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CHARTERED ARCHITECTURAL SERVICES

CRIMBLE HALL

Crimble Lane, Rochdale, OL11 4AD

CONDITION 3

Heritage Schedule of Works and Conservation Methodology

Original Approved Concept - Conversion to One Large Dwelling

Planning Permission 21/00092/FUL

Prepared by	James Campbell Associates Ltd
Purpose	Discharge of Condition 3 - Crimble Hall
Scheme Basis	March 2022 GA Studio one-dwelling proposals
Date	August 2026

1. Purpose of Submission

This Heritage Schedule of Works and Conservation Methodology has been prepared by James Campbell Associates Ltd for Crimble Hall, Crimble Lane, Rochdale, OL11 4AD. It is specifically based upon the original approved concept for the conversion of Crimble Hall into one substantial residential dwelling, rather than the later three-dwelling design development.

The document should be read alongside the March 2022 GA Studio proposed floor plans and elevations forming the original single-dwelling concept. The drawings show a large family residence arranged over ground, first and second floors, while retaining the recognisable massing, roofscape, chimneys and stone-built character of the Hall.

Crimble Hall is treated for the purposes of this schedule as an important Non-Designated Heritage Asset. The conservation approach is deliberately proportionate: sound traditional fabric is retained; repairs are localised where practicable; compatible materials are used; and new interventions are detailed so that the building remains legible as Crimble Hall rather than being over-restored.

2. Planning Background and Condition 3

Planning permission 21/00092/FUL approved the partial demolition of the former restaurant and bar, conversion and change of use of Crimble Hall to a residential dwelling, together with five additional dwellings and associated site works. This schedule concerns only the Hall and the heritage-related works to it.

Condition 3 requires full details of the works proposed to Crimble Hall and its attached extensions, including the methodology for demolition of modern extensions and reinstatement of walls and other features, a schedule of external repairs and finishes, and large-scale details of windows and doors including dormer windows.

This report addresses the demolition/reinstatement methodology and the external repair and finish schedule. Large-scale joinery/window/door details should accompany the discharge submission where required by the condition. Material samples and specifications required under any separate materials condition remain separately applicable.

3. Original One-Dwelling Design

The March 2022 ground-floor proposal provides the principal reception and family accommodation, including formal and informal dining, lounges, kitchen, bar, family/morning lounge, gym, plant/laundry accommodation, steam/sauna/changing facilities, an external courtyard and a glazed link.

At first-floor level the scheme provides the principal suite, study and robes together with Bedrooms 2, 3 and 4, en-suite accommodation and a terrace. At second-floor level the proposal provides Bedroom 5, a bathroom, reading nook and storage accommodation.

The proposal is therefore a genuine conversion of the existing Hall into one large dwelling. The arrangement makes use of the established wings and floor levels of the building rather than relying upon major new enlargement. The four proposed elevations retain the principal roof forms, chimneys, gables and overall stone-built composition, with carefully integrated changes to openings and later elements.

4. Heritage Conservation Principles

- Retain sound historic and traditional fabric wherever reasonably practicable.
- Repair before replacement and replace only where material is beyond reasonable conservation.
- Use compatible natural stone and lime-based mortars for traditional masonry work.
- Clean stone only to the degree necessary to remove harmful or intrusive deposits; do not seek an artificially new appearance.
- Retain natural patina, weathering and evidence of the building's age where this is not causing deterioration.

- Use trial areas for cleaning, repointing and stone repair before extensive work.
- Integrate modern residential services discreetly and avoid unnecessary chasing or cutting of traditional masonry.
- Use moisture-compatible approaches to traditional solid masonry and avoid indiscriminate impermeable tanking.
- Record significant concealed historic features discovered during opening-up.
- Ensure new work is visually subordinate to, and compatible with, the established architectural character of the Hall.

5. Demolition and Reinstatement Methodology

5.1 Later Restaurant-Related Additions

The approved redevelopment included partial demolition of later restaurant/bar additions and associated alterations. Removal is to be, or where already undertaken has been, controlled so that the principal historic Hall and significant surviving masonry are not unnecessarily disturbed. Temporary support and weather protection shall be provided where required.

