

STATEMENT OF SIGNIFICANCE

**In connection with proposed remodelling of existing outbuildings
at Higher House, Moor Road, Holcombe, BL8 4NX**



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Statement of Significance

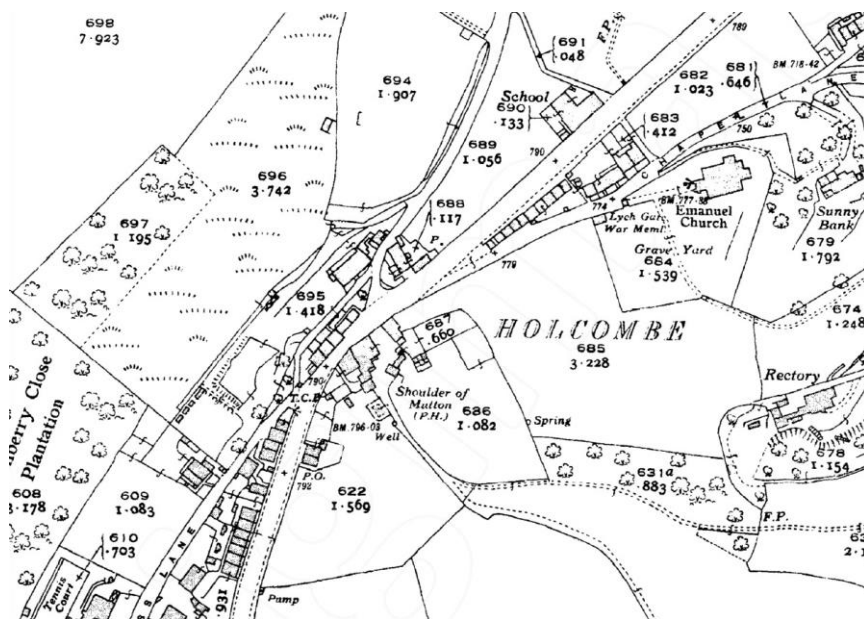
Location	Higher House, Moor Road
Grid Reference	SD 78184 16682
Listing	Grade II
Conservation Area	Holcombe
Local Authority	Bury MBC

History of Higher House

The history of Higher House is well documented in the previous Planning Application (Ref 60971). This document is attached as Appendix 1 for ease of reference.

History of the Outbuildings

The outbuildings in their current form are not indicated in the O/S plan from the 1890's but can be seen on the O/S plan from the 1930's as indicated below.



The outbuildings were therefore built between 1890 and 1930.

Whilst there is no mention of the outbuildings within the general Listing description it would appear that they were used as a latrine, garden storage and carriage storage. We also understand (from the owner) they originally formed part of the stable facilities, for Higher House and in part used as a 'tack room'.

This would make sense as our understanding is the main stables were on the east side of Moor Road (just opposite). Drawings of the existing outbuildings are contained within Appendix 2. The buildings are severely dilapidated, in particular the roofs which in areas are quite unstable and structurally suspect.

Construction of the outbuildings. Formed around two small courtyards and on the west side built into the hillside. The main building fronts onto Moor Lane a tall single-storey structure with mono-pitched roof. They are formed in natural stone rubble walling with a series of mono-pitched stone slate roofs and parapet walls with stone copings.

Assessment of Heritage Values

Heritage Values

The following appraisal of the heritage values devotes particular interest into how these values might be affected by emerging proposals for development. The values are distilled under the following headings: evidential value; historic value; communal value; aesthetic value.

Evidential Value

English Heritage (2008) suggests that “Evidential value derives from the potential of a place to yield evidence about past human activity”.

The outbuildings provide physical evidence of the ancillary rooms that would be required to support an 19th Century Public House which subsequently became a Manor House.

The natural coursed stone and brickwork construction is evidence of the use of locally sourced quarried materials and craftsmanship. Added to this the lean-to roofs and formed with timber purlins using a combination of stone and natural slate, the local vernacular.

Historical Value

English Heritage (2008) suggests that - “Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*”.

The buildings contribute to the sense of history in the place and helps us develop a better understanding and appreciation of the past societies who occupied the village, these would be local tradesmen and servants to help service the manor house / Public House.

Communal Value

English Heritage (2008) suggests that: “Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.

Whilst there would be some communal value to those working within and around the outbuildings these would not necessarily be enjoyed by the wider community.

Aesthetic Value

English Heritage (2008) suggests that: “Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”.

It has to be appreciated that the outbuildings are subservient to the main building. Built from roughly coursed stone with a series of simple mono-pitched roofs. The aesthetic value is low, that said the front boundary, which fronts on to Moor Road, demonstrates a simple beauty in the local architectural forms and vernacular.

Statement of Significance

Having assessed the Heritage Values associated with the outbuildings and site it is possible to take a more informed approach to the impact on the significance giving specific consideration of any plans to implement change.

The outbuildings attached to Higher House are clearly later additions than the original building and their significance lies primarily in the simple forms and modest construction from the late 19th to early 20th Century and in the use of local materials.

The scope of these proposals requires alteration and adaptation to a number of internal walls and significant re-building of the embankment wall on the west side. Added to this renewal of all the floors will be required together with drylining of existing walls. The internal courtyard will be covered with a contemporary glazed and zinc roof but retains the former courtyard space without subdivision.

These proposals are constructionally complex and there is significant re-building but have been designed to retain the original forms of the tack room and storage room which are visible from Moor Road which have a moderate level of significance. The use of the contemporary glazed roof over the courtyard area will reflect the courtyard as a single space.

Whilst these proposals will have a moderate impact on the heritage values, the proposal is to ensure the long-term sustainability of the buildings with a new use as a family annex to ensure and protect its future.

Heritage Statement

in connection with a
Proposed refurbishment at
Higher House
Moor Road
Holcombe
BL8 4NX



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1.0 INTRODUCTION

1.1 Purpose and Format

This heritage statement has been prepared to assess and inform proposals to remodel and refurbish Higher House, Moor Road, Holcombe, BL8 4NX. Higher House is a Grade II Listed Heritage Asset, in addition to being listed, the building also falls within the Holcombe Conservation Area and is therefore both a designated heritage in its own right and forms part of a larger designated heritage asset. In essence the Heritage Statement assesses the heritage significance of the site and guides proposals for change in a manner that conserves significance. This approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.

The Statement has been prepared in accordance with the general guidelines set out in the English Heritage publications 'Informed Conservation'¹ and 'Conservation Principles, Policies and Guidance'² and in particular responds to heritage policies outlined in Chapter 12 of the National Planning Policy Framework (DCLG, 2012). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. The local policy context is set out in the Bury Local Plan (2002) and general guidance is given within the Holcombe Conservation Area Character Appraisal (2010), both published by Bury Council.

1.2 The Author

Vic Fletcher, the author, is a Chartered Architect and professional member of the Royal Institution of British Architects (RIBA). With substantial experience in the field of conservation and historic buildings. The author holds a Post Graduate Diploma in Conservation and Urban Regeneration.

¹ Clarke, K, *Informed Conservation*, English Heritage 2003

² English Heritage, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

1.3 Methods of Research and Investigation

Inspections of the site were carried out in April 2016 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon the special architectural and historic interest of the site and those planning policies that affect/control change.

2.0 GENERAL DESCRIPTION

2.1 Site Location

Higher House is situated in the heart of Holcombe Village, on the western side of Moor Road. A location plan is given below in Figure 1.

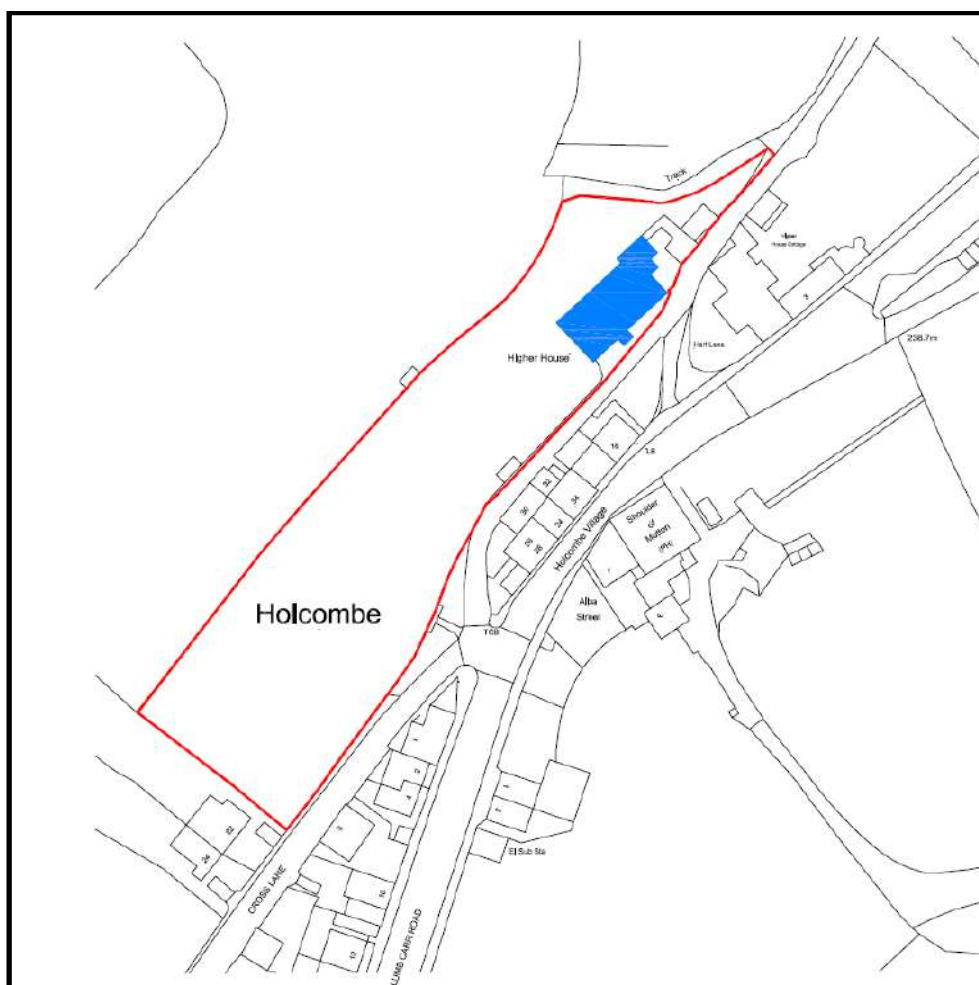


Figure 1. Site Location Plan (not to scale) showing the house in blue and site bounded in red.

