



Burrs View

Heritage Impact Assessment

February 2025

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1.0 INTRODUCTION

1.1 Purpose and Background

This heritage impact assessment has been prepared in relation to proposed development works at Burrs View, Touch Road, Bury. There are proposals to erect a single storey extension on the property. Dating from the 1980s Burrs View is not considered a heritage asset, the neighbouring property Touch Road Farmhouse is however considered to be a non-designated heritage asset (NDHA), therefore assessment is required to ensure that proposals meet with the requirements of planning law and policy.

During the course of pre-application discussions, it was advised that Bury Council have identified Touch Road Farmhouse on their draft local list and as such it is granted certain levels of protection as an NDHA. The selection criteria for NDHAs will usually be based on guidance produced by Historic England in ‘Historic England Advice Note 7 – Local Heritage Listing’. Categories for selection would usually include age and rarity, historic interest and architectural interest.

This report will aim to assess the significance of Touch Road Farmhouse and assess the potential impact of proposals on said significance. The report has been prepared in accordance with the following guidance:

- Historic England publication ‘Conservation Principles, Policies and Guidance’
- Chapter 16 of the National Planning Policy Framework 2024 (DCLG, 2024). (In particular paragraph 216 states “*The effect of an application on the significance of a non-designated heritage asset 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*”)
- Historic England publication GPA2 – Managing Significance in Decision-Taking in the Historic Environment
- Historic England publication GPA3 – Setting and Views

1.2 The Author

The author is a BSc qualified building surveyor and is currently undertaking studies for an MSc degree in Building Conservation & Adaptation at the University of Central Lancashire.

1.3 Methods of Research and Investigation

Inspections of the site were conducted in February 2025 to assess its physical nature and views. Desktop research has also been conducted to inform relevant matters relating to the proposals. This research has been done accordance with paragraph 207 of the NPPF where by research is proportionate to the nature of the buildings / site, the proposed changes and the likely impact of changes.

1.4 Review of Previous Planning Applications

Review of previous planning applications were carried out for Touch Road Farmhouse which revealed that previous planning applications for a rear and side extension were lodged in 2007, 2008 (revised scheme) and 2009 (revised scheme). The 2009 application being approved would preclude that the current extension to the building was built after this date and would contribute a neutral to negative impact on significance. An image of the site from March 2009 can be seen in appendix 2 which illustrates the buildings previous form.

2.0 GENERAL DESCRIPTION

2.1 LOCATION

Toch Road Farmhouse is located in a semi-rural area near the suburban village of Walmersley just to the North of Bury. Touch Road Farmhouse as the name suggests is found at the end of Touch Road which is accessed off Springside Road off the A56. The property is surrounded by agricultural land and is also in close proximity to Burrs Country Park. The properties location can be seen in the map in figure 1.



Figure 1: Map from google maps showing location of Touch Road Farmhouse

For completeness a review of the surrounding area was conducted via map search of the NHLE and review of Bury Council conservation areas and it can be confirmed that there are no designated heritage assets within the immediate vicinity of Burrs View and nor does it fall within the catchment of a conservation area.

From review of historic maps, it would appear that Touch Road Farmhouse was in existence when the first ordnance survey maps were completed in the 1840s which would correlate with its building style and plan form. It can be seen from the maps that the property may have been subject to various alterations over time as the shape of the building alters on numerous occasions, however it is worth noting that these maps may not be relied on to give an accurate 100% building plan. These maps can be seen in figure 2 and 3

