



R4162

HEY BOTTOM FARM
LITTLEBOROUGH, OL15 9NR

October 2025

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HERITAGE STATEMENT

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1.00 INTRODUCTION:

Hey Bottom Farm, Littleborough, Rochdale.

- 1.01** We were requested by Anthony Gumbley to carry out a survey and to provide a Report and Heritage Statement on the structure of the property known as Hey Bottom Farm Littleborough, Rochdale, OL15 9NR.
- 1.02** The report is to be used to supplement a planning application for a change of use to domestic.
- 1.03** For the purposes of this report all references to left, right, front and rear should be taken as viewing the property from the field as per photograph 1.
- 1.04** This report has been carried out on a purely visual basis. We have not inspected parts of the property which are covered, unexposed or inaccessible and such parts are assumed to be in good repair and condition.

The report does not purport to express an opinion about or to advise upon the condition of any uninspected parts and should not be taken as making any implied representation or statement about such parts.

We have not inspected nor tested the drains and other services and are therefore not in a position to advise upon any defects.

- 1.05** The inspection was visual and non-invasive in nature and included both internal and external elevations, as well as accessible elements of structure.
- 1.06** This report has been carried out for the person named overleaf to be used in connection with their purchase, selling or repair of the property and should not be copied or sold to any other persons without the agreement of Healey Consulting.

This report remains the property of Healey Consulting and is copyright.

2.00 PROPOSED PLANS

- 2.01** This Heritage Statement has been prepared in support of a planning application for the conversion of an existing disused agricultural barn, hereafter referred to as The Barn, into domestic accommodation. The purpose of this report is to assess the historic and architectural significance of the building and to evaluate the potential impact of the proposed development on its character and fabric.

The report aims to demonstrate that the proposed works have been designed with full regard to the barn's heritage value and setting, ensuring that any intervention is both sensitive and proportionate. The approach seeks to retain as much of the existing historic structure and fabric as possible, while facilitating its viable reuse and long-term preservation through a sustainable new use.

2.00 DESCRIPTION OF PROPERTY

The property known as The Barn is physically attached to the adjoining domestic dwelling, the Farmhouse, forming part of a traditional farmstead group. Photograph 1.

The principal (front) elevation is constructed in coursed stonework, with dressed stone quoins defining the corners to the right side. The right-hand quoins form the junction with the adjoining gable elevation. Photograph 2. The central cart arch is framed with dressed stone voussoirs and includes springing stones, typical of traditional agricultural construction and reflective of the building's original use for cart access and storage. Photograph 3. Other openings in the front elevation are framed with stone jambs, lintels and sills. Photograph 4.

The gable elevation is similarly faced in coursed stone, consistent with the traditional construction of the principal elevation. Photograph 5.

To the rear of the building, there is an existing lean-to section, believed to be a later addition, providing ancillary accommodation historically associated with the barn's agricultural use. The rear left-hand corner of this is projecting roof over. This is intended to be sympathetically infilled as part of the proposals. Photographs 6, 7 & 8.

A further lean-to is located on the right-hand side of the front elevation. This structure is finished in random stonework to all elevations, with the front elevation showing minimal visible mortar, giving it a more rustic and vernacular appearance. Photographs 9, 10 & 11.

Within the right-hand side of the lean-to structures are circular window openings formed in dressed historic stone. These distinctive features are to be retained as part of the proposed conversion. Photographs 12 & 13. The rear elevation of the side lean-to is formed in random stone and includes several distinctive feature elements within the wall fabric, notably an original stone sink, which will be carefully retained to preserve the historic character and evidential value of the property. Photograph 14. The rear elevation of the rear projection contains two circular stone-formed windows, which are likewise to remain unaltered as part of the conversion proposals. Photograph 15.

A second cart arch is located within the rear elevation of the main barn. This feature will be retained in its entirety without any intervention, ensuring that the agricultural character of the structure remains legible and preserved. Photograph 16.

The retention of this rear cart arch, in conjunction with the principal front arch, reinforces the building's historic function and its contribution to the wider farmstead group, albeit that the rear arch will become an internal feature.

The roof of the main building and rear projections is covered with natural stone slate, in keeping with the traditional character of the structure and the wider setting. The rear projections incorporate two roof lines, one of which is currently supported by temporary timber posts and acrow props. As part of the proposed works, this section will have a new external wall constructed in traditional stonework of a similar type and appearance to that of the existing adjoining extension. This will allow the roof to be fully supported and integrated as part of the dwelling, ensuring both structural stability and visual consistency with the historic fabric of the building.

The roof structure to the right-hand side lean-to is of shallow pitch and currently comprises a mixture of lightweight timbers and plastic sheeting. As part of the proposed works, this roof structure will be replaced in its entirety to provide a new, properly constructed and traditionally detailed roof. The replacement roof may be raised slightly where it adjoins the side of the main building to allow sufficient headroom over the first 2–3 metres of the internal space, accommodating the proposed en-suite area. The remaining portion of the lean-to will continue to serve as a store, with the new roof covering extended uniformly over both areas to create a cohesive and well-integrated appearance. The new structure will be finished in traditional materials consistent with the main building's stone slate roof, ensuring compatibility in both form and character. Photographs 17 & 18.

The main roof structure has been reconstructed in the past and is generally in good condition, suitable for retention without any significant intervention. It comprises an under slate felt layer, supporting purlins, and loose rafters, all of which appear to be sound and functional. The existing roof will therefore be retained, with only minor repairs anticipated where necessary to maintain weatherproofing and stability. Photographs 19 & 20.

There are existing roof lights set within the roof slopes, which appear to be of a traditional heritage style. These are to be retained and maintained as part of the proposed works, ensuring that the overall appearance and character of the roofscape remains consistent with the building's traditional form. Photograph 21.

Internally, the barn retains several features indicative of its agricultural origins, including areas of timber flooring at varying levels, reflecting historic alterations and practical adaptations during its working life. The ground floor surface varies considerably, with areas of compacted earth and sections of York stone-style flags. As part of the proposed conversion, the existing floor finishes will be lifted, with the York stone flags carefully cleaned and re-laid within the new internal layout to preserve their authenticity and visual quality. Areas currently lacking stone flags will be completed using new stone of a similar type and appearance, to be sourced and agreed with the heritage authority to ensure consistency of character and material integrity.

3.00 HERITAGE SIGNIFICANCE

The Barn is a traditional agricultural building forming part of a historic farmstead group. Its architectural form, materials, and detailing reflect its functional origins as part of a working rural holding and contribute to the character and historic interest of the wider setting. Although no longer in agricultural use, the barn retains a high degree of authenticity in both form and fabric, with key features such as the coursed stone elevations, dressed stone quoins, cart arches, and circular stone windows surviving largely intact.

Architecturally, the building represents a good example of a vernacular stone-built barn typical of the local rural area. The use of locally quarried stone, the natural stone slate roofing, and the simple, functional form are characteristic of traditional farm buildings within the region and contribute to the rural landscape character. The front and rear cart arches, together with the hayloft opening, are particularly valuable elements that illustrate the barn's original agricultural purpose and design evolution.

Historically, the building holds significance as part of the wider development of the farmstead, reflecting patterns of agricultural use and rural economy in the locality. Its continued presence, attached to the main farmhouse, provides a tangible link to the area's agricultural heritage and contributes positively to the historic fabric of the site. The survival of features such as the stone sink and circular windows further enhances the building's evidential and illustrative value, offering insight into its functional adaptations over time.

Within the local context, The Barn forms an integral part of a small group of traditional farm buildings that collectively contribute to the rural character and visual quality of the area. The retention of its original materials, combined with the careful conservation of distinctive architectural details, ensures that it continues to make a strong positive contribution to the wider historic setting.

The proposed works have been designed to preserve and enhance the building's significance. The conversion approach prioritises retention of existing historic fabric, with interventions limited to those necessary to facilitate a viable new use and ensure long-term preservation.

3.01 HERITAGE ASSESSMENT METHODOLOGY

This Heritage Statement and accompanying assessment have been prepared in accordance with the principles and guidance contained within:

- The National Planning Policy Framework (NPPF);
- Historic England guidance relating to the conservation of historic buildings and heritage assets;
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Local planning and conservation policies relevant to the protection of heritage assets;
- and established conservation best practice relating to the repair and adaptation of traditional rural buildings.

The assessment has been informed through a combination of:

- site inspection,
- visual structural appraisal,
- historic fabric analysis,
- desk-based research,
- and consultation of available historic environment resources.

A detailed visual inspection of the building was undertaken internally and externally to identify:

- surviving historic fabric,
- later alterations,
- structural condition,
- architectural significance,
- and the contribution of individual elements to the overall heritage value of the asset.

The inspection included assessment of:

- masonry construction,
- roof structures,
- historic openings,
- cart arches,
- internal spatial character,
- surviving agricultural features,
- and relationships between the barn and adjoining farmhouse structures.
-

The Historic Environment Record (HER) has been consulted as part of the preparation of this statement to better understand the historical development and significance of the site and its wider agricultural context. The available records confirm the historic agricultural origins of the barn and its contribution to the traditional rural character of the locality and historic farmstead group.

Additional research has included review of:

- historic mapping,
- aerial imagery where available,
- local settlement character,

- historic construction techniques,
- and surviving vernacular detailing typical of traditional agricultural buildings within the region.

The assessment has considered the significance of the building in accordance with the recognised heritage interests identified within national guidance, including:

- architectural interest,
- historic interest,
- evidential value,
- and communal landscape value.

Regard has been given to the survival of original and historic fabric including:

- coursed natural stone masonry,
- dressed quoins,
- front and rear cart arches,
- circular stone-framed openings,
- natural stone slate roofing,
- and surviving agricultural features and plan form.

The significance assessment has directly informed the design development and conservation approach adopted within the proposals. The scheme has therefore evolved through an understanding-led and conservation-led process, seeking wherever practicable to:

- retain historic fabric,
- minimise intervention,
- preserve agricultural character,
- avoid unnecessary alteration,
- and secure the long-term sustainable use of the building.

The proposals have been designed to ensure that the building remains clearly legible as a traditional agricultural structure, notwithstanding its proposed residential conversion, thereby preserving both its intrinsic heritage significance and its wider contribution to the historic rural landscape.

4.00 IMPACT ASSESSMENT

- The proposed conversion of The Barn into domestic accommodation has been carefully designed to ensure that the architectural, historic, and evidential significance of the building is preserved and, where possible, enhanced. The approach follows established conservation principles, focusing on minimising any intervention, reversibility, and the retention of the building's historic character and material fabric. Notwithstanding this the following works will need to be undertaken.
 - reconstructing areas of roofs,
 - altering internal structure,
 - inserting rooflights,
 - rebuilding a dormer,
 - and undertaking structural repairs.

Existing and proposed drawings are attached.

The proposals represent a sympathetic adaptation of the existing structure, allowing for its sustainable reuse while respecting its historic form, materials, and character. The building's existing layout, elevations, and key features will remain legible, maintaining its identity as a traditional agricultural building within the wider farmstead setting. The conversion works have been purposefully limited to the minimum necessary to accommodate domestic use without compromising the building's intrinsic historic value.

External alterations are minimal and restricted primarily to repair, conservation, and stabilisation. Both the front and rear cart arches are to be retained in full without intervention, ensuring that these defining features of the barn's agricultural past remain visible and unaltered. Similarly, all circular stone-framed windows, the dressed stone quoins, and the existing coursed and random stone walling will be preserved.

The replacement of the shallow-pitched roof to the right-hand side lean-to represents a necessary structural improvement rather than a visual alteration. The new roof will be constructed in traditional materials and detailed to replicate the form and appearance of the existing barn roof, ensuring visual cohesion. The slight increase in roof height required to provide internal headroom is modest and proportionate and will not materially alter the building's external character or its relationship to the main structure.

The proposed interventions are considered to result in less than substantial harm to the significance of the designated heritage asset, as defined by the National Planning Policy Framework. Any limited harm arising from repair, rebuilding, and insertion of new domestic elements is clearly outweighed by the substantial public benefit derived from securing the long-term preservation, repair, and viable reuse of the building.

The overall impact of the proposed works is assessed as neutral to beneficial. The scheme achieves a careful balance between necessary adaptation and preservation of significance, ensuring that the essential character of The Farm Barn is sustained and safeguarded for future generations.

5.00 POLICY CONTEXT

The proposed conversion of The Barn has been developed in accordance with national and local planning policies that seek to conserve and enhance the historic environment while promoting the sustainable reuse of existing buildings.

In accordance with the National Planning Policy Framework (NPPF 2023, as amended), paragraphs 194–208 emphasise the importance of conserving heritage assets in a manner appropriate to their significance. The proposals comply with these principles by ensuring that all works are sympathetic, proportionate, and justified. Locally, the scheme accords with policies that support the conversion of traditional rural buildings where their form, materials, and setting are respected.

6.00 PROPOSED WORKS, STRUCTURAL REPAIRS & METHOD STATEMENT

The proposed works have been designed using a conservation-led approach with the objective of retaining the maximum amount of historic fabric whilst securing the long-term viable use of the building.

The barn is generally structurally stable; however, localised repairs and rebuilding works are necessary to facilitate conversion and ensure the long-term preservation of the structure.

The following principal repair and alteration works are proposed:

- Localised rebuilding of defective and unstable stone wall sections using salvaged natural stone to match the existing in colour, tooling, coursing, and character.
- Rebuilding and stabilisation of the rear lean-to section where the roof is currently supported by temporary timber posts and Acrow props.
- Structural repairs to areas of deteriorated masonry and localised repointing using a lime-based mortar appropriate to the historic fabric.
- Reconstruction of the shallow pitched lean-to roof to the side elevation using traditional construction methods and natural stone slate finishes.
- Retention and repair of the principal roof structure wherever possible.
- Formation of internal domestic accommodation through lightweight and reversible internal partitions where feasible.
- Careful lifting, cleaning, and reinstatement of existing stone floor flags.
- Retention of all principal heritage features including:
 - front and rear cart arches,
 - circular stone windows,
 - stone sink feature,
 - dressed quoins,
 - historic stone walling.

All repair works will follow established conservation principles and will utilise traditional materials compatible with the historic fabric of the building.

6.01 METHODOLOGY OF WORKS

The proposed conversion works will be undertaken in a phased and carefully controlled manner to minimise intervention to the historic structure.

The methodology will include:

1. Full photographic recording of the building prior to commencement of works.
2. Careful dismantling only where rebuilding is necessary due to structural instability or deterioration.
3. Salvage and reuse of existing stone wherever practicable.
4. Reconstruction works undertaken on a like-for-like basis matching:
 - stone type,
 - coursing,
 - mortar finish,
 - joint profile,
 - and traditional detailing.
5. Roof alterations undertaken using traditional natural stone slate roofing materials.
6. Installation of conservation-style roof lights flush fitted within the roof slope to minimise visual impact.
7. Reconstruction of the rear dormer/roof section using traditional timber framing and stone facing materials sympathetic to the existing structure.
8. All new openings and insertions to be kept to an absolute minimum.
9. Internal alterations designed to remain subservient to the original agricultural volume and character of the barn.
10. Any concealed structural steelwork, where required, will be minimised and hidden within floor or roof zones wherever possible.

6.02 MATERIALS, WINDOWS AND EXTERNAL JOINERY

The proposed windows and glazed elements have been designed to respect the agricultural character and listed status of the building.

- Window frames shall comprise painted timber conservation-style units.
- Frames will be recessed within the stone openings to preserve depth and shadow lines typical of historic agricultural buildings.
- The finish colour shall comprise a muted heritage tone (typically dark grey, or painted heritage cream subject to conservation officer approval).
- Glazing shall comprise slim-profile double glazing where permissible to improve thermal performance whilst preserving traditional appearance.
- Roof lights shall be conservation-type flush fitting units with dark external metal finishes.
- External doors shall comprise painted timber boarded or framed units of traditional appearance.

6.03 ECOLOGY AND PROTECTED SPECIES

An ecological appraisal should be undertaken prior to commencement of works if required by the Local Planning Authority.

Given the age and nature of the building, there is potential for protected species, including bats and nesting birds, to utilise parts of the structure.