2.2 Site Description & Brief History

Site Description

Higher House comprises an imposing three storey Manor House situated on the west side of Moor Road, Holcombe. The house is situated at the north end of the site with Holcombe Moor to the west and Moor Road to the east. The house is situated in substantial grounds which lie predominantly to the south.

Vehicular access and pedestrian access are off Moor Road. Adjacent the house to the south is vehicular access which leads to a small parking court, there is a pedestrian access leading to the front of the house from Moor Road and to the north there is a gated entrance which leads to a yard enclosure around which are various small outbuildings.

The original Manor House comprises a three storey property with part basement to the rear and is built from traditional load bearing coursed stone construction, with ashlar masonry features including stone quions, stone cills, head and jambs. The three storey element of the building is covered with a saddleback pitched roof with traditional dormers affording light to the attic rooms. To the east of the Manor House is a single storey open porch with crenellated parapet, which is a C19th Century addition. In 1820 the Manor House (then a Public House) was extended by a two storey extension, the north gable of which holds a plaque and date stone 1820.

To the north of the above and attached is a two storey element of the building constructed at a later date but again formed with load bearing stone construction with ashlar masonry features. The two storey element is "L" shaped in plan and covered with individual pitched roofs, with stone slate covering and linked by an interconnecting lead valley gutter. On the north gable within the yard is a single storey porch providing rear access.

There follows general photographs of the site, which include some interior photographs of the house and describe evidence of alteration and past changes. The internal references to rooms are found on drawings R-0398-100, 101 & 102 in Appendix 1.



Figure 2. View of the property from the Moor Road. Illustrates the general coursed stone construction, later porch addition, ashlar features and dormers.



Figure 3. The Manor House was extended to the north in 1820 with alternative stone detailing. The stone corbels of an original Juliet balcony remain.



Figure 4. South gable wall. Illustrates stone coursed construction, bay window at ground floor level. Also note imposing brick chimney.



Figure 5. West elevation (to the rear). Illustrates stone construction with stone lintels and cills. Note feature stair window with central stone cross and four light window.



Figure 6. Rear elevation. Note alterations to original opening where stone has been built up to cill level but stone jambs and quoins remain.



Figure 7. Note how the first floor extends over a covered area to the rear. Product of a later extension.



Figure 8. View of stone window whose head height has been raised leaving the original stone jambs in place.



Figure 9. View of the rear elevation and roof looking east from Holcombe Moor.



Figure 10. View of the north gable. Note historic plaque above first floor window which reads "John and Mary Roster 1820".



Figure 11. North gable wall with a combination of coursed and random stone indicating previous modifications.



Figure 12. Later addition single storey stone porch pre 1930.



Figure 13. Roofscape looking south. Note original gable abutment of the original manor house and imposing brick chimneys. We believe the large lead flashing covers a former staircase opening which was used for staff / servants.



Figure 14. Roofscape looking east over the later 1820 addition.



Figure 15. View over the extensive garden area which lies south of the main house.



Figure 16. Single storey garage with roof terrace. Post 1960.

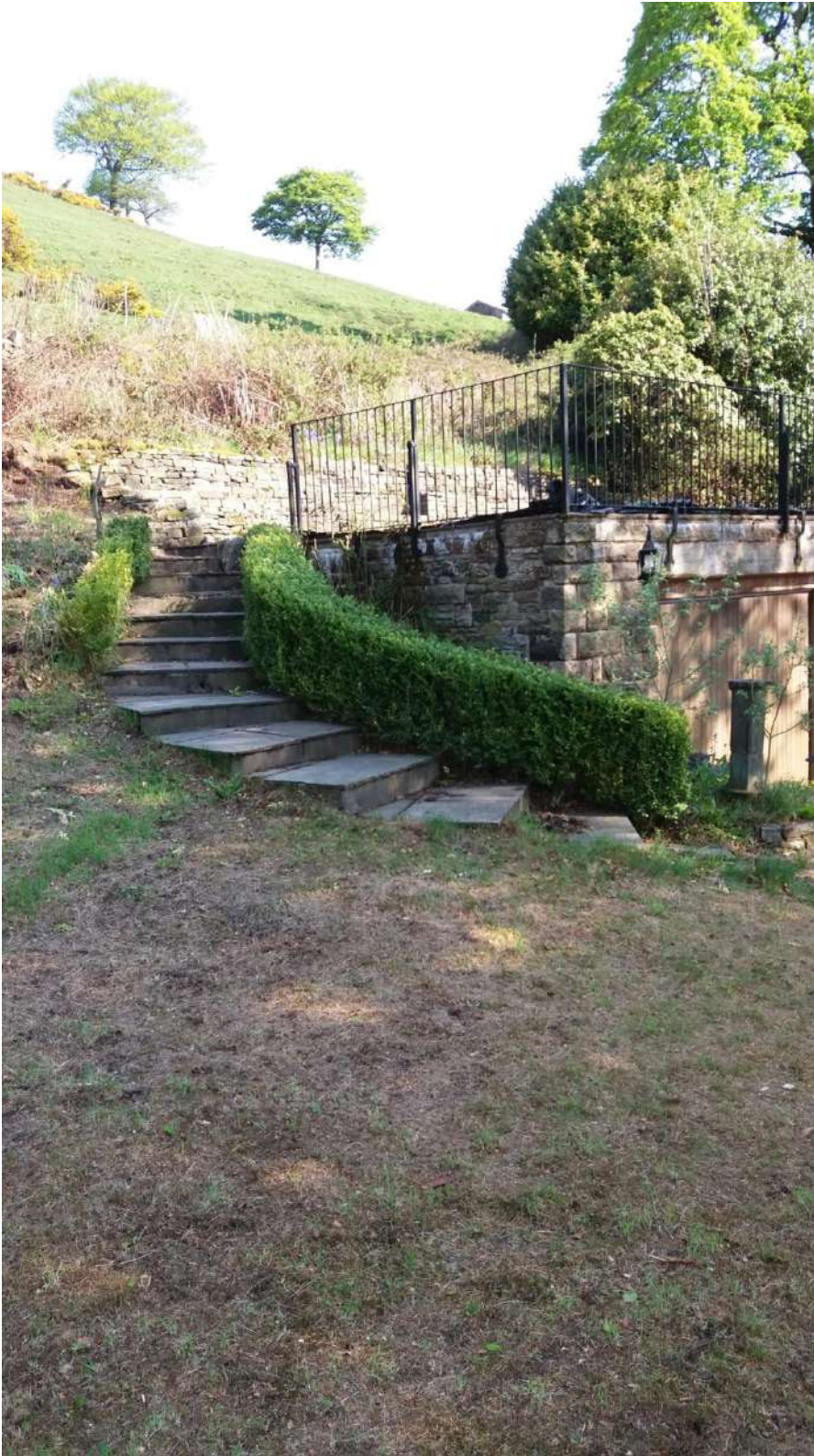


Figure 17. The roof of the single storey garage has access as a terrace.



Figure 18. Basement Room 2.



Figure 19. Main Hallway



Figure 20. Main Hallway



Figure 21. Dining Room.



Figure 22. Kitchen



Figure 23. Laundry



Figure 24. Utility Room



Figure 25. Wine Store



Figure 26. Lounge



Figure 27. Cloakroom



Figure 28. Study



Figure 29. Bedroom A



Figure 30. Bedroom B



Figure 31. Bathroom 3



Figure 32. Bedroom F



Figure 33. Bathroom 2



Figure 34. WC



Figure 35. Corridor



Figure 36. Bedroom E



Figure 37. Bedroom C



Figure 38. Bathroom 1



Figure 39. Bedroom D



Figure 40. Landing



Figure 41. Attic Room 1



Figure 42. Attic Room 2



Figure 43. Landing



Figure 44. Attic Room 3



Figure 45. Attic Room 4

Site History

Holcombe Village and its surroundings were designated a Conservation Area by Lancashire County Council and Ramsbottom Urban District Council in 1970. The designation was confirmed in 1974, following the reorganization of Local Government and the creation of Bury Metropolitan Borough Council. The Conservation Area was extended in 1978. Part of the Area lies within Holcombe Moor which is owned by the National Trust and the Metropolitan Borough of Bury.

The following details are to be found within the Conservation Area Appraisal dated May 2010:

Location and Context

Holcombe village lies on the shoulder of Harcles Hill, on higher ground due west of Ramsbottom, six miles north of Bury and twelve miles north of Manchester, lying west of the A66, A56 and River Irwell valley. Peel Monument on Holcombe Hill (the unofficial name for the shoulder of the adjacent, higher Harcles Hill) is a local landmark, visible from the south of Bury.

Holcombe is a rural area, comprising a series of scattered settlements on steeply rising ground with a small nucleus around the historic road junction where the church and the Shoulder of Mutton Pub are located. The Conservation Area stretches from the northern edge of Holcombe Brook in the south and Higher Barn and Rakes Fold in the north. Peel Monument on Holcombe Hill and Top o' th' Moor Farm mark the western boundary; Lumb Carr Road, the path from Little Holcombe to Dundee Lane and part of Dundee Lane itself (excluding the modern houses) comprise the eastern boundary.

