

Site at Brookhouse Farm, Greenmount, Bury Addendum to Heritage Statement



JW | Conservation

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April 2021

**Brookhouse Farm, Greenmount
Addendum to Heritage Statement**

**Prepared for Nick Mordin
by
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Contents

1	EXECUTIVE SUMMARY	4
2	INTRODUCTION	5
2.1	Background to the Report.....	5
2.2	Acknowledgements	5
2.3	Purpose of the Report.....	5
2.4	Copyright	5
3	SIGNIFICANCE	6
3.1	Assessing significance.....	6
3.2	Significance of Brookhouse Farm	7
3.3	Contribution of Setting to Significance	8
3.4	Summary of Significance	12
4	HERITAGE PLANNING CONTEXT.....	13
4.1	National Planning Policy Framework (2018).....	13
4.2	Bury Council Unitary Development Plan (1997)	16
4.3	Bury Council Local Plan Policy Directions	17
5	HERITAGE IMPACT ASSESSMENT.....	18
5.1	The Proposals.....	18
5.2	Impact of Changes on the Significance of Brookhouse Farm	18
5.3	Overall Impact of Changes	21
6	CONCLUSION	22
7	SOURCES	23
8	LISTED BUILDING DESCRIPTION	24

1 EXECUTIVE SUMMARY

This is an updated version of a report commissioned from Jenny Wetton Conservation in 2016 by Nick Mordin. Its purpose is to assess the impact of revised proposals to redevelop the garage site for a four-bedroomed house which falls within the setting of the nearby barn, listed at Grade II and to demolish two stable blocks. This report is again based on the earlier Heritage Statement, which discussed the history and context of the site and assessed its significance and should be read with this report.

Section 3 summarises the significance of Brookhouse Farm. Brookhouse Farm includes three historic buildings of which the barn has been listed at Grade II and the house and cottage are of medium significance overall, are listed on the unpublished Local List and should be considered as non-designated heritage assets. The garages on the site have been identified as being of neutral significance or intrusive; the brick garages in particular are having **a negative effect on the setting of both the listed barn and the historic house and cottage**. The stables appear to date from the early 1970s and are now in a **very poor condition, presenting a poor aspect to the listed barn and historic house and cottage**. **Pre-application advice from the Council has advised that 'The removal of these buildings [stables] would have a positive impact upon the setting of the listed building.'**

Section 4 outlines the heritage planning policy context. The 1990 Planning (Listed Buildings and Conservation Areas) Act is the primary legislative document; there is a presumption in favour of preserving and enhancing heritage assets. The NPPF provides national policy on heritage assets and development, and sets out a proportionate approach taking account of significance.

Section 5 assesses the impact of the proposals on the significance of the barn and the non-designated house and cottage. The proposals would have the public benefits of **replacing the garages with a house designed to a high standard and built with a sympathetic palette of materials**. **New hard and soft landscaping** will be in an appropriate informal style to protect the rural character of the setting. The proposals are considered to be **beneficial overall**.

With the presumption in favour of sustainable development set out in the NPPF, the fact that the application will protect, preserve and enhance the setting of both the listed building and the non-designated assets makes it compliant with national and local planning policy.

2 INTRODUCTION

2.1 Background to the Report

This is an updated version of a report commissioned from Jenny Wetton Conservation in 2016 by Nick Mordin. Its purpose is to assess the impact of revised proposals to redevelop the garage site for a four-bedroomed house which falls within the setting of the nearby barn, listed at Grade II and to demolish two stable blocks. The NPPF requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance. This report is again based on the earlier Heritage Statement, which discussed the history and context of the site and assessed its significance and should be read with this report.

2.2 Acknowledgements

The author would like to thank the owner of the property for his help with the research for this report.

2.3 Purpose of the Report

The report is designed to provide the author's professional opinion of:

- An assessment of the impact of revised proposals to demolish the garages and replace them with a new house.

This report has been written by Jenny Wetton, BA MSc (Arch Cons) IHBC, Consultant.

2.4 Copyright

This report is the copyright of Jenny Wetton Conservation and is for the sole use of the organisations to which it is addressed. This document may not be used or referred to in whole or in part by anyone else without the express agreement of Jenny Wetton. She does not accept liability for any loss or damage arising from any unauthorised use of this report.

