



SU4-let-01

28th February 2022

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

Dear Sir,

Heritage Statement

**Erection of garden out-building / home office following removal of summer house at :
Tower View, Lumb Carr Road, Holcombe, BL8 4NN**

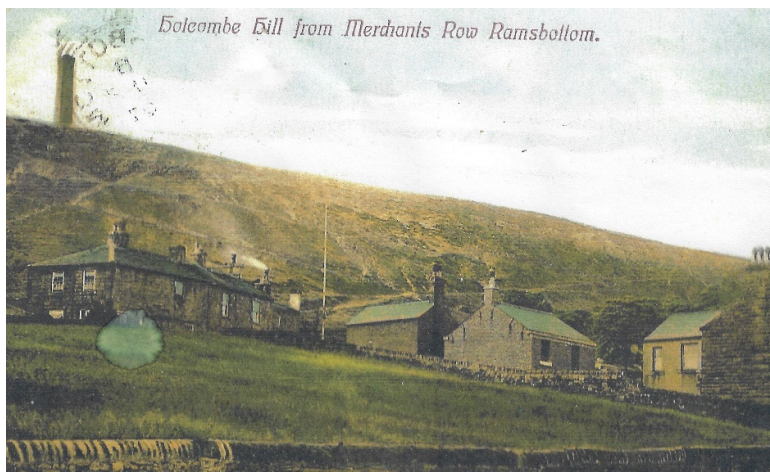
Proposals for the above involve development within the Holcombe Conservation Area, therefore this heritage statement is a requirement.

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 :

Originally built as a house with detached barn, pictured on the following post card 'Holcombe Hill from Merchants Row' the subject property is pictured in the foreground with Peel Tower (1852) on high.



Tower View and Barn pictured on the right side of the postcard

The barn was extended at some point to join with the main house, to include a conservatory link and form one large dwelling house.



Photograph taken during 2012

Since then, the house has had a major facelift including internal alterations and the pictured double height gallery as a replacement to the conservatory.



2013 photograph following major renovations

2 Extent of the Asset :

Surrounded by 0.85 hectares of gardens, the property is bounded by Lumb Carr Road to the east, and meets with Holcombe Old Road at points to the west.

Across the northern boundary runs a dry stone wall which delineates the route of a public footpath between Lumb Carr Road and Holcombe Old Road.

The southern boundary has a more open feel, with views across the fields demarked by a two railed timber fence, along which follows an unmarked footpath between the same two roads.

3a Significance of the Conservation Area:

Tower View 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 a hill, built in tightly knit small hamlets amidst fields of pasture and small woodlands, along 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.

3b Significance of the Asset :

Within the Holcombe Conservation Area Appraisal noted above, no specific mention is made of Tower View.

Originally being a farmhouse type building along with a barn structure, little weight was attributed to their individual worth.

However, as the Conservation Area Appraisal highlights, sometimes it is not the quality of an individual building that makes a contribution to the character of the conservation area, but it's inclusion within the group.

4 The Proposed Works :

A summer house is currently positioned near to the south end of the garden, and is in a poor state of repair.



Summer house overlooking the fields to the south

Our proposal is to remove the existing summer house, along with the associated garden walls and concrete surfaced terrace.

This will be replaced with a new out-building / home office, with the surrounding land graded to the adjacent field and surfaced with grass.

It's current plan form would be rotated to be more concealed from view by the existing landscaping, as seen from the main house.

The base platform would be supported three sides using ground screws rather than traditional foundations, over an area of 5 x 7 metres.

Traditional footings would be used below facing stonework along the main front elevation.

External walls sat on this would be 4 x 5 metres, sheathed using vertical composite cladding (polyethylene plastic with reclaimed wood fibres and polymer outer shell), roofed over with a single ply rubberised membrane.

This will allow a 1 metre decked area to one side of the out-building and a 2 metre area of decking to the front.

Glass balustrades are indicated on plans surrounding the decked area, to match the balcony on the main house.

5 The Impact on the Asset :

Located at a distance of 38 metres from the main house and 15 metres from the pavement adjacent Lumb Carr Road, shrouded in dense landscaping, our proposal will have minimal impact when viewed from outside the site.

Opening up the lower part of the garden will benefit the main house by opening up the view across the valley.

Any recommendations of the Local Authority will be incorporated.

Yours faithfully,

Gary Dearden