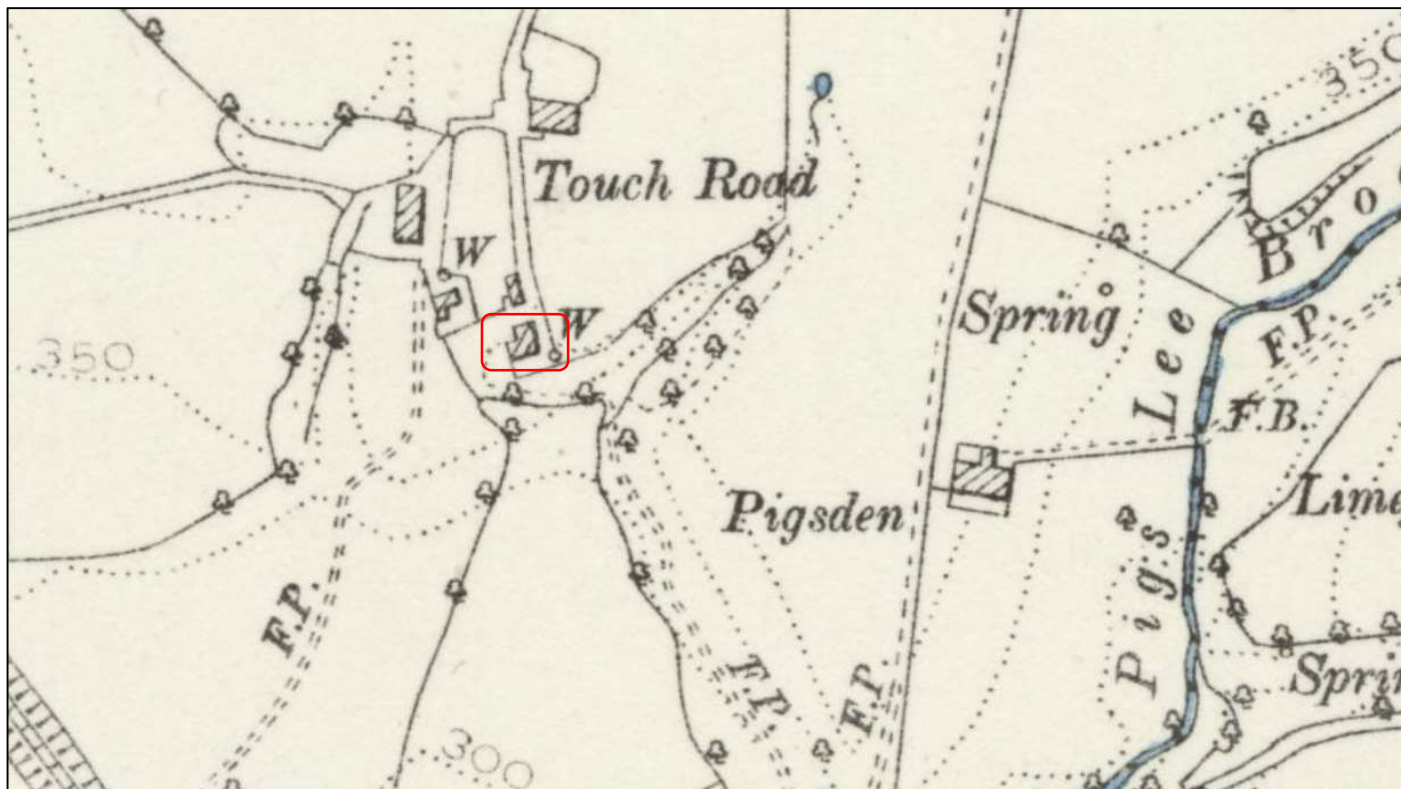


Figure 2: Ordnance Survey six-inch to the mile surveyed: 1889 to 1891 Published 1894

