

LOWER CHESHAM HALL BURY

SIGNIFICANCE ASSESSMENT



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Section 1 Introduction

This Assessment of Significance accompanies the submission as part of the pre-application consultation regarding Lower Chesham Hall, Bury. Lower Chesham Hall, Bury, is a Grade II* listed building, currently on the Buildings at Risk Register and is located within the town of Bury, Lancashire.

This Assessment of Significance has been prepared in accordance with the NPPF and the NPPG. It has been prepared by Kathryn Sather & Associates, Heritage Conservation Consultants. This assessment aims to provide sufficient information specific to the proposal site and its immediate surroundings to inform pre-application consultation. To this end the statement provides a summary of the history and development of the local area, the history of the site and a description of the building. It assesses the significance of the heritage assets in the immediate vicinity, and the ways in which the proposal site contributes to the setting of these heritage assets.

Section 2 Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the adopted Bury Unitary Development Plan, the NPPF, the NPPG, Section 12, para 128, and guidance from Historic England.

2.2 Adopted Bury Unitary Plan

The current Bury UDP was adopted by the Council on 29 August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue to be used to make planning decisions.

Relevant policies include:

EN1 - BUILT ENVIRONMENT The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

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.

EN2 - CONSERVATION AND LISTED BUILDINGS The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.

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.

2.3 National Planning Policy Framework and National Planning Practice Guidance

Section 12 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the application site.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

131. In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

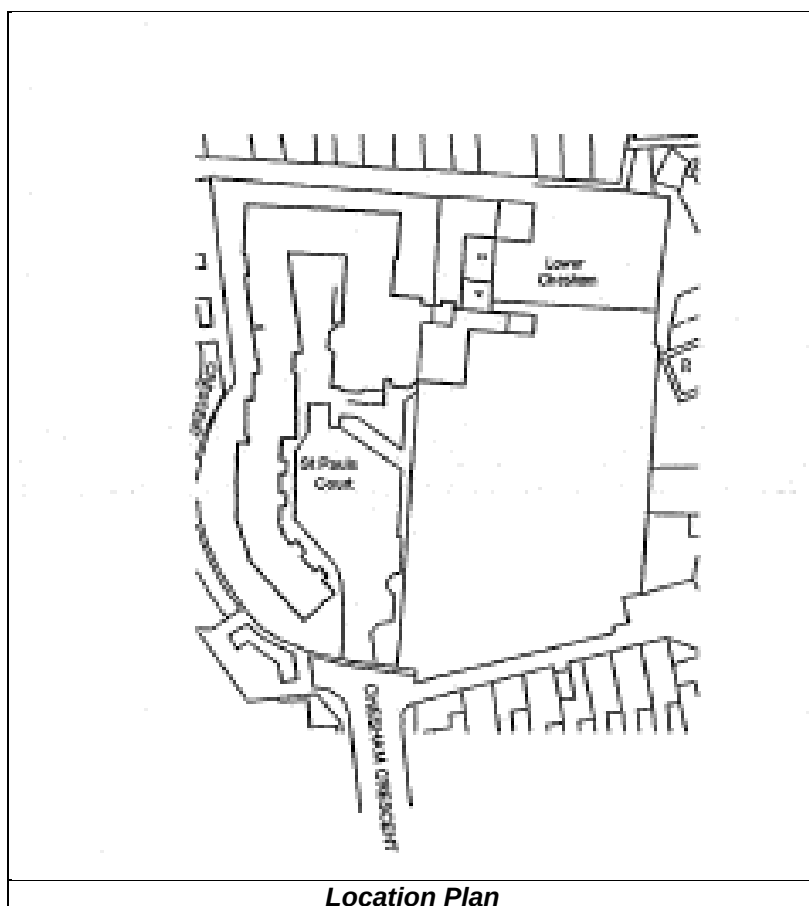
136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Section 3 Description of the Site and Structures

3.1 Location and Setting

The site is located to the northeast of the Bury town centre, outside of the ring road and just north of the B6222 and west of Hoyles Park. The building is situated to the north side of Bell Lane, on a small unnamed track leading east off Chesham Crescent and south of Percy Street. Part of Lower Chesham Hall was demolished and another building built, which became Brookdale Care Home to the west. The building which is the subject of this Heritage Statement lies to immediately to the east of the care home, and two further abutting houses lie to the north. There is a large garden to the southeast. The surrounding area comprises terraced housing, some retail and light industrial and is densely developed.



3.2 The Plot, Grounds and Boundaries

The house lies in the northwest corner of the large trapezoid plot, at the end of Chesham Crescent, with a narrow alleyway to the south of the garden. Lower Chesham Hall is approached from the south, along a gravel drive on the west side of the garden. The garden is an extensive area of grass, with shrubs and mature trees along the south, east and west boundaries. There is a parking area next to the house, separated from the garden by a low wall, largely covered by climbing plants. The south boundary is a stone rubble wall with some supporting piers; modern wrought iron gates close the drive. The west boundary, which forms the boundary to the adjacent care home, is timber panels, with concrete plinths and posts; this is screened by trees and shrubs. The boundary to the

north (to the east of the house) is a timber panelled fence; the boundary to the immediate north of the house is a metal fence. To the east of the garden the boundary is a concrete panelled fence.



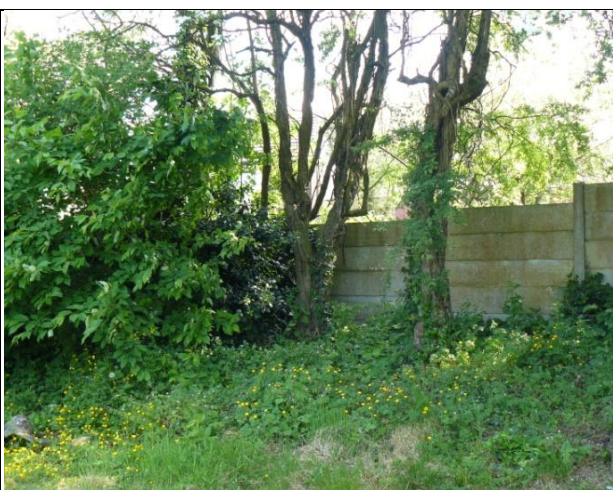
Drive Looking South



North Boundary



The South Boundary



East Boundary



View of Garden Looking South



View to West Across Garden

3.3 Setting

The plot in which Lower Chesham Hall stands is surrounded by development on all four sides, almost up to its boundaries. However, the trees provide some screening. Historically the land associated with Lower Chesham Hall extended to the northwest, with a number of ancillary buildings and cottages. The setting was significantly altered in the late 19th century with the construction of terraced housing first to the south, then to the west, and to the north in the interwar period. The partial demolition of the western bay of Lower Chesham Hall, and construction of a new structure attached to Lower Chesham Hall also altered the original setting.

To the immediate west of the hall is the new building dating from ca. 1861, now part of the care home. To the north are two abutting former cottages, with modern extensions to the rear.



3.4 Lower Chesham Hall, Bury

3.4.1 Materials

The hall is built of coursed square stone, with a stone slate roof, brick chimneys and dressed stone for the cills and architraves and quoins, mullioned and transomed windows, string courses, cornice and stone finials. The original windows had leaded lights, some of which remain but many have been replaced with timber sections or frames. Newer windows have timber frames. The early extension to the northeast is of brick with a slate roof, the later extension has a rendered base with windows and timber cladding and a felt roof. The modern garage extension to the rear of this is grey render over concrete blocks with a tiled roof.

