

# HOLCOMBE CONSERVATION AREA RAMSBOTTOM, BURY

## CONSERVATION AREA APPRAISAL



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## Section 1 Introduction

Holcombe Village and its surroundings were designated a Conservation Area by Lancashire County Council and Ramsbottom Urban District Council in 1970. The designation was confirmed in 1974, following the reorganization of Local Government and the creation of Bury Metropolitan Borough Council. The conservation area was extended in 1978. Part of the Area lies within Holcombe Moor which is owned by the National Trust and the Metropolitan Borough of Bury.

A conservation area is an “area of special architectural or historic interest” the character or appearance of which it is desirable to preserve or enhance”.<sup>1</sup> Designation of a conservation area increases control over significant or total demolition of unlisted buildings, strengthens control over minor development and protects trees within its boundaries. It also ensures that any new development maintains or enhances the character of the area. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.

“The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for development plan policies, development control decisions, and management plans for the preservation and enhancement of the character or appearance of an area”.<sup>2</sup> The purpose of the Appraisal is, in accordance with the methodology recommended by English Heritage,<sup>3</sup> to define and record the special architectural and historic interest of the Holcombe Conservation Area. This has been used to prepare a study setting out suggested actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.

The Planning and Architecture Department of Bury Metropolitan Borough Council drew up a draft report in 1975 to inform the public about the background to and purpose of protecting Holcombe Conservation Area, identifying particular problems.<sup>4</sup> This Character Appraisal draws heavily on that report.

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<sup>1</sup> Planning (Listed Buildings and Conservation Areas) Act, 1990.

<sup>2</sup> *Planning Policy Guidance Note PPG15, Planning and the Historic Environment* (Department of the Environment and Department of National Heritage, September 1994).

<sup>3</sup> *Guidance on Conservation Area Appraisals* (London: English Heritage, February 2006).

<sup>4</sup> Planning and Architecture Department, Bury Metropolitan Borough Council, *Holcombe Conservation Area Draft Report* (Bury: Bury Metropolitan Borough Council, 1975).

## Section 2 The Planning Policy Context

The national planning policy context is PPG15: *Planning and the Historic Environment*, Part 1, Section 4.

Bury Council operates largely as a unitary authority and the local planning policy context is Policies EN1/1 to EN1/4, EN6-10, EN2/1-3, EN3/1 and 2, EN4/1, EN6/1 and 2, EN8/1, EN 9/1 on the Built and Natural Environment of the *Bury Unitary Development Plan* and policies HS1 to HS24 of *Bury's Heritage Strategy*. See Appendix 7 for further details.

Conservation Area Consent is required for the total or substantial demolition of some buildings or structures within the Conservation Area. Permitted Development Rights for householders are slightly stricter than usual, and permission is required from the local planning authority to fell or lop a tree over a certain size.

Holcombe is a settlement within the Green Belt, where development is restricted to that connected to agriculture and forestry; essential facilities for outdoor recreation; limited extension, alteration or replacement of existing dwellings; and limited infilling within existing villages which is required to be in scale with the village and not adversely affect its character and surroundings<sup>5</sup>.

Bury Council has published several relevant Supplementary Planning Documents: Guidance Notes 6 on Alterations and Extensions to Residential Properties (2006), 8 on New Buildings and Associated Development in the Green Belt (2007), 9 on Conversion and Re-Use of Buildings in the Green Belt (2007) and 16 on Design and Layout of New Development (2008). This Appraisal will be a useful contributor to future Area Action Plans or Supplementary Planning Documents for the Conservation Area and form a basis for development control decisions.

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<sup>5</sup> Bury Local Development Framework Planning Newsletter, Edition 4, May 2008, 6.

### **Section 3 Summary of Special Interest**

The special character of the Conservation Area derives from the following elements:

- The unspoilt scattered 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 the 17<sup>th</sup> century and earlier.
- The dominance of 18<sup>th</sup> and early 19<sup>th</sup> century residential and agricultural buildings, with very little modern infill, set in gardens in scale with the size of the building.
- The adaptation of an early pre-industrial community with textile home-working to outworking, as demonstrated by the buildings, pathways and handrails which testify to the interconnection between Holcombe and Ramsbottom.
- The high quality of the natural landscape of the Conservation Area and its setting, combining steeply sloping moorland, pasture and woodland, typical of Pennine valleys.
- Views out of and into the Conservation Area. The Peel Monument and the church steeple are important landmarks viewed from inside and outside the area while from within the area there are panoramic views to the north, east and south.
- The comprehensive range of dwelling types from a similar period, ranging from houses of the landed gentry, farmhouses and workers' cottages, often in rows, with appropriate ancillary buildings.
- The large number of buildings of architectural and historical interest, including a large number of statutorily listed buildings as well as many others on the Draft Local List and of similar quality.
- The homogeneity and visual harmony of the buildings resulting from the use of local materials (millstone grit, stone tiles), traditional building techniques (weather struck masonry, stone corbels supporting rainwater goods, coal holes in the walls) and the unity of height and scale.
- Traditional stone walls along the roads with upstanding stones, several stone troughs, the large number of traditional stone gateposts and use of widespread use of stone sets, utilising local materials.
- The long historical association with hunting and hunting dogs, attracting the interest of royalty, as well as other sporting traditions including cockfighting and the Holcombe Wakes.

A detailed definition of the special interest of the Conservation Area is set out in section 4 of the character appraisal.

## **Section 4 Assessing Special Interest**

### **4.1 Location & Setting**

#### **Location and Context**

Holcombe village lies on the shoulder of Harcles Hill, on higher ground due west of Ramsbottom, six miles north of Bury and twelve miles north of Manchester, lying west of the A66, A56 and River Irwell valley. Peel Monument on Holcombe Hill (the unofficial name for the shoulder of the adjacent, higher Harcles Hill) is a local landmark, visible from the south of Bury.

Holcombe is a rural area, comprising a series of scattered settlements on steeply rising ground with a small nucleus around the historic road junction where the church and the Shoulder of Mutton Pub are located. The Conservation Area stretches from the northern edge of Holcombe Brook in the south and Higher Barn and Rakes Fold in the north. Peel Monument on Holcombe Hill and Top o' th' Moor Farm mark the western boundary; Lumb Carr Road, the path from Little Holcombe to Dundee Lane and part of Dundee Lane itself (excluding the modern houses) comprise the eastern boundary.

While the structure and distribution of the earlier farms have been retained, most such buildings have been adapted for domestic usage. The economic focus of the area is therefore largely residential, although the natural beauty and its position on the edge of moorland within reach of a major conurbation attracts recreational visitors as well.

#### **General Character and Plan Form**

The Conservation Area is rural in character and comprises of a series of scattered hamlets on the steep eastern slope of Holcombe Hill. Many buildings date back to the 17<sup>th</sup> and 18<sup>th</sup> centuries with few 20<sup>th</sup> century structures. The settlements comprise farm settlements, more substantial houses and their ancillary buildings and small cottages, often in small rows. The main foci of historic development were along Holcombe Old Road, Cross Lane and Moor Road (an old packhorse route, known as Holcombe Ancient Highway) which runs north-south through the area and the junction of the Holcombe Old Road (the northern section is now Cross Lane/Moor Road) with the Elton and Blackburn Turnpike (now Helmshore Road).

The area is dominated and overlooked by Holcombe Hill to the West while offering wonderful long-distance views to the north-east of Shuttleworth Pike, and to the Peak District, Alderley Edge and the Cheshire sandstone ridge to the south. The widely dispersed individual settlements are separated by green fields (pasture) and small areas of woodland and are mainly connected by narrow roads and steep footpaths with stone walls either side. Only fairly recently have pavements and curbs been added to some of the roads, which were previously completely rural in character.

The plan form of the Conservation is roughly rectangular, encompassing the linear development of Holcombe Old Road and the land associated with the settlements to the west and east as well as the landmark Peel Monument on the top of the hill.

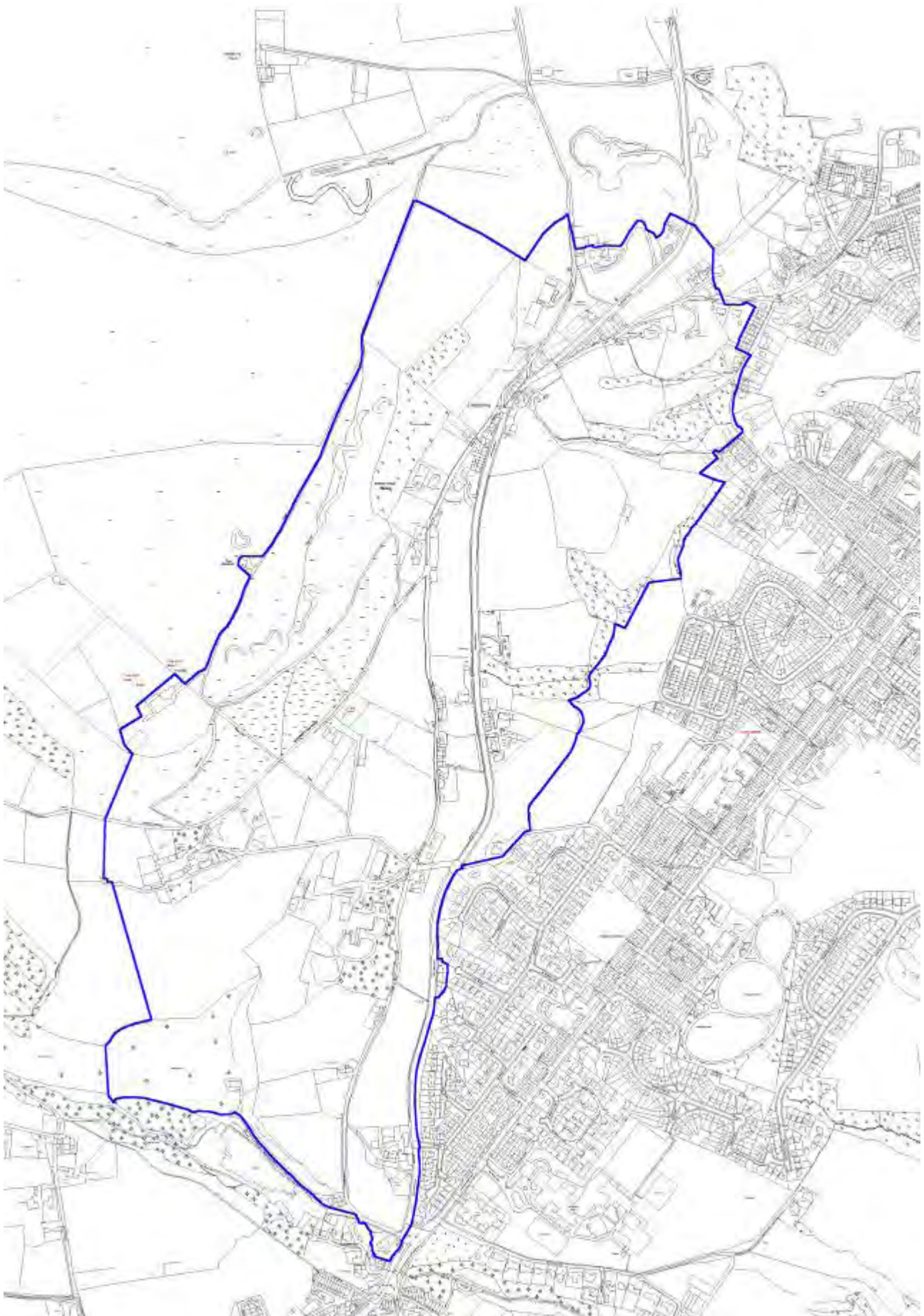
### **Landscape Setting**

The landscape is intrinsic to the character of the Conservation Area. The high moorland plateau, which is part of the Rossendale Anticline running from Bury North to Accrington and Burnley, rises to over 1,000 feet. Fold axes and drainage are east-west. The land is covered by glacial drift, peat and alluvium over rock laid down in the Upper Carboniferous Age comprising sandstone (millstone grit), coal and shales. The stone is exposed in areas of streams and quarrying. The land within the Conservation Area slopes down steeply, changing from open moorland to fields of pasture and areas of woodland, towards the Irwell valley where Ramsbottom is located.

The name Holcombe is probably derived from the Saxon word “hol” meaning a hollow and the Celtic work “cwm” meaning a hollow on the side of a hill and thus describes the hillside position of the village and Conservation Area with the hill curving around and above it. The name may have originally referred to a settlement of dispersed farms on the western side of the hill in a similar geographical position at the base of Red Brook, all of which included “Holcombe” in their names. However today the name and the boundaries of the conservation area refer to the pre-industrial village on the east of the hill; it has only a small central core and otherwise comprises a series of scattered hamlets. The area is integrally linked to the immediate landscape and has grown slowly and organically during the 16<sup>th</sup> to 19<sup>th</sup> centuries. The panoramic views out of the area and up to the monument on the hill above are both characteristic of the landscape setting and a contrast with the scattered small buildings and clear field boundaries which characterise the Conservation Area.

The key landscape characteristics of the Conservation Area are:

- The steeply sloping character of the land and the views offered to the surrounding area.
- The rural setting, integrating small and well-dispersed groupings of buildings amidst pasture fields and areas of woodland changing to a more open moorland character on the higher ground.
- The network of paths connecting the village to the town or Ramsbottom.
- The wooded areas of Reddisher Wood in the south, Tagg Wood in the west, below the church in the north and the Whimberry Close Plantation to the northwest which are all mixed broadleaf, together with numerous mature trees dotted throughout the area.



***Current Boundaries of Holcombe Conservation Area***



## 4.2 Historic Development

### 4.2.1 The History and Development of the Conservation Area

Archaeological evidence of prehistoric activity has been found on nearby Bull Hill in the form of a perforated stone hammer (SMR No. 343.1.0), an axe hammer (3817.1.0), both believed to date from the early Bronze Age and a Stone Head (9041.1.0) believed to date from the Iron Age. In addition, there is a stone circle on Quarlton Heights to the west and Rev. Dowsett refers to a number of flint arrowheads, cores and flakes found in the vicinity of Holcombe in the late 19<sup>th</sup> century.<sup>6</sup>

In the medieval period the area was part of the Manor of Tottington, a large manorial estate established soon after the Norman Conquest, part of the de Lacy family's Lancashire holdings, laying within the Duchy of Lancaster; at this time the landscape appears to have comprised areas of woodland and pasture. In a bequest, dated 1225, Roger de Montbegon gave "the whole Forest of Holcombe and the pasture within the bounds" to Monk Bretton Monastery, which lay east of Barnsley in Yorkshire. Two inventory records held by the Diocese of Chester dated 1296 and 1305 ("Computus terrari") refer to two separate herds of cattle of over 40 animals in each herd. It is thought that at this time there may have been some form of praying station or chantry chapel in the area for pilgrims on their way to Whalley Abbey. The 1225 bequest also refers to a Pilgrims' Cross. The remains of this, a large stone base, were still present in 1896 when it was photographed by the Rev. Dowsett but he records that it was destroyed in 1901. Replaced by a modern monument, the spot lies just to the north of the Conservation Area

A chapel of ease was in existence by the beginning of the 16<sup>th</sup> century; in 1509 records from the manorial court refer to a fine being exacted following an affray in the chapel. The mother church was Bury. The chapel of ease was located on the site of the current church and suggests the presence of a number of households in the area. Tradition maintains that the chapel of ease was partly used as prison by the Lord of the Manor of Tottington although the land continued to be owned by the Monk Bretton Monastery. In 1539 the monastery surrendered as part of the dissolution of the monasteries under Henry VIII and the land was acquired by John Bradyll of Whalley<sup>7</sup>. Condemned prisoners were supposedly brought for execution to the standing stone on Holcombe Knoll, now in field to the south of the village and still visible. A 16<sup>th</sup> inventory from the reign of Edward VI indicates that the Chapel was 50 ft by 24 ft and possessed two sets of vestments, bells and some ornaments, valued at 13s 9d<sup>8</sup>.

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<sup>6</sup> Rev. H. Dowsett, *Notes on Holcombe* (Manchester: John Heywood, 1901).

<sup>7</sup> Kenneth Fields. *Holcombe: discovering Lancashire* (Lancashire Life, June 1982) 117.

<sup>8</sup> *Ramsbottom Festival Year Book* (Bury: 1951) 23-26, Bury Information Services.

The earliest datestone in Holcombe is that on Hey House where 1616 is carved on lintel above the rear door as well as appearing in a stained glass window medallion. This house was originally built as a hunting lodge, supposedly by Roger Brown and later extended through the addition of two wings. Hey House contains wooden pews incorporated as benches and panelling said to be from Whalley Abbey. In 1657 church records refer to a Thomas Brown living at Hey House. The same record also mentions a James Ainsworth living at Dawes Bank, Thomas Warburton at Holcombe Lane and John Hall of Little Holcombe, all houses or settlements which are still part of the Conservation Area. Separately, in 1641 Holcombe Chapel was the location where householders of the Lower End of Tottington Manor took the Protestation, the declaration to defend the reformed Protestant religion against popery.

Hey House is also said to be linked to the de Trafford family which trace its family back to the 11<sup>th</sup> century, prior to the Norman Conquest. The de Trafford family reportedly used Hey House as a hunting lodge and it was probably the site of the first kennels of the hounds of the Holcombe Harriers. This pack of hounds performed so well during the hunt organised for James I's visit to nearby Houghton Tower as the guest of Sir Gilbert de Hoghton, that the Harriers were awarded a Royal Warrant to hunt over twelve townships and members were allowed to wear the scarlet livery<sup>9</sup> instead of the previous green. It was on the same occasion that Sir Cecil Trafford was knighted by King James, a fellow Catholic (and when the king knighted the loin of beef, the origins of "sirloin"). From 1708 the hunt became a subscription hunt and in 1772 the kennels were moved from Hey House to Tag Wood where they remained until 1926 when they were moved to Tottington<sup>10</sup>. Harriers Cottage on Cross Lane was for several generations occupied by the Jackson family who held positions in the hunt. The hunt is still active today as a drag hunt, including an annual meet in Holcombe.

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<sup>9</sup> Kenneth Fields. *Holcombe: discovering Lancashire* (Lancashire Life, June 1982) 117.

<sup>10</sup> Hey House, Holcombe (Lancashire Life).



*Holcombe Hunt in Holcombe Village*

During the 17<sup>th</sup> century Holcombe sometimes had its own curate but at other times was vacant. A proposal in 1650 that it become a parish church was the first of many moves in a process which took over 200 years to achieve. However after the Restoration it was established that the same curate would serve both Holcombe and Edenfield (lying northeast of Ramsbottom). The pathway from Holcombe to Edenfield, starting with the steps opposite the north side of Holcombe Church, is still visible<sup>11</sup>.

A Courthouse was built in Holcombe in 1664 by the Duke of Albemarle (after whom Alba Street is probably named) who had been given land by Charles II after the Restoration; this was also used as a school. The building was below the church on the site of the “Old Rectory” and was not demolished until 1864 when some of its remains were incorporated into the new schoolhouse, located at Well House, 85 Dundee Lane (just outside the Conservation Area) – there is a “1664” date carved into the lintel<sup>12</sup>. Rev. Dowsett refers to this as Halmot Court House which was “located near the old Chapel and close to the Parsonage”. He provides further evidence for the presence of a school in Holcombe and the size of the contemporary local community by referring to a newspaper advertisement found amongst the papers of an earlier incumbent “for a schoolmaster for Holcombe School, application to Rev. J. Smith ... There is no fixed salary ... but being situated in a populous and trading country a sober, diligent master may acquire a very decent livelihood by it”.

This picture of a local community growing though the 18<sup>th</sup> century is supported by date marks recorded by Dowsett: 1716 for Tops Farm (lying just north of the Conservation Area boundary, 1751 on the Shoulder of Mutton and 1769 on Plant Farm. Separately fieldwork

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<sup>11</sup> W.H. Elliott. *Country and Church of the Cheeryble Brothers* Ch. 5.