5.2 Junctions with Historic Fabric

At junctions between removed later work and retained masonry, demolition shall proceed by hand or small tools as necessary to avoid uncontrolled breakout. Embedded fixings, flashings, sealants and redundant services shall be removed carefully. Historic stonework shall not be indiscriminately cut back merely to achieve a visually uniform surface.

5.3 Reinstatement

Exposed former internal faces, scarred abutments, incomplete walling, redundant openings and roof junctions shall be made structurally sound and weather-tight. Sound original stone shall be retained and reused wherever practicable. New masonry shall use compatible natural stone selected to relate to the adjoining work in colour, grain, texture, bed depth, coursing and weathering behaviour. Repointing and bedding shall use a suitable lime-based mortar.

The objective is a coherent repair to the Hall, not conjectural reconstruction. Historic evidence of change may remain legible where it is visually acceptable and does not compromise weathering or structural performance.

6. External Stonework

6.1 Survey and Local Repair

All accessible elevations shall be inspected at close range. Defective masonry shall be categorised for retention, local repair, indent repair or replacement. Minor weathering and surface irregularity shall not in themselves justify replacement.

6.2 Cleaning

Stone cleaning shall adopt the least aggressive effective technique. Initial work shall comprise dry soft brushing and/or controlled low-pressure clean water. More resistant deposits shall be treated locally following an agreed trial. High-pressure jet washing, indiscriminate abrasive blasting and strong acid cleaning shall not be used where they risk damage to stone, tooling or mortar.

6.3 Biological Growth

Moss, algae, lichen and vegetation shall be removed only where damaging, moisture-retentive or obstructive to drainage. Root growth shall be carefully extracted from joints. Any proprietary biocide shall be confirmed suitable for the particular natural stone.

6.4 Cement, Paint, Tar and Inappropriate Repairs

Hard cement pointing, visually intrusive fillers, paint, tar and other coatings shall be assessed before removal. Material shall only be removed where this can be done without unacceptable loss of the underlying stone surface.

6.5 Stone Indents

Where decay is localised, a natural stone indent shall be preferred to replacement of the complete masonry unit. Indents shall be accurately cut into sound material and finished to relate to the surrounding masonry.

6.6 Replacement Stone

Stones that are structurally defective, deeply fractured, substantially delaminated or eroded beyond effective local repair may be replaced. New stone shall be compatible in geological character, colour, grain, porosity, durability and finish. It shall not be artificially distressed to imitate age.

6.7 Repointing

Repointing shall be selective. Sound existing mortar shall remain. Defective hard cement or loose/eroded pointing shall be carefully raked out without widening joints or damaging arrises. New pointing shall use a suitable lime-based mortar, finished to an appropriate traditional profile and kept visually recessive to the stone.

7. Roofs, Dormers, Chimneys and Rainwater Goods**7.1 Main Roofs**

Roof coverings shall be carefully stripped where repair or renewal is required. Serviceable natural slate shall be salvaged and reused where practicable. Principal roof slopes shall be finished in natural grey slate compatible with the character of Crimble Hall. Existing pitches, ridge lines and the established roof silhouette shall be maintained.

7.2 Roof Timbers

Accessible roof timbers shall be inspected after opening-up. Sound historic timber shall be retained. Local repair, splicing, sistering or discreet strengthening shall be considered before wholesale replacement.

7.3 Dormers

Dormer structures shown on the approved elevations shall be repaired and detailed carefully. Their scale and proportions shall remain subordinate to the main roof. Zinc standing-seam/cladding treatment may be used to appropriate dormer elements where consistent with the approved appearance, with flashings and junctions kept crisp and restrained.

7.4 Chimneys

Existing chimneys contributing to the roofscape shall be retained and repaired. Loose masonry, open joints, defective flaunching and flashings shall be repaired using compatible materials. Unnecessary removal or reduction of significant chimney stacks shall be avoided.