3.4.2 Form

The original 1713 building appears to have been a three-bay three storey building with three chimneys, rectangular in plan with the main entrance to the west, where there was a porch. The house now comprises the eastern two bays of the original building, with two chimneys on the ridge and a single stack brick chimney to the rear. The house was extended to the rear with a single storey under a lean-to roof. East of this is a larger single storey extension of brick walls; a timber conservatory extension abuts this to the east. The single storey garage abuts this to the north. To the northwest it abuts one of a pair of two-storey cottages.

3.4.3 Exterior

South (Front) Elevation

This faces the garden and now (although not originally) the drive. At ground floor there is a pair of four light mullion and transomed windows below a moulded stone string course. At first floor there is a pair of three light mullion and transomed windows, below a second string course; these windows are of similar height to those on the ground floor. To the west is a small stone at first floor level which appears in the 1849 print; this may have carried an inscription but nothing is visible now. Beneath this is a blocked up doorway with stone architrave.

At second floor above the westerly bay is a small three light mullioned window beneath the stone cornice; this is not shown in the later print, there is no evidence that a second window was blocked up. The roof verges are capped with stone copings, embellished by three ball capped finials, one on the ridge and two on the eaves. The one above the cornice to the west may not be in the original position.



South Elevation



Window on Ground Floor of South Elevation



Window on First Floor of South Elevation

The East Elevation

This contains the current entrance to the property, inserted into what appears to have been a window opening. It has a timber door with rectangular fanlight above, set within a stone architrave, positioned in the centre of the ground floor. At first floor level there is a three-light mullioned and transomed window to the northeast; this may have been one of a pair, with the other having been blocked up. At second floor level under the apex of the gable there is a four light window. The single brick chimney stack on this elevation appears to postdate the ridge chimneys and is set in from the gable wall.



North Elevation

This elevation has been altered through both the addition of the western house in the 1860s and the extension to the northeast. The original elevation lacks the architectural detail of the string courses of the south elevation. The blank brick gable wall of the east elevation of the care home overlooks a small stone-flagged courtyard to the rear of the original house, now partly enclosed by the extension to the east.

At ground floor level there is much altered opening of the back door. The door is timber with six glazed panes to the top half, and glazed panels above and to the west. This immediately abuts the wall of the western house. Above this is a 2 over 2 sash window with leaded lights set in a stone architrave whose western edge and hoodmould is interrupted by the western house wall. Immediately under the eaves at second floor level is a small square window with stone architrave similarly interrupted. To the east of these is the characteristic feature of the north elevation, the

vertical sequence of five levels of two-light mullioned windows, featuring small panes, illuminating the staircase, separated by stone cills. At ground floor the original window frames and small panes have been replaced with timber frames. Above this many of the leaded lights are broken and the lead-work is buckling.

The small yard outside is closed off by a metal fence.



Door and Altered Opening in North Elevation



Staircase Window



Kitchen Extension



First and Second Floor Windows

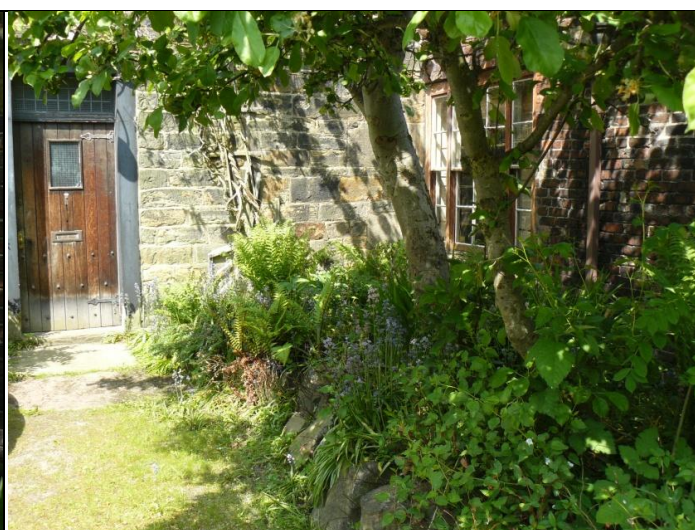
East Extension

The single-storey extension to the northeast corner shows evidence of several phases. The pitched roof extends north from the north elevation, with the ridge centred on the edge of the original house. This constitutes the earliest section but may have replaced an earlier structure. There is a timber framed window in its south elevation beneath the slope of the eastern pitch of the roof, a 6 over 6

sash window between two 2 over two sash windows. In the west elevation there is modern multiple paned window overlooking the rear courtyard.



East Extension South Elevation



East Extension South Elevation and East Elevation

East of this beyond a valley gutter is a second single-storey brick extension under a lean-to tiled roof extending up to its east elevation which is brick (in poor condition). This phase of the extension has a transom window with a timber frame in the south elevation and, visible through the glazing of the third phase, the painted wall and a four-pane window and door in the east elevation.



Later Brick Extension with Conservatory Extension in Front



Window in South Elevation of Brick Extension

To the east of this are two further abutting structures, comprising a conservatory-style glazed space; this has a brick base and a glazed and timber structure above; and a garage. Both are used for storage and have single pitch roofs. The apex of the garage is slightly higher, so that some courses of brickwork are visible above the roofline of the conservatory area. The garage has a double metal door to the east and a door to the conservatory to the south.



Modern Conservatory and Garage Extensions



Later Brick Extension Viewed from Conservatory

3.4.4 Interior

Introduction

The interior comprises a basement, ground, first and second floors; the second floor is partially in the roof space.

Basement

The basement is accessed from the entrance hall on the ground floor, through a door next to the stairs. A flight of stone steps leads down to the sequence of rooms and spaces which extend under the earlier sections of the house. The upper section of the lowest pair of windows to the staircase provides the only daylight. The basement is used for storage, including wine storage and there are some original stone wine storage bins in the wall; formerly it would have included a coal store. The ceiling features heavy timber beams and timber floorboards above. The basement has stone walls and floors, as well as stone steps to enter. There is partial view of a window in the entrance room to the basement, with two half panes of glass visible. Wooden beams can also be seen in the ceiling.



Bottom Window of Stair Window in Basement



Floorboards and Timber Beams of Basement Ceiling



The walls are of whitewashed stone with some later brick sections and stone piers and some timber posts supporting the ceiling. There is evidence of blocked openings and either a coal chute or some form of furnace. The basement is made up of spaces rather than separate rooms.





Storage Openings

Ground Floor

Hallway

The ground floor, including the extensions, comprises eight rooms. From the main entrance, with its leaded fanlight, in the east elevation the hallway runs east-west, forming the spine of the house, with doors opening off to the north and south, as well as the stairs leading off to the north. The floors are stained timber, the walls painted, with a dado rail. The ceiling features a timber beam separating two sections; to the east it is painted over Artex, to the west is a single decorative plaster panel. This features a central rectangular frame containing a dove and foliage, surrounded by a frieze with acanthus leaves in the corners and doves and winged angel heads on the sides. These are religious motifs, typical of the 17th century, with winged angel heads symbolising the resurrection and doves, the Holy Spirit. This panel could have been brought into the 1713 house from another or the former building; certainly the symbolism would have appealed to the strong faith of Richard Kane, who had the house built. Five panelled timber doors open off the hall; four are stained dark one is painted white. The timber frames are all dark. The floor is polished timber.



East Door

Entrance Hall



Office

The first room to the south is used as an office. It has a timber floor, 8-light stone mullion and transom window with a timber cill and panelled box below. There is a later tiled fireplace with timber mantelpiece and a wood burning stove. The ceiling features chamfered timber beams which have been painted white; the walls are painted. A simple moulded cornice continues along the beams.



Living Room

The second front room is used as a living room. It has carpet flooring and an 8-light stone mullion and transom window with painted timber cill. The walls are painted, showing evidence of water ingress to the southwest (where the blocked up doorway is). The painted ceiling features a chamfered timber beam and moulded cornice. The room also has an open fireplace with carved stone mantelpiece.





