



RM1-let-01

22nd February 2022

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Dear Sir,

**Heritage Statement : Construction of a garage with roof extension to main house following demolition of existing garage; modifications to existing elevations at :
Redlands, Rawson's Rake, Holcombe, BL0 9HH**

Proposals for the above involve alterations within the Holcombe Conservation Area, where an Article 4 Direction removes all permitted development rights.

Consulting with the National Planning Policy Framework (NPPF) clause 189 requires that the applicant should describe the significance of any heritage assets affected in these areas, 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.

This Heritage Statement is therefore a requirement.

1 Nature of the Asset :

A detached dwelling constructed mostly using red brick with a natural slate roof, its appearance when viewed from Rawson's Rake is of a bungalow with a separate detached garage set on higher level.

Cut into the hillside, a lower floor is concealed from view.

First indicated on the 1968 Ordnance Survey map this is a relatively modern construction within the conservation area.

2 Extent of the Asset :

Sitting below the Old Rectory associated with Holcombe Emmanuel Church, its hardstanding runs parallel with Rawson's Rake, a very steep road used yearly for the Rake cycle hill climb.



Orientation parallel with the steep gradient of Rawson's Rake

3a Significance within the Setting of the Conservation Area :

Redlands is situated within the wider setting of Holcombe Conservation Area, which is described in 'Bury Conservation Appraisal' (Kathryn Sather and Associates) commissioned by Bury Council in 2010 as follows:

An unspoilt rural village on the shoulder of Harcles Hill, built as tightly knit small hamlets amidst fields of pasture and small woodlands, along old packhorse and turnpike routes, dating from 17th century and earlier.

There exists a comprehensive range of dwelling types from similar periods, ranging from houses for the landed gentry, to farmhouses, workers cottages and a small number of modern developments on its periphery.

Many of the period dwellings are of architectural and historical interest, with some being statutorily listed and others on the Draft Local List.

Traditional stone walls along the roads with upstanding coping stones and stone gateposts, with the widespread use of stone setts gives the area much of its character.

Holcombe Village is noted as being one of the last pre-industrial settlements, which has adapted from a home working textile industry to outworking, as demonstrated by the pathways and handrails which show the interconnection between Holcombe and Ramsbottom.

Employment could be found in the mills of Ramsbottom, whilst beer houses were to be found in Holcombe, prompting the walk between work and refreshment.

Several established beer houses could be found in the core of Holcombe; The Black Bull beer house (now Stumps Cottage); The White Hart Inn (now Higher House); The Shoulder of Mutton Public House (also known as Lower House).

Vice versa with the decline of the home textile industry, locals of Holcombe could gain employment in Ramsbottom and afford to keep their homes in the village.

3b Significance of the Asset :

Redlands is nestled behind one of these traditional stone walls with upstanding coping stones, where a handrail is fixed along one side to assist people's transit between Ramsbottom and Holcombe Village.



Welcome assistance in icy weather

In conservation terms however, little contribution is made to the area by the modern dwelling.

4 The Proposed Works :

Two lengths of walling have been removed to form vehicular accesses from Rawson's Rake on to the hardstanding.



Redlands with garage stepping up Rawson's Rake

Passers-by could be forgiven in thinking the detached garage, with its own separate access belongs to another property.

Our proposal is to demolish this structure and reinstate the historic stone wall at this point, leaving just the lower access to the hardstanding.

A new garage would be constructed at ninety degrees to the main house and at a lower level, connected to the main house by extending the ridge, consolidating ownership.

Gradients behind the wall would be adjusted to suit, allowing easier manoeuvring of vehicles, with the new garage set down into a less prominent position.

Currently the main front elevation of the house comprises red brick with a small amount of concrete brick adjacent the entrance door, plus a feature brick spiral column.

Removal of all facings, including the brick column is proposed, with replacement using natural coursed stone and stone sills.

5 The Impact on the Asset :

A positive impact along Rawson's Rake is mandatory.

Changing the image of the dwelling and garage from predominantly red brick to stone, will be an enhancement fitting with the character of the conservation area.

Reconnecting the stone wall with its upstanding copings will repair part of the channelled route between settlements, and go some way to restoring the historical character.



Channelled route along Rawson's Rake

Any additional recommendations of the Local Authority will be incorporated.

Yours faithfully,

Gary Dearden