

**Proposal for External Storage Containers
Fintek premises, Holcombe Brook, Bury, BL0 9SA**

Heritage Statement

On Behalf Of

Fintek



August 2022

This Heritage Statement accompanies the full planning application for the proposal.

Existing Use

The existing site extents are approximately 318m² / 0.03 hectares. There is an industrial building to its rear (west) with an attached office building to its side (north). There is an open concrete surfaced courtyard in front of the buildings that is used for parking and access. At the side (north) there is an access yard where access to the rear of the buildings can be gained and where bins are stored. The site is currently occupied by Finishing Techniques Ltd who manufacture specialist metal components.

The site is bounded by the main access road to the east, No. 7 Holcombe Brook to the south, an access to a small residential development to the north (Redisher Croft) and wooded land to the west. The site has a generally level topography.

Access to the site, No 7 Holcombe Brook and the Redisher Croft development is via an un-adopted road off Bolton Road West. A land registry SIM search has been undertaken to establish an ownership for the land edged red on the location plan submitted with this application. The only registered titles included within the edged application site were the applicants (GM339198) and the title of 402a & 402b Bolton Road West (GM833619). The later title is partially within the red edge next to the access to Bolton Road west at the top of the un-adopted road as indicated on appendix 4. A copy of the SIM search map is provided in the appendices to this statement.

Proposed Use

The proposal is to extend temporarily the existing facility to create additional storage for Finishing Techniques; who currently occupy the site.

As the business has grown, interior space has been used more and more for machinery.

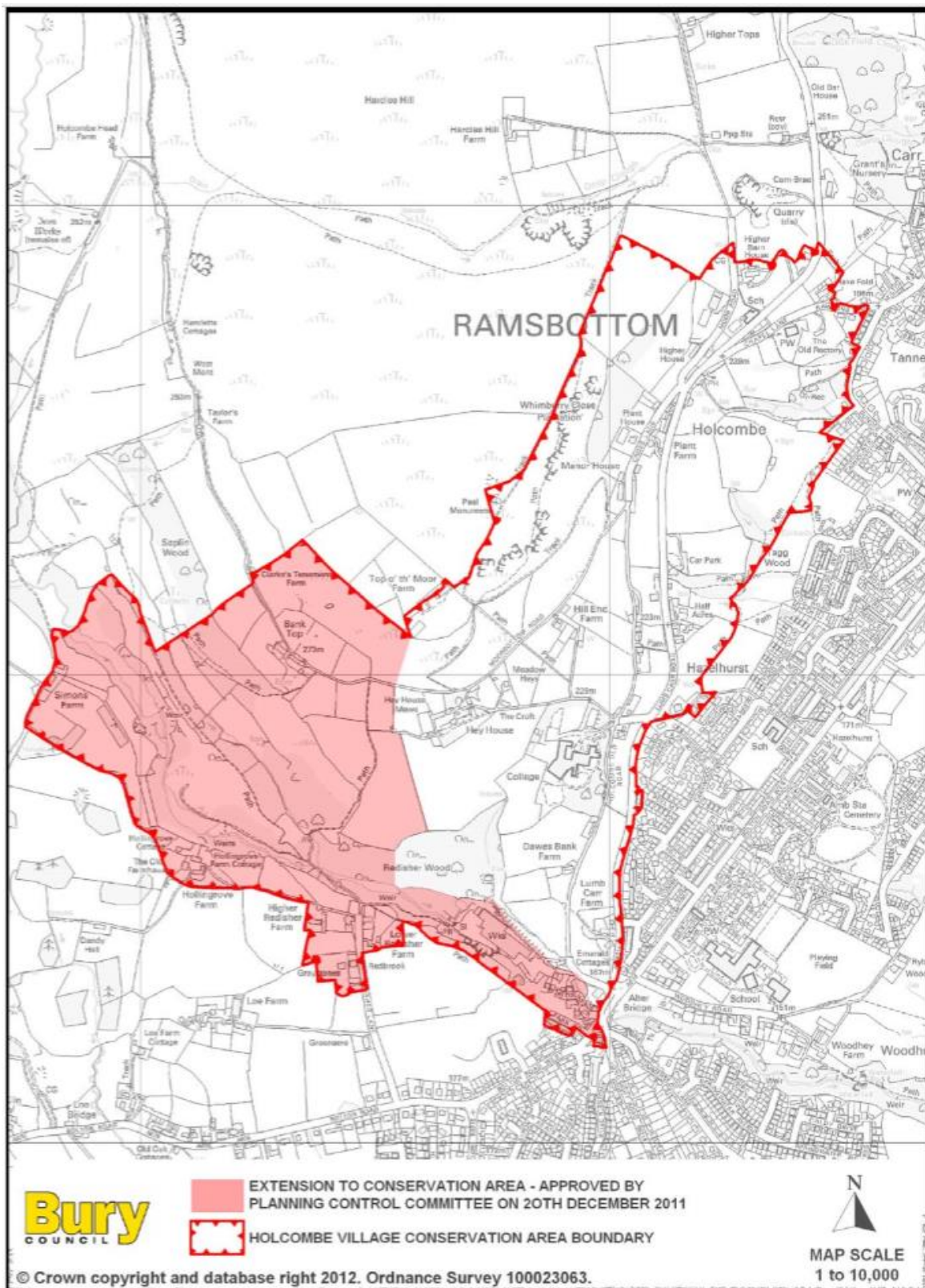
Due to additional machinery being installed, storage space has been sacrificed. The improvement in space efficiency has been beneficial so far, but now there are still some items that need secure storage.

