

Heritage statement
to support planning application
at former Halter Inn Works
11 Redisher Croft, Ramsbottom

Concerning: 2no. bollards to bridleway; re-instate dry stone wall and new stone wall to same height; radius kerb edging; hedging to screen car park; re-tarmac part of road; new traffic mirror and limestone finish to bottom of bridleway

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1 Introduction

1.1 This heritage statement has been produced to support an application to Bury Council for access road and landscaping changes in connection with the otherwise approved scheme for the construction of three detached dwellings, on the site of the now demolished Halter Inn Works. It was commissioned by the applicant via his agent Extensions NW Ltd.

1.2 The application site lies within the Holcombe Village conservation area (a designated heritage asset).

1.3 Prior to validation of the present application, the local planning authority have informed the agent that:

The site/property is situated in a conservation area therefore a Heritage Statement is required as detailed below.

In line with paragraph 200¹ of the National Planning Policy Framework applicants are required 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:

A contextual Conservation Area Appraisal/Statement of Impact is required addressing how the proposal has been designed to have regard to the character and/or appearance of the conservation area and to explain how the proposal enhances or preserves the character or appearance of the conservation area.

2 Location and setting

2.1 The application site lies about 2km south-west of Ramsbottom town centre, in the area known as Holcombe Brook, which takes its name from the watercourse which flows past the site, much of it within a culvert. Vehicular access is off Bolton Road West, via Redisher Croft (a public bridleway).

2.2 Neighbouring properties include a detached dwelling to the south (Halter Bridge Cottage, also known as 7-9 Holcombe Brook/Redisher Croft), and a residential estate of four houses to the north (Redisher Croft). On the east side, separated from the site by the brook, are the backs of properties along Bolton Road West, including the Hare and Hounds public house.

¹ now paragraph 207, in the NPPF of December 2024

3 Planning context

- 3.1 An application (ref: 72678) for *Variation of condition 2 (approved plans) on planning permission 69702 (Demolition of existing industrial buildings and erection of 3 no. detached dwellings): Revision to elevations and design* was approved on 25 March 2026. The present scheme is intended primarily to make improvements to vehicular access and the safety of users of the public bridleway, and also to enhance the appearance of the access road.

4 Current proposals

- 4.1 The currently proposed scheme is depicted on drawing 3538-03A and comprises:
- 2no. bollards to bridleway; re-instate dry stone wall and new stone wall to same height; radius kerb edging; hedging to screen car park; re-tarmac part of road; new traffic mirror and limestone finish to bottom of bridleway.*

5 Assessment of significance: Holcombe conservation area

- 5.1 The conservation area (CA) is described at length in the council's adopted appraisal², which reads that it "*is rural in character and comprises of a series of scattered hamlets*", but the application site lies close to the CA's southern end, and is not typical for the area as a whole; it is more realistic to say that the site presently forms part of suburban development within the Bolton Road West corridor.
- 5.2 Although there is a narrow strip of countryside running to the west of the site, the buildings which otherwise form its surroundings are not typical of the CA, and are especially atypical of those which confer the special architectural or historic interest for which it was designated.
- 5.3 7-9 Holcombe Brook appears to have originated as a pair of late 19th century semi-detached houses, and has pitch-faced stone to the front elevation, with concrete tile roof. Its north gable, which faces the application site, is pebble-dashed; the three-storey, probably 18th century Halter Inn formerly adjoined here, and was part of a short row of traditional buildings demolished in the early or mid 20th century, and subsequently replaced by the industrial buildings which were recently demolished.

² Kathryn Sather & Associates 2010 *Holcombe Conservation Area, Ramsbottom, Bury: Conservation Area Appraisal*



7-9 Holcombe Brook, to south of application site

- 5.4 The small modern housing estate of Redisher Croft, to the north of the site, consists of modern detached, brick-built houses with concrete tile roofs, which reflect nothing of the locality's vernacular tradition and do not appear to be in keeping with the CA's special interest.
- 5.5 Along Bolton Road West, the modern buildings to either side of the entrance to Redisher Croft are stone-faced with natural slate roofs, so are predominantly of traditional materials which do contribute positively to the CA, but other aspects of their design are clearly modern (photograph below).
- 5.6 The locus of the current proposals is the Holcombe Brook/Redisher Croft road (private or unadopted), the public bridleway which branches off it, and immediately adjoining areas which adjoin the Holcombe Brook, where it emerges from a culvert below the bridleway junction.



Site of current proposals

6 Appraisal of current proposals

- 6.1 The current proposals collectively form a very minor development entirely appropriate to the context, and their impact is set out in the following table.

Element	Impact on conservation area
2no. bollards to bridleway	Negligible change - very small-scale highway furniture
Reinstate dry-stone wall and new stone wall to same height	Small positive impact - small-scale works in traditional materials
Radius kerb edging	None
Hedging to screen car park	Small positive impact from new planting
Re-tarmac part of road	None
New traffic mirror	Negligible change - very small-scale highway furniture
Limestone finish to bottom of bridleway	None - reinstatement of existing surface

7 Conclusion

- 7.1 The small-scale nature of the application as a whole and of the individual changes mean that it would fully preserve the character and appearance of the conservation area, and so is entirely acceptable in terms of its impact on the historic environment.

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