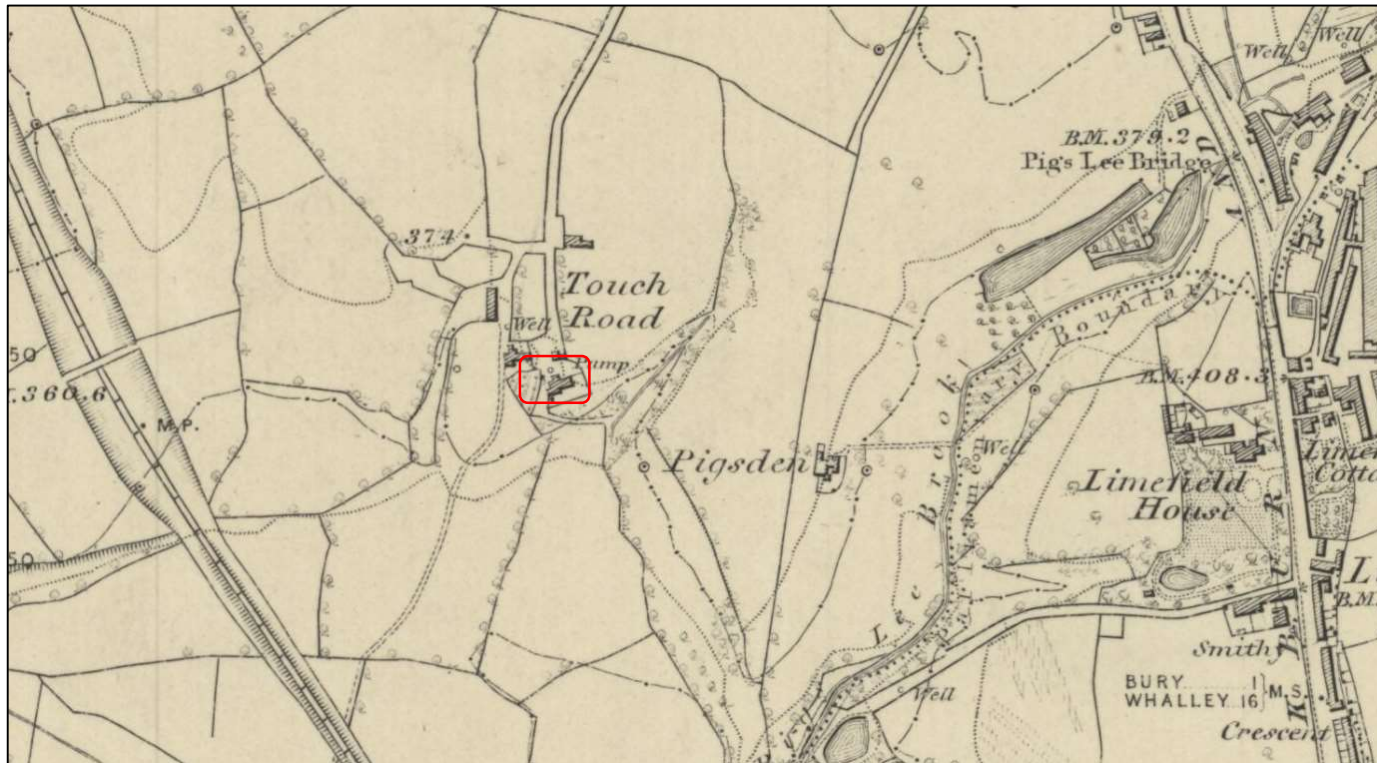


Figure 3: Ordnance Survey six-inch to the mile surveyed: 1844 to 1847 Published 1851

2.2 Touch Road Farmhouse

Touch Road Farmhouse is a traditionally constructed stone-built farmhouse that has been extended in recent times to the rear and side of the property. The main body of the house being the original part is built with random course stonework with dressed stone quoins. The roof is covered in natural stone slates with window and door openings having dressed stone jambs, sills and heads with the windows and doors being a modern uPVC. The extension has tried to keep in character with the original dwelling and is constructed using dressed coursed stonework run between stone quoins, but the roof covering appears to be some kind of artificial stone tile which somewhat detracts from the character of the building.

It would appear from review of the original part of the house that it may have been constructed as a cross- passage house and this can demonstrated by the rear and front door being directly in line but also that the chimney stack is directly to the right hand side of the front door when viewed from the front as can be seen in the photograph in figure 13. This cross passage still exists but other than this most of the property has been renovated and remodelled to suit modern living arrangements. Other elements worthy of note include two double recessed stone mullioned windows with carved hood mould. These are located either side of the front entrance seen in figures 13, 14, 15 and 16. The window to the right-hand side is a five-light window with the left-hand side being a two-light window with a central stone mullion.

After consulting the Greater Manchester Historic Environment Record regarding Touch Road Farmhouse, it would appear the property dates from the late C17th to the early C18th. This is based on review of Yates map of 1786 that shows buildings around 'Tuch Road' seen in figure 4. There is also reference to a date stone of 1699 found on an outbuilding that has long since been lost. This date would correlate with the cross-passage plan form and stone mullioned windows. A copy of the information held in the HER can be found in appendix 1.