7.5 Stone Gutters

Traditional stone gutters shall be retained. Debris, defective repairs and inappropriate coatings shall be carefully removed where safe to do so. Cracks, joints, falls and outlets shall be repaired. A concealed GRP lining may be used where technically required to secure reliable waterproofing without materially altering the visible external form.

7.6 Rainwater Goods

Exposed gutters and downpipes shall be repaired or renewed in cast iron or an appropriate high-quality cast-iron-effect system of traditional profile. Routes shall be rational, visually restrained and designed to discharge effectively away from the historic masonry.

8. Windows, Doors and Openings

The proposed elevations show the retained traditional hierarchy of openings across the Hall, including sash-like vertically proportioned windows, dormer windows, gable openings and larger glazed elements associated with the residential conversion. Detailed window and door drawings shall be coordinated with the approved elevation treatment.

8.1 Existing Inappropriate Windows

Existing inappropriate modern white PVCu units shall be removed carefully where replacement forms part of the approved works. Stone cills, lintels, jambs and surrounds shall be protected and previous installation damage made good in compatible material.

8.2 Replacement Windows

Replacement units shall be high quality and appropriately proportioned to the openings shown on the approved elevations. Where aluminium is used, frames shall have a restrained powder-coated finish such as Agate Grey or another approved heritage-compatible colour. Frame, mullion and transom dimensions shall be kept visually refined and units shall be positioned with an appropriate reveal depth rather than unnecessarily flush with the outer face of the masonry.

8.3 Doors and Larger Glazed Openings

External doors and larger glazed openings shall follow the approved arrangement and shall be detailed so that modern glazing does not dominate the stone elevations. Existing traditional surrounds shall be retained wherever practicable. New thresholds, frames, flashings and perimeter seals shall be carefully integrated.

8.4 Glazed Link and Courtyard

The ground-floor plan identifies a glazed link associated with the external courtyard. This element shall read as a lightweight, clearly contemporary intervention between retained building elements, using restrained framing and junction details so that the existing masonry remains visually legible.

9. Parapets, Gables and High-Level Masonry

Parapets, gables, copings, finials and other high-level masonry shall be inspected for movement, failed joints, fractured stone and defective weathering. Localised repair is preferred. Where dismantling is necessary for stability, sound original stone shall be numbered or otherwise controlled for reuse and reconstructed to the established profile using compatible lime mortar.

10. Internal Conversion Works

The original scheme is for one dwelling and therefore avoids the degree of compartmental subdivision that would arise from multiple independent dwellings. New internal work shall nevertheless be planned to preserve significant structural and architectural fabric while providing the accommodation shown on the approved floor plans.

10.1 Internal Partitions

New partitions shall generally use lightweight stud construction where appropriate, reducing intervention into retained masonry. Fire, acoustic and moisture performance shall comply with the Building Regulations design.

10.2 Internal Wall Linings and Dampness

Traditional masonry shall be allowed to manage moisture appropriately. Dampness shall be investigated at source before treatment. Roof leaks, rainwater defects, failed pointing, external levels, drainage, plumbing and condensation shall be considered. Indiscriminate impermeable tanking of all external walls is not proposed; local specialist waterproofing shall only be used where justified by actual site conditions.

10.3 Thermal Upgrading

Thermal upgrades shall balance energy performance with moisture safety and conservation. Systems shall be selected to minimise interstitial condensation, moisture trapping, cold bridging and damage to embedded timber or historic masonry.

10.4 Mechanical and Electrical Services

Service routes shall make maximum practical use of new partitions, floor and ceiling voids. Unnecessary chasing of historic stonework shall be avoided. External grilles, vents, flues and equipment shall be minimised and located away from principal elevations where practicable.

10.5 Heating and Plant

Heating and plant installations shall be coordinated with the approved residential layout. Underfloor heating may be incorporated where appropriate to the floor build-up and heritage constraints, with radiators or other emitters used where this provides a less intrusive solution. Plant and distribution routes shall be concealed or discreetly located wherever practicable.

