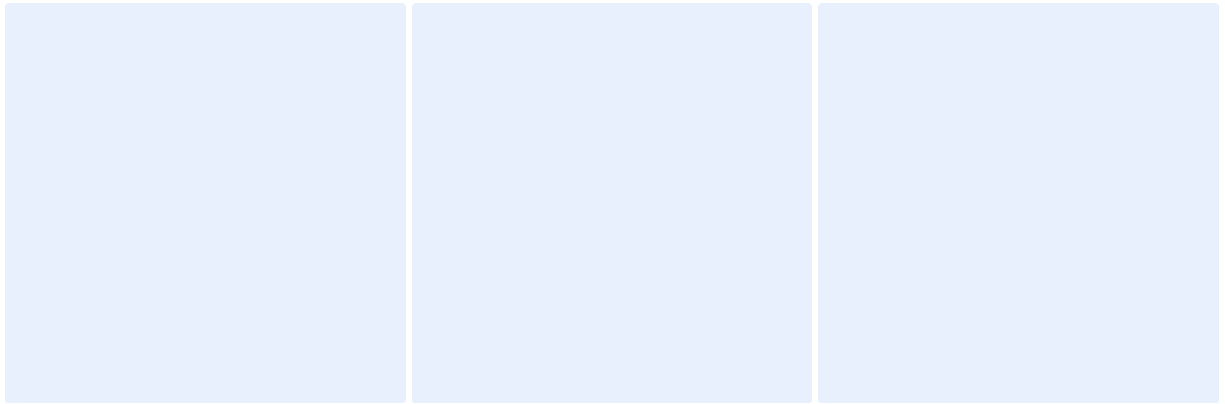




Heritage Statement

Land Off Helmshore Road
Holcombe Brook

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Heritage Statement

Site: Land on the south side of Helmshore Road, Holcombe Village, Ramsbottom

Proposal: Replacement boundary fence

Local Planning Authority: Bury Council

1.0 INTRODUCTION

This Heritage Statement has been prepared to support a planning application for the replacement of an existing boundary fence on land to the south side of Helmshore Road, Holcombe Village, Ramsbottom.

The site lies within the Holcombe Village Conservation Area and affects the setting of nearby listed buildings. The site is also included on the draft local list and is therefore considered a potential non-designated heritage asset.

This statement has been prepared in accordance with Paragraph 200 of the National Planning Policy Framework (NPPF). The level of detail provided is proportionate to the minor scale of the proposed works.

2. SITE AND SURROUNDINGS

The site is located within Holcombe Village, a designated Conservation Area characterised by its rural setting, traditional stone buildings, and informal village layout.

The boundary along Helmshore Road currently comprises a fence that is in a poor state of repair. Its deteriorated condition detracts from the visual quality of the street scene and does not positively contribute to the character or appearance of the Conservation Area.

The surrounding area includes a number of heritage assets, including listed buildings, whose setting is influenced by the overall quality and appearance of boundary treatments and the public realm.

3. SIGNIFICANCE OF HERITAGE ASSET

3.1 Conservation Area

The significance of the Holcombe Village Conservation Area lies in:

- Its historic rural character
- Use of traditional materials and boundary treatments
- Attractive and cohesive streetscape

Boundary features such as walls and fences contribute to this character.

3.2 Listed Buildings (Setting)

Nearby listed buildings derive part of their significance from their setting, including:

- The quality of the surrounding environment
- Views along Helmshore Road
- The coherence of traditional features within the streetscape

3.3 Non-Designated Heritage Asset

The site's inclusion on the draft local list reflects its contribution to the wider character of the Conservation Area, including its frontage treatment along Helmshore Road.

4. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal seeks to:

- Remove the existing fence, which is in a poor and deteriorated condition
- Install a new boundary fence of appropriate design and materials

The replacement fence will be of a simple, high-quality design that is in keeping with the character of the area and appropriate to its Conservation Area setting.

5. IMPACT ASSESSMENT

5.1 Impact on the Conservation Area

The proposal will enhance the character and appearance of the Conservation Area by:

- Replacing a visually poor and deteriorated structure
- Introducing a well-maintained and appropriate boundary treatment
- Improving the overall appearance of the street frontage

The development will preserve and enhance the Conservation Area in accordance with the NPPF.

5.2 Impact on Listed Buildings (Setting)

The replacement fence will have a positive impact on the setting of nearby listed buildings by:

- Improving the visual quality of the streetscape
- Reinforcing a sense of care and maintenance within the area
- Ensuring the boundary treatment does not detract from key views

There will be no harm to the significance of listed buildings.

5.3 Impact on Non-Designated Heritage Asset

The proposal will preserve and enhance the contribution of the site as a non-designated heritage asset by:

- Improving its visual appearance
- Providing a more appropriate boundary feature
- Maintaining its role within the wider streetscape

6. DESIGN PRICIPLES

The proposed fence has been designed with regard to:

- Appearance: Simple and sympathetic design in keeping with the rural character
- Materials: Use of appropriate, high-quality materials
- Scale: Proportionate to the street and surrounding development
- Public Realm: Enhancing the safety and experience of pedestrians along Helmsore Road

Importantly, the replacement will improve safety for pedestrians by providing a secure and well-maintained boundary.

7. CONCLUSION

This Heritage Statement demonstrates that the proposed replacement fence is a minor and beneficial intervention.

The proposal:

- Enhances the character and appearance of the Holcombe Village Conservation Area
- Preserves and improves the setting of nearby listed buildings
- Positively contributes to the site's role as a non-designated heritage asset
- Improves safety and visual amenity along Helmsore Road

In accordance with Paragraph 200 of the NPPF, the proposal is proportionate and results in no harm and clear heritage benefits.