relationship with the House. It will be set back from the north west elevation and along with its simple, functional design will ensure the garage is a discrete addition.
- 4.16 As identified in Section 3, the existing windows and frames have been removed with the surviving proportions of openings and mullions providing the only clues of the former design. It is proposed to reinstate timber windows to the farmhouse with the proposed design informed by Storah Architect's experience and understanding of the local Rochdale vernacular. New timber panelled doors are proposed, utilising the historic entrances and the existing opening created by the removal of the porch. The doors are shown as four-panelled Victorian-style doors, and the final design can be agreed via condition.
- 4.17 Additional openings are limited to the north east elevation which is identified as being less significant and has already undergone change. Where possible existing openings or blocked up openings have been utilised. On the north east (rear) elevation three blocked up openings will be reduced in length to provide windows resulting in just one new opening being required. Due to the previous alterations and lack of architectural uniformity or intent on this elevation, the impact of the altered and new opening on the significance of the building will be negligible.
- 4.18 Internally, there is very limited change proposed to the existing floorplan with loss of historic fabric being limited to that necessary to create a rational and functional floorplan. Of the two modern staircases, one will be removed. As described in Sections 2 and 3, the House has undergone several reconfigurations during its history and it is unknown whether either of the existing modern staircases are in historic positions. RMBC has requested that the property (currently configured as two properties) be restored as a single dwelling, which makes a second staircase and kitchen redundant. The existing kitchen (east corner of the House) will be subdivided to provide a W.C. and utility. The historic volume of all other rooms, including the most significance to the front (south east) of the House will be retained. A small section of internal wall (presumed historic) will be removed to create access between the two dwellings via a doorway into the kitchen from the hallway.
- 4.19 On the first floor there is a greater level of proposed subdivision to provide bedrooms and en-suites. The additional partitions are accommodated within the existing floorplan with no further openings within the principal structural walls proposed. The alignment of existing timber panel partitions will be retained with minimal interventions.

- 4.20 As set out in the Building Survey Report and Repairs Schedule, it is not possible to retain and repair the stone flag floor though any salvaged material could be reused on Site. No further works are proposed to the cellar as part of the current applications.

Conversion of the Barn

- 4.21 The Barn contributes to the significance of the principal listed building in providing an understanding of the mixed means of income for the occupants (agriculture in addition to textile manufacture) and the previous rural character of its setting.
- 4.22 The conversion of the Barn to a domestic dwelling will affect its agricultural character. However, the agricultural use of Silverhill Farm is redundant and a sustainable future use for the building is required to address its current structural repair needs and its on-going maintenance.
- 4.23 The Proposed Development seeks to limit the effect on the building's agricultural character through:
- Seeking to retain a sense of the Barn's historic volume through retaining areas of double height adjacent to the cart doors.
 - Minimising new openings and avoiding a uniform arrangement of fenestration.
 - The use of aluminium frames to the glazing to distinguish from the domestic character of the House (timber windows) and to minimise frame thickness.
- 4.24 The Proposed Development will reduce the ability to appreciate the internal historic volume of the Barn. The Building Survey Report and Repair Statement notes the requirement for an internal bracing wall which would reduce the internal volume irrespective of the Proposed Development. The ability to appreciate the historic route between the farmyard and the field will be maintained through retaining a clear space between the cart doors.
- 4.25 The removal of the existing brick range to the south west of the Barn is discussed below (Buildings 3a and 3b). A replacement is necessary because of the hard concrete applied to the exterior wall of the Barn from within the brick range. Exposing the concrete would be unsightly and removing it would harm the stonework underneath. Its replacement would be of a comparable height, constructed in brick to signify its subservience to the Barn. Its simple appearance and detailing will be consistent with the agricultural character of the Barn.
- 4.26 Overall, the Proposed Development will result in a reduction of the agricultural character of the Barn and an appreciation of its internal value. It will however remain legible as a historic barn and maintain key elements of its agricultural character.

Demolition of Outbuildings

- 4.27 As outlined in Section 3, due to its recent date and limited architectural quality or detailing, the brick range attached to the Barn (Buildings 3a and 3b) makes a very limited contribution to the significance of the principal listed building and the aesthetic value of the grouping (House and Barn). It provides an understanding that the farm operations at Silverhill expanded in the early to mid- 20th century. Whilst it was initially

proposed to retain and convert the linear brick range attached to the south east of the Barn (Building 3a), the range requires rebuilding due to its current structural condition.

- 4.28 As described in Section 3, the remainder of the outbuildings on the Site are either modern or heavily altered. Whilst they provide an appreciation of the growth of Silverhill's farming operations in the 20th century, this is better appreciated through historic mapping and their poor visual appearance and proximity to the listed building detracts from the quality of its setting. The farm's 20th century expansion is not a key element of the listed building's special architectural and historic interest and its designation as a late 18th century Yeoman House and later, Farmhouse. The form of growth (brick outbuildings followed by modern sheds) is typical and is not of special interest.
- 4.29 The appreciation of the architectural resonance between the House and Barn will be more readily appreciated through the demolition of the low-quality intervening brick structures.
- 4.30 The harm arising from the removal of the outbuildings is considered to be limited for the reasons outlined above. Their removal provides an opportunity for new development of a higher quality within the Site that will support the repair of the House and Barn and bring them back into use.

Setting

New Development and landscaping within the Farmyard

- 4.31 Two properties are proposed within the farmyard which will be set at a greater distance away from the listed building and Barn than the current sheds and outbuildings. This will provide a more generous space within the farmyard in which the relationship between the House and Barn can be appreciated, whereas at present such views from the farmyard are more restricted.
- 4.32 Following discussions of various options for the location and siting for the new development, the proposed alignment running parallel with the House and Barn was agreed to be the least intrusive and provides a simple arrangement that resonates with the linear arrangement of the listed building and Barn.
- 4.33 The two properties have a high-quality bespoke and contemporary design. The agricultural character is maintained through a simple aesthetic with minimal detailing, deep recesses and frameless glazing. The buildings would be constructed from a timber frame with the lower external sections a natural coursed sandstone to match the colour and texture of the existing farmhouse. Zinc cladding with a standing seam detail to the upper levels will provide a contrast between old and new and also reference the metal sheeting of the existing agricultural sheds. The doors and windows would have hybrid/composite frames with the external elements powder coated in a dark grey/anthracite colour. Gutters would be a largely hidden detail but where exposed black colour extruded aluminium gutters and downpipes are proposed.
- 4.34 The proposed landscaping is predominately hard with a common tone of local sandstone across the yard with changes in materials (coloured asphalt, stone setts and stone flags) subtly defining private areas. A limited number of metal troughs are

proposed to provide opportunity for some planting whilst maintaining an agricultural character. The proposed landscaping will replace a modern concrete surface.

- 4.35 The new development within the farmyard will introduce change within the setting of the listed building through introducing a courtyard with high quality, traditional materials enclosed by bespoke new build development that contrasts and is subservient to the listed building and Barn whilst maintaining an agricultural character.

Development of the Wider Site

- 4.36 As previously described, the listed building and Barn currently have a greatly enclosed setting with views to the listed building limited to its north west elevation from Lower Lane where it is experienced alongside the existing suburban context. The Proposed Development will result in the removal of the security fence and associated planting; opening up views of the listed building and Barn from the wider Site and surrounding area.
- 4.37 A garden area will be reinstated to the south east of the House. It will be enclosed by a stone wall, continuing the existing wall from Lower Lane. Whilst a post and wire fence was considered for the boundary of the Barn's garden, it was concluded that this would not provide sufficient privacy and security given the Site's suburban location. Instead, it is proposed to continue the stone wall but with a different coping to distinguish between the domestic and agricultural character of the House and Barn.
- 4.38 Beyond this, to the south and south east will be areas of public open space which will be planted with native trees and wildflowers to provide a sense of the former rural character of the asset's setting and provide views across to the House and Barn. This will better reveal the significance of the listed building allowing enhanced appreciation of its architectural and historic interest and relationship with the Barn.
- 4.39 The removal of the security fence and planting around the House and Barn will also result in the listed building being more readily experienced in combination with the existing suburban surroundings and Kingsway Business Park. Development within the wider Site will be suburban development closer to the listed building and Barn.
- 4.40 It will result in the development of a field which had a historic association and functional relationship with the listed building and Barn. As set out in Section 3, the security fence and planting have physically and visually divorced the House and Barn from the field. Accordingly, the legibility of that former historic functional and associative relationship has been greatly eroded. The relationship between the House, Barn and the surrounding area will be more readily understood through the removal of the fence and replacement planting which provides a visual connection between the House and Barn and the wider Site.
- 4.41 New development within the wider Site has been distanced from the listed building through the iterative design process. At its nearest point it is 34m from the principal listed building. This compares to late 20th century development on the north west of Lower Lane being c.25m from the listed building at its closest point. The open space buffer allows a landscaping scheme which reinstates a sense of the former rural character.

- 4.42 The suburban pattern of development and mixed housing types reflect the mix of historic, modern, terraced and detached houses within the immediate surroundings of the Site. The proposed housing types have been developed to relate to the existing suburban context as well as reference features from the surrounding area such as bays and brick lintels. The properties closest to, and facing towards the listed building will be faced in stone.

Summary of Heritage Harm and Application of Statutory Duties and NPPF

- 4.43 As previously identified, the House and Barn are vacant and in a poor and deteriorating condition with serious structural concerns despite the Site being secure and remedial works having been completed (propping, structural ties, repointing etc). To secure their future and protect the significance of the listed building, a long-term sustainable use is required for the House and Barn. A degree of harm to the significance of the listed building is unavoidable to deliver a development that will bring the House up to a habitable standard, convert the Barn and develop the wider Site to fund that work.

- 4.44 There will be a degree of harm to the significance of Silverhill Farmhouse arising from:

- New openings in north east elevation which will result in the loss of some historic fabric and legibility. This effect has been reduced through minimising the number of openings and reusing existing blocked up openings. Due to the previous alterations and lack of architectural uniformity or intent on this elevation, the impact of the altered and new opening on the significance of the listed building will be negligible.
- Minor alterations to the House floorplan, which are required to revert the building back to one dwelling (as originally constructed). The House has been adapted and reconfigured throughout its history and the proposed room arrangement fits well into the existing floorplan; retaining the principal structural walls with minimal loss of historic fabric and limiting subdivision to less significant rooms. The impact on the significance of the listed building is limited.
- The loss of the stone flag floor at ground floor. As set out in the Building Survey Report and Repairs Schedule, the stone flags have been covered in places with a concrete screed and it is not possible to retain and repair the stone flag floor. This aspect of harm is unavoidable and would arise in any scheme.
- A reduction in the ability to appreciate internal volume of the Barn and its agricultural character. The impact has been minimised through the design development as set out above. The Building Survey Report and Repair Statement notes the requirement for an internal bracing wall which would reduce the internal volume of the Barn to a degree irrespective of the Proposed Development. The Barn will remain legible as a historic Barn and a sense of its volume will be maintained by the retention of double height space between the cart doors.
- The demolition of outbuildings which provide an appreciation of the growth of Silverhill's farming operations in the 20th century. This is better appreciated through historic mapping and the poor visual appearance of the outbuildings and

their proximity to the listed building detracts from the quality of its setting. The farm's 20th century expansion is not a key element of the listed building's special architectural and historic interest and its designation as a late 18th century Yeoman House and later, Farmhouse. The harm arising from the removal of the outbuildings is considered to be limited.

- Development within the wider Site, which will be suburban development closer to the listed building and Barn. It will also result in the development of a field which had a historic association and functional relationship with the listed building and Barn. As set out in Section 3, the security fence and planting have physically and visually divorced the House and Barn from the field. Accordingly, the legibility of that former historic functional and associative relationship has been greatly eroded. Considering the current setting of the listed building including the existing suburban context and the design mitigation, it is concluded the impact on the significance of the listed building will be limited.

- 4.45 Having considered the significance of the listed building and the contribution made by setting including the wider Site, it is concluded that the harm arising will be 'less than substantial' under the terms of the NPPF and at the lower end of that scale for the reasons set out above. NPPF Paragraph 202 is therefore engaged which states the following:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

- 4.46 NPPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF. It states that public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risks to a heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long term conservation.

- 4.47 The following heritage benefits have been identified as arising directly from the Proposed Development:

- The principal listed building will be refurbished and brought back into use in its original domestic purpose.
- Sustainable long-term viable use for the Barn.
- There will be an extensive programme of repair and rebuilding for the House and Barn as detailed in the Building Survey Report and Repair Statement and Drawing 21-088-021.

- Windows and openings in the House and Barn will be unblocked and timber framed windows of an appropriate design reinstated to the House (to be finalised in collaboration with the conservation officer).
- The appreciation of the special interest of the listed building and the architectural resonance and historic relationship between the House and Barn will be more readily appreciated through; the removal of the security fence and planting and creation of public open space, demolition of the low-quality intervening brick structures, the more generous space within the farmyard which the new development will provide.
- Higher quality farmyard setting replacing the existing concrete surface with a hard landscaped area, incorporating high quality materials including sandstone.
- Reinstatement of a garden to the south east of the House.