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3 SIGNIFICANCE

3.1 Assessing significance

Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government policy; NPPF policies 127 and 128 (CLG, *National Planning Policy Framework*, 2012). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ...' (NPPF Para. 126). The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 132). English Heritage issued *Conservation Principles* in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. There are three levels of significance as well as neutral and an intrusive grade:

Exceptional Level of Significance

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II* listing. The NPPF advises that substantial harm should be wholly exceptional.

High Level of Significance

A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

Medium Level of Significance

An undesignated asset important at a local to regional level, including locally (non-statutory) listed buildings. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low Level of Significance

An undesignated asset important at a local level, including buildings which make a positive contribution to a conservation area. The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

Neutral

The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation

area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Intrusive

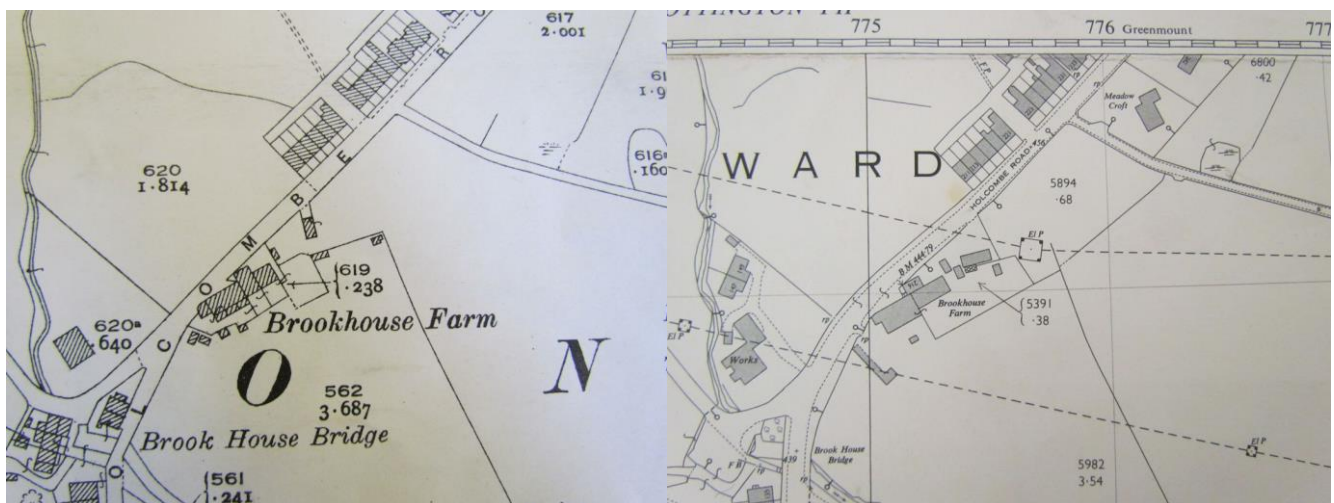
The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

3.2 Significance of Brookhouse Farm

The significance of Brookhouse Farm has been assessed in detail in the Heritage Statement and by Historic England in its designation report.

Evidential Value:

Historic England concluded that the barn is likely to date from the mid-18th century but has been subject to improvement over the years and retains features from the 18th, mid-19th and 20th centuries. The earliest phase of the house may date from at least the mid-late 17th century and may be earlier; the cottage appears to date from the 18th century. The brick and stone garages appear on maps from the 1960s.



OS 1930

OS 1964

Architectural Value:

The barn is constructed in a vernacular style and in locally quarried stone typical of other buildings in the area, especially the stone quoins and doorways in the barn formed of three stones. It also retains important features such as its cart entries, threshing floor and associated shippon. The Historic England *Notification Report* gave the following reasons for designation:

'The barn at Brookhouse farm, a vernacular combination barn of the C18, with C19 extensions, is recommended for listing at Grade II for the following principal reasons:

- Date and rarity: as a rare example of a substantially complete mid-C18 farm building and of an intact threshing floor;
- Degree of survival: including the hewn-timber roof structure displaying good craftsmanship, some stone flag stall dividers and the internal and external stone flag and sett flooring;
- Regional character: for its regionally distinctive plan-form including an integral shippoon outshut with through-passage, and its watershot masonry construction.'

