

Heritage Statement

Stid Fold Barn, Barn Field Lane, Wardle



Site Location:	Stid Fold Barn, Barn Field Lane, Wardle, OL12 9PN
Date:	06/02/2026
Planning Authority:	Rochdale Borough Council

Introduction.....	1
1. Site and Surroundings	2
2. Significance	4
3. Proposed Development	6
4. Impact Assessment	7
5. Conclusions and Recommendations	9
Planning and Heritage Policy Framework	10
Methodology.....	11

Introduction

This Heritage Statement has been prepared in support of proposals for the conversion and extension of an existing stone barn at **Stid Fold Barn, Barn Field Lane, Wardle, OL12 9PN**.

The proposals comprise the conversion of the existing curtilage-listed stone barn to form a three-bedroom dwelling, together with a single-storey extension, associated access drive, landscaping, and domestic curtilage. The scheme has been informed by pre-application advice and has evolved through a heritage-led design process to respond directly to the matters raised by the Local Planning Authority.

The report has been prepared in accordance with the National Planning Policy Framework (NPPF) and relevant local planning policy and guidance. It identifies the significance of the heritage assets affected by the proposals, describes the proposed works, and assesses their impact on that significance.

This desk-based assessment has been prepared to enable the Local Planning Authority to reach an informed decision regarding the effect of the proposals on designated heritage assets. The report assesses archaeological, architectural and historic interest and considers how the proposals have been designed to minimise harm to significance and setting.

The Heritage Statement should be read alongside the submitted drawings, photographs, and supporting information.

1. **Site and Surroundings**

- 1.1 The application site comprises a traditional stone-built agricultural barn historically associated with Stid Fold Farm, set back from Barn Field Lane within a small cluster of historic farm buildings.
- 1.2 The barn occupies a slightly recessed position relative to the lane and surrounding dwellings and is visible in longer views from the north, west and east, including from nearby public rights of way. As such, its setting is experienced both in close-range views within the farmstead and in wider rural views across the landscape.
- 1.3 The wider site includes areas of hardstanding, boundary treatments including an existing stone boundary wall, and a ruinous structure within the site. The ruin is not included within the proposals and is to remain untouched, ensuring no loss of historic fabric.
- 1.4 The term “*immediate vicinity*” refers to an asset’s physical distance from the site, its closeness in relation to the proposal, and the presence of key views towards the site. Heritage assets that do not fall within these parameters are excluded from further consideration, as their setting and significance would remain unaffected.
- 1.5 The site lies within the historic farmstead of Stid Fold Farm and within the immediate setting of several designated heritage assets.
- 1.6 The principal listed building is **Stid Fold Farmhouse (Grade II; List Entry No. 1203416)**. Evidence from historic mapping, including the Ordnance Survey map of 1890, indicates that the barn was constructed around the same period as the farmhouse and historically formed part of the functional farmstead.
- 1.7 The barn is therefore confirmed to be **curtilage listed**, forming part of the Grade II designation of Stid Fold Farmhouse for the purposes of planning legislation. As such, the barn constitutes a **designated heritage asset**, and the proposals fall to be considered under Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent will be required for any works affecting its character as a building of special architectural or historic interest.
- 1.8 There are two additional Grade II listed buildings in the immediate vicinity of the site, to the south (Figure 1).
- 1.9 There are no non-designated heritage assets or conservation areas in the immediate vicinity.



Figure 1: Listed buildings in the immediate vicinity (including the site, to the north)

2. Significance

The Site

2.1 The barn is a traditional agricultural structure of coursed local stone construction, historically serving the operational needs of Stid Fold Farm.

2.2 The site is connected principally to the significance of the host building, Stid Fold Farmhouse (List Entry no. 1203416). The listing description is as follows:

Farmhouse. Late C18. Watershot stone with stone slate roof and brick stack. 2 storeys, 2-unit plan with single storey porch. Stone quoins to house and porch: large porch has off-centre doorway and appears to have been added at a later date. Flat-faced mullion windows of 2-lights to either side of porch and a continuous "weaver's window" to the first floor (with several lights blocked). Gable ridge stacks.

