



SG2-let-01

5th January 2022

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

Dear Sir,

**Heritage Statement for the construction of a canopy over the existing lower patio at:
3 Alba Street, Holcombe Village, BL8 4NA**

Proposals for the above involve works within the curtilage of a Grade II listed building, within Green Belt and 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.

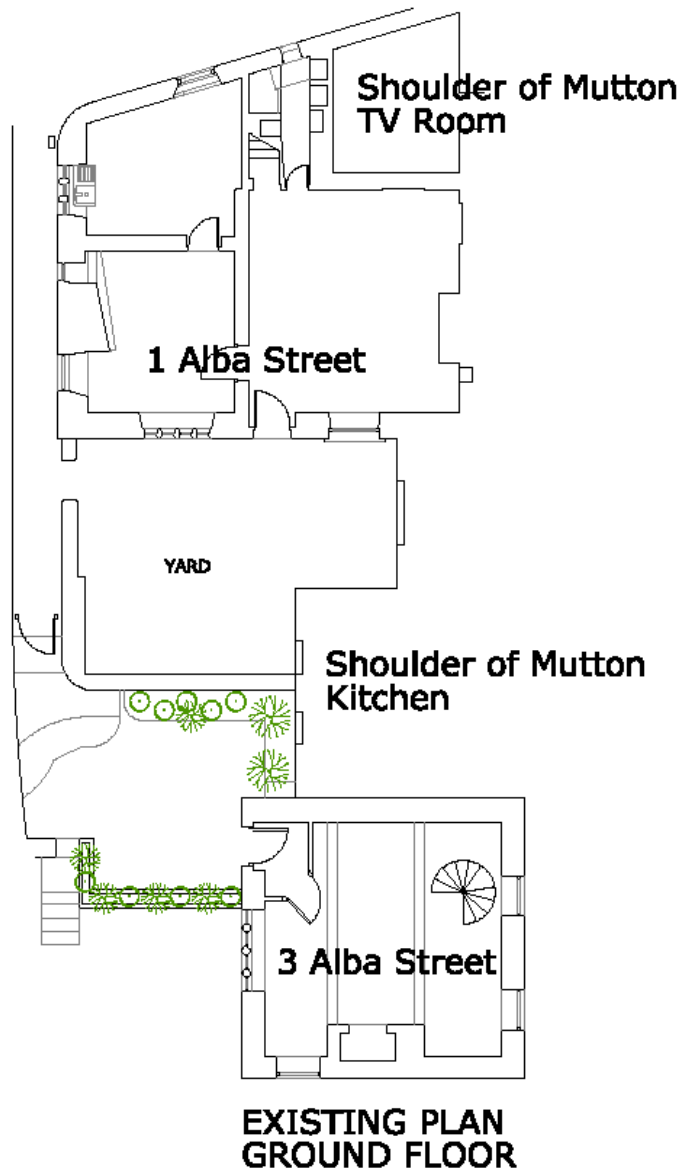
1 Nature of the Asset :

Noted in 'Bury Conservation Appraisal' (Kathryn Sather and Associates) commissioned by Bury Council in 2010, numbers 1 and 3 Alba Street are grouped together as one entity for the purpose of categorising their listing as Grade II Assets.

Historic England share this impression and list entry number 1356788 as follows:

17th century or earlier C18. Rubble. Two storeys with three-bay one storey pentice front. The building slants back from The Shoulder of Mutton Public House which abuts on the left. Rubble. 3 light upper window with splay mullions in gable end. Stone slab roof. Single storey rear extension with 2-storey extension beyond each with 2-light wooden casement windows.

Of this description, only the last sentence appears to refer to our subject property as the '2-storey extension beyond.' The 'single storey rear extension' noted is actually the kitchen of the adjacent public house



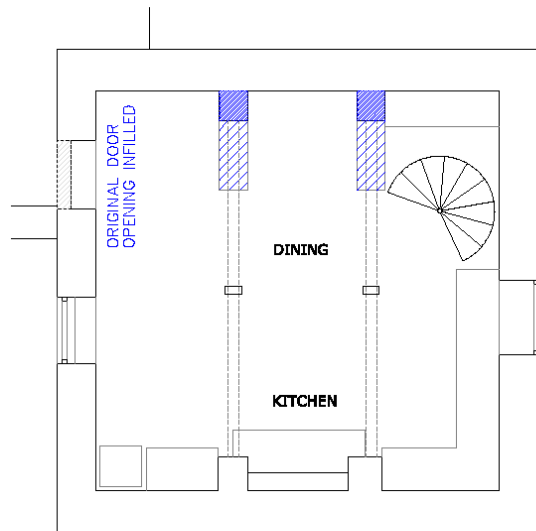
As the listing was initially entered in January 1985, little weight was directed to 3 Alba Street as the building was derelict at that time.