<sup>12</sup> Nikolas Pevsner, Clare Hartwell, Matthew Hyde. *Lancashire, Manchester and the South-East* (New Haven and Yale: Yale University Press, 2004).

identified 1751 on Higher House Barn, 1753 on Pinfold Cottage (along with many of the buildings on Cross Lane) and there are graves in the churchyard dating back to 1726 (Jane Ainsworth) and a sundial dated 1753. Furthermore, the chapel was enlarged in 1774 under the Rev. J. Smith, suggesting a growing congregation.

The earliest map of the area shows Holcombe Old Road running north from Holcombe Brook where there is also a junction between the road going west to Tottington and south to a crossing over the Irwell. There are a series of scattered buildings along the road as it runs north to the building, marked as "Holcombe Chapel" where there is a small nucleus of buildings and a junction with a road running northwest down hill (the Rake). Other buildings are shown away from the main road, including Hey House, but some of the detail is obscured by contour shading<sup>13</sup>.

During the second half of the 18<sup>th</sup> century the textile industry was becoming established in the area, with the establishment of mills in Edenfield and Ramsbottom. It is unlikely that at this time agriculture was the sole source of income in Holcombe – during the 18<sup>th</sup> century there was an increasing amount of weaving and home working, mainly in cottages or their outbuildings but also in some houses built for the purposes, such as the building (now a restaurant) on the corner of Helmshore Road, opposite the junction with Cross Lane. The 1783 Peel & Yates factory in Ramsbottom was originally built for printing cloth. Other local influential families included the Grants and the Peels. The relationship and the links between Holcombe and Ramsbottom developed during this period, with Ramsbottom providing a source of employment for villagers who might otherwise have been unable to stay in their local community and Holcombe providing refreshment and entertainment. Printers' Row, the terrace of workers' cottages just below the church, was built to provide accommodation for workers and the iron handrails on Chapel Lane also testify to the foot traffic between the two communities.

Holcombe had several beer houses (such as the Black Bull) and two public houses; the Shoulder of Mutton near the church and the White Hart Inn on the west side of Cross Street/ Moor Road, the area in front of which was the village green. The two public houses reportedly shared a disorderly reputation at this time and the Shoulder of Mutton was associated with cockfighting. It is of note that these public houses preceded the establishment of any in Ramsbottom, so that people had to climb the hill to Holcombe for their refreshment.

Cockfighting is another of Holcombe's sporting traditions. There was a cockpit at the White Hart Inn and the local breed of "buffs" were in demand all over the country. Lord Derby who was a major local landowner made it a condition of tenancy that he had first choice of his tenants' fighting birds. Officially the sport was stopped in 1859 but it is believed that it continued until the 1930s. The Old Holcombe Game Fowl Show, an annual exhibition of game fowl organised by the Holcombe Old English Game Fowl Club, started in 1843. Originally intended to replace the annual cockfight which followed the

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<sup>13</sup> Yates. Map of the County Palatine of Lancaster, 1787 ( LRO LA 942.72, reprinted 1982 by Neil Richardson).

New Year's Day Meet of the Hunt, it is still an annual event taking place in Ramsbottom.

In addition, the annual Holcombe Wakes grew out of the tradition of celebrating the saint's day of the local church, in Holcombe celebrated with a rush-bearing ceremony. Dowsett refers to how it had become a riotous affair attracting people from the wider area and lasted for a few days. Races, tugging, bull-baiting, cockfighting were all part of the programme, as was the retrieval of a shoulder of mutton placed at the top of a greasy pole (the origins of the pub's name). In addition there was plenty of drinking and carousing, which apparently resulted in a regular spike in the village birth rate, and it concluded with the Holcombe Row – a recognised opportunity to settle old scores from the previous year, which generally developed into a mass fight.



***Hare and Hounds Public House (Bury Information Services)***

By 1818 Holcombe had been linked more closely into the road network and Holcombe Brook had become a more important junction<sup>14</sup>. In 1792 the Edenfield and Little Bolton Trust (Bolton Road West) had been approved by Act of Parliament and was built by the end of the 18<sup>th</sup> century, while the Elton and Blackburn Trust's Turnpike (now Lumb Carr Road) was built in 1812. This appears to have led to some development of housing in the area and the more extensive quarrying on the edge of the hill. The 1850 Ordnance Survey map shows a sandstone quarry to the west of Holcombe and considerable development at Holcombe Brook, with the Hare and Hounds, a Cornmill at the bridge next to the public house, and the Bleach Works (owned by the Ainsworth family) upstream. Hey House, with the farm to the rear, is called "Higher Hey House" and "Lower Hey House" is shown in the position of what was later known as Holcombe Hall and Aitken House and now Darul Uloom. Norcot and its carriage house are named as are Hill End Farm, Top o' th'

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<sup>14</sup> Greenwood. Map of Lancashire (Wychwood Editions, 1992, courtesy of Royal Geographical Society).

Moor Farm, the cottages at Merchant's Row and Rainbow Cottage, each with wells, Stony Bank and Higher Barn.

Following the death in 1850 of Sir Robert Peel whose family had long been associated with the area, in 1851-2 the Peel Monument was erected on Holcombe Hill to commemorate the local man who had become Prime Minister and would forever be associated with the founding of the police force and the repeal of the Corn Laws in 1846. The monument was paid for by local subscription and the stone taken from the adjacent hollow on the hilltop. An excerpt from his speech to parliament in 1846 is inscribed within the 128 ft high tower, which constitutes an important local landmark.

In 1853 the Old Chapel was replaced by a new church building built in neo-Gothic style by Thomas Holt of Bury; a local lady, Mrs Sandiford contributed £500. It was not until 1866 that it formerly became the parish church. Shortly after this the new school was built of local stone and with free labour, opening in 1864. The building is still used as a school today. By 1871 the population of Holcombe was 2,981. More cottages were built, but most in small terraces. The largest of these terraces has ten dwellings, located near the church, each with tiny gardens, which is all that the steep gradient of the land permits. This contrasts strongly with the long streets of terraced housing developing in districts of Ramsbottom and Summerseat.



***Holcombe School and the View South into the Village***

In 1882 the branch railway line from Bury to Holcombe Brook was opened, after a four year construction period. By 1893 Holcombe Brook had more factories; the Woodley Chemical Works, two cotton mills with their own reservoir, brick works, as well as the Bleach Works on the edge of Reddish Wood. As documented on the 1850 Ordnance Survey map, the only industry in Holcombe was quarrying, with the quarries on the west labelled now as old quarries and a new quarry north of Higher Barn. The map also shows kennels near Tag Wood, in the open land below the Shoulder of Mutton. The White Hart Inn, the original part of which building dates back to the early 18<sup>th</sup> century, lost or gave up its license in 1884 and became a private

residence known as Higher House (to distinguish itself from Lower House as the Shoulder of Mutton was also called).

The number of substantial residences was also increasing in this period with the significant extensions of Plant House, Higher House, Norcot, Aitken House/Holcombe Hall, Manor House and Wood Side. Wood Side was used as the Rectory for a time, as the original Rectory was considered by the incumbent to be too damp.



*Plant House*

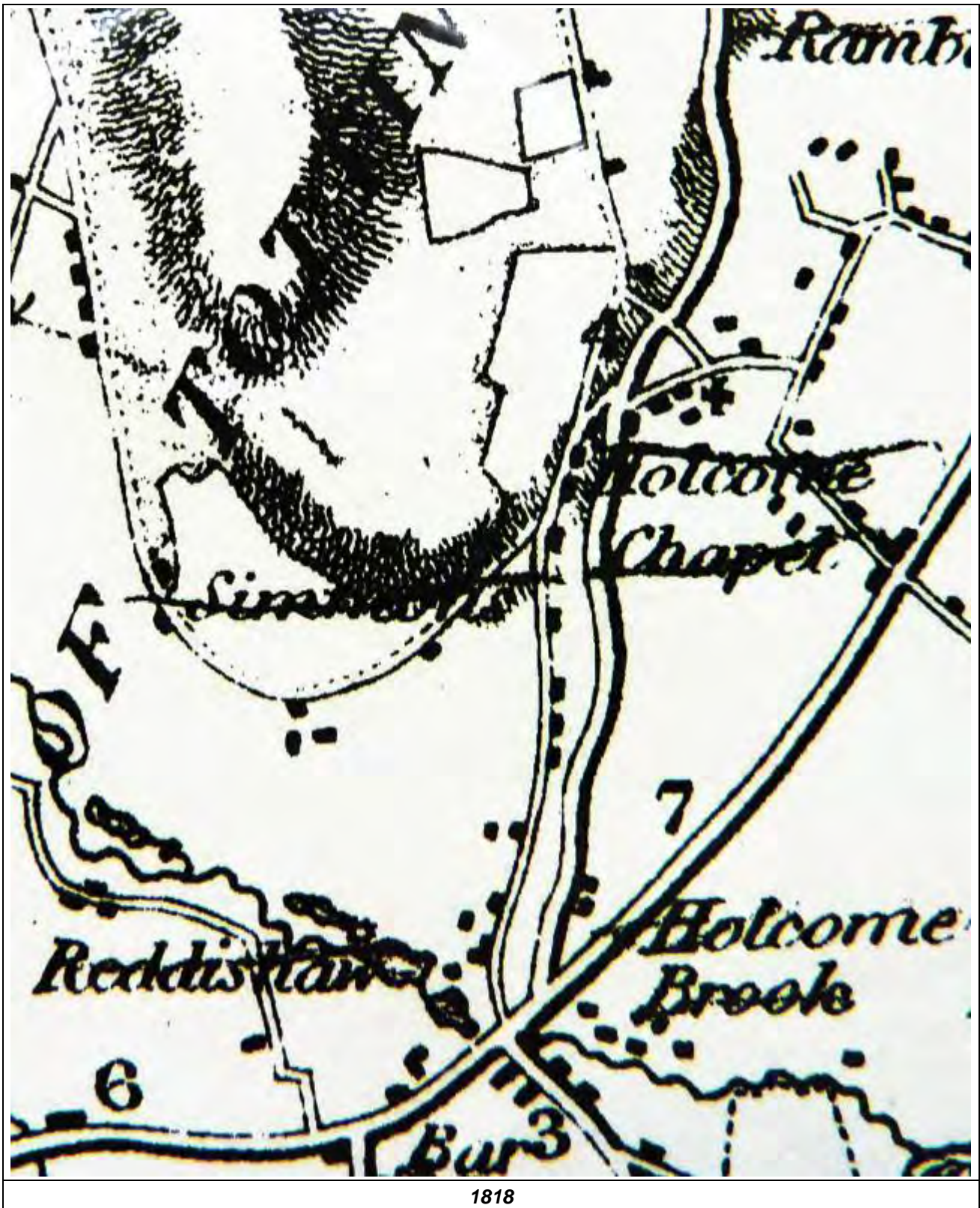
During the 20<sup>th</sup> century surprisingly little has changed in Holcombe. By 1908 Holcombe Hall had become a TB sanatorium, with the addition of large open fronted balconies for the enjoyment of the views and fresh air (the only recognised treatment for tuberculosis at the time). The village was barely touched by the two world wars, despite a Zeppelin dropping bombs on the village during the First World War; the only casualty was a thrush (from the bomb dropped near the school, which is now preserved in the school) and the only physical damage was to the church clock. Apparently the safest place to shelter was thought to be the cellars of the Shoulder of Mutton.

The advent of the car and car ownership has resulted in new road surfaces and the introduction of pavements to a number of roads. However Holcombe Old Road was surfaced with reclaimed setts in the 1970s, contributing to its period character. This change has also resulted in the construction of garages and adaptation of outhouses to accommodate vehicles as the narrowness of roads does not permit roadside parking. Improvements in the treatment of tuberculosis and less residential care led to the closure of the Aitken Sanatorium which has been used as a residential Muslim theological college for boys since 1970.

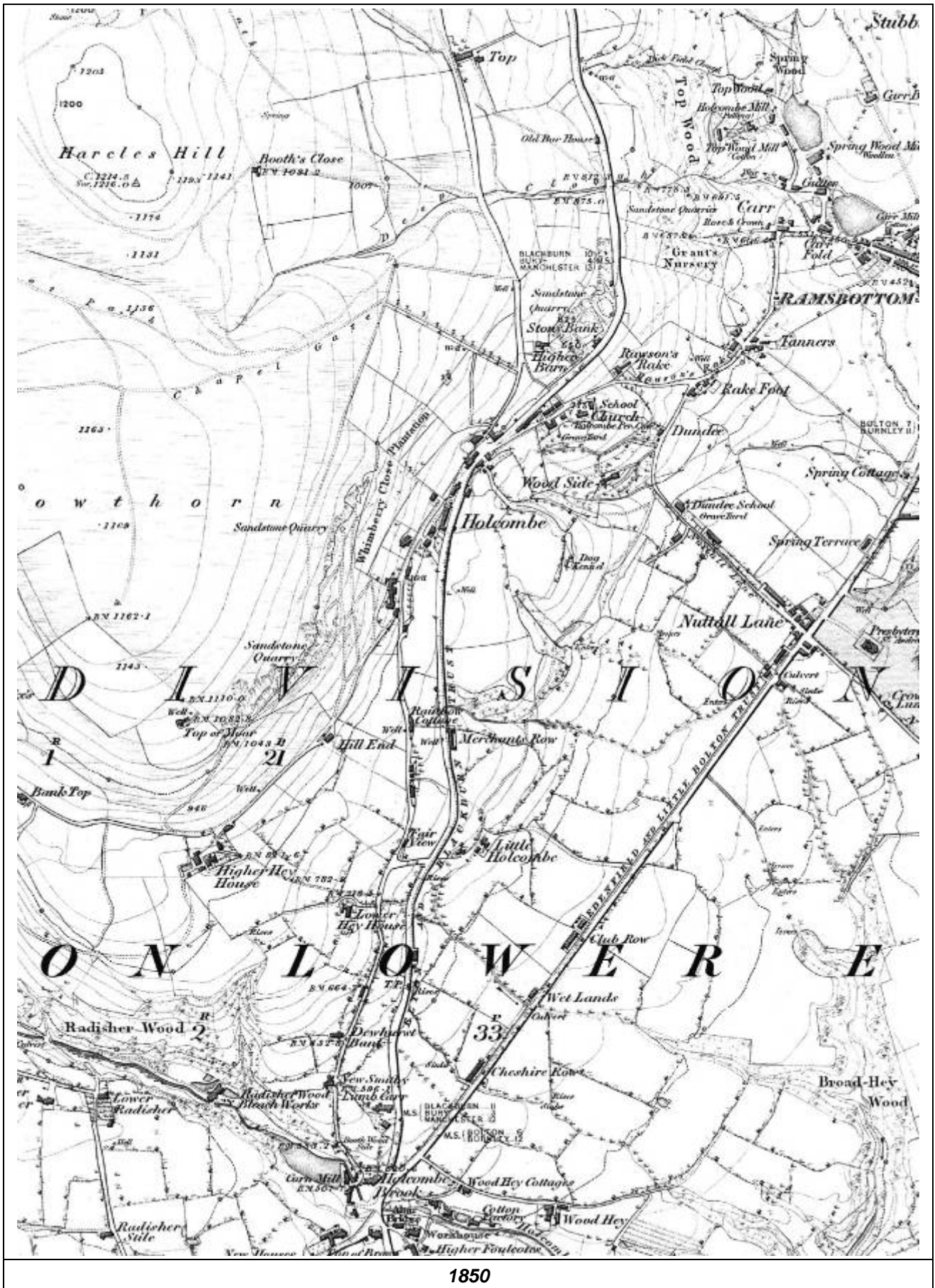
Improved mobility and increased leisure time has also led to a greater emphasis on the recreational opportunities offered by Holcombe. The area is popular with mountain bikers, horse riders and walkers, resulting in additional traffic, and the Peel Monument is part of the

long-distance Three Tower Challenge Walk, comprising Peel Monument, Rivington and Darwen Towers.

