

Heritage Statement

in connection with

**Proposed internal remodelling and extension at WOODSIDE, DUNDEE LANE,
RAMSBOTTOM, BURY, BL0 9HF**

DECEMBER 2024

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1 INTRODUCTION

This heritage statement has been prepared to assess the potential impact of the internal remodelling and proposed extension to a residential property located at WOODSIDE, DUNDEE LANE, RAMSBOTTOM, BURY, BL0 9HF. The buildings lie within Holcombe Village Conservation Area (a designated heritage asset) where an article 4 direction applies withdrawing permitted development rights for some exterior alterations. The buildings are not listed, but could be considered worthy of non-designated heritage asset status.

The approach taken in the preparation of this statement adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:

- Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals;
- Identify any heritage assets potentially affected by proposals for change;
- Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s);
- Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority;
- Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s).

The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (NPPF 2024). Historic England guidance in preparing heritage statements, entitled 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England Advice Note 12, 2019) has also been used. The

legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.

Further guidance has been obtained from various Historic England publications from the series' below:

- Good Practise Advice in Planning
- Historic England Advice Notes

The Authors

Stanton Andrews Architects was established in Clitheroe in 2006 and has a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budgets of its clients.

The practice has considerable local experience and projects have consistently demonstrated a focused and considered appraisal of the existing arrangement, site, and context; resulting in imaginative and elegant designs tailored to the specifics of each location. This, combined with a sensibility for historical context and vernacular identities, has created socially and environmentally responsive architecture that enhances and sustains successful places.

Methods of Research and Investigation

Inspections of the site were carried out in the summer 2024 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionating to the nature of the building/site, the proposed change(s) and the likely impact of the change(s).

In terms the site's potential for buried archaeology, this has not been explored beyond scrutiny of historic mapping.

2 GENERAL DESCRIPTION

Location

Woodside, Ramsbottom is a five bedroom detached period residence, set in around 4 acres of mature gardens and woodland, the hillside property is accessed from Dundee Lane in Holcombe and within easy reach of the town centre and a short drive onwards to the M66 motorway.

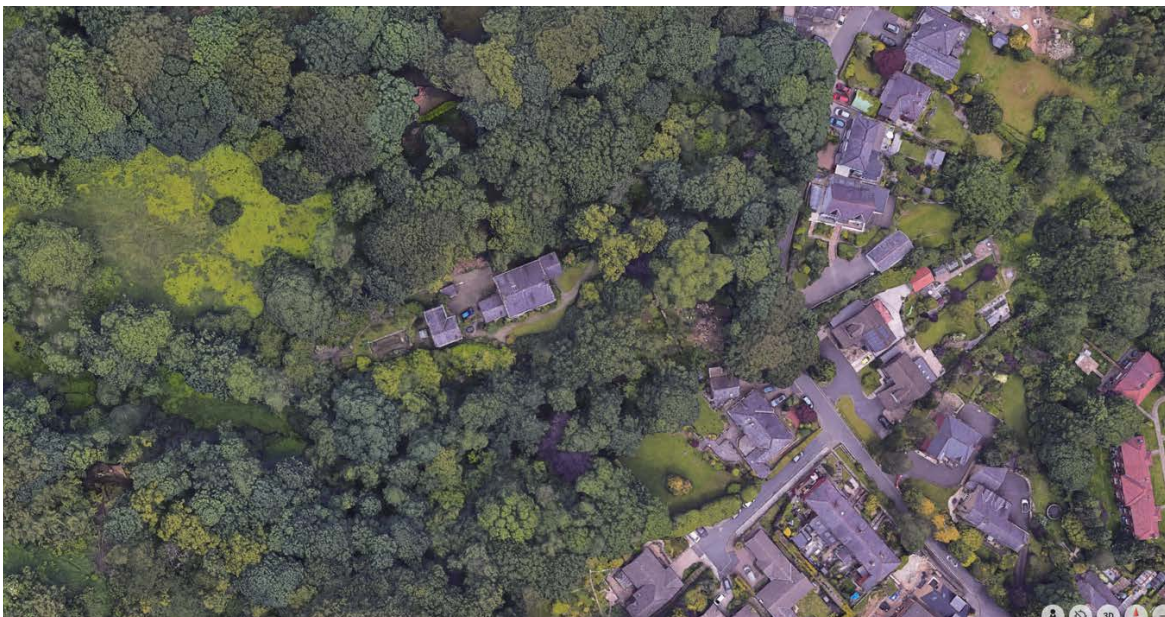


Figure 1 – Site Location

Site Description & Historical Background

The house and coach house dates back to early 19th century, the OS map of 1844 shows the property listed as Wood Side. The Holcombe Moor Heritage Group tithe map lists John Rostron under Wood Side. The Rostron family, was a mill owning dynasty in this area from the early 1800's.

