



PK2-Heritage Statement

25th October 2024

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

Dear Sir,

Heritage Statement

Works at Meadow Heys, Moorbottom Road, Holcombe to increase the volume of the dwelling, construct a new home office and new annex.

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 : **The existing dwelling at Meadow Heys:**

Currently a one bedroom bungalow with a kitchen extension, and office accommodation within the sub-standard loft space.



Front entrance elevation

Our proposals are to extend the rear extension to provide additional living space, and increase the ridge height by 500mm to enable a bedroom and bathroom at first floor.

Externally, the engineering brick facings will be removed and replaced with natural stone (or cladded in natural stone), whilst the roof will be covered using natural slate.

Construction of an annex to use as a home office:

Located on the slopes of Harcles Hill, the rear garden is terraced to form a lawn, with the existing retaining wall pictured below.



Random stones contained in gabion baskets form the retaining wall

Our proposal is to integrate an annex into the existing retaining wall constructed partly using gabion baskets, glazed, dry lined and topped with a green roof to blend with the current landscape.

A home office space will be created, tucked discretely into the shape of the current retaining walls.



Location of the proposed home office to be tucked discretely into the retaining wall

Construction of an annex to use as a gym / media room:



Existing covered area used for storage

A modest annex to provide additional multipurpose living space would be located in the position of the current covered area and adjacent to existing stone outbuildings which formerly served Norcot..



Existing outbuildings in elevated position adjacent to existing covered storage area

Construction of the annex would, like the main dwelling, comprise natural stone for the wall material but would have a green roof to match the lower office annex and echo the existing outbuildings.

Following completion of the main dwelling, the multipurpose annex would be used to provide additional living space in the form of a media room / gym ancillary to the enjoyment of the dwelling.



Entrance gate pillars leading from Moorbottom Road to the upper part of the site

The original entrance to the upper part of the site would be gated inside the existing stone pillars, using galvanised steel posts and gates, all clad in timber as seen from Moorbottom Road.

5 The Impact on the Asset :

A positive impact following any work is mandatory. Removing the red brick engineering brick and re-cladding using natural stone will enhance the image of this building, and of the conservation area as a whole.

The addition of the office annex and the upper multipurpose annex enable the main dwelling to be utilised as a functional family home without losing the original small chocolate box cottage appearance.

The office annex will blend into the existing gabion retaining walls and is not likely to be noticeable from any vantage point outside of the site itself.

The multipurpose annex will be sited discretely and sympathetically in the crook of the existing upper gabion retaining wall following the removal of the incongruous and unsightly 1980s steel frame storage structure, which will greatly improve the outlook when glimpsed from Branch Road.

The outlook from Moorbottom Road will also be improved as the steel structure is currently visible in part from Moorbottom Road but upon its removal, the visual impact of the upper annex will be both minimal and sympathetic with the surrounding landscape and buildings.

There will be no harm caused, and only public benefit to be gained.

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

Yours faithfully,

Gary Dearden