Works affecting the roof structure shall therefore proceed sensitively and, where required, in accordance with recommendations contained within any ecological assessment.

Should evidence of protected species be identified during the works, operations shall cease immediately and appropriate ecological advice obtained prior to continuation

7.00 CONCLUSION & CONSERVATION METHODOLOGY & METHOD STATEMENT

The proposed conversion of The Barn represents a conservation-led approach to the reuse of a traditional rural building of architectural and historic merit. The works are minimal and sensitive, retaining the defining features of the barn while introducing necessary interventions to secure its future use. Key architectural elements, including the cart arches, circular windows, and natural stone fabric, are to be retained unaltered.

Overall, the proposals will have no adverse impact on the building's heritage significance. They will secure the long-term preservation and viable reuse of

The Barn in a manner consistent with both national and local heritage policies, ensuring that this valued historic structure continues to make a positive contribution to the character and appearance of the local rural landscape.

Detailed architectural drawings and product specifications accompanying the application should be read in conjunction with this statement. Appendix /B

7.01 CONSERVATION PHILOSOPHY

The proposed conversion and repair work to The Barn have been developed in accordance with established conservation principles appropriate to a Grade II listed rural agricultural building. The overarching objective of the scheme is to secure the long-term preservation and viable reuse of the structure whilst retaining its architectural, historic, and evidential significance.

The methodology adopts a conservation-led approach based upon:

- minimum necessary intervention,
- retention of maximum historic fabric,
- repair rather than replacement wherever feasible,
- use of traditional and compatible materials,
- reversibility of new interventions where practicable,
- and preservation of the building's agricultural character and legibility.

The proposals seek to maintain the historic relationship between the barn and adjoining farmhouse whilst ensuring that the building can continue to contribute positively to the character and appearance of the rural landscape.

The works have been specifically designed to avoid unnecessary alteration to significant architectural features, including:

- the principal cart arches,
- circular stone openings,
- dressed stone quoins,
- original masonry fabric,
- stone slate roofing,
- and surviving internal historic elements.
-

Any interventions that result in alteration to the historic fabric have been carefully justified on structural, functional, or conservation grounds and are considered proportionate and necessary to secure the long-term future of the building.

7.02 PRE-COMMENCEMENT AND PRECORDING

Prior to commencement of works, the building shall be fully photographically recorded internally and externally to document the existing condition and surviving historic fabric.

Attention shall be paid to:

- cart arches,
- circular windows,
- masonry details,
- surviving historic joinery,
- roof structures,
- stone flooring,
- and areas requiring repair or rebuilding.

All retained historic fabric shall be protected during construction works. Appropriate temporary weather protection shall be installed where roof coverings or unstable sections are removed.

No unnecessary removal of historic fabric shall take place without prior review and agreement with the conservation officer where required.

7.03 STRUCTURAL STABILISATION AND TEMPORARY WORKS

Certain areas of the building currently exhibit structural deterioration and instability, particularly within the rear lean-to and associated roof structures presently supported by temporary timber posts and Acrow props.

Prior to permanent repair works, temporary stabilisation measures shall be installed where necessary to ensure the safe retention of existing masonry and roof elements during construction.

Temporary works may include:

- adjustable propping,
- local shoring,
- scaffold restraint,
- and temporary weatherproof coverings.

All temporary supports shall be designed to minimise disturbance to the historic fabric.

Structural interventions shall be limited to those necessary to:

- stabilise deteriorated elements,
- prevent further structural movement,
- accommodate safe loading requirements,
- and facilitate the continued use and preservation of the building.

Where concealed steelwork is required, it shall be minimised in extent and carefully integrated within floor or roof voids to avoid visual intrusion into the historic interior.

7.04 MASONRY REPAIR AND REBUILDING METHODOLOGY

The external stone masonry walls are generally stable and capable of retention; however, localised areas of deterioration, displacement, and instability require repair and partial rebuilding.

All masonry repair works shall follow traditional conservation techniques.

The methodology shall comprise:

1. Careful dismantling only where masonry is structurally unstable or beyond practical repair.
2. Salvage, cataloguing, and reuse of existing stone wherever practicable.
3. Reconstruction using natural stone matching the existing in:
 - geological type,

- colour,
 - texture,
 - coursing,
 - tooling,
 - and visual character.
4. Repointing using an appropriate lime-based mortar compatible with the existing historic masonry.
 5. Avoidance of hard cement mortars which may damage historic stone fabric through differential movement or trapped moisture.
 6. Retention of irregularities and historic surface character where possible to preserve evidential value and authenticity.

Any replacement stone shall be visually and materially compatible with the original structure.

7.05 ROOF REPAIR AND CONSTRUCTION METHODOLOGY

The principal roof structure has previously undergone reconstruction and is generally considered suitable for retention with only minor localised repairs. Existing sound structural roof timbers shall be retained wherever feasible.

Minor repairs may include:

- local timber splicing,
- replacement of isolated decayed sections,
- strengthening of loose rafters,
- and renewal of isolated defective battens.

The existing natural stone slate covering shall be retained wherever possible and carefully lifted and re-used during repair works.

Replacement slates, where required, shall match the existing in:

- material,
- thickness,
- colour,
- coursing,
- and laying pattern.

The shallow pitched lean-to roof to the right-hand side is currently of poor condition and unsuitable for long-term retention.

This roof structure shall therefore be dismantled and reconstructed using traditional construction methods and materials sympathetic to the historic building.

The replacement structure shall:

- maintain the subordinate character of the lean-to,
- utilise natural stone slate finishes,
- and remain visually recessive relative to the principal barn structure.

Any modest increase in roof height required to facilitate minimum functional headroom shall be limited to the minimum extent necessary and designed to preserve the overall proportions and character of the building.

7.06 ROOF LIGHTS AND DORMER

Existing rooflights shall be retained where possible.

Any new rooflights introduced as part of the conversion shall comprise conservation-style flush-fitting units positioned sensitively within the roof slopes to minimise visual impact.

Rooflights shall:

- sit flush within the roof plane,
- incorporate dark non-reflective external finishes,
- and avoid interruption of significant roof features.

The reconstruction of the rear dormer/roof section is required due to the deteriorated condition and inadequate structural support arrangements presently in place.

The reconstructed section shall:

- replicate the traditional form and proportions of the existing structure,
- utilise timber framing methods appropriate to the historic character of the building,
- incorporate natural stone facing materials,
- and integrate visually with the retained historic fabric.

The works are considered necessary to secure the long-term structural stability and weatherproofing of the building.

7.07 INTERNAL ALTERATIONS AND HISTORIC FABRIC RETENTION

Internal interventions have been designed to minimise impact upon the historic agricultural character and spatial quality of the barn.

The proposals seek to preserve the legibility of the original structure and avoid excessive subdivision of internal spaces.

New internal partitions shall:

- be lightweight where practicable,
- remain visually subordinate,
- and be designed to allow reversibility where feasible.

Historic internal features, including surviving timber flooring and stone flags, shall be retained wherever possible.

Existing stone floor flags shall be:

- carefully lifted,
- cleaned,
- stored securely during works,
- and reinstated within the completed development.

Any replacement stone flooring required shall be sourced to match the character and appearance of the retained historic materials.

7.08 WINDOWS, DOORS AND JOINERY

All new windows and external joinery shall be designed to respect the vernacular agricultural character of the listed building.

Window frames shall comprise painted timber conservation-style units recessed within the existing stone openings.

The design shall seek to preserve:

- traditional shadow lines,
- depth of reveal,
- and the visual solidity of the masonry walls.

Glazing shall comprise slim-profile double glazing where acceptable to the Local Planning Authority.

External finishes shall utilise muted heritage colours appropriate to the rural character of the building.

External doors shall comprise traditionally detailed painted timber boarded or framed units.

All new joinery details shall remain simple and understated to avoid introducing overtly domestic detailing inappropriate to the agricultural origins of the structure.

7.09 ECOLOGY AND PROTECTED SPECIES

Given the age and historic nature of the building, there is potential for protected species, including bats and nesting birds, to utilise parts of the structure.

An ecological appraisal shall be undertaken where required by the Local Planning Authority prior to commencement of works.

Roof repair and reconstruction works shall proceed sensitively and in accordance with recommendations contained within any ecological assessment.

Should evidence of protected species be identified during the course of works:

- operations shall cease immediately,
- appropriate ecological advice shall be sought,
- and works shall not recommence until suitable mitigation measures have been agreed.

The proposals seek to ensure that ecological considerations are appropriately balanced with heritage conservation objectives.

7.10 CONSERVATION IMPACT AND HERITAGE BALANCE

The proposed works have been carefully designed to preserve the special architectural and historic interest of the listed building whilst enabling its sustainable long-term use.

The interventions are considered proportionate, conservation-led, and necessary to secure the continued preservation of the structure.

Any limited harm arising from:

- localised rebuilding,
- roof reconstruction,

- insertion of rooflights,
 - and internal adaptation,
- is considered to constitute less than substantial harm within the meaning of the National Planning Policy Framework.

This limited harm is clearly outweighed by the substantial public benefit arising from:

- securing the repair and preservation of a deteriorating heritage asset,
- preventing further structural decline,
- ensuring long-term viable use,
- and safeguarding the contribution of the building to the historic rural landscape and wider farmstead group.

•
The overall impact of the proposals is therefore considered neutral to beneficial in heritage terms.

SIGNED... *P. Healey*.....

PAUL MICHAEL HEALEY
BSc (Hons) C.Eng M.I. Struct.E. M.a.P.S.

DATED: 14th October 2025.....

APPENDIX A
PHOTOGRAPHS



Photograph 1



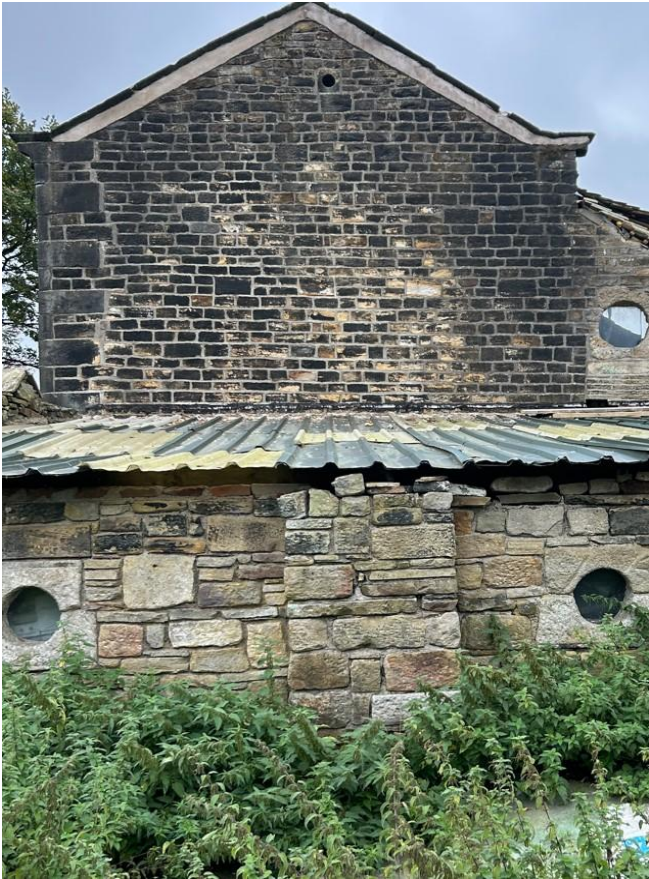
Photograph 2



Photograph 3



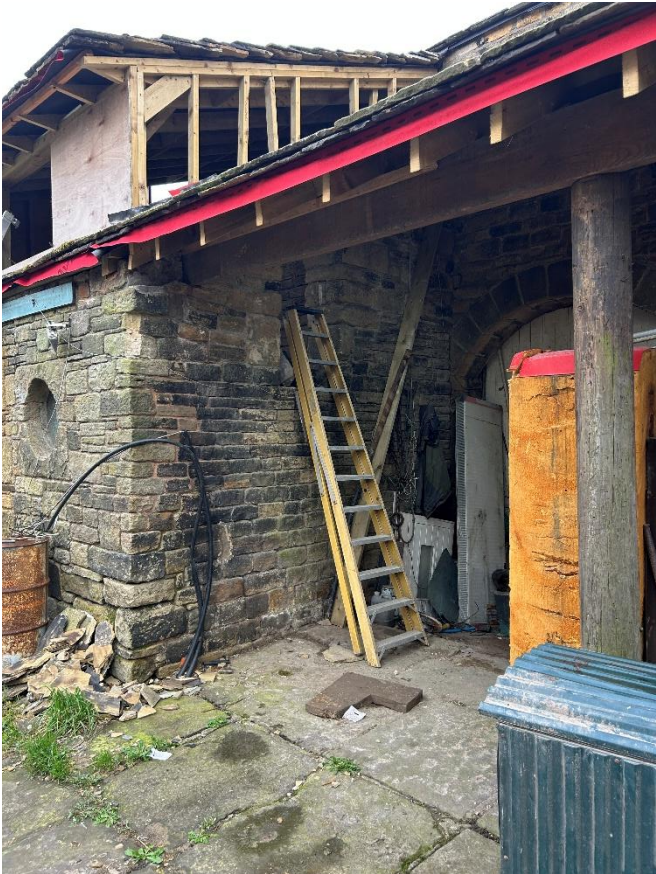
Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



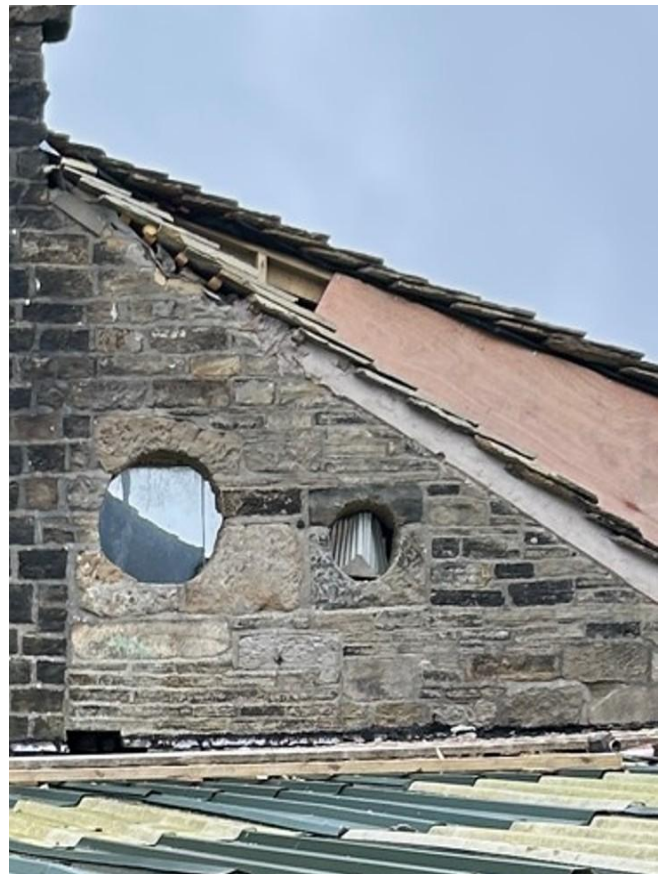
Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