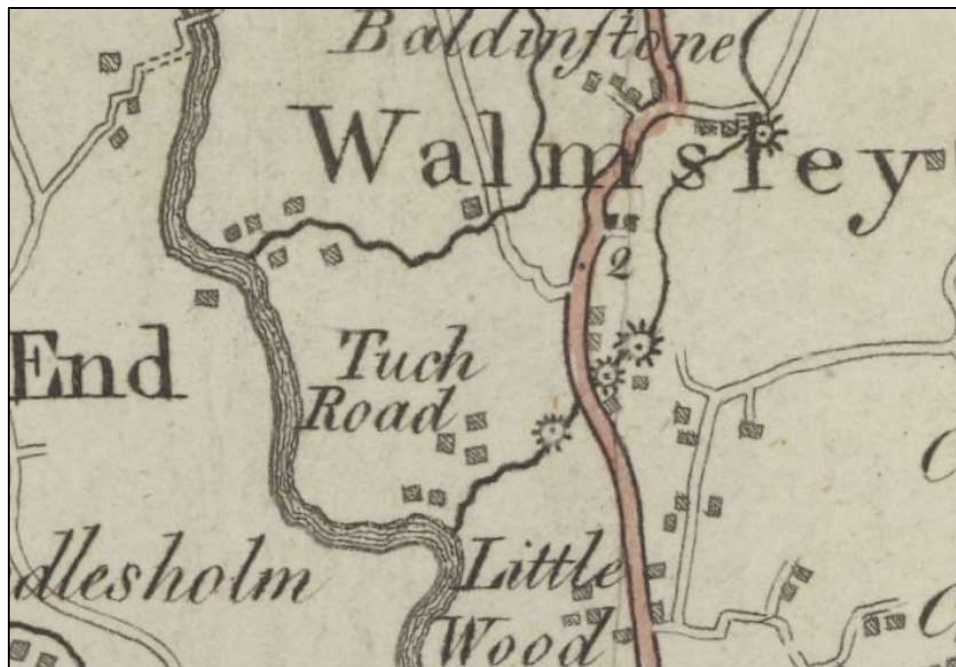


Figure 4: Yates Map of Lancashire 1786 showing 'Tuch Road'

3.0 PHOTOGRAPHIC SCHEDULE



Figure 5: View looking directly over where proposed extension will be approximately erected (red outline)



Figure 6: View down Touch Road to Burrs View



Figure 7: Front elevation of Burrs View (Touch Road Farmhouse in background (Red outline))



Figure 8: West elevation of Burrs View and road leading to Touch Road Farmhouse



Figure 9: Rear (North) elevation of Touch Road Farmhouse



Figure 11: West elevation Touch Road Farmhouse



Figure 12: East elevation Touch Road Farmhouse



Figure13: Front (South) elevation of Touch Road Farmhouse (redline denotes line of chimney stack and shows evidence of potential cross-passage plan form)



Figure 14: Right-hand side double recessed mullioned window



Figure 15: Stone hood mould



Figure 16: Left-hand side double recessed mullioned window

4.0 HERITAGE APPRAISAL

4.1 Introduction

The following appraisal has been undertaken in line with guidance published in the Historic England 2008 publication ‘conservation principles, policies and guidance’ and relates specifically to the requirement contained in paragraphs 207 and 216 of the NPPF 2012 given in extract below, respectively.

“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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary”.

“The effect of an application on the significance of a non-designated heritage asset 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”

4.2 Heritage Values

The heritage values explored are categorised under the following headings: evidential value; historical value; communal value; aesthetic value. The appraisal focusses on values deemed to have relevance to the proposals.

4.3 Evidential Value

Historic England (2008) suggests that “Evidential value derives from the potential of a place to yield evidence about past human activity”.

Touch Road Farmhouse displays a moderate amount of evidence of its C17th or C18th construction. This is illustrated through its style of construction and plan form which denotes the hall marks of a cross-passage house. This has been eroded somewhat by the addition of modern extensions that on review of current plan form (excluding cross-passage) render its original form hard to distinguish.

4.4 Historical Value

Historic England (2008) suggests that - “Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative”.

Touch Road Farmhouse displays a moderate amount of historical evidence, combined with its setting, it has the potential to evoke the rural agricultural way of life that took place in the vicinity of the Touch Road and the wider Walmersley area.

4.5 Communal Value

Historic England (2008) suggests that: “Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.

Touch Road Farmhouse is located at the end of a secluded road, its communal value could be judged as relatively low given its lack of prominence in the local area.

4.6 Aesthetic Value

Historic England (2008) suggests that: “Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”.

Touch Road Farmhouse in its current form displays a moderate amount of aesthetic value. The modern extension adjacent to Burrs View, while not controversial in design, holds little to no aesthetic value. The aesthetic value of the building is found on the front elevation as this gives the clearest indication of how the building would have looked in past times. The mullioned windows on the ground floor provide the greatest contribution, but sadly even their appearance has been marred by the installation of uPVC windows.