There follows a series of maps and photos that depict the building in their setting and the historical development of this part of Holcombe.

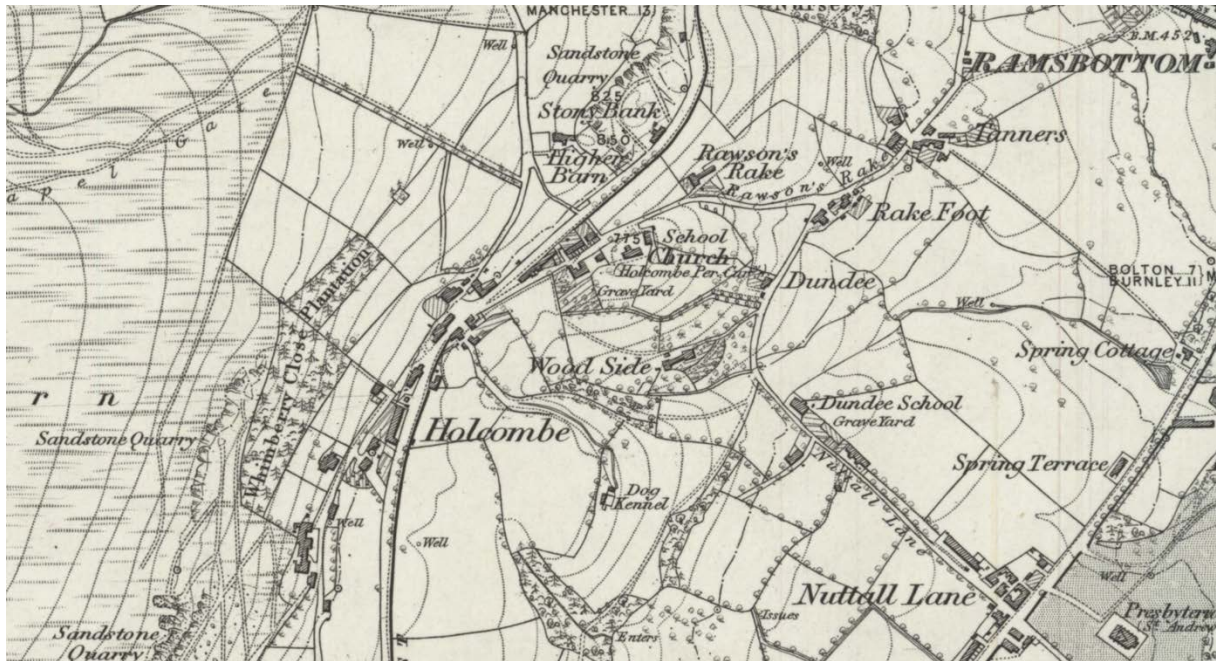


Figure 2 – 1844 OS map showing the building as one long rectangular building.

The plan arrangement matches much of the current layout. The main house (apart from the front bays and porch and turn of the C20th entrance extension) has the same eaves/gutter detail as the 2 storey coach house. The stone coursing to the side garage is consistent with the original house.



Figures 3 and 4 – Continuity of stonework.



Figures 5 and 6 – Parallel scotches to main house consistent with 2 outbuildings shown on the historic mapping, it is not possible to see corresponding details on the coach house.

