

HISTORIC ENVIRONMENT CONSERVATION CONSULTATION RESPONSE

Conservation & Design Team Officer	Michael Atkinson-Smith
Date	08.04.25
Application Reference	24/01103/FUL
Address	Dewhirst House, Dewhirst Road, Rochdale, Rochdale, OL12 9TX
Proposal	Subdivision of existing dwelling, together with conversion of existing barn and stables, into three dwellings, alongside alterations to existing elevations, additional fenestration and a proposed single storey rear extension

Designated Heritage Assets Affected	N	
Non-Designated Heritage Assets Affected	Y	Dewhirst House and Farm , Dewhirst Road OL12 9TX

Consultation Summary

No overall objection subject to submission of details, a level 2 building survey of the barn and stable block being shared with the Local Studies Centre and careful consideration of the living conditions of the future occupiers of House 3.

Assessment

The submitted Heritage Statement is well researched and evidenced, with there being no good reason to disagree with its findings.

I would offer no objection to the principle of the conversion as described, subject to submission of full materials details including samples or product specifications where relevant and section drawings for windows & doors. Repairs methodologies should also be conditioned for any areas of historic fabric to be restored, with a repair-first approach being taken rather than replacement. Any areas of retention & repair, or replacement, must be made clear in the final plan series.

The layout of House 3 looks to be notably tight at first floor level with bedroom spaces appearing to be difficult to furnish. It might be an option to reduce the number of bedrooms and swap the bathroom with bedroom 2, or potentially consider amending the single storey extension to a two storey extension to provide greater space for a more workable first floor layout. Should this option be considered, there would be a number of potential design options which may be best discussed in a meeting with the scheme architect and client.

It's noted that in the plans as proposed the first-floor landing for House 3 would benefit from very little natural light. Could a sun tunnel in the roof or additional window in the northern elevation be considered?

The submitted Heritage Statement states that a level 2 survey is recommended for the barn and stable block. Given the status of the building as a locally listed NDHA, a condition requiring the sharing of the report findings with the Local Studies Centre is equally recommended.

The applicant should be made aware of the suite of technical guidance notes and publications from Historic England which are relevant to this project:

[Technical Guidance | Historic England](#)

[Traditional Windows: their care, repair and upgrading | Historic England](#)

historicengland.org.uk/images-books/publications/repainting-brick-and-stone-walls/heag144-repointing-brick-and-stone-walls/

[Materials and Techniques | Historic England](#)

It would be expected that the principles outlined in the technical guidance notes would be followed and that any approved plans include a sufficient level of technical notation to assist the contractors involved in the build.

A final point to note is that stonework cleaning has not been referred to within the application. If any such cleaning is to be undertaken as part of the project, please request that the applicant discusses with the LPA first so we can assist with providing the appropriate level of support and guidance to ensure against any unnecessary harm to the historic fabric of the building.

Please feel free to share these comments with the applicant and follow up with any further discussion or formal re-consultation as necessary.