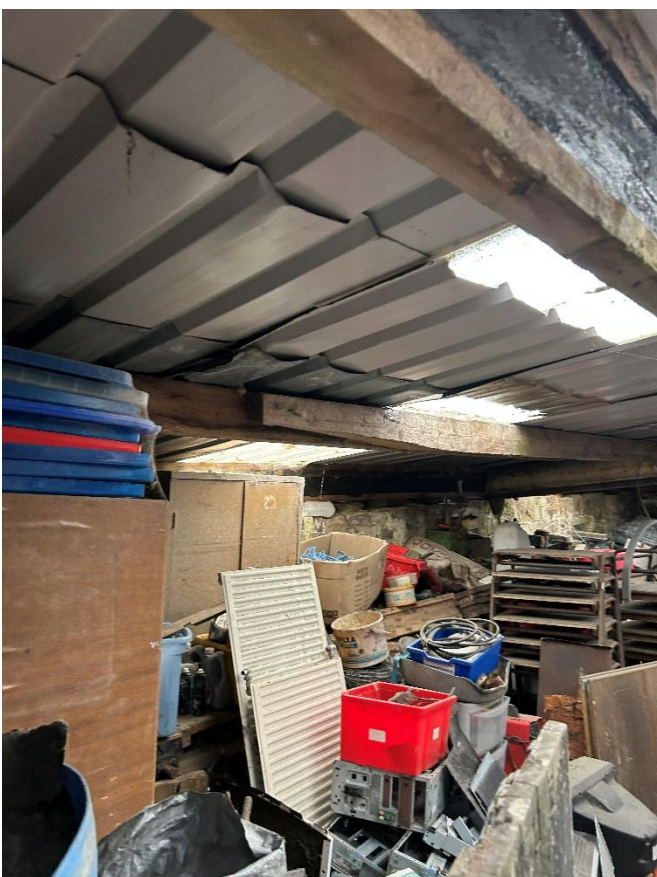
Photograph 15



Photograph 16



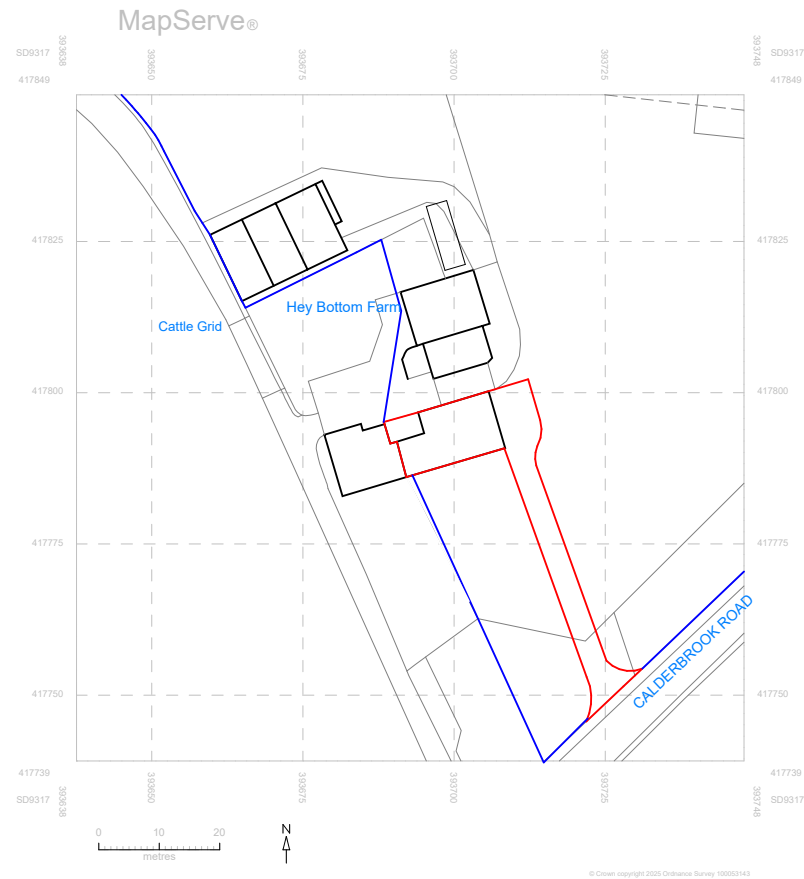
Photograph 17



Photograph 18

APPENDIX B

**PROPOSED DRAWINGS, LOCATION, SITE PLAN, FLOOR PLANS AND
ELEVATIONS. ARCHITECTURAL DETAILS**



CLIENT:

Antony Gumbley

DIOGEL

Your Home, Your Safe Place, Your World
adam@diogelarchitecture.co.uk / +44 (0)1248 800 321

© Copyright Diogel Architecture. All dimensions to be checked and verified on site. This drawing is to be read in conjunction with all other relevant drawings and specifications. Any discrepancies in the drawings are to be reported immediately to Diogel Architecture. This drawing is not to be used for construction or sales purposes unless marked 'issued for construction'.
Dimensions and area schedules are subject to change.

REV	DESCRIPTION	DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Location Plan

REVISION

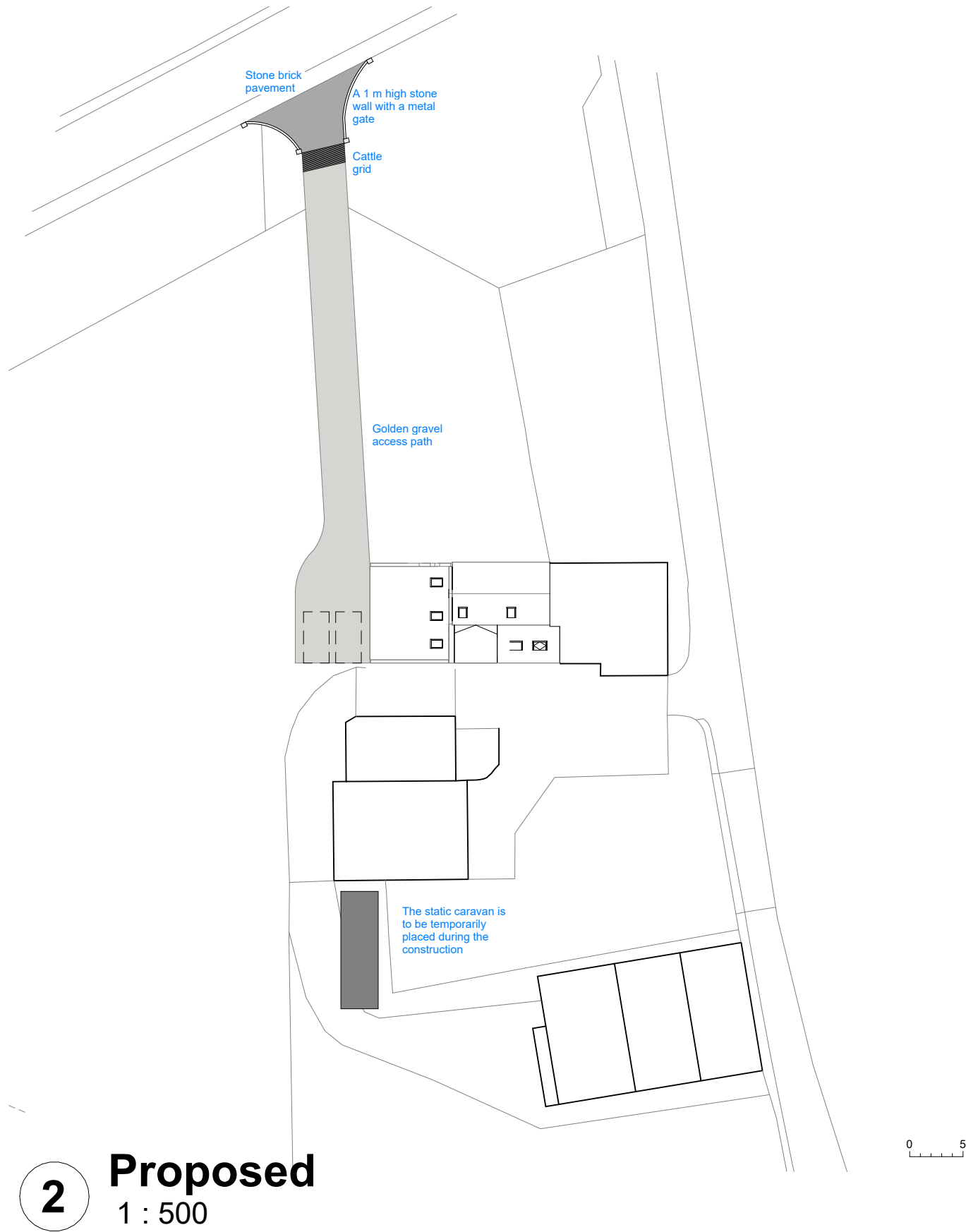
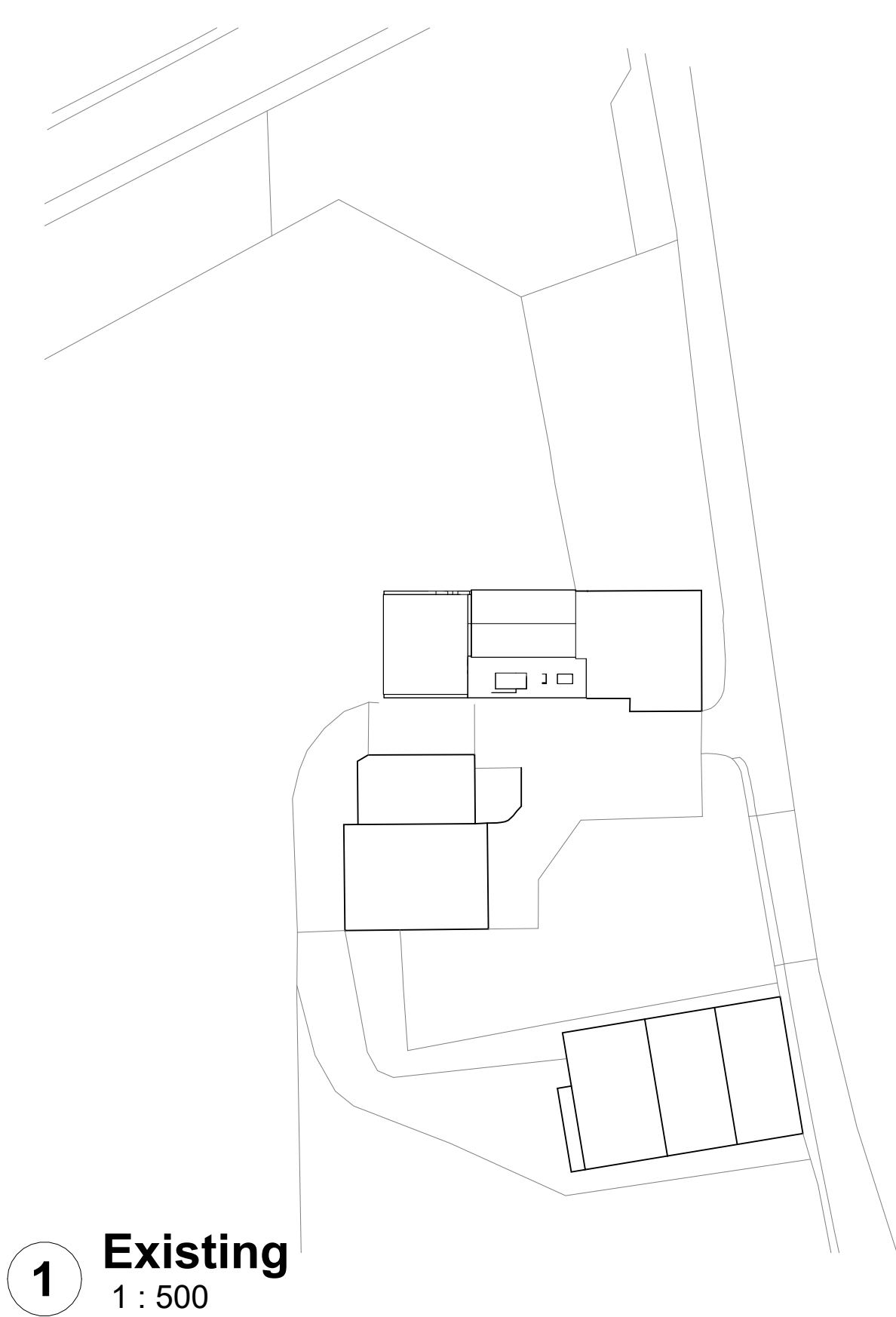


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DRAWN: BA

JOB / DRAWING No.

1449-02-01-01



CLIENT:

Antony Gumbley

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Dimensions and area schedules are subject to change.

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Your Home, Your Safe Place, Your World
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REV

DESCRIPTION

DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Site Layout Plan

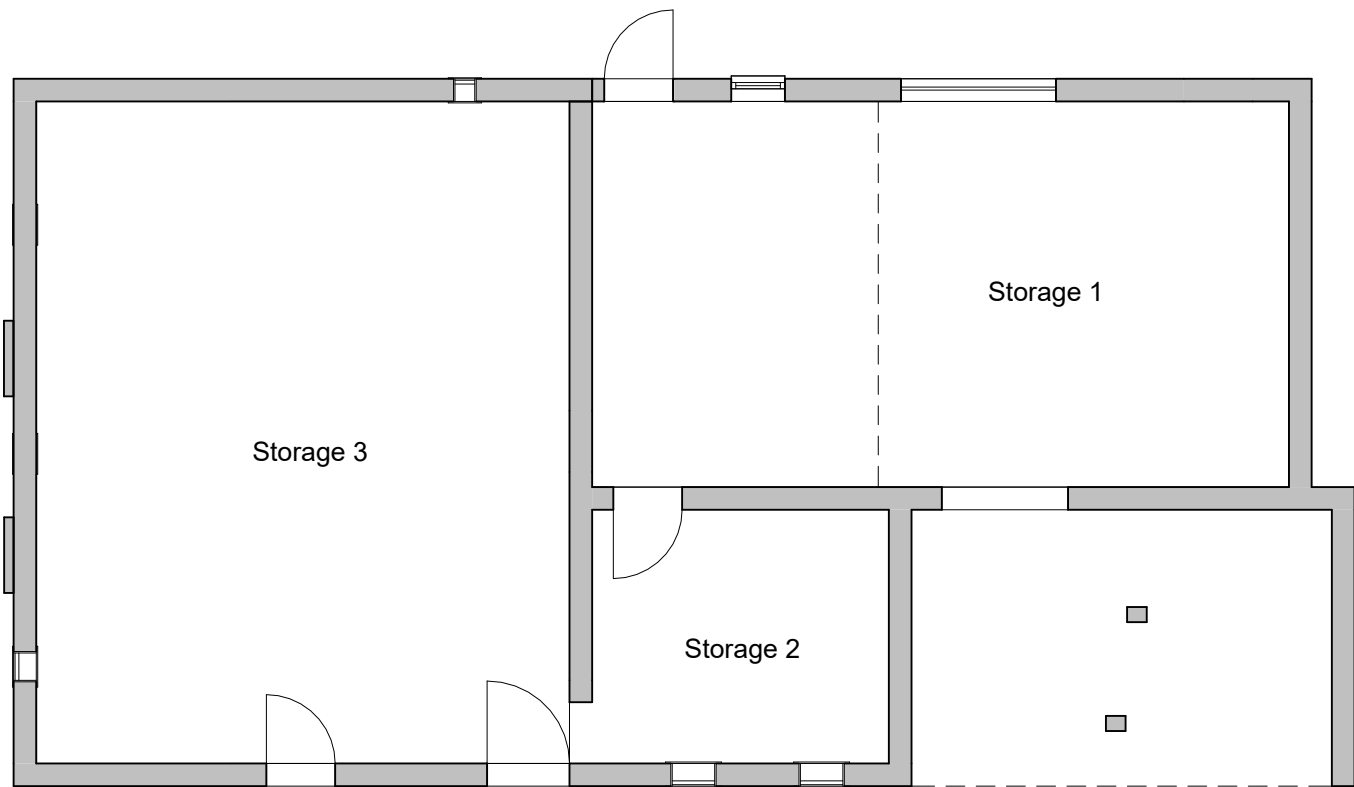
REVISION

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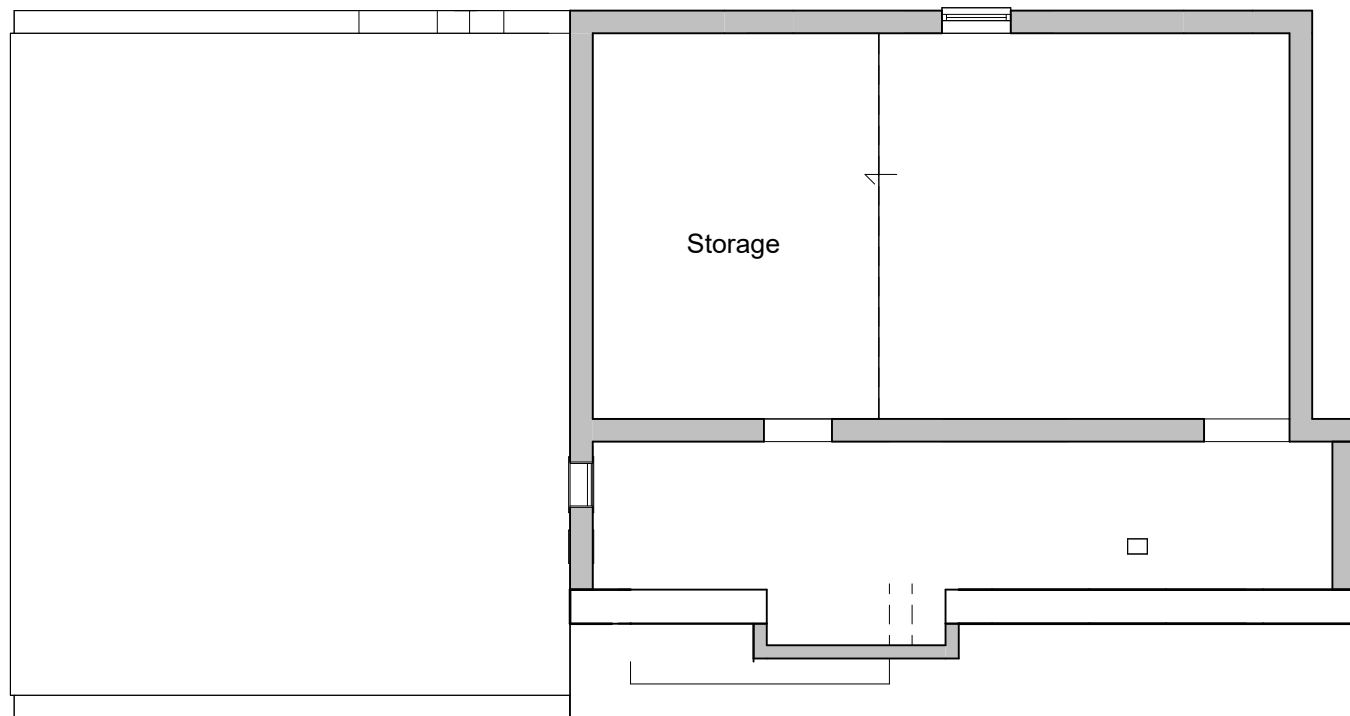
DRAWN: BA