Ceiling in Living Room, with Damage to Southwest Corner

Utility Room

To the northwest of the property is a utility room, with a door to the back yard, painted white internally and black externally. One of the 6 panes in its upper section is broken. Above is a fanlight with a single pane of glass above the door and there is a window to the left. There is an exposed wooden beam across the centre of the room and is some damage to the ceiling from water ingress. The utility room contains a sink, cupboards and shelves.



Utility Room Door

Utility Room Back Door

Utility Room Ceiling

Dining Room

To the northeast of the entrance is a dining room. This has a timber floor and painted walls, with a window overlooking the rear courtyard. The dining room is made up of a section of the original house, and the rear (north section) is part of the brick extension to the rear. A large ceiling beam marks the junction. There is a fireplace with a plain timber surround in the north wall with a range. This and the carved timber panel above is a later insertion. To the side is a built-in panelled cupboard with a hemi-spherical interior, scalloped shelves and carved pilasters. This cupboard predates the rear extension and may have been moved from another location in the house. An exposed wooden beam supports the ceiling. Additionally, an inserted steel beam covered in timber supports to the stone rear wall of the house.



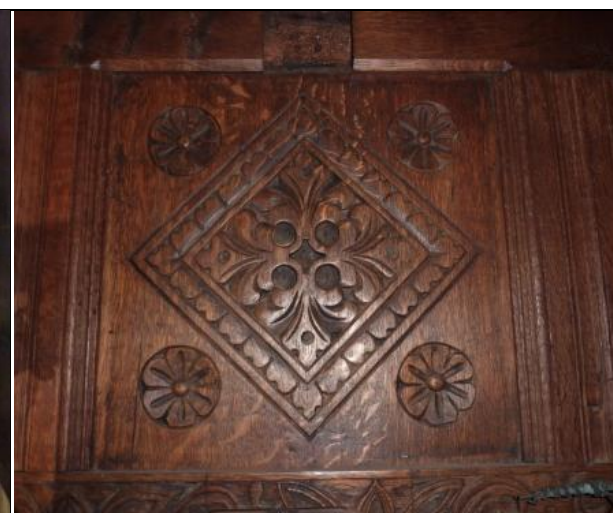
View into Dining Room with Steel Beam (to left)



Fireplace in Dining Room



Built in Timber Panelled Cupboard



Detailing above Fireplace in Dining Room



Dining Room Window

Kitchen

The eastern extension contains a kitchen; it is entered from the dining room. The kitchen has a stone floor with painted walls and a painted ceiling, with exposed wooden beams running across the ceiling. To the rear of the extension there is a 4 paned window with a doorway to the eastern conservatory area.



Conservatory

The conservatory area is used primarily for storage. This structure has been built later than the kitchen extension. There are large windows around the perimeter of the room, half the height of the room. The walls are plaster and the floor is concrete. There are wooden beams crossing on the ceiling, with frosted panels forming the roof.



Garage

The garage has a wooden truss holding up the roof, the roof is constructed of purlins and rafters. The walls are concrete blocks, with some bricks visible externally.



View into Garage

Stairhall

The staircase, across from the living room door, has a decorative dark wooden banister with rounded carved balusters. The stairs are timber with a stair carpet runner. The stairhall is illuminated by stone mullion windows. In the lower section the pane has been replaced but the upper sections have small square leaded lights, with some original glass. Several of the glass panes have inscriptions and dates.



Doorway to Basement



Window on Stairs



Staircase Bannister

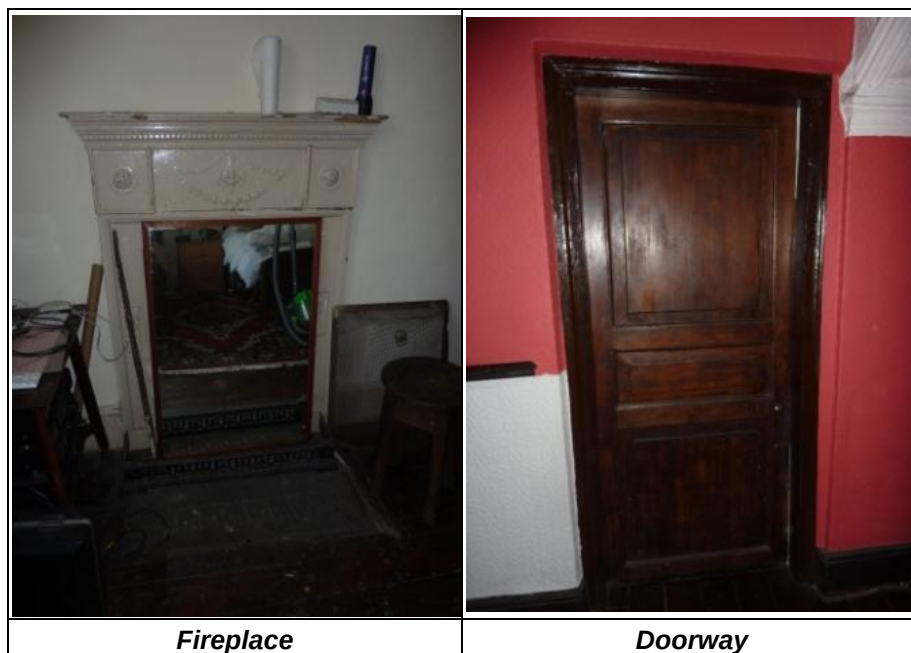
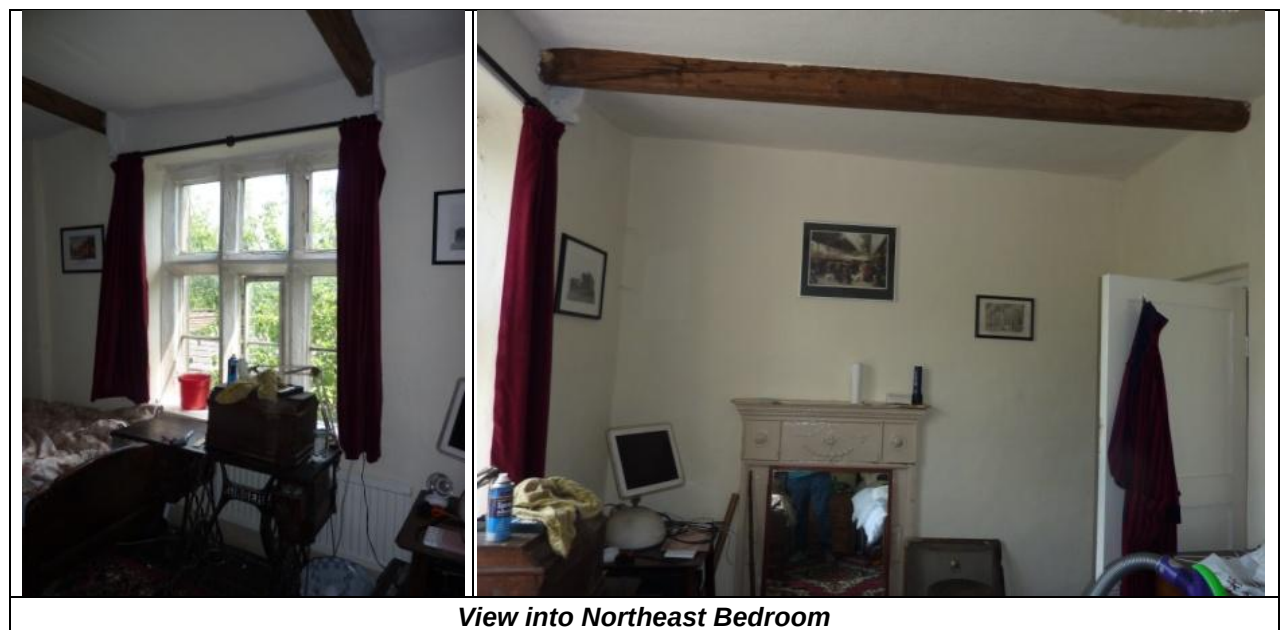
First Floor

There are five rooms to the first floor. The landing has wide wooden floorboards and a painted plaster ceiling with moulded cornices. The two rooms to the south are reached through a decorative moulded plaster archway, which is slightly asymmetrical. The doors and door surrounds are all dark wood.