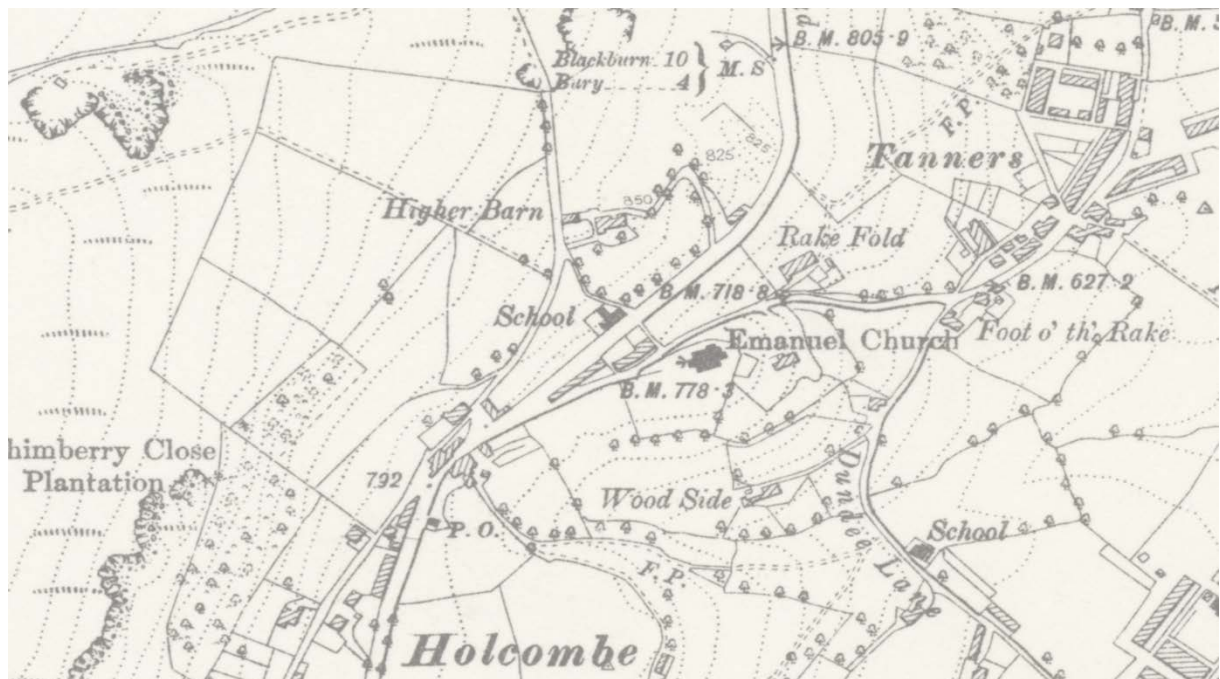


Figure 7 – 1891 OS map, building arrangement largely unchanged.



Figure 8 – 1908 OS map, starts to include the front bay and canopy.



Figure 9 – End of C19th alterations to include bay and lead roof canopy.



Figure 10 – 1927 OS map, the front (North East) extension, now shown



Figure 11 – Late C18th/Early C19th North East 'Arts & Craft' extension.

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 re-organisation 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 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.

The Holcombe Conservation Area, Ramsbottom, Bury Conservation Area Appraisal refers to Wood Side on a number of occasions and confirms that it is locally listed. The current listing does not include Wood Side but does include Holcombe Manor, as this is how the property is referenced on the OS maps.

Conservation Area Appraisal references:-

The number of substantial residences was also increasing in this period with the significant extensions of Plant House, Higher House, Norcot, Aitken House/Holcombe Hall, Manor House and Wood Side. Wood Side was used as the Rectory for a time, as the original Rectory was considered by the incumbent to be too damp.

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The buildings on the Draft Local List include three grand houses, namely the 19th century Plant House on Cross Lane, Wood Side on Dundee Lane (once the Rectory) and Darul Uloom, shown as Lower Hey House on the 1851 OS map, which has undergone considerable changes firstly as the Aitken Sanatorium and since 1977 as a Muslim theological college.

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The following buildings and artefacts within the conservation area are identified as being of local architectural or historic interest – the 'Draft Local List'. They do not enjoy the full

protection of statutory listing: Wood Side, Dundee Lane (SMR 10074.1.0)

Action 24

Within the Appraisal is Appendix 1: Sites of Archaeological Interest Sites of Archaeological interest recorded by the Sites and Monuments Record. It includes SMR 10074.

