



PK3-let-01 Heritage Statement

13th February 2026

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

Dear Sir,

Heritage Statement

Works at Meadow Heys, Moorbottom Road, Holcombe to construct a single storey extension and make changes to the main house wall material, the colour of the window and door frames, and the addition of solar panels

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.



Meadow Heys situated in the grounds of Norcot

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 :

Currently a one bedroom bungalow with a small kitchen extension, and limited, yet functional office accommodation within the loft space.



Front entrance elevation

Our proposals are to rebuild the rear extension to provide a larger kitchen and dining area, tucked discretely into the side of the hill.

Externally, the engineering brick facings are failing, and are to be removed and replaced with a more sympathetic heritage brickwork.

Roof repairs will be carried out using natural slate, and the existing dormer is to be refurbished.

The new extension will be part heritage brick, and partly covered using timber cladding, on the more sheltered elevations.

Throughout, the white upvc windows will be replaced using black upvc.

Solar panels will be fitted across the south facing roof pitch to improve the efficiency of the property.

5 The Impact on the Asset :

A positive impact following any work in the Conservation Area is mandatory.

Removing the Accrington engineering brick and re-cladding using a heritage type brick will create a softer image, and enhance the looks of this building.

Improvements to the dwelling will allow it to be utilised as a functional family home without losing the original chocolate box, cottage appearance.

It will greatly improve the outlook when glimpsed by walkers, viewed from both Branch Road and Moorbottom Road.

This essential maintenance will cause be no harm to the area, and only public benefit will be perceived.

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

Yours faithfully,

Gary Dearden