Although referred to as a two storey building, refurbishment approximately 29 years ago saw the cellar converted into a kitchen, effectively making the property three storey.

During 2005 I personally took a measured survey of 3 Alba Street in order to provide proposals for an extension at the side, which although approved never came to fruition.

Measurements taken inside the lower ground floor record two large stone buttresses bracing the end wall of the Shoulder of Mutton which sits at a higher level.

Substantial in size, measuring 1400 x 400mm at the base, tapering to 420 x 400mm at ceiling level, these are indicated in blue on the lower ground floor plan.



**EXISTING PLAN
LOWER GROUND FLOOR**

Also recorded on the survey drawing is an original door opening which has been infilled by the formation of the terrace, which allows access to the main entrance door on the floor above.



3 Alba Street looking towards the lower patio

2 Extent of the Asset :

Joined to the southern end wall of the Shoulder of Mutton Public House and stepping down to lower level to meet with the adjacent field.

Number 3 Alba Street is bounded to the east by a footpath surfaced with stone setts which leads from Holcombe to Ramsbottom, and to the west by a narrow stone flagged footpath leading from Lumb Car Road to the entrance door.

3a Significance of the Conservation Area:

Alba Street is situated within the wider setting of Holcombe Conservation Area, which is described in the appraisal as an unspoilt rural village on the shoulder of Harcles Hill, built as 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, workers cottages and ancillary structures.

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.

Holcombe Village is noted as being one of the last pre-industrial settlements, which has adapted from a home working textile industry to outworking, as demonstrated by the pathways and handrails which show the interconnection between Holcombe and Ramsbottom.

Employment could be found in the mills of Ramsbottom, whilst beer houses were to be found in Holcombe, prompting the walk between work and refreshment.

Several established beer houses could be found in the core of Holcombe; The Black Bull beer house (now Stumps Cottage); The White Hart Inn (now Higher House); The Shoulder of Mutton Public House (also known as Lower House).

It is to the last of these that number 3 Alba Street is physically attached.

Also a Grade II listed building, which although containing a date stone from 1751, it's front and side elevations of ashlar stone are likely to be a rebuild of an earlier structure.

3b Significance of the Asset :

Alba Street was constructed during an era of rapid change, England of the 17th century was ruled by 7 different monarchs from Queen Elizabeth I to William III.

There was political and social turmoil, marked by incidents such as the gunpowder plot, and the English Civil War between king and parliament.

In 1664 a courthouse was built on the outskirts of Holcombe Village by the Duke of Albemarle, from whom it is thought the name Alba Street derives.

Condemned prisoners were supposedly brought for execution to the standing stone on Knoll Field, just south of Alba Street, the rectangular standing stone having been placed in medieval times.

Anecdotal evidence suggests that an outbuilding in the vicinity of Alba Street was used as a temporary holding area for these criminals.

During more settled times land close by 1 Alba Street, below the level of the pavement, was allocated as a drying ground for the use by residents across Lumb Carr Road who had no gardens.

This remnant of communal village life not only allowed the drying of clothes out of doors, it encouraged social interaction.

Whilst number 3 Alba Street is surrounded by history, the only features noted in the listing are the '2 light wooden casement windows.'

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 :

No works are proposed to the main building.

A canopy over the lower patio is proposed, to be erected over a hardstanding of existing stone paving slabs.

Materials to be used are to be steel posts and canopy frame, colour RAL7016 Anthracite Grey, with 8.8mm clear laminated glass roof panels.

5 The Impact on the Asset :

Views from the listed building through its limited window openings towards the Green Belt will not be reduced, as the canopy will be an open structure, tucked beneath the existing dry stone retaining wall.

From the public footpath which runs across the east side of the listed building, the building itself shields any view of the proposed structure.

Walkers using the pavement along Lumb Carr Road see the gable wall of number 1 Alba Street, with its prominent '3 light upper window with splay mullions.'

Attached and stepping down from this are the 'single storey rear extension of the Shoulder of Mutton kitchen, with the 2 storey extension beyond.'

A steeply sloping path leads from a gate on Lumb Carr Road passing these stepped buildings on the left with two terraced gardens on the right, braced by dry stone retaining walls.

Three retaining walls in total cut into the hillside resulting in an approximate drop in level of 6 metres from Lumb Carr Road to the garden and patio of number 3.

Any new structure at this level would be concealed behind the lower retaining wall.



From Lumb Carr Road through the two terraced gardens of 1 Alba Street dropping to number 3

Maintaining this open setting will continue to enhance the character of the conservation area, and have no impact on the listed building.

Any recommendations by the Local Authority will be incorporated.

Yours faithfully,

Gary Dearden