

Supporting Information: Heritage Statement

Householder Planning Application for the proposed two-storey rear extension to existing dwelling

Location: Heather Cottage, 22/24 Cross Lane, Ramsbottom, Bury BL8 4LY

Proposal: Householder Planning Application

Submitted: October 2022



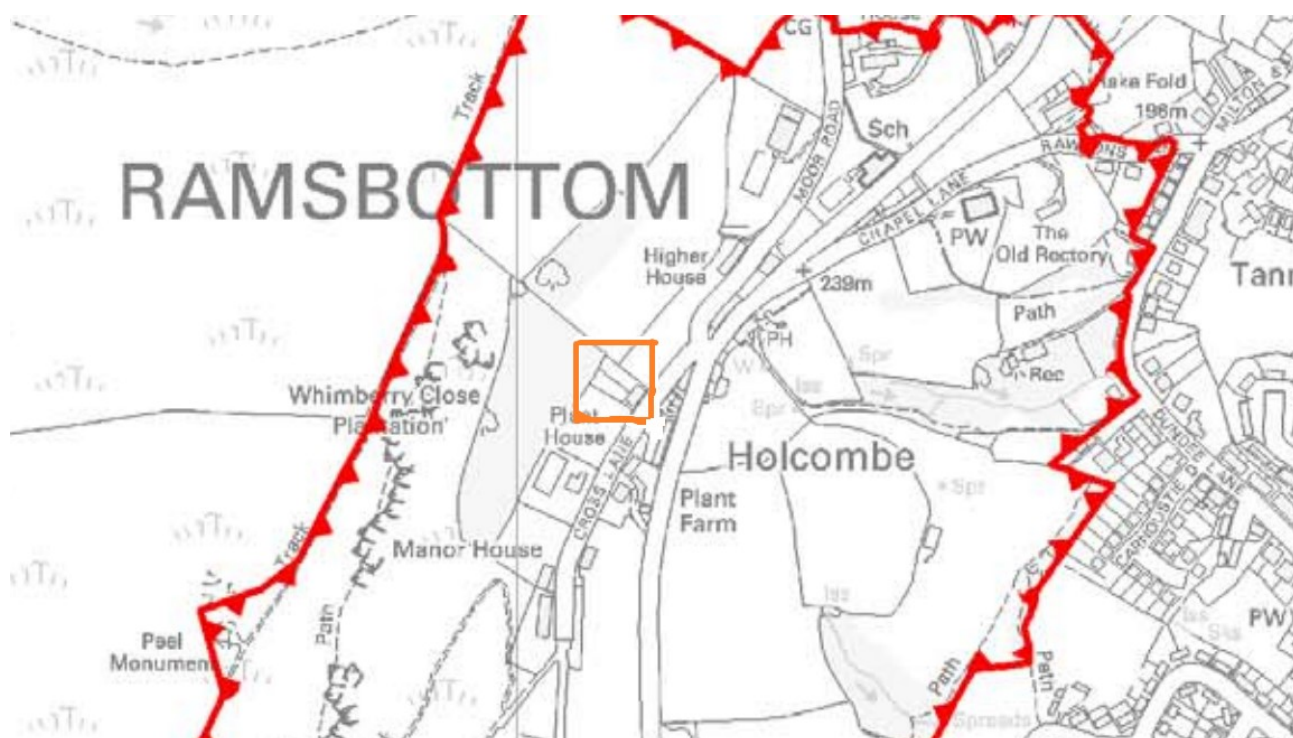
1. Introduction

The site is located on the north side of Cross Lane in Holcombe Village, 5 miles North of the Bury MBC Borough on the South-Eastern face of Holcombe Hill.

The site is within Holcombe Conservation area. The general character of the conservation area is derived from its rural setting with scattered hamlets on the slope of Holcombe Hill. The immediate surrounding area comprises of a cluster of terraces opposite/at the junction of Lumb Carr Road, where there is also a pub and further along a church and school.

Due to the geography of the area a number of buildings are set into the hillside, producing an array of building heights and roof forms, which is also characteristic of the Conservation area.

Heather Cottage is identified as being of local architectural interest. It is a 17/18C stone cottage that was an old farmhouse, first converted into two cottages and then made into a single dwelling in the 1980s.



2. Significance

This section assesses the relative significance of the site and locality and its key significance values. 'Conservation Principles' (English Heritage, 2008) sets out a range of heritage values that can be used to establish the significance of a building or place. These include:

- Evidential value (the physical aspects of a building that yield evidence about its past)
- Historical value (the extent to which a building is associated with or illustrative of historic events or people)
- Aesthetic value (includes design, visual, landscape and architectural value)
- Communal value (includes social and commemorative value and local identity)

These values may be tangible, for example, the listed building's grade or they may be intangible, for example, the site's association with a past event or group of people

Significance is a concept for measuring the cultural value of a place, using judgement to assess the place and its different aspects in a hierarchy. The concept was first developed in Australia by James Semple Kerr, to assist with the management of cultural assets. It has been adopted by the Heritage Lottery Fund and in adapted forms by organisations such as The National Trust and English Heritage. The established levels of significance are:

- Exceptional – important at national to international levels, reflected in statutory designations, such as Grade 1 listed buildings and scheduled ancient monuments.
- High – important at regional level or sometimes, and possibly at a regional level, for example for group value
- Low – of no more than local value
- Negative or intrusive features – features which in their present form detract from the value of the site

The dwelling does not hold any listing however it can be seen as being of local importance within the Holcombe Conservation area due to its age and location.