JOB / DRAWING No.

1449-02-02-01



1 Ground Floor
1 : 100



2 First Floor
1 : 100



CLIENT:

Antony Gumbley

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REV

DESCRIPTION

DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Existing Plans

REVISION

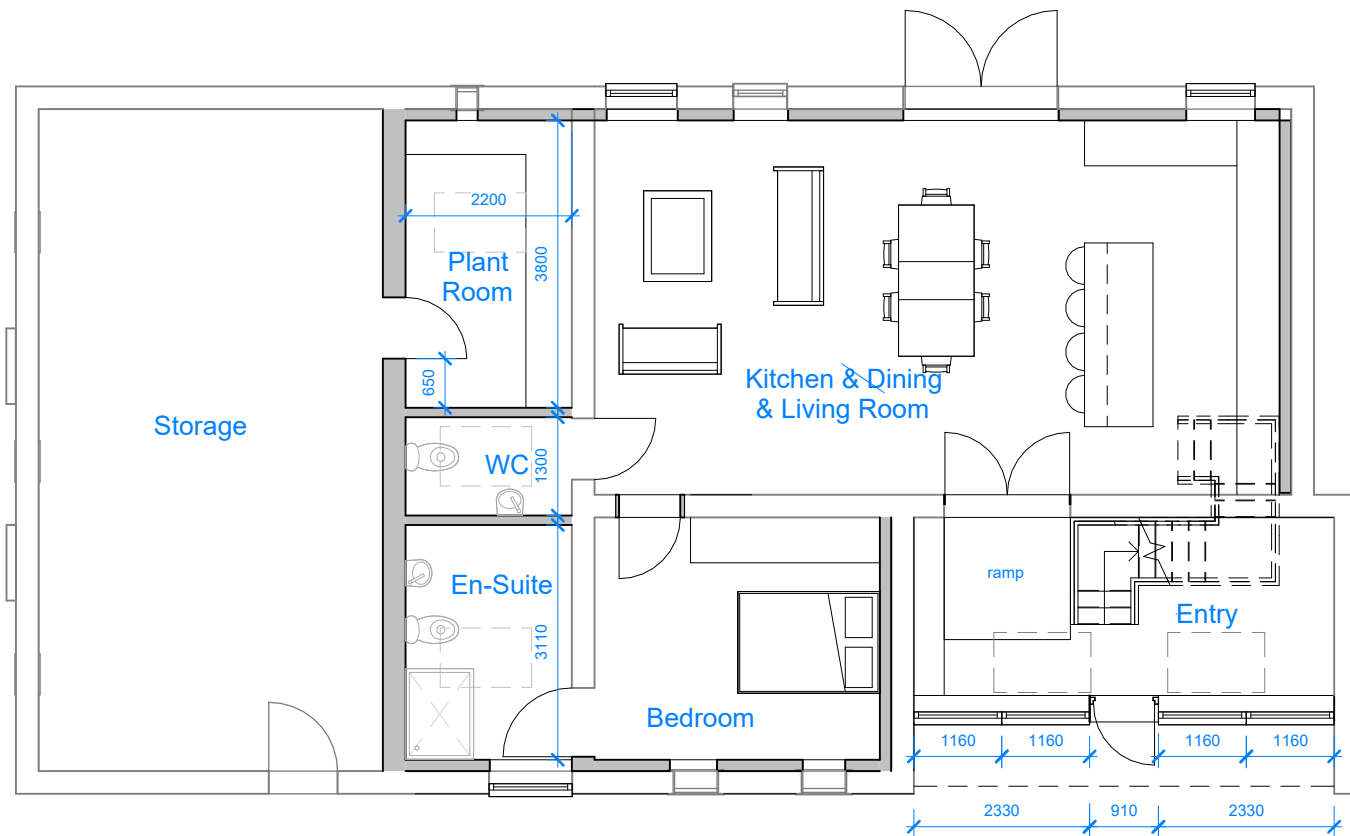


SCALE: 1 : 100

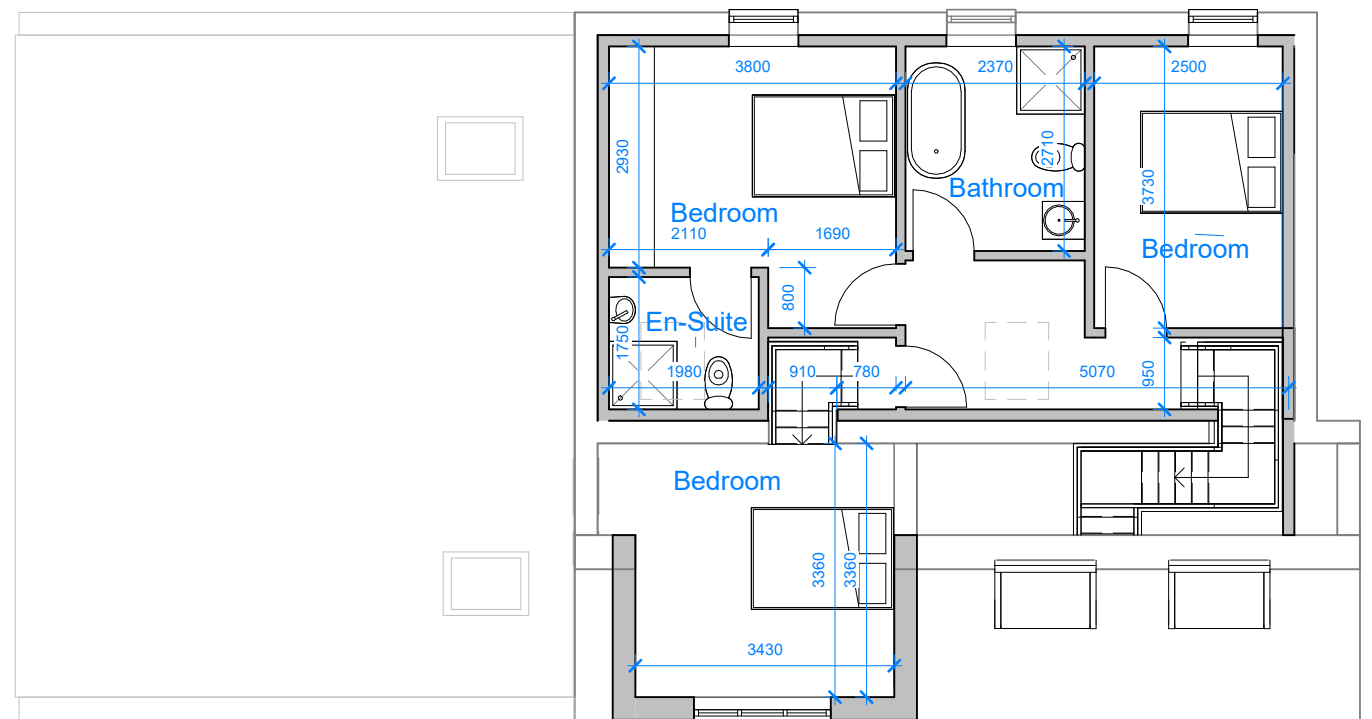
DRAWN: MP

JOB / DRAWING No.

1449-02-03-01



1 Ground Floor
1 : 100



2 First Floor
1 : 100



CLIENT:

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REV

DESCRIPTION

DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Proposed Plans

REVISION



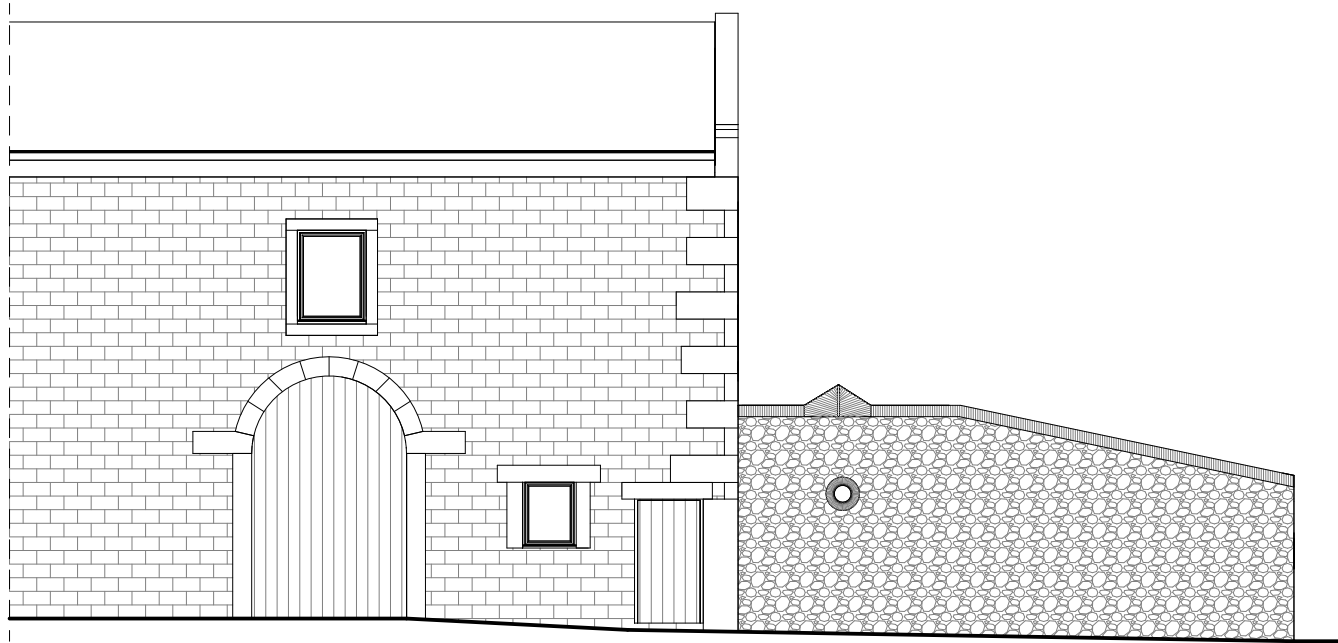
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DRAWN: BA

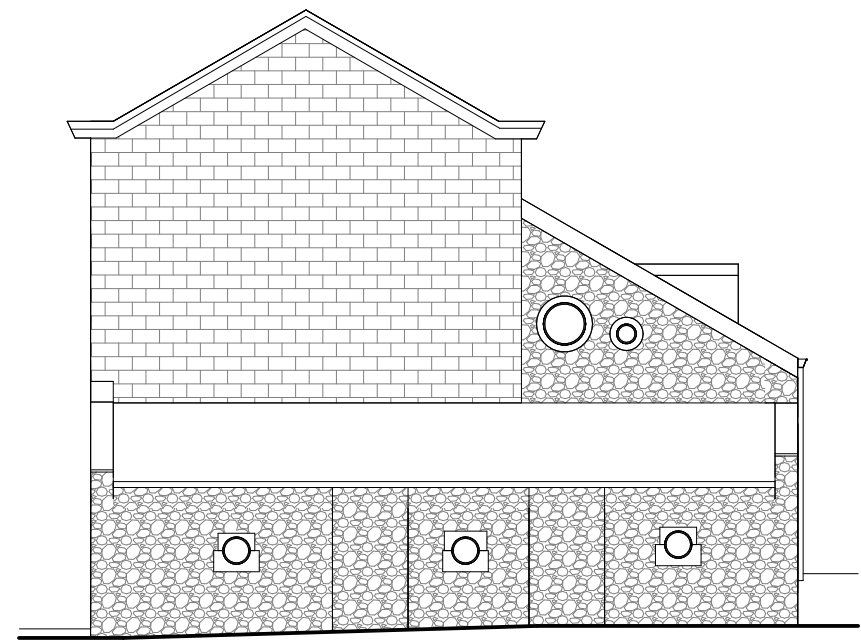
JOB / DRAWING No.