4.48 The identified harm has been weighed against the public benefits, including the above heritage benefits, set out in the accompanying Planning Statement prepared by Turley, bearing in mind the considerable importance and weight that must be given to the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Local Planning Policy

- 4.49 Rochdale Core Strategy was adopted in 2016. Policy P2 'Protecting and enhancing character, landscape and heritage' states that RMBC will protect the borough's heritage by conserving, enhancing and promoting key heritage assets including listed buildings and the heritage of the 17th and 18th vernacular tradition.
- 4.50 As previously identified, the NPPF defines 'conserve' as *"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- 4.51 Change is necessary to conserve Silverhill Farmhouse and the Barn by bringing them back into sustainable use. The Proposed Development seeks to manage that change in a way that sustains and enhances the significance of the listed building in accordance with Policy P2. Where harm does arise, the NPPF provides a framework for the consideration of that harm to the significance of heritage assets where this arises and this should be followed by the decision-maker bearing in mind the considerable weight and importance afforded to the statutory duties of the 1990 Act.
- 4.52 The Proposed Development aligns with the intent of the Policy to utilise heritage assets positively and intelligently to strengthen identity and prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

5. Summary and Conclusions

- 5.1 This Heritage Statement has been prepared by Turley Heritage on behalf of David Wilson Homes North West in connection with an application for full planning permission together with listed building consent for the refurbishment of Silverhill Farm, conversion of the associated Barn and erection of 62 dwellings (the 'Proposed Development') at Silverhill Farm, Rochdale (the 'Site'). The full description of development is as follows:

Application for full planning permission for the refurbishment (with external alterations) of the Grade II Listed Silver Hill Farmhouse and conversion of the associated Barn to a residential dwelling, the demolition of ancillary outbuildings, and residential development of 62 new dwellings, public open space, landscaping and associated works, with access from Broad Lane and Lower Lane.

Listed building consent for the refurbishment of the Grade II Listed Silver Hill Farmhouse and conversion of the associated Barn, to form a residential dwelling and the demolition of late 19th and 20th century ancillary outbuildings identified.

- 5.2 Silverhill Farm (included as 'Silver Hill Farm' on the National Heritage List) is a grade II listed former Yeoman's House, later Farmhouse, with associated barn and outbuildings off Broad Lane, in Rochdale borough. It dates from 1789 and has been vacant since for over 10 years. There are no other designated or non-designated heritage assets within or close to the Site with potential to be affected by the Proposed Development.
- 5.3 In determining the submitted applications, Rochdale Council (RMBC) has statutory duties under s16(2) and s66(1) of the Planning (Listed Buildings and Conservation Areas) Act (1990) to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 5.4 The Site is situated off Broad Lane, approximately 400m to the north of the M62 motorway, between a residential suburb of Rochdale and the Kingsway Business Park. The area was once rural in character but today it is characterised by late 20th century suburban development to the north, west and south of the Site. The Kingsway Business Park is situated to the east with the expansive ASDA Distribution Centre and associated car park bounding the Site. The farmyard is enclosed by a modern security fence and dense planting. The remainder of the Site is a field, parts of which were previously developed in the late 20th century in connection with Silverhill Farm.
- 5.5 It is concluded there will be a degree of harm to the significance of Silverhill Farmhouse arising from:
- New openings in north west elevation which will result in the loss of some historic fabric and legibility. This effect has been reduced through minimising the number of openings and reusing existing blocked up openings. Due to the previous alterations and lack of architectural uniformity or intent on this elevation, the impact of the altered and new opening on the significance of the listed building will be negligible.

- Minor alterations to the House floorplan, which are required to revert the building back to one dwelling. The House has been adapted and reconfigured throughout its history and the proposed room arrangement fits well into the existing floorplan; retaining the principal structural walls with minimal loss of historic fabric and limiting subdivision to less significant rooms. The impact on the significance of the listed building is limited.
- The loss of the stone flag floor at ground floor. As set out in the Building Survey Report and Repairs Schedule, the stone flags have been covered in places with a concrete screed and it is not possible to retain and repair the stone flag floor. This aspect of harm is unavoidable and would arise in any scheme.
- A reduction in the ability to appreciate internal volume of the Barn and its agricultural character. The impact has been minimised through the design development as set out above. The Building Survey Report and Repair Statement notes the requirement for an internal bracing wall which would reduce the internal volume of the Barn to a degree irrespective of the Proposed Development. The Barn will remain legible as a historic Barn and a sense of its volume will be maintained by the retention of double height space between the cart doors.
- The demolition of outbuildings which provide an appreciation of the growth of Silverhill's farming operations in the 20th century. This is better appreciated through historic mapping and the poor visual appearance of the outbuildings and their proximity to the listed building detracts from the quality of its setting. The farm's 20th century expansion is not a key element of the listed building's special architectural and historic interest and its designation as a late 18th century Yeoman House and later, Farmhouse. The harm arising from the removal of the outbuildings is considered to be limited
- Development within the wider Site, which will be suburban development closer to the listed building and Barn. It will also result in the development of a field which had a historic association and functional relationship with the listed building and Barn. As set out in Section 3, the security fence and planting have physically and visually divorced the House and Barn from the field. Accordingly, the legibility of that former historic functional and associative relationship has been greatly eroded. Considering the current setting of the listed building including the existing suburban context and the design mitigation, it is concluded the impact on the significance of the listed building will be limited.

5.6 Having considered the significance of the listed building and the contribution made by setting including the wider Site, it is concluded that the harm to the significance of Silverhill Farmhouse will be 'less than substantial' under the terms of the NPPF and at the lower end of that scale for the reasons set out above. The following heritage benefits have been identified as arising directly from the Proposed Development:

- The principal listed building will be refurbished and brought back into use in its original domestic purpose.
- Sustainable long-term viable use for the Barn.

- There will be an extensive programme of repair and rebuilding for the House and Barn as detailed in the Building Survey Report and Repair Statement and Drawing 21-088-021.
- Windows and openings in the House and Barn will be unblocked and timber framed windows of an appropriate design reinstated to the House (to be finalised in collaboration with the conservation officer).
- The appreciation of the special interest of the listed building and the architectural resonance and historic relationship between the House and Barn will be more readily experienced through; the removal of the security fence and planting and creation of public open space, demolition of the low-quality intervening brick structures, the more generous space within the farmyard which the new development will provide.
- Higher quality farmyard setting replacing the existing concrete surface with a hard landscaping area, incorporating high quality materials including sandstone.
- Reinstatement of a garden to the south east of the House.

5.7 The identified harm has been weighed against the public benefits, including the above heritage benefits, set out in the accompanying Planning Statement prepared by Turley, bearing in mind the considerable importance and weight that must be given to the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Proposed Development accords with Policy P2 of the Rochdale Core Strategy (2016) in so far as accords with the NPPF.

Appendix 1: Historic Mapping

Figure 1.1 Extract from the Castleton Tithe Map c.1844



Figure 1.2 Undated mid- to late- 19th century map (Rochdale Local Studies Library)



Appendix 2: Census Data

Table 2.1 Summary of Silverhill Farmhouse occupation and subdivision

Date	Census	Historic Mapping
c.mid 19 th century (aligns with 1844 apportionment)		Division into 2 properties, along line of the extension.
1861	Two households 'Silver Hill' and 'Silver Hill Farm'	
1871	Two households, both 'Silver Hill'	
1881	Two households, both 'Silver Hill'	
1890		One property
1891	Single household 'Silver Hill'	
1901	Two households 'Silver Hill' and 'Silver Hill Cottage'	
1910		Division into two properties through middle of original house.
1911	Two Households 'Silver Hill Farm' and 'Silver Hill, Broad Lane'	
1930		Division into two properties through middle of original house.
1955 onwards		One property

Census Data

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The undermentioned Houses are situate within the Boundaries of the

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Parish (or Township) of		City or Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town of	Hamlet or Tything, &c., of	Ecclesiastical District of		
Buckley						Bursell	Bursell		
No. of Subdivisions	Road, Street, &c., and No. or Name of House	Number of Inhabitants	Name and Surname of each Person	Relation to Head of Family	Condition	Age of Male Person	Rank, Profession, or Occupation	Where Born	Whether Blind, or Deaf and Dumb
146	Do	1	John R. Bardsley	Head	26			Lancashire, Bolton	
147	Do	1	James Lee	Head	26		Power loom cotton weaver	Do	Do
			Elizabeth	Wife	26		"	Do	Do
148	Do	1	Elizabeth Bardsley	Head	26		Power loom weaver	Do	Do
149	Do	1	James Lee	Head	26		Power loom weaver	Do	Do
			Elizabeth	Wife	26		"	Do	Do
			James	Head	26		"	Do	Do
150	Do	1	James Lee	Head	26		"	Do	Do
			Elizabeth	Wife	26		"	Do	Do
151	Do	1	Robert Bardsley	Head	26		"	Do	Do
152	Do	1	John Bardsley	Head	26		"	Do	Do
153	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
154	Do	1	James Lee	Head	26		"	Do	Do
155	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
156	Do	1	James Lee	Head	26		"	Do	Do
157	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
158	Do	1	James Lee	Head	26		"	Do	Do
159	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
160	Do	1	James Lee	Head	26		"	Do	Do
161	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
162	Do	1	James Lee	Head	26		"	Do	Do
163	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
164	Do	1	James Lee	Head	26		"	Do	Do
165	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
166	Do	1	James Lee	Head	26		"	Do	Do
167	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
168	Do	1	James Lee	Head	26		"	Do	Do
169	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
170	Do	1	James Lee	Head	26		"	Do	Do
171	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
172	Do	1	James Lee	Head	26		"	Do	Do
173	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
174	Do	1	James Lee	Head	26		"	Do	Do
175	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
176	Do	1	James Lee	Head	26		"	Do	Do
177	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
178	Do	1	James Lee	Head	26		"	Do	Do
179	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
180	Do	1	James Lee	Head	26		"	Do	Do
181	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
182	Do	1	James Lee	Head	26		"	Do	Do
183	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
184	Do	1	James Lee	Head	26		"	Do	Do
185	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
186	Do	1	James Lee	Head	26		"	Do	Do
187	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
188	Do	1	James Lee	Head	26		"	Do	Do
189	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
190	Do	1	James Lee	Head	26		"	Do	Do
191	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
192	Do	1	James Lee	Head	26		"	Do	Do
193	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
194	Do	1	James Lee	Head	26		"	Do	Do
195	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
196	Do	1	James Lee	Head	26		"	Do	Do
197	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
198	Do	1	James Lee	Head	26		"	Do	Do
199	Do	1	Elizabeth Bardsley	Head	26		"	Do	Do
200	Do	1	James Lee	Head	26		"	Do	Do
Total of Houses...		8	2						
Total of Males and Females...									

Eng. Sheet D.

Figure 5.1: Silver Hill and Silver Hill Farm 1861 census, parish of Castleton

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The undermentioned Houses are situate within the Boundaries of the

[Page 1]

