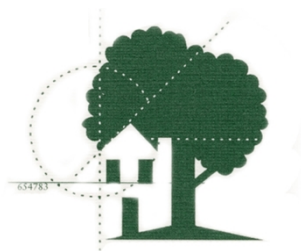


HERITAGE STATEMENT

R T DESIGN
Architectural and Surveying Services

25 Seymour Drive, Bradshaw, Bolton, BL2 3HB



**PROPOSED CHANGE OF USE OF PART OF
FIELD FOR A NEW DETACHED GARAGE AT
MOORBOTTOM FOLD, MOORBOTTOM ROAD,
HOLCOMBE, BURY, BL8 4NP**

Moorbottom Fold Barn lies within the Holcombe Conservation Area. Moorbottom Fold Barn is a barn conversion carried out in 2018. The barn was previously a derelict part converted barn included within the curtilage of Bank Top Farm, the adjacent residential property.

With regards to the approved planning application (Ref 62666) there was no request for a Heritage statement as part of the application.

The National Planning Policy Framework details requirements for applications within a Conservation area or a Heritage asset :

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Bury Council's planning policy regarding the Holcombe Conservation Area states :

The conservation area includes the upper valley settlement of Holcombe Village a number of small agricultural hamlets and groups of stone buildings which are all typical of the West Pennine Moor area.

The form of Holcombe Village is virtually unique in the area as it provides an example of a pre-industrial settlement almost untouched by recent development. The conservation area includes a number of important listed buildings including the landmark building of Peel Tower which dominates the landscape and the northern part of the Borough.

The conservation area lies on the east facing slope of Holcombe Hill overlooking the valley of the River Irwell. The area has been settled at least since the early medieval

period with a largely agricultural economy, although with some small scale quarrying. The resulting landscape form is one of great aesthetic value.

Holcombe was given an article 4 direction by the Council to remove permitted development rights in the Holcombe conservation area.

This order was confirmed by the Council on 7th September 2016 and came into force on the 31st July 2017.

The primary aim is to preserve and enhance the character of an area as a whole rather than by simply protecting individual buildings. The designation of a conservation area is not intended to prevent subsequent development, as sensitively designed new buildings can often enhance the character of a Conservation Area.

The proposal include the change of use of a small part of the land within the ownership of Moorbottom Fold Barn, but just outside the established curtilage of the property. The area concerned is an area of 72 square metres, which represents an area of 1.09% of the adjacent field.

The proposed change of use would be to accommodate a new double garage which is proposed to be sited within this area as siting it within the existing curtilage, as shown on the submitted plans, would not be possible due to the required turning circle for a vehicle to be able to enter the road in a forward gear.

The proposed building is to be a bespoke oak framed timber building with a slate roof, which will match the roof on the barn. The doors would be oak with the walls to be wide profile feather cladding.

The siting of the garage would be adjacent to the existing 5 bar gate used as a farmers access to the field. The garage would be 9 metres from the boundary stone wall to Moorbottom Road at its closest point. The slab to the garage would be set to suit the existing ground level at this area, which is significantly lower than the level of the road.

The boundary to the site is currently a post and wire fence. The fence would be removed to the frontage of the proposed garage with a post and wire fence to match the existing to be erected around the garage with a boundary of 1 metre to allow for maintenance to the garage.

In conclusion :

The proposed building would be by its design, size and scale, considered acceptable in relation to the barn. It does not dominate the barn and the design does relate to the barn in appearance by virtue of the proposed materials. The proposals would have limited visual impact on this part of the Conservation area. The proposal would only have a potential visual impact from Moorbottom Road for anyone walking past the site. Due to the falling ground levels of the site the view of the proposed building over the existing stone boundary wall would be reduced due to the level of the being lower than the level of the road. The overall aspect would also be very limited due to the small scale of the building associated with the barn which is significantly larger and has a higher ridge height.

The barn conversion has limited significance on the Conservation area as a Heritage asset. The barn lay partly converted and in a state of disrepair for some years prior to the applicants purchase. The barn has become an asset due to the hard work and financial input from the applicant to create a property of design and appearance that is in keeping with the area and has vastly improved the visual impact of this small isolated area of the Conservation and Heritage asset within Holcombe.