

# **Heritage Statement**

## **Handrail to Steps**

### **26 Holcombe Village/Alba Street, Holcombe.**

#### **1.Introduction.**

Numbers 24 and 26 Holcombe Village (or sometimes referred to as Alba Street) are statutorily listed buildings where alterations are controlled by legislation, and through the National Planning Policy Framework 2021 and local planning policies. They are also within the Holcombe Village Conservation Area and within the setting of the Shoulder of Mutton PH and 1-3 Alba Street, both also grade II listed buildings, all subject to similar controls. Other buildings in the vicinity are on the local planning authority's draft local list of heritage assets and these have a lower level of control.

It is proposed to erect a handrail to the existing external entrance/steps at number 26. This work may impact of the significance of these heritage assets.

This statement is required in support of the application in line with paragraph 194 of the NPPF 2021. Part of the paragraph states that "In determining applications, local planning authorities should require an applicant to 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". The assessment in this statement is based on the case that the extent of change to the building and to the setting of the listed buildings is very small scale. The detail in the statement of significance is sufficient to assess the impact of the proposals.

#### **2. Significance**

24 and 26 Holcombe Village are Grade II listed buildings. (list entry 1067277 for 1985). Historic England's description (in italics) of the group is –

*C18. Forming the left-hand end of the range opposite the Shoulder of Mutton PH. Coursed rubble. Three storeys. Stone splay-mullioned windows. No. 26 (on left) has two 3-light windows, except on ground floor, which has windows with altered glazing. No. 24 has one 3-light window, except on top floor, which has one 3-light plus one 2-light window. Doors in flush surrounds, central to no. 26 and to right of no. 24.*

Holcombe is primarily a C18 settlement, with earlier origins, set on the main route north from Bury. The village centre was established at the location of the Shoulder of Mutton PH and the White Hart PH (now Higher House) and the current main highway narrows significantly at this point. Number 26 is part of the 3 storey block located opposite the shoulder of Mutton. It is a tall and robust structure dominated by its roughly coursed walling, large cornerstones, stone window surrounds and splayed mullioned windows. Together with the buildings to the west it has a double pitched roof and tall stone chimneys. It is little altered from its original construction. Number 26 has a blocked up taking in door in its upper south gable and a fairly recent canopy to the gable entrance door. There is a random stone retaining wall to the south which supports the house's front curtilage. There are stone steps to the entrance, a stone flag hard standing and a stone boundary wall.



Number 26 viewed from the south.



Gable of 26 with entrance and canopy. Shoulder of Mutton/Alba Street on the right.

The Shoulder of Mutton's Historic England's list entry (ref 1067276 for 1985) is as follows -

*Later C18, probably a rebuilding or remodelling of earlier inn. Symmetrical ashlar front. Three storeys. Three sash windows with glazing bars (casements on top storey probably originally sashes). 4-panel door under masked fanlight; open pediment on pilasters. Quoins. 2-span slate roof with parapet between gable stacks. Nos. 1 and 3 abut to right.*

1 to 3 Alba Street's entry (ref 1356788 for 1985) is -

*C17 or earlier C18. Rubble. Two storeys with three-bay one-storey pentice front. The building slants back from the Shoulder of Mutton PH which abuts on 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 window.*

The Shoulder of Mutton is a tall and imposing building, refaced in ashlar in the Georgian style on its north and west elevations. Its other elevations and outbuildings suggest an original C17 or early C18 date as do the details on 1 to 3 Alba Street such as its rubble and roughly narrow coursed walls and

the detail of its mullion windows with acute splays and hood mouldings. Number 3 is set below the main highway. Of the other heritage assets in the area those located immediately to the south may be affected by the proposals. The most direct is 1 Cross Lane which faces number 26. This is a 2/3 storey cottage in coursed stone again built in a robust manner but altered on its north facing elevation.