No. of Subdivisions	ROAD, STREET, &c., and No. or NAME of HOUSE	Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town of	Village or Hamlet, &c., of	Ecclesiastical District of	Where Born	1. Blind 2. Deaf and Dumb 3. Lame 4. Lunatic
		Northampton		Northampton	Northampton	Northampton	Northampton		
1	100	1	John Hunt	Head	26	Excavator	Doncaster, Thurnham		
2	100	1	Caroline	Wife	26	Laundress	"		
3	100	1	John Lord	Head	26	Farmer of 10 Acres	"		
4	100	1	Betty	Wife	26	Care of House	"		
5	100	1	John	Son	26	Farmer of 10 Acres	"		
6	100	1	Henry Forshaw	Head	26	Farm Labourer	"		
7	100	1	Mary	Wife	26	Care of House	"		
8	100	1	Elizabeth	Son	26	Care of House	"		
9	100	1	Ann	Son	26	Scholar	"		
10	100	1	William	Son	26	Scholar	"		
11	100	1	Elizabeth	Son	26	Scholar	"		
12	100	1	William	Son	26	Scholar	"		
13	100	1	Elizabeth	Son	26	Scholar	"		
14	100	1	William	Son	26	Scholar	"		
15	100	1	Elizabeth	Son	26	Scholar	"		
16	100	1	William	Son	26	Scholar	"		
17	100	1	Elizabeth	Son	26	Scholar	"		
18	100	1	William	Son	26	Scholar	"		
19	100	1	Elizabeth	Son	26	Scholar	"		
20	100	1	William	Son	26	Scholar	"		
21	100	1	Elizabeth	Son	26	Scholar	"		
22	100	1	William	Son	26	Scholar	"		
23	100	1	Elizabeth	Son	26	Scholar	"		
24	100	1	William	Son	26	Scholar	"		
25	100	1	Elizabeth	Son	26	Scholar	"		
26	100	1	William	Son	26	Scholar	"		
27	100	1	Elizabeth	Son	26	Scholar	"		
28	100	1	William	Son	26	Scholar	"		
29	100	1	Elizabeth	Son	26	Scholar	"		
30	100	1	William	Son	26	Scholar	"		
31	100	1	Elizabeth	Son	26	Scholar	"		
32	100	1	William	Son	26	Scholar	"		
33	100	1	Elizabeth	Son	26	Scholar	"		
34	100	1	William	Son	26	Scholar	"		
35	100	1	Elizabeth	Son	26	Scholar	"		
36	100	1	William	Son	26	Scholar	"		
37	100	1	Elizabeth	Son	26	Scholar	"		
38	100	1	William	Son	26	Scholar	"		
39	100	1	Elizabeth	Son	26	Scholar	"		
40	100	1	William	Son	26	Scholar	"		
41	100	1	Elizabeth	Son	26	Scholar	"		
42	100	1	William	Son	26	Scholar	"		
43	100	1	Elizabeth	Son	26	Scholar	"		
44	100	1	William	Son	26	Scholar	"		
45	100	1	Elizabeth	Son	26	Scholar	"		
46	100	1	William	Son	26	Scholar	"		
47	100	1	Elizabeth	Son	26	Scholar	"		
48	100	1	William	Son	26	Scholar	"		
49	100	1	Elizabeth	Son	26	Scholar	"		
50	100	1	William	Son	26	Scholar	"		
51	100	1	Elizabeth	Son	26	Scholar	"		
52	100	1	William	Son	26	Scholar	"		
53	100	1	Elizabeth	Son	26	Scholar	"		
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55	100	1	Elizabeth	Son	26	Scholar	"		
56	100	1	William	Son	26	Scholar	"		
57	100	1	Elizabeth	Son	26	Scholar	"		
58	100	1	William	Son	26	Scholar	"		
59	100	1	Elizabeth	Son	26	Scholar	"		
60	100	1	William	Son	26	Scholar	"		
61	100	1	Elizabeth	Son	26	Scholar	"		
62	100	1	William	Son	26	Scholar	"		
63	100	1	Elizabeth	Son	26	Scholar	"		
64	100	1	William	Son	26	Scholar	"		
65	100	1	Elizabeth	Son	26	Scholar	"		
66	100	1	William	Son	26	Scholar	"		
67	100	1	Elizabeth	Son	26	Scholar	"		
68	100	1	William	Son	26	Scholar	"		
69	100	1	Elizabeth	Son	26	Scholar	"		
70	100	1	William	Son	26	Scholar	"		
71	100	1	Elizabeth	Son	26	Scholar	"		
72	100	1	William	Son	26	Scholar	"		
73	100	1	Elizabeth	Son	26	Scholar	"		
74	100	1	William	Son	26	Scholar	"		
75	100	1	Elizabeth	Son	26	Scholar	"		
76	100	1	William	Son	26	Scholar	"		
77	100	1	Elizabeth	Son	26	Scholar	"		
78	100	1	William	Son	26	Scholar	"		
79	100	1	Elizabeth	Son	26	Scholar	"		
80	100	1	William	Son	26	Scholar	"		
81	100	1	Elizabeth	Son	26	Scholar	"		
82	100	1	William	Son	26	Scholar	"		
83	100	1	Elizabeth	Son	26	Scholar	"		
84	100	1	William	Son	26	Scholar	"		
85	100	1	Elizabeth	Son	26	Scholar	"		
86	100	1	William	Son	26	Scholar	"		
87	100	1	Elizabeth	Son	26	Scholar	"		
88	100	1	William	Son	26	Scholar	"		
89	100	1	Elizabeth	Son	26	Scholar	"		
90	100	1	William	Son	26	Scholar	"		
91	100	1	Elizabeth	Son	26	Scholar	"		
92	100	1	William	Son	26	Scholar	"		
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94	100	1	William	Son	26	Scholar	"		
95	100	1	Elizabeth	Son	26	Scholar	"		
96	100	1	William	Son	26	Scholar	"		
97	100	1	Elizabeth	Son	26	Scholar	"		
98	100	1	William	Son	26	Scholar	"		
99	100	1	Elizabeth	Son	26	Scholar	"		
100	100	1	William	Son	26	Scholar	"		
Total of Houses...	6	9							
Total of Males and Females...									

Reference: RG. 10 / 4416

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Figure 5.2: Silver Hill, two entries, 1871 census, parish of Casleton

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The undermentioned Houses are situate within the Boundaries of the

Civil Parish (or Township) of	Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town or Village or Hamlet of	Urban Sanitary District of	Rural Sanitary District of	Ecclésiastical Parish or District of		
Castleton Further		Beckford			Manchester		St. Mary, Castleton		
No. of Houses	ROAD, STREET, &c. and No. of HOUSE	HOUSES Inhabited (1) or Vacant (2)	NAME and Surname of each Person	RELATION to Head of Family	CON-DITION as to Marriage	AGE last Birthday of	Rank, Profession, or OCCUPATION	WHERE BORN	(1) Deaf and Dumb (2) Blind (3) Imbecile or Idiot (4) Lunatic
69	May Field	1	James Farrow	Head	Mar	44	Woolen Operative	Leicester, Leicestershire	
			John Farrow	Wife	Mar	44	Wife	Do	
			Benjamin Farrow	Son	Unm	20	Bookbinder & Stationery	Do	
			Maria Farrow	Daughter	Unm	14	Domestic Servant	Do	
			Mark Farrow	Nephew	Unm	15	Woolen & Leather	Derbyshire, Wood	
			Thomas Farrow	Son	Unm	12	School	Derbyshire, Wood	
70	Silver Hill	1	Henry Farrow	Head	Mar	58	Woolen Operative	Derbyshire, Wood	
			John Farrow	Wife	Mar	58	Wife	Do	
			Richard Farrow	Son	Unm	14	Woolen Operative	Derbyshire, Wood	
			Elizabeth Farrow	Son	Unm	14	Woolen Operative	Derbyshire, Wood	
			Augusta Farrow	Son	Unm	12	School	Do	
			John Farrow	Son	Unm	9	Do	Do	
71	Silver Hill	1	James Farrow	Head	Mar	37	Farmer of 12 acres	Do	
			John Farrow	Wife	Mar	37	Farmer's Wife	Do	
			Charles Farrow	Son	Unm	26	Woolen Weaver	Do	
			James Farrow	Son	Unm	21	Farmer's Son	Do	
72	Earth	1	Robert Farrow	Head	Mar	58	Woolen Weaver	Do	
73	Earth	1	James Farrow	Head	Mar	48	Farmer of 13 acres	Do	
			John Farrow	Wife	Mar	39	Farmer's Wife	Do	
			Elizabeth Farrow	Son	Unm	18	Woolen Weaver	Do	
			Thomas Farrow	Son	Unm	16	Woolen Weaver	Do	
			John Farrow	Son	Unm	11	School	Do	
			John Farrow	Son	Unm	8	Do	Do	
Total of Houses...		5	Total of Males and Females...		59				

Note.—Draw the pen through such of the words of the headings as are inappropriate.

Eng.—Sheet B.

PUBLIC RECORD OFFICE

Reference:—

1 2 3 4 5 6

1 2 3 4 5 6

R&H 4104

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Figure 5.3: Silver Hill, two entries, census 1881, parish of Castleton Further

Administrative County of Lancashire

The undermentioned Houses are situate within the Boundaries of the

Page 8

Civil Parish		Municipal Borough		Municipal Ward		Urban Sanitary District		Town or Village or Hamlet		Rural Sanitary District		Parliamentary Borough or Division		Ecclesiastical Parish or District	
Cradleton						Bulwer						Middleton		St. Mary	
No. of Household	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES No. of Tenements (4)	NAME and Surname of each Person	RELATION to Head of Family	SEX	AGE last Birthday (5)	PROFESSION or OCCUPATION	Employed (6)	Unemployed (7)	WHERE BORN	(1) Head-and-Neck (2) Head (3) Locality, Immobile or Mark				
56	5 Moorgate East	1	James Brinkley Betty do Mary A. do Harriett do	Head Wife Daughter do	M F F F	24 24 11 11	Cotton Band Room fitter Tailor Schooler	x		Sandwich - Rock do do do do do do					
57	7 (Barnside Farm)	1	George Banks Ann do Mary do William do Arthur do	Head Wife Daughter Son Nephew	M F F M M	42 34 13 13 13	Farmer Farmer's Daughter Farmer's Son Farm Labourer	x		Warrington - Hartington do do Warrington - Hartington do do Warrington - Hartington					
58	Chadwick Fold	1	James Fletcher Helen do John do Joseph do	Head Wife Son do	M F M M	35 35 8 8	Farmer	x		Sandwich - Rock do do do do do do					
59	Broadshaw	1	James Williamson Mark Hall Betty Butterworth Elizabeth Clark William Ince	Head Wife Wife Wife Head	M F F F M	33 33 13 13 60	Farm Labourer Farmer General Servant (Cook) Agricultural Labourer Living on own means	x		Warrington - Rock do do do do do do do do					
60	1 Silver Hill	1	Ann do	Wife	F	60				Warrington - Rock					
61	2 do	1	Samuel Ribington Mary do Elizabeth Wild Alexander Wilson Hannah do	Head Wife Wife Wife Wife	M F F M F	40 35 35 28 28	Farmer Farmer Farmer Farmer Farmer	x		Warrington - Rock do do do do do do do do					
62	3 Little Barn	1	John Thomas Sarah do	Head Wife	M F	28 28	Farmer	x		Warrington - Rock do do					
63	4 Castle	1	Mary Aspinall	Head	F	38	Farmer	x		Warrington - Rock do do					
64	4 Lane End	1	Mary Aspinall	Head	F	38	Farmer	x		Warrington - Rock do do					
Total of Houses and of Tenements with less than Five Rooms -		9	Total of Males and Females -		15	13									

Notes: - These are the names of the persons of the family of the head of the household as given in the census.

Figure 5.4: Silver Hill 1891 census, parish of Castleton

Administrative										The undermentioned Houses are situate within the Boundaries of the										Page 8
Civil Parish		Municipal Borough		Municipal Ward		Urban Sanitary District		Town or Village or Hamlet		Rural Sanitary District		Parliamentary Borough or Division		Ecclesiastical Parish or District						(1) Head of Family (2) Head of Family (3) Locality, Immobile or Mark
No. of Household	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES No. of Tenements (4)	NAME and Surname of each Person	RELATION to Head of Family	SEX	AGE last Birthday (5)	PROFESSION or OCCUPATION	Employed (6)	Unemployed (7)	WHERE BORN										
30	Castle	1	John Aspinall Ann do Mary do Elizabeth do William do	Head Wife Wife Wife Wife	M F F F M	37 15 15 15 15	Farmer Farmer Farmer Farmer Farmer	x		Warrington - Rock do do do do do do do do										
31	Castle Farm	1	James Aspinall Ann do Mary do Elizabeth do William do	Head Wife Wife Wife Wife	M F F F M	37 15 15 15 15	Farmer Farmer Farmer Farmer Farmer	x		Warrington - Rock do do do do do do do do										
32	do	1	James Aspinall Ann do Mary do Elizabeth do William do	Head Wife Wife Wife Wife	M F F F M	37 15 15 15 15	Farmer Farmer Farmer Farmer Farmer	x		Warrington - Rock do do do do do do do do										
33	Little Barn	1	James Aspinall Ann do Mary do Elizabeth do William do	Head Wife Wife Wife Wife	M F F F M	37 15 15 15 15	Farmer Farmer Farmer Farmer Farmer	x		Warrington - Rock do do do do do do do do										
34	Silver Hill (Farm)	1	James Aspinall Ann do Mary do Elizabeth do William do	Head Wife Wife Wife Wife	M F F F M	37 15 15 15 15	Farmer Farmer Farmer Farmer Farmer	x		Warrington - Rock do do do do do do do do										
35	Black Hill Cottage	1	James Aspinall Ann do Mary do Elizabeth do William do	Head Wife Wife Wife Wife	M F F F M	37 15 15 15 15	Farmer Farmer Farmer Farmer Farmer	x		Warrington - Rock do do do do do do do do										
36	1st Broad Lane	1	James Aspinall Ann do Mary do Elizabeth do William do	Head Wife Wife Wife Wife	M F F F M	37 15 15 15 15	Farmer Farmer Farmer Farmer Farmer	x		Warrington - Rock do do do do do do do do										
Total of Houses and of Tenements with less than Five Rooms -		7	Total of Males and of Females -		12	14														

Figure 5.5: Silver Hill and Silver Hill Cottage 1901 census, parish of Milnrow

CENSUS OF ENGLAND AND WALES, 1911.

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.

