

18 Pot Green, Holcombe Brook Heritage Impact Statement

1. Introduction and Background

Planning permission is sought for a kitchen extension at 18 Pot Green.

The LPA considers 18 Pot Green to be a non designated heritage asset (NDHA) and has added it to its draft local list of buildings of architectural or historic interest. It is also within the Pot Green Conservation Area. Consequently its heritage significance needs to be assessed together with the impact of the proposals on that significance. A statement is required in support of the planning application in line with paragraph 200 of the NPPF 2023. 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 and the conservation area. 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 significance and setting of 18 Pot Green is small scale and has a minor impact on the building and area character. The detail in the statement of significance is sufficient to assess the impact of the proposals.

Pot Green Conservation Area was designated in 2004 though there is currently no formal management plan for the area. The description of significance and the impact assessment is therefore based primarily on a site visit and photographs.

2. Significance of Building and Pot Green

Pot Green Conservation Area focuses on a small, tightly knit group of cottages set along an old pre-turnpike north south route which ran from Bury, through Summerseat and north along Holcombe Old Road. The buildings evolved through the 17th, 18th and 19th centuries and remain set in a woodland landscape, albeit yards from a busy urban road junction. The hamlet, which is located at the southern base of Holcombe Hill, at Holcombe Brook, represents an early stage in the industrial history of the area being based on the cottage industries of spinning and weaving. The original buildings were probably the farm at Higher Foulcotes/Fowlcotes (now number 27) and number 29 Pot Green/1 Summerseat Lane. Archaeological remains and 19th century maps confirm the location of two small water-powered mills, Bank Mill and New York Mill in the wooded area between Pot Green and Woodhey Road. The Conservation Area is now tightly enclosed by modern development to the south and the woodland to the north but has survived as a distinct and relatively unaltered group of vernacular, largely stone buildings of architectural and historic interest.

2.1 Number 18

Number 18 Pot Green is probably one of that early group of buildings in the area. It is a two storey cottage in stone with a slate roof and rendered chimney stack. It is built mainly from coursed rubble squared sandstone blocks similar to numbers 29 Pot Green and 1 Summerseat Lane, and with substantial cornerstones at the meeting of the front and gable elevations. Numbers 29 and 1 are listed buildings and the official description refers to them as being 17th century with later additions. At number 18 this is confirmed by the nature of the stone walls and the main 4 light stone mullioned window on the ground floor of the front elevation and some similarly splayed mullions in other windows. This main window has a squared hood mould above it similar again to numbers 29 and 1. Some of the mullion windows generally show both sandstone and the harder gritstone for the mullions, heads

and sills, and both splayed and square in section. This suggests a later repair in gritstone as the softer sandstone weathers and this is seen elsewhere on the building's facade where the sandstone is separating slightly along its bed. The 3 light window on the front elevation first floor has gritstone heads, sills and mullions with splayed sandstone mullions at each reveal. There is a level of disturbance around this window that suggests a later intervention.



The house has a long catslide main roof on the rear pitch and the verges have a cement fillet under the overhanging slates. The shallow catslide has been formed by the raising of the original gable wall to make the back of the house taller. This can be seen in the later and larger squared stone tooled blocks in gritstone courses set on top of the original wall. The roof has also been raised slightly overall again with a few courses of gritstone at the front. There is no indication of the date these changes were made but the blocks are not laid watershot so a reasonable assumption is that it is pre 1800. The re-use of square section mullions in gritstone as part of the work and possible other changes also suggest the pre 1800 date. The gritstone walling, without cornerstones, returns along the back elevation above the recent rear kitchen extension. It is probable that the first floor window on the front elevation was raised and repaired as part of these alterations, and its head and sill is of a later date. The original cottage must have been very small and possible single storey with some form of usable single room or attic lit only by the front window. The kitchen has a flat roof and is built in artificial stone in brick size blocks and is of late 20th or early 21st century date.



There is a gable chimney stack in what appears to be render on brickwork. Number 18 is attached to number 20 and there appears to be an odd wall rising up to the eaves between them. The lower part of this is in coursed sandstone in large well laid blocks. The upper part in more random work, though it is only keyed into the house wall in a couple of locations. It is very probable that this cottage was attached to other buildings in the past and this wall may be a remnant of the party gable wall or another cottage. A 20th century terrace development now stands attached to number 18 and possibly the upper part of the wall was built or altered when the terrace was converted from the former garage. Another point to note is the hood mould above the gable entrance. It is in square section and an unusual feature above what appears to be a 17th century doorway. All windows are in white Upvc. The frames are bulky in section and in these small windows are not consistent with the building's traditional character.