While the structure and distribution of the earlier farms have been retained, most such buildings have been adapted for domestic usage. The economic focus of the area is therefore largely residential, although the natural beauty and its position on the edge of moorland within reach of a major conurbation attracts recreational visitors as well.

General Character and Plan Form

The Conservation Area is rural in character and comprises of a series of scattered hamlets on the steep eastern slope of Holcombe Hill. Many buildings date back to the 17th and 18th centuries with few 20th century structures. The settlements comprise farm settlements, more substantial houses and their ancillary buildings and small cottages, often in small rows. The main foci of historic development were along Holcombe Old Road, Cross Lane and Moor Road (an old packhorse route, known as Holcombe Ancient Highway) which runs north-south through the area and the junction of the Holcombe Old Road (the northern section is now Cross Lane/Moor Road) with the Elton and Blackburn Turnpike (now Helmshore Road).

The area is dominated and overlooked by Holcombe Hill to the West while offering wonderful long-distance views to the north-east of Shuttleworth Pike, and to the Peak District, Alderley Edge and the Cheshire sandstone ridge to the south. The widely dispersed individual settlements are separated by green fields (pasture) and small areas of woodland and are mainly connected by narrow roads and steep footpaths with stone walls either side. Only fairly recently have pavements and curbs been added to some of the roads, which were previously completely rural in character.

The plan form of the Conservation is roughly rectangular, encompassing the linear development of Holcombe Old Road and the land associated with the settlements to the west and east as well as the landmark Peel Monument on the top of the hill.

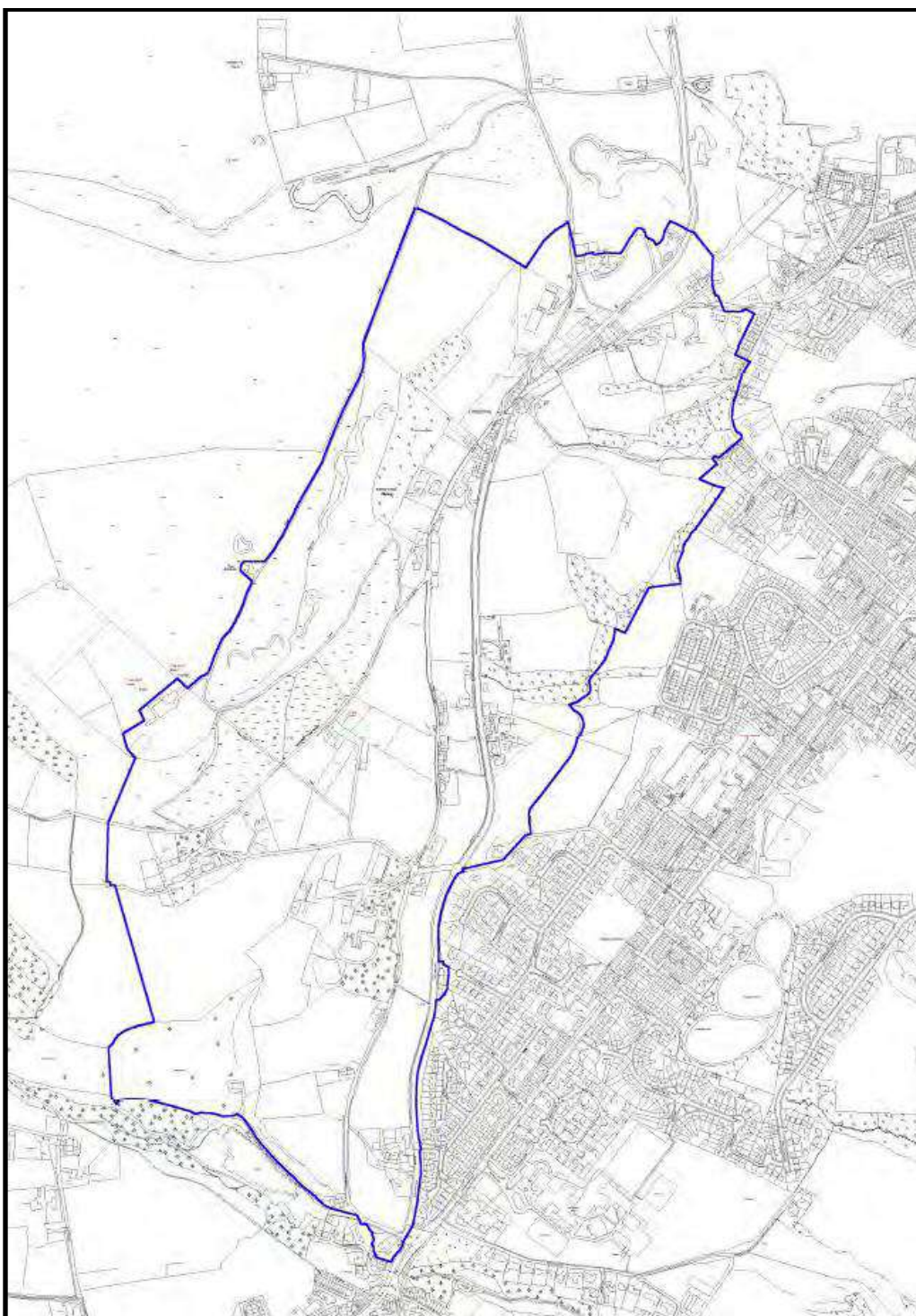


Figure 46. Holcombe Conservation Area Map.

Higher House

Higher House can be seen on the first available ordinance survey map from the 1850's. See Figure 47 below.

At this period the house was known as The White Hart Inn, but subsequently lost or gave up its license in 1884 and became a private residence known as Higher House (to distinguish itself from Lower House as the Shoulder of Mutton was also called). The Shoulder of Mutton being the Public House on the opposite side of the road.

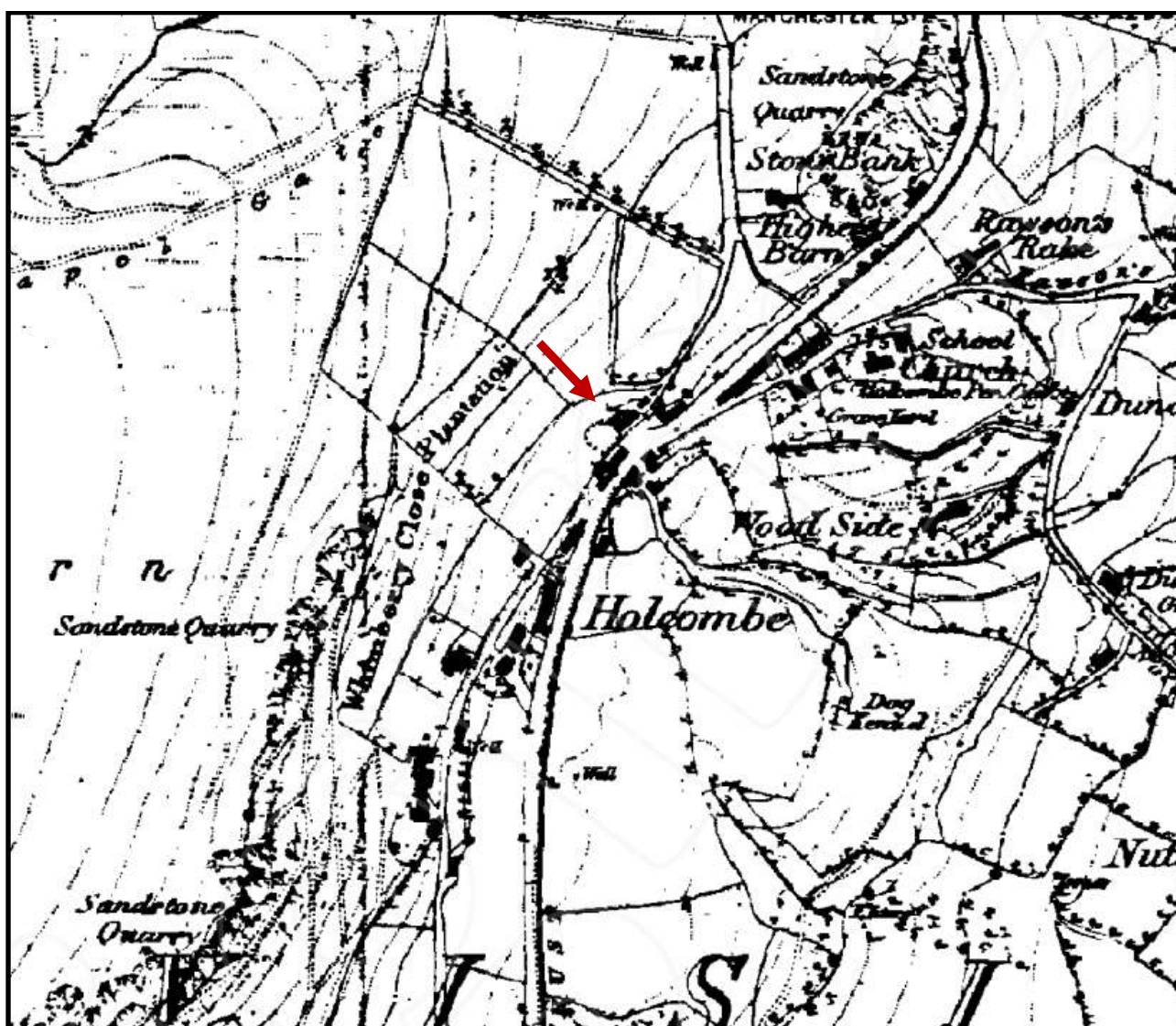


Figure 47. 1850's Ordnance Survey Map. Higher House is shown via the red arrow as a detached dwelling with outbuildings.

