

HNA Project No: 1517
HNA Project Title: Silver Hill Farm, Rochdale
Document Title: Schedule of Repairs Response (LBC condition 08)
Date: 27/10/2025

Revision: A (24/03/2026) – Notation in relation to external wall dry lining removed in accordance with conservation officer's comments dated 19/03/2026.

This statement has been produced to accompany an application being made to the local planning authority for approval of details reserved by a condition in relation to listed building consent 22/00999/LBC.

The development comprises the refurbishment of, and external alterations to, a Grade II listed building referred to as Silverhill Farmhouse, together with the part demolition and conversion of the associated barn to form a residential dwelling and the demolition of the late 19th and 20th century ancillary outbuildings at Silver Hill Farm, Lower Lane, Rochdale.

The development received consent on 02/09/2024, this statement seeks to address Condition 08 of the listed building consent which states:

'A schedule of internal repairs and finishes to be carried out to the existing buildings shall be submitted to and agreed in writing by the local planning authority. The repairs and finishes shall be carried out as agreed.'

Prior to listed building consent being granted a Heritage Statement (by Turley Heritage, dated July 2022) and Building Survey Report (contained within the Heritage Report at Appendix 4) was carried out which confirmed the existing buildings (i.e. the listed farmhouse and the associated barn) are in a poor and deteriorating condition; at point 1.01 of the structural report it states: *'Due to the precarious condition of the building, it should be noted that many areas were inaccessible due to fear of collapse.'* As such both buildings have been assessed as too dangerous to be entered until the main structural repair works are complete for each building.

The Heritage Statement implies there are no internal finishes or features of significance within the associated barn building; it goes on to state that due to previous adaptations and overall deterioration (including water ingress) that *'there are limited surviving historic features'* within the existing farmhouse and *'Surviving features are limited and fragmented across the property.'* As a result of the extensive structural repairs all existing internal finishes will be lost and replaced with new; however, as per the strategy within Historic Report existing features will be used to inform the types of finishes, details, door design, etc. to be re-installed to retain an authentic appearance.

The Heritage Statement and Building Survey Report refers to sporadic elements of surviving historic features, such as Georgian joinery (skirting, internal doors and architraves) and an area of timber dentil cornice; several photo's are included within the reports showing door styles which will also be used to inform new replacements. Surviving elements are to be carefully removed and used to inform the details of new replacement elements in the interior design of the farmhouse specifically. Surviving element are also to be photographed and the photos compiled and submitted to planning to achieve full discharge of condition 13 'Photographic Record'.