The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

Number of Schedule 248
(To be filled up by the Enumerator after completion)

NAME AND SURNAME	RELATIONSHIP to Head of Family	AGE last Birthday and SEX	PARTICULARS as to MARRIAGE	PROFESSION or OCCUPATION of Persons aged ten years and upwards	RESIDENCE of every person	NATURALITY of every Person born in a Foreign Country	INFIRMITY
<i>Hampton Smith</i>	<i>Head</i>	<i>40</i>	<i>Married</i>	<i>Farmer</i>	<i>Hampton, Yorkshire</i>	<i>British</i>	<i>030</i>
<i>Maria Smith</i>	<i>Wife</i>	<i>41</i>	<i>Married</i>	<i>Domestic</i>	<i>Hampton, Yorkshire</i>	<i>British</i>	<i>030</i>
<i>Edith Smith</i>	<i>Daughter</i>	<i>16</i>	<i>Single</i>	<i>School</i>	<i>Hampton, Yorkshire</i>	<i>British</i>	<i>030</i>
<i>Red Smith</i>	<i>Son</i>	<i>12</i>			<i>Hampton, Yorkshire</i>	<i>British</i>	

(To be filled up by the Enumerator.)

Write below the Number of Persons in this Dwelling (Men, Women, or Apprentices). Count the kitchen as a room but do not count sanitary, landing, lobby, closet, bathroom, or washroom, office, shop.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge, of this dwelling.)

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature *Hampton Smith*
Postal Address *Silver Hill Farm, Broad Lane, Rishdale*

Figure 5.6: Silver Hill Farm 1911 census

CENSUS OF ENGLAND AND WALES, 1911.

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.

The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

Number of Schedule 249
(To be filled up by the Enumerator after completion)

NAME AND SURNAME	RELATIONSHIP to Head of Family	AGE last Birthday and SEX	PARTICULARS as to MARRIAGE	PROFESSION or OCCUPATION of Persons aged ten years and upwards	RESIDENCE of every person	NATURALITY of every Person born in a Foreign Country	INFIRMITY
<i>James Ashworth</i>	<i>Head</i>	<i>69</i>	<i>Single</i>	<i>Domestic</i>	<i>Rishdale, Lancashire</i>	<i>British</i>	<i>040</i>

(To be filled up by the Enumerator.)

Write below the Number of Rooms in this Dwelling (Kitchens, Bathrooms, or Apartments). Count the kitchen as a room but do not count sanitary, landing, lobby, closet, bathroom, or washroom, office, shop.

1
2
3
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14
15

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge, of this dwelling.)

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature *James Ashworth*
Postal Address *Silver Hill Farm, Broad Lane, Rishdale*

Figure 5.7: Silver Hill Broad Lane 1911 census

Appendix 3: Heritage Legislation, Planning Policy and Guidance

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to the determination of listed building consent applications:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66 imposes a “General duty as respects listed buildings in the exercise of planning functions.” Subsection (1) provides:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

It has been confirmed¹¹ that Parliament’s intention in enacting section 66(1) of the 1990 Act was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. Importantly, the meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.

Under section 1(5) of the Planning (Listed Building and Conservation Areas) Act 1990, a ‘listed building’ for the purposes of this Act means a building included on the list, and:

“(a) any object or structure fixed to the building;

(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948, shall, subject to subsection (5A)(a), be treated as part of the building.”

Therefore, the listing of a building can confer protection not only on the building named on the List and described in the list entry description, but also on any object or structure fixed to the building or any building or structure within the curtilage of the building.

¹¹ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014.

National Policy

National Planning Policy Framework, 2021

The National Planning Policy Framework (NPPF) is the full statement of Government planning policies. Chapter 16 outlines the Government's guidance regarding the conservation and enhancement of the historic environment.

Paragraph 194 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 195 sets out that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197 of the NPPF states that planning authorities 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.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Conservation is defined as:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

Paragraph 200 confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *"the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

- *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.”*

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 206 sets out that local planning authorities should look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Material Considerations and Other Guidance

National Planning Practice Guidance (NPPG) 2019

National Planning Practice Guidance was first issued in 2014 by the Government as a web resource, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF. It has been updated as a living document and web resource, most recently in July 2019.

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2018

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paragraph 16, as below:

“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”

When making a listing decision, paragraph 17 sets out that the Secretary of State may also take into account:

“Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.

Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area."

General principles for selection are also set out in this advice, in paragraphs 18-23. These include: Age and rarity; Buildings less than 30 years old; Aesthetic merits; Selectivity; and National interest, although State of repair will not usually be a relevant consideration.

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by Historic England, first in 2011 and then later updated up to 2018. These selection guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

Historic England Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015

GPA Note 2 provides information to assist in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, and marketing. It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- "1. Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected."*

With particular regard to design and local distinctiveness, advice sets out that both the With regard to design and local distinctiveness, advice sets out that both the NPPF (section 7) and NPPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may

influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

- *The history of the place*
- *The relationship of the proposal to its specific site*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size*
- *The size and density of the proposal related to that of the existing and neighbouring uses*
- *Landmarks and other built or landscape features which are key to a sense of place*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
- *The topography*
- *Views into, through and from the site and its surroundings*
- *Landscape design*
- *The current and historic uses in the area and the urban grain*
- *The quality of the materials*

Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017 (2nd Edition)

GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets, and also now views analysis. This also provides a toolkit for assessing the implications of development proposals affecting setting and views. A series of stages are recommended for assessment, these are:

- *“Step 1: identifying the heritage assets affected and their settings*
- *Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*
- *Step 3: assessing the effect of the proposed development*
- *Step 4: maximising enhancement and minimising harm*
- *Step 5: making and documenting the decision and monitoring outcomes.”*

Historic England: Advice Note 2: Making Changes to Heritage Assets 2016

This advice note provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone. This covers different types of heritage assets, including buildings and other structures; standing remains including earthworks; buried remains and marine sites; as well as larger heritage assets including conservation areas, registered landscapes, and World Heritage Sites.

Historic England: Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets 2019

This advice note provides guidance with regard to the NPPF requirement for applicants for heritage and other consents to describe heritage significance, to help local planning authorities make decisions on the impact of proposals for change to heritage assets. It explores the assessment of heritage significance as part of a stage approach to decision-making, in which assessing significance precedes designing the proposals. It also describes the relationship with archaeological desk-based assessments and field evaluations, as well as Design & Access Statements.

English Heritage (now Historic England): Conservation Principles: Policies and Guidance 2008

Historic England has also published further guidance on the management of the historic environment; principally to establish a framework for their own decision making as the Government's adviser. This sets out "conservation principles"; including understanding "heritage values" and also assessing heritage significance. In addition to the statutory and national policy definitions of special interest and significance for heritage assets (both designated and non-designated), this further guidance identifies four heritage values that an asset may hold, which are:

- *"Evidential value;*
- *Historical value;*
- *Aesthetic value; and*
- *Communal value."*

This guidance document is now under revision, and a consultation draft was issued by Historic England at the end of 2017. This is yet to be formally published as a final version. One principal aim of this new draft is greater consistency of approach; and to more closely align heritage values with the statutory and national policy definitions of special interest and significance.

Historic England (2017) Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse

This guidance published by Historic England explains how the significance of traditional farm buildings can be retained and enhanced through well-informed maintenance and sympathetic development, provided that repairs, design and implementation are carried out to a high standard.

It replaces The Conversion of Traditional Farm Buildings published in September 2006 by English Heritage.

Historic England (2017) The Adaptive Reuse of Traditional Farm Buildings Good Practice Advice Note 9

The Adaptive Reuse of Traditional Farm Buildings Good Practice Advice Note 9 similarly explains how the significance of traditional farm buildings can be retained and enhanced through well-informed maintenance and sympathetic development.

Local Planning Policy

Rochdale Core Strategy

The Rochdale Core Strategy was adopted in 2016.

Policy P2 - Protecting and enhancing character, landscape and heritage - states the borough's heritage will be protected through:

- (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.”*

Appendix 4: Building Survey Report and Repair Schedule

BUILDING SURVEY REPORT AND REPAIR STATEMENT

SILVERHILL FARM AND BARN ROCHDALE



Dated Dec 2021

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1.0 INTRODUCTION

1.01 Instructions

The purpose of the Building Condition Survey is to make general observations of the state of repair and the quality of the structure and to provide details of how this is to be repaired.

The scope of this survey is limited to the Farmhouse and Barn only.

It is accepted that this report will be used to support an application for Listed Building Consent for repairs to both buildings including conversion of the house into 2no residential units and conversion of the barn into 2no residential units.

Due to the precarious condition of the building, it should be noted that many areas were inaccessible due to fear of collapse.

1.02 Property Address

Silverhill Farmhouse and Barn
Lower Lane
Rochdale

1.03 Client

Barratt and David Wilson Homes Northwest
303 Bridgewater Place
Birchwood Park
Warrington
WA3 6XF

1.04 Surveyor

Inspected by Kevin M Neary Dip Surv, C. Build E FCABE, AssocRICS.

1.05 Date of inspection

Date of Inspection: 19th October 2021,

1.06 Weather

During the inspection the weather was Dull with spells of heavy rain

1.07 Tenure and Occupation

The property was unoccupied at the time of inspection.

1.08 Orientation

All directions are given as if facing the front of the property from the outside looking towards the rear, unless otherwise indicated. The front elevation is taken as that which overlooks the overgrown garden areas to the front of the property meaning the farmyard is located to the rear.

2.0 GENERAL DESCRIPTION

2.01 Description of property and brief construction details

This description should be read in conjunction with the existing plans.

2.01.1 Farmhouse

The Farmhouse is a late 18th century Yeoman's House. The detached property is built of local stone, constructed over the four storeys with walls of relatively uniform cropped sandstone which is laid on some elevations in water shot coursing, which is where the top of the stone is tilted slightly forward to allow water to run-off.

The roof is pitched and slated.

It is evident that the building has been extended to the right-hand side where the property extends further out along the rear.

There are stone reveals, lintels and sills around windows and doors. Some of the stone has a tooled face and some of the faces are riven.

It is evident that the property had been split into two dwellings and a dividing line can be seen on the OS map dated 1910. The left hand side of the building was accessed from the road via some stone steps which have been placed in front of an original basement window indicating they are contemporary to the original building.

The property is Grade II listed and the description below is included within Historic England listed buildings register.

2.01.2 Barn

There is a detached stone barn to the right of the Farmhouse.

This is a stone built detached multifunctional barn which is constructed over two storeys. The walls appear to be of a different stone to the main farmhouse, however, appears to be laid in water shot coursing.

There are large semi-circular arched threshing door openings in both the front and rear elevations which are formed with ashlar stone detailing.

The roofs are pitched and slated with what appears to be a larger slate than the Farmhouse.

The condition of the building is poor, the left-hand gable is close to collapse and there is a serious inward bulge at high level.

There was limited access to the inside of the building for fear of collapse.

There are some low level single storey brick buildings with slated roofs which link the house and barn together and extend further to the right hand side. These buildings are not part of this repair and conversion project and will be demolished.

2.01.3 Attached Outbuildings

There are attached single storey brick outbuildings to both the farmhouse and barn, these are of a later construction and are outside the scope of this inspection.

Details

Date of Listing – 24th January 1967

SD 91 SW MILNROW LOWER LANE (east side)

3/94 Silver Hill 24/1/67 Farmhouse

- II Farmhouse. "Charles and Esther Beswick, 24th August 1789" on inscribed stone above door. Hammer-dressed stone in narrow courses and slate roof. 3 bays and 2 storeys (plus basement). Step approach to door with overlight and square-cut stone surround between bays 1 and 2. Bays 1 and 2 have rectangular ground floor windows and 3-light flat-faced mullion first floor window (the central light being larger than the outer lights). Bay 3 was added slightly later the windows following the pattern of the other first floor windows. Plain eaves gutter brackets and ridge and gable chimney stacks.

Listing NGR: SD9115311291

Under Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 any object or structure fixed to the building or within the curtilage of the building, which forms part of the land and has done so since before 1 July 1948, is protected as part of the listed building.

General condition

Overall, the properties are in a dangerous condition.

The properties have been unoccupied for approximately 20 -30 years, the site has been protected by security however some vandalism has been evident.

2.02 **Approximate Age**

It is believed the original stone farmhouse building was constructed during in 1789. The barn would appear to be from a similar period.

The brick outbuildings appear to be from the early 1900s.

2.03 **Location**

The property is located to the east side of Lower Lane where the farmhouse is located right on the road. The front elevation of the farmhouse and barn faces roughly south.

The barn is located to the east of the Farmhouse.

There is a farm courtyard with later agricultural buildings to the rear and gardens to the front which are now overgrown.

2.04 **Accommodation**

The accommodation briefly comprises: -

2.04.1 Farmhouse

To be read in conjunction with Storah Architecture Drawing, Existing House Plans No 21-088-011 A

Left-hand section

Ground Floor

Entrance via stone steps from Lower Lane

G.04 into the vestibule porch and front living room

G. 05 Kitchen to rear room with stairs to 1st floor (right hand section).

First Floor

F.04 Landing area and bathroom to rear section (original stud walls have been removed so it is difficult to determine original layout)

There was an historic ladder opening in the ceiling for access to the loft space which may have which would have provided two rooms above.