The house and cottage were not considered suitable for designation for the following reasons:

- 'Level of survival: due to the relative dearth of historic fabric remaining in situ, in particular interior fabric;
- Degree of alteration: in particular to the internal plan form and to the external walls and configuration of openings of the C17 house, and in the form of historic and modern extensions to that house;
- Historical association: the original house was probably built by Henry Wood, a prominent Quaker recusant credited with founding the city of Woodbury, New Jersey. However, Henry Wood is considered to be a figure of strong local importance both in Lancashire and Woodbury, rather than a figure of national importance.

In a hierarchy of significance, the north elevation of the barn should be considered as of high significance as this retains significant historic detail, especially the cart entry, and faces the road. The west elevation is plain and little altered and should also be considered as of high significance. The western half of the south elevation of the barn is also of high significance as this retains the significant historic shippoon but the east end is considered to be of low significance as it is encased in black brick out of keeping with the rest of the building and obscures the highly significant cart entry.

Historical Value:

Brookhouse Farm has an important historical association with the locally significant Wood family of Quakers who were founders of modern Woodbury in New Jersey, USA. Bury is now twinned with Woodbury.

3.3 Contribution of Setting to Significance

The NPPF requires an assessment of the significance of affected heritage assets, including any contribution made by their setting. The NPPF defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Second Edition) explains:

'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.¹'

Brookhouse Farm was historically set in a rural landscape and the land is still open to the east. Due to later development, its setting can be defined as Shepherd Street in the north, Mill Street in the east, Quaker's Field in the south and Holcombe Road in the west.

This assessment uses the non-exhaustive check-list provided in the Historic England *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Second Edition):

'The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.²'

The assessment focuses on that part of the setting which includes the site.

The significance of the assets is discussed above, in Section 3.2.

The assets' physical surroundings

- Topography: The land slopes down Holcombe road, north-east to south-west towards the brook.
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains): N/A
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces: The houses on the west side of the road are mainly early 20th century with planted front gardens. On the south-east side of Holcombe Road, the land is open as far as Shepherd Street to the north and the brook to the south.
- Formal design e.g., hierarchy, layout: The only formality lies in the 20th century development to the west and north.
- Orientation and aspect: The barn and historic house are oriented north-east – south-west, with stables set at right angles to the west and south.
- Historic materials and surfaces: The yard behind the barn adds to the understanding of the barn and is surfaced in a mixture of historic stone slabs

¹ Historic England *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Second Edition), 4

² Historic England *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Second Edition), 11

and setts. The massive stone slabs in the yard originally formed partitions within the barn and were moved out when the barn was converted for stabling. However, additional concrete surfaces in front of the external 20th century stables detract from the setting. The 20th century garages on the development site are constructed in modern red brick and in a style out of keeping with the character of the adjacent stone garage and the historic house and barn. The stable blocks are constructed in timber with corrugated metal roofs.

- Green space, trees and vegetation: There are mature trees along the south-eastern boundary and in front of the house. Otherwise, there are open fields either side and to the south-east
- Functional relationships and communications: N/A.
- History and degree of change over time: The 1786 map shows that the landscape at this time was largely undeveloped, with scattered houses. There was no change until the early 19th century when a bleach works and Tottington Mill print works were built to the south and east by the small lakes. By 1893, Brookhouse Cotton Mill and the terraces at Quaker's Field had been built to the south-east and Shepherd Street itself laid out, the railway constructed, limited further development by the bridge and two short terraces on the road to the north. There was little change until around 1970 when modern development took place on the west side of Holcombe Road and north of Shepherd Street. The stable block to the south-west is shown on the 1974 map; although a building is shown in this location on the 1964 map, it is of a different shape and width and is not considered to be the same building.



