



28th October 2025

FAO

Bury MBC

Development Control

Heritage Statement

Construction of a Single Storey Rear Pitched Roof Extension

21 Park Road, Holcombe Brook, BL0 9RZ

Alterations are proposed within the Holcombe Conservation Area, where an Article 4 Direction removes all permitted development rights.

The Direction was made on 9th May 2016 and following consultation and consideration of the representations received, the Direction was confirmed by the Council on 7th September 2016

According to clause 189 of the National Planning Policy Framework (NPPF), applicants must describe the significance of any heritage assets affected by these changes, including how their surroundings contribute to their value. The amount of detail provided should match the importance of the assets and be sufficient only to understand how the proposal could impact their significance. As a result, submitting this Heritage Statement is required.

Nature of the Asset

Holcombe Conservation Area is characterised by its scattered settlements and farms within a wooded valley at the base of Holcombe Hill, largely unchanged since the mid-19th century. The area supports woodland bird communities connected by footpaths. Park Road is included in the inventory. While there is no date stone on the building, it is likely from around the 1850s.

Extent of the Asset

Situated from Holcombe Brook with views over the steep, wooded valley sides adorned with bluebells, these properties occupy an elevated and exclusive location along the track to Redisher Wood. The combination of privacy and distinction makes this setting highly desirable.

Significance of the Asset

Park Road features more than typical terraced houses; built during Queen Victoria's reign, it reflects the era's entrepreneurial spirit and respectability. The Great Exhibition of 1851 inspired landmarks like the Victoria and Albert Museum, Science Museum, Imperial College, and Royal Albert Hall. Park Road's Victorian terraces include unique frontage designs not found in workers' cottages, influenced by this period.



Existing Front Elevation of No 21 Park Road

Description of Proposed Extension Works

The proposal pertains to a traditional mid-terrace dwelling situated within the Holcombe Conservation Area, where permitted development rights have been withdrawn. The property features traditional brick construction to the rear elevation which has been painted to the lower level and had vertical hung slates to the upper section, A small white UPVC porch is currently present at the rear that it is proposed to demolish and replace with the proposed. It is noted that many terraced dwellings in the vicinity have undergone rear extensions. The rear yard is open to the access track behind the site.

The proposed scheme seeks consent for a replacement rear extension following demolition of the existing porch. This extension will feature a lean-to roof and occupy a greater footprint, projecting 3 metres and spanning the full width of the rear elevation. The structure will incorporate extensive glazing to the rear elevation and some roof windows, while the side elevations will be brickwork. External finishes will comprise brick elevations, a slate roof, and black uPVC windows.

Impact on Conservation Area

The key architectural feature of number 21 is its front elevation. The proposed kitchen extension is minor, single-storey, and located at the rear, remaining largely hidden from view and not impacting major elements of the existing property and surrounding areas. The conservation area includes various styles and recent developments that have successfully used suitable similar materials; this extension will follow suit, using appropriate materials, being set back, and unobtrusive. Overall, it is a modest addition that complements the area's character.



Above are images of the existing rear elevation. The existing small lean to rear porch will be demolished and replaced along with the rear Soil and top water pipework being mostly hidden and incorporated into the proposed rear single storey extension.

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