F.03 Front bedroom.

Right-hand section

B1 Basement

This extends under the left-hand section however is accessed via a staircase from the ground floor of the right hand section.

This has both front and rear sections.

Ground floor

G.01 Small single story brick porch to right-hand wall of the kitchen.

G.02 Dining room (assumed) to front right.

G.03 Access via the main door and the front elevation into the main formal living room. Small, glazed timber vestibule between door and living room.

G.06 Access to rear hallway and stairs with doors to basement on left and to kitchen area on right

G.07 Kitchen area to rear right

First Floor

F.05 Landing Area to rear above hall

F.02 Main bedroom on front elevation

F.01 Front bedroom to right hand section

F.06 Small hallway between bathroom and rear bedroom

F.07 Bedroom to rear elevation

F.08 Bathroom

Roof Space

- R1 Roof space over left hand section
- R2 Roof space over middle section
- R3 Roof space over right hand section

2.04.2 Barn

The Barn appears to have been originally a multifunctional barn consisting of a large double height space with large semi-circular headed threshing doors to front and rear elevations.

There is a later animal holding area (shippen) to right-hand section of ground floor formed by construction of a single storey brick wall with timber loft above the storage.

There is evidence of an older timber loft construction to the front right hand wall which has been removed.

Single storey brick cattle sheds to right hand wing

Smaller single storey outbuilding to front left section

3.0 EXTERIOR CONSTRUCTION AND CONDITION

3.01 Chimney Stacks, Flashings and Flues

Due to the topography of the site, it was difficult to view the condition of the chimneys.

3.01.1 Farmhouse

There are three chimneys to the roof of the farmhouse.

The chimney to the left-hand gable is of a stone construction. The chimneys to the middle and right hand gable are of a brick construction. It is likely that the brick chimneys may have been originally stone however due to problems these have been rebuilt.



Photo Stone Chimney with weathering course to left gable.



Photo Brick chimneys to farmhouse

The stone chimney appears to have no pots. There are two pots each to the brick chimneys.

The flaunchings to all three chimneys appears to be poor and will require replacement which will include re-bedding of the pots.

It is evident from within the roof space that the brick chimneys have been rebuilt from at least first floor ceiling level as there is a different brick used which matches the single story porch and cowshed buildings. It is possible that this was done around 1900s.

The original stone chimney has a different earlier brick below the stone, however, there is concern regarding the condition of this within the roof space as there is cracking within the chimney brickwork and the angle created by the brick corbelling is too slow and this appears close to collapse. This requires support and repair.

Along the right-hand (East gable) there is a serious bulge around the flue of the chimney within the gable wall. It is evident that the external leaf of stone has become detached from the internal leaf, and this has now formed a significant bulge which has been restrained by tie plates within the gable. The cause of this may have been sulphate attack from the chimney which has caused volume expansion of the mortar and started the bowing of the external brickwork. It should be noted that the masonry thickness on the outside of the chimney is always a single skin and therefore is considerably weaker than the other sections of the wall which will be double skinned.

3.01.2 Barn

There are no chimneys to the barn.

3.02 Roof and Valleys

Due to the topography the site it was impossible to view the areas of the roofs on the front elevations. Access to view the rear elevations were limited due to the buildings within the farmyard which blocked the views.

3.02.1 Farmhouse

The roof is of a pitched construction and overlaid with a thick gauge purple slate (possibly welsh) which have been laid in diminishing courses.

The ridges are a standard Victorian blue clay capped ridge.



Photo. Diminishing coursed slate roof to farmhouse

At the verges the slates extend over the face of the stonework the infill verge detail is untidy and has been done using a hard cementitious mortar. This has become loose in places and will require complete renewal.

Observations internally indicated that the slates have been fixed with copper nails into timber battens and there is no under felt to any sections of the roof.

The ridges are a Victorian blue clay capped ridge.

There are several slipped slates noted of the surface of the roof which could be viewed.

3.02.2 Barn

The roof over the barn is of a pitched construction and overlaid with a thick gauge purple slate (possibly welsh) the slate is slightly larger than the slate to the farmhouse and has been laid in

diminishing courses.

The ridges are a blue clay capped ridge.



Photo. diminishing coursed slate roof over barn

At the verges the slates extend over the face of the stonework the infill verge detail is untidy and has been done using a hard cementitious mortar. This has become loose in places and will require complete renewal.



Photo. Loose cement verge pointing

Unlike the farmhouse there is a bitumen impregnated under slaters felt present beneath the slates which indicates that this may have been reroofed during the last century.

There are several slipped slates noted.

3.02.2 Outbuildings

The roofs to the outbuildings are pitched and slated. The roof over the cowshed to the East elevation of the barn has been slated with an excellent quality wash 20 x 12" blue slate which should be salvaged for reuse.



3.03 **Roof Void**

3.03.1 Farmhouse

The roof void to the farmhouse was split into two sections as the original gable wall to the building extends up into the loft space along the right-hand side where the building was extended.

The roof void to the left-hand side was accessed from the left-hand side rear bedroom however extends into the middle section above the right-hand dwelling.

Left-hand side and middle section R 1 and R2

Access was gained via a trap within the ceiling of the rear left room F.04.

The roof extends over the left-hand side and then the middle section of the right-hand side via an opening within a stone spine wall.

The roof is pitched and is of a cut timber construction.

The roof is supported on an original oak log ridge which is the only remaining section of what is considered to be the original roof structure and then a later softwood 350 x 125mm purlin at mid span of each roof slope. There were signs of common furniture beetle emergence holes from the sapwood sections of the timber.



Photo. Newer brick chimney to Space R2, log ridge, which is original roof structure, note old plaster to walls

The rafters are 75 x 100mm in section and are fixed at 500mm centres which is slightly wider than normal which is 400mm.

The feet of the rafters sit directly onto the stone external walls where they are packed on small sections of stone. There is no evidence of any head fixing or wall plate to the external walls.

The ceiling joists which enter the front and rear walls are located approximately 400 mm lower than the intersection of the rafters and therefore there is limited triangulation of the roof structure.



Photo. Rafters sit direct on wall head with no fixing down

The ceiling construction would appear to be original older joists which are dovetailed into ceiling beams which are located and down stand into the rooms below.

There are nails to the tops of the joists which indicate that the lofts were originally floor boarded and this space may have been used for weaving. This could also be confirmed by remains of old lime and horsehair plaster on the walls.

There is evidence of a large ceiling trap opening to the left-hand section of the ceiling joists which would have supported a timber stair and provide better access into this area.



Photo. Old ceiling trap in location of hangers above room F.04

There is concern regarding the stability of the left-hand chimney within the external gable wall and further support is required.



Photo. Crack at base of chimney the angle of build is too steep and urgent support is required, Roof space R1

There is a window opening within the west gable which has been blocked up with stone and brick.



Photo. Old window infilled with masonry.

There is cracking around the lintel above the doorway which provides access into the middle roof area and some rebuilding works are required to make this secure.



Photo. Crack around lintel to opening between roof spaces R1 and R2

Right-hand side R3

Access to the roof space over the right-hand section is via a ceiling trap within the bathroom F.08.

The roof is a cut roof and consists of softwood ridge and purlins of 350 x 125mm timber. On the rear slope there are two purlins as the extension section extends further back.

The rafters are 75 x 100mm in section and are fixed at 500mm centres which is slightly wider than normal which is 400mm.



Photo. Slate fixings no underfelt. See original parging which has mostly fallen away.

The feet of the rafters sit directly onto the stone external walls where they are packed on small sections of stone. There is no evidence of any head fixing or wall plate to the external walls.

The ceiling joists which enter the front and rear walls are located approximately 600 mm lower than the intersection of the rafters and therefore there is limited triangulation of the roof structure.



Photo. Rafters sit on wall head no fixing.

The ceiling construction would appear to be softwood joists which are dovetailed into ceiling beams which are located and down stand into the rooms below.

There are nails to the tops of the joists which indicate that the lofts were originally floor boarded and this space may have been used for weaving. This could also be confirmed by remains of old lime and horsehair plaster on the walls.



Photo. Ceiling joists with old nails indicating floor boarding.

On the right and gable wall there are tie plates on the gable. However, the internal leaf of masonry appears relatively plumb.



Photo. Tie plates and bulge in outer leaf behind this section.

There is a blocked up window to the rear section of the gable.



Photo. Infilled window to east gable.

3.03.2 Barn

The roof structure of the barn can be viewed from the underside as this is an open construction. The roof is supported on 3 no queen post trusses. These are of a softwood construction and appear to be late Victorian. The trusses support 2 no purlins per slope which appear to be approximately 350 x 125mm in size which is similar to the purlins within the main farmhouse. The purlins are positioned so that the top chord is level with the top chord of the principal rafter which is unusual as the purlins normally sit above the truss. This may have been an oversight by the carpenters to prevent having to build up the walls, it is assumed the original oak construction would have been slenderer than the softwood replacement.



Photo. Queen post roof structure of barn (considered 1900s)

The rafters would appear to be 75 x 100mm and are positioned at the slightly wider 500mm centres which is similar to the roof construction within the farmhouse.

It is considered that this roof structure may have been replaced at the same time as roof alterations to the main farmhouse.

There was evidence of some leaks and staining due to water ingress to the ends of the larger timbers which enter the walls and further investigation would be required.

Unlike the roof to the farmhouse the rafters appear to be overlaid with a 1F bitumen impregnated felt system indicating that reroofing works have been undertaken to the barn. There were many holes within the felt indicating that this material was old.

A full assessment of the roof timbers would be required to determine which sections would be salvageable and could be repaired and reincorporated into the conversion. This exercise cannot be undertaken until the external wall structure and roof support is made safe.

3.04 **Rainwater Goods**

The rainwater goods to both the farmhouse and the barn would appear to be replacement timber gutters which are lined with bitumen paint to the inside face and cast iron downpipes. These are currently in a poor condition; they are both blocked and leaking and are extensively decayed.

Originally it is considered that the gutters at the time of construction will have been cast iron.

The timber rainwater goods are fixed to the masonry walls using metal brackets. The corrosion of the fixings embedded within the stone and brickwork may be contributory to some of the movement of the masonry at eaves level.

The downpipes from the gutters are cast-iron and corrosion and damage is evident.

There was a small cast-iron hopper noted on the farmhouse elevation which will be salvaged or replaced like for like.

It is likely that down spouts discharge water directly onto the ground. It is not expected to find any rainwater gulleys or a drainage system which would remove water away from the building and this may be contributory to the standing water within the basement of the farmhouse.

3.05 External Walls and Elevations

3.05.1 Foundations

The main walls were inspected from ground level only and the foundations have not been exposed for examination. Therefore, conclusions have been drawn from the surface evidence available at the time of the inspection.

The external ground around the buildings rises from left to right, the basement to the farmhouse is located on the left side of the property which has the lower external ground levels.

In the barn the internal ground levels rise also from left to right with the slope of the external ground. Also, there may be some harder ground material close to the surface which was considered too difficult to remove.

Ground investigation will be required to determine the condition and depth of the existing foundations to both buildings.

3.05.2 Walls General

The general principle in relation to the use of mortar with porous historic building materials is that the mortar and render should act as a valve and aid the escape of residual moisture when the masonry structure gets wet. Hard cementitious mortars when used, serve to trap residual moisture within the masonry structure and accelerate frost damage and decay during the winter freeze and thaw cycles.

Over the last 100 years there has been a general misconception that the harder the mortar or render, the more waterproof it becomes and will prevent dampness entering walls. This concept has resulted in irreparable damage and loss of historic fabric to a great many listed buildings.

Over window and door openings the outer leaf of masonry above would appear to be supported off stone. There may also be timber lintels which support the inside leaf of stone and rubble infill. With this type of construction, a cavity tray (an impervious tray which directs water which has entered the wall structure and rubble infill to the outside face) which would be required in modern construction will have not been fitted and is not unusual for water penetration to take place to the soffit and reveals of windows and door openings during prolonged periods of heavy rain and strong driving winds.

Farmhouse

The walls to the farmhouse would appear to consist of two leaves of local stone. The outside face of the stone has been cropped and some sections appear to have been laid in water shot coursing where the horizontal surface of the stone is tilted forward to allow water to run-off.

Around some openings and doorways there is evidence that brickwork has been used to form the square openings on the inner leaf. Externally openings have been formed with local stone which is both dressed and riven. The thickness of the walls is approximately 450 to 500mm, however internally

some of the walls have been lined with chipboard and other contemporary materials and appear thicker.

There are many locations where windows and doors have been blocked up.

There is lots of cracking on all elevations and previous strapping repairs, pointing repairs, and crack tell tales have been installed to monitor and resist the movement which has been occurring.