By the 1890's the building shows the addition of the front porch and a series of outbuildings to the north fronting on to Moor Road. It is also evident looking at the 1890's ordinance survey plan that the building had been extended to the north some time before. See Figure 48.

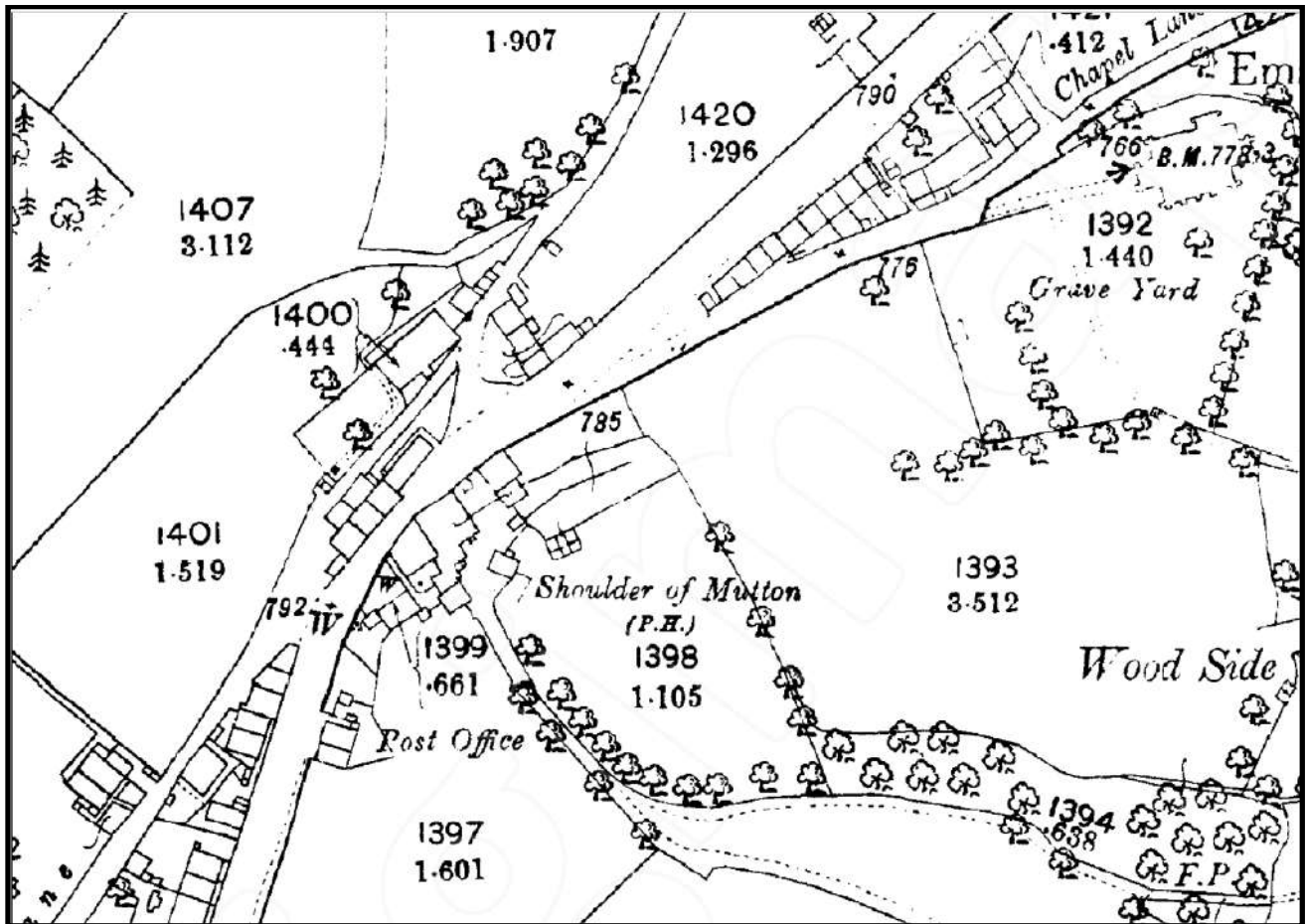


Figure 48. 1890's Ordnance Survey Map.

The Ordinance Survey map of 1930's indicated Higher House with physical extensions and links to the outbuilding to the north and extensive works to the garden areas, presumably the formation of the now redundant tennis courts. See Figure 49.

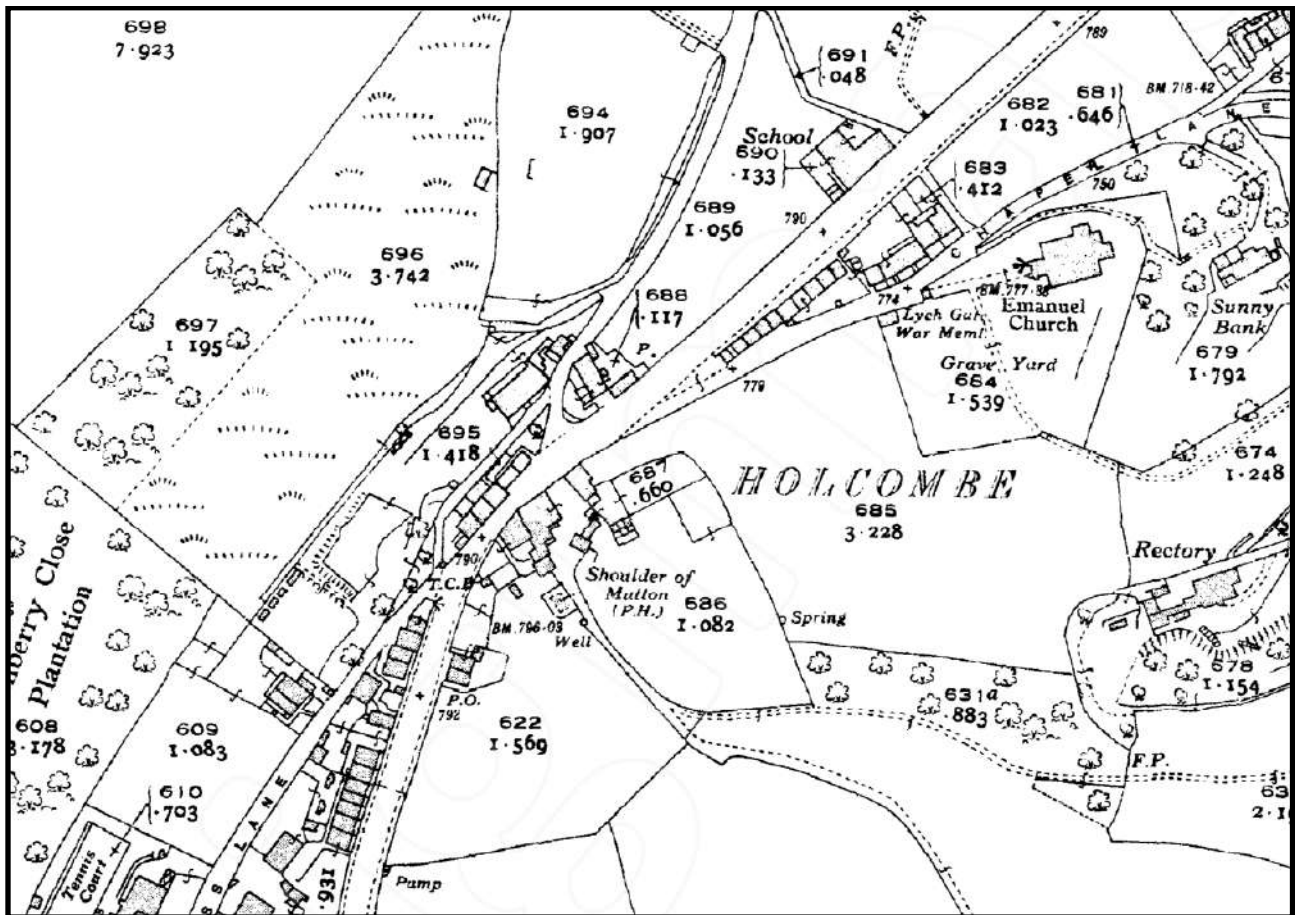


Figure 49. 1930's Ordinance Survey Map.

Throughout the period to the 1960's the plans reveal little change within the grounds of Higher House. See Figure 50.

