

Supporting Information: Heritage Statement

Full Planning Application for creation of a single off street parking bay and associated landscaping

Location: 2/4 Emerald Cottages, Boothwood Stile, Holcombe BL8 4NE

Proposal: Full Planning Application

Submitted: May 2021



1. Introduction

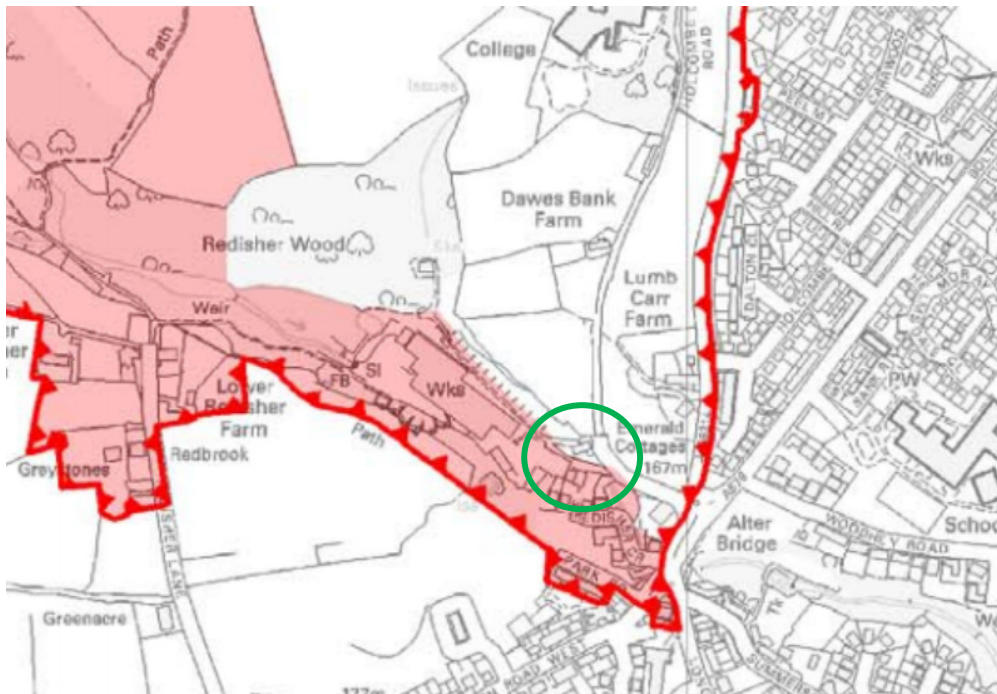
The site lies to the North of the Bury MBC Borough located on the western outskirts of Holcombe brook. Approximately 2 kilometres to the south-west of the centre of Ramsbottom.

The site is within Holcombe Conservation area as indicated in the Unitary Development Plan Mapping. And the image below.

The site contains 4 cottages, which have been developed into 3 houses with the applicant owning numbers 2 and 4.

The dwellings are not listed but are of historic value.

The site has a large garden area to the front and South Elevation and has a public right of way running to the East which consist of an historic bridleway named Holcombe Old Road.



2. Significance

This section assesses the relative significance of the site and locality and its key significance 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 listed building's grade or they may be intangible, for example, the site's association 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

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

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: 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, retention of planting and trees 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. It is also intended to retain as much planting as possible and if required enhance this with additional planting of hedging using native species which will promote ecological gains.

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 assest.