

21 April 2026

Heritage Impact Assessment and D&AS

Manor Farmhouse, Wolstenholme Fold, Rochdale

Prepared in support of a Listed Building Consent Application



Storah Architecture Ltd
Chartered Architects : Historic Building Consultants

46 Halifax Road
Todmorden
OL14 5QG

T 01706 813214
mail@storah.com
www.storah.com

Directors:
J. David Storah Arch. Tech. Cert.
Richard A. Storah Dip. Arch. MA Cons. RIBA AABC SCA IHBC



Company Registered in
England. No: 9547619

1. Introduction

This Heritage Impact Assessment has been prepared in support of a Listed Building Consent application relating to works undertaken at Manor Farmhouse, Wolstenholme Fold, Rochdale.

The works relate primarily to repair and refurbishment of the historic building fabric including roof repairs, removal of inappropriate cement-based materials, replacement timber windows and limited internal alterations within modern partitions.

2. Site and Building Description

Manor Farmhouse is a Grade II listed building dating from the late seventeenth century. The building is constructed in coursed rubble stone beneath a traditional stone slate roof with a brick chimney stack. The farmhouse forms part of a small historic cluster of buildings at Wolstenholme Fold and comprises a two-storey farmhouse with an attached barn structure.

3. Historic England Listing (Extract Summary)

The building is recognised for its traditional masonry construction, stone mullioned windows, and surviving elements of early rural domestic architecture. The significance of the building lies in its evidential value as a historic farmhouse structure and its contribution to the historic rural character of the surrounding settlement.

The full listing is annexed at the end of this report.

4. Assessment of Significance

Element	Contribution to Significance
Stone masonry walls	High significance – original historic fabric
Stone slate roof	High significance – traditional roofing material
Chimney stack	Moderate significance – historic feature with later alterations
Internal partitions	Low significance – later twentieth-century insertions
Windows	Moderate significance – contribute to character of elevations

5. Description of Works

The works to be undertaken represent a proportionate conservation response to the condition of the building fabric and include roof repairs, chimney repairs, masonry repointing, replacement timber windows, rainwater goods replacement and minor internal alterations.

Roof slates are to be retained and reused where possible, with damaged slates replaced using matching reclaimed stone slates. Cementitious render has been removed from the chimney stack and the brickwork repointed using breathable lime mortar (NHL 3.5 with sharp sand at a ratio of approximately 1:2.5–3).

Windows have been replaced with handcrafted timber frames replicating the proportions of the previous joinery and incorporating argon-filled double glazed units. Internal alterations are limited to modern partitions and the reconfiguration of a modern staircase.



6. Heritage Impact Matrix

Building Element	Nature of Works	Heritage Impact
Roof	Repair and reuse of stone slates	No harm
Chimney	Removal of cement render and lime repointing	Beneficial conservation repair
Windows	Replacement timber frames with double glazing	Less than substantial harm
Internal partitions	Replacement of modern stud walls	No harm
Staircase	Reconfiguration of modern stair	No harm

7. Planning Policy Context

The National Planning Policy Framework requires great weight to be given to the conservation of designated heritage assets. Where development results in less than substantial harm, that harm should be weighed against the public benefits of the proposal.

8. Conclusion

The works proposed at Manor Farmhouse represent repair and conservation-led improvements. Alterations are limited and largely confined to modern elements of the building. The resulting impact on the significance of the listed building is therefore less than substantial and outweighed by the conservation and sustainability benefits achieved.

**Manor
Farmhouse
MANOR FARMHOUSE,
WOLSTENHOLME
FOLD**

Listed on the National Heritage List for England.

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1084223
Date first listed: 12-Feb-1985
List Entry Name: Manor Farmhouse
Statutory Address 1: MANOR FARMHOUSE, WOLSTENHOLME FOLD

Location

Statutory Address: MANOR FARMHOUSE, WOLSTENHOLME FOLD
The building or site itself may lie within the boundary of more than one authority.

District: Rochdale (Metropolitan Authority)
Parish: Non Civil Parish
National SD8545514272

Details

SD 81 SE 6/124

ROCHDALE
WOLSTENHOLME FOLD

Manor Farmhouse

G.V.

II

House. Late C17. Coursed rubble with stone slate roof and brick chimney stack. 2-unit house with house-part to left of door and room to right; stone stairs were formerly opposite door. 2 storeys. The roof has been raised to create a taller upper storey, the upper windows being of a later date. The ground floor mullioned windows are double chamfered and of 2 lights (possibly a fire window), 5 lights and 3 lights (mullions removed) with dripmoulds. Stone plinth and quoins. The rear has two 3-light and one 2-light window, the latter with round-headed lights, (all with mullions removed) and with spiral stops to the hoodmoulds, almost certainly re-used; there are also two semi- circular headed single lights at the half level which are blocked

in. The roof has fishbone king-post trusses. The deeds of the property are said to state that the building was first used as a chapel.

Listing NGR: SD8545514272

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 358955

Legacy System:LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.