View South-west Down Holcombe Road

View North-east from Brookhouse Bridge



Late 20th Century Brick Garages



Stone Garage



Stable Block to South



Stable Block to South-west

Experience of the assets

- Surrounding landscape or townscape character: See above under 'Definition, scale and 'grain' of surrounding streetscape'.
- Views from, towards, through, across and including the assets: Key views of the listed barn are those from Holcombe Road looking towards the north elevation and from the rear yard looking towards the south elevation which provide important information about the design and function of the barn and about its development. There are open views towards the east from the bridge and from the yard behind the barn over fields towards the largely modern buildings of the Cormar Carpet factory. These views are broadly reflective of the historic open rural character of the setting but are negatively affected by electricity pylons and the tall factory chimney.
- Intentional intervisibility with other historic and natural features: N/A
- Visual dominance, prominence or role as focal point: The barn and the cottage are positioned on a bend in Holcombe Road and are prominent in views in both directions along the road.
- Noise, vibration and other nuisances: Holcombe Road can be a busy road, particularly at peak times, with a lot of through traffic.
- Tranquillity, remoteness, 'wildness': N/A.

- Busyness, bustle, movement and activity: Movement in the area is largely during peak times although there is movement at the carpet factory during the daytime.
- Diurnal changes: At night, light comes from streetlights and occupied buildings.
- Land use: The land use is mixed, with residential development to the west and north, a golf course to the north-west, open fields to the south-east and the carpet factory beyond.

3.4 Summary of Significance

The barn has been assessed by Historic England and is now listed at Grade II. The *Heritage Statement* concluded that the house and cottage are of **medium significance** overall, are listed on the unpublished Local List and should be considered as **non-designated heritage assets**.

The 20th century brick **garages are considered to be neutral or intrusive and to be having a negative effect on the setting of the historic buildings**. The stables appear to date from the early 1970s and are now in a **very poor condition, presenting a poor aspect to the listed barn and historic house and cottage**. Pre-application advice from the Council has advised that 'The removal of these buildings [stables] would have a positive impact upon the setting of the listed building.'³ Overall, the setting is considered to make a positive contribution to the significance of the barn but the brick garages and the factory detract from its significance.

³ Pre-application ref. 02487E

4 HERITAGE PLANNING CONTEXT

4.1 National Planning Policy Framework (2018)

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

For listed buildings, the planning authority *'shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses'* (section 66).

Listed building consent is required for alterations which are likely to affect the character and special interest (significance) of the building. It is not required for like-for-like repairs, nor for alterations to modern fixtures and fittings which will not affect historic fabric, such as the removal of a modern partition.

The National Planning Policy Framework (NPPF) was updated in July 2018 replacing all former planning policy statements (1st edition NPPF, PPS5 etc). *The Planning Practice Guide: Conserving and Enhancing the Historic Environment* should be read in the light of the NPPF and does not comprise policy.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government has three interdependent objectives to sustainable development: economic, social and environmental. The latter objective includes contributing to 'protecting and enhancing our natural, built and historic environment.' So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**. Policies 184-202 are related to conserving and enhancing the historic environment.

The *Planning Practice Guide* states: 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'

Policy 188 states: 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'

Policies 189 and 190 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 191 states: Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

The *Planning Practice Guide* gives further guidance:

'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset (National Planning Policy Framework paragraph 191). Local planning authorities may need to consider exercising their repair and compulsory purchase powers to remedy deliberate neglect or damage⁴.'

Policy 192 states: 'In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'

Policy 193 states: '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.'

Policy 194 states: '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. Substantial harm to or loss of:

⁴ Paragraph: 014 Reference ID: 18a-014-20140306

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Policy 195 states: '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.'

The *Planning Practice Guide* gives guidance on how to assess if there is substantial harm:

'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm⁵.'

Policy 196 states; 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm

⁵ Paragraph: 017 Reference ID: 18a-017-20140306

should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy 197 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.'

The *Planning Practice Guide* defines a non-designated heritage asset:

'Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

'A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process⁶.'

Policy 199 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

4.2 Bury Council Unitary Development Plan (1997)

EN1 - BUILT ENVIRONMENT. The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

EN1/2 - Townscape and Built Design. The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- the external appearance and design of the proposal in relation to its height, scale, density and layout;
- the relationship of the proposal to the surrounding area;
- the choice and use of materials;

⁶ Paragraph: 039 Reference ID: 18a-039-20140306

- access and other design features for the mobility impaired;
- the design and appearance of access, parking and service provision; landscaping, including the use of natural landscape features, and open space provision;
- the use of lighting.