1449-02-03-02

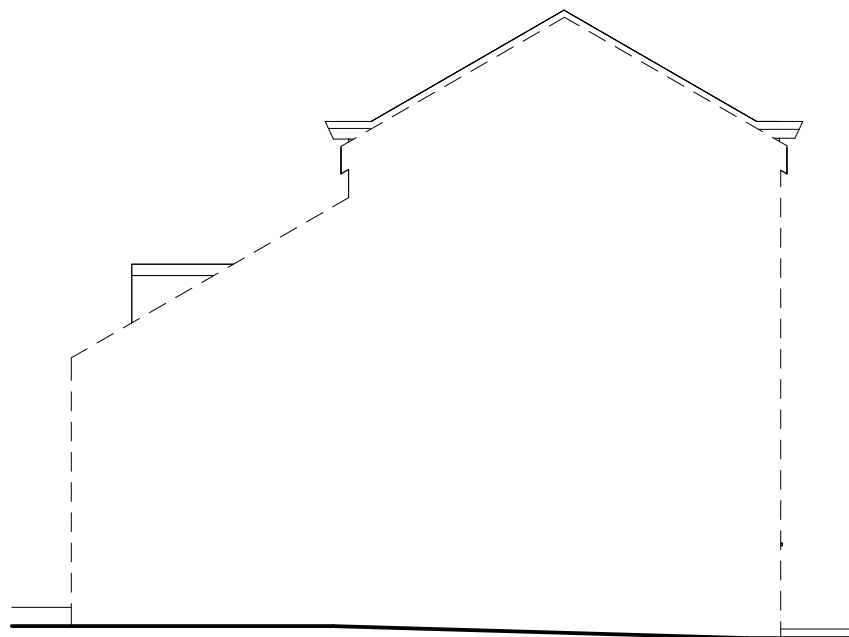
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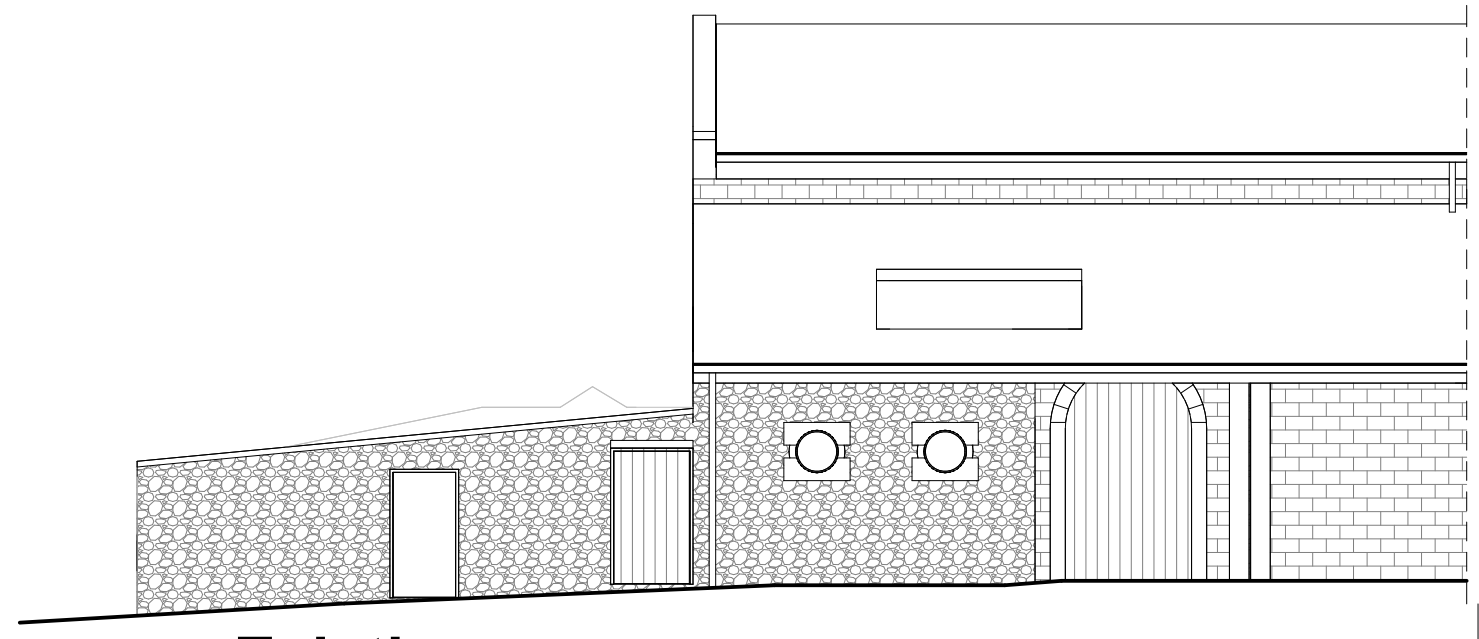
1 **Front**
1 : 100



2 **Right Hand Side**
1 : 100



3 **Left Hand Side**
1 : 100



4 **Existing**
1 : 100



CLIENT:

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REV

DESCRIPTION

DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Existing Elevations

REVISION



SCALE: 1 : 100

DRAWN: BA

JOB / DRAWING No.

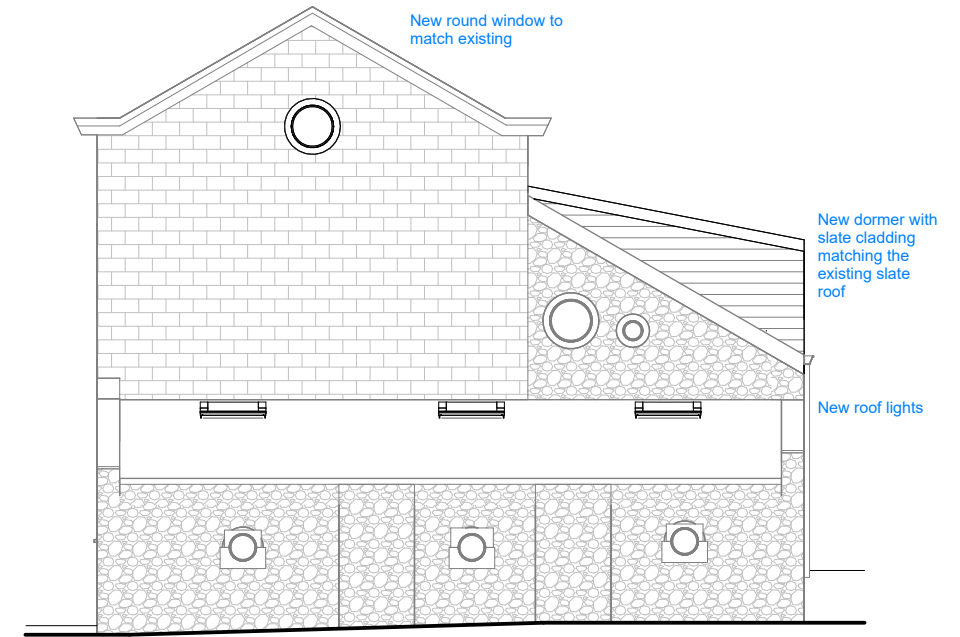
1449-02-04-01

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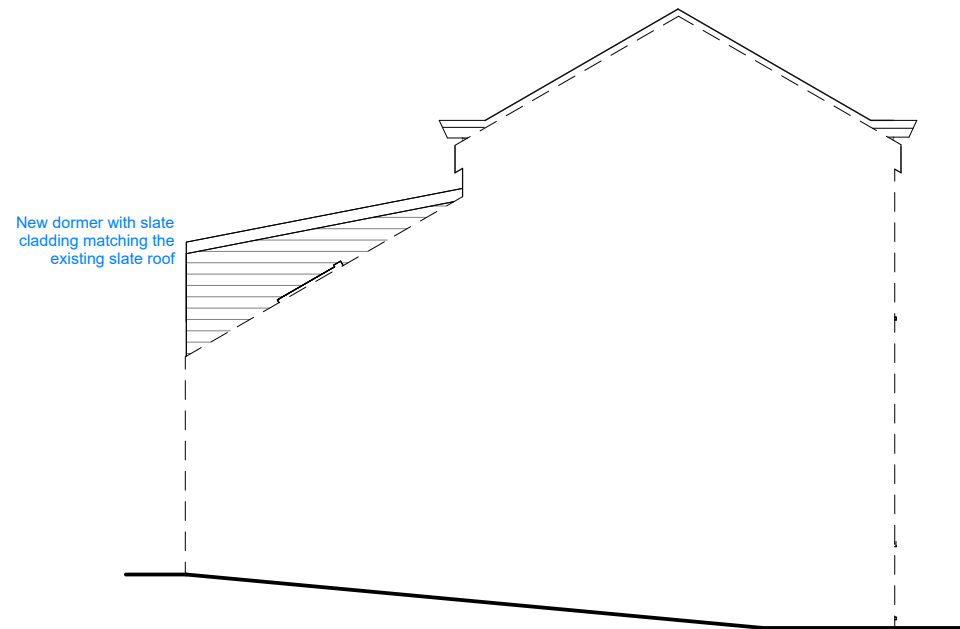
Dimensions and area schedules are subject to change.



1 **Front**
1 : 100



2 **Right Hand Side**
1 : 100



3 **Left Hand Side**
1 : 100



4 **Rear**
1 : 100



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REV

DESCRIPTION

DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Proposed Elevations

REVISION



SCALE: 1 : 100

DRAWN: BA

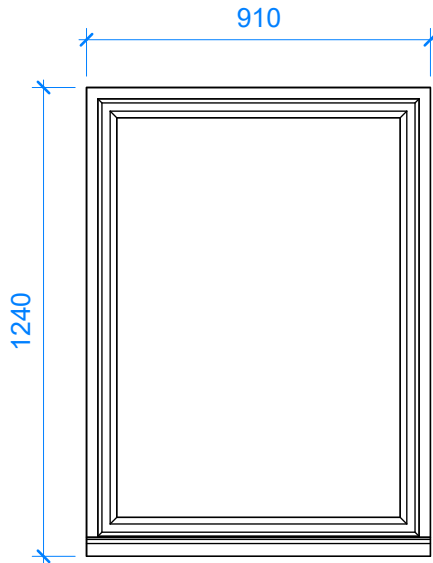
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1449-02-04-02

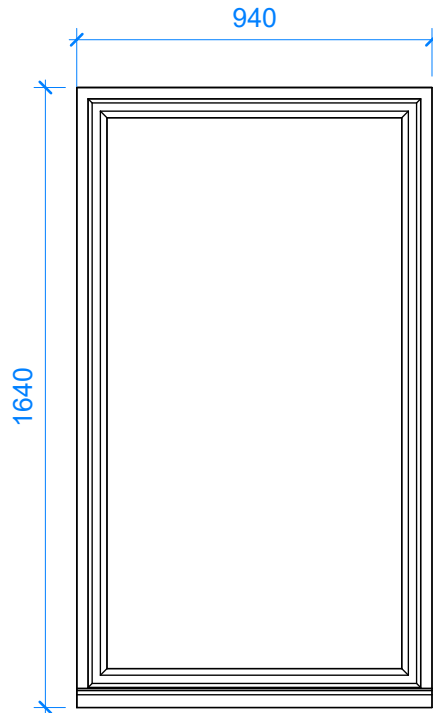
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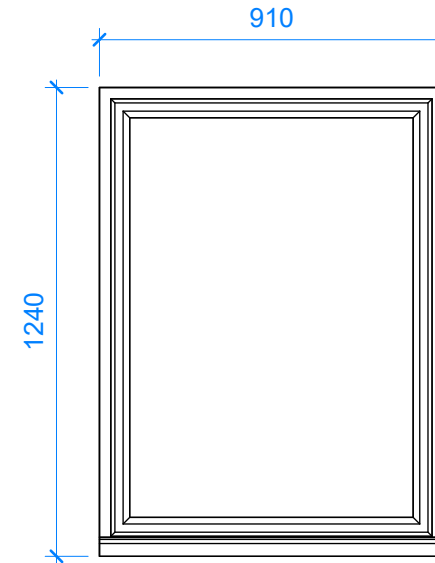
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W01	910	1240	1240	910
W02	940	1640	1640	940
W03	910	1240	1240	910
W04	910	1240	1240	910
W05	1100	1800	1800	1100
W07	1810	910	910	1810
W08	1163	1690	1690	1163
W09	1163	1690	1690	1163
W10	1163	1690	1690	1163
W11	1163	1690	1690	1163



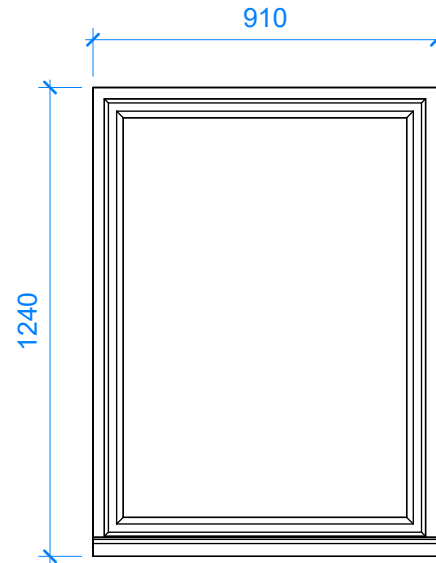
W01



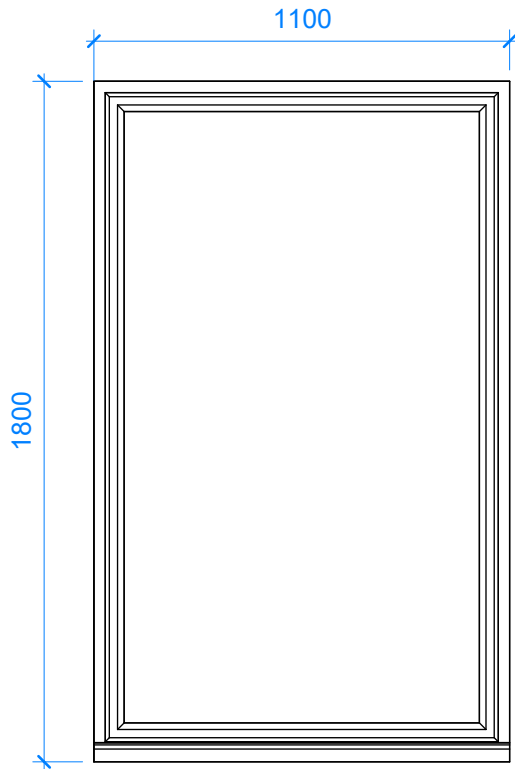
W02



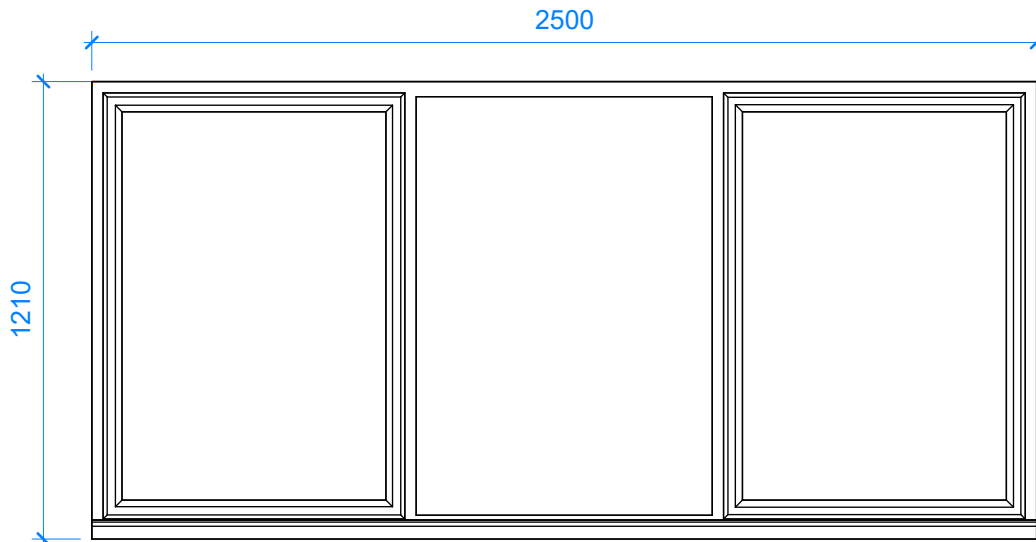
W03



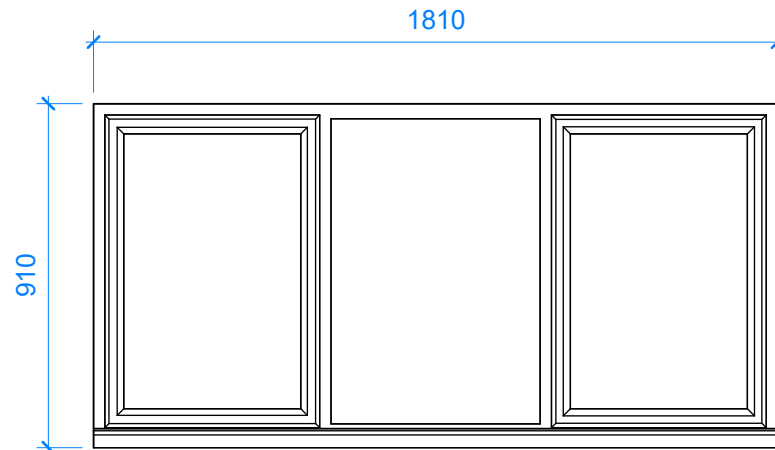
W04



W05



W06



W07

Windows to be double glazed unit with all frames to be bespoke hardwood, finished in a light oak wood varnish



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REV

DESCRIPTION

DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Window Schedules

REVISION



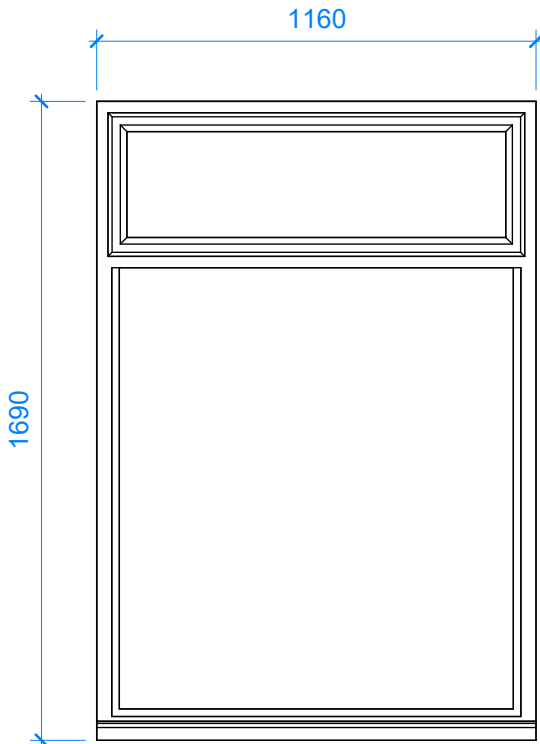
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JOB / DRAWING No.

