



PK4-let-01 Heritage Statement

16th May 2026

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

Dear Sir,

Heritage Statement

Works within the grounds of Meadow Heys, Moorbottom Road, Holcombe to replace a tools storage space to replace the existing container adjacent the dwelling.

Proposals for the above involve alterations within the Holcombe Conservation Area, therefore this heritage statement is a requirement.

Consulting with the National Planning Policy Framework (NPPF) clause 200 requires that the applicant should 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.

1 Nature of the Asset :

On the outskirts of Holcombe Village lies a hamlet, with its historical centre being Hey House, originally constructed as a hunting lodge in which to entertain and accommodate the landed gentry.

The property is said to be linked to the 'de Trafford' family, their history which can be traced back prior to the Norman Conquest.

Around that time, the local geology provided a relatively level shelf about half way up Harcles Hill which was easier to traverse and use as pasture than along the valleys, which were marshy and thickly wooded.

Routes following the natural contours of the land evolved and communities developed.

One pack horse route leading from Bury followed Holcombe Old Road (formerly Holcombe Ancient Highway) and continued along Cross Lane and then Moor Road to Helmshore and onwards.

Another came from the west around the hill along Moorbottom Road and down the Rake to cross the River Irwell at Stubbins.

Where these routes coincided the linear settlement of Holcombe Village was established, with farm buildings scattered over the landscape, coaching houses such as 'Norcot' were established to cater for travellers.

Norcot's later gentrification around the 19th century saw its conversion into a dwelling, which also involved the construction of our subject property, Meadow Heys in circa 1905 in which to house their gardener.



2 Extent of the Asset :

Meadow Heys and Norcot sit in one corner of the triangle formed by Moorbottom Road across the north, Holcombe Old Road to the east, and an extension of Branch Road across the south.

The original access into the land was from Moorbottom Road adjacent the highest part of the site, which is still available and used as access for delivering items to this part of the grounds.

Access at the same level as Meadow Heys is now from the Branch Road extension at the lower altitude.

3b Significance of the Conservation Area:

Hey House, Norcot and Meadow Heys are situated within the wider setting of Holcombe Conservation Area, which is described in an appraisal by Kathryn Sather and Associates commissioned by Bury Council in 2010 as follows:

An unspoilt rural village on the shoulder of a hill, built in 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 such as Hey House, to farmhouses and workers cottages often in rows.

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

3b Significance of the Asset :

In conservation terms, little contribution is made to the area by this relatively modern, brick built dwelling and indeed, it is not even mentioned in the 2010 Conservation Area Appraisal.

4 The Proposed Works :

A container was positioned at the side of the main house, around forty years ago, so the aim is to remove this and provide a replacement space for storage.



There is currently a curved stone retaining wall to the rear of the property which forms an open yard. This is bulging under the pressure and ideally requires a rebuild.



Whilst rebuilding the wall, using the same stone, our proposal is to excavate the ground behind and create a useful space to use for storage.

The stone frontage would be moved forward slightly to allow a gate to be fixed neatly between the existing main house, and restrict access into the yard.

The existing steps shown on the photograph would be removed and recreated to the rear of the new concealed storage space to provide a route towards the upper landscaped area.

A window will be an addition to allow natural light into the space, and a door will provide access, leaving an open hardstanding in which to manoeuvre vehicles.

The existing hardstanding on which stands the greenhouse will be removed, and replaced using a beam and block type roof decking, allowing the greenhouse to be reinstated as existing.

5 The Impact on the Asset :

A positive impact following any work is mandatory.

Removal of the existing container will allow an openness more sympathetic with the countryside.

There will be no harm caused as our proposal requires minimal change, and only public benefit to be gained by removal of an unsightly container.

Should you require any further information please do not hesitate to contact the writer.

Yours faithfully,

Gary Dearden