EN1/7 - Throughroutes and Gateways. The Council is concerned to improve the quality of development along throughroutes and at gateways, and will require new proposals fronting major throughroutes and at the identified gateways to display a high standard of design and landscaping.

The Borough's main throughroutes are listed below: Highways:- M60, M62, M66, A56, A58, A576, A665, A667, A676, A6044, A6053, B6196, B6198, B6213, B6214, B6221, B6222, B6473, Hollins Brow/Croft Lane/ Pilsworth Road, (between the A56 and M66).

EN2 - CONSERVATION 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.

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:

- the impact of the proposal on the historic fabric of the building;
- the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;
- the need to protect the setting of the Listed Building;
- the impact of associated ancillary facilities and infrastructure works.

4.3 Bury Council Local Plan Policy Directions

While not yet adopted, the Policy Directions are a material consideration in planning terms.

Listed Buildings Policy Direction BH2

It is proposed that the Local Plan should include a policy that seeks to ensure that the character and setting of Listed Buildings will be safeguarded by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features and that proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

5 HERITAGE IMPACT ASSESSMENT

5.1 The Proposals

Peel Design Partnership has prepared proposals to demolish the brick and stone garages and the stable blocks, construct a new house on the site to the north-east of the historic house and carry out landscaping work. A key factor to be considered is that the barn is listed at Grade II and substantial harm should be exceptional.

Taking account of the Statement of Significance and Policies 189 and 190 of the NPPF, the impact of the proposal on the aspects of significance and setting of the heritage asset is considered below. This statement should be read in conjunction with the associated drawings.

5.2 Impact of Changes on the Significance of Brookhouse Farm

This analysis will again use the Historic England guidance, *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*, using the non-exhaustive checklist given in Step 3. This will address the impact on the proposed changes to the setting of the heritage assets identified above.

Impact of Demolition of Stable Blocks

Pre-application advice for the development stated:

'The proposed development would involve the demolition of two buildings, which were last used for stables and are located to the south and south east of the listed building. The removal of these buildings would have a positive impact upon the setting of the listed building.'⁷

The stable blocks now present a poor aspect to the listed and locally listed buildings and this assessment supports that conclusion. Their removal would open up views towards the south-east to south-west over open fields.

Impact of New Development

Location and siting of development

- Proximity to assets: The proposed new house lies 10 metres from the nearest point of the historic house, which lies between the site and the listed barn.
- Position in relation to relevant topography and watercourses: The site lies on the other side of the house from the brook.
- Position in relation to key views to, from and across: The site lies on the other side of the historic house from the listed barn and is likely to be largely obscured in key views looking south-east towards the front elevation of the barn. Views towards the south elevation of the barn from the south-east corner of the property will be screened by existing and new trees.

⁷ Pre-application ref. 02487E

- Orientation: The site faces west and is oriented roughly north – south, following the shape of the plot.
- Degree to which location will physically or visually isolate asset: There will be no change to the existing.

Form and appearance of development

- Prominence, dominance, or conspicuousness: The proposals would not change the character of the setting. The proposals would result in a one to two-storey house in a simple largely vernacular design, of an appropriate height and massing for the area. It is set away from the historic house, with its narrow end facing the road and behind existing trees.
- Competition with or distraction from the asset: The development has been located away from the listed building and is designed in a simple largely vernacular style in a sympathetic palette of materials to reduce its competition with it.
- Dimensions, scale and massing: The development will be one to two-storeys, with a ridge height lower than the historic house, even the land rises in this direction.
- Visual permeability (extent to which it can be seen through), reflectivity: The development is set well away from the historic house with driveways and a low boundary wall between them, ensuring visual permeability.
- Materials (texture, colour, reflectiveness, etc): Proposed building materials for the development are a largely sympathetic palette of materials, including natural stone with a stone slate roof. Doors and window frames are of power-coated aluminium. The new driveways will be surfaced with a permeable granular paving, a low stone boundary wall and low stone garden walls in front of the historic house. Boundaries at the rear will be marked by boarded timber fences to the west and east and fence post rails at the rear.
- Architectural and landscape style and/or design: The development has been designed in a good quality simple vernacular design. Some detailing has been picked up from the historic buildings, including quoins, mullioned windows with casements, stone door lintels and stone copings. Land will be excavated on the south-west side to depth of 3.5m using conventional diggers and this is not expected to cause damage to the historic building by vibration.
- Introduction of movement or activity: There will continue to be movement in the area, although this is likely to be less than previously as there are six garages on the site.
- Diurnal or seasonal change: There will be lights at night from the occupied building.