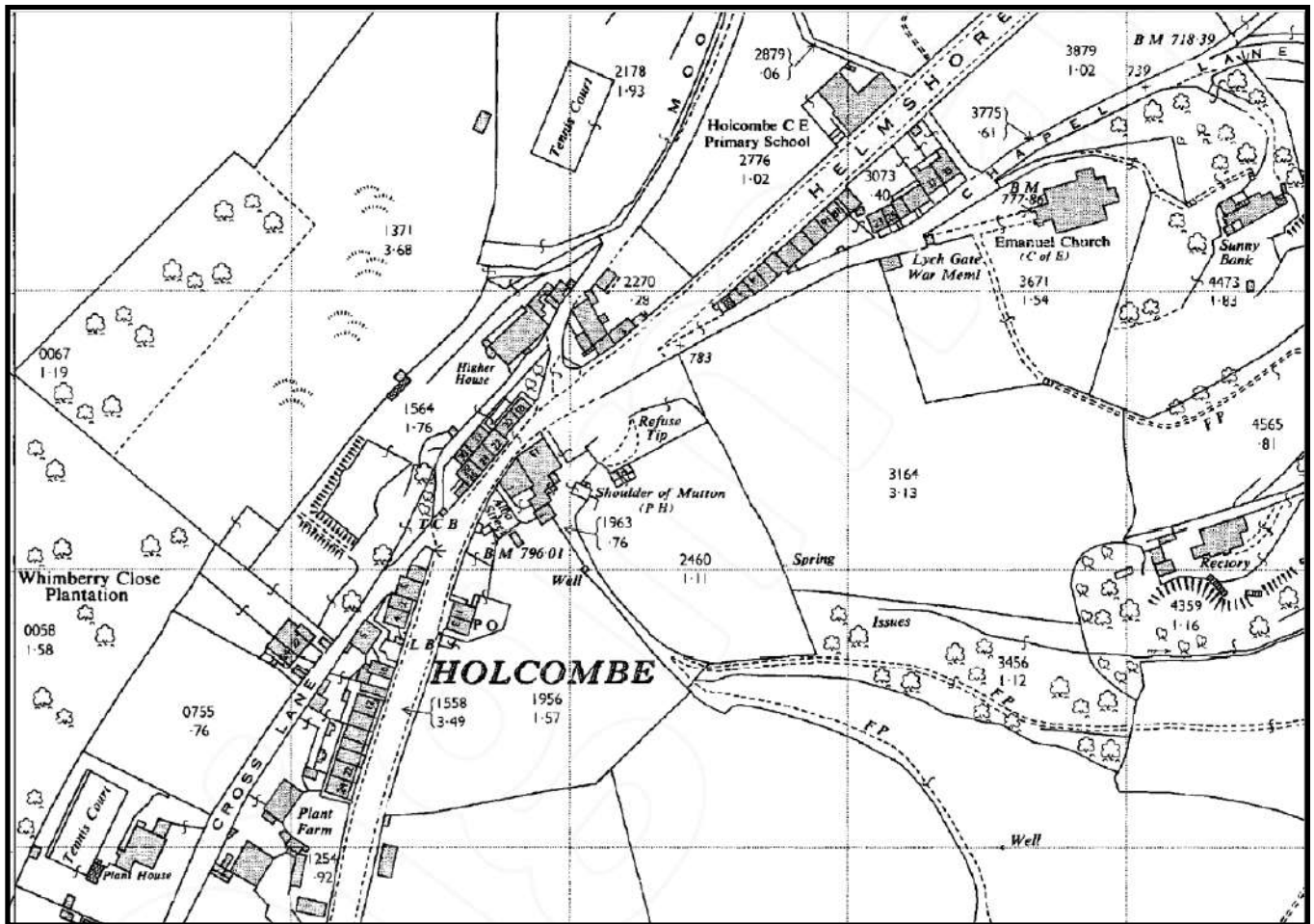


Figure 50. 1960's Ordnance Survey Map.

2.3 Heritage Asset Designations

Higher House is a grade II listed building, listed in 1985. The Building is located within the Holcombe Conservation Area, designated in 1974. The listed building and Conservation Area are both designated heritage assets in accordance with the National Planning Policy Framework (2012). The listing description for the building is given below.

Early C18. Coursed rubble. Flush quoins. Symmetrical. 2½ storeys. Doorway has moulded architrave and pulvinated freeze. Castellated, evidently C19 porch. Each side is a large transom and mullioned window with a total of 12 lights and dripmould (the left-hand one with leading to upper lights). Above each is a 5-light window with dripmould. Above porch is a round-arched window, with keystone, impost mouldings

and narrow mullion and transom. Stone eaves gutter. 5 casement dormers with hipped roofs set in stone slab roof. Tall gable chimneys. Slightly lower 2-storey extension to right is dated "John and Mary/Roster(on(/1820". Beyond is still lower extension, probably of similar date. Both are similar in build to earlier house, but have tall square-mullioned windows of 2 and 3 lights (later C20 metal casements replacing mullions in hither extension and a metal balcony, also perhaps C20, fronting the upper window). Until 1884 the house was the White Hart Inn. Known as Higher House in distinction to Shoulder of Mutton PH (known as Lower House), with which it shared disorderly reputation

c.1800.

Listing NGR: SD7818416682

3.0 HERITAGE APPRAISAL

3.1 Introduction

The following appraisal adheres to guidance published by English Heritage (2008)³ and relates specifically to the requirement contained in clause 128 of the National Planning Policy Framework (2012), given in extract below:

"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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

(Clause 128. NPPF, 2012)

The appraisal begins by identifying the potential range of heritage values attributed to the building, before evaluating these values and expressing them concisely within a 'statement of significance'. This statement is then used as a basis for developing the design of new proposals, making sure to prioritise conservation of significance where possible and appropriate.

3.2 Heritage Values

The following appraisal of the heritage values devotes particular interest into how these values might be affected by emerging proposals for development. The values are distilled under the following headings: evidential value; historic value; communal value; aesthetic value.

3.2.1 Evidential Value

English Heritage (2008) suggests that "Evidential value derives from the potential of a place to yield evidence about past human activity"⁴.

³ English Heritage, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

⁴ Ibid

The building provides physical evidence of an 18th Century Public House which subsequently became a Manor House. The Manor House was subsequently extended in 1820 and through the 20th Century to accommodate the changing needs of the owners. It is clearly a house which evidences an owner of wealth given the ornate timber panelling, staircase, standard of finishes, quality of some fireplaces.

Added to this the upper storey / attic rooms would appear to have been the servants quarters as there is evidence of a servant stair to the upper gable on the north side which was made redundant when the main house was extended (assumed 1820).

The natural stone coursed construction is evidence of the use of locally sourced quarried materials and craftsmanship.

3.2.2 Historical Value

English Heritage (2008) suggests that - "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative or associative*".

It is the extent and nature of retained historic fabric which led to the designation of Holcombe as a Conservation Area, a small yet significant part of which is Higher House. The building contributes to the sense of history in the place and helps us develop a better understanding and appreciation of the past societies who occupied the village. This relationship of place and history establishes a range of historical values which are illustrative in nature. The level of value is always restricted by the extent to which any building has changed through the years, but Higher House demonstrates a clear pattern of extension which has not destroyed significantly the historic fabric which remains.

The first primary extension to the north (two storey) is clearly identifiable with its individual pitched roof at a lower level and whose front elevation has windows of a different style and with date stone of 1820. The original Manor House, however, still part retains its imposing gables and chimneys clearly identifying the line of the original fabric as the original Public House. The front porch was added pre-1890, possibly because the front wall exhibits severe bulging and the porch was provided as a buttress.

The latter two storey additions to the north and the porch are quite distinctive in their own right built of a similar stone and with stone slated roofs.

Chimneys to the Manor House. Interestingly the two main chimneys to the Manor House are constructed in brickwork and have a peculiar detail where the flues have been covered by stone flags supported off dwarf brick upstands. We believe the original chimneys are likely to have been constructed in stone with traditional pots but the termination of these flues may well have been done for economic reasons. Other chimneys are built from stone with traditional pots in varying condition.

3.2.3 Communal Value

English Heritage (2008) suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".

As with every Conservation Area, the enjoyment of the historic built environment is a shared and collective experience. This relates not only to the visual enjoyment of the buildings within Holcombe Village amidst a rural setting, but also the collective memories of the small community of residents and the much broader community of those who regularly visit and pass through the village. In brief, Higher House contributes to the overall communal value of the place and this value can be readily conserved through maintenance and upkeep of the building and the retention of its historic nature as a former Manor House.

Interestingly, in its early life as a Public House through the latter part of the 18th and most of the 19th Century the building would have enjoyed a high communal value being appreciated by locals and visitors alike. Notwithstanding this we understand from discussions with the current owner that Higher House served as a focal point to the village for the village fete and barbeques and also that the gardens were shared by members of the community as an allotment.

3.2.4 Aesthetic Value

English Heritage (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".

The visual enjoyment of Holcombe is discussed in some detail within the Holcombe Conservation Area Character Appraisal. This document defines the character of the place and identifies a series of important views, of which views in and around the Green are of prime significance. The character of Holcombe is summarised with the Appraisal thus:

"The special character of the Conservation Area derives from the following elements:

- The unspoilt scattered 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 the 17th century and earlier.*
- The dominance of 18th and early 19th century residential and agricultural buildings, with very little modern infill, set in gardens in scale with the size of the building.*
- The adaptation of an early pre-industrial community with textile home-working to outworking, as demonstrated by the buildings, pathways and handrails which testify to the interconnection between Holcombe and Ramsbottom.*
- The high quality of the natural landscape of the Conservation Area and its setting, combining steeply sloping moorland, pasture and woodland, typical of Pennine valleys.*
- Views out of and into the Conservation Area. The Peel Monument and the church steeple are important landmarks viewed from inside and outside the area while from within the area there are panoramic views to the north, east and south.*
- The comprehensive range of dwelling types from a similar period, ranging from houses of the landed gentry, farmhouses and workers' cottages, often in rows, with appropriate ancillary buildings.*
- The large number of buildings of architectural and historical interest, including a large number of statutorily listed buildings as well as many others on the Draft Local List and of similar quality.*

- *The homogeneity and visual harmony of the buildings resulting from the use of local materials (millstone grit, stone tiles), traditional building techniques (weather struck masonry, stone corbels supporting rainwater goods, coal holes in the walls) and the unity of height and scale.*
- *Traditional stone walls along the roads with upstanding stones, several stone troughs, the large number of traditional stone gateposts and use of widespread use of stone sets, utilising local materials.*
- *The long historical association with hunting and hunting dogs, attracting the interest of royalty, as well as other sporting traditions including cockfighting and the Holcombe Wakes. "*

Higher House contributes positively to the character of the place and therefore possesses aesthetic value.

The building is constructed from load bearing stone construction with saddleback pitched roofs with stone slate covering. To the original Manor House (then a Public House) are two substantial brick chimneys, the third chimney to the north being constructed of stone following the 19th century extension. The rear and northerly extensions are similarly constructed.

