



PR1-let-01

8th September 2022

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

Dear Sir,

Heritage Statement

**Refurbishment of existing garage to include a first floor office at:
Hey House, Holcombe Old Road, Ramsbottom, BL0 4NS**

Proposals for the above involve alterations within the curtilage 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 2010 (Kathryn Sather and Associates) commissioned by Bury Council, Hey House is noted as a building of architectural and historic interest and was registered as a Grade II* Listed Building in 1966.

Its listing reads as follows:

Hey House, Grade II*, Listing Entry Number 1067269

*SD 71 NE HOLCOMBE OLD ROAD 3/142 Hey House 9.8.66 – II**

Built as a hunting lodge c. 1616: wings added later in C17. Stone.

Divided into 2 dwellings. Long rectangular plan. 2 storeys.

All windows and stone mullions and transoms and small diamond panes.

West wing contains old main entrance hall, with wall seating made from pews from Whalley Abbey.

*C17 fireplace. Rear door said to be carved with date 1616. East wing: much of the carved
woodwork said to be from Whalley Abbey. Fireplace dated 1691; overmantel perhaps later.*

*Panelling in same room possibly c. 1700. Door from the Abbey. Fireplace more simply carved
dated 1695 in dining room, Some panelling in a bedroom. 2 stained glass window medallions, one
dated 1616. Tunnel from kitchen has segmental-arched stone barrel vault. Holcombe Hunt
established here 1708 (Country Life, April-June 1952).*

Hey House is said to be linked to the de Trafford family, their history which can be traced back prior to the Norman Conquest.

Around that time, the local geology provided a relatively level shelf about half way up Harcles Hill which was easier to traverse and use as pasture than along the valleys, which were marshy and thickly wooded.

Routes following the natural contours of the land evolved and communities developed.

One pack horse route leading from Bury followed Holcombe Old Road and continued along Cross Lane and then Moor Road to Helmsore and onwards.

Another came from the west around the hill along Moorbottom Road and down the Rake to cross the River Irwell at Stubbins.

Where these routes crossed the centre of Holcombe Village was established, with farm buildings scattered over the landscape, coaching houses to cater for travellers, and on the outskirts of the village, our subject property constructed as a hunting lodge for the landed gentry.

Constructed by Robert Brown in 1616, as recorded on the carving on the lintel over the rear door, as well as appearing on a stained glass window medallion, the de Trafford family often visited and used the property as a hunting lodge.

Some pews and panelling were reputedly salvaged from Whalley Abbey and incorporated into the building.

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

The pack of hounds performed so well during the hunt organised for James I's visit to nearby Houghton Tower as the guest of Sir Gilbert de Houghton, that the Harriers were awarded a Royal Warrant to hunt over twelve townships and members were allowed to wear the scarlet livery instead of the previous green.

It was on the same occasion that Sir Cecil Trafford was knighted by King James, alongside a loin of beef with which the King was most impressed: the origins of Sirloin.

In 1772 the kennels were moved from Hey House, yet the hunt is still active today including an annual meet in Holcombe.

2 Extent of the Asset :

Hey House stands between Moorbottom Road and Holcombe Old Road.

It has extensive manicured gardens across its frontage and a courtyard at the rear, with structures to service its original requirements such as stables, a dairy and milking sheds.

These have been converted into residential properties, with Hey House being sub-divided into two more manageable ownerships.

3b Significance of the Conservation Area:

Hey House is situated within the wider setting of Holcombe Conservation Area, which is described in Holcombe Conservation Appraisal 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 :

No works are proposed to Hey House itself.

Our proposals are to refurbish the existing garage by removing the current flat roof, and extending upwards to accommodate an office with pitched roof over.



Existing Garage Rear Elevation

Side Elevation

Front Elevation

The existing brick walls are to be covered using a stone coloured render, and the roof covering will be natural slate.

An electric vehicle charging point is to be installed inside the garage, concealed from view.

Upgrading the quality of the existing structure, along with new windows and a sectional door can only enhance the image of the main property.

5 The Impact on the Asset :

At a distance of just over 20 metres from Hey House, with mature landscaping in between, the impact on the listed building and its setting will be minimal.



Hey House to the left, with the roof of the existing garage just visible far right

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

Yours faithfully,

Gary Dearden