Northeast Bedroom

The room to the northeast is a bedroom. It has a 3-light transomed and mullioned window with a painted wooden window sill. The room also has fireplace with painted surround; the grate has been covered by a mirror. The bedroom has two exposed wooden beams on the ceiling. The ceiling and walls are painted and the floor is timber. The three panelled door is painted white on the inside.



Southeast Bedroom

The room to the southeast is a bedroom. It has a 6-light transomed and mullioned window with curtains hanging from a curtain rail above. There is a painted window sill. The room also has a fireplace with painted mantelpiece. The bedroom has two painted wooden beams on the ceiling. The ceiling and walls are painted and there is a timber floor. The three panelled door is painted white on the inside.



View Across Southeast Bedroom



Fireplace



Doorway (Inside and Out)

Southwest Bedroom

The bedroom to the southwest has a 3-light mullion and transom window with a stone sill below and some early window catches. The bedroom has two painted wooden beams on the ceiling. The ceiling is painted and the walls are wallpapered, some of which is peeling and showing evidence of water ingress. The three panelled door is painted white on the inside.



Window in Southwest Bedroom



Window Latch



Floor in Southwest Bedroom



Doorway



Ceiling

Bathroom

The bathroom has a timber frame window with leaded lights set back into the wall with a painted frame. The bathroom has two exposed wooden beams on the ceiling. The ceiling and walls are painted. There is a doorway to the west wall leading to a redundant staircase that is now blocked off at ground floor level. This staircase has flat spindles and is a dark wood.



View Across Bathroom



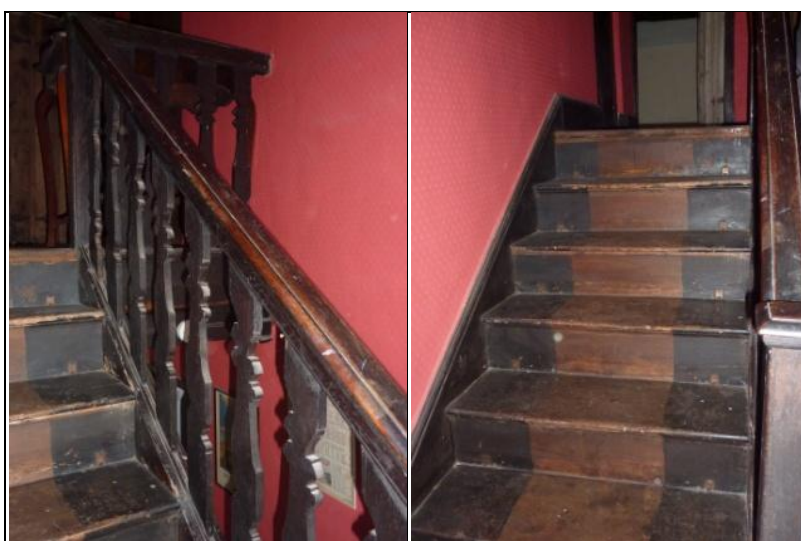
Ceiling in Bathroom



Redundant Staircase Down to Ground Floor

Stairhall

The staircase leading up the second floor has a simpler design with flat spindles in the banister.



Staircase up to Second Floor

Second Floor

Landing

There are four rooms on the second floor; two bedrooms and two storage rooms. The doors are all vertical boarded. There is a plain plaster archway leading to two of the bedrooms. The walls and ceiling are all painted and the flooring is wooden.



Hallway

Southeast Bedroom

To the southeast of the house there is a bedroom with a sloping ceiling with exposed wooden beams and cross braces on the ceiling. The ceiling and floor are painted. The mullion and transom stone window has small leaded lights, which are set in a pattern to the top of the transom. There is a chimney breast, along the eastern wall. The vertical boarded door retains early wrought iron hinges and a thumb latch.



View into Southeast Bedroom



Ceiling



Floor in Southeast Bedroom



Doorway to Southeast Bedroom



Door Latch

Southwest Bedroom

To the southwest of the house there is an additional bedroom. It has a sloped roof, with exposed wooden beams running across the room. The floor is wooden. The ceiling and walls are painted. There is evidence of significant water ingress to the south. The door has been painted cream in the interior. A stone mullioned window of three lights is located at floor level. The vertical boarded door also retains an early wrought iron thumb latch.



Doorway



View Across Southwest Bedroom



Door Latch



Floor in Southwest Bedroom



Window in Southwest Bedroom



Ceiling in Southwest Bedroom

Northeast Room

The northeast room is in a state of disrepair, with some floorboards missing, cracks in the walls and wallpaper peeling from the walls. The window to the east wall is blocked. The partially sloping ceiling has exposed wooden beams and has been replastered. The vertically boarded door retains the original wrought iron hinges and a thumb latch.



Blocked Window in the Northwest Room



Plaster Wall with Peeling Wallpaper



Roof Purlin and Cross Brace



View of Roof through Access Hatch



Wrought Iron Thumb Latch



Wrought Iron Hinge

Attic

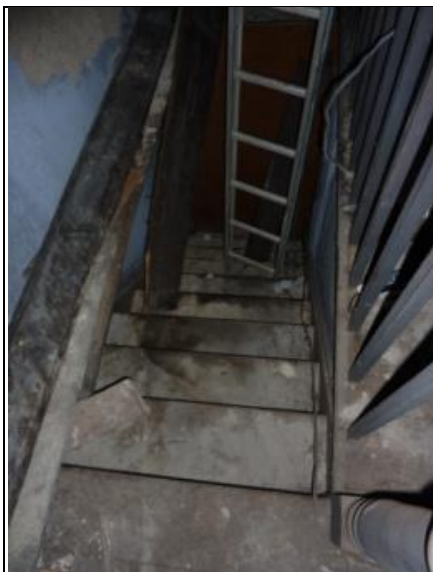
The room to the northwest functions as an attic space. There is damage to the plaster, with much of the walls exposed. The ceiling is sloping, with exposed wooden beams and a blocked up roof light. The ceiling shows signs of significant water ingress. A redundant timber staircase is located along the western wall. A banister separates the stairs from the room. The flooring is wooden and is also damaged. To the north wall there is a single paned window with wooden surrounds.



Window in Attic



Ceiling in Attic



Redundant Attic Staircase

Section 4 History of Bury and the Proposal Site

4.1 History and Development of Bury

The archaeological find of an urn containing bronze coins discovered just north of what is now the town centre suggests human activity dating from prehistoric times. During the Roman occupation, under Gnaeus Julius Agricola, the General responsible for most of the road building in Britain.¹ A road was formed stretching from Manchester (Mamucium) to Ribchester (Bremetennacum) which ran through the townships of Bury, Radcliffe and Affetside. The road which now skirts Seddon's Farm on the west side of Bury (now named Watling Street), approximately follows the route.

Following the Norman conquest, the area was held by the Lords of the manor of Tottington, from 1193-1219 the manor was held by one Adam de Bury as "one knight's fee of ancient tenure. In the 14th century his descendent Alice married Roger Pilkington. The town of Bury was formed around an ancient market place (although the borough charter was not granted until the 19th century) and, before the River Irwell was diverted to its present course, this was the core of the historic settlement; a church and a fortified house alongside some smaller residential dwellings. The 14th century outbreaks of plague caused as elsewhere significant decline in the population and economic activity. It is probably that pasturing of sheep and the origins of a cottage textile industry date from this period.