2.3 The significance of the barn itself is derived from:

- **Architectural interest:** its simple agricultural form, stone construction, restrained detailing and surviving historic openings;
- **Historic interest:** its evidential and functional relationship with the listed farmhouse and wider farmstead;
- **Group value:** its contribution to the coherent historic farm cluster;
- **Setting:** its visibility in longer rural views and relationship with the surrounding agricultural landscape.

2.4 The barn is understood to have historically functioned as an open-volume agricultural building, with large openings and minimal fenestration. This openness and legibility of use form a key attribute of its significance.

2.5 Applying the NPPF heritage interests framework, the barn is considered to be of **medium significance** (see methodology), principally due to its architectural and historic interest and its contribution to the group value and setting of the other listed buildings rather than in individual architectural distinction.

2.6 The barn's simple massing, agricultural plan form, open internal volume, historic fabric and restrained external detailing are key elements of significance which should be preserved wherever possible and contribute positively to the significance of Stid Fold Farmhouse and the other listed buildings which make up this historic farmstead.

Surrounding Heritage Assets

2.7 Additional Grade II listed buildings in the immediate vicinity of the site, to the south (Figure 1) include:

- Listed Building Entry No. **1084230** (Grade II);

- Listed Building Entry No. **1084229** (Grade II).
- 2.8 The significance of these assets is largely derived from their historic associations with the farmstead and the intactness of their historic fabric, which contribute to their architectural and historical interests.
- 2.9 These assets are considered to be of **medium significance** and collectively contribute to the historic character of the farm cluster and rural landscape, their settings forming an important component of their significance.

3. **Proposed Development**

3.1 The proposals comprise:

- Conversion of the curtilage-listed barn to a three-bedroom dwelling;
- A single-storey extension to the eastern elevation, representing an approximate 19% increase in volume;
- Glazed infill to the principal archway;
- Reuse of existing openings and a limited number of new openings to facilitate residential use;
- Associated access, landscaping, parking provision and a reduced domestic curtilage.

3.2 The design has been developed in direct response to pre-application advice and seeks to retain the agricultural character and legibility of the barn through restrained intervention, subservient extension design, and careful treatment of openings, materials and internal layout.

4. Impact Assessment

Principle of Conversion

- 4.1 The principle of converting the barn to residential use is supported in heritage terms. The proposals would secure the long-term viable use and maintenance of a curtilage-listed agricultural building, in accordance with the NPPF objective of conserving heritage assets in a manner appropriate to their significance.
- 4.2 While some degree of change and domestication is inevitable, the proposals have been carefully designed to ensure that significant fabric, form and character are retained.

Extension

- 4.3 The previously proposed two-storey extension has been omitted following pre-application advice. The revised scheme now incorporates a single-storey extension only, resulting in a modest increase in volume of approximately 19%.
- 4.4 The extension is clearly subordinate to the historic barn in scale, height and form and is read as an ancillary addition rather than a competing structure. Its siting and reduced mass ensure that the legibility of the original agricultural building is preserved in both close-range and longer views.
- 4.5 As revised, the extension is considered to result in **no more than a low level of less than substantial harm** to the significance of the curtilage-listed barn and its setting.

Materials

- 4.6 The extension is proposed to be clad in a high-quality **charred timber**, a durable and natural material selected to provide a recessive finish and a clear visual distinction between historic and new fabric.
- 4.7 The existing barn will retain timber windows and doors, ensuring material consistency with the historic character of the building. No solar panels are proposed on the historic roof; instead, integrated solar technology is confined to the extension roof only, avoiding intervention in historic fabric and limiting visual impact.

Fenestration

- 4.8 All existing openings within the historic barn are retained and reused as windows or the principal entrance, minimising intervention in historic masonry.
- 4.9 New openings are limited to **four in total**, are not located on the principal (front) elevation, and are deliberately arranged in a non-symmetrical manner to avoid domestication and to reflect the irregularity typical of agricultural buildings.
- 4.10 This approach ensures that the external appearance of the barn remains agricultural in character and that its historic form and function remain legible.

Internal Works

- 4.11 A mezzanine level is proposed but has been carefully designed to be set back from both principal archways, ensuring that the full height of the barn is retained in these key areas.
- 4.12 This approach preserves the perception of the historic open volume and significantly reduces harm when compared with a full-width mezzanine. The resulting impact on significance is considered to be **less than substantial and at the lower end of the spectrum**.