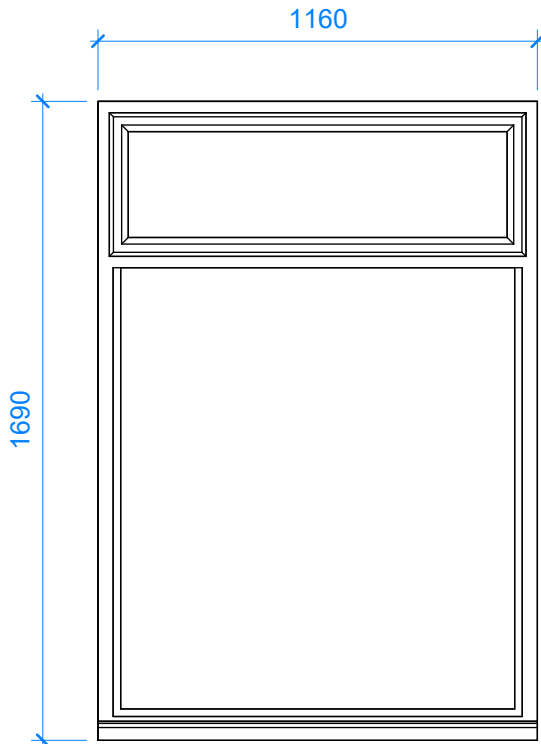
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1449-02-99-01

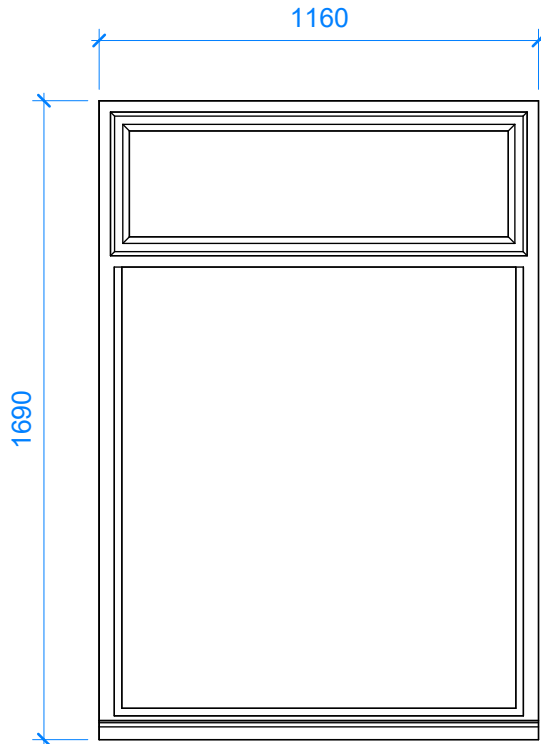
Window Schedule				
Mark	Width	Height	Rough Height	Rough Width
W01	910	1240	1240	910
W02	940	1640	1640	940
W03	910	1240	1240	910
W04	910	1240	1240	910
W05	1100	1800	1800	1100
W07	1810	910	910	1810
W08	1163	1690	1690	1163
W09	1163	1690	1690	1163
W10	1163	1690	1690	1163
W11	1163	1690	1690	1163



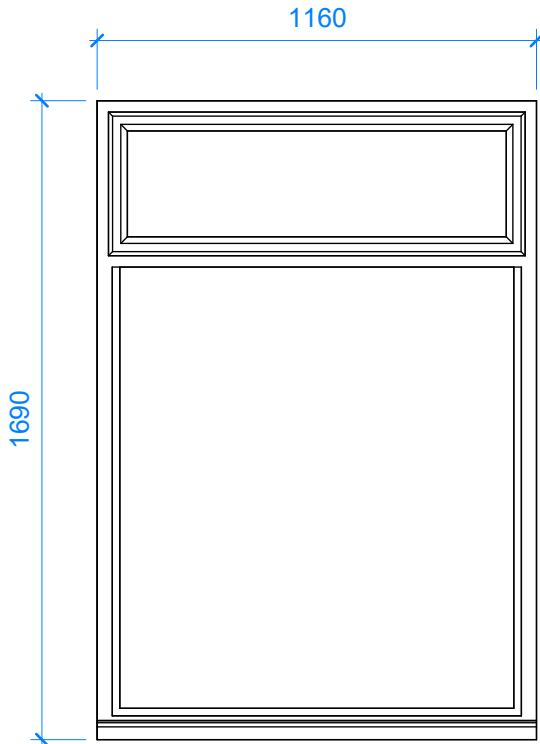
W08



W09

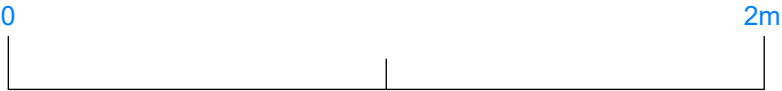


W10



W11

Windows to be double glazed unit with all frames to be bespoke hardwood, finished in a light oak wood varnish



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REV	DESCRIPTION	DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Window Schedules

REVISION

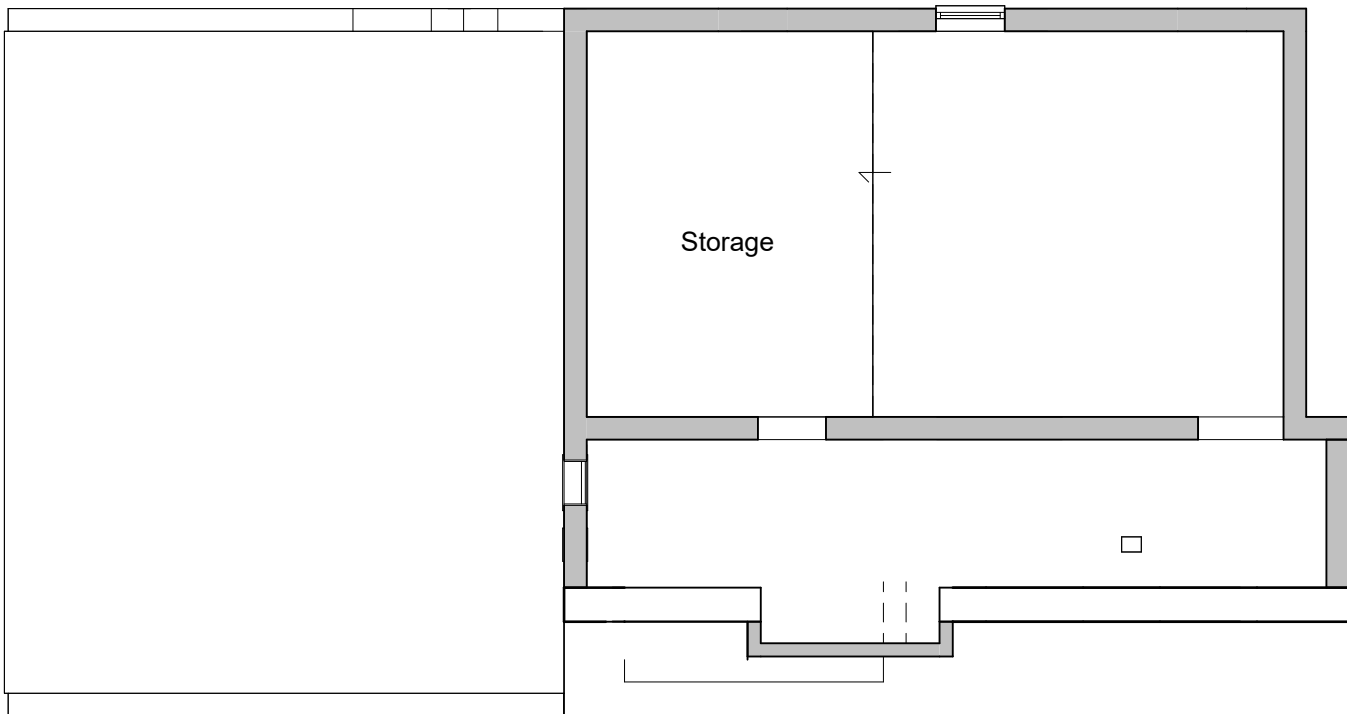
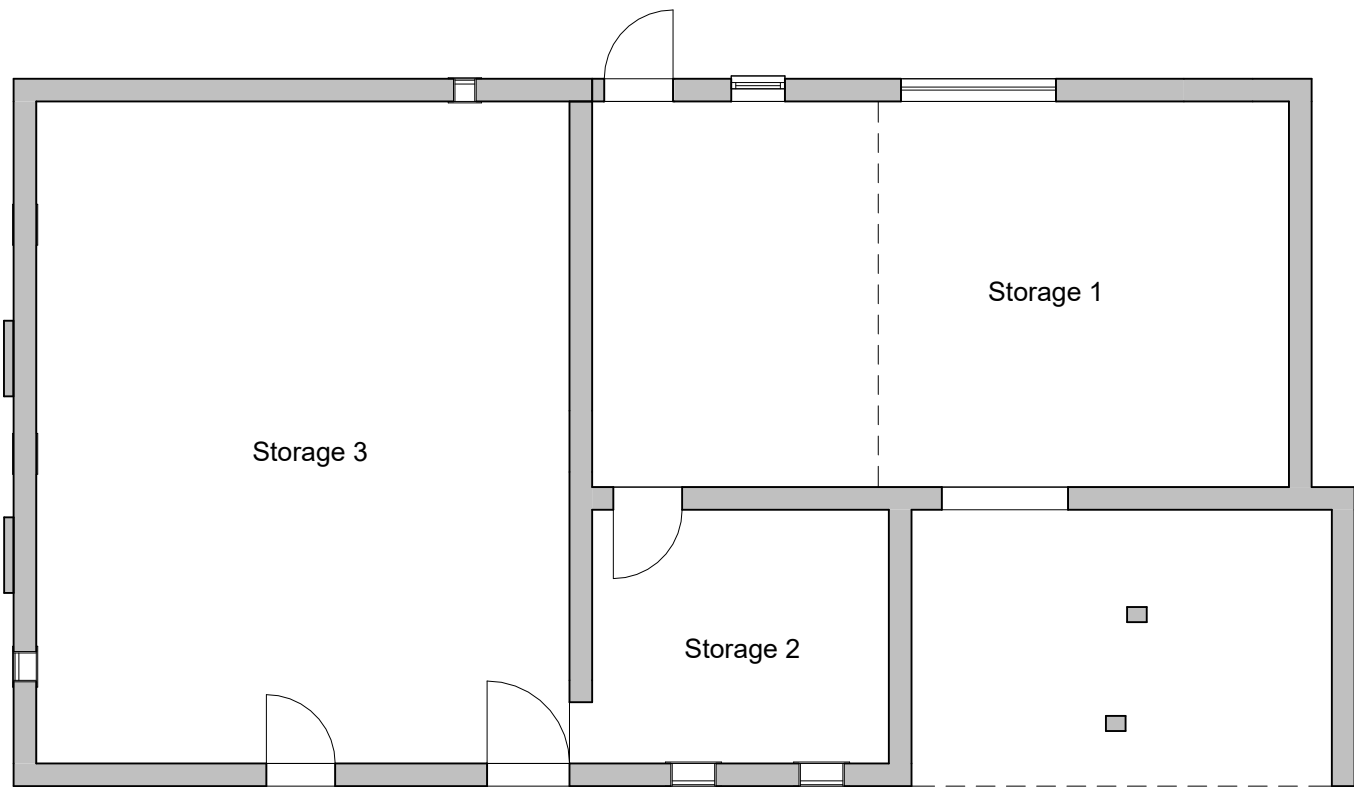


SCALE: 1 : 20

DRAWN: MP

JOB / DRAWING No.