11. Workmanship, Samples and Quality Control

- Stone conservation, lime work, slate roofing, leadwork and traditional masonry repairs shall be undertaken by operatives experienced in comparable traditional buildings.
- Representative stone-cleaning trial areas shall be agreed before general cleaning.
- Representative lime pointing and stone-repair samples shall establish the required colour, texture and finish.
- Replacement stone shall be approved for compatibility before extensive installation.
- Window and door manufacture shall follow the separately approved large-scale details.
- Works shall be sequenced to keep the building weather-tight and to protect retained historic fabric.
- Significant unexpected historic features exposed during the works shall be photographed and reviewed before alteration.

12. Heritage Benefits of the Original Scheme

- Secures the long-term reuse of the former restaurant as one substantial dwelling.
- Retains the Hall as a single architectural and functional entity.
- Preserves the principal stone-built elevations, roofscape, gables and chimneys.
- Removes or rationalises later restaurant-related additions and visually intrusive modern elements.
- Repairs and conserves natural stone rather than pursuing wholesale replacement.
- Reintroduces compatible lime-based repair and pointing techniques.
- Improves roof coverings, gutters and rainwater disposal, addressing major causes of future decay.
- Replaces inappropriate white PVCu windows with a more coherent and restrained treatment.
- Allows modern residential accommodation to be inserted principally within the established envelope.
- Provides a viable use capable of supporting the ongoing maintenance of the Non-Designated Heritage Asset.

13. Conclusion

The original approved concept provides a strong basis for the conservation-led reuse of Crimble Hall as one large dwelling. The scheme makes use of the substantial existing building, retains the principal architectural composition and roofscape, and allows later or inappropriate interventions to be rationalised while repairing the traditional stone envelope.

The works will be undertaken using a proportionate conservation hierarchy of retention, local repair and compatible replacement. Natural stone cleaning will be controlled and non-aggressive; defective masonry will be repaired using compatible stone and lime-based mortars; roofs, dormers, chimneys, stone gutters and rainwater goods will be repaired; inappropriate PVCu windows will be replaced with more suitable units; and modern residential services will be introduced with minimum unnecessary disturbance to significant fabric.

RETAIN -> REPAIR -> CONSERVE -> REPLACE ONLY WHERE NECESSARY

On that basis, the Schedule provides a clear and deliverable methodology for the works to Crimble Hall and demonstrates how the approved one-dwelling conversion can preserve and enhance the significance and long-term viability of the Non-Designated Heritage Asset.

Appendix A - Original Approved Drawing Schedule

Drawing	Title	Relevance
GA Studio L(-2)401 Rev 00	Ground Floor Plan - Proposed, March 2022	Shows the principal living, dining, kitchen, gym, plant, courtyard and glazed-link arrangement for the single dwelling.
GA Studio L(-2)411 Rev 00	First Floor Plan - Proposed, March 2022	Shows principal suite, study, bedrooms, en-suites and terrace.
GA Studio L(-2)421 Rev 00	Second Floor Plan - Proposed, March 2022	Shows Bedroom 5, bathroom, reading nook and storage.
GA Studio L(-4)401 Rev 00	East Elevation - Proposed, March 2022	Shows the proposed east elevation and retained stone-built composition.
GA Studio L(-4)401 Rev 00	North Elevation - Proposed, March 2022	Shows the proposed north elevation, including courtyard/glazed intervention and retained roofscape.
GA Studio L(-4)401 Rev 00	South Elevation - Proposed, March 2022	Shows the principal south elevation, entrance composition, dormers and glazed openings.
GA Studio L(-4)401 Rev 00	West Elevation - Proposed, March 2022	Shows the west elevation, dormers, entrance and retained gabled/stone-built form.

Appendix B - Condition 3 Compliance Checklist

Requirement	Report Section	Position
Demolition methodology for modern extensions	Section 5	Controlled demolition and junction methodology stated.
Reinstatement of walls and features	Sections 5 and 6	Compatible stone, lime mortar and local repair methodology stated.
Schedule of external repairs and finishes	Sections 6-9	Detailed conservation schedule stated.
Windows, doors and dormers	Sections 7 and 8	Conservation/design principles stated; large-scale detailed drawings should accompany discharge where required.