

HERITAGE STATEMENT

Cragg Farm, Cragg Lane, Summerseat BL9 5NR

Erection of 1.2 metres High Fencing / 1.55 m High Fencing, Replacement Barn Outbuilding and Re-Surfacing of Driveway

This heritage statement has been prepared by Maybern Planning and Development on behalf of Mr and Mrs Holroyd to support a retrospective planning application which seeks planning permission for the erection of timber boarded fencing to the site frontage.

Site Description

The site comprises the dwelling of 'Cragg Farm'. It forms the western part of a former c18th century farm house (that is understood to have been divided following the cessation of a poultry farm use on the wider land). It now also forms part of a characterful stone-built terrace of dwellings along Bass Lane via the residential conversion and works to a former building to the west. The dwelling of Cragg Farm is therefore now a mid-positioned unit and features a prominent gable extending forwards towards the road frontage and features timber framed openings some within stone mullion surrounds. A small garden/yard area is to the north side of the dwelling up to the Bass Lane road frontage. The wider Cragg Farm dwelling site is located to the south/ south east of the dwelling and contains lawned and garden areas, a detached building and a modest barn outbuilding.

Designations for Cragg Farm

The site lies outside Brooksbottom Conservation Area approximately 200-metres to the north of the Conservation Area as shown on the on-line proposals map to Bury Unitary Development Plan (UDP).

The dwelling of Cragg Farm is included within the draft Local List as a building of historical interest, however it is not a statutory listed building nor is it within close proximity to any. The dwelling is considered by Bury MBC as a Non-Designated Heritage Asset (NDHA), albeit draft, and no details of the building are provided on the on-line list.

Development Plan

In accordance with Section 70(2) of the 1990 Act and Section 38(6) of the 2004 Act, the statutory development plan for the site comprises the adopted Bury Unitary Development Plan (UDP) (1997).

Key heritage policies in the assessment of this application comprise the following:

- EN2/1 - Character of Conservation Areas
- EN2/2 - Conservation Area Control.

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in the determination of this application.

Significance of The Building

The dwelling is considered to be of its original size and materials for this part of the farmhouse retaining the gable projection with likely only minor window material changes to reflect aging, albeit openings and stone mullions remain. As it is now abutted by the adjacent dwellings, the domestic use and form of the dwelling is largely set and viewed in the residential context.

Proposal and Impact on Historical Quality

The proposals are for ancillary and minor works to the dwelling site and do not alter the dwelling structure, fabric or scale.

The frontage timber-board fencing at 1.2 metres high in its lower section rising to 1.55 metres at its highest point will sit above the existing frontage dwarf stone wall that will maintain the existing roadside character across the group of dwellings in this part of Bass Lane. The fence reflects the rural nature of the site with the light colour conforming to the existing timber entrance door and wider stone palette of the property. The fencing is modest in scale such that the prominence of the existing gable is maintained. Given this the fencing does not result in harm to local visual or physical character or harm the historical quality of Cragg Farm.

It is considered the fence would incur a neutral, or at most, very low level of harm to the significance of the Non-Designated Heritage Asset of Cragg Farm. It is also considered the form of the proposals and separation to nearby Brooksbottom Conservation Area will negate any impact on its setting having regard to policies within the UDP, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and NPPF paragraphs 200 and 205.