#### 4.2.2 Maps Showing Sequential Development of the Area









1893



1910



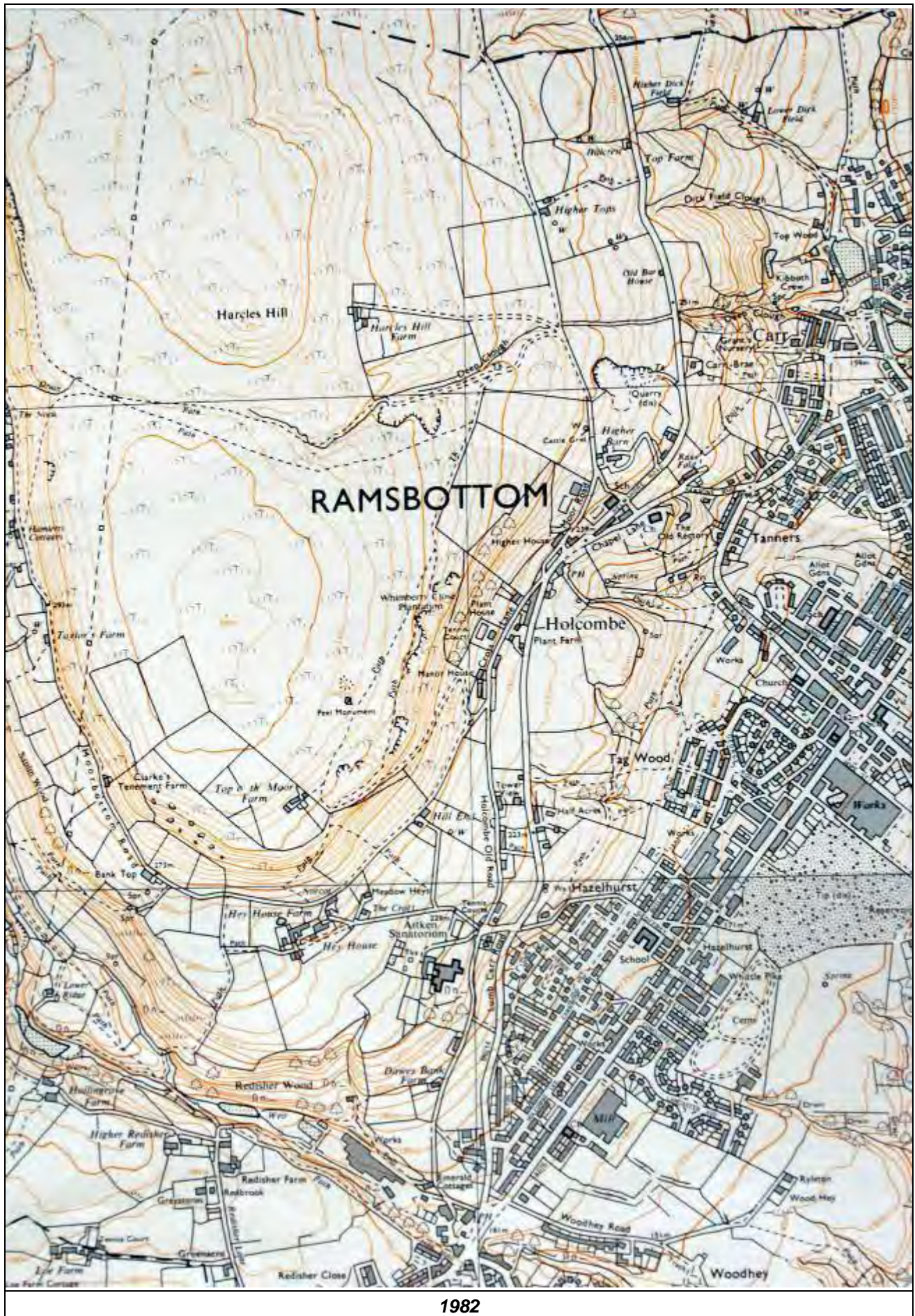
1937

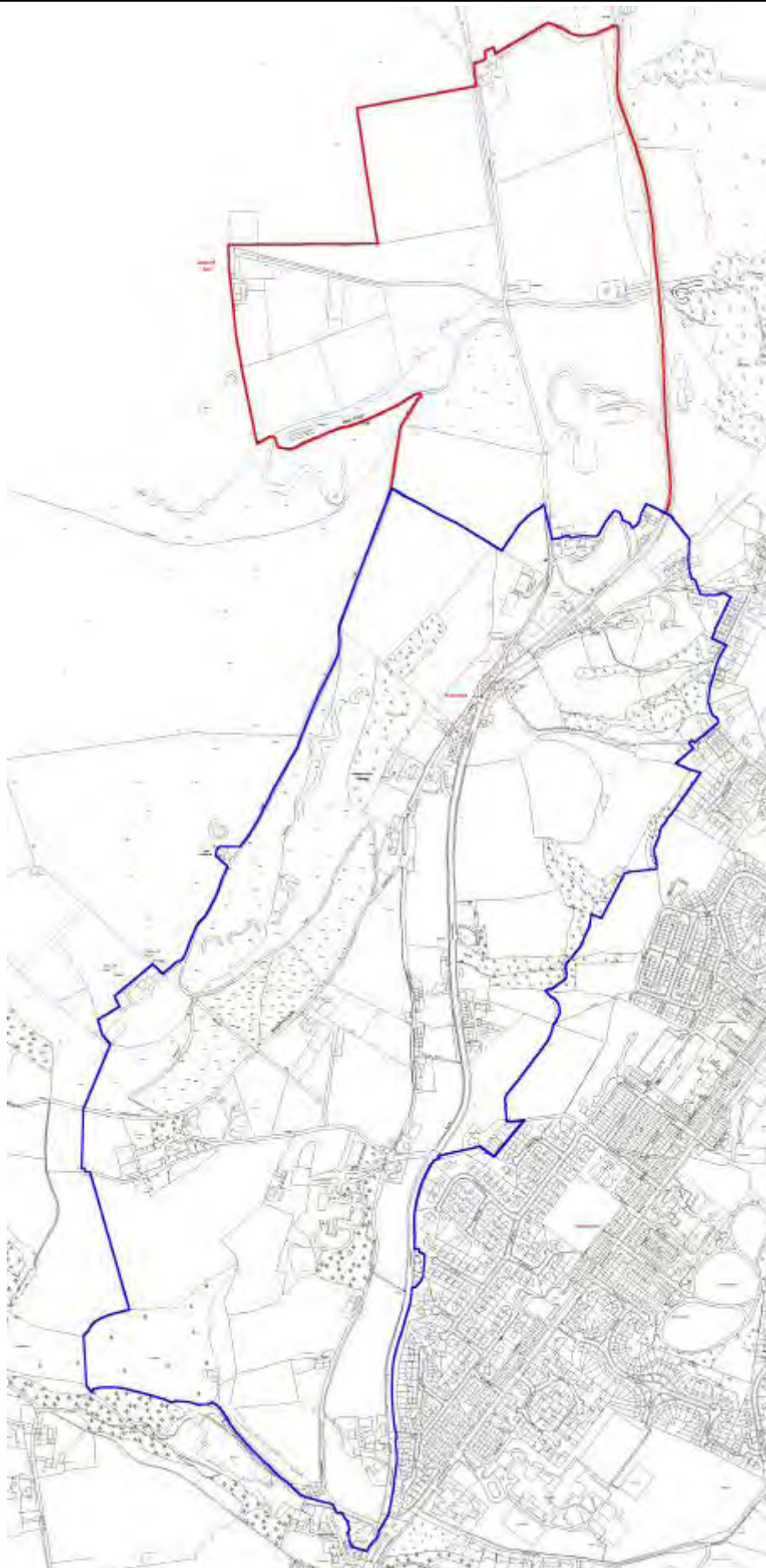


1955



1968





**2009, with the existing boundary shown in Blue, and the proposed boundary changes shown in Red**



### 4.2.3 Significance of the Archaeological Resource

Sites and extant buildings identified on the *Historic Environment Record* (HER) are described and located on a map at Appendix 1. There are no scheduled ancient monuments within the conservation area.

The Record includes two references to prehistoric finds, suggesting that in the undeveloped areas there is the potential for other items to be found below ground. The predominant pasture usage of the open land of the lower levels and protection of Green Belt designation of the entire area is a strong measure of protection.

The balance of the Record refers to buildings, the large number reflecting the largely unchanged nature of the village, which exemplifies a pre-industrial settlement. Consequently it is not merely the individual sites that are important which are in an excellent state of preservation with little modification largely sympathetically done but, in addition, the totality of the buildings and small settlements, with little infill or alteration to the settlement pattern, and the preservation of the surrounding landscape and setting.

The upper part of the Conservation Area, lying within Holcombe Moor, underwent archaeological Assessment in 2001, to inform conservation proposals being prepared in the context of a Conservation Management Plan for Peel Tower and Holcombe Moor. This refers to archaeological surveys in the vicinity but not within the Conservation Area. This study identified a site to the South of Deep clough and West of Moor Road, a flat-bottomed, circular depression, about 25m in diameter, defined in some places by a low narrow bank, containing a small mound and not appearing in the 1<sup>st</sup> edition OS map, therefore pre-dating 1850<sup>15</sup>. This is known locally as the “whirlwind”, possibly after Whirlwind Hall which stood nearby.

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<sup>15</sup> Richard Newman. *Holcombe Moor, Bury* (Egerton Lea Consultancy for Metropolitan Borough of Bury, 2001), 3.

## 4.3 Spatial Analysis



***Open Character of Space and View up to Peel Monument***

### Character and Interrelationship of Spaces

The overriding quality of the space is its open, rural green character with areas of woodland. Within this area, the roads and pathways form corridors allowing easy movement around the area; the paths through Reddisher Woods and those below the Shoulder of Mutton have a more enclosed feel and the graveyard is a partially enclosed and developed historic space with a distinctive character. Although there are small watercourses, such as Reddisher Brook in the south, those draining downhill below Lumb Carr Road and along Holcombe Old Road, these make little or no visual impact.



***Traditional Path Leading from Moor Lane to Helmshore Road***

Many of the houses and cottages have small gardens which are complimentary both in terms of the cottage style of planting and the small scale. Given the steep gradient of the land making high enclosure difficult, these are seldom very private in character. There are only a few relatively small, hard surfaced and developed spaces which are associated with individual hamlets or larger houses such as to the rear of Merchants' Row and Rake Fold, the service courtyard to the rear of Hey House and the grounds of Darul Uloom. In addition, larger developed spaces include the outdoor riding area of the new stables and the two public houses and the public car park on Lumb Carr Road (see following Spatial Analysis Map).



***Path through Reddisher Woods***



***Cottage Gardens of Exeter Bank***



***Outdoor Riding Area at Stables***



***Holcombe Churchyard with Wall and Mature Trees***

### Key Views and Vistas

There are dramatic views into the Conservation Area from the south, where the dominant landmark of Peel Tower on the top of Holcombe Hill is already visible on the road leading north into Bury. There are panoramic views from Lumb Carr Road, Hey House and Norcot and higher up Holcombe Hill out of the Conservation Area to the north-east to Shuttleworth Pike and eastwards to the Pennines beyond the Irwell Valley as well as south towards the Peak District, Staffordshire and Cheshire.

In addition, the views within the Conservation Area are many and varied, including views from the south at the Holcombe Brook road junction looking north across the fields of Lumb Carr Farm and Dawes Bank Farm to the moor, looking west uphill from Lumb Carr Road and Tower House and north from this point to the church and

the hill beyond. From Higher Barn there are views south into the village and of the hill.



*View into Conservation Area from South*



*View out of the Conservation Area to the East*



*Peel Monument*



*Emmanuel Church and Spire*

### **Landmarks**

The two main landmarks are the Peel Monument on the crest of Holcombe Hill and the spire of Emmanuel Church, built on the site of the Old Chapel. Built of stone, Peel Monument stands 128 foot high, with a wide square base, above which four tapering stories rise to a corbelled and crenulated top, starkly outlined against the sky. Emmanuel Church stands to the north of the Conservation Area, rising above Chapel Lane and largely surrounded by woods and fields, with which its west tower with broach spire contrasts sharply.



***Lumb Carr Hamlet following Conversion***



***Traditional Stone Wall and Gateposts***



***View to out of Conservation Area to Northeast***



***Cottages on Holcombe Old Road in Local Stone and with Coal Door***

## 4.4 Character Analysis

### Definition of the Character of Holcombe Conservation Area

Holcombe is characterised by its homogeneity and constitutes a single character area of a rural, pre-industrial agricultural settlement of dispersed hamlets. Although there is slightly denser development focussed around the junction of two historic routes, including the church, the Shoulder of Mutton pub and the school, the same character prevails throughout. A number of factors contribute to the character:

- Dispersed development, with small groupings of agricultural and residential buildings, mainly dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries, mainly but not exclusively along the old packhorse and turnpike routes, reflecting the predominance of agriculture as the main economic activity, with handloom weaving as a supplementary source of income.
- The dominance of the surrounding agricultural land, comprising areas of pasture, with the stone walls of early field boundaries still present, woodland and moorland, ensuring a rural character.
- The physical evidence of the links between Holcombe and Ramsbottom, arising from the role each community played in the evolution of the local textile industry.
- The sloping hillside position already within the countryside, on the edge of a major conurbation, with panoramic views into and out of the Conservation Area, which both supports the sense of isolation while attracting recreational visitors.
- Unity of scale, with few buildings being more than two-storey, despite the area containing several houses of the landed gentry.
- Widespread use of local building materials, including stone (millstone grit and stone slate, stone setts) and local features including coal doors in external walls.

South of the Conservation Area, Holcombe Brook differs through its more highly concentrated and developed character, arising out of the series of 18<sup>th</sup> and 19<sup>th</sup> century mills, bleach works and industry and being the terminus of the local railway branch line. The western boundary of the Conservation Area follows field boundaries and contour lines to include Top o' th' Moor Farm and the Peel Monument and the summit of Holcombe Hill; beyond this is open moorland. The northern boundary is also defined by field boundaries; however beyond the boundary is Deep Clough and at a distance are some further settlements (Harcles Hill Farm, previously Booth's Close, Higher Tops, Tops Farm, Higher and Lower Dickfield and the Old Bar House) so that there is less of an obvious boundary or change in character in this direction. To the south-east the boundary is drawn to exclude the modern housing development of Hazlehurst and to include the fields above Ramsbottom, while excluding the town's suburban development.

### Prevailing or Former Uses and Their Influence on Buildings

The predominant former use of the buildings was residential and agricultural. Three classes of buildings, representing the different socio-demographic groups in Holcombe's earlier social structure, can be distinguished within the Conservation Area: the small farm hamlets comprising a farmhouse a few barns or agricultural buildings and a cottage, as seen at Lumb Carr Farm and Little Holcombe; the larger houses of the landed gentry such as Hey House with its associated coach house, stables, kennels and farm, now all converted to residential use and Higher Barn which has an extensive house and ancillary buildings; thirdly rows of workers' cottages set in small gardens such as Merchants Row, Printers' Row, those on Old Holcombe Road and Cross Lane and elsewhere.

Many of the agricultural buildings have been converted to residential usage, as exemplified by the before and after photographs of Plant Barn. The conversions appear to constitute an ongoing process, with the Lumb Carr Farm having been quite recently completed and the conversion of the barn associated with Higher House on Moor Lane currently underway. The latest change in use does not preclude other interim uses – Higher House Barn was used as a garage during the second half of the 20<sup>th</sup> century. The barns are still apparent because although additional opening for windows and doors may have been introduced, generally the original large door openings and the pitching eyes have been retained. Furthermore changes of use have generally not altered the groupings of buildings by avoiding introducing separate driveways or intrusive dividing up of external space. The cottages have inevitably undergone renovation which has variously resulted in the addition of porches, new boundary treatments and the provision of parking but the residential usage continues.



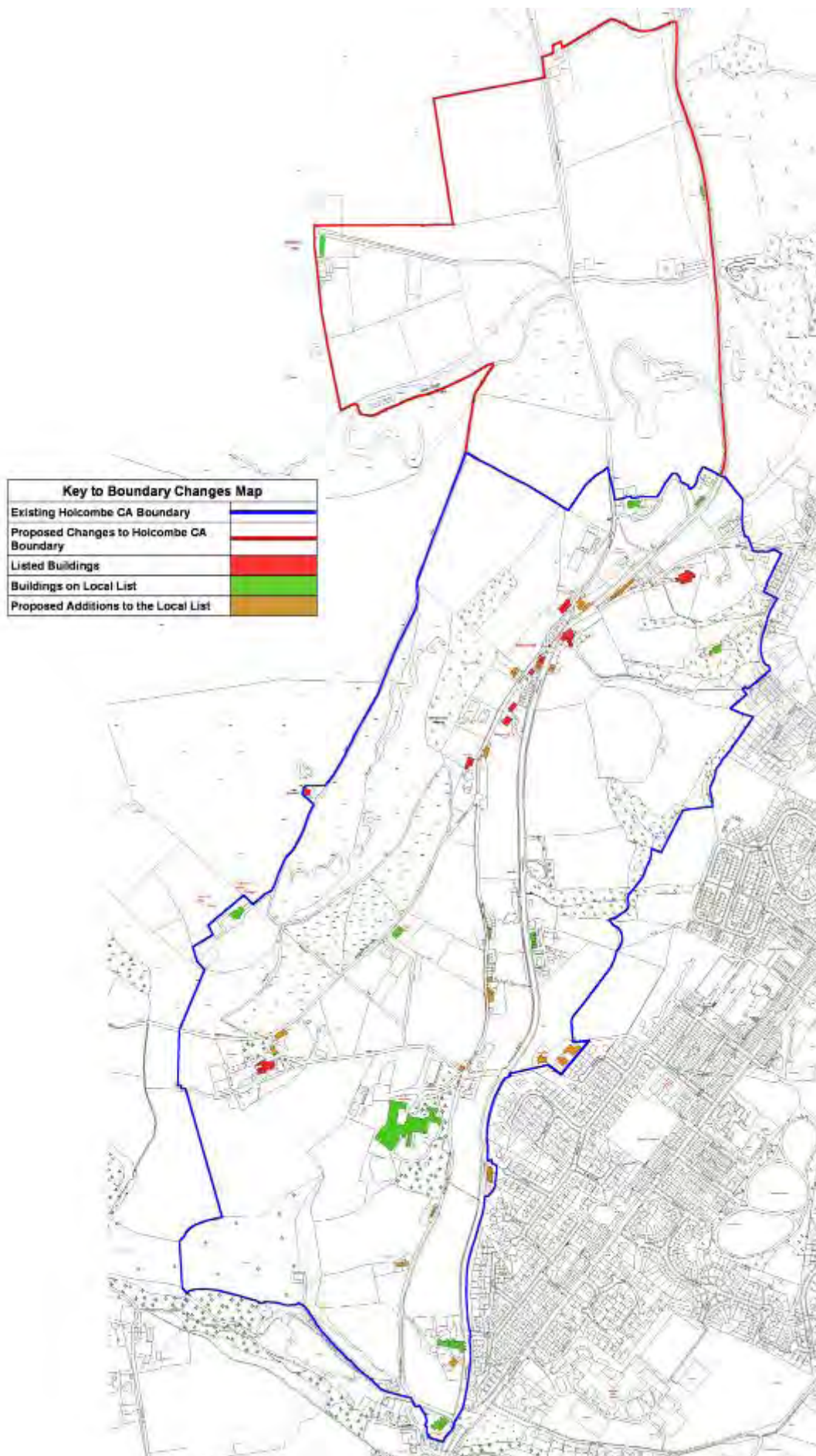
*Plant Barn before Conversion*



*Rear of Plant Barn after Conversion*

There was never a strong retail presence, the local branch of the Co-op closed in the 1970s as did a cobblers. The building labelled the Old Post Office is now residential. Such changes of use as these have occurred piecemeal over time (and already occurred in the 19<sup>th</sup> century when the White Hart Inn was converted into residential use as Higher House). Generally these conversions have not had a negative impact on the character of the village.

The earlier importance of cattle in the area appears to have given way to sheep, horses and cars. The stone walls forming the field boundaries are a dominant feature and are characterised by upstanding stones above the masonry courses, often with large



**Conservation Area, with proposed extension, showing existing and proposed Quality Buildings**

irregular single stones forming gateposts. They are generally in good condition although some need attention.

A number of outhouses have been converted to or replaced by garages. There are at least two sets of stables and a stud within the Conservation Area, adjacent to Plant Barn, Hill end Farm the Riding for the Disabled stables near to Higher Barn. While the stud involves 20<sup>th</sup> century indoor and outdoor schooling facilities, this development allows the rural character to be maintained while finding an appropriate new use for the land.

### **Qualities of Buildings and their Contribution to the Area**

The vast majority of the buildings within the Conservation Area make a positive contribution to its character. This arises firstly from their historic integrity; the vast majority of the buildings dating from the 19<sup>th</sup> century or earlier and, while they may have been altered internally, the exteriors are largely unchanged. Secondly, there are very few 20<sup>th</sup> century buildings and there have been few demolitions so that the density, dispersal and groupings have allowed the historic grain to be retained within the original landscape which still features the roads, paths, field boundaries and areas of woodland and pasture. Finally, the quality of the surrounding landscape appears to have remained unchanged so that the views into and within the Conservation Area, and the buildings, in particular the two landmarks, continues to make an important contribution.

The 20<sup>th</sup> century buildings are, with the exception of the stables on Moor Road, residential. Some date from early in the century, all of which are sympathetic in terms of scale, of good quality and add an element of diversity, as did Plant House in the 19<sup>th</sup> century. The post war additions (on Lumb Carr Road and to the rear of Merchants Row) are less sympathetic as they are out of scale with their environment and the quality and choice of materials, especially in the garden structures and surfaces. These houses are detrimental to the character of the area. This also applies to some extensions to the rear of houses on Lumb Carr Road. In contrast, more recent buildings, at the rear of Lumb Carr Farm, The Croft and the terraced house on Helmshore Road, use or reference local materials and the immediate setting.

There are thirteen listed buildings within Holcombe, providing a cross-section of historic periods and types of buildings. Hey House (Grade II\*) on Holcombe Old Road dates from the early 17<sup>th</sup> century with later additions and is characterised by its long two-storey stone east elevation with stone mullioned windows with transoms, stone finials and crenulated parapet, set in a terraced garden. The ancillary buildings to the rear are set around a courtyard and have all of which have been converted to residential usage. There are two other Grade II listed larger-scale dwellings: Higher House (once the White Hart Inn) on Moor Road is an early 18<sup>th</sup> century long low house also with stone mullioned windows with transoms and hoodmoulds. Unlike Hey House it is of coursed rubble and less decorative but has a castellated 19<sup>th</sup> century porch; Manor House is an early 19<sup>th</sup> century three-storey house above a basement, of coursed, square rubble. Agricultural buildings include Lumb Carr Farmhouse (Grade II), probably 18<sup>th</sup> century built of rubble with stone mullioned windows

and hoodmoulds and the associated contemporary range of barns (Grade II) which have now been converted to dwellings. Plant Farmhouse (Grade II), between Lumb Carr Road and Cross Lane, is larger but still two storeys, dating from 1739 of coursed rubble, extended in 1793 in larger squared courses. Plant Barn (Grade II), 11 metres south of the farmhouse, is a large field barn with a central vehicular entrance, which has been converted into a three-storey dwelling.

