

Heritage Statement

4 Emerald Cottages, Boothwood Stile, Holcombe, BL8 4NE.

Alterations to existing rear Hall and Bathroom, replacement of existing walk-in bay window to front elevation and replacement of glazing to existing bay window to front elevation and first floor window to side elevation.

06 September 2023

This statement is written to satisfy Bury Council validation requirements which require a Heritage Statement to be provided for applications for proposals within Conservation Areas. It is written to be proportional to the scale of the proposal, which is minor.

This statement has been prepared to accompany a planning application for the site and should be read in conjunction with the submitted drawings.

1 Significance

This section assesses the relative significance of the site and locality and its key 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 grade of a listed building or they may be intangible, for example, the association of the site 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.
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The building 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 EN2/2 looks to view policies relating to Conservation Areas and Listed Buildings. EN2/2 states :

The Strategy also highlights the role of land use planning in promoting and achieving a sustainable environment. The role of the planning system in such matters is clearly stated in PPG12 "Development Plans and Regional Planning Guidance", which states, "Local planning authorities should take account of the environment in the

widest sense in plan preparation. They are familiar with the "traditional" issues of Green Belt, concern for landscape quality and nature conservation, the built heritage and Conservation Areas. They are familiar also with pollution control planning for healthier cities. The challenge is to ensure that newer environmental concerns, such as global warming and the consumption of non-renewable resources, are also reflected in the analysis of policies that form part of plan preparation", (PPG12, para 6.3).

Conservation areas are intended to conserve the built environment, and as such we should develop based on those principles, however developing the Built Environment is always going to require decisions to allow modern living and changes within that environment to adhere to the period.

EN2/2 also states :

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 ; 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 ; 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.

In particular the preservation of areas of special character or appearance is indicated. We would suggest that the correct use of materials, is key to controlling development within a conservation area. This application would seek to use materials that are of the same type and character as those in the locality.

The historic relevance of Holcombe Old Road can be seen in various historical statements which indicate that Holcombe Road was the natural route linking Brandlesholme, Summerseat to Moor Road and then over to Helmshore. This was the old Pack Horse Route. The route joins all other historic pack horse routes where they converge in Holcombe village centre. Routes over to Helmshore (Moor Road) and a route down the Rake into Ramsbottom Centre.

The route links some of the oldest parts of the ward and is a significant historical asset. It is therefore understood that historical values are evident, therefore this development should be done in a sensitive manner to enhance the area rather than detract to limit any impact of the heritage asset.

2 Site Description

The site is situated at 4 Emerald Cottages, Boothwood Stile, Holcombe. The site lies to the north of Bury and is located on the western outskirts of Holcombe Brook, approximately 2 kilometres to the south-west of the centre of Ramsbottom. The site is accessed directly off Holcombe Old Road.

The site has an organic shape and slopes from the rear to the front. There is a large garden area to the front south elevation and a public right of way running to the east which consists of an historic bridleway.

The site houses a semi-detached residential cottage which is of brick construction, over two storeys, with render finish to all walls. The site has similar dwellings to the west with two properties adjacent to the existing house which are also two storey and are of a similar traditional aesthetic.

The cottage is currently occupied by the applicant as their principal dwelling.

The dwelling is not listed but is of historic value.

The site is within the Holcombe Conservation area as indicated in the Unitary Development Plan.

3 Proposal

This proposal consists of the internal remodelling of the existing bathroom to the rear of the property to create a larger, better proportioned space to accommodate the needs of a growing family.

There will be minor associated alterations to the external walls and roof consisting of new doors, windows and rooflights to maximise natural day light.

It is also intended to replace the existing walk-in bay window to the Dining Room to the front elevation. It is further intended to replace the existing single glazed units with double glazed units in the bay window to the Lounge on the front elevation and first floor Bedroom window to the side elevation.

4 Materials

Materials will match the existing finishes to create a cohesive overall appearance and be sympathetic with the existing house and the adjacent properties. New areas of infill external walling will be rendered to match the existing rendered walls. The existing stone flagged roof is to be carefully removed and re-used with new 'Velux' conservation rooflights. New windows and doors will be timber framed with double glazed units in keeping with the existing windows.

Overall, the proposal has limited impact on the external aesthetic of the dwelling, which is further mitigated by the restricted angles at which, and distance from which, the proposal can be seen from outside of the site boundary.

5 Scale

This is a small-scale development.

6 Highways / Parking

N/A

7 Sunlight / Daylighting Assessment / Separation Distances

N/A

8 Contaminated Land Assessment

N/A

9 Ecology

N/A

10 Amenity Space

N/A

11 Flood Risk Assessment

The site lies within an area of Flood Risk Zone 1 which indicates a very low chance of flooding.

12 Conclusion

The internal remodelling of the existing bathroom to the rear of the property will create a larger, better proportioned space to accommodate the needs of a growing family.

The scope of the proposal is minor. The proposed materials are to be the same as the existing house.

The proposal has negligible visual impact on its surroundings outside of the site boundaries.

The scope of the proposal is considered to be in accordance with local and national guidance for works within a Conservation Area and acceptable design principles for a domestic dwelling for the locality.

13 Photographs



View of rear of property (looking at exterior of existing Bathroom & rear Hall)



View of front of property (looking at existing walk-in bay window to Dining Room)



View of front of property (looking at existing bay window to Lounge)



View 1 of side of property (looking at existing window to first floor Bedroom)



View 2 of side of property (looking at existing window to first floor Bedroom)