

Justification/Heritage Statement
111 Holcombe Old Road,
Holcombe,
Bury.

Proposed Two Storey Side Extension,

The proposed development seeks to extend 111 Holcombe Old Road a semi detached dwelling once a row of three built around C18th. The property has been extended (quite poorly and unsympathetically) to the rear built of brick block work and rendered. The existing historic elevations are built from watershot natural lime stone most likely quarried locally, the windows are very simply formed using dressed coursed stone quoins forming the jambs, sat upon simply formed stone cills with stone heads over, the windows are timber casement split into 3 sashes to the front elevation, the ground floor window center sash has a small sash to the top of the center sash. The rear windows are formed from natural stone in a similar way to the front, but the windows are again timber casement with a top third opening sash. The front door is formed using square cut simply formed jambs sat upon stone cill and a simply formed stone head over. The roof is clad using natural blue slate with a stone chimney stack which once served two open fires although it now only serves one wood burning stove to the ground floor. Internally most of the original features have been lost to fashionable renovation although some beams have been retained which support the 1st floor joists, the 1st floor is ceiling part vaulted which follows the roof plane. As indicated the rear extension is quite a poor addition being rendered this comprises of a small single storey lean to portion which is reasonably square to the original cottage above which is the 1st floor portion which is canted to the original with a further canted gable, the extension along the party wall line attaches to the neighboring property extensions, all which have been roofed using natural blue slate. There are signs that a former stone built outrigger to the rear may have existed evidenced by a portion still visible which has a roof sloping into the original gutter which is buttressed approximately 1500mm away from the original cottage rear wall, this, it is suspected was part of the extension to the neighbouring property. Parapeted section sits between the rear extension and original cottage, it is formed using watershot coursed natural stone with blue slate roof over.

The application site lies in Hazelhurst within the Holcombe Conservation Area within an area of Green Belt land which extends between Holcombe Village and Holcombe Brook which is briefly interrupted by Hazelhurst. The small but distinctive settlement within which the application site is located lies along Holcombe Old Road and Lumb Carr Road which is isolated by Green Spaces to the North, East, and West with limited separation to the South.

Holcombe Old Road has varied types of properties upon it ranging from terraced cottages, former farms to the former gate house to the southern end, in general terms the building are build from natural stone in the main watershot coursed stone with both natural stone and blue slate roofs, the gatehouse which would have once served the old hall which is now a school is constructed from rough square cut stone parallel punched face which is now painted white with castellations forming a parapet with a flat roof behind. But in general terms the area indicates both woolen and agricultural history.

In terms of size and scale, the proposal seeks to accommodate an area to the gable of 111 Holcombe Old Road which currently has timber sheds with a natural stone frontage facing Holcombe Old Road, yet retaining the current parking provision designed in such a way as to respect the original cottage being subservient in both width and height.

The application seeks to renew a formerly approved application for a similar proposal ref 61803 approved in 2017, the rear extension was approved ref 98/33892 in 1998.

The design of the proposal seeks to fully respect the host original cottage and surrounding structures/vernacular by being subservient in width (set back from both front and rear elevations) and roof by being lower than the original ridge height.

The proposed extension will be built using watershot parallel punched coursed reclaimed natural stone or newly masoned parallel punched watershot coursed natural stone, the windows will be formed using coursed quoins on simply formed stone cills with stone heads over all coursed stone will be lightly tumbled to soften the newly masoned stone, the roof will be a traditional purlin roof hand cut with natural slate over. The windows and doors will be timber painted/stained double glazed the opening sashes leaves will flush fit to the frames. Although the appearance will be a traditional one in keeping with the area the construction will use modern techniques in terms of insulated walls and roof. Although all of the masonry façade will be bedded in hot lime and 0-4 course aggregate to reflect the traditional techniques employed. The existing cottage does require some renovation in terms of pointing and a cement slurry applied these will be removed and silica blast cleaning using low pressure either spherical or oval aggregate to alleviate damage to the natural stone, although the cleaning only need to be carried out to the existing rear and gable.

By following the above techniques the proposed extension will sit within the conservation area very well by respecting the area and its historic building techniques.