Bury MBC Policy EN2 looks to view Policies relating to Conservation Areas and Listed Buildings.

The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance. Justification Historic buildings and Conservation Areas are vitally important to the environmental quality of life in the Borough. They help to provide a diverse living environment, provide educational benefits and are important in improving the image of the Borough and its potential to attract visitors and investors. The protection and enhancement of Conservation Areas, Listed Buildings and areas considered to be of local historical importance is, therefore, considered to be an important element of the Plan.

EN2/1 - Character of Conservation Areas

The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas. The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:

- retain, replace and restore features of historical and architectural interest;
- retain and enhance existing landscape features including trees, parks and gardens;
- initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;
- remove dereliction and bring unused land or buildings back into beneficial use; prepare and promote design guidelines to ensure sympathetic development.

The aim of this policy is to ensure that the special character inherent in the Borough's Conservation Areas should not only be preserved but enhanced as far as possible. This aim will be carried out through the Council's development control decisions.

The proposals aim to enhance the architectural appearance of the original property. The landscaping and repairs to stone walling around the property completed over the last few years has already significantly improved the appearance to the front and rear, since the new owners moved in. The gardens and trees to the rear will remain, keeping the green space unaffected by the proposals for the house.

EN2/2 - Conservation Area Control

Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area.

In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

- the nature of the development in terms of its bulk, height, materials, colour, design and detailing.
- the relationship between the proposed development and the architectural and visual qualities of the surrounding area.

The proposals aim to enhance the architectural appearance of the original property by providing materials that match where appropriate and also some contemporary features to highlight the difference between the old and the new. The area has many different architectural styles and as such, these proposals have been designed to best completed this property in its surroundings.

3. Proposals

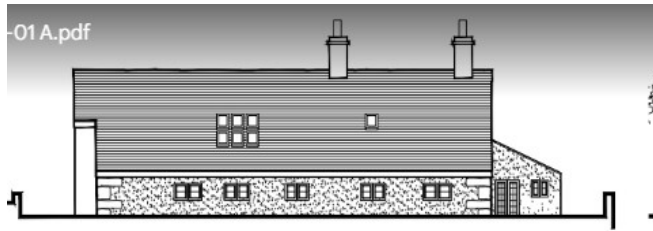
Externally, the front elevation of the house will remain as existing. The extension, being located at the rear, will be concealed from view from Cross Lane.



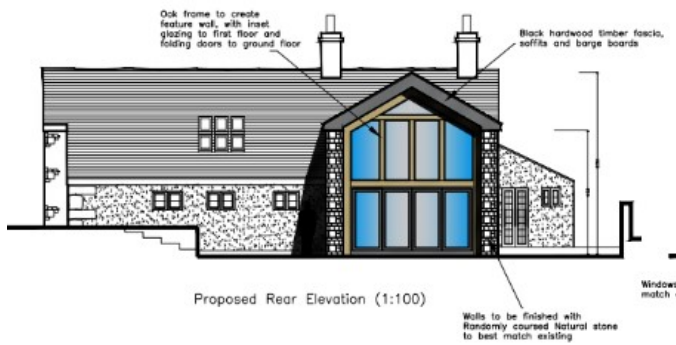
Existing Front Elevation (1:100)

The proposals involve a rear extension and remodelling of the ground floor to increase the kitchen/dining area and improve the circulation. As well as allowing greater height to the ground floor living/kitchen area, to the first floor, there is the creation of a master bedroom with ample ceiling height.

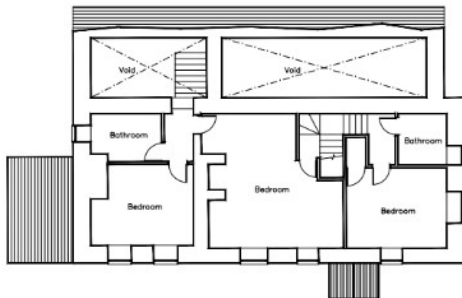




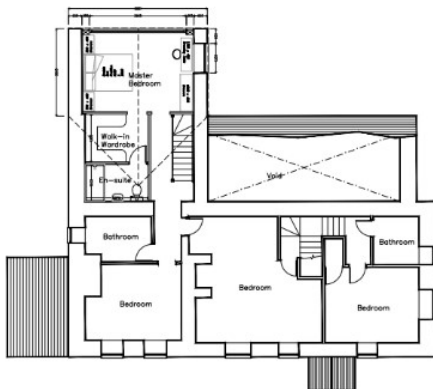
Existing Rear Elevation (1:100)



Proposed Rear Elevation (1:100)



Existing First Floor Plan (1:100)



Proposed First Floor Plan (1:100)

The front of the house is two-storey while the rear appears to be a half-storey due to the house being set into the hillside and a step up in levels internally. This results in very low eaves at the rear. The proposals will give relief from the existing low level ceilings.

The proposed materials of the extension have been selected to be of a high quality that reflect the style and character of the local area.

The walls of the extension will be finished in natural coarse stone to best match the existing, whilst the oak frame and glazing add a contemporary touch to highlight the difference between the old and new, avoiding an overly pastiche approach to the design.

4. Conclusion

In conclusion, it is felt that the proposals will have a positive impact on the house by providing a larger home for a growing family, ensuring its future liveability. Due to the proposals being on the rear of the property, it will have low impact on the visual amenity of the conservation area.

The proposed extension has a minimal impact on the fabric of the existing house and is designed to harmonise through the use of existing materials whilst also providing a break between the old and new elements.