

Goschen Cottage, 13 Higher Summerseat Heritage Impact Statement

1. Introduction and Background

Planning permission is sought for an internal annexe to create a lettable space. The work includes the alteration of the garage door in the front elevation to form a separate pedestrian access.

Goschen Cottage is within the Summerseat Conservation Area which was designated in 1975. Consequently its heritage significance needs to be assessed together with the impact of the proposals on that significance. A statement is required in support of the planning application in line with paragraph 200 of the NPPF 2023. Part of the paragraph states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting and the conservation area. 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.”* The assessment in this statement is based on the case that the extent of change to the significance and setting of Goschen Cottage is minor and consistent with the building and area character. The detail in the statement of significance is sufficient to assess the heritage impact of the proposals.

The conservation area appraisal produced in 2010 has been used to advise this statement. However, the description of significance and the impact assessment is based primarily on a site visit and photographs.

2. Significance of Building and Higher Summerseat

2.1 History

During the 1600s and 1700s the area of Brooksbottoms and Summerseat contained only scattered farms and hand-loom weavers’ cottages in an open rural setting. The earliest reference to Summerseat is from 1556 when it was known as ‘summersett’, meaning a hut or shelter used in summertime. In 1699, Edward Hamer, a fustian manufacturer from Tongewithin-Bolton purchased the estate of Higher and Lower Summerseat. Soon afterwards he built Peel Hall, which is dated 1706 above one of the doorways. Peel Hall is thought to have had a Pele tower, a fortified house up to four storeys tall. The estate passed to his son, Richard, who enlarged it and thence to Samuel who again added to Peel Hall in 1759. The Hall is of approximately 100m north east of the application site. The area saw some development in the 19th century partly associated with the industrial development within the valley though Higher Summerseat has always been a primarily residential area. Goschen Cottage does not appear on the 1850s OS map though it is thought to date c1850-60 – see below.

Higher Summerseat remained rather isolated until the inter-war years when the building of Newcombe Road improved access, facilitating new house building which now encloses the Conservation Area immediately to the west.

2.2 The Cottage

The original cottage is two storeys, 2 bays wide and one bay deep, with a central front doorway. It is built in coursed punch-faced squared stone blocks laid in regular courses with smooth stone dressings to the windows and doorway. Window sills project slightly and there is a stone moulded gutter at the eaves and the doorway has a moulded stone drip lintel. The gutter returns slightly on the north gable. There are no large cornerstones. There are timber windows in the front elevation set in cruciform pattern. There are gable chimney stacks and the north gable is also in punch-faced coursed stone and has a cement verge. The roof is slate covered. There is a random rubble wall to the north garden and a low drystone wall to the highway.



There are extensions in the south and west. All have been constructed since 2000. Attached to the southern gable is a two storey stone extension incorporating a garage and double garage door. This has a split smooth stone lintel with the cottage name inscribed within it. The piers are also in stone and a timber window sits centrally in the first floor. The extension eaves line is set below the line of the original building and the whole is set back slightly from the main elevation. This set back and the gable above together with the extension's gable is rendered, though the front elevation is in coursed stone to match the original building. The roof is slate covered. At the rear (west) there is a single storey extension in rock-faced coursed stone attached to an earlier two storey extension that has now been rendered.

The original building is slightly grander than some of the terraces around and the ashlar type dressings raises it above the standard 19th century cottage. Its height, proportions and building elements have Georgian not Victorian influences. It is not uncommon in this area for Georgian styles to drift into the early parts of the Victorian era suggesting an original date for the cottage just after the 1850s. The original main elevation is unaltered but for the more recent window frames and the garage extension which although sympathetically handled is clearly modern with its large garage door. The front elevation and north gable are the

building's most important elements and they add to the high quality of the street scene and the character of the area.

2.3 The Conservation Area

Higher Summerseat consists of a number of small stone and rendered terraces and dwellings, two public houses and a farm, with surviving buildings dating from the eighteenth century up to very recent times. This small group is set within open farmland to the east and south and 20th century housing in the west and south. A roadway, Higher Summerseat, passes through the area and this must have been an early pre-turnpike route north/south linking to Pot Green and Holcombe in the north and along Hazel Hall Lane to Bury in the south.



Opposite Goschen Cottage is Hazel Hall Farm a two storey Victorian farmhouse built in rock-faced coursed stone and with a slate roof. It has been extended to the south with similar materials and fronted with a stone boundary wall. North of this are two 20th century detached houses built with a front courtyard behind stone boundary walls, all in rock-faced stone and with modern stone flag roofs, possibly Hardrow slate. Further north are the two c1800 PHs in stone, one over-painted, and two detached stone house dated 1836 and 1876 and 3 terraces, 2 raised above the road level. Here the predominant building material is stone,

punch-faced for c1850 (and earlier) buildings and rock-faced for Victorian dwellings. Some with smooth stone dressings some not. To the south of the cottage is a further terrace in the same c1850 style. Roofing material overall is slate though number 22 Higher Summerseat (1836 datestone) has a stone flag roof. There are a number of early stone boundary and retaining walls, gate piers and early stone flag and sett paving. There are open views to the east.

But for some minor alterations this part of the area's character is well preserved with a consistency of building materials and boundary walling. The grouping of the settlement along the highway is unaltered.

3. Proposals

The proposed works will form a new internal annexe which will create a lettable space. Only minor works will affect the building's exterior. These will form a separate pedestrian access within the existing garage door area in the front elevation. The existing garage door will be replaced with a smaller timber garage door and with a new small entrance timber door located within the original opening. This will be separated from the garage door by a coursed stone pier.

4. Impact on Significance

The conservation area has accommodated a number of recent developments which have been successful by using appropriate materials, stone and slate/modern stone tile. The alteration at Goschen Cottage involves the reduction in the width of the garage door with the building of a stone pier and the addition of a new pedestrian entrance. Materials are stone and timber and therefore appropriate in the area. The works will have the added benefit of changing slightly the visual emphasis of the garage door making it less horizontal and more in tune with the original character of the local vernacular openings. The external works are so minor that they will have little or no impact on the street scene and would not cause harm to the building's or the area's significance.

5. Policies/Conclusions

The relevant policies are included in the government's National Planning Policy Framework 2023 and the saved policies from Bury's Local Plan.

For the conservation area the government advice is in paragraphs 202, 205 and 206.

'203. In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.'

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

The Council's policy for conservation areas is -

'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:

- 1 the nature of the development in terms of its bulk, height, materials, colour, design and detailing;*
- 2 the relationship between the proposed development and the architectural and visual qualities of the surrounding area.*

It is submitted that the significance of the conservation area and the impact of the proposals have been fully assessed and the proposals found to be in line with the character of the area and for the reasons outlined in 4 above will not harm significance.

M Nightingale Dip TP. Dip Arch. Cons.
1 December 2024