Amount of development

The containers are a temporary solution for storage needs.

It is acknowledged that once the extension is in place they will have to forfeit the containers, it is requested this is made a planning condition of any approval granted for the containers.

Holcombe Brook Conservation Area



'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 Conservation Area includes the upper valley settlement of Holcombe Village a number of small agricultural hamlets and groups of stone buildings which are all typical of the West Pennine Moor area. The form of Holcombe Village is virtually unique in the area as it provides an example of a pre-industrial settlement almost untouched by recent development. The Conservation Area includes a number of important listed buildings including the landmark building of Peel Tower which dominates the landscape and the northern part of the Borough.

The Conservation Area lies on the east facing slope of Holcombe Hill overlooking the valley of the River Irwell. The area has been settled at least since the early medieval period with a largely agricultural economy, although with some small scale quarrying. The resulting landscape form is one of great aesthetic value.

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 building associated with the application was first erected in the early following the demolition of the original Halter Inn which was demolished circa 1963. The replacement building was then converted to its current use as offices, workshops and warehousing in the early 1980s, the business commenced occupation of the premises in 1983. The extension is the north side facing new housing development which was erected in the early 2000s. The heritage assets, the cottages at no 7 & 9 Holcombe Brook are found on the opposite side of the site and not seen along side the new proposals.

The properties within the immediate surrounding area are of mixed design, including a traditional natural stone weavers cottage (No.7 Holcombe Brook) and the modern recently built brick faced detached dwellings of Redisher Brook. The properties of Redisher Brook are of stark contrast to the design and facing materials of No 7 Holcombe Brook.

The existing Finishing Techniques building is contains a mix of materials in its fabric but is predominantly pebble dash / render / painted brick.

It is intended from the street the addition to the building will not be that significant to change the appearance significantly of what is already in place.

How the development may affect the Heritage asset.

The Holcomb conservation area and in particular the stone weaver's cottages are those to which would be affected most by this development. The proposed development would lead to less than substantial harm to the significance of a designated heritage area / asset. The benefit of creating a sustainable and viable business should be considered greater significance than the minimal harm to be caused. Due to the positioning of the development within the site curtilage, any impact should be considered very minimal and non-intrusive to the existing character.

In line with EN2/1 of the Bury UPD, the development proposes to bring into use land which is currently underutilised.

Access

Currently Vehicle / Pedestrian access to the site is via the un-adopted road off Bolton Road West. The proposal does not change this access provision. Due to the commercial enterprise currently operating from the site, commercial vehicles are required to pick up and drop off deliveries. This intensifies the use of the access road and the proposed development would reduce the effect of this

Trees

The application site does not contain any trees, however there is a chestnut tree on neighbouring land within close proximity to the site boundary between the applicant's site and No. 7 Holcombe Brook. The proposed container will not affect this tree.

Summary

The proposed container is needed to allow the business to continue functioning, allowing them to keep up with the latest technology use in their field. The location of the temporary extension has been put forward to create the space they require in the least intrusive and empty part of the site. The existing business has been functioning in this location for decades, and although this use is unusual for its location, it is this mixture of uses that adds to the character of the conservation area.