The remaining Grade II listed buildings comprise two 17<sup>th</sup> century two-storey rubble cottages (1 & 3 Alba Street) with stone mullioned windows, a detached 18<sup>th</sup> century two storey rubble cottage with mullioned windows, hoodmoulds, wooden guttering on stone corbels (5 Cross Lane) and 24 & 26 Alba Street, the remaining part of an 18<sup>th</sup> century three-storey range of coursed rubble. In addition, there is the Shoulder of Mutton Public House on Alba Street, its symmetrical ashlar front suggesting that it was a rebuilding or remodelling of an earlier inn; Emmanuel Church, built in 1853 in neo-gothic style, on the site of the Old Chapel with an earlier listed sundial in the graveyard, and the square Peel Monument which rises 128 feet above the summit of Holcombe Hill, including its base. Both this and the parapet are corbelled and crenulated.

There are other buildings of quality which are included on the Draft Local List, due to their importance to the general character of the borough, contributing to its heritage and character. All appear on the 1842 Tithe Map and 1851 OS map, some appear on earlier maps and comprise a similar cross-section of buildings. The criteria for inclusion includes any pre-1840 building which survives in anything close to its original condition, later buildings (up to 1919) of quality which retain special features and groups of buildings that are a good examples of a particular architectural style. The map of Buildings of Quality shows the nationally listed buildings, those which are currently on the Draft Local List and those which are proposed for inclusion in the local list (detailed in Appendix 3).

The buildings on the Draft Local List include three grand houses, namely the 19<sup>th</sup> century Plant House on Cross Lane, Wood Side on Dundee Lane (once the Rectory) and Darul Uloom, shown as Lower Hey House on the 1851 OS map, which has undergone considerable changes firstly as the Aitken Sanatorium and since 1977 as a Muslim theological college. This house is surrounded by mature trees and set in walled grounds. There are also three farms comprising a number of two-storey stone buildings: Hill End Farm and Top o' th' Moor Farm are positioned high on Holcombe Hill while Higher Barn lies North of the village on Moor Road. However Top o'the Moor Farm was almost entirely destroyed by fire in the late 1970's and the current building is therefore not the original building. The public house at the south of Holcombe, the Hare and Hounds, is a large two-storey stone building set in an open space just north of the Reddisher Brook at the junction of the two turnpikes and Holcombe Old Road. Stoney Bank on Helmshore Road comprises three two-storey stone 19<sup>th</sup> century dwellings, with a later addition to the north. Merchants Row on Lumb Carr Road comprises a terrace of seven stone cottages with gables porches and roofs, while Rainbow Cottage on Holcombe Old Road (as named on the OS map) is a terrace of three two-storey stone cottages with a later house added to the southern end, but has been largely rebuilt.





**Printers' Row with Tarmac Replacement of Original Flagstones**



**Ivy Cottages with Different Door Replacements and Wall Treatments**



**Dry stone Walls in Poor Condition**



**Coal Door in Church Wall**

However within the Conservation Area there are a number of buildings which would also fulfil the criteria, such as Higher House Barn and Cottage, dated 1751 (which includes Colonel Aitken's stables with all the original fittings) and Dawes Bank Farm, dated 1753. Suggestions for inclusions within the Draft Local List are provided in Appendix 3.

A characteristic of the historic buildings in the Conservation Area is the way they are built in small groups, either as farming hamlets or as rows of cottages. The latter may be a row physically constructed at the same time or a number of separate cottages, built in a line in close proximity. While it may not be appropriate to list all such historic buildings, it should be recognised that they have a group value where the value of the whole exceeds the sum total of the individual buildings. Currently only Merchants' Row is listed but other examples of such rows include Printers' Row, and Exeter Bank. Ivy Cottages (12-22 Lumb Carr Road) comprises a terrace built in three separate stages and the line of cottages on Holcombe Old Road (83-115) is another grouping of separate cottages. The creeping diversity in terms of door and window replacements has a greater impact in such circumstances.

A characteristic of the built rural landscape are the stone field walls surmounted with upstanding stones and the simple stone gateposts. In addition, a number of paths, drives and other areas retain (or have had restored) the traditional stone setts. There are also a number of water troughs, recalling the importance of animals in the area's history, as well as a water tank for cottage residents who did not have running water in their houses, opposite Printers' Row.

### **Building Materials**

The local millstone grit is the prevalent building material (including stone walls), although finer stone may be used for mullions and architraves. Typically in Holcombe village, the older structures have narrower courses of stonework. Roof materials include stone slate and slate. There are also a number of instances where wooden gutters supported by stone corbels have been retained.

### **Local Details**

In addition to the local materials, the buildings are characterised by the widespread use of weather struck masonry and the use of crenellation as a decorative element. Local details are also seen in the square doors in the external walls of the garden or house (and even the churchyard) supposedly for the delivery of coal and the removal of night soil, the retention of gardens appropriate to the size of the dwelling and the gradient of the slope, with stone walls of varying heights.



***Overhanging bushes on Lumb Carr Road***



***Intrusive Lighting and Signs on Lumb Carr Road***



***Use of Cement Mortar***



***New Schooling Ring***

### **The Public Realm**

The surfaces of the main roads are generally of tarmac and most have pavements although in some places there are grass verges. However, the surface of Moor Road is unmade and this provides the only vehicular access to Peel Monument, Harcles Hill Farm, Higher Tops and Upper and Lower Dickfield. Bushes by the pavements on Lumb Carr Road are badly overgrown in places. Intrusive lighting and signs and poorly positioned telephone poles detract from the significance of the designated area. Close to the junction near the Shoulder of Mutton, the pavements have been recently widened and re-laid as part of a disabled access scheme. There are also many road signs in this area; these appear to have been added piecemeal, resulting in damage to the pavements, and some are redundant. Holcombe Old Road's character had been favourably reinforced through the addition of setts along its entire length, together with some old streetlamps. The roads further out of the village and the paths in Reddisher Wood and elsewhere remain un-surfaced. In some places (outside Merchants Row, Cross Lane) the pavements are of the original stone flags. At the junction of Cross Lane and Alba Street there is a small planted area with two benches. There is a large public car park on Lumb Carr Road which is partly enclosed by grass banks on two sides; the tarmac surface is complemented by stone setts for the drainage and stone edging. Around the village there are a number of benches, waste bins and dog waste bins, in a range of styles.

### **Green Spaces and Biodiversity**

The Conservation Area is characterised by its rural nature and the variety of habitats it includes. Green spaces dominate and the combination of pasture, woodland and moorland support significant biodiversity. In addition, green space is provided by the gardens of the individual dwellings, a large number of mature trees including those around Daruul Uloom, the churchyard and the line of trees beyond Higher Barn on Moor Road.

### **Intrusion or Damage**

A few 20<sup>th</sup> century additions to the village impact on the overall character. These include the extensions to the Emmanuel School, the buildings to the rear of Merchants Row, and some extensions to the rear of the houses on Lumb Carr Road.

Many doors and windows have been replaced in inappropriate styles and materials and some satellite dishes and television aerials have been fixed in intrusive positions. Although weather struck masonry is a characteristic building technique, more recently there are widespread examples where it has been poorly executed with cement mortar which is both intrusive and may contribute to damage in the longer term.

There are some intrusive garages, often resulting from the use of inappropriate materials and colours, which detract from the character of the Conservation Area. The most recent examples, faced in stone with timber doors, are a significant improvement.

Boundary treatments vary and in some cases new walls and fences are intrusive because of the use of inappropriate materials or suburban style out of character with the Conservation Area's rural identity.

While the colour of the schooling ring of Hill End Stud may blend in over time, currently it is visually intrusive when viewed from Holcombe Hill. The large amount of signage on Lumb Carr Road is certainly intrusive and has resulted in damage to pavement surfaces.

### **Neutral Areas**

While the area to the rear of Merchants Row is covered with setts, immediately the south of this area, providing access to the modern houses to the rear, the ground is un-surfaced. Setts would be more in keeping with the character the area.

At the bottom of Moor Road there is a small triangular area of grass which is overgrown and the road is in poor condition. Higher House Barn and Cottage are currently being renovated and the condition of this triangular area may be addressed once the building is complete.

There is a small stone walled area between the gardens of 1 Lumb Carr Road and 1 Alba Road which is known as the Drying Ground (originally for residents of 2-4 Lumb Carr Road which had no gardens). This area is densely overgrown and detracts from the appearance of the conservation area.

The northern end of the Shoulder of Mutton Car Park is also an area of concern – the coping stones of the wall are missing and the iron fence posts are all that remain of the original railings. Additionally, there is no screening for the large refuse bins and the condition of the tarmac is poor.

### **General Condition**

In some places the dry-stone walls are in poor condition and, where gateposts have been removed; these are vulnerable to removal of individual stones or collapse. The carriage house attached to Norcot (just below Moorbottom Road) is in poor condition, particularly the roof.

There is a problem with vandalism of benches around the Peel Monument.

Japanese Knotweed has spread in the churchyard and school grounds. Himalayan Balsam has spread in the field adjacent to the churchyard and elsewhere. The spread of both of these plants is negatively affecting the rural character of the conservation area.

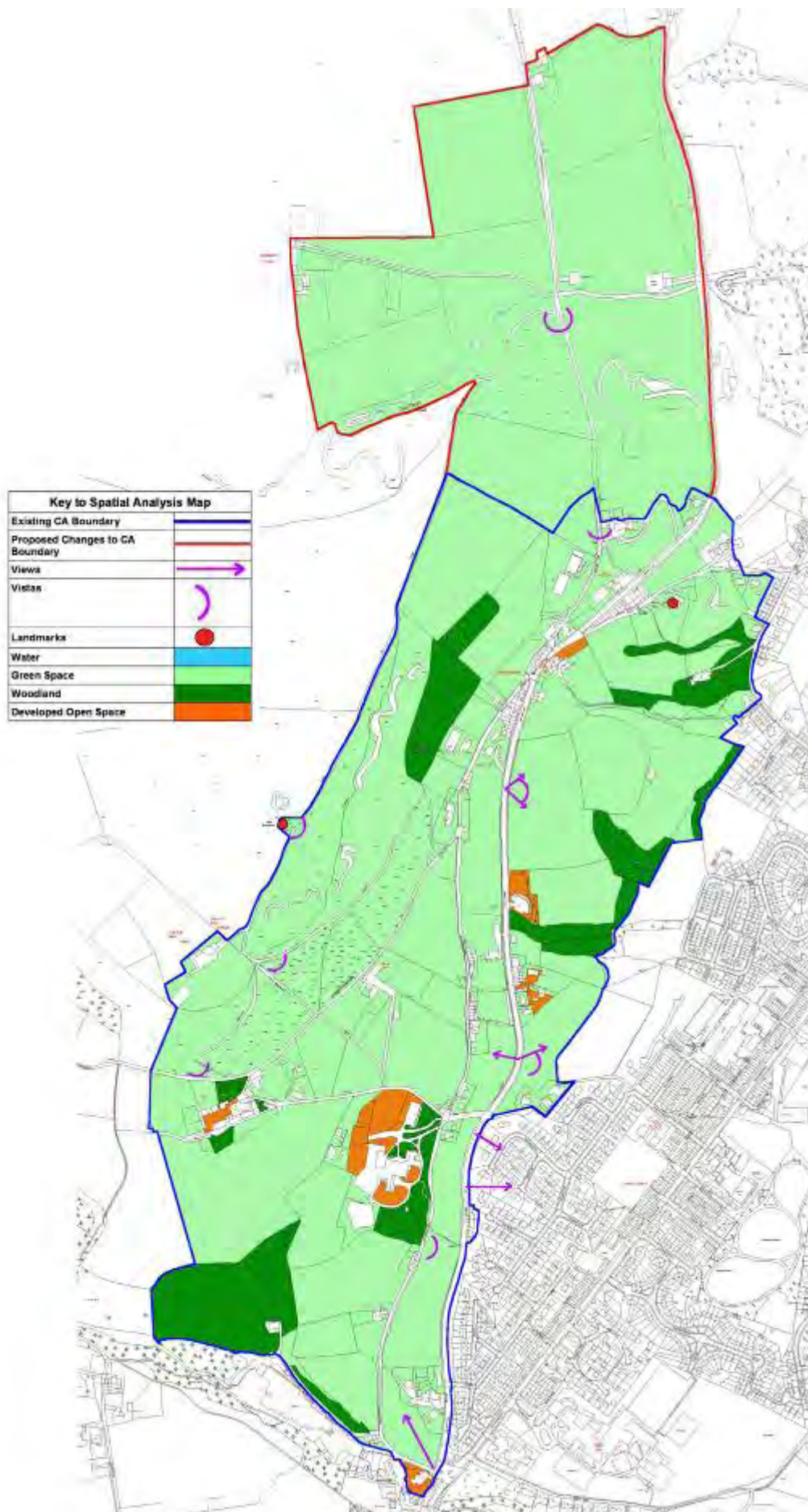
### **Problems, Pressures and Capacity for Change**

The fact that the character of Holcombe has remained largely unchanged throughout the 20<sup>th</sup> century suggests that the pressures

for change can be successfully and sensitively managed. These include the loss of traditional businesses (farming), the need to find alternative uses for buildings (mainly residential), Holcombe's growing popularity with recreational visitors, requiring access (mainly by car), parking, suitable tracks for walking, biking and riding, and above all the increasing number of cars and volume of traffic.

The Conservation Area's inclusion within the Green Belt is a major constraint on new residential or commercial development. While parking is limited to the public car park and those of the two public houses (who appear to adopt a flexible approach), there is potential to extend the parking area within the current public car park.

The high speed of traffic through the nucleus of Holcombe village including the area around the Emmanuel Primary School, Emmanuel Church and the Shoulder of Mutton diminishes the visitors' enjoyment of the conservation area. Limited parking, limited interpretation and inadequate signage of footpaths within the Conservation Area reduce its attraction for visitors.



***Spatial Analysis of Holcombe Conservation Area and its Proposed Extension***

## Section 5 Community Involvement

Both English Heritage and Government guidance recommend the involvement of residents and businesses within conservation areas.

*'The greater public support that can be enlisted...the more likely it is that policies for the area will be implemented voluntarily and without the need for additional statutory controls.'*<sup>16</sup>

It is therefore essential that preparation of the Appraisal and Management Plan involves those with an interest in the Holcombe Conservation Area. Consultation will be carried out in line with the principles set out in Bury Metropolitan Borough Council's approved Statement of Community Involvement. The Council will place draft documents on its website, write to all local residents and businesses and hold a public meeting.

There has been a process of early consultation to ensure the involvement of those with an interest in the history of Holcombe. A meeting was held with members of the Holcombe Society, during which time elements of the conservation area appraisal, such as the extension of boundaries, were discussed. The views of those involved were discussed, considered and incorporated into the appraisal.

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<sup>16</sup> *Planning Policy Guidance note PPG15, Planning and the Historic Environment* (London: Department of the Environment and Department of National Heritage, September 1994), Section 4.7.

## **Section 6 Suggested Boundary Changes**

At the time when the Holcombe Conservation Area was designated, boundaries were often drawn very tightly. It is now recognised that conservation area boundaries need to be seen within a wider context of development. Designated areas should provide protection to the area which relates to the historic settlement and may therefore include buildings that were perhaps not previously considered to be of architectural merit, such as twentieth century buildings, and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

The proposed boundary changes reflect the results of a detailed survey of the Conservation Area and consideration of its characteristics and core identity, leading to suggestions to include previously (unrecognised buildings and) open spaces which deserve the additional controls provided by inclusion in a conservation area.

It is proposed to extend the conservation area to include an area to the north of Holcombe village. The identity of the Conservation Area is derived from Holcombe's character as a community of dispersed settlements and farms. The settlements and buildings in the proposed extension are similar in character to a number of other settlements and buildings within the Conservation Area and are considered part of the local community. This proposed area includes Harcles Hill Farm and the area of the old sandstone quarry to the south of Deep Clough and Tops Farm off Moor Road, and also includes the Old Bar House on Helmshore Road. The outline of the area follows historic footpaths and field boundaries, including the historic Church Gate public footpath. The extension would enclose Harcles Hill Farm and its surrounding field boundaries.

The proposed Conservation Area boundary changes are detailed in Appendix 5.

## Section 7 Local Generic Guidance

Bury Council has published very useful guidance, *Living in a Conservation Area – a guide for householders*, which is available on the website.<sup>17</sup>

The consequences under the Planning (Listed Buildings and Conservation Areas) Act 1990 for a designated conservation area are:

- 'Conservation Area Consent' is required for works of total or substantial demolition of:
  - any building within a conservation area exceeding 115 cubic metres in volume;
  - A boundary wall or fence over 1m in height adjacent to a highway, or 2m in height elsewhere.
- The alterations and extensions that can be made to a domestic property without needing planning permission are more limited in a conservation area than elsewhere.
- The local authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and its setting in the exercise of its planning functions.
- Trees in a conservation area are protected by the Act. Special provisions also apply to trees within conservation areas. Six weeks notice in writing must be given to the local planning authority before carrying out work on trees which are greater than 7.5 centimetres in diameter (measured 1.5 metres above the ground) or 10 centimetres if thinning to help the growth of other trees.

Bury Council has also published a number of relevant Supplementary Planning Guidance Notes: number 6 on *Alterations and Extensions to Residential Properties* (2006), 8 on *New Buildings and Associated Development in the Green Belt* (2007), 9 on *Conversion and Re-use of Buildings in the Green Belt* (2007) and 16 on *Design and Layout of New Development in Bury* (2008).

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<sup>17</sup> Available at:  
<http://www.bury.gov.uk/Environment/LandAndPremises/Conservation/ConservationAreas/LIACA.htm> [accessed 10.06.09].



## Section 8 Summary of Issues

- Poor and unsympathetic quality of the street lighting within the Conservation Area, in particular around the nucleus of Holcombe Village and Little Holcombe, which detracts from the character of the Conservation Area.
- The high speed of traffic through the nucleus of Holcombe village and on Holcombe Old Road.
- The volume of signage around the village centre which is both intrusive and confusing, as well as the number of associated telephone poles resulting in damage to pavements.
- Limited parking and interpretation and inadequate signage of footpaths, reducing the attraction for visitors.
- Garden fences, walls and gates in inappropriate materials styles.
- Infill within garden plots.
- Widespread use of strap pointing and use of dense cement mortar which has the potential to result in long term damage to historic masonry.
- Intrusive and out of character garages.
- Replacement doors and windows in inappropriate styles.
- Overgrown pavements along Lumb Carr Road.
- The poor condition of some drystone walls.
- Spread of Japanese Knotweed and Himalayan Balsam affecting the rural character of the designated area.
- Vandalism of benches around Peel Monument.

## **Section 9 Conservation Area Study**

### **9.1 Introduction**

The Conservation Area Character Appraisal has provided the basis for developing a study on control of development and change and proposals for enhancement for the Conservation Area. National conservation guidelines place a responsibility on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas and, in exercising their planning powers, to take into account the desirability of preserving or enhancing their character or appearance.

The Conservation Area Character Appraisal and the proposals contained within this study were prepared for circulation to residents as part of a consultation process.

The Holcombe Conservation Area is generally a very well preserved area where the character of the 18<sup>th</sup> century pre-industrial village is being preserved while individual buildings and businesses have and are undergoing careful and sensitive conservation and adaptation to maintain their viability in the 21<sup>st</sup> century. The impact of motor traffic in increasing volume has had a major impact during the twentieth century on the appearance of the village, both with regard to through traffic in the heart of the village and to the construction of garages or adaptation of buildings to this purpose, in particular the visual impact of large garage doors.

Although generally conversions have been done to a high quality, in particular more recent developments, some erosion of detail has taken place in terms of more suburban boundary treatments and unsympathetic fencing, the introduction of satellite dishes and the replacement of doors and windows. Separately the municipal lighting and signage provided on Lumb Carr Road is intrusive and detracts from the character.

Conservation policies recognise that change takes place and that individuals wish to improve their properties and environment. What the policies seek to do is to guide the way changes are made so the traditional character of the area is preserved. A successful conservation policy depends to a large extent on the participation and support of all owners and occupiers of properties in the Conservation Area, of all other authorities who have statutory responsibilities within the designated area and of the public generally. The Council hopes that the publication of the draft proposals will help to kindle interest and support which are necessary if an area is to be successfully conserved.