4.7 Statement of Significance

Having assessed the relevant heritage values associated with Touch Road Farmhouse an informed approach can be taken to assessing its significance and a statement of significance is given below.

Touch Road Farmhouse, classified as a non-designated heritage asset by Bury Council, is a C17th/18th farmhouse that is now a much-altered residential dwelling. It retains an element of character that portrays its rural agricultural history, but this is confined to the front (South) elevation. Its significance is to be found in the retention of its cross-passage plan and its double recessed stone mullioned windows. Any design proposals should seek to minimise any impact on the views of the front elevation of the building.

5.0 ANALYSIS OF PROPOSALS

5.1 Summary of Proposals

The proposals at Burrs View are the erection of a single storey extension that would link the main body of the house with the existing garage and conversion of the garage to domestic accommodation. The proposed elevations can be seen below in figures 17 and 18.



Figure 17: Proposed front and rear elevations - Burrs View



Figure 18: Proposed side elevations - Burrs View

It can be seen in the elevation plans that the proposed height of the extension does not surpass the current roof height of the garage. The extension has been designed in a way to be subservient to the main part of the house and the scale of it manages to harmonise with the existing building. When currently travelling down Touch Road the only aspect of Touch Road Farmhouse that can be seen is the first floor of the modern extension, which can be seen in figure 8, as the statement of significance suggests this has little to no impact on significance.

6.0 SUMMARY & CONCLUSION

This heritage impact assessment has reviewed the likely impact of the proposed extension upon the non-designated heritage asset, Touch Road Farmhouse.

The statement of significance in this report has identified that the most significant parts of Touch Road Farmhouse are the plan form and the front elevation of the building, in particular the stone mullioned windows at ground level. Owing to the location and scale of the proposed extension on Burrs View it is fair to say that the proposals have a minimal to zero impact on this significance.

To summarise, with reference to the information contained in this report and pre-application discussions with Bury council, the current proposals would have little to no impact on significance and are therefore supportable on heritage planning grounds.

7.0 APPENDICES

7.1 Appendix 1 – Greater Manchester HER

Greater Manchester HER



If you have any comments or new information about this record, please [email us](#).

HER Number: 9398.1.0
Name: Touch Road (Farm)
Grid Reference: SD 8015 1310
Map: [Show location on Streetmap](#)

Protected Status: None recorded

Full description

Famstead, still in use. Derby Estate plans show a complex of four buildings (1). 1st edition OS map shows and names a complex of buildings (2). 2nd edition OS shows two buildings to east of road/track (3). 1910 map shows two main buildings plus three outbuildings and two wells (4). Farmhouse largely rebuilt, but remnants of earlier structure in outbuildings with partly obliterated datestone over the door "1699". Buildings shown on Earl of Derby's Estate Plan represent two tenements. One in 1724 was tenanted by John Wood and comprised 8 bays of buildings and several closes (LRO DDK Box 214 Bury Leases). The other was tenanted in 1728 by Robert Kay and comprised 8 bays of buildings with several closes including "Castle Steads" (LRO DDK Box 171). Shown on Yates's map and named (5). Modern mapping shows several of the buildings in the complex as apparently residential (6). Inaccessible at time of site visit by UMAU in 2008 (7).

<1> **Earl of Derby**, 1780-89, *Earl of Derby Estate Plan* (Cartographic materials). SGM8665.
<2> **OS**, 1848, OS 6" to 1 mile, 1st Edition, *Lancashire Sheet 88* (Cartographic materials). SGM2517.
<3> **OS**, 1894, OS 6" to 1 mile, 2nd Edition, *Lancashire Sheet 88.NE* (Cartographic materials). SGM2762.
<4> 1910, OS 25" to 1 mile, *Lancashire Sheet 88.1* (Cartographic materials). SGM5303.
<5> **Yates, W.**, 1786, *The County Palatine of Lancaster. Map of Lancashire, surveyed 1770s* (Cartographic materials). SGM2656.
<6> **OS**, 2005, OS 1:10,000 mapping (Cartographic materials). SGM12876.
<7> **UMAU**, 2008, *Bury Buildings Enhancement Survey, WvS 42* (Digital archive). SGM449.

Related records: none recorded

Search results generated by the HBSMR Gateway from [Exegesis](#).

7.2 Appendix 2 – Image of Touch Road Farmhouse from March 2009