The cottage is set to the back of the highway with stone flags and kerb in front. There is a side garden fronted by a low stone wall of mixed age topped by a beech hedge. There is space for one car adjacent to the gable and this has a granite sett surface.

Number 18 is a good example of a 17th century cottage altered and expanded during the 18th century. Much of what was done externally during that period remains intact and is readable, and the front and gable elevations, and the large cornerstones and 17th century doorway are the most important and significant parts of the building fabric. The window frames do not reinforce the building's original character.

2.2 The Conservation Area

This is a small backwater away from the busy main junction at Holcombe Brook. It consists of a narrow highway with some footways and is closely built up with houses and a former farm, a mix from the 17th century through to the 20th century. The earliest buildings are numbers 18, 29 and number 1 Summerseat Lane. A low stone terrace near to Holcombe Brook appears to be from the 18th century with, on either side, a taller stone terrace from the mid/late 19th century and a longer brick terrace from the end of the 19th century. The low stone terrace appears to be in tall stone courses, cornerstones and with some square window mullions retained and is overall well preserved. A key building is the former Lower Foulcotes Farm which is now number 27 and forms part of the early group at 29 and number 1 Summerseat Lane. Again parts of this are from the 17th century with later additions, particularly a 20th century square extension which is clearly recent but broadly in character with the original buildings. The extension is built in large tooled stone blocks with courses receding in height toward the apex. Adjacent to number 18 is the 20th century development of two houses built in rock faced natural stone and slate generally in tune with the area but using a range of architectural details, such as canopies, chimneys and porches, and copies of stone mullion windows. To the north is a wooded area around the brook, part of the site of previous industrial development but with little now remaining of previous uses.





The character of the area is in the tightness of development and enclosure and the range of building types and detail. The terraces are set at different angles rather than a line and the roadway meanders and turns along narrow and wide sections. There are areas of good stone boundary walls of various styles and small pockets of green space and garden, with the most notable being at the former farm, which also has a substantial beech tree which dominates views from the west. Stone and slate are the primary materials. Chimney stacks are generally well preserved though there are a range of small changes such as window frames and doors some of which are not consistent with the architectural quality of the area.

3. Proposals

Number 18 is currently small in floor space, damp in parts and the interior is dark. The proposal is to extend the kitchen at the rear by excavating the ground to the rear of the existing kitchen. The current kitchen has grey stone effect external walls which blend in colour with the earlier granite stone walls and these will be copied in the new walling to the approval of the planning authority. An alternative is to render the new and existing exterior kitchen walls to create a single treatment clearly different from the early building. The roof will be flat to match the existing kitchen. The west wall of the new extension will be plain and the north west wall will contain a black crittal style double patio door. This type of detail is favoured by the LPA - please see the previous application 70818 for confirmation.



4. Impact on Significance

The most important architectural elements of number 18 are the front elevation, the large quoins and doorway on the corner and the gable all giving a clear picture of how the building has developed. The proposed extension to the kitchen is minor in nature and only the west elevation will be visible in any way. It will not impact on the key features of number 18. The current kitchen and the extension are largely hidden from view. The proposal is single storey and will not challenge the dominance of the two storey element.

The conservation area is of mixed periods, styles and materials. It has accommodated a number of recent developments which have been successful by using appropriate materials. The extension at number 18 will be the same. It is also set back in the site and will not be prominent in the street. It is a modest change in the correct materials that will add to the area's character.

5. Policies/Conclusions

The relevant policies are included in the government's National Planning Policy Framework 2023 and the saved policies from Bury's Local Plan.

In relation to the government's advice for building's on the local list it states in paragraph 209

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application 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.'

It is submitted that the significance of the building has been fully assessed and understood and a balanced case has been made in this statement that the proposals do not harm what is special about number 18 Pot Green.

For the conservation area the government advice is in paragraphs 202, 205 and 206.

'203. In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.'

205. 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.'

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

The Council does not have a specific policy for locally listed buildings but the relevant part of its policy for conservation areas is -

'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:

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

Again it is submitted that the significance of the conservation area and the impact of the proposals have been fully assessed and the proposals found to be in line with, and will enhance, the character of the area.

M Nightingale Dip TP. Dip Arch.Cons.
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