The medieval fortified manor house, Bury Castle, was built in 1469 by Sir Thomas Pilkington. It was located on high ground overlooking the Irwell Valley on high ground, giving it a good defensive position. During the War of the Roses the family supported the House of York despite the Lancastrian location. When Richard III fell, during the Battle of Bosworth 1485, Thomas Pilkington was captured and later executed. His lands were gifted to a supporter of the newly crowned Henry VII, Sir Thomas Stanley. Stanley later earned the title of the Earl of Derby. The Castle is now in ruins and, as Pevsner points out, this was probably the case in John Leland's time. In the 1970s archaeological work aimed at rediscovering the boundaries of the castle, following the 1868 construction of the Castle Armouries on the site to house the 8th Lancashire Rifle Volunteers.²

Despite having their seat at Knowsley Hall in the outskirts of Liverpool, the Stanley family has many connections to Bury – they held the advowson for the parish church, enabling them to name the incumbent. They gave support and donated land to the Bury Grammar School, founded 1557, helping out financially and donating land (the school has a House named Derby). This patronage continued into the 20th century; in 1959 when Derby High school was opened in Bury, it took its name from its Patron the 18th Earl of Derby and has the Derby coats of arms as its badge.

During the 16th century there is reference to the discovery of coal and the presence of a sizeable Puritan presence. In the 17th century the town was Royalist, following the interests of the Rector and the Earl of Derby. However non-Conformists were numerous, with the Rector reporting to the Bishop of Chester in 1669 that meetings were held in private houses by various groups, mainly attended by 'yeomanry and other inferiors'.³

Expansion beyond the church and market place began in the second half of the 18th century⁴ when the industrial revolution was in its early throes. Inventions, the availability of water power and later coal and the climate and soft water all contributed to the success and growth of the cotton industry in the northwest. Factories, mines and foundries with their steam engines and spinning machines began to dominate the landscape and the population doubled. John Kay, born at Walmersley, Bury,

¹ Tacitus, *Agricola*, Dio Cassius, Roman History, 66:20.

² Historic England, 1067290.

³ British History Online, <http://www.british-history.ac.uk/vch/lancs/vol5/pp122-128>.

⁴ Pevsner, N., *The Buildings of England; South Lancashire*, Penguin Group, 1969, p.96.

invested his famous 'picking peg' in 1733, which made the shuttle in his hand loom move more quickly. It became known as the 'Flying Shuttle' and revolutionised cotton weaving.⁵

However in the age reminisced as the 'great industrial revolution' the people working in Lancashire were living in extremely poor conditions and frequently were being exploited. In January of 1820 William Varley of Higham near Burnley expressed the feelings of many a worker when he wrote in his diary 'Alas, poor weaver, thy fond hopes of better days always proves abortive; distress and scorn is thy true companions; thy haggard and meagre looks plainly indicate thy hard usage, slavery which knows no bounds.'⁶ By the middle of 1842 thousands of Lancashire people had been reduced to utter wretchedness and despair. Dr P.M. McDouall, the Ramsbottom Chartist, told the Select Committee on Payment of Wages that he had seen as many as five hundred handloom weavers and factory workers begging through the villages around Blackburn, Clitheroe and Bury.⁷

Although Bury can be seen to play an important role in the Industrial Revolution in terms of the output of manufactured goods it produced and exported, and the growth of the town because of this, it seems that the quality of the ordinary workers life was not improved. The growth of Bury in the second half of the 19th century can be seen in the historical maps of 1851 and 1893; although there are two cotton mills and a gas works in the area near Freetown and Lower Chesham, there is no 'planned housing' and there are large areas of open spaces with small dwellings dotted in between in 1853. This changes by 1893 where there are not only more mills and industrial works but also back to back terraces to house the many workers that needed for the growth of the factories.

4.2 History of Lower Chesham Hall

The current building was built on the site of an earlier "great old timbered house", apparently known as Chesham Fold, which was demolished in 1713. This would be in the period of the growth in prosperity of Bury, associated with the early stages of the Industrial Revolution.

The owner of the new house was one Richard Kay, older son of Richard Kay of Baldingstone House. The Kay family appear to have been resident in Bury from the late 16th century, based on entries in the parish registers, many being blacksmiths. A cousin of Richard's, John Kay (1704-C.1779) invented the Flying Shuttle.⁸ Following the death of the father in 1697, the two brothers Richard and Robert inherited jointly. Some years later Richard appears to have planned to create his own home: 'Late in the year 1709 or early in 1710 he [Richard Kay] added to his estate by purchasing from James Holt of Castleton 'all that measuage called Lower Chesham,' comprising thirty-two acres, and 'six acres of new enclosed ground near Chesham, in fee.' Afterwards he built a new house at Lower Chesham about 100 yards north of the road now known as Bell Lane.'⁹

In 1713 Richard moved to build his own house, while Robert became a doctor. Wealthy through inheritance, he was a landowner, entrepreneur and Non-Conformist. He kept a diary about his businesses but more unusually about his personal life. This diary commences with his marriage in 1704 and continues to 1731.¹⁰ According to Kay's diary Lower Chesham Hall was built on the site of an old timber framed house; "Booths of Bury were my carpenters and in 1713 I pulled down the great old timbered house at Chesham Fold chiefly for the sake of the timber there was in it for my new barn, stables and boskins and roosts and I made some household goods out of it."

Some of the timbers were used in the construction of the first dissenting Chapel at Bury. When works began in 1719 'eighty yards of old timbers for sleepers were taken from Chesham being part

⁵ Aspin, C., *The First Industrial Society, Lancashire*, Carnegie Publishing, 1995, 1.

⁶ Aspin, C., *The First Industrial Society, Lancashire*, Carnegie Publishing, 1995, 62.

⁷ Aspin, C., *The First Industrial Society, Lancashire*, Carnegie Publishing, 1995, 82-3.

⁸ www.kayfamilyassociationuk.com/articles/the-diary-of-richard-kay.

⁹ *The Bury Times*, Saturday February 25th 1910.

¹⁰ Ramsden, G.M., *A Record of the Kay Family of Lancashire of the 17th and 18th Centuries*, Bury Archives, 1978, 12.

of the remains of the old timbered house and some of the Cawsey stones were used for the first course round the foundations'. In addition Richard Kay collected some £300 towards the cost'.¹¹ Before the chapel was completed, the growing congregation used Richard Kay's barn for its meetings. Richard Kay's nephew (another Richard of Baldingstone House and a doctor) was also a diarist; his diary is held at Chethams Library.



Two Prints of Lower Chesham Hall 1849

The Bury Chapel is referred to in the diary; 'This Day this Sabbath Day I have been at Bury Chappel'.¹² Fundamental to English Dissenters beliefs was the shift from a reliance of external authority in moral matters to the internal authority of the self, informed by reason.¹³ This may have contributed to an interest in education; along with other prominent dissenters, the Kays contributed to establishment of the first school in Bury in 1715 (this may have been Bury Grammar School).