SMR Number 10074.1.0 Wood Side, Dundee Lane Wood Side shown as one large rectangular building in its own grounds and named (1). Two buildings are shown (2). Shown as two separate buildings, possibly surviving as "Rectory" (3). 1893 OS map names 'Wood Side', site composed of two larger buildings with long connecting structure. The eastern building is the larger of the two and is irregular in shape. 1929 OS map as 1950 with some alteration or addition to all of the buildings. Marked as 'Holcombe Rectory' on 2006 map.

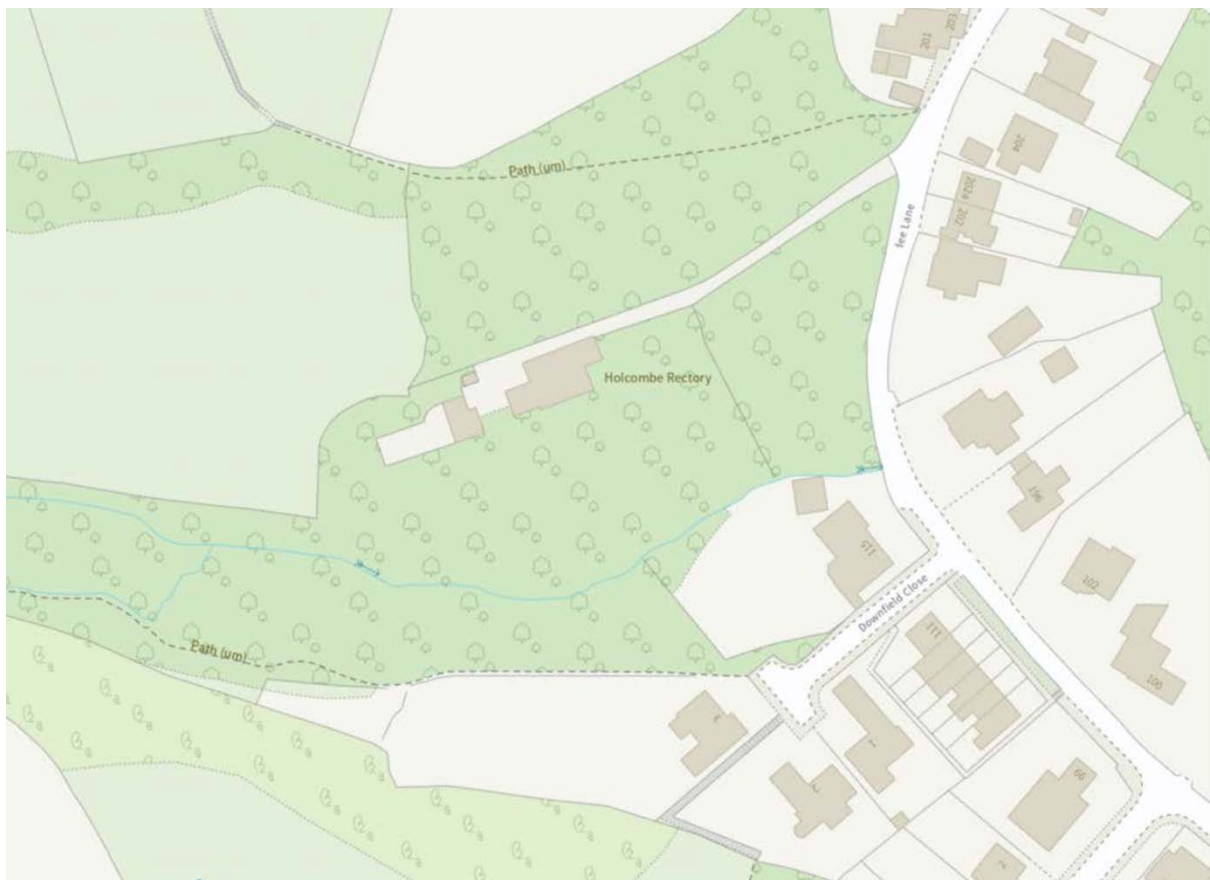


Figure 14 – Current OS map, referring to Holcombe Rectory.

3 HERITAGE APPRAISAL

Introduction

The following appraisal adheres to guidance published by Historic England (2008 and 2019) and relates specifically to the requirement contained in paragraph 207 of the NPPF, 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.'