### **3. Impact of Proposals on Significance**

The proposal is for a simple wrought iron handrail in square section and with square balusters and piers, and with top and bottom rails, to be attached to the east side of the existing entrance/steps. It will be set at approximately 1m high and bolted to the gable wall and the steps as per drawing 22/621.01. The works do not involve the removal of any historic fabric. It is not known when the steps were constructed though it is possible that they were part of a significant building restoration towards the end of the C20. It is possible that the canopy was erected at that time. There have therefore been some modest and appropriate changes around the doorway in relatively recent times, and the remainder of the exterior has been little altered.

Numbers 24 and 26 are capable of accepting small changes to their exterior without suffering from loss of significance. They are substantial and strong buildings where minor adjustments can be absorbed without visual damage. These are simple buildings and the design of the handrail is also simple to quietly add to the gable elevation. It is an important addition for safety reasons. There will be no loss of significance to number 26 due to the proposed works.

The same general case can be made for the impact on number 24 and the other listed buildings within the immediate vicinity. Also, the entrance to number 26 is generally hidden from these buildings and from the majority of views are outside their setting. If the test is met for listed buildings then it should also meet any similar test regarding the impact on the conservation area and buildings on the draft local list. No harm will therefore result from the proposal.

### **4. Compliance with All Relevant Planning Policies**

#### **Legislation**

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." The 2021 NPPF and local planning policies implement this requirement.

#### **2021 NPPF**

The 2021 NPPF largely confirms that assessments of development proposals should be in line with the policies in LPAs development plans. It does, however, give some guidance, as outline below.

**For the remainder of part 4 the policies are followed by comments in relation to the submitted application and in line with the case made in parts 2 and 3.**

The NPPF also includes the following heritage policies relevant to the proposed development within a designated heritage asset.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

**Comment: Parts 2 and 3 of this statement confirm that there will be no harm to significance, and the impact on the listed buildings and any listed building setting, and the character of the conservation area will be neutral.**

The 2021 NPPF includes the following heritage policies relevant to the proposed development affecting a non-designated heritage asset.

203. The effect of an application on the significance of a non-designated heritage asset (the locally listed buildings) should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**Comment: Parts 2 and 3 above show that the proposal causes no harm to the significance of the non-designated heritage assets in the vicinity.**

## **LOCAL PLANNING POLICIES**

Saved policies from the council's 1997 local plan cover both listed buildings and conservation areas.

### **EN2/3 - Listed Buildings**

The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

In considering applications for Listed Building Consent, the Council will have regard to the following criteria: a) the impact of the proposal on the historic fabric of the building; b) the relationship of any

extension to the Listed Building in terms of its height, size, design, and roofscape; c) the need to protect the setting of the Listed Building; d) the impact of associated ancillary facilities and infrastructure works.

Justification Buildings of Special Architectural or Historic interest are "listed" by the Secretary of State for the Environment. The listing of a building provides statutory protection against its alteration or demolition. The Borough's valuable heritage is reflected in the large number of Listed Buildings in the area (316 in June 1996) and the Council is mindful of the desirability to preserve them and enhance their setting and appearance. New uses for Listed Buildings may often be the key to their preservation especially for buildings which have become wholly or partly redundant. However, new uses must not adversely affect the architectural or historic features and character or appearance of such buildings. The setting of a Listed Building is often an essential feature of its character; unsympathetic development in close proximity to a Listed Building can mar its appearance, make its future use unattractive or untenable, or physically damage its structure. It is therefore important to consider the effect that a proposed development may have on such buildings. In respect of Listed Building Consent for demolition, applicants will have to demonstrate conclusively why the building cannot be retained.

**Comment: Parts 2 and 3 of this statement consider the significance of the heritage assets and their setting and conclude that there is no harm to significance and the impact of the work will be neutral.**

#### **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:

- a) the nature of the development in terms of its bulk, height, materials, colour, design and detailing;
- b) the relationship between the proposed development and the architectural and visual qualities of the surrounding area;
- c) where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;
- d) in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.

**Comment: Due to its design and materials the proposal will generally have a minimal impact on views. It will cause no harm to the significance of the conservation area. It meets the requirements of EN2/2 a to d above.**

#### **5. Conclusion**

The proposed works to 26 Holcombe Village are modest and considered and comply with the current policies within the NPPF2021 and the saved policies from the Bury UDP 1997.

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