The aesthetic value of the property has been severely affected through the years by the intrusion of aluminium double glazing in the majority of openings and the building has been patch re-pointed at various periods in its life leaving a "patchwork quilt" appearance to the stonework.

The general stone coursed construction is complimented by ashlar detailing to quions cills and heads, most notably to the front. The front elevation is an imposing frontage with transom and mullion windows in a symmetrical pattern around the front entrance. To the right hand side the windows are from a later period and distinctive by their varied nature, with stone cills and heads. We are aware that the right hand upper window supported a Juliet balcony, from the late 19th or early 20th Century, see Figure 51.



Figure 51. Frontage showing original Juliet balcony supported on stone corbels dated 1902 (Photo from Ramsbottom Heritage Society Photograph Achieve)

Conserving the aesthetic value of the house relies upon careful restoration of all elevations, including stonework, windows, roof covering, chimneys and rainwater goods.

3.3 Statement of Significance

Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.

Higher House is a grade II listed building, comprising an original Public House and extended through the 19th and 20th Centuries, that said the extensions are distinctive and can be identified quite clearly as part of the main residence.

An appraisal of the heritage values associated with the listed building within the context of the Conservation Area has helped reveal the significance of the Manor House. The building's prime values lie in the contribution it makes to the historic core of Holcombe Village: this value is aesthetic and historic in nature. The main evidential value lies in a building which still maintains evidence of an earlier class driven society with a Lord of the Manor and servants.

Communally, the building is again of value given the contribution it makes to the establishing the character of the village and its prominence within the public realm and that the building was up till relatively recently (1990's) open to the Village for communal barbeques and so on.

In summary, and mindful of the direction given by policies in Chapter 12 of the NPPF, conserving the significance of the house within the Holcombe Conservation Area can be readily achieved by adopting the following design principles:

- Prioritise conservation of the front elevation carrying out structural repairs as required in a sensitive manner.
- Remove 1960's / 1970's double glazed aluminium framed windows and replace with powder coated steel / frameless glazing.
- Carry out only minor alterations to the window design.
- Carry out selective alterations only internally to retain the cellular nature of the original domestic residence.
- Introduce additional rooflights sensitively for means of daylighting. Rooflights will be of the conservation style.

- Improve the thermal environment internally by the introduction of selective areas of insulation i.e. ground floor, part rear and gable walls and roof to make the building more thermally efficient.
- Retain existing fireplaces generally.
- Retain existing joinery where possible.
- Upgrade all sanitary fittings.

4.0 ANALYSIS OF THE PROPOSALS

4.1 General Principles

General guidance on assessing proposed changes to heritage assets is given in chapter 12 of the National Planning Policy Framework (2012). The NPPF establishes that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the design of the new scheme. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

4.2 Summary of the Proposals

The proposals generally comprise the following:

- Restoration of the external fabric of the building including the following:
 - Roof - recovering using existing stone slates and replace perished rainwater goods with powder coated aluminium, of similar profile.
 - Chimneys - repair and replace inadequate brick / stone flag detail with traditional chimney pots.
 - Walls - rake out and re-point the entire building with a lime mortar.
 - Front elevation - carry out selective areas of re-building for structural purposes in accordance with the engineers Method Statement attached within the Appendix 2.
 - Remove all glazing including single glazed, defective leaded lights and double glazed aluminium frames and replace with frameless double glazed units / steel opening lights in accordance with the glazing report within Appendix 3.
 - Carry out minor alterations to window openings to replace timber mullions with stone (i.e. south gable) and introduce a stone mullion and transom to a single window at ground floor level to the rear.
 - Reintroduction of Edwardian Juliet balcony to the front elevation.

- Restoration of the internal fabric including the following
 - Take up existing floors in areas to allow for the installation of underfloor central heating and new finishes.
 - Strip out all existing sanitary fittings.
 - Carry out minor selective demolition in accordance with the new layout, the primary opening being on the ground floor between the former laundry and front room. The opening is to be formed with beams and piers to ensure the line of the original walls are maintained.
 - Introduce dry-lining internally to improve the thermal quality of the building, this is predominately on the rear and north gable walls. Dry-lining will not be introduced where this affects timber panelling either to walls or ceiling.
 - Strip out all defective plaster to the attic areas and replace with a modern insulated dry-lining system.
 - Introduce new sanitary and kitchen facilities as shown.

The proposals are shown on drawings:

	<u>Existing Drawings</u>		
R0398-SLP	<u>Site Location Plan</u>	1:1250	A4
R0398-12	Existing Basement & Ground Floor Plans	1:50	A1
R0398-13	Existing First Floor Plan	1:50	A1
R0398-14	Existing Second Floor Plan	1:50	A1
R0398-15	Existing Roof Plan	1:50	A1
R0398-16	Existing Elevations (1of2) and Section A-A	1:50	A1
R0398-17	Existing Elevations (2of2)	1:50	A1
SSL:17241:200:1:1	Topographical Survey (Survey Systems)		
	<u>Proposed Drawings</u>		
R0398-18	Proposed Ground Floor Plan	1:50	A1
R0398-19	Proposed First Floor Plan	1:50	A1
R0398-20	Proposed Second Floor Plan	1:50	A1
R0398-21	Proposed Roof Plan	1:50	A1
R0398-22	Proposed Elevations (1of2) and Section A-A	1:50	A1
R0398-23	Proposed Elevations (2of2)	1:50	A1
R0398-24	Proposed Door Schedule	NTS	A1
R0398-25	Proposed Window Schedule (Ground Floor	NTS	A1
R0398-26	Proposed Window Schedule (First Floor)	NTS	A1
R0398-27	Proposed Basement Details	1:50	A2
R0398-28	Proposed Ground Floor Construction & Detailing	1:50	A1
R0398-29	Existing Window Mullion Details	1:5	A3
R0398-30	Proposed Velux Conservation Roof Window	1:10	A3
R0398-31	Proposed Timber Sash Window	1:10	A3
R0398-32	Proposed Timber French Doors	1:10	A3
R0398-33	Proposed Steel Window/Stone Mullion Type A	1:10	A3
R0398-34	Proposed Steel Window/Stone Mullion Type B	1:10	A3
R0398-35	Proposed Juliet Balcony Details	1:20	A3
R0398-36	Proposed Fire Place Details	1:20	A2
	Heritage Drawings		
R0398-100	Existing Ground Floor Plan	NTS	A3
R0398-101	Existing First Floor Plan	NTS	A3
R0398-102	Existing Second Floor Plan	NTS	A3

4.3 **Analysis of the Proposals: National Planning Policy Framework**

As discussed earlier, section 12 (Conserving and enhancing the historic environment) of the NPPF (2012) considers heritage planning and identifies (amongst other things) the following three key drivers in the decision making process:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

In essence the NPPF unifies the overall approach to planning in a way that previous guidance, such as PPS's and PPG's, did not. This ensures that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role. Securing sustainable development is the primary driver, and in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the four principle NPPF heritage policy drivers listed above.

4.3.1 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (NPPF)***

Higher House has suffered through recent years with a lack of investment to the fabric and has been empty for several years. Damp penetration has severely affected the staircase area in particular and the attic rooms are uninhabitable. These proposals provide opportunity to bring a domestic residence back in to use as a family home whilst at the same time restoring areas to a modern standard whilst respecting its historic nature.

The improvements to the external fabric will improve the significance of the house and therefore will enhance the overall visual quality of the Conservation Area and strengthen the aesthetic values of the place.

4.3.2 ***The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring (NPPF)***

Through securing the future of Higher House by providing a restored building whilst retaining its original use as a domestic residence, an important feature of the Conservation Area will be enhanced thereby bestowing an overall benefit to the village. The restoration of Higher House will provide a positive social contribution to the village.

4.3.3 ***Opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF)***

The final overarching NPPF policy driver is primarily concerned with exploiting the positive potential of heritage. With Higher House, it is not unreasonable to suggest that the existing building suffers from severe decay and the introduction of insensitive window replacements through the 1960's / 1970's. These proposals seek to address these issues, reverse decline of the structure and help provide a sustainable future for the house and provide a positive contribution to the conservation area.

4.3.4 ***NPPF Policy***

Policy 132 of the NPPF states:

"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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional"*

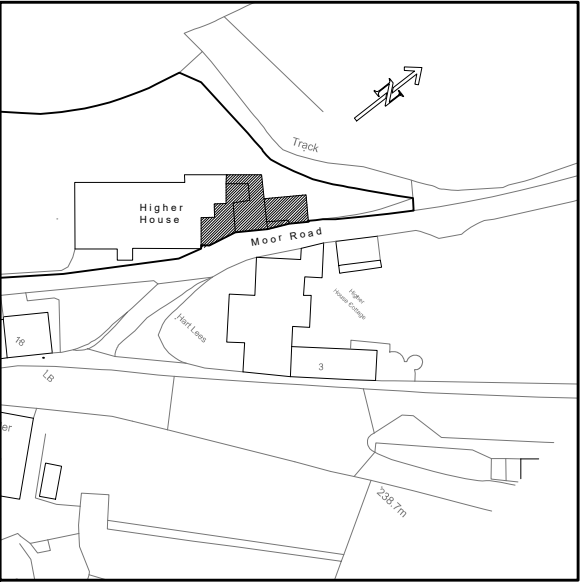
As discussed previously, the proposed restoration of Higher House succeeds in conserving what is special about the site whilst also enhancing the overall heritage value of the Conservation Area. Past changes to the house i.e. introduction of modern glazing have eroded the overall authenticity and significance of the building and these together with structural fabric repairs are being addressed. Internal alterations are nominal and the cellular nature of the original house and many of the original features, such as fire places, timber panelling, staircase are being maintained and restored therefore no harm being accrued.