Other alterations, such as replacement of street lamps and original pavement materials, introduction of signage and so on, relate to works of maintenance and road safety measures carried out by the Council. Such works are essential for the safety and comfort of residents but there may be scope for replacing some elements with those in more sympathetic materials as routine repairs and replacements are undertaken.

As well as guarding against damaging alteration, the study aims to consider how the area can be enhanced and to ensure that modern needs can be catered for in a sensitive way.

The study is divided into three sections. The first sets out policies for the preservation of the special interest of the area, while the second relates to general proposals for enhancement. The final part of the study contains proposals for various specific sites that have been identified as opportunities for development or enhancement. There is no time scale allotted to the actions put forward. The Council is required to prepare plans for all its conservation areas and it is not currently possible to do this and also take up all the actions resulting from all of its plans.

## **9.2 Policies for the Control of Development and Change**

The following policies are directed at ensuring that change is in sympathy with the area's character. These should be read in conjunction with the Council's publication *Living in a Conservation Area* which gives general guidance on conservation areas and explains when planning permission is required for the alteration and extension of dwellings. They should be taken into account when consideration is being given to proposed alterations and when guidance is required, subject to public views and consultation.

### **Suggested Boundary Changes**

Best practice guidance contained in PPG15<sup>18</sup> and English Heritage guidance<sup>19</sup> states that the boundaries of existing conservation areas should be kept under review. Parts which are no longer special should be excluded. Where drawn too tightly, the conservation area should be extended to include more recent phases or plots associated with buildings of historic interest.

The Conservation Area Appraisal considered that it is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

It is therefore considered appropriate to protect the area lying to the north of current Conservation Area boundary, containing the farms and settlements of Harcles Hill Farm and Tops Farm as well as the Old Bar House. Holcombe is a village community of scattered settlements, many at some distance from the historic core of the

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<sup>18</sup>Department of the Environment, Transport and the Regions and Department of National Heritage, *Planning Policy Guidance: Planning and the Historic Environment (PPG15)* (London: Department of the Environment, Transport and the Regions and Department of National Heritage, 1994).

<sup>19</sup>English Heritage, *Guidance on the Management of Conservation Areas* (London: English Heritage, 2006).

church and public houses. These settlements are considered no less part of the community than other similarly outlying settlements such as Top o' th' Moor Farm and all the buildings are found on the 1842 Tithe Map. They lie on the same contours of the village, well above Ramsbottom.

**Action 1**

Amend the boundary of the Conservation Area as shown on the proposals map to include:

- Harcles Hill Farm and the area of the old sandstone quarry to the south of Deep Clough;
- Tops Farm off Moor Road;
- The Old Bar House on Helmshore Road.

Specifically the boundary should follow the historic Church Gate public footpath (number 30) westwards from the northwest corner of field 1410, linking with footpath no 32, going north across Deep Clough, and taking footpath 31 westwards to the southwest corner of Harcles Hill Farm. From this Harcles Hill Farm's north-east corner the boundary would extend north across a short section of moorland to enclose the field on the west of Moor Road opposite Tops Farm and then eastward on footpath 68 to Helmshore Road. From this point the revised boundary runs south along Helmshore road to join the existing boundary.

**Future Demolition**

Legislation provides for control over the demolition of buildings in conservation areas (subject to various exceptions). Paragraph 4.27 of PPG15 – *Planning and the Historic Environment* indicates that 'The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area'. It goes on to indicate that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (paragraph 3.16 – 3.19 of PPG15).

The Significant Buildings map accompanying this document identifies all buildings within the designated area and the suggested boundary extensions which are proposed for addition to the Draft Local List and those which make a positive contribution to the townscape. There should be a presumption against the demolition of all these buildings.

**Action 2**

The Council will only grant conservation consent for the demolition of a building proposed for the Draft Local List or a building that makes a positive contribution to the townscape of the Conservation Area (as identified on the Significant Buildings map) if it has been fully justified against the criteria laid out in PPG15 paragraphs 3.16 – 3.19.

**Minor Alterations and Extensions**

Any work that materially affects the external appearance of a building requires planning permission, subject to certain permitted development rights. Under normal planning control certain works to

dwellings are classified as permitted development and do not require planning permission. This includes small alterations and extensions, the erection of buildings, enclosures or pools required for a purpose incidental to the enjoyment of a dwelling house (such as a swimming pool), the provision of some hard surfaces and the erection of and alteration to boundaries. However, within conservation areas some development (that in other areas would be permitted development) are not classified as permitted development. This includes various types of cladding, the insertion of dormer windows and the erection of satellite dishes on walls, roofs and chimneys fronting a highway. Within conservation areas, the size of extension that may be erected without special planning permission is also more restricted.

Work that affects the external appearance of a building can include the replacement of doors and windows, particularly if it involves a change in the design or use of a modern material, such as plastic (PVC-u). The accumulative effect of door and window replacement is beginning to damage the character and appearance of the Conservation Area. The effect of further alterations of this nature will seriously erode the special nature of the area, which is the reason for its designation.

**Action 3**

Where planning permission is required, the Council will resist the replacement of doors and windows which would adversely affect the appearance of the building and where the proposal would be detrimental to the character of the building or to the character of the wider Conservation Area.

The traditional materials used for the external walls of the buildings establish the appearance of the Conservation Area.

**Action 4**

The Council will resist all proposals to clad buildings with materials that are not appropriate to the appearance of the Conservation Area.

The widespread erection of satellite dishes and communications equipment on buildings would have a detrimental impact on the appearance of the Conservation Area.

**Action 5**

Where planning permission is required, the Council will resist all proposals that involve the erection of satellite dishes and communications equipment in prominent locations within the Conservation Area.

Extensions to buildings can be detrimental to their appearance either because of their location, size or design. Extensions (including porches and canopies) on the front or principal elevations of buildings should be avoided as these elevations have usually been carefully designed. Extensions at the side or rear are generally to be preferred, except where these elevations have also been carefully

designed or are open to public view. Given the gradients within the Conservation Area, rear extensions are often as visible as those on the front elevation. Extensions should be subordinate to the building to which they are attached, should use similar or complementary materials, and should reflect or complement its style and appearance.

**Action 6**

The Council will resist proposed extensions that are too dominant, in a prominent location, or are otherwise detrimental to the character of the buildings to which they are attached, or to the character or appearance of the wider Conservation Area.

**Article 4 Direction**

Local planning authorities may remove (or apply for approval to remove) permitted development rights by way of an Article 4 Direction. This means that certain developments that would otherwise not require planning permission would be brought under control. The effect of the alterations and extensions that are possible under permitted development rights, such as the erection of small porches, extensions and garages and the alteration of boundary walls, have begun to damage the character and appearance of the Conservation Area. The accumulative effect of further alterations of this nature will seriously erode the special interest of the area, which is the reason for its designation.

**Action 7**

The Council will consider implementation of an Article 4 Direction (removing permitted development rights set out in Classes A, B, E, F and G of Part 1 of Schedule 2 of the Town and Country Planning (General Development Order) 1995).

**Boundary Walls**

Many of the properties in the Conservation Area have low stone retaining walls and small gardens, sometimes with traditional gateposts, along their boundaries and these are an important feature of the area, contributing to its character and appearance. The walls and gardens along front boundaries are very important within the street scene, contributing to the village identity. Proposals for higher boundary treatments restrict traditional views while unsympathetic fencing or wrought iron proposals may be too suburban in character.

**Action 8**

As part of proposals that require planning permission, the Council will discourage the removal of stone walls and gate posts that contribute to the character or appearance of the Conservation Area.

**Land Use**

The character of the Conservation Area largely relies upon the existing pattern of land uses, while recognizing that the nature of the

use of agricultural land may need to adapt to ensure economic viability, exemplified by the number of stables within the Conservation Area. There has been an ongoing process of changes of use of buildings from agricultural or commercial to residential. Any major changes to land uses can affect this character. However a sense of the community's history including the tradition of home working, past retail and commercial businesses should be retained when considering potential changes of use for other than residential purposes.

**Action 9**

The Council will consider carefully how proposals for the change of use may affect the character of existing land or buildings within the Conservation Area.

**Landscape Issues**

Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a conservation area must give six weeks notice to the local planning authority. The purpose of this requirement is to give the authority and opportunity to make a tree preservation order.

**Action 10**

The Council will generally resist proposals to cut down, top or lop trees in the Conservation Area. When trees are removed or die they should be replaced with new trees of appropriate species and size.

The predominantly open, rural appearance of the Conservation Area, arising from the numerous fields with dry-stone walls, existing gardens to properties, and other open areas integral to the individual dispersed settlements, is very important to its character. These spaces need to be protected from built development.

**Action 11**

The Council will resist all proposals to develop the open spaces within the Conservation Area with buildings.

**Unused or Underused Land**

New development in unused or underused land needs to be appropriate for the character of the Conservation Area in terms of size, massing, style and materials. The Conservation Area Appraisal notes that the layering of history in the Conservation Area is of interest. However, the introduction of additional large volume buildings could damage the mix and the surviving patterns of plots that give interest to the Conservation Area. In general terms, high volume buildings can threaten the scale and grain of the Conservation Area and could be intrusive here.

The Conservation Area is not homogenous in built form and larger buildings currently within it include the larger houses such as Hey House, Higher House, Plant House and Higher Barn.

This recommendation seeks to ensure that the scale and grain of development is appropriate, in accordance with advice contained in paragraph 7.9 of the English Heritage document *Guidance on the Management of Conservation Areas*.

**Action 12**

Any new development should ensure that the footprint and massing of new buildings fits into the existing urban grain and respects the historic character of the Conservation Area.

**Setting of the Conservation Area**

The Conservation Area Appraisal identified that the setting of the Conservation Area is very important. The suggested boundary extensions have taken the need to protect the setting of the Conservation Area into account.

**Action 13**

The Council will take the setting of the Conservation Area into account in any proposal for new development outside its boundaries.

**Planning Documents and Guidance**

Although some relevant general Supplementary Planning Guidance Notes are available, as is the Council's publication on conservation areas, residents would benefit from formal guidance directly applicable to this Conservation Area. This would provide design guidance on extensions and alterations.

**Action 14**

The Council will prepare a design guide for the Conservation Area to provide advice and guidance for residents on the subject of extensions and alterations which will form a material consideration in planning applications.

**Suggested Monitoring and Enforcement Arrangements**

English Heritage guidance recommends the development of procedures<sup>20</sup> for monitoring change in conservation areas on a regular basis (every five years), such as photographic surveys and recording.

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<sup>20</sup> English Heritage, *Guidance on the Management of Conservation Areas* (London: English Heritage, 2006).



**Action 15**

A mechanism for monitoring change on a regular basis will be developed.

English Heritage guidance also recommends that the special character of conservation areas is protected and enhanced by enforcement of the controls applied. In March 1998, the Cabinet Office, in partnership with the Local Government Association, published the central and local government Concordat on Good Enforcement, a voluntary non-statutory code setting out best practice.<sup>21</sup>

**Action 16**

The Council will continue to take enforcement action within the Conservation Area where appropriate.

### 9.3 Proposals for Area Enhancement

#### Protection and Enhancement of Important Views and Vistas

It is important that the significant vistas and linear views (visual axes) are preserved from encroachments, inappropriate developments or loss of enclosure. The quality of these vistas and visual axes is subtle, and is subject to a wide variety of potential threats including demolition of corridor walls, installation of street signage and other visual clutter, or encroachment by large buildings, projecting signs, advertisement hoardings and so on. These threats will need to be assessed and managed as they arise.

There are dramatic views into the Conservation Area from the south, where the dominant landmark of Peel Tower on the top of Holcombe Hill is already visible on the road leading north into Bury. There are panoramic views from Lumb Carr Road, Hey House and Norcot and higher up Holcombe Hill out of the Conservation Area to the north-east to Shuttleworth Pike and eastwards to the Pennines beyond the Irwell Valley as well as south towards the Peak District, Staffordshire and Cheshire.

In addition, the views within the Conservation Area are many and varied, including views from the south at the Holcombe Brook road junction looking north across the fields of Lumb Carr Farm and Dawes Bank Farm to the moor, looking west uphill from Lumb Carr Road and Tower House and north from this point to the church and the hill beyond. From Higher Barn there are views south into the village and of the hill.

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<sup>21</sup>Cabinet Office and Local Government Association, *Enforcement Concordat* (London: Cabinet Office and Local Government Association, March 1998).

**Action 17**

Important vistas and visual axes will be preserved and enhanced including:

- Views of Peel Monument from the south, east and north
- Panoramic views from Lumb Carr Road and Holcombe Hill
- Visual axis at the junction of Cross Lane and Lumb Carr Road
- Visual axis at the junction of Helmshore Road and Chapel Lane.

**Highways, Footways, Lighting and Signage**

It is also important that the plan form of historic routes is respected as this has affected the present character of the Conservation Area.

**Action 18**

Protect the following historic routes from amendment to their plan form wherever possible within the scope of the Planning Legislation:

- Holcombe Old Road (previously Holcombe Ancient Highway)
- Moorbottom Road
- Moor Road

The Conservation Area Appraisal identified a loss of historic street and pavement surfaces which are now mostly tarmac and have a negative effect on the character of the area.

**Action 19**

The Council will work to restore the traditional appearance of the streetscape and consult the Conservation section on future enhancements to the footpaths in its ownership in the Holcombe Conservation Area.

The traffic through the village is affecting the setting of the current Conservation Area. Any future public works to the carriageway should take full account of the potential effect they will have. Pavements and crossings must be suitably maintained and improved in order to facilitate their use by pedestrians.

**Action 20**

The Council will seek to improve the control of traffic flow and pedestrian access across the streets of Holcombe. It will seek to ensure that new and existing hard surfaces, road signage and other items of street furniture will preserve the special character of the Conservation Area.

**Repair and Improvement of Buildings**

Holcombe Conservation Area is characterised by varied pitched roof forms. The original roofs are covered with local stone flags or natural slate.

**Action 21**

If re-roofing is required, salvageable slates should be re-used where possible, the balance being made up of reclaimed material. The use of concrete or clay tiles or synthetic slates would be inappropriate. Where possible semi-detached houses and terraces should be re-roofed as a whole to preserve a unified appearance.

Stone and brick chimney stacks with clay pots make a strong contribution to the skyline and add to the character of the area.

**Action 22**

Chimney stacks and pots should be retained at their original height with their original banding and detailing although the flues may not be in use.

The Council also supports the following broad guidance:

- Repair of traditional and decorative external woodwork is preferable to replacement. Window sills which require replacement should be cut out and replaced with new matching timber pieces joined in a traditional way. Where windows and doors have deteriorated beyond repair, consideration should be given to having new units made to the original design, rather than replacing them with modern standardized alternatives. Replacement windows should be timber, which should be painted. Joinery should be painted rather than stripped or stained.
- Where possible new alarm box and satellite dish fittings should be mounted below eaves level and at the rear or side of the property. Main elevations should remain uncluttered. See-through mini satellite dishes cause the least harm.
- Where replacement of rainwater goods is necessary, off-the-shelf PVC-u is seldom appropriate. There are convincing copies of cast-iron and timber sections in other materials that are lighter and less expensive. The installation of additional and new pipe work on the front or primary elevations should be avoided.
- External brickwork and stonework should not be painted and, if it is to be cleaned, a non-abrasive method should be used. Careless repointing can seriously affect the appearance of the property and the work should only be entrusted to an experienced contractor using a weak mortar mix and traditional pointing method.

Some of the buildings within the Conservation Area have lost their original doors, windows and other features. As a result their character has been eroded. As proposals come forward for alterations and extensions, there may be an opportunity to encourage the reinstatement of such features.

**Action 23**

The Council will encourage the reinstatement of doors, windows and other features to their original pattern.

Buildings which are not of national significance do not merit statutory listing, yet many areas have not been surveyed for relisting recently and may contain buildings of listable quality. However, buildings which are valued for their contribution to the local scene, or for local historical associations, may be included on lists of *locally important buildings*. The *Heritage Protection White Paper* encourages the use of local designation to provide communities with the opportunity to identify and manage those aspects of their heritage that are important to them.<sup>22</sup> Local planning authorities may formulate policies for their protection through development control procedures.<sup>23</sup> Buildings and artefacts which contribute to the character and appearance of the Conservation Area are identified in Appendices 3 and 4.

**Action 24**

The following buildings and artefacts within the conservation area are identified as being of local architectural or historic interest – the 'Draft Local List'. They do not enjoy the full protection of statutory listing:

- Hill End Farm, Holcombe Road/Moorbottom Road (SMR 10076.1.0)
- Stony Bank, Helmshore Road (SMR 10072.1.0)
- Rainbow Cottage, Holcombe Old Road (SMR 10077.1.0)
- Top o' th' Moor Farm, Moorbottom Road (SMR 10108.1.0)
- Plant House, Cross Lane (SMR 15646.1.0)
- Hare & Hounds Public House, Bolton Road West, Holcombe Brook (SMR 15647.1.0)
- Darul Uloom (also known as Lower Hey House, Holcombe Hall and Aitken Sanatorium), Holcombe Old Road (SMR 15656.1.0)
- Higher Barn, Helmshore Road/Moor Road (SMR 10073.1.0)
- Wood Side, Dundee Lane (SMR 10074.1.0)
- Merchants Row, Lumb Carr Road (SMR 10075.1.0)

Two further buildings on the Draft Local List lie within the proposed extension to the Conservation Area:

- Old Bar House, Helmshore Road (SMR 10059.1.0)
- Harcles Hill Farm (Booth's Close), west of Helmshore Road (SMR 10067.1.0)

The Conservation Area Appraisal identified two buildings on the draft local list which have been altered and may no longer meet the criteria

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<sup>22</sup>Department for Culture, Media and Sport, *Heritage Protection for the 21<sup>st</sup> Century* (London: Department for Culture, Media and Sport, March 2007).

<sup>23</sup>Department of the Environment, Transport and the Regions and Department of National Heritage, *Planning Policy Guidance: Planning and the Historic Environment (PPG15)* (London: Department of the Environment, Transport and the Regions and Department of National Heritage, 1994) paragraph 6.16.

for the local list. Rainbow Cottage on Holcombe Old Road was virtually rebuilt about ten years ago and while it retains the original footprint, much has been altered. Secondly Top o' th' Moor Farm was largely destroyed by fire following an arson attack in the late 1970s.

**Action 25**

The following buildings within the conservation area, identified as being of local architectural or historic interest – the 'Draft Local List' have been altered and should be removed from the 'Draft Local List'.

- Rainbow Cottage on Holcombe Old Road
- Top o' th' Moor Farm

The Conservation Area Appraisal has also identified several buildings and structures, both within the existing conservation area and within the proposed extension, which appear to meet the criteria for inclusion on the Draft Local List.

**Action 26**

The following buildings and artefacts within the conservation area are identified as being of local architectural or historic interest and should be considered as additions to the 'Draft Local List':

- Dawes Bank Farm, Holcombe Old Road
- Dawes Bank, Holcombe Old Road
- Lumb Carr House, Lumb Carr Road
- 73-75 Lumb Carr Road
- The Hamlet of Little Holcombe
- The Gate House, Holcombe Old Road
- Norcot, Moorbottom Road (house and carriage house)
- Stone Cottage, 111-115 Holcombe Old Road
- 109 Holcombe Old Road
- Higher House Barn and Cottage, Moor Road
- Weaver's and Pinfold Cottages, 43-45 Cross Lane
- Heather Cottage, Cross Lane
- Stumps Cottage, 1 Cross Lane
- Printers Row, Helmshore Road
- Lych Gate, Emmanuel Church
- 2-4 Lumb Carr Road
- Water Trough and Curved Stone Retaining Wall on Helmshore Road
- Water Trough on the Drive up to Hey House
- Water Trough on Corner of Cross Lane and Moorbottom Road
- Water Trough on Lumb Carr Road
- Stone Water Tank, Helmshore Road
- Stone Gate Posts at Whirlwind Gate (top of Moor Road)
- Stone Flagstones outside Merchants Row
- Handrail on Chapel Lane
- Standing Stone in Knoll Field, adjacent to Holcombe Field
- Stone Setts outside Exeter Bank and Higher House
- Joseph Strang Cast Iron Street Lamps, Holcombe Old Road

Heritage-led regeneration has a key role to play and funding of historic building repair and restoration would assist with achieving wider aims for the area while preserving and enhancing the special local character. Possible sources of funding would include the Heritage Lottery Fund, English Heritage and the Regional Development Agency.