The appraisal begins by identifying and assessing any heritage values/interests that might be affected by the proposals, before evaluating these and composing a 'Statement of Significance'. The essential purpose of the Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

Heritage Interests

The heritage interests explored below are distilled under the following headings: archaeological interest; historic interest; architectural and artistic interest. The exploration focusses specifically on those interests deemed of possible relevance to the proposals site, and it is not an exhaustive assessment of the inherent heritage interests of the relevant heritage assets. The phrase 'heritage interests' is interchangeable with the phrase 'heritage values', which was used in Historic England guidance from 2008.

Archaeological Interest

Historic England suggests that *'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'*

The property provides physical evidence of an altered and extended C19th dwelling which now includes an extended house and associated outbuildings, including a 2 storey coach house. The archaeological value of the building rests in its historic building fabric and interpretable evidence of its early plan form. The link between the coach house and the main house has been removed. Extending the property will require the excavation of footings on the site of the old link we would suggest that there is scope for below ground archaeology.

Historic Interest

Historic England suggests this to be - *'An interest in past lives and events. Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'.*

Woodside has historic interest. These interests stem from:

The dominance of 18th and early 19th century residential buildings, with very little modern infill, set in gardens in scale with the size of the building;
the homogeneity and visual harmony of the buildings resulting from the use of local materials and traditional building techniques;
the history of the various owners dating back at least to the C19th.

Architectural and Artistic Interest

Historic England suggests that: *'These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.'*

The works will lead to the loss of 10m of exterior wall at ground floor level and internal remodelling of the property.

Statement of Significance

Having assessed the heritage interests associated with the site, it is now possible to take a more informed approach to the assessment of site significance. This will consider prioritising conservation in light of the proposals for change. In this context, a statement of significance is given below.

An appraisal of heritage interests has been conducted to explore the inherent heritage interests and associated significances of Wood Side.

This appraisal reveals that the building lies within the Holcombe Conservation Area (a designated heritage asset) and whilst it is not nationally listed, it is locally listed. Article 4 directions apply to the buildings, which limit some permitted development rights including external alterations. Herein the primary heritage significances of the buildings can be defined, likewise the primary contribution they make to the architectural and historic interests.

4 ANALYSIS OF THE PROPOSALS

General Principles

General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the NPPF. This establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. In order to do this, it is first necessary to understand the heritage significance(s) of heritage assets before commencing with design.

Part 3 of this statement fulfils the need to understand significance and the findings of part 3 have informed the design of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has been achieved or whether any harm is likely to accrue.

Summary of the Proposals

The proposals involves the loss of 10m of external wall and internal remodelling and introduction of the single-storey flat roof link between the house and the coach house, on the site of a previous pitched roof link.



Figures 15 and 16 – Red line shows the top edge of the wall to be removed.



Figure 17 – Survey plan in red over the 1938 survey.