The cracking and movement follows the least line of resistance. The coursed stonework is very short in length and the distance between perpendicular joints is sometimes approximately 50 to 75 mm in places which provides a very limited bond between the stone courses. The cracks appear to have followed the lines where there is limited bond between coursing.

The following comments could be made:

Front elevation

The elevation has been repointed in hard sand and cement materials.

There is a diagonal crack within the mortar joints of stonework which extends from the top of the first floor left hand window down to the living room window below.



Photo. Crack from roof along vertical stone reveal to window.



Photo. Crack extends from first floor to ground floor window.

At basement level there are metal bars within the window openings between the stone head and cill and this may have caused rusting and damage to the stone. Further investigation is required.



Photo. Bars to basement window concern regarding corrosion

Along the vertical joint between the existing building and the extension there is bowing to the extension wall which now projects out at the centre.



Photo. Outward bowing to extension wall at chamber level.

There is diagonal cracking from the ground floor head of the middle window to the vertical joint with the extension.

There is diagonal cracking from the top left corner of the ground floor extension window which travels upwards.



Photo. Diagonal crack above ground floor window to extension

There is a vertical crack which follows the lines of perpendicular joints in the stone and extends from the roof at the top right corner of the first floor extension window down to the right side of the ground floor window and then to ground.



Photo. Corner strapping



Photo. Diagonal cracking towards front right corner

Corner ties have been added to the upper corner to restrict movement between the front elevation and the right-hand gable.

The ashlar stone steps to the front door have moved and will require repair and rebedding.



Photo. Stone steps to front door require repair.

Right-hand elevation

This is the gable of the extension. There has been extensively repointing using sand and cement materials.

Generally, it is considered that the walling stone used on this elevation is of a more inferior quality than that used on the feature front elevation.

Corner ties have been added to the upper corner to restrict movement between the gable and front elevation.

There is a large area of bowing to the gable which extends from the front top corner down to the first floor, floor level and then backup to the underside of the chimney. This is indicative of movement of the outer leaf of stone and may have been caused initially by sulphate attack within the chimney stack which will have caused the volume expansion of the mortar. Horizontal cross ties have been added in the past to try and restrain this movement however rebuilding of the outer leaf is required which would have to incorporate some horizontal ties to tie the two leaves of masonry together.



Photo. Bowed section of gable around flue to chimney.

At low level the stonework to the back of the chimney flue is very badly corroded which is indicative of sulphate attack. Some of the stones are corroded to the extent where they will require replacement and cannot be dressed back cosmetically.



Photo. Corroded and frost damaged stone beyond repair.

There is diagonal cracking from the front sill area of the first floor bathroom window.

There is diagonal cracking from the head of the kitchen window back up to the bathroom window at first floor.

The stone sill to the blocked up ground floor kitchen window is broken.



Photo. Cracking between ground and first floor windows.

Corner ties have been added to the upper rear corner to restrict movement between the gable and rear elevation of the outrigger.



Photo. Frost damaged and eroded stone.

There is an area of badly eroded stone between the ground floor kitchen window and the first floor bathroom window. Some of the stones are corroded to the extent where they will require replacement and could not be dressed back cosmetically.

Rear elevation

Outrigger section

The elevation appears to have been repointed in a hard sand and cement material.

A crack is evident along the vertical joint which has been formed by the blocking up of the door towards the right (east) corner. There is a further blocked up window at first floor level.



Photo. Crack along vertical joints between wall and infill.

Corner ties been added to the upper corners to both sides of the outrigger to restrict movement between walls.



Photo. Corner straps to high level.

There is a vertical crack which extends from the ground up to the west corner of the outrigger at first floor, floor level.

There is badly corroded stone walling at ground level along the length of the elevation.

There is bowing to the corner where there is some outward movement which appears to have been

caused due to a lack of lateral restraint at the west corner where within the west wall there is a first floor window. The window opening creates a lack of bond within the main house wall to resist the movement of the roof pushing on the outer leaf.



Photo. Eroded stonework to corner in location of downspout, foundation investigation required



Photo. Corner steps to upper corner

Rear elevation main farmhouse

This elevation appears to have been repointed in a hard sand and cement material.

There is evidence of windows which have been blocked up on the rear elevation.



Photo. Infilled windows to rear elevation.

There is a vertical crack which extends from ground floor to the roof which follows the lease line of resistance within the perp joints of the stone this is approximately 600 mm from the west corner.

Large restraint straps have been added to the west corner to restrict movement.



Photo. Corner strapping

Left hand elevation

Outrigger

There is a large area of corroded stone to the face of the wall from ground up to the first floor window.



Photo. Eroded stone

There is outward movement towards the rear elevation at the blocked up first floor window.

Corner straps have been used to restrict movement with the rear elevation of the outrigger.



Photo. Outward bowing of wall caused by position of window opening.

Main left-hand elevation

This elevation appears to have been repointed in a hard sand and cement material.

There are approximately 7 areas of cracking which appear to have been patch repointed.



Photo. Full view of gable which overlooks road

There are old crack indicators evident and large angle straps to the rear corner at high level.

The cause of this movement would have to be investigated further.

The mortar used for the repair is the wrong colour and appears to not contain sufficient aggregate to prevent future shrinkage and failure. With stonework of this type, it is necessary to use larger particles of aggregate which prevent excessive shrinkage in-service.



Photo. Previous repairs and bowing of masonry below chimney

At the high level gable, the area of walling below the chimney appears to lean inwards creating an inward belly within the wall which may have been caused by expansion of the mortar due to sulphate attack around the flue.

There is considerable corrosion and damage to the walling stone in the location of the chimney flue. The corrosion and damage to the extent where replacement stones would be required.

The stone steps to the side door are badly corroded and will require some rebuilding.



Photo. Later stone steps to gable door will require rebuilding

Porch

There is a small brick porch which is located on the right-hand gable. This is constructed in redbrick and black ash mortar and appears to have been constructed around the 1900s which is the same time as the other outbuildings on site.



Photo. Brick porch, poor quality

Barn

The walls to the barn consist of two leaves of stone to a thickness of approximately 450 mm. The type and appearance of the stone appears different to that used for the farmhouse.

The stones are laid in water shot coursing which means that the horizontal bed is tilted slightly forward to create water run-off.

The openings to the threshing doors on both the front and rear elevations have been formed with dressed in stone reveals and arch stones which create a semi-circular curved head.

The other doors and windows have been formed with stone heads and the sills but coursed stone vertical reveals.

The following comments could be made:

Front elevation

There are areas on the front elevation where leaks from the gutters have promoted the washing out of mortar from the walling stones.



Photo. Mortar was away by leaks

There is some loose stone located to the front left corner at low level.



Photo. Loose brickwork at ground level

Within the threshing barn door reveals the metal gudgeon hinges which support the doors have corroded and there is concern that this could cause cracking.

Along the right corner there is a door opening which is very close to the gable wall and there has been significant outward movement in this location. The external corner has been formed with large pieces of ashlar stone which are less stable than normal coursed walling.

The stone lintel above the window is cracked and there is loose stone above.



Photo. Crack to lintel and movement of masonry above

There are corner ties located to the front left corner with the left-hand gable.

Right-hand gable

Externally a section of the gable is masked by the brick cowshed building, however some observations where possible from the inside of the cowshed.

Along the front section of the gable there is an opening into the barn. This opening coincides with the opening in the front elevation the barn meaning there is only a very small pillar of stone which supports the corner of the barn. There is considerable outward movement in this area and this movement appears to extend up to roof level. The gap which has opened is approximately 50 to 75 mm in places and urgent support and restraint is required in this location.



Photo. Movement extents up to roof level



Photo. Movement above doorway which extends up to roof (photo above)

At low level when viewed from the cowshed the wall has been tanked using a hard cementitious render system to support framing activities. When the cowshed is removed, and the full gable is exposed the cementitious render will be difficult to remove without causing serious damage to the face of the stones at low level.



Photo. Tanking to external barn wall will be difficult to remove.

At high level the front slope of the gable wall appears to lean inwards and requires rebuilding.

On the rear corner with the rear elevation clay brick has been used to repair a hole which may have been an old metal flue for a heater. The brick does not bond well with the stone and creates a weak point.

Large stones laid vertically have been used on the rear corner. This may have been a striking or hinge point for an old gate to the farmyard the large stones have no bond with the masonry which abuts this and creates a weak point in the construction.



Photo. Old bricked up flue and corner strapping

Corner straps have been added to the rear corner to restrict movement between the gable and the rear elevation.

Rear elevation

The stone reveals at low level which form the threshing door appear to have been repacked at the base. It is possible that the action of the large doors has caused these to become loose and these have had to be repacked. It is considered that these will need removal and re-bedding incorporating horizontal tie system with the masonry walls.



Photo. Repacking of threshing door reveals

There is a small diagonal crack above and to the west of the threshing barn doors.

The stone lintel over the door opening has been bashed and damaged by years of carrying items into the barn.



Photo. Damaged stone lintel above door

There are new tie plates within the stone reveals which hold the back of the door fixings. These are ferrous metal so in time will rust and cause damage. These will require removal.

There are corner ties located at high level with the right-hand (East) gable.

Left-hand gable

This is masked by single-storey outbuilding to the front section.

On the front corner there is a large vertical crack which extends up the whole elevation, this follows the least line of resistance within the perp joints within stones.

At high level a section of the inner leaf has collapsed, and the outer leaf has bellied inward as a result. This is currently very dangerous as it is possible that this outer leaf could collapse inwards at any time. It is considered it is only the roof loads transferred onto the walls via the purlins is providing lateral restraint to the wall and holding this in position.



Photo. Inward bulge to high level gable

Cracking from the inward belly extends along the line of the verge towards the rear elevation.

3.06 Damp Proof Course

In properties of this age, it is rare to find a damp proof course. Historic buildings rely on the principal of evaporation and lime based materials are generally employed to enable the ground floor walls to breathe, which will allow the escape of any residual moisture that rises from the ground.

Where cementitious internal renders are employed in conjunction with historic buildings, these will trap residual moisture in the walls and accelerate problems of dampness.

Similar damp problems will develop due to the use of masonry paint to external walls.

Sand and cement and other materials were noted to some of the internal wall locations.

At the time of the inspection there was no evidence of an original or injected damp proof course. It should be noted that this would be of no benefit within this external wall structure.

Due to the change in ground levels across the site, in some locations within the house and the barn the external and internal floor levels are level and therefore some tanking works maybe required.

3.07 **Sub-Floor Ventilation**

There is suspended timber ground floor to room G.03 of the farmhouse, there is also a basement to the left-hand side.

Within the basement area B1 some of the window openings may have not been fully glazed and this would have provided ventilation to the basement.

In room G.03 where there is a suspended timber floor there is a floor mounted decorative grill which will provide some ventilation.

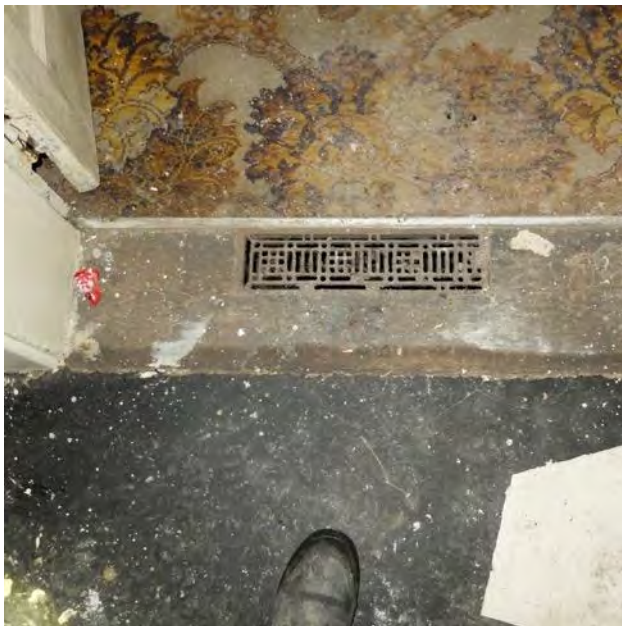


Photo. Decorative vent in floor surface investigation required to determine function.

Within the front elevation there are indications of openings within the low level stonework adjacent this room, however further investigation is required to establish whether these are actual air vents. The frequency and size of the vents do not comply with Building Regulations.



Photo. Air vent in front elevation

3.08 **External Joinery and windows**

3.08.1 **Windows**

The original timber windows to the farmhouse building had been replaced with UPVC and then subsequently removed and blocked up with masonry.

It is recommended that these are replaced in timber to match the original.

3.08.2 **Doors**

The original timber doors to the farmhouse have been replaced with contemporary timber products.

In the barn the door openings have been blocked up with concrete block or sheeted with timber stud and the plywood.

Internally timber doors are still present and could be repaired and incorporated as a feature in the proposed conversion.