A 'building at risk' is defined as one in a poor state of repair and often vacant and redundant from its original use. The buildings are at risk of loss or further deterioration unless action is taken to arrest the neglect and decay. An example of this can be found at the carriage house attached to Norcot, which is in poor condition, particularly the roof.

**Action 27**

Opportunities to secure funding for the preservation and enhancement of statutory listed, or draft local listed buildings in the Conservation Area will be pursued. Particular attention will be given to the following 'heritage at risk':

- The Carriage House attached to Norcot, Moorbottom Road.

The Council will encourage appropriate maintenance of historic buildings. The Council will continue to monitor the condition of its listed buildings on a regular basis and consider using its powers to serve urgent works or repairs notices where necessary.

Buildings within the existing and proposed extensions to the Conservation Area were identified in the Appraisal as being at risk. Urgent works and repairs notices can be very effective in helping to secure the future of historic buildings and sites. Local authorities should make full use of their statutory powers if listed buildings, or unlisted buildings that contribute positively to the special interest of a conservation area, are falling into decay.<sup>24</sup>

**Action 28**

Action may be considered under Section 215 of The Planning Act 1990, and/or sections 48, 54, and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to secure the repair of listed and unlisted buildings within the Conservation Area, and to ensure that untidy lands and sites are addressed where appropriate.

**Removing Environmental Problems**

The Character Appraisal identified certain environmental problems which are having a detrimental effect on the character of the Conservation Area. Local residents are in the best position to report such problems and the Council should work with residents' groups to clear up in an appropriate and timely manner.

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<sup>24</sup>English Heritage *Management of Conservation Areas* (London: English Heritage, February 2006).

**Action 29**

The Council will work with residents to respond to reports of environmental problems and will clear up in an appropriate and timely manner.

**Landscape and Trees**

Trees are a particular feature of the Conservation Area but they mature and die. Therefore every effort should be made to provide for new and replacement tree planting within new developments.

**Action 30**

The Council will encourage the planting of new and replacement trees of appropriate species and size where appropriate as part of all developments within the Conservation Area.

**Public Realm**

Within the Conservation Area there is a variety of materials used for paving. Along some roads, such as Holcombe Old Road, stone setts remain but elsewhere tarmac has replaced the traditional materials. This is detrimental to the character and appearance of the area. Any future public works to the carriageway should take full account of the potential effect they will have. Pavements and crossings must be suitably maintained and improved in order to facilitate their use by pedestrians. Best practice for the management of historic streets is contained in English Heritage guidance.<sup>25</sup>

**Action 31**

The Council will prepare a public realm strategy that can be used to provide a consistent and appropriate approach to all works within the public realm, including work by utility companies. Subject to external grant support, the Council will produce and implement a programme of reinstatement and enhancement to the public realm.

**Redevelopment Opportunities**

Within the Conservation Area all proposals for development are opportunities to enhance the character and appearance of the designated area. It is therefore important for full details (including detailed plans, sections, elevations and landscape proposals) to be available as part of the planning application.

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<sup>25</sup> English Heritage, *Streets For All North West* (English Heritage, 2005).

**Action 32**

The Council will not consider an application for planning permission for development within the Conservation Area unless it includes full details of all elements of the proposal.

**Action 33**

The Council will expect any proposal for a development within the Conservation Area to include a full analysis of the surrounding area. Proposals should respond to the surrounding development in terms of scale, height, massing, alignment, style and materials. All proposals should protect or enhance the character and appearance of the Conservation Area. Proposals should show how they conform to the criteria laid out in PPG15 paragraphs 4.14 and 4.16-4.20.

The Character Appraisal identified intrusive buildings and sites and opportunities to improve them should be sought to ensure the preservation or enhancement of the character and appearance of the Conservation Area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation areas) Act 1990.

**Action 34**

Opportunities for the improvement of the intrusive buildings and areas identified within this Appraisal will be sought, should an application for planning permission be submitted on those sites.

## **9.4 Site-specific Proposals**

The previous two sections have set out a general approach for the preservation and enhancement of the Conservation Area. However, there are a number of sites within the designated area that have been identified as opportunities for development or enhancement. These are considered below.

### **The Drying Ground**

Along the east side of Lumb Car Road, next to the garden of 1 Lumb Carr Road, is a stone walled area below the level of the pavement. This enclosed area was built as a drying ground, allowing clothes to be dried communally out of doors. This interesting remnant of communal village life is now very overgrown and derelict.

**Action 35**

The Council, together with the Holcombe Society, should repair the walls and clear the undergrowth from this area, to allow better appreciation of this aspect of the history of the village.

### **Peel Monument**

The Peel Monument, owned by Bury Council, is a key landmark within the conservation area, a focus for visitors to the village and an



access point for the surrounding moorland, which is managed by the National Trust. Internally, the Peel Monument is wet and needs repair work. The Tower is open at weekends, staffed by volunteers. The benches at the Tower have been vandalised. The only vehicular access to the Tower is over a rough unpaved road.

**Action 36**

The Council should work with local landowners, including the National Trust, to upgrade the vehicle access to the Tower and surrounding moorland.

**Action 37**

The Council should carry out a repair and restoration project at the Tower.

**Action 38**

The Council should improve visitor facilities at the Tower, including installing vandal proof benches.

**Car Parking**

Insufficient public car parking is an issue for both visitors and residents of Holcombe village. The existing public car park, on Lumb Carr Road, a short distance out of the village centre, is useful for visitors, especially walkers going to Peel Monument, but it is not of sufficient size on busy days. A larger car park will encourage additional visitors.

**Action 39**

The Council should consider extending the existing car park on Lumb Carr Road.

**Interpretation**

There is a lack of interpretation and a lack of understanding of the interesting, unusual and special character of the village and surrounding area. Provision of this information may assist in the appreciation of the quality of the village and may encourage visitors.

**Action 40**

The Council should consider working with the Holcombe Society to produce a Village History Trail, or other leaflet, which can provide some interpretation and encourage visitors.

**Action 41**

The Council should consider working with the East Lancashire Railway to encourage people to include a walk up to Holcombe as part of a train journey.

**Action 42**

The Council should consider installing interpretation panels at the public car park on Lumb Carr Road and within the village centre.

### **Signage of Footpaths and Bridleways**

There is insufficient signage of footpaths and bridleways, including signage of footpaths to the Peel Monument. Additional clear signage will encourage visitors, both walkers and bikers, to visit in the village and surrounding area.

#### **Action 43**

The Council should consider a programme of footpath and bridleway signage in the Holcombe village area.

### **Spread of Japanese Knotweed and Himalayan Balsam**

Japanese Knotweed is reported in the churchyard and school grounds. Himalayan Balsam is reported in the field adjacent to the churchyard and elsewhere within the conservation area. These invasive species are out of character for the area, and have a negative effect on the character of the rural village.

#### **Action 44**

The Council should consider what assistance they might provide to help control the spread of the Japanese Knotweed and Himalayan Balsam within the conservation area.

### **Overgrown Hedges Along Lumb Carr Road**

The hedges along Lumb Carr Road are very frequently so overgrown that they overhang along the pavement preventing clear access for pedestrians. This discourages use of the public car park and discourages pedestrians.

#### **Action 45**

The Council should cut the hedges along Lumb Carr Road with greater frequency to allow pedestrians clear access along the pavement from the public car park into the village.

## Section 10 Sources and Contact Details

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### Legislation and Guidance

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- Cabinet Office and Local Government Association, *Enforcement Concordat*. London: Cabinet Office and Local Government Association, March 1998.

### **Maps and Plans**

1786 Yates' Map of the County of Lancashire  
1818 Greenwood's Map of Lancashire  
1850 Ordnance Survey  
1893 Ordnance Survey  
1939 Ordnance Survey  
1955-56 Ordnance Survey  
1984 Ordnance Survey  
1994 Ordnance Survey  
2004 Bury MBC  
2009 Historic Environment Record Map (GIS data)

### **Archives and Libraries Consulted**

Reference & Information Services, Bury Central Library

### **Contact Details**

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## **APPENDICES: SUPPORTING INFORMATION**

### **Appendix 1: Sites of Archaeological Interest**

#### **Sites of Archaeological interest recorded by the Sites and Monuments Record.**

##### **SMR Number 343.1.0 Perforated Stone Hammer**

In July 1903, a perforated Bronze Age stone axe hammer was found at Holcombe (1). It is made of sandstone, being 9.5" long, 4" wide and 1.5" thick. It is now on display at Bolton Museum.

##### **SMR Number 3555.1.0 Holcombe Settlement**

Yates names the settlement as "Holcombe Chapel". There is a linear spread of settlement along the Holcombe Old Road, Cross Lane and some by the chapel on Rawsons Rake (1). The 1850 map suggests little development (2).

Holcombe is O.E. for "The hollow valley"; the hamlet is at the foot of a steep slope on Harcles Hill (3). This suggests that early settlement may have been in the vicinity of Holcombe Brook to the south.

##### **SMR Number 3817.1.0 Axe Hammer**

Early Bronze Age axe hammer (class 1a) found 1904: 9.5 inches long, 4 inches wide, 1.5 inches thick. Group XV. Bolton Museum (BOLMG 14.32) (1)(2).

##### **SMR Number 9041.1.0 Ramsbottom (Stone Head)**

Two carved stone heads in garden.

##### **SMR Number 9206.1.0 Emmanuel Church (Holcombe C of E Church)**

Church rebuilding and enlargements to buildings on this site since the C16. 1853 by the architect Thomas Holt of Bury, consecrated by Dr. Prince Lee, replacing earlier chapels of ease dating back to at least AD1400. Parish status in 1866. Cut & quarry-face rubble with ashlar dressings. Roofs are of stone flags and slates. Neo-Gothic style. Chancel, tall nave, lean-to aisles and west tower with angle buttresses, 2-light window in narrower upper stage and broach spire with lucarnes. Trefoil windows to 4-bay nave. Interior includes oak panneling and relief carving of Nativity to reredos (1), (2). AP: Shows the graveyard and surrounding semi-urban landscape. Ridge & furrow in eastern fields.

**SMR Number 9206.2.0 Emmanuel Church, Sundial**

Dated 1753 on side of square top, which is also inscribed "IW" and which bears metal dial. Octagonal pier. Large plinth with 3 steps to one side (1)(2).

**SMR Number 9241.1.0 24 & 26 Alba Street**

C18. Forming the left-hand end of the range opposite the Shoulder of Mutton public house. Coursed rubble. Three storeys. Stone splay-mullioned windows. No. 26 has two 3-light windows, except on ground floor, which has windows with altered glazing. No. 24 has one 3-light window, except on top floor, which has one 3-light plus one 2-light window. Doors in flush surrounds, central to No. 26 & to right of No. 24 (1).

**SMR Number 9459.1.0 Plant Farmhouse**

1739, extended 1793. Coursed rubble in two buildings, that of 1793 in larger, squared courses. Two storeys. Original, right-hand section, two windows of 4 lights with flush mullions and surrounds. Drip-moulds over ground floor windows, left-hand window is taller, the sill having been dropped, perhaps c.1793. Doorway on left with large lintel inscribed "P/WA/1793", referring to William Plant. Ledged door. Flushed quoins. Height of this section raised by three courses in same build as later left-hand section. Two double-light windows on ground floor & 3-light window centrally above, with flush mullions. Datestone "WM/W/1793" refers to Woodcock family who married into Plant family. Stone slab roof. Rear has less regular mullioned windows, including transomed stair window (1).

**SMR Number 9459.1.1 Plant Farmhouse, Barn**

Dated "HW 1828". Symmetrical field barn. Roughly cut coursed stone. Central vehicular entrance each side with segmental heads. Moulded stone dressed gutter. On side facing road (to west) are two circular pitching eyes. Stone flagged roof. Probably built by William Plant Woodcock (d.1796) (1).

**SMR Number 9460.1.0 Manor House & Outbuilding Abutting to the South**

Early C19. Coursed, square rubble. Three storeys over basement. Symmetrical. 3 windows with C20 glazing, square on top storey, slightly taller than wide on lower storeys. Door with plain fan under moulded arch having impost blocks and keystone. Stone steps descend each side of door; iron rail with moulded newels and wide decorative uprights. Flush quoins. Gutter-cornice. Outbuilding on left also probably early C19, set back, but of same eaves height. Rubble. Large circular opening high on front within frame. Slate roof (1).

**SMR Number 9462.1.0 Shoulder of Mutton Public House**

Formerly known as the "lower house", built or rebuilt in 1751. Georgian style frontage and one side elevation. Symmetrical ashlar front. Three storeys, three sash windows with glazing bars (casements on top storey probably originally sashes). 4-panel door under masked fanlight, open pediment on pilasters. Quoins. 2-span roof with parapet between gable stacks. Nos. 1 and 3 abut to right (1)(2).

**SMR Number 9463.1.0 Alba Street**

17th century or earlier 18th century. Rubble. 2-storey with 3-bay 1-storey pentice front. The building stands back from the Shoulder of Mutton public house, which abuts on left. 3-light upper windows with splay mullions in gable end. Stone slab roof. Single-storey rear extension with 2-storey extension beyond, each side with 2-light wooden casement window (1)

**SMR Number 9464.1.0 5 Cross Lane**

C18. Detached cottage set back from road up steep slope. Rubble in shallow, diminishing courses. Flush quoins. Two windows with splay mullions, 4-light on right, 3-light on left upstairs but 2-light below (with mullion removed and sill lowered). Drip moulds on ground floor. Off-centre door with flash surround. Wooden gutter on corbels. Brick gable stacks (1)

**SMR Number 9466.1.0 Lumb Carr Farmhouse**

Probably C18. Rubble. Two storeys. Two 4-light stone splay-mullioned windows, that on the right on ground floor being 3-light, with door to left. Another door far left (1)

**SMR Number 9466.1.1 Lumb Carr Farmhouse, Range of Barns Abutting Farmhouse**

Probably C18. Rubble. To right of farmhouse. In two sections, but one build. Left-hand section is barn with segmental-headed vehicular entry and single-pitch roof. Right-hand section is plain barn with gable facing road (1).

**SMR Number 9470.1.0 Peel Monument**

1851-2. In tribute to Sir Robert Peel in effecting repeal of corn laws. Designed by members of the monument committee; Grant, Ashton, Knowles, Gorton and possibly Cunliffe. At insistence of William Grant, chairman, the tower was built in line with St. Andrews church tower as viewed from his own Nuttall Hall. Rubble, partly coursed. 128 ft high, originally with 148 steps. Square. Narrow, slightly tapering upper stage, with four storeys of single 2-light mullioned windows to each face and corbelled battlemented top. Conspicuous landmark (1). In need of repair; an appeal was launched in 1929 to replace the

wooden staircase and renovate the tower. Used as a lookout point during WWII. Renovated again in 1985 and re-opened to the public (2). AP: Extraction evidence.

**SMR Number 9471.1.0 Hey House**

House (built as hunting lodge c.1616), two gabled wings added late C17, square porch. Long rectangular plan. Battlemented, shaped finials to roof parapet, chimneys. Windows have stone mullions and transoms with small diamond shaped panes. Rear door said to have carved date of "1616". Stone flagged roof and stone walls. Fireplace dated "1671" with later overmantel and one dated "1695" in dining room. Two stained glass medallions, one dated "1616". East wing carved woodwork said to be from Whalley Abbey, as are door and pews in west wing. Some bedroom panelling. Kitchen tunnel has segmental-arched stone barrel vault. Hunt established 1708 (1). Built by Roger Browne (2).

**SMR Number 9478.1.0 Higher House**

Early 18th century. Coursed rubble. Flush quoins. Symmetrical. 2.5 storeys. Doorway has moulded architrave and pulvinated frieze. Castellated, evidently 19th century porch. Each side has large transom and mullion windows with 12-lights and dripmould (left-hand one leads to upper lights). Above each 5-light window with dripmould. Above porch is a round-arched window with keystone, impost mouldings and narrow mullion and transom window. Stone eaves gutter. Five casement dormers with hipped roofs set in stone slab roof. Tall gable chimney. Slightly lower 2-storey extension to right dated "John & Mary/Roster/1820". Beyond is still lower extension, probably of similar date. Both are similar in build to earlier house, but have tall square mullion windows of two and three lights. Later 20th century metal additions. Until 1884 was White Hart Inn. Known as Higher House (1).

**SMR Number 10072.1.0 Stony Bank**

Houses still in use. Stony Bank is shown as one building set in its own grounds and is named (1). The site is shown but not named on other OS maps of the series (2,3). The building and those around it were recorded as part of the Bury Local List survey thus: The buildings at Stony Bank comprised of two rows of houses. The earlier row was stone built in watershot stone with slab quoins. The roof is gabled with three chimney stacks. The southern gable façade end has the fourth quoin from ground level inscribed with the name 'Delph Cottage'. The row has been divided into three two storey dwellings. The fenestration appears to retain late C19 window frames. Two stone porches have been added leaving the northern dwelling without a porch. The southern end dwelling appears to have retained the original thick grey slate roof cladding. Delph Cottage probably dates to the late C18 to early C19. A further house is located to the north of Delph Cottage. This building was built during the late C19 to early C20. It is stone built with coursed rubble and the eastern façade is of rusticated ashlar. The roof was gabled with a chimney stack to either



gable. All fenestration and doors had been replaced with late C20 PVC replacements. The building had two side-by-side central front doors, one to either house (4).

**SMR Number 10073.1.0 Higher Barn**

Farmstead, now converted to residential usage. Higher Barn is shown as one large rectangular building and is named(1). An outbuilding has been added by 1894 (2), and the site comprises four buildings by 1910 (3). Building on location on Greenwood's map (4). Recorded during Bury Local List survey thus: The farm buildings were under conversion at the time of the survey. All farm buildings stone built. Farmhouse had kneelers to the gables with a central large square chimney stack, which can suggest an inglenook style fireplace. Later phase chimneys were located to both gable ends. The farmhouse is a long two-storey rectangle with later phases built to both ends. The barn was shrouded in scaffolding and covered with plastic sheeting, which completely obscured it from view (5).

**SMR Number 10074.1.0 Wood Side, Dundee Lane**

Wood Side shown as one large rectangular building in its own grounds and named (1). Two buildings are shown (2). Shown as two separate buildings, possibly surviving as "Rectory" (3). 1893 OS map names 'Wood Side', site composed of two larger buildings with long connecting structure. The eastern building is the larger of the two and is irregular in shape. 1929 OS map as 1950 with some alteration or addition to all of the buildings. Marked as 'HolcombeRectory ' on 2006 map. No access on site visit by UMAU 2008 (4).

**SMR Number 10075.1.0 Merchants Row**

Terraced houses, still in use. Shown and named as "Merchants Row", with one large rectangular building on 6" OS 1850 map (1). Shown but not named on later 6" OS map (2). The site is shown as comprising seven dwellings and various outbuildings on 25" OS map (3). Recorded during the Bury Local List survey as: A terrace of six two-storey stone-built cottages with gabled stone porches to each of the front doors. The roof is gabled and clad in thin blue slate. The chimney stacks were all located to the northern dividing walls and gable (4)

**SMR Number 10076.1.0 Hill End Farm**

Hill End shown as one building and named on the OS 1st edition map (1). Appears as two buildings on the OS 2nd edition (2). The 1910 map shows two main buildings and several features with a well to the southeast (3). Building shown at approx location on 1818 map (Greenwood). Marked as 'Hill End'; rectangular building oriented south-west to north-east with outbuilding to west on 1850 OS map. 1893 OS map as 1850 with additional buildings to west, north and south. 1929 OS map as 1893 with additional buildings to south. Main

building shown divided into two different sized areas. No access at time of site visit by UMAU 2008 (4).