5.0 SUMMARY & CONCLUSION

This Heritage Statement provides an overview of a design process guided by a detailed understanding of heritage significance and the need to conserve and where possible enhance significance through the intelligent management of change. The designers of the proposed scheme have ensured that, through an initial analysis of heritage values, their design decisions respect the context of the place and accord with law and policy. This includes close consideration of vital guidance which informs policy, including the 'Holcombe Conservation Area Appraisal' (Bury Council, 2010) and 'Conservation Principles, Policies and Guidance' (English Heritage, 2008). Having used the guidance, the requirements of national and local heritage planning policy have been satisfied, therein delivering a scheme which is both justifiable and supportable, not least in regard to the overall benefits it will bring to the grade II listed Higher House and the Holcombe Conservation Area.

Holcombe is an architecturally and historically significant place. The proposals for the restoration of Higher House, if permitted, will only strengthen the significance and character of the conservation area and bring a heritage asset that was in severe decline back in to sustainable use.

Vic Fletcher FdA PG Dip BA BArch RIBA
December 2016



Site Location Plan 1:1250

Higher House

Court yard

Court yard

Outer Buildings

Court yard

Moor Road

Front Elev.

Existing Site Layout / Floor Plan 1:50

Refer to Drawing R-0565-02 for Existing Elevations

NOTES

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The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

REV	DESCRIPTION	CHECK	DATE
A	Drawing updated		30.04.21

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Mr & Mrs Crausby

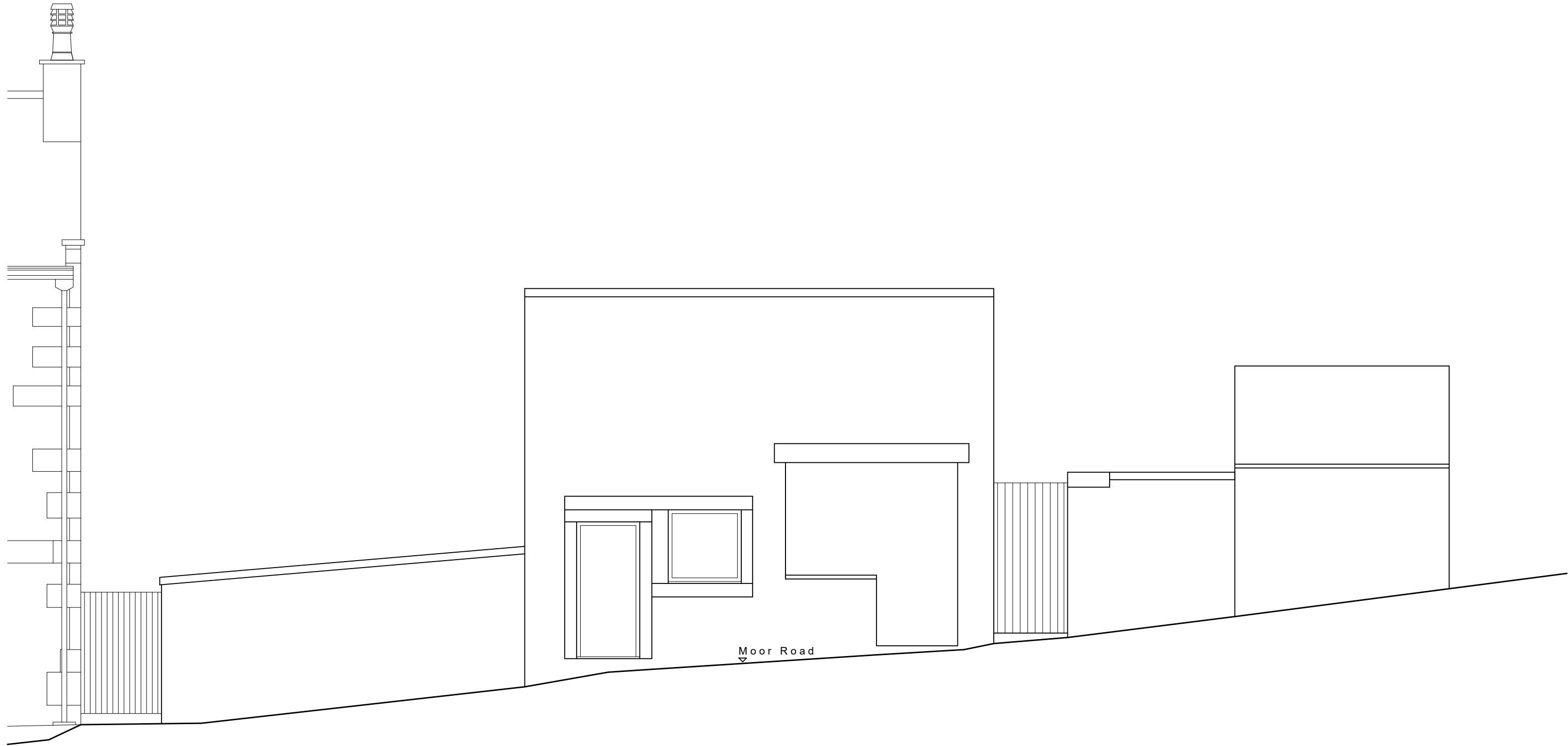
PROJECT
Outer Buildings at Higher House, Moor Road,
Holcombe, Bury BL8 4NX

DRAWING
Existing Site Layout/Floor Plan

SCALE	DATE	DRAWN	CHECKED
1:50 A2	April 2021	MH	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0565-01		A	