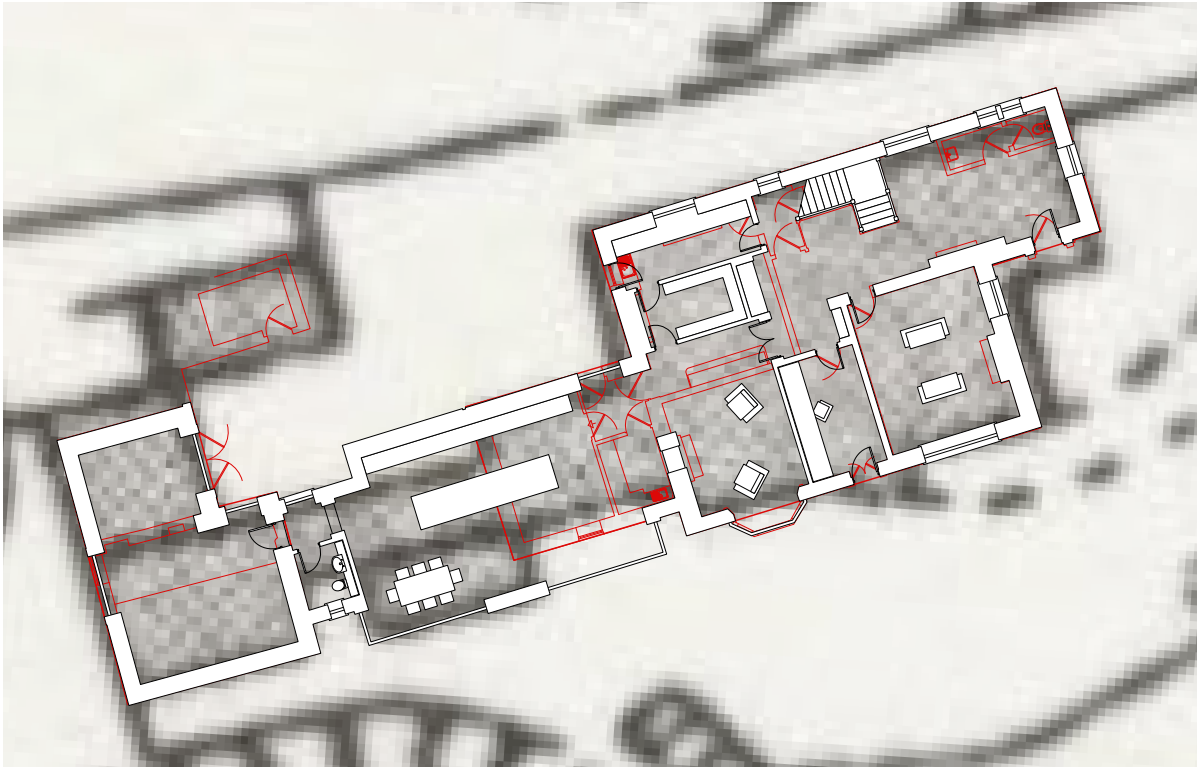


Figure 16 – As above with proposed floor plan in white.

Internally, the ground floor corner of a side wing is to be removed, as well as the reordering of load bearing ground floor walls and non-load bearing walls at first floor. The proposals would improve the living space of the property which have been brought about to future proof the property for the applicants.



Figure 17 – Proposed rear elevation.

Analysis of the Proposals: NPPF

As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2021) considers heritage planning and identifies the following 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 positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

NPPF Paragraph 219

Paragraph 219 of the NPPF states:

'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

To avoid any impacts to heritage setting the new build has been located on the site of a previous pitched roof extension. The plan of the extension is clearly shown on the 1844

OS Map and the roof pitch and height can be seen scotched into the wall of the main building.

The setting of the property would not be negatively impacted when viewed from the neighbouring properties or public footpaths as the building is barely visible within its plot, even in the height of winter.

Analysis of the Proposals: Local Heritage Planning Policy

Local planning policy effectively follows, as it must legally do, the policy requirements of the NPPF, therefore separate consideration of local policy in the heritage planning context is not deemed necessary.

5 SUMMARY & CONCLUSION

Woodside, Ramsbottom is a five bedroom detached period residence, set in around 4 acres of mature gardens and woodland, the hillside property is accessed from Dundee Lane in Holcombe. The buildings lie within Holcombe Village Conservation Area and is not listed, but could be considered worthy of non-designated heritage asset status.

The house dates back to early 19th century, the OS map of 1844 shows the property listed Wood Side. The current main house and outbuildings are shown as well as a link between on the 1844 OS map, later maps include an extension to the North East and porches/bays to the South. This is consistent with a building evolving as tastes changed over the decades.

It is considered that the extension proposals would cause less than substantial harm to the property, provided the new build elements are smaller in scale, and respects the historic fabric and built form of the surviving properties within the locality. The setting would be altered marginally but the proposals have the potential to positively contribute to how the building and site is utilised moving forward.

The additions to the host property will provide useful living space at ground floor. The volumetric (and area) additions of the proposed extensions is approx 10% of the current property and would be considered subservient to the host dwelling.

The placement of the extension which is on the site of a previous extension would be of no detriment to the main front and side arrival elevations of the property. The proposed ground floor internal alterations are substantial but don't involve the loss of any significant historic detail.

The proposed materials for the extension are contemporary but they are consistent with the ambition to minimize the size and bulk of the extension as well as accommodating the large panes of south facing glazing.