Photo. Threshing barn doors

3.09 **External Decorations**

Not applicable

4.0 **INTERIOR CONSTRUCTION AND CONDITION**

The observations of the buildings were very limited due to there being no light as all window and door openings to both buildings had been blocked up. Consequently, all observations were conducted by torchlight.

It should be noted that due to the condition of the roof structure and collapsed sections of wall areas, observations inside the original barn and outbuildings were limited.

4.01 **Walls**

Internal walls

4.01.1 **Farmhouse**

The internal construction of the external walls would appear to be random stone with some evidence of brickwork around openings and chimneys. This is not uncommon as it is easier to create rectangular straight openings using brickwork rather than random stone.

The stone heads and reveals which form the window and door openings appear to extend through the full thickness of the wall removing the need for timber lintels. However, this can only be confirmed by

further investigation.

Throughout the building there are areas of cracked plasterwork which coincides with cracking and movement to the outside of the building.

There are also areas of damage due to old leaks from roof and around window openings.



Photo. Added plaster from elevation Room G.03

The cracking and movement appears to follow the least line of resistance where the length and the distance between perpendicular joints provides a very limited horizontal bond between the stone courses.



Photo. Added and damaged plaster east gable. Room F.08

In the first floor rear outrigger the outward movement within the rear wall can be demonstrated by the gap between the walls and floor where a gap has opened.



Photo. Gap between floor and wall indicates movement. Room F.07



Photo. Cracking to below window west wall of outrigger Room F.07

A furthermore detailed investigation is required to establish the extent of the movement.

Some of the partition walls are of a lightweight timber construction which consist of painted vertical vee grooved planks with horizontal struts. Within Room G.04 there is a decorative timber cornice along the rear section only.



Photo. Timber partition with timber cornice

In the front left living room there is length of timber dental mould cornice fixed only to the top of the timber partition between the front and rear rooms.

The internal doors to the building are mostly new however there are two original panel doors to the front middle room of the ground floor and an original framed and ledged plank doors to the first floor bedroom.



Photo. Original doors to farmhouse Room G.03

4.01.2 Barn

The internal face of the external walls to the barn appear to be random Stone. There is no evidence of plaster coatings and therefore any movement cracks can be seen on the inside face of the masonry.



Photo. Random stone to inside of barn.

The internal leaf of the left-hand gable has collapsed at high level. Urgent restraint works will be required to prevent the collapse of other areas.



Photo. Collapse of inner leaf to gable.

It would appear the upper sections of the internal leaf to the front elevation above the threshing door has been replaced in brickwork.



Photo. Rebuilding inner leaf in. brickwork

There is concern regarding the front right hand corner where there is a door opening on the front elevation and a door opening on the right side elevation within very close proximity leaving a very slender column of masonry to support the whole corner of the building.

There is considerable cracking and evidence of movement to all areas which generally coincide with movement on the outside of the building which is generally within the areas where there is a lack of horizontal bond between the perpendicular joints within the stone.

4.02 Floor

4.02.1 Farmhouse

Ground Floor

Most of the ground floors to the farmhouse would appear to be of a solid construction.

In the front middle room, there is a suspended timber floor and further investigation is required to establish the condition of the joist ends where they enter the walls. An overall moisture content analysis is required to establish the potential for subfloor condensation.

Along the left-hand side the floor construction to both the front and rear rooms is of a suspended timber construction which consists of 5 no timber beams approximately 350 x 350mm to 425 x 175mm which support 75 x 100mm softwood timber joists overlaid with random width floorboards.



Photo. Decay to timber beam Room B1

There has been excessive condensation within this room, at the time of the inspection there was standing water on the basement floor. This has promoted wet rot within all parts of the timber floor, and this has encouraged the attack of wood boring weevil. At the time of the inspection there was several emergency prop's which had been inserted to prevent collapse of the floor.



Photo. Decay to joists and boards which support York stone floor above, Room B1

The floor surface above is York stone paving which is laid on a bed of sand on top of the timber floor. This type of construction was not uncommon however a major problem is the amount of interstitial condensation to the underside of the York stone slabs which in turn will hold the moisture within the timber floor construction which will promote decay and deterioration. Along the top surface it was

evident that some sections of the York stone paving had been overlaid with levelling screeds to support carpets and other linings.



Photo. Suspended York stone floor to ground level Room F.04

First Floor

The first floor construction is suspended timber which consists of softwood timber beams which in turn support timber joists. The floorboards would appear to be a 150 mm wide plain tongue and grooved softwood floorboards.

It will be necessary to check the condition of all the joist ends where they bear into damp or potentially damp external masonry walls.

Basement B1

The basement floor to the farmhouse would appear to be of a York stone slab construction. It is likely that this is laid directly on to the bare earth or a layer of sand. At the time of inspection, the floor was overlaid with considerable amount of muck and debris. There was also approximately 25 to 50 mm of standing water to some areas which has contributed to the decay within the timber structure above.

4.02.2 Barn

There was a considerable amount of muck and other debris including the pigeon guano (class I hazardous waste) to the barn which prevented a detailed analysis of the floors.

The ground floor to the barn would appear to be of a concrete construction which may have been laid over the original floor.

The floor to the central area of the barn would appear to be the original threshing floor which consists of York stone paving.

Along the left hand side there is a suspended timber loft floor which is additionally reinforced with steel beams.

This appears in a poor condition and has been considerably damaged by the falling masonry from the gable wall.



Photo. Loft floor above left hand section of the barn

It was noted that the timber joists to this loft floor do not enter the external walls and that the fixings into the gable have been formed on a timber pole plate which sits on the face of the gable.

4.03 Ceilings

4.03.1 Farmhouse

The ceilings to the main house would appear to be of a lath and plaster construction however areas have been replaced by under drawing with plasterboard and other more modern materials such as hardboard.

Some sections of the lath and plaster ceilings have collapsed which is due to water ingress.



Photo. Example of damage to lath and plaster ceilings and downstand timber beam

The majority of the ceilings have down stand timber beams which appear to be plaster covered, these will require drill testing to determine condition.

4.03.2 Barn

There are no ceilings to the barn.

5.0 SERVICES

Comments regarding the services are not required as part of this report.

6.0 THE SITE

Comments regarding the site are not required as part of this report

7.0 Repair Statement

This section proposes the methodology of how the various elements within the building are to be repaired and further details will be provided once further access is possible and investigation works have been undertaken.

All materials used to undertake the repairs to the existing fabric will be traditional materials and are to be used on a like for like basis unless stated otherwise within this document.

7.01 Restraint of structure and further investigation

Both buildings

Allow to provide scaffolding around structure to enable support of walls as required to enable the roof structure to be carefully dismantled.

Scaffolding is required to provide support to the walls as it is likely that the weight of the roof is providing some head restraint to the walls. Due to the condition of the walls is likely that these walls could collapse once his head restraint has been moved and therefore it is likely that an exercise is required to determine the best method to carefully remove the slates and stone without causing damage to the original walls and masonry structure.

Once the slate covering has been removed it will be beneficial if the building could be temporarily made watertight this is to allow some drying to take place during the conversion and repair works.

7.02 Chimneys

There are two brick and one stone chimney to the farmhouse.

Allow to urgently support chimney to left hand gable and allow to rebuild and repair to structural engineer's details. Room R1

Allow to take off remaining posts and set to one side of refixing.

Allow to refix with slate DPC granolithic flaunching and insect mesh.

Allow to clean masonry using Stone health Doff superheated hot water cleaning system.

All cement pointing is to be carefully removed and replaced using a hydraulic lime mortar.

Mortar mix for repointing to be 1:2 NHL 3.5: well graded sand

Cutting out and repointing samples are to be provided for agreement with the Conservation Officer

7.03 Roof and valleys

Slate roofs

Allow to strip clay ridges and set to one side for refixing.

Allow to carefully strip roofs and sort and store slate to gauge(thickness) and size so they may be refixed in diminishing courses as existing.

Allow to install Daltex Roofshield air permeable membrane.

Allow to overlay with new treated 25 x 50 mm battens.

Allow to refix slate with copper clout nails to diminishing courses and gauge.

Include for lead step and cover flashings at abutment to chimneys in accordance with Lead Sheet Association codes of practice.

Include for a quantity of reclaimed slate to match existing. This should be the same gauge (thickness) as the existing slate and from the same geographical location.

All verges and ridges are to be repointed and bedded using traditional hydraulic lime mortar. Mortar mix NHL 3.5, Sand. Mix ratio 1:2

7.04 Roof Structure

An investigative survey will be undertaken which will include the drill testing and careful investigation of all bearing ends of historic timbers which enter or abut the potentially damp masonry walls.

After the condition of the historic timbers has been established a schedule of repairs will be submitted which will embrace traditional carpentry methods using air dried materials to match existing.

Install restraint straps to provide lateral restraint to gables. The restraint straps will be installed using stainless steel fixings into the masonry.

Allow to install new treated timber wallplates to allow the rafters to be fixed down to the masonry wall head using bat straps.

Any areas of fresh insect attack will be treated using the target method only. Target methods differ from blanket treatments as only the areas affected, are treated.

It would be a priority that the existing trusses are repaired and reused within the new development.

7.05 Rainwater goods

All the existing timber bitumen lined gutters will be removed and replaced using a pre painted or bath dipped cast Iron system with brackets fixed directly to the stone walls. These will be finished black.

7.06 Exterior walls

7.6.1 Rebuilding Collapsed and damaged areas

Allow for structural engineer to undertake a condition assessment of foundations in accordance with LABC and warranty providers conditions.

Undertake works in accordance with LABC and warranty provider's requirements.

Allow for rebuilding defective areas of walls as required on a like-for-like basis incorporating the use of bed joint reinforcement in locations where new connects with existing.

Further bed joints reinforcement is required in locations where coursed stone meets with the larger sections of stone at the corners, around openings and in locations of existing movement.

Further restraint will be required to provide a horizontal tie between the two leaves of masonry through the thickness of the walls.

Samples of new walling stones are to be provided for agreement with the Conservation Officer. In the barn subject to structural engineer's recommendations some stiffening walls may be required to provide more restraint and support to the external walls.

7.6.2 Cleaning all surfaces

All wall surfaces to the property are to be carefully cleaned using Stone health Doff superheated hot water cleaning system.

7.6.3 Repointing

All cement pointing is to be carefully removed and replaced using a hydraulic lime mortar.

Mortar mix for repointing to be 1:2.5 NHL 3.5: well graded sand

Cutting out and repointing samples are to be provided for agreement with the Conservation Officer.

7.6.4 Replacement Stone Walling

Any excessively frost damaged stones are to be carefully cut out and replace using stone to match existing.

Samples of new stones are to be provided for agreement with the Conservation Officer.

7.6.5 Iron cramps to reveals of Stone Windows and Doors (if required)

Using metal detection equipment allow to determine the presence of iron cramps. It may be necessary to deconstruct some areas to determine the presence of these.

Allow to agree the extent of any indents before cutting out as some cutting out to slender sections could affect the structural integrity of the stone which may lead to further structural problems. In some components complete renewal may be the only practical solution.

Allow to carefully cut out as required any iron cramps or dowels present within the buildup of the window structure.

Allow to replace with new stainless steel.

Allow to rebuild or indent as required.

Mortar for rebuilding to be: 1:2.5 NHL 3.5: well graded sand

Samples of new stone for repair and replacement to be provided for agreement with the Conservation Officer.

7.6.6 Repairs to stone heads and reveals of external doors and windows

Allow to inspect with structural engineer.

Allow for provision of horizontal stainless steel ties between vertical sections of stone and walling.

Include for the light dressing of some stone sections where required.

The extent of this repair is subject to consultation on site with the structural engineer.

On horizontal head sections allow to insert lead tray over lintel to provide a simple cavity tray detail should the external leaf of masonry become saturated as this could penetrate through the soffit of the window or door.

7.6.7 Stone Steps

Allow to carefully take off and repair / rebuild stone steps to side and front elevations. All mortar and stone as above.

Further discussion is required regarding handrails to comply with Part K of the Building Regulations.

7.07 Windows

There are currently no windows to any elevations of both buildings, windows have been removed and blocked up. Older UPVC windows removed from the farmhouse are stored inside the building.

The proposals would be to replace windows within the farmhouse with a style and design which would be in keeping with a traditional window of the 1750s which would be a sliding sash Georgian window.

The windows would be set back deep into the reveals for weather protection.

All new windows to be manufactured in Accoya.

The threshing barn door would be glazed with a more contemporary product, timber, or aluminum.

The window style to the barn would be different to the house.

Further details are to be provided.

Further details are to be provided by Architect.

7.08 Doors

The blocked-up doors would be replaced with timber more in keeping with the age and style building.

Georgian paneled to the main front door of the house.

Traditional Flush panel cottage style doors to other openings to house and barn.

All new doors to be manufactured in Accoya.

Further details are to be provided.

7.09 Internal walls

On internal faces of external solid walls, it would be necessary to introduce a timber stud wall which will provide a small gap which will support the evaporation of any residual moisture from within the wall thickness. This timber stud would be insulated to provide the necessary thermal improvements.