1449-02-99-02



1 **Ground Floor**
1 : 100

2 **First Floor**
1 : 100



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REV

DESCRIPTION

DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Existing Plans

REVISION

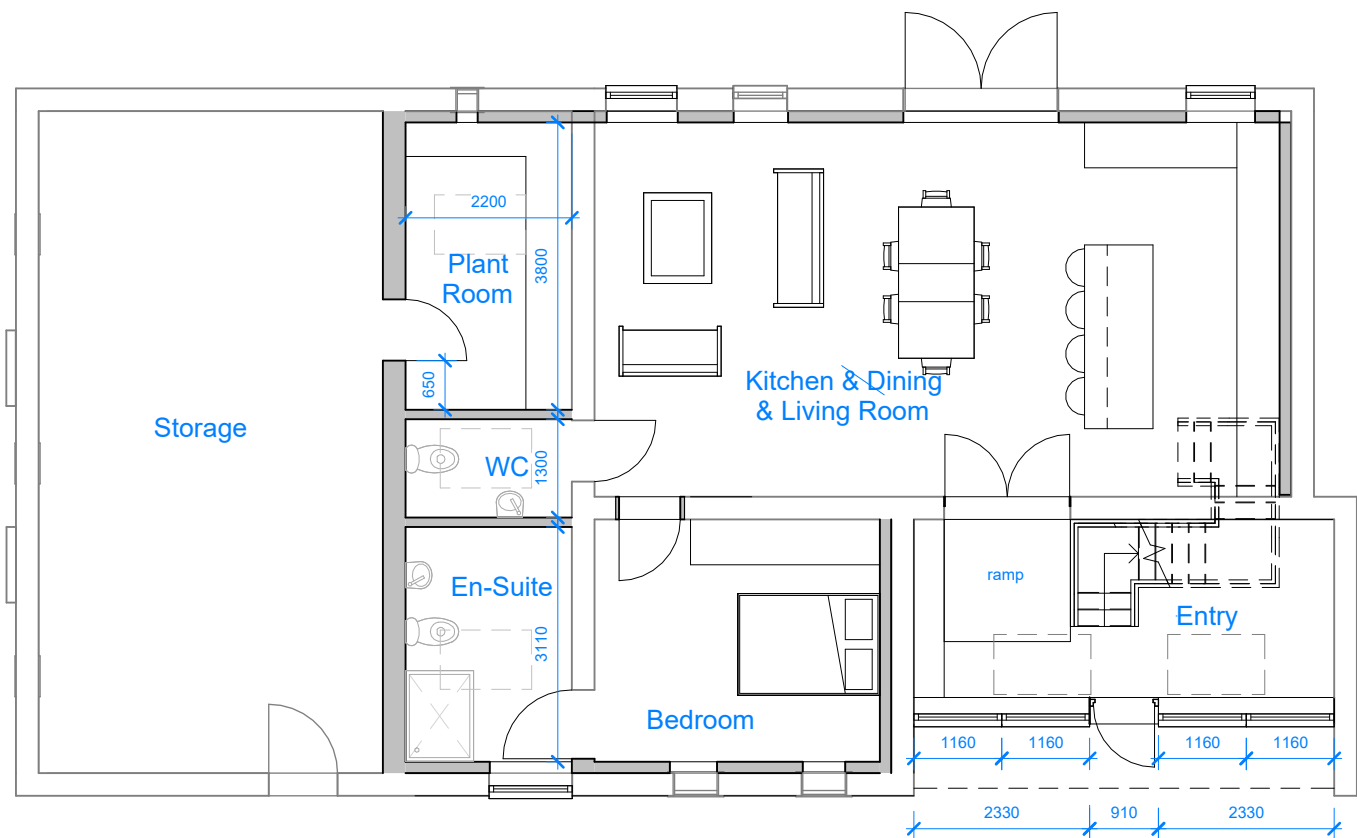


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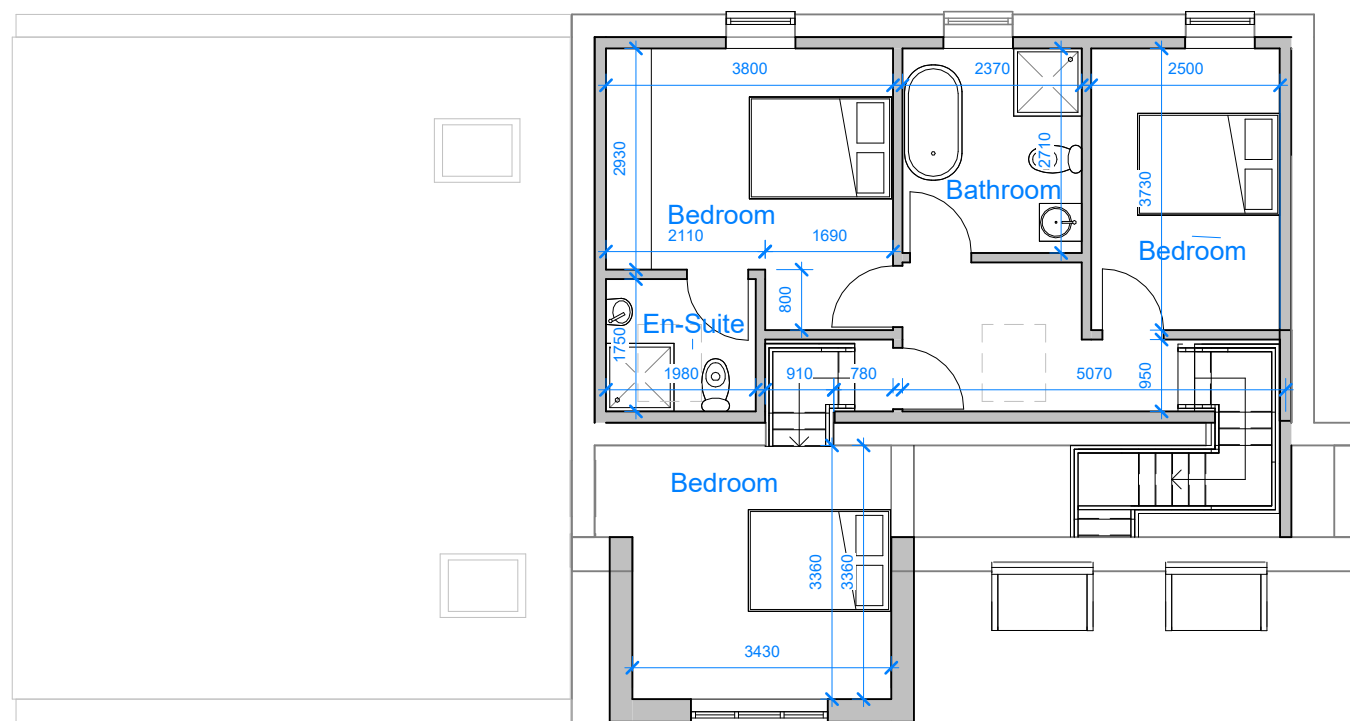
DRAWN: MP

JOB / DRAWING No.

1449-02-03-01



1 Ground Floor
1 : 100



2 First Floor
1 : 100



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REV

DESCRIPTION

DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Proposed Plans

REVISION



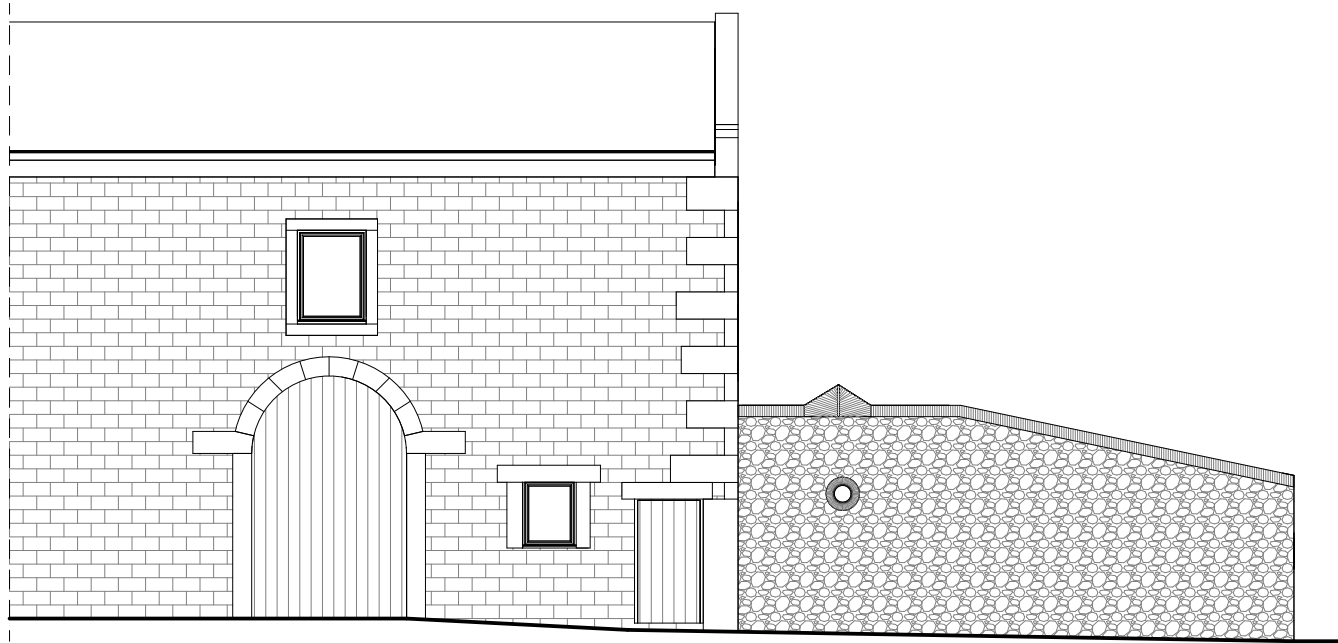
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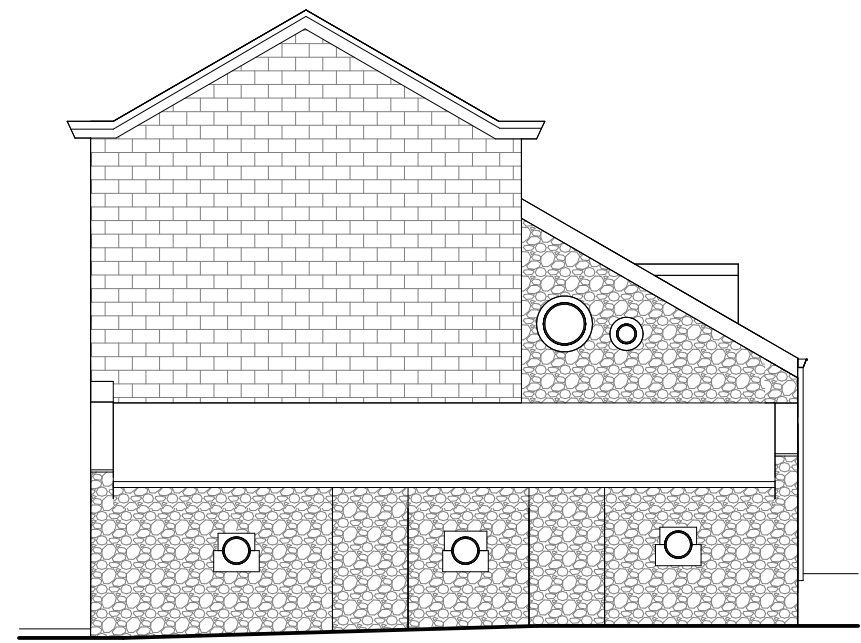
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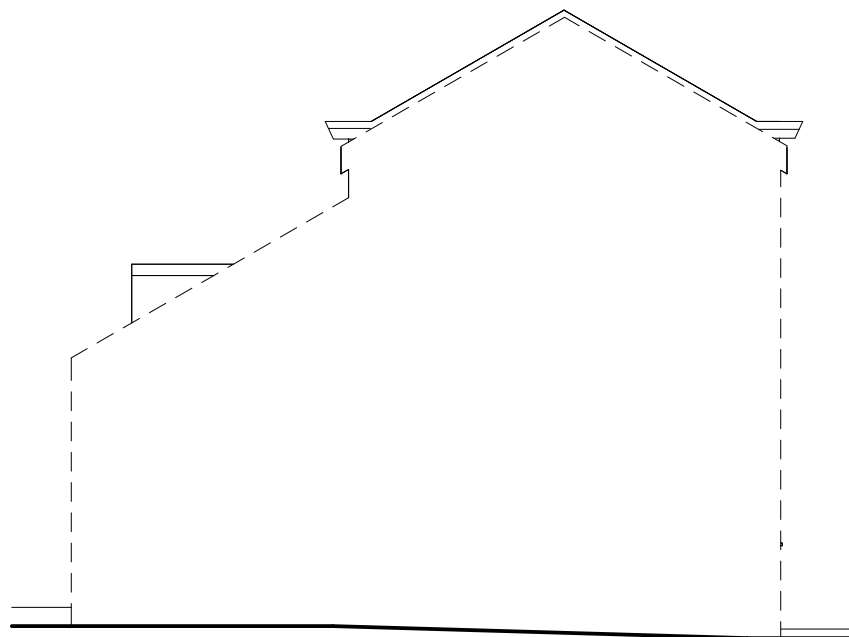
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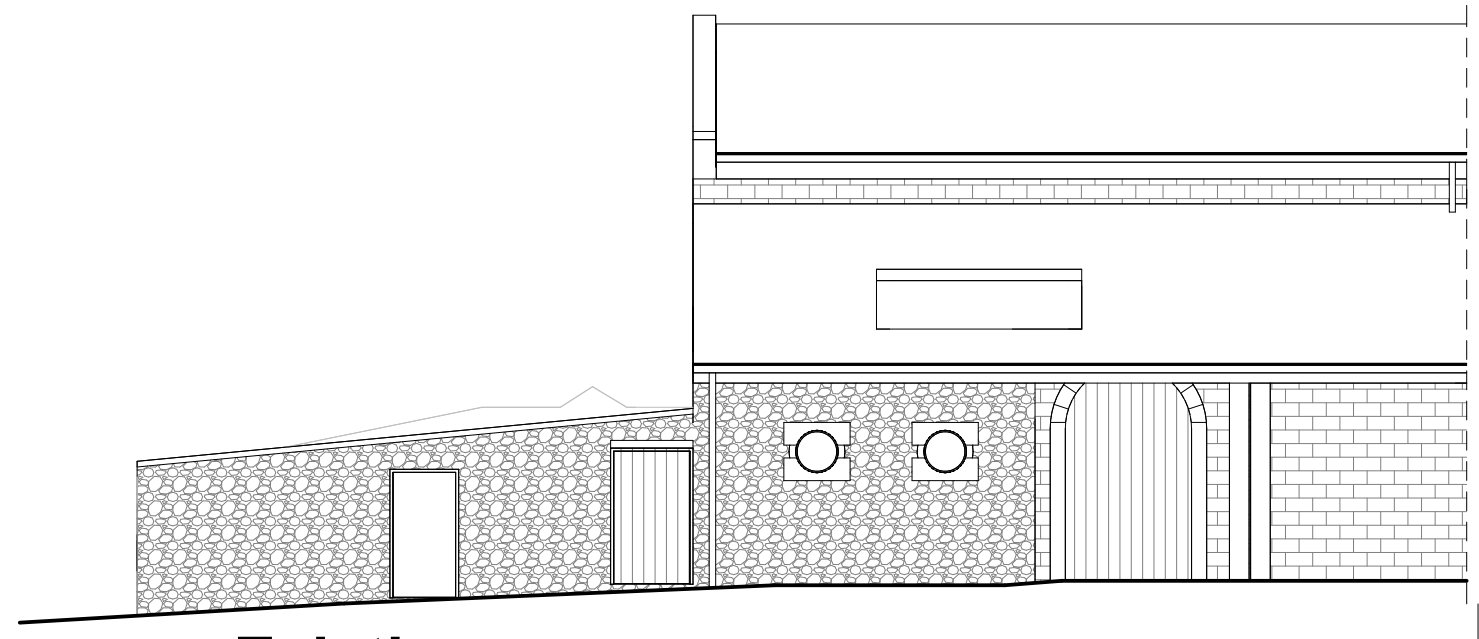
1 **Front**
1 : 100



2 **Right Hand Side**
1 : 100



3 **Left Hand Side**
1 : 100



4 **Existing**
1 : 100



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REV

DESCRIPTION

DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Existing Elevations

REVISION



SCALE: 1 : 100

DRAWN: BA

JOB / DRAWING No.

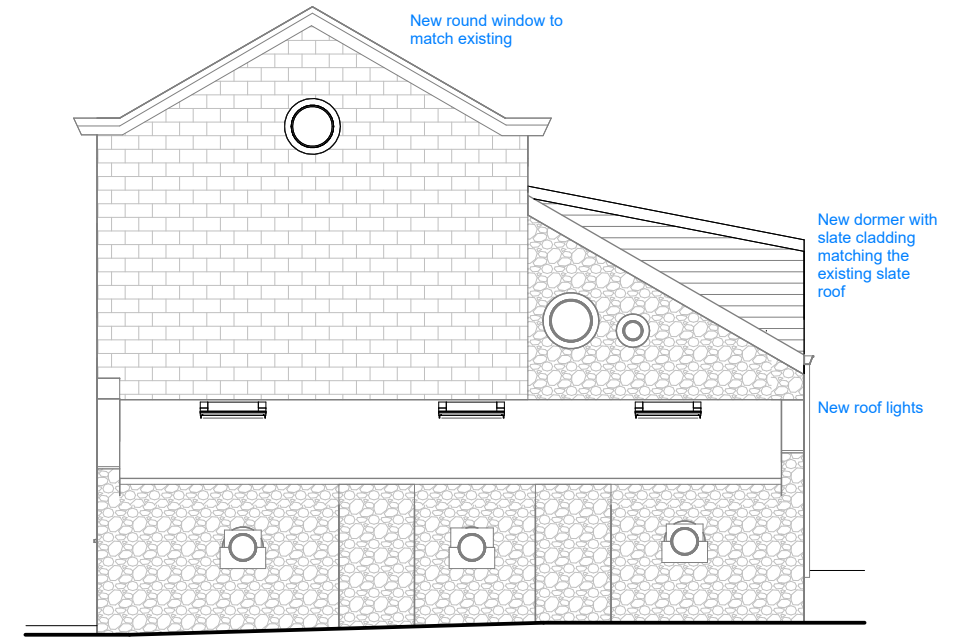
1449-02-04-01

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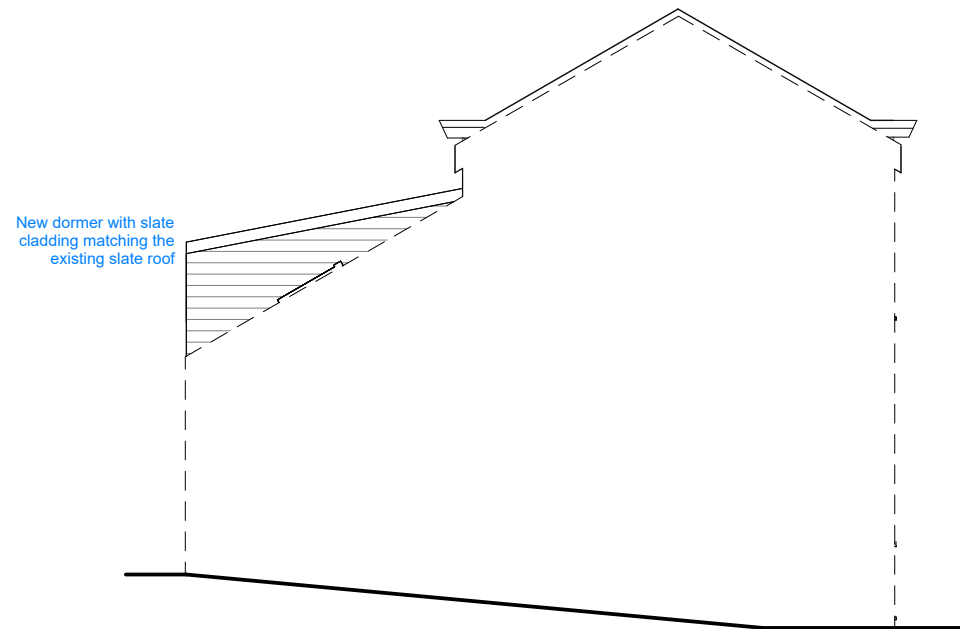
Dimensions and area schedules are subject to change.



