



AB1-let-01

19th April 2022

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

Dear Sir,

Heritage Statement

New windows at 109 Holcombe Old Road, Holcombe, Bury, BL8 4NF

Proposals for the above involve development 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 :

A two storey building within a small cluster of stone cottages, sat beneath Peel Tower sat on high.



109 Holcombe Old Road sat beneath Peel Tower

Once used famously as Mrs Anderton's Restaurant, its conversion to a dwelling to include raising the roof was approved during December 1995.



North and west elevations



West and south elevations

2 Extent of the Asset :

Positioned directly adjacent Holcombe Old Road, surfaced with stone setts.

To the east is another attached structure, originally a stable building converted for use as a dwelling.

Access for foot traffic follows across the north and south elevations.

3a Significance of the Conservation Area:

Holcombe Old Road is situated within the wider setting of Holcombe Conservation Area, which is described in Bury Conservation Appraisal 2010 (Kathryn Sather and Associates) as an unspoilt rural village on the shoulder of Harcles Hill.

Built in tightly knit small hamlets amidst fields of pasture and small woodlands, it follows 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, 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.

Traditional stone walls along the roads with upstanding coping stones and stone gateposts, with the widespread use of stone setts gives the area much of its character.

Earliest maps dating 1818 indicate Holcombe Old Road running north from Holcombe Brook where there was a junction between the road heading west to Tottington and south to a crossing over the River Irwell.

The main focus of development was a series of scattered buildings along Holcombe Old Road, towards Moor Road, an old packhorse route also known as Holcombe Ancient Highway.

A characteristic of the historic plan form in the Conservation Area is the way structures are built in small groups, either as farming hamlets or as rows of cottages.

Within the Appraisal, numbers 83-115 Holcombe Old Road are cited as being an example of this grouping of separate cottages.

Little has changed since their construction until the advent of the car, when new road surfaces and the introduction of pavements were added to a number of roads.

However Holcombe Old Road was surfaced using reclaimed stone setts during the 1970's, along with a small watercourse being discretely channelled down the hill along the side of the road, all contributing to its period character.



Channelled watercourse alongside stone setts

3b Significance of the Asset :

Within the Holcombe Conservation Area Appraisal, the grouping is recommended for inclusion in the Draft Local List due to their local architectural or historical interest (Action 26).

Their description reads as follows:

111-115 Holcombe Old Road: Originally three cottages of uneven size, the northerly smaller unit contained a small shop. The two storey stone cottage with a slate roof still has the hinges from the early shutters and one retains a stone bracket porch.

109 Holcombe Old Road: This two storey cottage is built at right angles to the road of coursed stone with stone quoins at the corners. The roof has been raised as can be seen from the stone courses and a porch has been added.

To the rear is a cottage of stone rubble.

4 The Proposed Works :

As the Appraisal also highlights, within these clusters of buildings a creeping diversity of window and door replacements has had the greatest impact on the whole.

Replacement of the existing poor quality window frames is our proposal to rectify previous mistakes.

One window sill is to be reduced in height to allow better views from within towards Holcombe Tower and to allow more natural light.

5 The Impact on the Asset :

All windows are to be reinstated in a more appropriate and original style, enhancing the character of the whole group.

Minor alterations to one window opening are at first floor level, and will have little visual impact on the Conservation Area, yet improve the living environment for the occupiers.

Any recommendations of the Local Authority will be incorporated.

Yours faithfully,

Gary Dearden