Landscape and Setting

- 4.13 The domestic curtilage has been reduced in line with pre-application advice to minimise the visual impact of residential use on the setting of the listed buildings.
- 4.14 The existing stone boundary wall is retained, a discreet parking area for two vehicles is provided, and the ruin within the site is left untouched. These measures ensure that the wider setting of the historic farmstead and surrounding listed buildings is preserved.

Residual Heritage Considerations and Recommendations

- 4.15 The proposals have been developed to directly address pre-application advice, and no further fundamental design changes are considered necessary in heritage terms.
- 4.16 The following matters are identified for control or clarification at the detailed design stage or through Listed Building Consent:
- Final detailing of new openings and joinery;
 - Confirmation of fixings and interfaces between historic fabric and new elements;
 - A structural report prepared by a **conservation-accredited structural engineer (CARE)** to inform repair-led intervention;
 - Preparation of a schedule of historic fabric, fixtures and features to be retained.
- 4.17 These matters can be addressed through condition or as part of the Listed Building Consent process and do not undermine the acceptability of the proposals in principle.

5. Conclusion

- 5.1 The proposals for the conversion and extension of Stid Fold Barn have been developed through a heritage-led design process and in direct response to pre-application advice.
- 5.2 The revised scheme preserves the architectural and historic significance of the curtilage-listed barn, retains its agricultural character, and minimises intervention in historic fabric.
- 5.3 The proposals are considered to result in **less than substantial harm at the lower end of the spectrum**, which is outweighed by the public benefit of securing the long-term conservation and viable use of a designated heritage asset.
- 5.4 The development is therefore considered to comply with the NPPF, the Rochdale Core Strategy and the Places for Everyone Joint Development Plan, and is capable of being supported in heritage terms.
- 5.5 Should the Planning Authority request any further information, please contact hello@homz.co.uk and we will be more than happy to deliver any additional information as and when required.

Planning Policy and Legislative Context

National Policy

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's approach to conserving and enhancing the historic environment.

Paragraph 212 of the NPPF requires that great weight be given to the conservation of designated heritage assets, irrespective of whether harm is categorised as substantial or less than substantial. Any harm must be clearly and convincingly justified.

Paragraph 215 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. It is considered that the benefits of the proposal (i.e. securing the future of the asset through considered design) outweigh the potential harm.

Paragraph 221 states that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies. In this instance, it is considered that with careful design in keeping with the significance of the building, the building will be conserved, securing its future.

Local Policy

Policies **P1, P2, P3 and DM1** of the adopted Rochdale Core Strategy are material considerations in respect of siting, appearance, design quality and heritage.

Policies **JP-P1 and JP-P2** of the Places for Everyone Joint Development Plan seek to secure high-quality places and to conserve, sustain and enhance heritage assets and their settings.

Paragraph 5.1 of the adopted SPD states that extensions should be in keeping with the host building and should generally be subservient.

Methodology

This report has utilised the below methodologies to determine significance and impacts.

Significance, as described in the National Planning Policy Framework (NPPF), is “the value of a heritage asset to this and future generations because of its heritage interest”. According to the NPPF “heritage interest” may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

Archaeological interest: *there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

Architectural and artistic interest: *these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*

Historic interest: *an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

VERY HIGH	· World Heritage Sites · Other buildings of recognised international importance
HIGH	· Scheduled Ancient Monuments with standing remains · All Grade I and all Grade II* Listed Buildings · Some Grade II listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade · Conservation Areas containing very important buildings · Undesignated structures of clear national importance
MEDIUM	· Some Grade II Listed Buildings · Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations · Conservation Areas containing buildings that contribute significantly to its historic character · Historic townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
LOW	· Locally listed buildings · Historic (unlisted) buildings of modest quality in their fabric or historical association · Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
NEGLIGIBLE	· Buildings of no architectural or historical note

Table 1: Assessment of Significance. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features' physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g., a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.

NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNKNOWN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

Table 2: Magnitude of Impact. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

MAGNITUDE OF IMPACT	SIGNIFICANCE OF HERITAGE ASSET				
	VERY HIGH	HIGH	MEDIUM	LOW	NEGLIGIBLE
No Change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Low	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Medium	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
High	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

Table 3: Heritage Impact. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)