Wider effects of the development

- Change to built surroundings and spaces: The proposed development will occupy a previously developed site, although part of this is currently occupied by dense vegetation and grass.

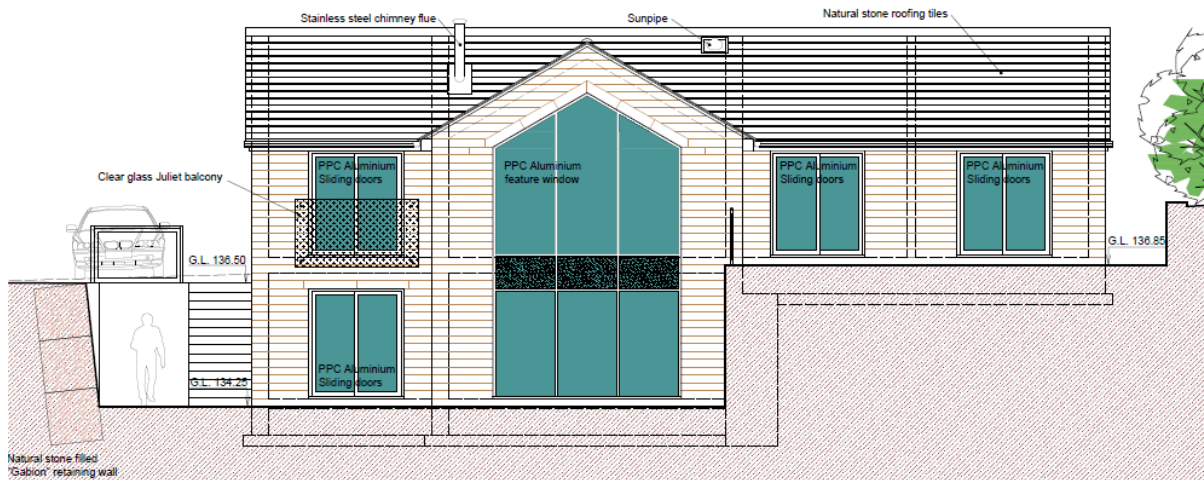
- Change to skyline, silhouette: There will be changes to the skyline north of the listed building and historic house with the roof of the proposed development.
- Noise, odour, vibration, dust, etc: There will be some increase in noise during the development.
- Lighting effects and 'light spill': See above under diurnal change.
- Change to general character (eg urbanising or industrialising): The proposed development will not change the character of the area which is currently largely residential.
- Changes to public access, use or amenity: The site will become a separate property.
- Changes to land use, land cover, tree cover: The proposed development will lead to some reduction in vegetation and grass on the development site although there will be new planting, with new shrubs added to the existing along the front and eastern boundaries and two trees at the rear. All the existing trees at the rear will be retained.
- Changes to communications/accessibility/ permeability, including traffic, road junctions and car-parking, etc: The development will use the existing car access.
- Changes to ownership arrangements (fragmentation/permitted development/etc): Changes to ownership arrangements are not decided at this stage.
- Economic viability: The development is considered to be economically viable.

Permanence of the development

- Anticipated lifetime/temporariness: The development will be permanent.
- Recurrence: N/A
- Reversibility: N/A



Proposed Street Elevation



Proposed South-West Elevation

5.3 Overall Impact of Changes

The 20th century garages have been identified as being of neutral significance or intrusive and the brick garages in particular are having a negative effect on the setting of both the listed barn and the historic house and cottage. The removal of the stable blocks is considered to have a positive impact upon the setting of the listed building

The garages will be replaced by a new house designed to a high standard design and built with a sympathetic palette of materials. New hard and soft landscaping will be in an appropriate informal style to protect the rural character of the setting. The proposals are considered to be **beneficial overall**.