1 Front
1 : 100



2 Right Hand Side
1 : 100



3 Left Hand Side
1 : 100



4 Rear
1 : 100



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REV

DESCRIPTION

DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Proposed Elevations

REVISION



SCALE: 1 : 100

DRAWN: BA

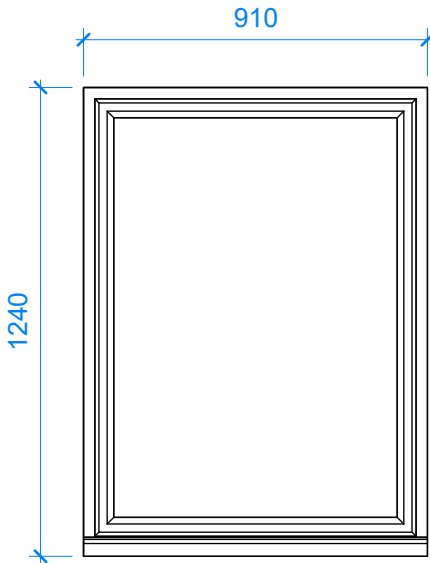
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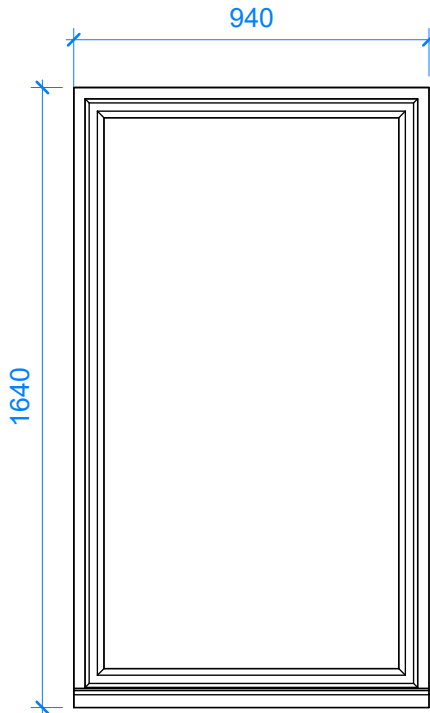
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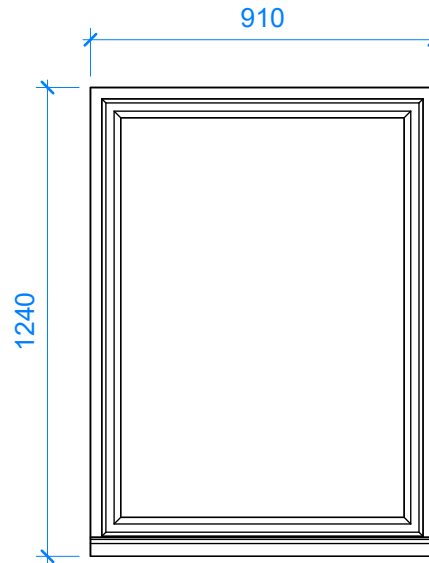
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W02	940	1640	1640	940
W03	910	1240	1240	910
W04	910	1240	1240	910
W05	1100	1800	1800	1100
W07	1810	910	910	1810
W08	1163	1690	1690	1163
W09	1163	1690	1690	1163
W10	1163	1690	1690	1163
W11	1163	1690	1690	1163



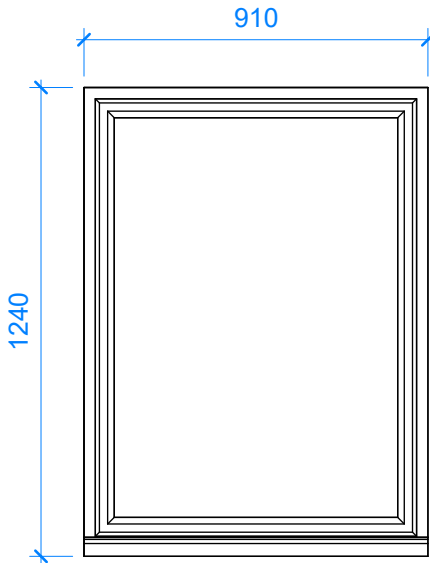
W01



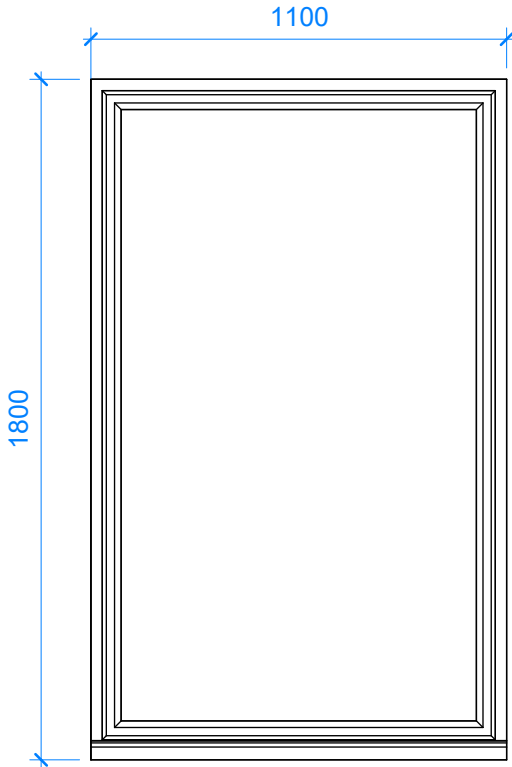
W02



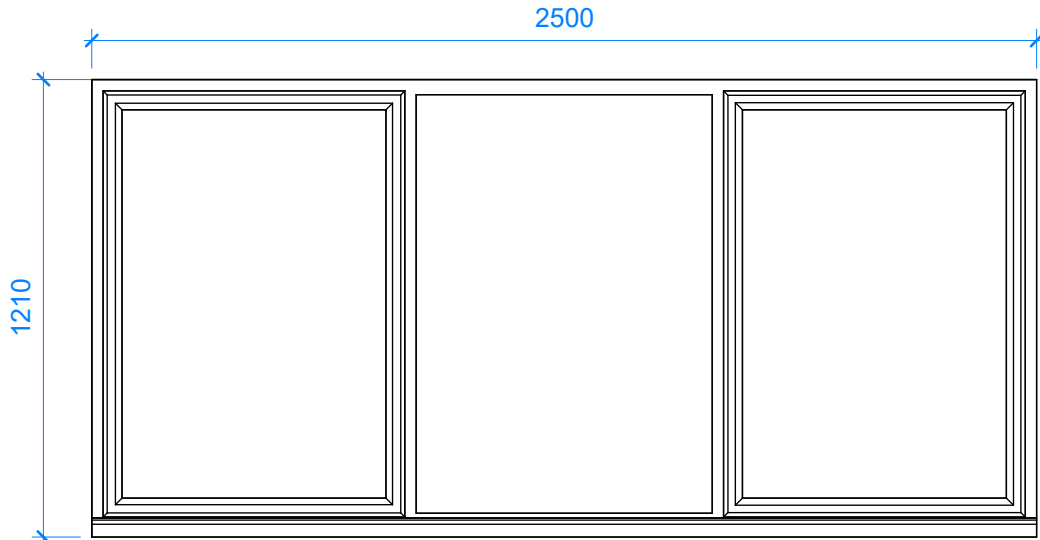
W03



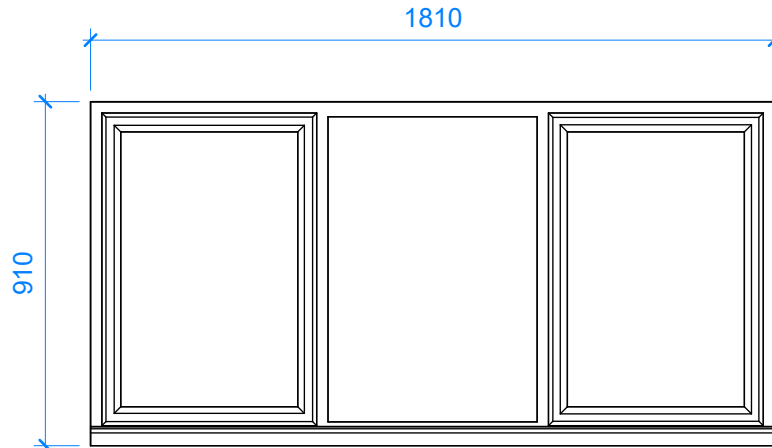
W04



W05

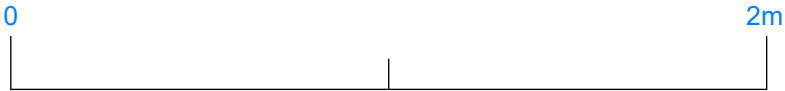


W06



W07

Windows to be double glazed unit with all frames to be bespoke hardwood, finished in a light oak wood varnish



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REV

DESCRIPTION

DATE

Hey Bottom Barn, Littleborough
Calderbrook Road, Rochdale OL15 9NR
Window Schedules

REVISION



SCALE: 1 : 20

DRAWN: MP

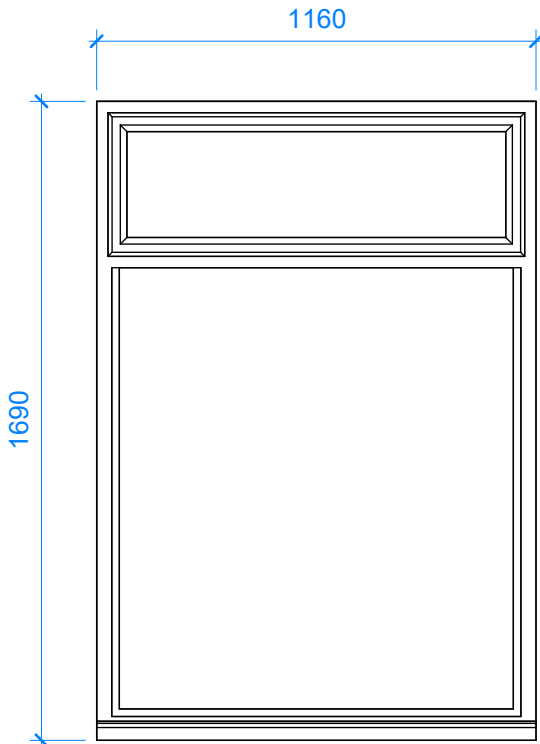
JOB / DRAWING No.

1449-02-99-01

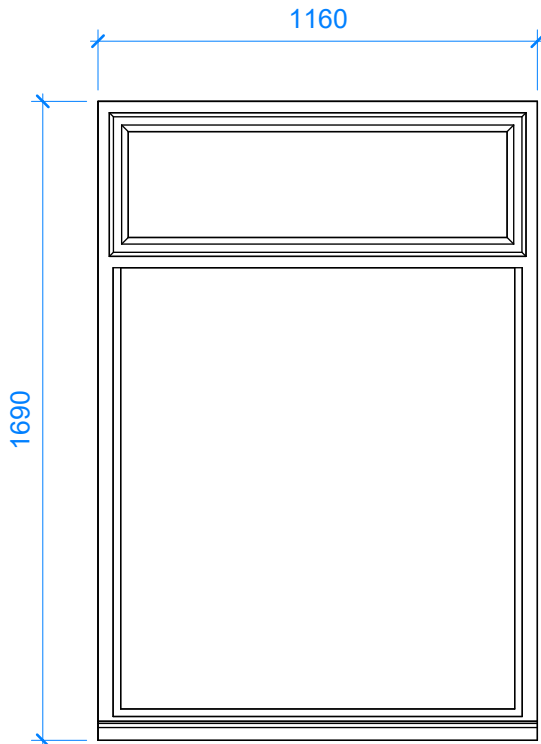
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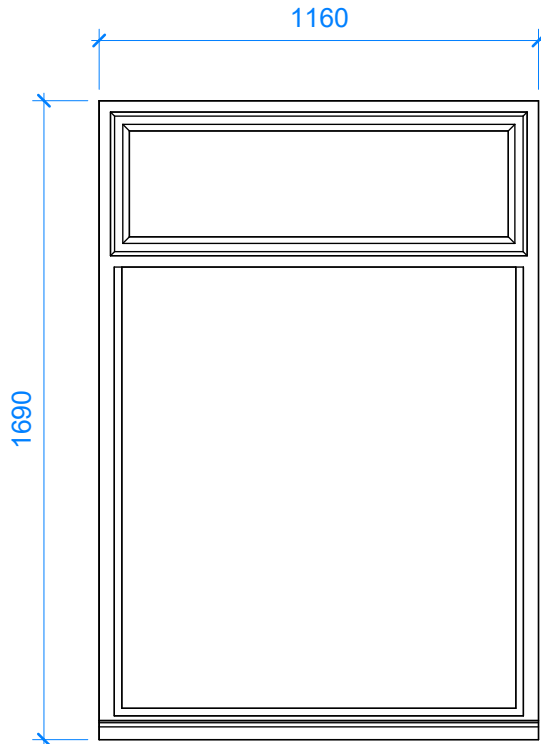
Window Schedule				
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W02	940	1640	1640	940
W03	910	1240	1240	910
W04	910	1240	1240	910
W05	1100	1800	1800	1100
W07	1810	910	910	1810
W08	1163	1690	1690	1163
W09	1163	1690	1690	1163
W10	1163	1690	1690	1163
W11	1163	1690	1690	1163



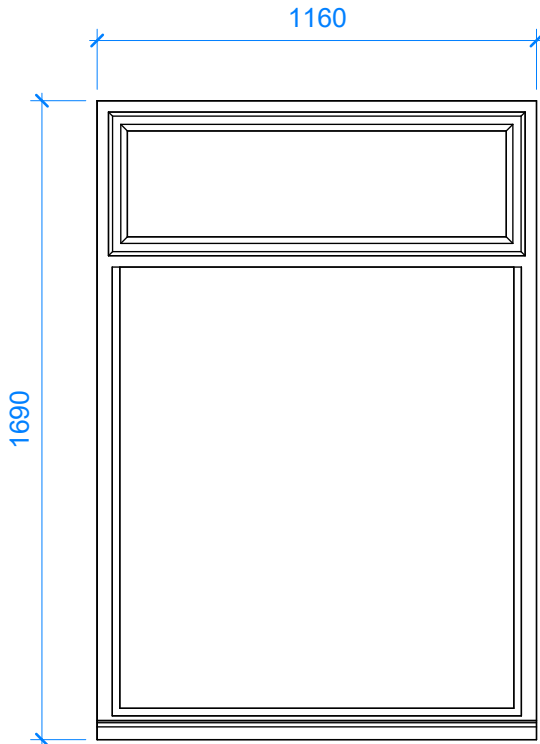
W08



W09



W10



W11

Windows to be double glazed unit with all frames to be bespoke hardwood, finished in a light oak wood varnish



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REV	DESCRIPTION	DATE

Hey Bottom Barn, Littleborough
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Window Schedules

REVISION



SCALE: 1 : 20

DRAWN: MP

JOB / DRAWING No.

1449-02-99-02