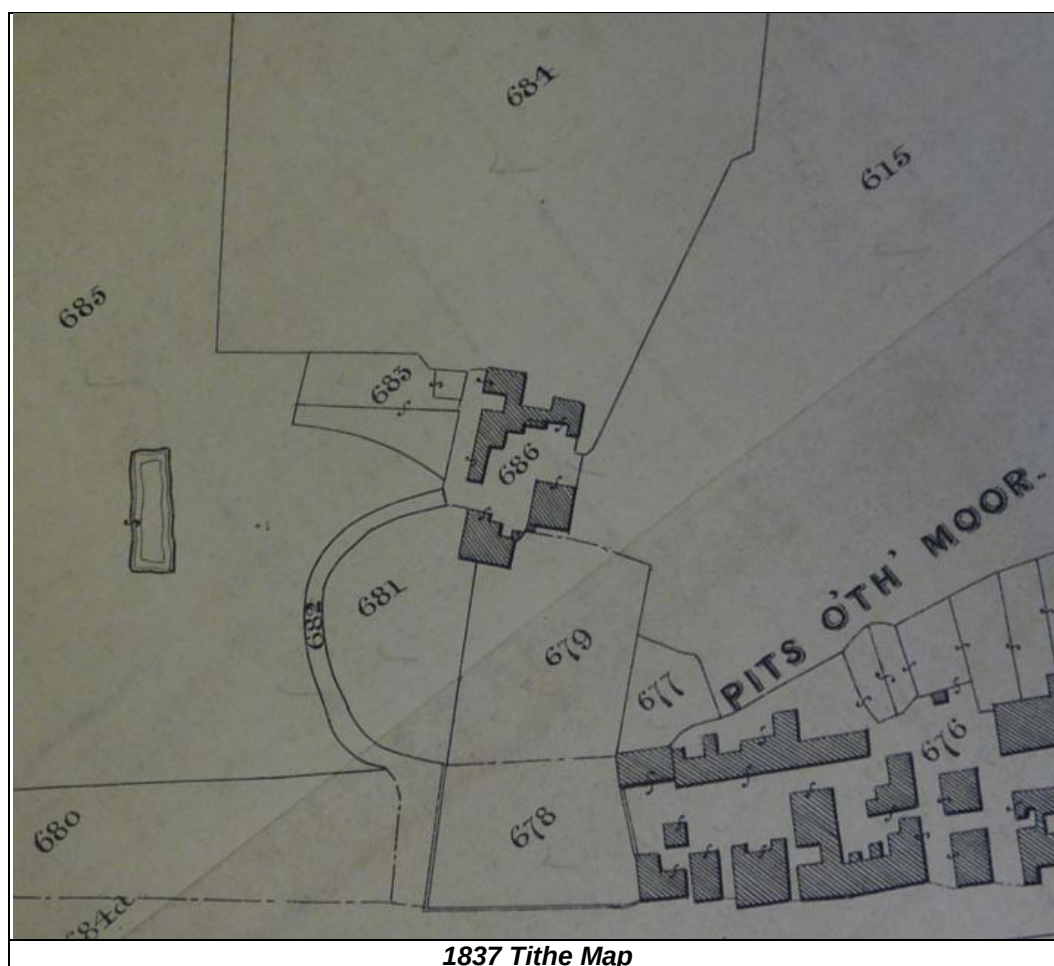
Richard Kay (the nephew) passed away in 1784, aged 76. His diary indicates that by 1784 Kay had moved out of Lower Chesham Hall and into a house on 'Half Moon Street.' The Hall appears to have stayed in the family; in 1828-29 Pigot and Co's Directory has an entry for a 'Mrs Kay of Chesham.' Shortly after this the Kays appear to have let the land immediately adjacent to the house as the Tithe map for Bury and its apportionment in 1837 show.

Plot No.	Owner	Occupier	Description
615	Samuel Heywood	John Hoyle	Chesham Field
677	Samuel Heywood	John Booth	Garden
678	Samuel Heywood Leasehold under the Earl of Derby	Thomas Kay	Gardens
679	Samuel Heywood	Thomas Kay	Garden
681	Sally Kay	Robert Greenhalgh	Garden
682	Sally Kay	Robert Greenhalgh	Occupation Road
683	Sally Kay	Robert Greenhalgh	Gardens
684	Sally Kay	John Livesey	House Meadow
685	Sally Kay	John Livesey	Great Meadow
686	Sally Kay and Samuel Heywood		Yard in common
1837 Tithe Apportionment			

¹¹ Ramsden, G.M., *A Record of the Kay Family of Lancashire of the 17th and 18th Centuries*, Bury Archives, 1978, pg.16.

¹² www.kayfamilyassociationuk.com/articles/the-diary-of-richard-kay.

¹³ Kreis, S., *An Uneasy Affair; Willaim Goodwin and English Radicalism 1793-97*, University Missouri-Columbia, 1984, pg.7.



There is no reference to the house which appears to be both part of 681 and 679, which are under different occupiers. Access is along 682 Occupation Road, which ties in with the main entrance being on the west elevation, as shown in two prints dated 1841. One of these also shows the buildings to the rear on the yard. Census and Directory information confirms that the Kays were still resident in the early 1840s. The Census refers to 'Thomas Kay, Independent with his wife Alice Kay' and Pigot and Slaters Directory, 1841, has a listing for 'Thomas Kay, Chesham.' Also in this directory is a listing for 'Thomas Kay and Son, cotton spinners and manufacturers, Brooksbottom.'

With Thomas Kay, Lower Chesham seems to have been brought into the industrial revolution first hand, as Thomas appears to have taken advantage of the era and turned his eye to the manufacture of cotton goods. By 1838 Bury was employing on average 119.8 people per mill with figures rising year upon year.¹⁴

In the mid 19th Century, Lower Chesham went through physical changes and changes in ownership. 'About the year 1861 the west front of the house was taken down in order to allow an extension, giving a new residence and this is now occupied by Mr Samuel Woodcock, solicitor, whose grandmother was a descendent of the Kays of Walmersley.'¹⁵ There are a number of sources for this; GM Ramsden's 'A Record of the Kay Family,' published in 1978 and also a newspaper clipping from 1910 from the Bury Times. Samuel Woodcock was the son-in-law of James Openshaw who had occupied Lower Chesham Hall before 1861.

It is however is not clear if the Kay family still owned and lived in the eastern half or whether the whole house even in its segmented state now belonged whole heartedly to the Woodcocks. The historic maps available also confirm the split of Lower Chesham Hall, from 1851 where the house is

¹⁴ Rose, MB, *The Lancashire Cotton Industry; A History Since 1700*, Lancashire County Books, 1996, pg. 26.

¹⁵ Hewitson, Article; *Local Non-Conformity*, The Bury Times, 1910.

shown as a single dwelling to the 1891 map where the large new house to the west is shown, set in its semi-circular garden. The house to the east is L-shaped with two abutting cottages to the north and it appears that there is an access point to the south of the garden off Occupation Road.

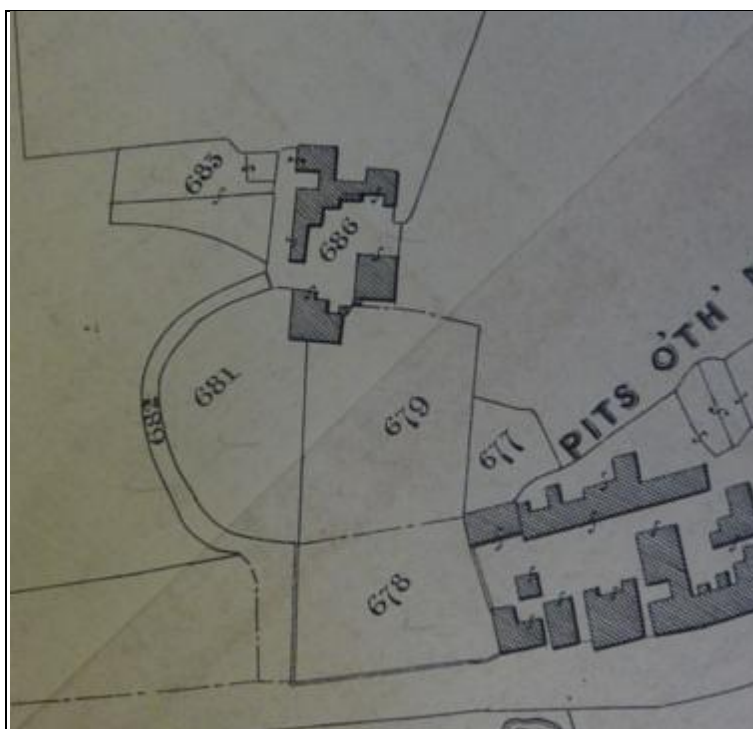
In 1869 Slaters Directory of Cumberland, Lancashire and Westmoreland has a listing for a Mr James Henry Openshaw at Lower Chesham. This could be interpreted that Henry James Openshaw was living in the newly converted western half and the other half now vacated by the Kays was being leased.