**SMR Number 10077.1.0 Rainbow Cottage**

Terrace of houses still in use. Rainbow Cottage is shown on the OS 1st edition map (1). Shown but unnamed (2). Appears as one extended building (3). Building on approximate location on Greenwood's map (4). Site visit in 2008 by UMAU recorded that this is a terrace of three two-storey houses with a two up and down arrangement, with a late 19th century end house built onto one gable end. The roof is gabled in the first phase terrace with a hipped roof on the later house. The earlier phase is built with dark rough ashlar with plain stone sills and lintels. All windows are late 20th century replacement 4-light sashes. The later phase end house appears to be a 2-bay house with an open portico porch to the principal façade, and a stone lean-to porch as a rear entrance. The masonry is distinctly lighter in colour than that of the earlier terrace with coursed and dressed masonry. The whole roof has been reclad in the late 20<sup>th</sup> century (5)

**SMR Number 10108.1.0 Top o' th' Moor Farm**

The farm complex is shown with a well on the OS 1st edition (1). One large building is shown (2). The 1910 map shows two offset main buildings (3). Shown as "Top o' th' Moor Farm" on (2)(3). Some alterations to building and additional large structure adjoining to the north-east on 1893 OS map. 1929 as 1893 map with additional buildings to south-west and south. No access at time of site visit by UMAU 2008 (4).

**SMR Number 15646.1.0 Plant House, Holcombe Village]**

House still in use. First shown on the 1st edition OS 6" map as a long irregular shaped building (a). By the 1st edition 25" OS map this appears reduced in length at the north and consists of three adjoining structures (b,c,1). Site visit in 2008 by UMAU recorded that the building is a 2-storey watershot stone house with gable end chimneys and a graduated stoneslate roof. The main eastern elevation has a central doorway with a keystone arch and stone surrounds flanked by two tall sash windows with stone lintels and sills. At first floor level are three windows in the same style. The southern gable has two sash windows and a casement window in the same style. The rear western elevation is occupied by a stone outshut. The northern gable has two gable end chimneys, one to the outshut, and two sash windows, one to each floor. At the south-western corner of the house is a 2-storey watershot stone extension, two by one bays, with a corner chimney stack (2)

**SMR Number 15647.1.0 Hare & Hounds Public House, Holcombe Brook**

Public house, still in use. First shown on the 1850 OS map (a) and first annotated as a public house with the name 'Hare & Hounds' on the 1893 OS map (b,c). Site visit by UMAU recorded that this is a: Large two storey stone built building which also included a further building to the eastern gable. The roof is gabled and clad in thin blue slate. Pairs of chimney stacks are located at each of the gables. The building is of a double pile. A late C20 timber porch on a stone plinth protects the façade entrance. The southern elevation fronts the Bolton Road junction. The public house was originally situated at a cross road formed by Bolton Road, Holcombe Old Road and Summerseat Lane. The building at the eastern gable appears to have served as a stables and hay barn. The windows are stone lined with single mullions to the ground floor. All windows appear to be late C20 replacements (1).

**SMR Number** 15656.1.0 Darul Uloom, Holcombe Old Road

Mansion, now used as theological college. Buildings marked in approximate location but not clearly on both 1770 and 1818 maps (a,b). 1850 OS map shows 'Lower Hey House' as single L-shaped building to west of Holcombe Road (c). 1893 OS map shows 'Holcombe Hall' with significant changes to site, a large irregular shaped hall and range of outbuildings to the west, set within grounds to west of Holcombe Road (d). 1908 map denotes 'Aitken Sanatorium' with building extended to south and some alterations to exterior (e). Pevsner writes: 'Darul Uloom', Holcombe Old Road. "A large Early Victorian house belonging to the Aitken family, extended in 1864, which later became a TB sanatorium with the addition of the usual open fronted wards. It closed in 1970 and was converted into a Muslim theological college, with house and wards transformed by Islamic windows and golden domes" (1,2). No access at time of site visit by UMAU 2008 (3).



## Appendix 2: Listed Buildings

There are 14 listed buildings and structures within the Conservation Area, one of which is listed Grade II\* and the rest Grade II.

### Hey House, Grade II\*, 210659

SD 71 NE HOLCOMBE OLD ROAD 3/142 Hey House 9.8.66 - II\*  
Built as hunting lodge c.1616; wings added later in C17. Stone. Divided into 2 dwellings. Long rectangular plan. 2 storeys. All windows with stone mullions and transoms and small diamond panes. West wing contains old main entrance hall, with wall seating made from pews from Whalley Abbey. C17 fireplace. Rear door said to be carved with date 1616. East wing: much of the carved woodwork said to be from Whalley Abbey. Fireplace dated 1671; overmantel perhaps later. Panelling in same room possibly c.1700. Door from the Abbey. Fireplace more simply carved dated 1695 in dining room. Some panelling in a bedroom. 2 stained glass window medallions, one dated 1616. Tunnel from kitchen has segmental-arched stone barrel vault. Holcombe Hunt established here 1708 (Country Life, April-June 1952).

### Shoulder of Mutton Public House, Grade II, 210579

SD 71 NE ALBA STREET 3/128 Shoulder of Mutton Public House GV II Later C18, probably a rebuilding or remodelling of earlier inn. Symmetrical ashlar front. 3 storeys. 3 sash windows with glazing bars (casements on top storey probably originally sashes). 4-panel door under masked fanlight; open pediment on pilasters. Quoins. 2-span slate roof with parapet between gable stacks. Nos 1 and 3 abut to right.

### 1 and 3 Alba Street, Grade II, 210580

SD 71 NE ALBA STREET 3/129 Nos 1 and 3 GV II C17 or earlier C18. Rubble. 2 storeys with 3-bay one-storey pentice front. The building slants back from the Shoulder of Mutton PH which abuts on left. Rubble. 3-light upper window with splay mullions in gable end. Stone slab roof. Single-storey rear extension with 2-storey extension beyond, each with 2-light wooden casement window.

### 24 and 26 Alba Street, Grade II, 210581

ALBA STREET Nos 24 and 26 II C18. Forming the left-hand end of the range opposite the Shoulder of Mutton PH. Coursed rubble. 3 storeys. Stone splay-mullioned windows. Nos 26 (on left) has 2 3-light windows, except on ground floor, which has windows with altered glazing. No 24 has one 3-light window, except on top floor, which has one 3-light plus one 2-light window. Doors in flush surrounds, central to No 26 and to right of No 24.

### Emmanuel Church, Grade II, 210611

SD 71NE CHAPEL LANE 3/135 Holcombe - Emmanuel Church - II 1853, by Thomas Holt of Bury, replacing earlier chapels of ease dating back to at least 1400. Parish status 1866. Cut and quarry-face rubble, with ashlar dressings. Neo-Gothic. Chancel, tall nave, lean-to aisles and west tower with angle buttresses, 2-light window in

narrower upper stage and broach spire with lucarnes. Trefoil windows to 4-bay nave. Interior includes oak panelling and relief carving of Nativity to reredos.

Sundial adjacent to Emmanuel Church, Grade II, 210612

SD 71 NE CHAPEL LANE 3/136 Holcombe Sundial adjacent to Emmanuel Church on south side GV II Dated 1753 on side of square top, which is also inscribed 'IW' and which bears metal dial. Octagonal pier. Large plinth with 3 steps to one side.

5 Cross Lane, Grade II, 21640

SD 71 NE CROSS LANE 3/138 - No 5 GV II C18. Detached cottage set back from road up steep slope. Rubble in shallow, diminishing courses. Flush quoins. 2 windows with splay mullions, 4-height on right, 3-light on left upstairs but 2-light below (with mullion removed and sill lowered); dripmoulds on ground floor. Off-centre door with flush surround. Wooden gutter on corbels. Brick gable stacks.

Manor House and Outbuildings, Grade II, 210641

SD 71 NW CROSS LANE 3/137 Manor House and out- building abutting to - the south - II Early C19. Coursed, square rubble. 3 storeys over basement. Symmetrical. 3 windows, with C20 glazing, square on top storey, slightly taller than wide on lower storeys. Door with plain fan under moulded arch having impost blocks and keystone. Stone steps descend each side of door; iron rail with moulded newels and wide decorative uprights. Flush quoins. Gutter-cornice. Outbuilding on left also probably early C19, set back, but of same eaves height. Rubble. Large circular opening high on front, within frame. Slate roof.

Peel Monument, Grade II, 210658

SD 71 NE HOLCOMBE HILL 3/127 Holcombe 17.2.84 Peel Monument - II 1851-2. In tribute to Sir Robert Peel in effecting repeal of Corn Laws. Designed by the members of the Monument Committee: Grant, Ashton, Knowles, Gorton and possibly Cunliffe. At instance of William Grant, Chairman, the Tower was built in line with St Andrew's Church Tower as viewed from his own Nuttall Hall. Rubble, partly coursed. 128 ft high. Square. Narrow, slightly tapering upper stage, with 4 storage of single 2-light mullioned window to each face and corbelled battlemented top. Wide base of single storey, with one and 2-light windows, is also battlemented. Conspicuous landmark.

Range of Barns abutting Lumb Carr Farmhouse, Grade II, 210666

SD 71 NE LUMB CARR ROAD 3/145 Range of barns abutting Lumb Carr Farmhouse on east - II Probably C18. Rubble. To right of farmhouse. In 2 sections but one build. Left-hand section is barn with segmental-headed vehicular entry and single-pitch roof. Right-hand section is plain barn with gable facing road.

Plant Farmhouse, Grade II, 210667

SD 71 NE LUMB CARR ROAD 3/146 - Plant Farmhouse - II 1739, extended 1793. Coursed rubble in 2 builds, that of 1793 in larger, squared courses. 2 storeys. Original, right-hand section has 2 windows of 4 lights with flush mullions and surrounds. Drip-moulds over ground floor windows, the left-hand of which is taller, the sill having been dropped, perhaps in 1793. Doorway on left with large lintel inscribed "P/WA/1739" (referring to William Plant). Ledged door. Flush quoins. Height of this section raised by 3 courses in same build as later left-hand section. This has 2 double-light windows on ground floor and 3-light window centrally above, all with flush mullions. Flush quoins. Datestone "WM/W/1793" refers to Woodcock family who married into Plant family. Stone slab roof. Rear has less regular mullioned windows, including transomed stair window.

Barn, South of Plant Farmhouse, Grade II, 210668

SD 71 NE LUMB CARR ROAD 3/147 Barn 11 metres south of Plant Farmhouse (formerly listed as barn 11 metres east of 8.1.81 Plant House) GV II Dated "HW 1828". Symmetrical field barn. Roughly cut coursed stone. Central vehicular entrance each side with segmental head. On side facing road (to W) are 2 circular pitching eyes. Stone flagged roof. Probably built by William Plant Woodcock (b.1796).

Lumb Carr Farmhouse, Grade II, 210669

SD 71 NE LUMB CARR ROAD 3/144 - Lumb Carr Farmhouse - II Probably C18. Rubble. 2 storeys. 2 4-light stone splay-mullioned windows, that on the right on ground floor being 3-light, door to left. Another door far left.

White Hart Inn, a.k.a. Higher House, Grade II, 210705

SD 71 NE MOOR ROAD 3/150 Higher House GV II Early C18. Coursed rubble. Flush quoins. Symmetrical. 2½ storeys. Doorway has moulded architrave and pulvinated frieze. Castellated, evidently C19 porch. Each side is a large transom and mullioned window with a total of 12 lights and dripmould (the left-hand one with leading to upper lights). Above each is a 5-light window with dripmould. Above porch is a round-arched window, with keystone, impost mouldings and narrow mullion and transom. Stone eaves gutter. 5 casement dormers with hipped roofs set in stone slab roof. Tall gable chimneys. Slightly lower 2-storey extension to right is dated "John and Mary/Roster(on/1820". Beyond is still lower extension, probably of similar date. Both are similar in build to earlier house, but have tall square-mullioned windows of 2 and 3 lights (later C20 metal casements replacing mullions in hither extension and a metal balcony, also perhaps C20, fronting the upper window). Until 1884 the house was the White Hart Inn. Known as Higher House in distinction to Shoulder of Mutton PH (known as Lower House), with which it shared disorderly reputation c.1800.

### Appendix 3: Proposed Draft Local List Buildings



**Dawes Bank Farm**



**Dawes Bank (Earlier Building)**



**Dawes Bank (Later Extension)**



**Lumb Carr House**



**73-75 Lumb Carr Road**

The Bury Draft Local List includes the following ten buildings within the Conservation Area's current boundaries:

- Hill End Farm, Holcombe Road/Moorbottom Road (SMR 10076.1.0)
- Stony Bank, Helmshore Road (SMR 10072.1.0)
- Rainbow Cottage, Holcombe Old Road (SMR 10077.1.0)
- Top o' th' Moor Farm, Moorbottom Road (SMR 10108.1.0)
- Plant House, Cross Lane (SMR 15646.1.0)
- Hare & Hounds Public House, Bolton Road West, Holcombe Brook (SMR 15647.1.0)
- Darul Uloom (also known as Lower Hey House, Holcombe Hall and Aitken Sanatorium), Holcombe Old Road (SMR 15656.1.0)
- Higher Barn, Helmshore Road/Moor Road (SMR 10073.1.0)
- Wood Side, Dundee Lane (SMR 10074.1.0)
- Merchants Row, Lumb Carr Road (SMR 10075.1.0)

Of these it is suggested that two be removed. Rainbow Cottage on Holcombe Old Road was virtually rebuilt about ten years ago and while it retains the original footprint, much has been altered.

Secondly Top o' th' Moor Farm was largely destroyed by fire following an arson attack in the late 1970s.

Two further buildings on the Draft Local List lie within the proposed extension to the Conservation Area:

- Old Bar House, Helmshore Road (SMR 10059.1.0)
- Harcles Hill Farm (Booth's Close), west of Helmshore Road (SMR 10067.1.0)

The following buildings are proposed for addition to the Draft Local List:

#### Dawes Bank Farm, Holcombe Old Road

This house has a datestone of 1792. Originally a farmhouse and barn in a single range at right-angles to the road, it has been converted to residential use but the internal open special character of the barn has been retained as has the exterior detail and openings. It is built of narrow, coursed stone with a stone slate roof, stone quoins and a large carriage entrance to the barn.

Dawes Bank, Holcombe Old Road. This appears on the 1842 Tithe Map as Dewhurst Bank but there is a reference in church records of 1657 of a James Ainsworth living at Dawes Bank. This comprises the original building to the south with a datestone of 1753, and an extension (now a separate dwelling to the north). Both are of coursed stone with a slate roof, the walls of the original section have been raised, the window openings of the upper floor altered and a porch added. The later section has an unusual stone porch made of single stone slabs. Its ground floor was altered through addition of bow windows in the 19th century and extended in 20th century with a single storey at north end. This appears in the 1851 OS map although not in the 1842 tithe Map.





**Little Holcombe House**

Lumb Carr House, Lumb Carr Road

This appears in the 1842 Tithe Map numbered 527, (south of Lumb Carr Farmhouse and the line of barns numbered 538). The building is a two-storey stone house with stone slate roof, three bays wide with two chimney stacks. The house has been altered, with new timber windows and an added porch.

73-75 Lumb Carr Road.

Two two-storey stone cottages, each with a 20th century added porch and garage, shown on the 1842 tithe Map and numbered 510.



**Little Holcombe Farmhouse**

The Hamlet of Little Holcombe

This comprises a house, a pair of semi-detached houses and the barn to the north. These are all shown on the Tithe Map of 1842 and church records of 1657 refer to John Hall of Little Holcombe.

Specifically it includes Little Holcombe House, off Lumb Carr Road (two storey stone house with extension and porch set within stone walls which include a closed up square opening), Little Holcombe Farmhouse, off Lumb Carr Road (two two-storey L-shaped stone dwellings in a single building with square holes in the external wall); and Little Holcombe Barn (stone barn with curved wall).



**Norcot**



**Little Holcombe Barn**



**The Gate House**



**Norcot Carriage House**

The Gate House, Holcombe Old Road

The one-storey building stands on the corner of Holcombe Road and the drive to Hey House. Painted stone above a stone plinth, it has a crenellated parapet with a slate pyramidal roof and central stone chimney stack. It appears on the 1851 OS map but not the 1842 Tithe Map. Prior to the construction of the turnpike (Lumb Carr Road) access to Hey House had been through the grounds of Lower Hey House but later a new drive was built together with the gate house.



**Stone Cottage**

Norcot, Moorbottom Road (house and carriage house)

Moorbottom Road was a pack horse route, leading to Edgeworth, and the building on this site was originally a staging post. The house has been extended on either side of the original core but contains very old timber beams. There is also an old stone carriage house with a stone slate roof, which retains its original form but is in poor condition. Both the house and the carriage house appear on the 1842 Tithe map.

Stone Cottage, 111-115 Holcombe Old Road

Originally three cottages of uneven sizes, the northerly smaller unit contained a small shop. These two-storey stone cottages with a slate



**109 Holcombe Old Road**

roof still have the hinges from the early shutters and one retains a stone bracket porch.

109 Holcombe Old Road

This two-storey stone cottage is built at right-angles to the road of coursed stone with stone quoins at the corners. The roof has been raised as can be seen from the stone courses and a porch has been added. To the rear is a cottage of stone rubble.



**Stable of Higher Barn Cottage**

Higher House Barn and Cottage, Moor Road

This barn and cottage lie across the road from Higher House (once known as the White Hart Inn). A date inscribed above the door shows 1751. The buildings were later owned by Colonel Ainsworth and contain his stable with original features on the ground floor. The interior of the house has been modernised but the open space division of the barn retained.



**Weaver's and Pinfold Cottages**

Weaver's and Pinfold Cottages, 43-45 Cross Lane

Weaver's cottage is the earlier of the two, with a 1753 datestone. The pair of cottages are both two-storey, three-bay stone cottages with stone slate roofs, stone quoins and lintels. The front façade is of larger stone blocks than the side elevations. A porch has been added to Pinfold Cottage. There is a well in the garden and the name "Pinfold" refers to the agricultural custom of providing a fold for stray sheep and cattle, for which a per diem charge would be made when the owner claimed them.



**Heather Cottage**

Heather Cottage, Cross Lane

Originally an old farmhouse, this cottage was first converted into two cottages and is now a single dwelling. The building has two storeys, six bays, with hoodmoulds over the ground floor windows and a stone porch. There was once a pond in the grounds, at the time when the building was a farmhouse.



**Stumps Cottage**

Stumps Cottage, 1 Cross Lane

Once the Black Bull Beer House, this stone cottage has two-storeys to the rear on Cross Lane but three to the Lumb Carr Road elevation. A stone slate roof and stone architrave to the door, the bow window has been added and the sloping part of the façade has been altered to increase internal space.

Printers Row, Helmshore Road

This line of seven cottages, two-storey at the front, three at the rear on Chapel Lane was built in the early 19<sup>th</sup> century by one of the friendly societies to house workers at the textile printing works in Ramsbottom. Each cottage is two bays wide, with a slate roof and chimney. To the rear, and unusually in the Conservation Area, there is a walled stone yard with an outside toilet and gate on to Chapel Lane. The pavement outside the Row is tarmac instead of the original flagstones and is at a lower level than the road surface.

Lych Gate, Emmanuel Church

Built as the War Memorial after the First World War, this gate has plaques bearing the names of the members of the village who fell in each conflict. Positioned at the south end of the churchyard, it is built of stone, with a slate roof with a pair of timber gates.



***Printers' Row***



***Church Lych Gate War Memorial***

**2-4 Lumb Carr Road**

This pair of two-storey stone cottages has stone slate roofs and stone gutters, cills and architraves. The windows have been replaced but the original privies, together with a modesty wall are still present.



