

Heritage Statement

Extension and Alterations

Bank Top Farm, Moorbottom Road, Holcombe.

1.Introduction.

Bank Top Farm is located on the western edge of the Holcombe Village Conservation Area. It is not a listed building and is not included on the Council's draft local list of buildings of architectural or historic interest. The 2010 appraisal of the conservation area did not extend to Bank Top and its surrounding area.

It is proposed to erect single storey south facing extension to provide larger kitchen accommodation. Changes are also proposed to existing windows and doors together with new dormer windows.

This statement is required in support of the application in line with paragraph 194 of the NPPF 2021. Part of the paragraph states that "In determining applications, local planning authorities should require an applicant to 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". The assessment in this statement is based on the case that the extent of change to the building, to its setting and to the character of the conservation area is neutral. The detail in the statement of significance is sufficient to assess the impact of the proposals.

2. Significance

Holcombe is primarily a C18 settlement, with earlier origins, set on the main route north from Bury. The village and surrounding area is built primarily in local stone, stone flags and slate. The village centre was established at the location of the Shoulder of Mutton PH and the White Hart PH (now Higher House) on the current main highway to Helmshore and beyond. Bank Top Farm is located on Moorbottom Road which was once an important route over the Pennine moors to Blackburn. The farm is a little isolated from the main village area and sits adjacent to the stone based roadway. Immediately to the west of the farm stands a converted barn, forming a single dwelling house.

The farmhouse is two buildings attached at the gables but offset. What appears to be the original building to the east set lower than the part to the west. It is set nearer the road and well back from the taller building. The latter is 3 storeys high when the gable windows and roof lights are included. Both are in stone with slate covered pitched roofs though with large areas of the south elevations and gables recently fully rebuilt in coursed and random stone and altered with replacement slim stone mullion windows, stone window framing, stone door surrounds and sawn stone cornerstones. There is an external chimney stack to the gable of the lower element which is also of recent date.

Of more interest is the north elevation which appears to be partly original. The earlier building has a catslide roof which reaches almost ground level by the roadway, with the external wall retaining the ground by the track. This has small rooflights and vents. The external wall is set watershot in coursed stone and now painted white. There are 4 three light windows in this elevation each with upvc frames. The submitted plans show substantial walls. This section of building is c1800. The taller building is also painted white with cornerstones picked out in recent stone work. This elevation has

mixed slender stone coursing and infill in coursed blocks, with the westerly part in render, again all painted white.

A stone wall encloses the site with a gated entrance in the east. There is a stone double garage with pitched roof in the south east and a stone yard fronting the south elevations.



Lower/earlier part viewed from the south.



Taller building and barn viewed from the south.



Elevation with catslide roof and watershot wall.



Gable in recent random stonework.



North elevation with mixed random and coursed walling.

To the west is the converted barn. It is also in stone and slate with traditional detailing on the north elevation and more modern treatment on the south. The latter involves large glazed areas and strong triangular lateral gables to the ground floor windows. The barn and the open frontage to the south form the immediate setting to the farm.

To the south the land falls steeply away into the wooded valley of Holcombe Brook and upper Redisher. This area is characterised by woodland and open grazing land. To the north is the steeply sloping Holcombe Hill. There are public footpaths to the south and east though the south elevations of the farmhouse cannot be seen from these due to the fall of the land and tree/shrub cover.

The south elevation and gables of the farm have been totally altered and its general heritage value is purely in its use of stone and slate and its broad traditional building shape. The significance of the farmhouse is in what remains of the original building on the north elevation, namely the watershot stonework and in the catslide roof. This is the only part that has historic or architectural value and that contributes to the character of the area.

3. Impact of Proposals on Significance

It is proposed to erect single storey south facing extension to provide larger kitchen accommodation. Changes are also proposed to existing windows and doors together with new dormer windows.

The extension will be built in coursed stone recycled from the existing south facade. This will be topped by a flat balcony area with glazed screen edging and with external steps from the east. There will be large areas of glazing and three triangular part-dormer windows set back within the original first floor. The latter appear to reflect partly the similar windows in the converted barn. Elsewhere some ground floor openings will be altered to have patio doors. All new windows and doors will be in powder coated aluminium in a grey colour.

This elevation is not sensitive in terms of the significance of the building. The nature of changes proposed will not be seen generally and will not affect the character of the conservation area. They will not be visible from Moorbottom Road or from any vantage points on nearby public footpaths. The site will be visible from the other side of Redisher valley, but this will only be a general view at distance. This approach appears to be consistent with the LPA's view of the impact of the barn conversion (planning applications 62666 and 63360 and built c2019) on the conservation area where traditional elevations were incorporated on the north (the public) side and allowing more design flexibility on the south.

4. Compliance with All Relevant Planning Policies

The conservation area is a designated heritage asset and proposed works requiring planning permission should comply with national and local heritage legislation and policies.

Legislation

2021 National Planning Policy Framework

The 2021 NPPF largely confirms that assessments of development proposals should be in line with the policies in LPAs development plans. It does, however, give some guidance, as outlined below.

For the remainder of part 4 the policies are followed by comments in relation to the submitted application and in line with the case made in parts 2 and 3.

The NPPF also includes the following heritage policies relevant to the proposed development within a designated heritage asset.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Comment: Parts 2 and 3 of this statement confirm that there will be no harm to significance and that the impact on the character of the conservation area will be neutral.

Local Planning Policies

Saved policies from the Council's 1997 local plan cover both listed buildings and conservation areas.

EN2/2 - Conservation Area Control.

Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area. In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

- a) the nature of the development in terms of its bulk, height, materials, colour, design and detailing;
- b) the relationship between the proposed development and the architectural and visual qualities of the surrounding area;
- c) where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;
- d) in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.

Comment: The scale, bulk, design and materials will have no visible impact outside the courtyard area immediately south of the farm house. Therefore the proposal will have a minimal or no impact on views. It will cause no harm to the significance of the conservation area. It meets the requirements of EN2/2 a to d above.

5. Conclusion

The proposed works to Bank Top Farm do not harm the significance of the building or its setting, or the significance of the conservation area which is a designated heritage asset. The proposal meets the policies within the NPPF2021 and the saved policies from the Bury UDP 1997.

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