The 1871 and 1881 Census confirms that Openshawes/Woodcocks are still present at Lower Chesham with listings of a Martha Openshaw and a Samuel Woodcock. The census of 1911 shows that Samuel Woodcock is still present at this address.

In 1895 Kelly's Directory of Lancashire in 1895 reports a John Taylor living at the Old Hall, Lower Chesham. The 1901 Census confirms the Taylors are still in residence with Mr John Taylor being named as the Head of the family presiding over two sons and three daughters. His occupation is listed as being a Joiner and Builder. The Bury Times also reports in an article in 1910 that 'A considerable portion of the Hall as Richard Kay built is still standing and is occupied by Mr John Taylor, joiner and builder.' The 1911 Census confirms the Taylor family are still there at this time.

In 1920 the western half (Lower Chesham) was sold to the church and converted to St. Paul's Institute Church Hall. St. Paul's church was the second Anglican church in Bury, consecrated in 1842. The Memorial Institute was opened by the Earl of Derby, recalling those who had fallen in the Great War, and had a lounge, a library and a kitchen as well as facilities for snooker, table tennis, tennis, billiards and a large function room for parish events, while the garden hosted garden parties. Following declining congregations in the latter part of the 20th century, it was closed and now constitutes part of a care home which has been built to the west.

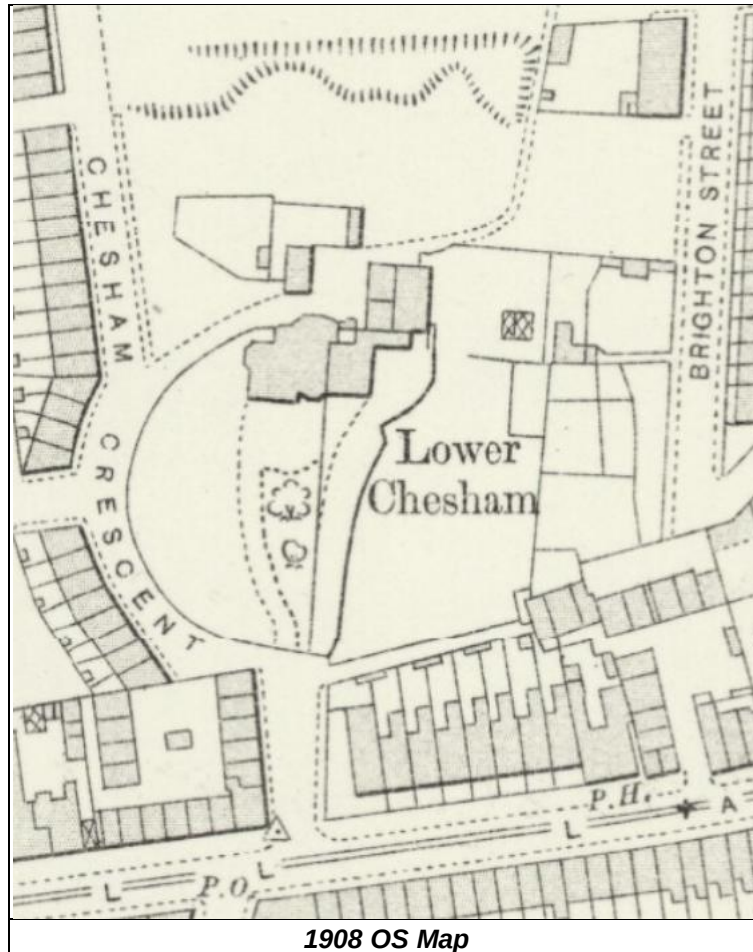
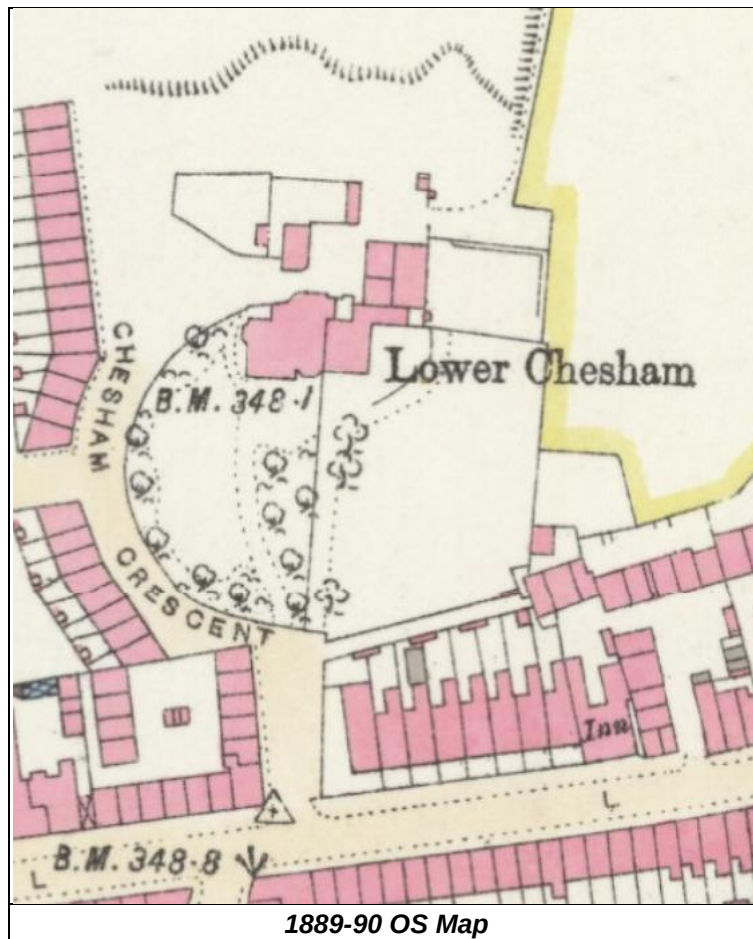
Sequential Development of the Site