This methodology will be designed in conjunction with the LA Conservation officer and further discussions are required.

Allow to remove any hard cementitious render and lime wash from the internal wall surfaces to allow the walls to breathe.

7.10 Internal and external openings

Allow to investigate all internal and external openings as these are likely to be spanned with historic timber. These should be carefully drill tested and treated accordingly.

7.11 Floors

7.11.1 Solid floors

Allow to carefully remove existing solid floors and allow to replace with new insulated concrete slab to comply with LABC and warranty provider's requirements.

It may be possible to reinstate some of the salvaged York Stone to the floors in various locations if possible. This methodology should be designed in conjunction with the LA Conservation officer and further discussions are required.

In the barn areas a reinforced concrete floor may be required which can be used to support new internal walls which will provide support to the external structure. The excavation to support the slab cannot

be lower than the depth of the existing wall foundation so a reinforced concrete slab construction would be required.

7.11.2 Suspended Ground Floor

Allow to replace suspended York stone floor over basement to house with beam and block suspended concrete floor. This is due to the level of humidity within the basement and the need to replace this with inert materials which would not be affected by the dampness evident.

Allow to leave an access trap in the floor to provide access for inspection and maintenance.

7.11.3 First and second floors

To be undertaken in conjunction with Specialist timber treatment Contractor.

At first floor level allow to carefully remove timber boards to inspect the condition of the joist ends which enter external walls.

Allow to treat and isolate from the masonry with PVC DPC as required.

Allow to insert mineral wool to provide acoustic separation.

Allow to inspect and repair downstand mid span timber beams to rooms using traditional carpentry methods using materials on a like for like basis.

Allow to replace decayed softwood boards with like-for-like new, to supplement rotten and damaged.

7.12 Ceilings

Allow to remove paper and decoration to allow inspection.

Allow to carefully remove all plasterboard and expanded metal ceilings and replace using new plasterboard.

Allow to reinstate any lath and plaster ceilings as required on a like-for-like basis (subject to further survey and identification)

7.12.1 Specification for lath and plaster

Removal

Allow to clean away all added plaster from between timber laths.

Allow to clean away any damaged and rotten timber laths and remove nail fixings

Allow to check supporting timbers are free from decay. Repair/replace or treat as required.

Fixing timber laths

Allow to obtain a source of riven timber laths to match the species of existing timber whether this be oak, chestnut, or softwood.

Allow to fully soak the timber laths prior to fixing this is so that they would shrink as they dry and when plaster is applied, they do not swell.

All timber laths should be butt jointed at rafters and ceiling joist locations. Locations of butt joints should be staggered to prevent in line cracking in fixing locations.

Allow to fix laths with a spacing of 8 to 10 mm using stainless steel brad nails.

Allow to dampen timber laths approximately 10 minutes prior to the application of the first coat of lime plaster.

First coat or render coat

NHL 3.5 or NHL 2: Well graded sharp sand 3.5 mm down, mix ratio 1: 2

Allow to add chopped hair or fibre reinforcement if desired.

Allow to apply mix to timber laths and press home to form rivets between and behind the laths.

Coat thickness approximately 8 to 10 mm.

Note. Any initial shrinkage that takes place in the drying out phase should be carefully and lightly floated back.

Tighten the entire surface in with a cross grained wooded float in a circling motion.

Key the surface with a lath scratcher taking care not to score too deeply and ensure that scratching is not along the line of the lath.

Second coat of floating coat (this is straightening coat)

NHL 3.5 or NHL 2: well graded sharp sand 3.5 mm down, mix ratio 1: 2

Allow to dampen background and fill out irregularities in thin layers.

Allow to apply the floating coat maximum thickness should be 12 to 16 mm in one pass.

Tighten the entire surface in with a cross grained wooden float in a circling motion.

Lightly key the surface with a lath scratcher taking care not to score too deeply, ensure that scratching is not along the line of the lath.

Any irregularities in the background should be made good within this coat.

Finishing coat

Hair is not required within this coat

NHL 2: Fine silica sand 0.8 to 0.075 mm down, mix ratio 1:1

Apply with a laying on trowel in the two passes to an overall thickness of approximately 2 mm.

Tighten surface with a cross grained wooden float, dampening as necessary as the set takes up.

Allow to finally trowel up with a steel float dampening as required.

7.13 Staircases

There are no original staircases within the building.

Allow to replace with staircase more in keeping with the age and style of the building.

7.14 Internal joinery

All skirtings and architraves will be replaced using timber. All mouldings will to match existing.

New internal doors will be replaced based on evidence of original.

The two existing Georgian doors to G.03 will be repaired and reused.

7.15 Services

All ground drainage will be replaced and directed into the new system for the main site. External soil stacks for the above ground drainage will be positioned in locations to be agreed.

All service ducts will be positioned internally, and soil vent pipes will be discharged though tile vents within the roof plane these will be positioned on the rear slope which are invisible from the ground

Samples will be provided for agreement with the Conservation Officer.

Inevitably some external vents to brickwork will be required and these will be covered using a traditional cast iron vent with an insect mesh grill positioned on the inside face.



Photo, Example for proposed cast iron vent

Existing later Victorian cast iron fireplaces are to be protected and incorporated into the existing design.

7.13 Thermal performance and carbon footprint

During the refurbishment works, measures will be put into place to improve the thermal performance and reduce the carbon footprint of the property. The Building Regulations state the minimum U values for retained thermal elements are as follows:

Walls	0.30 W/m ² K
Floors	0.25 W/m ² K
Pitched roof, insulation at ceiling level	0.16 W/m ² K
Pitched roof, insulation at roof level	0.18 W/m ² K
Flat roof	0.18 W/m ² K

It may be difficult to achieve the above U values to the existing elements without the removal or dismantling of any of the existing historic fabric.

The difficulty in achieving the minimum u values may influence the performance of the proposed heating system.

7.14 Access

Access requirements are set out in part M of the Building Regulations.

It will be difficult to achieve level access without major alterations to the front door, further discussion is required.

8.0 LIMITATIONS

Limited Access

- 8.01 You are reminded that access was limited during the inspection, and it is not possible to confirm that unseen areas are free from defect. As the possibility of hidden defects to these areas cannot be entirely ruled out you may consider further investigation prior to purchase of the property.
- 8.02. Where a property is occupied, furnished and where floors were covered over, this limits the inspection possible particularly to the floor surfaces.
- 8.03 There have been no arrangements made for any investigations to be carried out to determine whether or not high alumina cement concrete, calcium chloride additive, or any other deleterious material has been used in the construction of the property and therefore it is impossible to report that the property is free from risk in this respect. For the purpose of this report, it is assumed that such investigations would not disclose the presence of any such material.
- 8.04 In drafting this report comments are limited to the more material matters and, in particular, minor items such as slightly loose door or window fittings or minor decorative blemishes or other matters that have no structural significance have not been listed. The report is not an inventory of every single defect, its intention is to outline the general condition of the structure and fabric of the property, highlighting the main points of disrepair and concern that are considered necessary for you to make a reasoned and informed judgment on whether or not to proceed with purchasing the property, and the basis on which to do so.
- 8.05 The inspection carried out has been of the visible elements of the property that were accessible and readily available for examination from ground and floor levels and adjacent public areas without risk of causing damage to the property or injury to the surveyor. Due care has therefore been exercised throughout the inspection regarding safety, practicability, and the constraints of being a visitor to the property.
- 8.06 As far the service installations (gas, electricity, hot and cold water, space heating and drainage) are concerned, the inspection was a limited superficial one and in the absence of specific tests no warranties can be given as to their condition, design, or efficiency.
- 8.07 Many parts of a building such as foundations and sub-floor areas are concealed during construction, and we do not disturb these. It follows, for practical reasons, no inspection has been undertaken to woodwork or other parts of the structure that are covered, unexposed or inaccessible and therefore, it is impossible to report that any such part of the property is free from defect.
- 8.08 Underground pipes from sanitary fittings, rainwater downpipes or gullies were not traced or tested.

I trust the contents of this report meets with your requirements and ask that you contact me on 0161 436 4079 should you require any further information.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Kevin M Neary', with a large, sweeping flourish underneath the name.

Kevin M Neary
Building Surveyor

Appendix 5: Schedule of Features

Room By Room Schedule of Architectural Features

SILVERHILL FARM



Dated Dec 2021

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1.0 Introduction

The purpose of this document is to provide further clarification and details regarding items of architectural merit.

Only original items of internal fabric have been listed.

This schedule will provide a record to assist with further detailing of works for the conversion, repair and restoration works.

The photographs are limited to the accessible areas of the building only.

All room identification to be read in conjunction with Storah Architecture Drawing, Existing House Plans No 21-088-011 A

This document has been produced on behalf of:

Barratt and David Wilson Homes Northwest
303 Bridgewater Place
Birchwood Park
Warrington
WA3 6XF

2.0 Schedule

Farmhouse

2.1 B1 Basement

Walls, Lime wash on stone and brick

Floors, York stone paving

Ceilings, Exposed timber beams some lath and plaster mostly decayed



Photo. Ceiling in basement

Other, Stone table



Photo. Stone table to basement

York stone steps to ground floor



Photo. Stone steps to basement

2.2 Ground Floor

2.2.1 G.01 Lobby Porch

Floors, Solid concrete floor

Walls, bare brickwork

2.2.2 G.02 Dining Room

Floors, Solid concrete floor

Walls, Hard plaster, mostly sand and cement and modern lightweight gypsum

175mm modern torus moulded timber skirting

Ceilings, lath and plaster with 2no down stand timber beams

2.2.3 G.03 Front Living Room

Floors, Timber PTG on timber joists, decorative cast iron vent at door threshold with Room G.08



Photo. Vent to floor

Walls, Hard plaster, mostly sand and cement and modern lightweight gypsum

250mm high double moulded timber skirting



Photo. Original skirting board

Georgian timber door rear wall with room G.06, 50mm moulded architrave to casing



Photo. Door with G.06 and cupboard

Georgian timber door to small cupboard rear wall, 50mm moulded architrave to casing



Photo. Moulded architrave to door

Cast iron fireplace with white marble surround.



Photo. Fireplace

Ceilings, lath and plaster with 2no plaster clad down stand timber beams

2.2.4 G.04 Lounge

Floors, York stone on sand over suspended timber floor

Walls, Hard plaster, mostly sand and cement and modern lightweight gypsum

Vertical timber plank wall to rear wall with timber dental cornice mould to room side only



Photo. Timber partition with cornice

Ceilings, Lath and plaster with 2no plaster clad down stand timber beams

2.2.5 G.05 Kitchen

Floors, York stone on sand over suspended timber floor



Photo. York stone suspended floor

Walls, Hard plaster, mostly sand and cement and modern lightweight gypsum

Vertical timber plank wall to front wall

Ceilings, lath and plaster with 2no plaster clad down stand timber beams

2.2.6 G.06 Hall

Walls, Georgian timber door to wall with G.05 Kitchen



Photo. Original door to hall

2.2.7 G.07 Kitchen

Floors, Solid concrete floor

Walls, Hard plaster and lined with board

Ceilings, plaster and lined

2.3 First Floor

2.3.1 F.01 Bedroom Front right

Floors, Suspended timber PTG flooring

Walls, hard plaster and papered

Ceilings, Plaster and paper

2.3.2 F.02 Bedroom Front middle

Floors, Suspended timber PTG flooring

Walls, hard plaster and papered

Vertical timber board partition wall to rear

Framed and braced timber door



Photo. Timber door to bedroom

Ceilings, Lath and plaster with 2no down stand timber beams

Other Cast Iron fireplace



Photo. Cast iron fireplace

2.2.3 F.03 Bedroom Front left

Floors, Suspended timber PTG flooring

Walls, hard plaster and papered

Vertical timber board partition wall to rear

Ceilings, Lath and plaster with 2no down stand timber beams



Photo. Bedroom

2.2.4 F.04 Bedroom landing

Floors, Suspended timber PTG flooring

Walls, hard plaster and papered

Vertical timber board partition wall to front

Ceilings, Plaster with 2no down stand timber beams



Photo. Bedroom

2.2.5 F.05 Hall

Floors, Suspended timber PTG flooring

Walls, hard plaster and papered

Vertical timber board partition wall to front

Old door frame in left wall with old gudgeon fixings for door



Photo. Old door frame to landing

Ceiling, Plaster with 1no down stand timber beams



Photo. Landing

2.2.6 F.06 Side Hall

Floors, Suspended timber PTG flooring

Walls, hard plaster and papered

Ceilings, Plaster and paper

2.2.7 F.07 Rear Bedroom

Floors, Suspended timber PTG flooring

Walls, hard plaster and papered

Ceilings, Plasterboard and paper



Photo. Rear bedroom

2.2.8 F.08 Bathroom

Floors, Suspended timber PTG flooring

Walls, hard plaster and papered

Ceilings, Plasterboard and paper



Photo. Bathroom

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