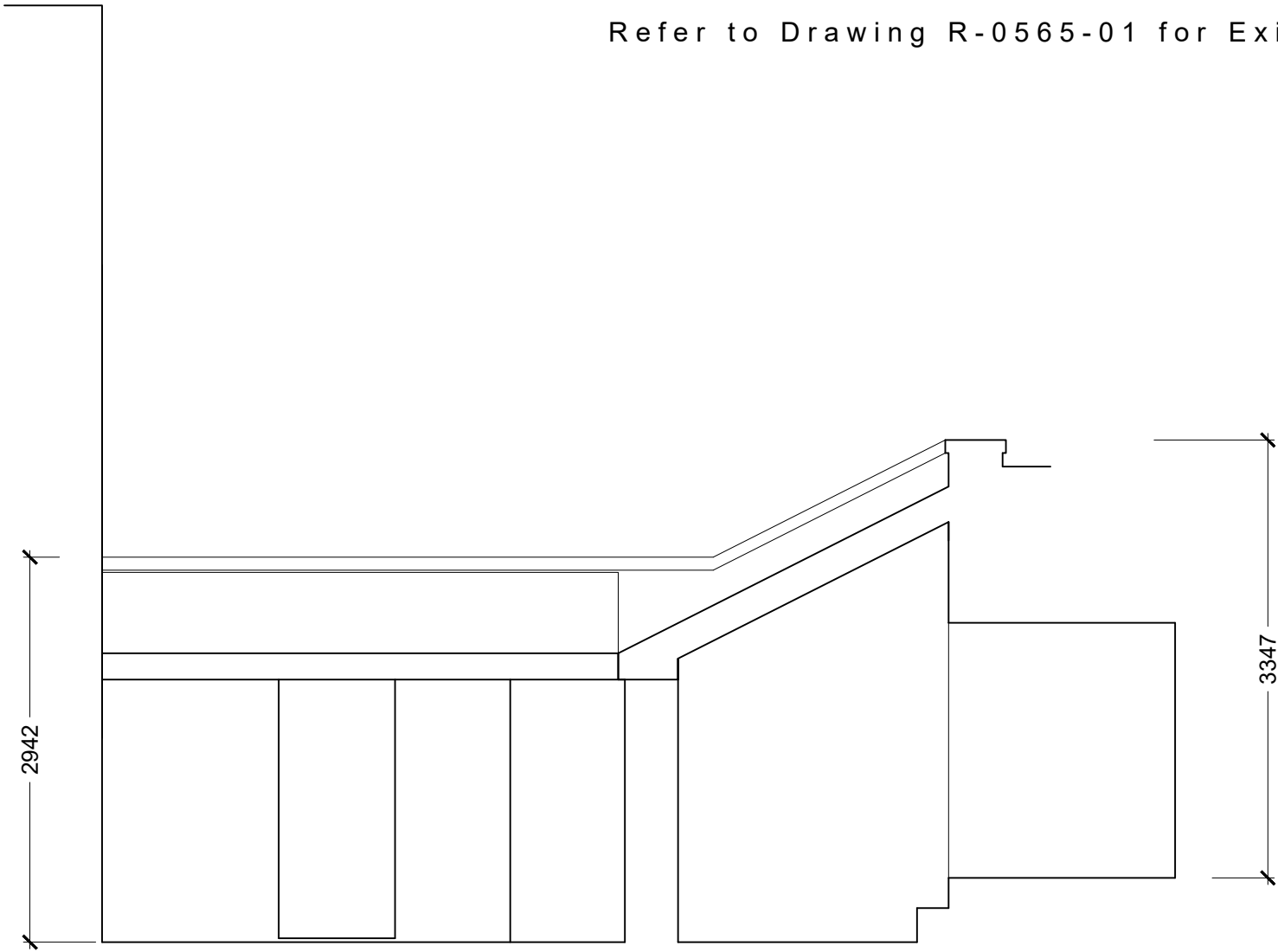


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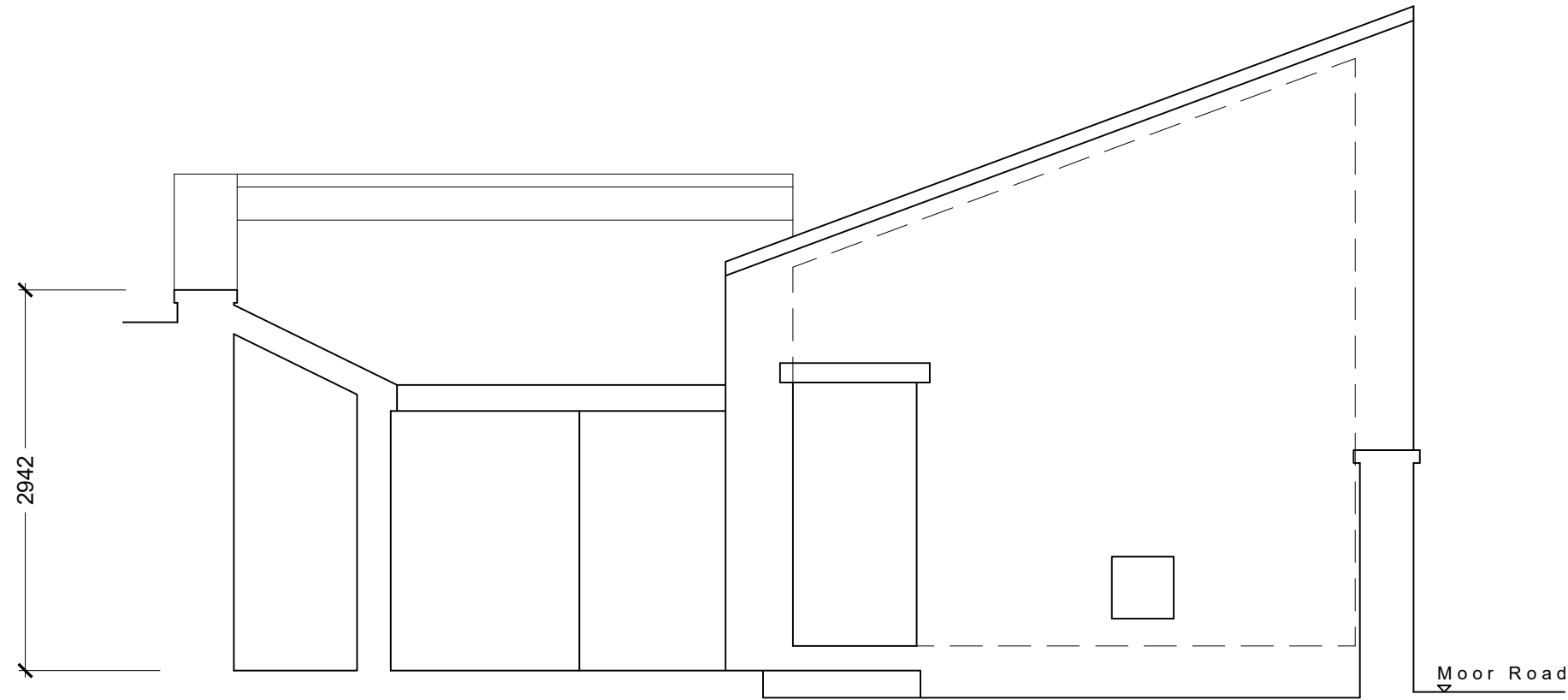


Existing Front Elevation

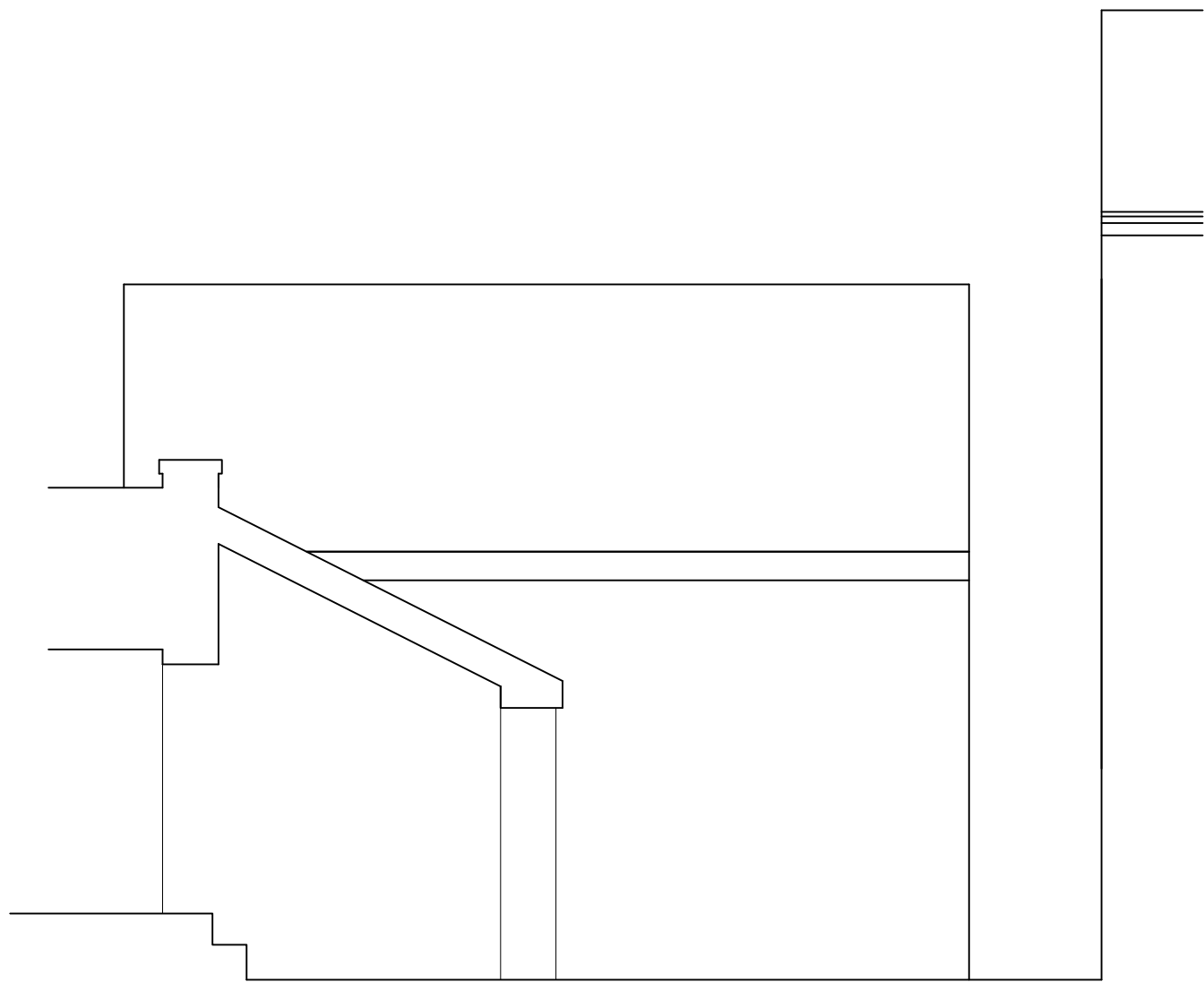
Refer to Drawing R-0565-01 for Existing Site Layout



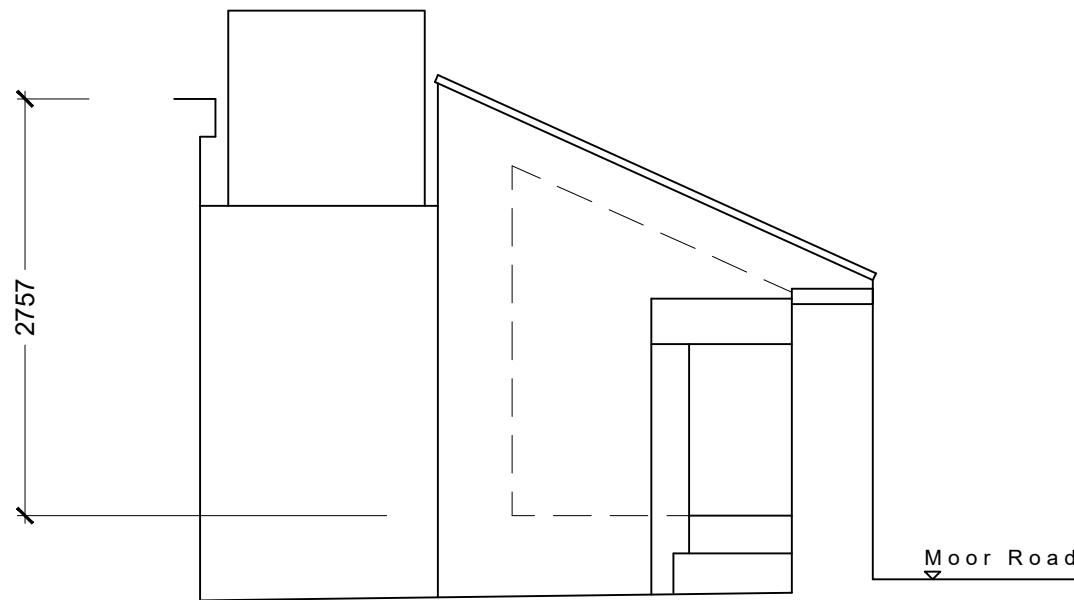
Existing Elevation A



Existing Elevation B



Existing Elevation C



Existing Elevation D

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REV	DESCRIPTION	CHECK	DATE
CLIENT			
Mr & Mrs Crausby			
PROJECT			
Outer Buildings at Higher House, Moor Road, Holcombe, Bury BL8 4NX			
DRAWING			
Existing Elevations			
SCALE:	DATE:	DRAWN:	CHECKED:
1:50 A1	April 2021	MH	
DRAWING NO:	CAD REFERENCE NO:	REVISION	
R-0565-02			