***2-4 Lumb Carr Road***

## Appendix 4: Proposed Draft Local List Artefacts

There are currently no artefacts within the Conservation Area on the Bury Draft Local List. However there are several items within Holcombe which contribute to the special interest and character of the Conservation Area. In addition, reference has been made to the importance of the drystone walls with surmounted by upstanding stones which mark the field boundaries and are characteristic of the area.

### Water Trough and Curved Stone Retaining Wall on Helmshore Road

This water trough is built into the wall of the stable yard of Higher House Cottage (which contains the stable of Colonel Ainsworth with their original fittings) on Helmshore Road. It is a stone trough, faced in stone with a segmental arched opening with a keystone. The curved wall itself is of massive irregular-shaped stone blocks, fitted together without use of mortar which must be contemporary with Higher House Barn and Cottage, which have a date stone of 1751. It is currently badly overgrown and its appearance is further diminished by a series of signposts and utility posts.

### Water Trough on the Drive up to Hey House

Located just outside the gates of Hey House, this large water trough is of sandstone and is backed by a number of massive stone slabs. Both of the troughs recall the importance of horses in the history of Holcombe.



***Water Trough and Retaining Wall on Helmshore Road***



***Water Trough on Drive up to Hey House***

### Water Trough on Corner of Cross Lane and Moorbottom Road

This stone trough is on one of the original packhorse routes. It is a small stone trough at ground level with a relatively narrow opening in the stone retaining wall, supported by a stone slab as a lintel.

### Water Trough on Lumb Carr Road

Opposite 73-75 Lumb Carr road, this heavily overgrown stone trough was regularly used by horses who would stop after pulling their loads up from Holcombe Brook and beyond. The trough consists of a massive piece of stone resting on a plinth of smaller stones, the basin being set back in the retaining wall.

### Stone Water Tank, Helmshore Road

This recently excavated circular stone trough provided water for the inhabitants of the cottages of Printers' Row on the opposite side of the street. Built into the retaining wall of the bank behind, of stone blocks with a central supporting pillar, the edges and lintels are of large stone blocks, partly curved. It is much larger than the other troughs which were primarily for animal usage.



***Stone Water Tank, Helmshore Road***



***Stone Water Trough, Moorbottom Road***



***Stone Water Trough, Lumb Carr Road***

Stone Gate Posts at Whirlwind Gate (top of Moor Road)

The pair of large gateposts of a single stone stands on either side of Moor Road just above Higher Barn, at the end of a line of mature trees, clearly planted as an avenue. One is broken but the other shows evidence of earlier barriers.



***Stone Gateposts on Moor Road***



***Stone Flagstones outside Merchants Row***

Stone Flagstones outside Merchants Row

These flagstones date back to an earlier period of the village's history and contrast strongly with the modern road treatments and pavement surfaces. There were also similar flagstones outside Printers' Row which have unfortunately been replaced by tarmac.

Handrail on Chapel Lane

Holcombe pre-dates Ramsbottom and the village's character and appearance is true to its origins as a pre-industrial community of dispersed agricultural settlements. Nevertheless the relationship between the two places which evolved during the late 18<sup>th</sup> and early 19<sup>th</sup> century was crucial to Holcombe's survival and preservation. In its early years, Ramsbottom had no public house and the residents and millworkers had no option but to climb the Rake or another footpath to Holcombe to find a drink and such entertainment as was afforded by events such as the Holcombe Wakes. Similarly as the 19<sup>th</sup> century progressed, Ramsbottom provided a source of employment which allowed Holcombe residents to remain in their family homes and for the community to prosper, walking down to the mills. The current example is not original but remains as physical evidence of the constant foot traffic and the longstanding relationship between the two settlements.



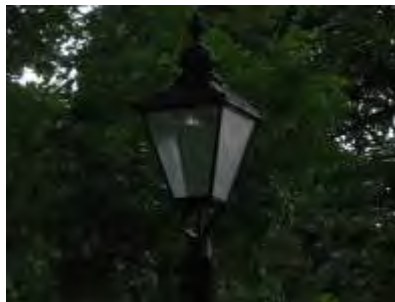
***Standing Stone in Knoll Field      Handrail (not original) on The Rake***

Standing Stone in Knoll Field, adjacent to Holcombe Field

This rectangular upstanding stone in the middle of a field was present in medieval times and is supposedly where condemned prisoners would be brought for execution. Other standing stones remain in Tower View Field, above Lumb Carr Road and Stone Cottage Field off Holcombe Old Road.

Stone Setts outside Exeter Bank and Higher House

While many of the areas of setts in Holcombe Conservation Area have been added or replaced in recent years, in particular the road surface of Holcombe Old Road, those outside Exeter Bank, and Higher House are examples of the original surfaces.



***Joseph Strang Lamppost***



***Setts outside Higher House***

Joseph Strang Cast Iron Street Lamps

Some of the lampposts on Holcombe Old Road were made by Joseph Strang, a local Ramsbottom manufacturer and represent original street furniture.

## Appendix 5: Neutral Areas

There are no neutral areas of significant size within Holcombe Conservation Area. The following small areas do detract from the character of the area.

### Triangular area at the bottom of Moor Road

This overgrown area on Helmshore Road contrasts negatively with the attractively landscaped area at the bottom of Cross Lane. The adjacent section of Moor Road is unsurfaced and unadopted (although it is the only vehicular route up to the Peel Monument). The triangular area is at the base of a prominent curved stone retaining wall which is part of the yard of Higher House Barn and Cottage. These are currently being converted and restored so that improvement of the area may be planned, following completion of the project.



***Triangular Area at the Bottom of Moor Road***



***Rear of Merchants Row***

### “Drying Ground”, Lumb Carr Road

This small walled area is believed to be common ground which was originally used by the inhabitants of the cottages opposite (Stumps Cottage and 2-3 Lumb Carr Road) to dry their washing. It lies between the garden of 1 Lumb Carr Road (which is itself badly overgrown) and the garden of 1 Lumb Carr Road.



***Drying Ground, Lumb Carr Road***



***North End of Shoulder of Mutton Car Park***

### Shoulder of Mutton Car Park North End

This area of the car park, which is adjacent to the main road in the centre of the village, contains the large refuse bins which are not screened off in any way. The wall has lost its coping stones and the

tarmac is in poor condition, so that the area detracts from the character of the conservation area.

Area between and behind Merchant's Row and 145 Lumb Carr Road  
Merchant's Row is a terrace of workers cottages which is included on the Bury Draft Local List, with a stone-flagged pavement in front. To the rear the individual houses have been treated individually and some of the extensions are out of character with the buildings although the path has been attractively laid with setts. 145 Lumb Carr Road is a tall stone two-storey house which has had a very large extension to the rear. The area between the two buildings is unsurfaced and there are three modern houses with garages to the rear which are not in the character of the Conservation Area.



***Area between Merchants Row and  
145 Lumb Carr Road***



***Area to Rear of 145 Lumb Carr  
Road***



## Appendix 6: Boundary Changes

To include Harcles Hill Farm and the area of the old sandstone quarry to the south of Deep Clough and Tops Farm off Moor Road, and to include the Old Bar House on Helmshore Road.

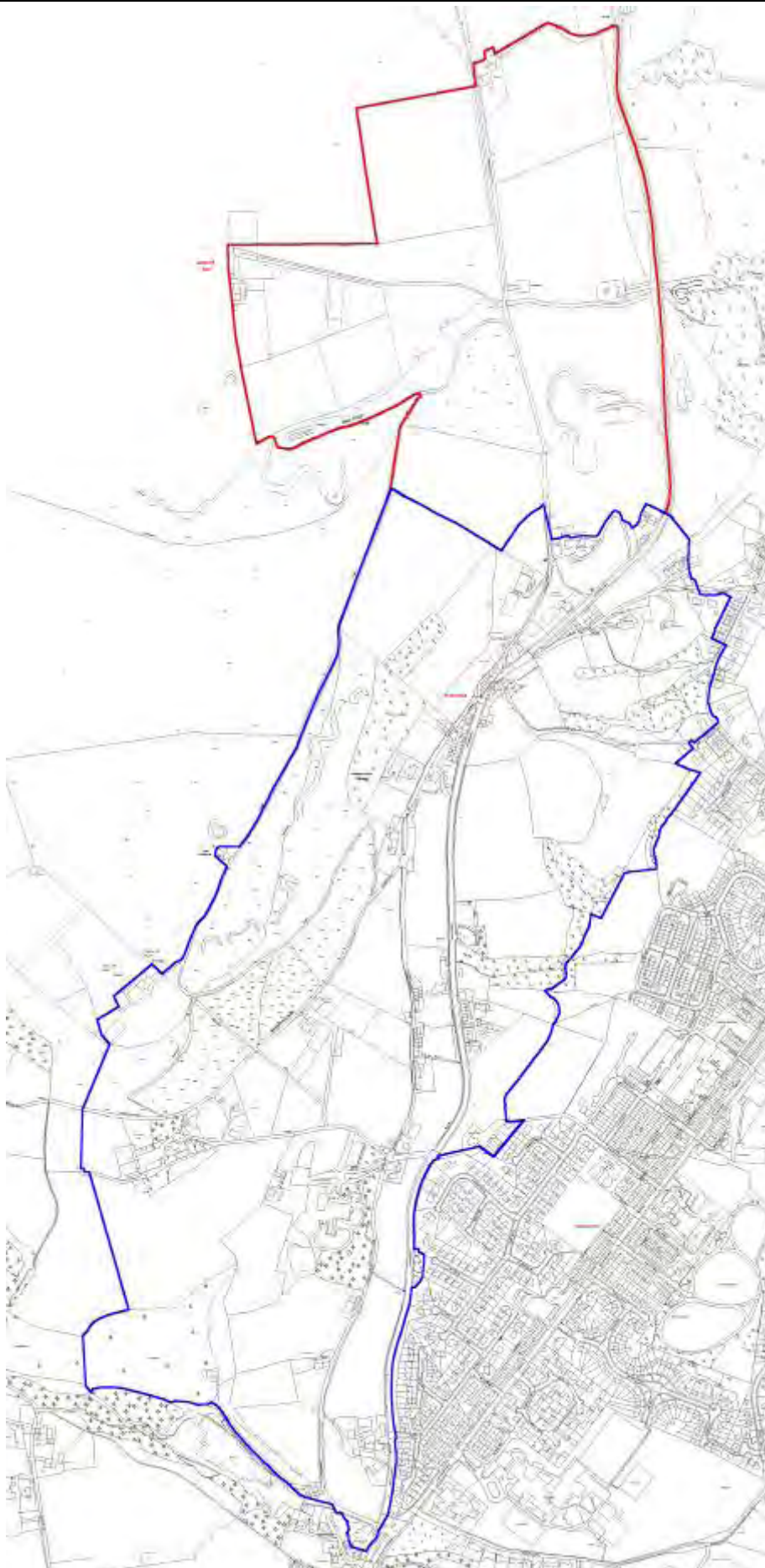
Specifically it is suggested that the boundary should follow the historic Church Gate public footpath (number 30) westwards from the northwest corner of field 1410, linking with footpath no 32, going North across Deep Clough, and taking footpath 31 westwards to the southwest corner of Harcles Hill Farm. The extension would enclose Harcles Hill Farm and its surrounding field boundaries. From this farm's north-east corner the boundary would extend north across a short section of moorland to enclose the field on the west of Moor Road opposite Tops Farm and then follow footpath 68 east to where it joins Helmshore Road. From this point the revised boundary runs south along Helmshore road to join the existing boundary.



*Footpaths in the Area of the Boundary Extension (Bury MBC 1994)*

The identity of the Conservation Area is derived from Holcombe's character as a community of dispersed settlements and farms. The settlements and buildings described below currently lie outside of the Conservation Area but are felt to be both similar in character as a number of other settlements and buildings within the Conservation Area as well as being considered as part of the local community. Two are farms, stone buildings which have been extended over the years and have adjacent ancillary buildings, set within a network of field boundaries of dry-stone walls; the Old Bar House is a two-storey dwelling of water shot stone on the Helmshore Road elevation and coursed rubble on the others, with a later extension. The landscape character of this section is of open moorland, similar to the landscape around Top o' th' Moor Farm and Peel Monument. The area is also part of the recreational area and widely used by walkers and mountain bikers.

Harcles Hill Farm, which appears on the 1842 Tithe Map and the 1851 OS map as one building, was formerly known as Booth's Close. This was the home of Colonel Ainsworth who was for many years Master of the Holcombe Hunt and whose family were part of the local community for centuries. By 1893 it had been extended to range of buildings with additional buildings added by 1929. Tops Farm appears on the 1851 OS map as Tops, in 1893 as Higher Top and in 1994 as Higher Tops. The Old Bar House on Helmshore Road was shown as apportionment 167 on the 1842 Tithe Map. The 1893 OS map shows a small extension to the south.



***Proposed Boundary Changes; existing boundary in Blue, proposed boundary changes in Red***

## **Appendix 7: Saved Regional and Local Plan Policies**

### ***Bury Unitary Development Plan*<sup>26</sup>**

#### **EN1/1 - Visual Amenity**

Development will not be permitted where proposals would have a detrimental effect on:

- public views of prominent or important buildings, especially those in areas of architectural or historic interest;
- the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

#### **EN1/2 - Townscape and Built Design**

The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- the external appearance and design of the proposal in relation to its height, scale, density and layout;
- the relationship of the proposal to the surrounding area;
- the choice and use of materials;
- access and other design features for the mobility impaired;
- the design and appearance of access, parking and service provision;
- landscaping, including the use of natural landscape features, and open space provision;
- the use of lighting.

#### **EN1/3 - Landscaping Provision**

Development proposals will be required to make provision for incidental open space and landscaping to the Council's satisfaction.

#### **EN1/4 - Street Furniture**

The Council will encourage the provision of suitably located and well designed street furniture which satisfies the requirements of pedestrians, shoppers and other users, and enhances the character and appearance of the urban street scene, including open spaces. In particular, the Council will seek to ensure that the siting and design of street furniture satisfies the following considerations:

- meets the needs of all users including the mobility impaired, in terms of safety and adequacy;
- does not detract from highway safety;
- does not interrupt main pedestrian flows or hinder access for emergency vehicles;
- reflects the traditional design and materials in the locality, is of robust construction and does not detract from the amenity and appearance of the street scene.

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<sup>26</sup>Bury MBC *Bury Unitary Development Plan* [online] Available at: <http://www.bury.gov.uk/Environment/Planning/DevelopmentPlanning/UnitaryDevelopmentPlan/ViewUDP.htm> [accessed 08.04.09].

**EN1/6 - Public Art**

The Council will encourage the incorporation of works of art in appropriate new developments.

**EN1/7 - Throughroutes and Gateways**

The Council is concerned to improve the quality of development along throughroutes and at gateways, and will require new proposals fronting major throughroutes and at the identified gateways to display a high standard of design and landscaping.

**EN1/8 - Shop Fronts**

The Council will seek to ensure that proposals for new and altered shop fronts properly respect the architectural elements of the building and the character of the surrounding street scene. Proposals which are unsympathetic to the building or its surroundings or which break up a harmonious group of buildings will not be permitted.

**EN1/9 - Advertisements**

The Council will seek to control advertisements in the interests of amenity and public safety in order to enhance the quality of the Borough's environment. In doing so the Council will have particular regard to the following considerations:

- the characteristics of the local neighbourhood, including scenic, historic, architectural and cultural features;
- the scale and massing of existing buildings and structures;
- the nature of the predominant land use in the locality;
- the presence of Listed Buildings or Conservation Areas;
- any proposals for land use change in the area;
- with reference to the countryside, land-form, the quality of immediate surroundings, landscape character and background features;
- the effect on the safe use of any form of transport, including the safety of pedestrians.

**EN1/10 - Telecommunications**

The Council will give favourable consideration to proposals for new telecommunications developments. In assessing such proposals the Council will have regard to the following:

- the operating requirements of available and new telecommunications technology, and the national telecommunications network;
- the legal requirements of telecommunications code system operators;
- siting and design - including the opportunity for sharing masts or siting on existing buildings, height, ancillary development, landscaping, screening and the type and colour of materials used;
- the visual and physical impact, especially on the Green Belt, river valleys, Special Landscape Areas, Listed Buildings, Conservation Areas, ancient monuments and archaeological remains.

**EN2/1 - Character of Conservation Areas**

The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas. The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:

- retain, replace and restore features of historical and architectural interest;
- retain and enhance existing landscape features including trees, parks and gardens;
- initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;
- remove dereliction and bring unused land or buildings back into beneficial use;
- prepare and promote design guidelines to ensure sympathetic development.

### **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:

- the nature of the development in terms of its bulk, height, materials, colour, design and detailing;
- the relationship between the proposed development and the architectural and visual qualities of the surrounding area;
- where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;
- in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.

### **EN2/3 - Listed Buildings**

The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

In considering applications for Listed Building Consent, the Council will have regard to the following criteria: a) the impact of the proposal on the historic fabric of the building;

- the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;
- the need to protect the setting of the Listed Building;
- the impact of associated ancillary facilities and infrastructure works.

### **EN3/1 - Impact of Development on Archaeological Sites**

Where a development proposal is submitted which will affect an archaeological site, the developer should submit sufficient information on the potential impact of the development to allow the Council to make a full and proper investigation into its archaeological consequences. The Council will have regard to the following criteria in determining the importance of an archaeological site and the impact of any proposal:

- the historic importance of the site;
- the quality and condition of the site;
- the rarity value of the site;
- the nature of the proposed development;

- the level/degree of disturbance;
- the permanence of the proposal;
- the siting of associated infrastructure/services.

### **EN3/2 - Development Affecting Archaeological Sites**

On sites where development is considered to be acceptable in principle, consent will only be granted if:

- the development is designed in such a way as to minimise the level of disturbance and damage;
- development is programmed so that such sites and remains can be investigated in accordance with a previously agreed scheme of excavation and evaluation;
- where damage or disturbance is unavoidable, arrangements are made for the archaeological recording of the site prior to and during development.

### **EN4/1 - Renewable Energy**

The Council will encourage proposals for the provision of renewable energy sources, subject to compliance with other policies and proposals of the Plan. In particular, the Council will seek to ensure that proposals:

- do not involve an unacceptable loss of amenity, for example through visual intrusion and noise;
- would not have an unacceptable adverse impact on the setting of scheduled ancient monuments, Conservation Areas, Listed Buildings and archaeological remains;
- would not have an unacceptable adverse impact on areas of Green Belt, Special Landscape Areas and areas of ecological importance;
- would not result in a health or safety risk, or nuisance to the public;
- where necessary, include an environmental assessment as part of the planning application;
- would not have an unacceptable adverse impact on the Borough's natural environment.

### **EN6/1 - Sites of Nature Conservation Interest (Sites of Special Scientific Interest, National Nature Reserves and Grade A Sites of Biological Importance)**

Planning permission will not be granted for development in or in the vicinity of a designated or proposed site of national or county/regional importance (Site of Special Scientific Interest or National Nature Reserve or Site of Biological Importance which has been identified as of national or county/regional importance i.e. Grade A) which would destroy or adversely affect, either directly or indirectly, the nature conservation interest of the site, unless it can be demonstrated that other material considerations outweigh the special interest of the site.

### **EN6/2 - Sites of Nature Conservation Interest (Local Nature Reserves and Grade B and C Sites of Biological Importance)**

Planning permission will not be granted for development which would damage either directly or indirectly, the nature conservation interests of sites of particular ecological significance (Local Nature Reserves or Grade B and C Sites of Biological Importance) unless conditions can be imposed that would acceptably mitigate those impacts.

### **EN8/1 - Tree Preservation Orders**

The Council will make Tree Preservation Orders where they are needed to protect trees and woodlands.

**EN9/1 - Special Landscape Areas**

In those areas identified on the Proposals Map as Special Landscape Areas, any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.