6 CONCLUSION

Brookhouse Farm includes three historic buildings of which the barn has been listed at Grade II and the house and cottage are of medium significance overall, are listed on the unpublished Local List and should be considered as non-designated heritage assets. The garages on the site have been identified as being of neutral significance or intrusive; the brick garages particularly are having a negative effect on the setting of both the listed barn and the historic house and cottage. The stables appear to date from the early 1970s and are now in a very poor condition, presenting a poor aspect to the listed barn and historic house and cottage. Pre-application advice from the Council has advised that 'The removal of these buildings [stables] would have a positive impact upon the setting of the listed building.'

Section 5 sets out the legislative and planning policy framework and gives guidance on the circumstances in which consent may be required. Policy 192 of the NPPF sets out the principles guiding the determination of applications for consent relating to heritage assets. This should take account of the desirability of sustaining and enhancing significance, the positive contribution that conservation of heritage assets can make to the establishment of sustainable communities and economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

The proposals would have the public benefits of replacing the garages with a house designed to a high standard and built with a sympathetic palette of materials. New hard and soft landscaping will be in an appropriate informal style to protect the rural character of the setting. The proposals are considered to be beneficial overall.

With the presumption in favour of sustainable development set out in the NPPF, the fact that the application will protect, preserve and enhance the setting of both the listed building and the non-designated assets makes it compliant with national and local planning policy.

7 SOURCES

Bury Council. *Bury Local Plan Policy Directions* (October 2018)
Department for Communities & Local Government. *National Planning Policy Framework*, 2018
English Heritage. *Conservation Principles* (English Heritage, 2008)
Historic England. *Advice Report 18 December 2015 Case Name: Brookhouse, farmhouse & barn, Case Number: 1431304*
Historic England. *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition, December 2017)
Jenny Wetton Conservation. *Brookhouse Farm, Greenmount, Bury: Heritage Statement* (February 2015)

Maps and Plans (Ramsbottom Library and Bury Archives)

1786 Yates County map
1805 Moorhouse Plan of Salford Hundred
1818 Fowler and Greenwood, County Map
1850 1:10560 Ordnance Survey Sheet 87
1893 1:2500 Ordnance Survey Sheet LXXXVII.4
1930 1:2500 Ordnance Survey Sheet LXXXVII.4
1964 1:2500 Ordnance Survey Plan SD 7613 + 7713
1974 1:10,000 Ordnance Survey Plan SD 71SE
2010 1:1250 Ordnance Survey Plan SD 7713 NE

8 LISTED BUILDING DESCRIPTION

Summary of Building

A vernacular barn of C18 origin, built of watershot buff sandstone with stone flag roofs. Built as a combination threshing barn and shippon, with opposed cart entries and manure passage doors. Extended to the W in the C19 and converted for stabling in the C20 with a rear extension.

Reasons for Designation

Reasons for Designation

The barn at Brookhouse farm, a vernacular combination barn of the C18 with C19 extensions, is listed in Grade II for the following principal reasons:

- * Date and rarity: as a rare example of a substantially complete mid-C18 farm building and of an intact threshing floor;
- * Degree of survival: including the hewn-timber roof structure displaying good craftsmanship, some stone flag stall dividers and the internal and external stone flag and sett flooring;
- * Regional character: for its regionally distinctive plan-form including an integral shippon outshut with through-passage, and its watershot masonry construction.

