



LD1-let-01

28th November 2023

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Dear Sir,

Heritage Statement :

Construction of single storey annex plus single storey rear extension at :

The Byre, 4 Holcombe Old Road, Ramsbottom, BL0 4QS

Proposals for the above involve alterations within the vicinity of a listed building, and within the Holcombe Conservation Area, therefore this heritage statement is a requirement.

Consulting with the National Planning Policy Framework (NPPF) clause 189 requires that the applicant should describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1 Nature of the Asset :

Within Holcombe Conservation Area Appraisal by Bury Council, Hey House is a building of architectural and historic interest and was registered as a Grade II* Listed Building in 1966.

Constructed by Robert Brown in 1616 as a Jacobean hunting lodge for the de Trafford family, it contains much carved woodwork reputed to be from Whalley Abbey.

It was probably the site of the first kennels for the hounds of the Holcombe Harriers, which later became the Holcombe Hunt.

Behind the house is the service courtyard now called Hey House Mews, comprising several dwellings around a courtyard including our subject property, The Byre.



Hey House viewed from the rear, seen from the service courtyard

2 Extent of the Asset :

Hey House stands close to Moorbottom Road, an old pack horse route from the west which led down The Rake to a crossing point over the River Irwell at Stubbins.

It has extensive gardens across its frontage and a courtyard at the rear to service its requirements.

3a Significance of the Conservation Area:

Hey House is situated within the wider setting of Holcombe Conservation Area, which is described in Bury Conservation Appraisal 2010 (Kathryn Sather and Associates) as an unspoilt rural village on the shoulder of a hill, built in tightly knit small hamlets amidst fields of pasture and small woodlands, along old packhorse and turnpike routes, dating from 17th century and earlier.

There exists a comprehensive range of dwelling types from similar periods, ranging from houses for the landed gentry such as Hey House, to farmhouses and workers cottages often in rows.

Many of these are of architectural and historical interest, with some being statutorily listed and others on the Draft Local List.

3b Significance of the Asset :

From its early history as a Jacobean hunting lodge; its association with Whalley Abbey; its later extension during the 17th century; the foundation of the Holcombe Hunt; Hey House represents a tangible time line through history which must be preserved.

4 The Proposed Works :

Within the service courtyard is a single storey dwelling called The Byre.

Once a dairy supplying produce to Hey House, this was converted during the 1980's, to become a stone built dwelling.



The Byre seen across the service courtyard



Existing out~building



Existing conservatory

Our proposals are to remove the store part of the existing garage, and rebuild as an annex, ancillary to the main dwelling, using stone reclaimed from the original; removal of the existing conservatory, to be rebuilt in traditional style as a kitchen extension.

5 The Impact on the Asset :

As our proposals are located completely within the rear garden of The Byre, there will be no impact on Hey House.

Traditional methods of construction will be more suited to the style of dwelling, with removal of the upvc conservatory, and also removal of the corrugated roof covering over the current out~building.

Our proposals will be a positive enhancement of the current building.

Should you require any further information please do not hesitate to contact the writer.

Yours faithfully,

Gary Dearden