History

Early C17 documents refer to a building called Brookhouse in the ownership of the Wood family, but its precise location is unclear; it might have been replaced by the extant farmhouse whose earliest visible structure is of C17 date. Thomas Tickle bought the property in 1691; the Wood family had emigrated in c.1683 and founded Woodbury in New Jersey, USA following decades of persecution as Quakers. The barn is probably of C18 date and originally comprised three bays. To the E was a threshing barn with opposed cart entrances in the central bay. The W bay was a shippon with hayloft over, extending into a rear outshut as is common in Lancashire combination barns. Opposed doors to the shippon probably accessed a passage for removing manure, a typical feature. The 1893 1:2,500 Ordnance Survey (OS) map depicts the barn which has been extended to the W by another bay by this time, to the full depth of the outshut. The barn has subsequently undergone various alterations, including the enclosure with brick walls of the area E of the original outshut, conversion from cattle stalling to stabling, the raising of the lintel of the front cart entrance and the removal in the early C21 of some stone cattle stall dividers.

Details

Barn of the C18, with C19 and C20 alterations.

MATERIALS: buff sandstone and some brick with stone flag roofs.

PLAN: three-bay threshing barn (including shippon-outshut to the W), extended to the W and rear.

EXTERIOR: attached to Brookhouse farmhouse and cottage, situated on the S side of Holcombe road as it rises to the N of Brookhouse bridge. The front (N) elevation is partially obscured at the left by the cottage. This elevation has a large cart entrance left-of-centre with boarding above the timber doors. To the right of the cart entrance there is a straight vertical joint up to c.1m, with larger-coursed stone to the right of this. To the right are a door, partially blocked to form a window, and another ground-floor window, with a large circular pitching eye at eaves level between the two. There are irregularly-spaced square vent holes. The right return is blank and constructed of squared, watershot stone. The gable is asymmetrical with the ridge left-of-centre and lower eaves to the right. A stub brick wall indicates where a westward extension has been removed,

and a scar marks a former low gable in the centre of the wall. The rear elevation is divided into three equal bays by straight vertical joints. At the left of the left-hand bay, the coursed stone of the gable quoins into the narrower-coursed stone of the rear elevation; this bay has a small square window with sill and lintel, and a doorway with lintel and full-height jambs at the right. The centre bay has a similar doorway at the left, separated from the first door by three massive quoins but with no quoins above this; one similar stone abuts the right hand side of the lintel. There is a small vent below the eaves, and at the right there are alternating quoins up to the eaves. The third bay is in dark red brick in an irregular English Garden Wall bond, corbelled at the eaves, and with a square window with stone sill and lintel, and a plain doorway. To the E the barn abuts the attached farmhouse.

INTERIOR: the floor drops from E to W and at the E the abutment with the foundations of the house is revetted with coursed stone, with an inserted floor over. Opposite the front cart entrance is another with historic timber doors and lintel, now enclosed by the brick infill to the rear and late C20 internal timber partitions. Between these entrances is a stone-flag threshing floor. To the W is animal stalling with various partitions of timber and some upright stone flags. Above this is an inserted timber floor supported by a beam on the line of the truncated original W wall and continuing to the current W wall (the beams here are morticed for posts for stalling), and reached by a timber stair from the threshing floor. To each side of the cart entrances are a King-post truss of hewn timber with tie beam, curved struts and carpenters' marks. A third, machine-sawn truss of the same design but with straight struts rests on the former W wall, which has been removed except for the section forming the original rear outshut. Hewn purlins and a diamond-set ridge piece span between these three trusses, with machine-sawn rafters throughout and purlins to the W bay. The former W wall has two ground-floor windows now blocked to form niches. The rear doorway into the original outshut is opposed on the N wall by a former doorway with a timber inner lintel, blocked in two phases and containing a niche (the eastern jamb of this doorway is visible on the front elevation as the straight vertical joint c.1m high to the right of the cart entrance). The doorway to the W of this in the N wall, now partially blocked as a window, continues below ground level to the internal floor which is stone-flagged in circulation spaces with concrete within the enclosures. Within the brick infill workshop at the rear are the original external faces of the rear wall of the barn and the E wall of the outshut. Both of these walls are of watershot stone, now painted, and the floor of the workshop comprises stone setts and flags that once formed an approach to the S cart entrance.

SUBSIDIARY FEATURES: stone setts form an apron in front of the building, with a stone kerb to the back of pavement. To the W a curved boundary wall meets a blocked gateway with square gateposts, with a third gatepost to the W of the entrance to the yard.

EXCLUSIONS: pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the brick walls and Welsh slate roof the SE extension are not of special architectural or historic interest.

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