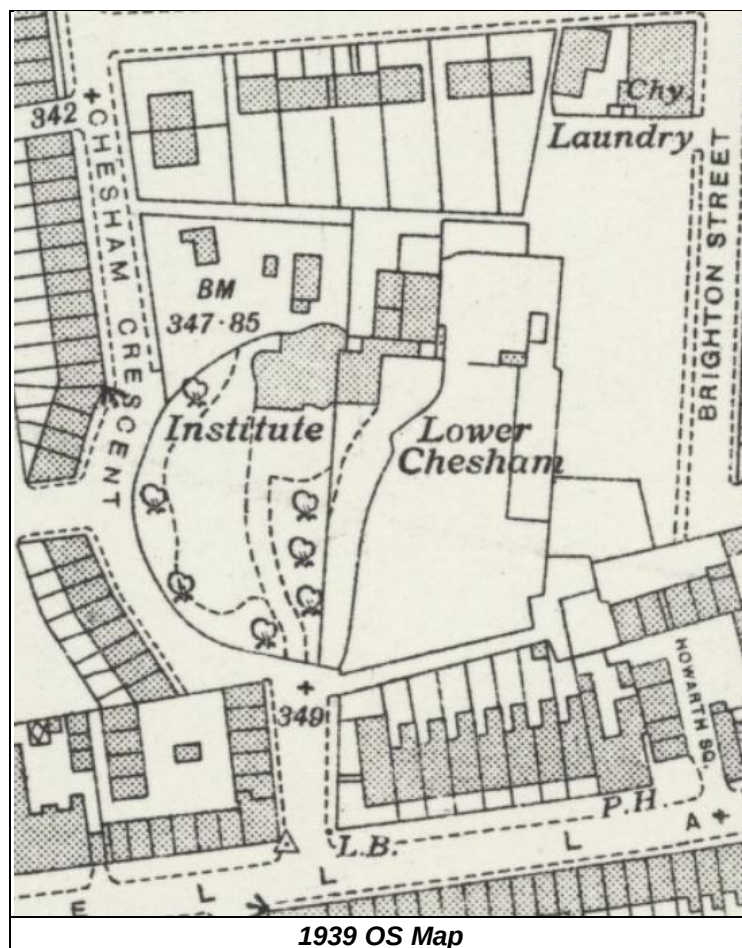


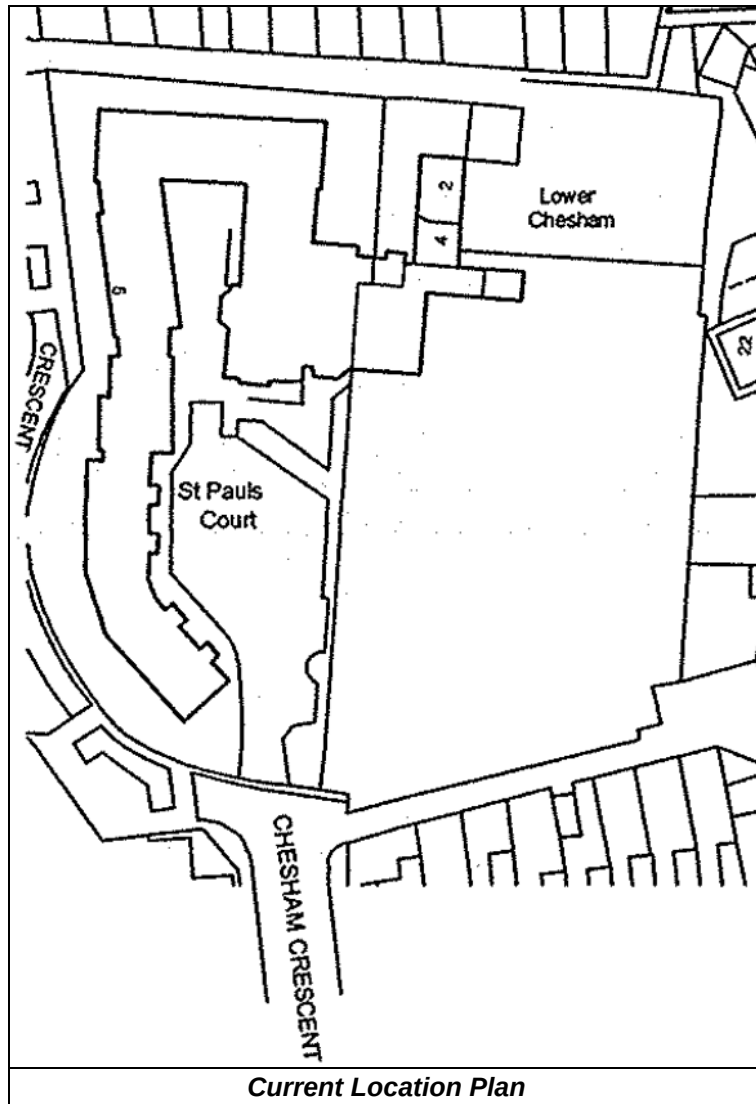
1837 Tithe Map of Bury



1844-47 OS Map







Section 5 Significance of Lower Chesham Hall, Bury

Method of Assessment

This section contains a statement of significance which addresses the significance of Lower Chesham Hall, Bury. This is of national importance, having been listed Grade II*, signifying it as being 'particularly important, of more than special interest' but was not inspected internally. It is of note that there are apparently fewer features of special interest than might be expected in a building with this level of listing. In the following analysis, the significance of the building has been assessed with reference to Historic England's headings for understanding value and assessing significance from *Conservation Principles, Policies and Guidance*. The assessment of the level of significance of the building was influenced by the ICOMOS guidance on Heritage Impact Assessments. This guidance defines the levels of significance for built structures as ranging from 'Very High' to 'Unknown Potential'. Appendix 3 includes the full methodology used to assess the impact on the heritage.

Evidential Value:

- The core of the building is early 18th century. It was constructed in or shortly after 1713, as recorded in a diary by the owner, on the site of an earlier timber-framed building. The current building comprises of a section of the 1713 building and has been extended in the 20th century.
- The building may incorporate materials from the earlier hall. The timbers of the earlier building were extensively re-used according to Kay's diary, including in the local Methodist Chapel in 1719, in other ancillary buildings and in household goods for the new house. While the diary does not refer to their inclusion, it is probable that timbers were also used in the construction of the new house.
- There are internal features which pre-date or are original to the building. A single decorative moulded plaster panel in the ceiling of the entrance hall with winged angel heads may pre-date the 1713 building, being a motif often found on 17th century tombstones, and not a decorative element continued through the rest of the entrance hall.
- Some internal features have been altered. The timber staircase does not appear to be original as it does not match the positioning of the windows. The carved panel above the range is from a reused chest panel - this alteration is mid to late 20th C.
- The east additions provide evidence of the evolution of the building. The structure has retained external historic fabric that provides evidence of historic building techniques.

Historical: Illustrative Value

- Lower Chesham Hall illustrates construction techniques of 18th century carpenters and builders.
- The scale and decoration of the house illustrates the aspirations of contemporary wealthy non-conformist landowners. The 3-storey house is large enough to accommodate Kay's large family but the decoration points to an awareness of mortality (the winged Angel's Head symbolise the resurrection and the metamorphosis of the soul). The approach to re-use of materials illustrates the unpretentious character of the Dissenters.

Historical: Associative Value

- Lower Chesham Hall is closely associated with Richard Kay, an important local landowner who both provided contemporary local social comment through his diary and was one of the founding members of the first Methodist Chapel in Bury and with the first school, opened in 1715.
- Lower Chesham Hall and the Kay family are associated with the development of the industrial revolution, specifically cotton spinning and weaving, in Bury. Another member of the Kay family, Richard's cousin John Kay, invented the Flying Shuttle and Thomas Kay, resident in 1841 is described as a cotton spinner and manufacturer.

Aesthetic: Design Value

- Although not intact, the building is a good example of an early 18th century gentry home. The stone exterior features strong courses and hoodmoulds over the mullioned windows, quoins and stone finials. The decorative plaster moulding of the front hall and hallway are also of high quality. The original design value may have been compromised by a piecemeal approach to alterations over the intervening centuries, including the loss of the western half.

Summary

Lower Chesham Hall is of national significance, attested by its Grade II* listing. The sources of its significance are primarily its age and its social history. Not only does the core of the building date from 1713 but some of the materials used are from an earlier building, possibly more than one. Furthermore the ownership of the building is well-documented and the contemporary social commentary from Richard Kay's diary provides considerable historical background and colour. The continued association of the Kay family with the building and industry of the town of Bury add to this historical associative value. It is a relatively modest stone house with only a few decorative internal and external features and its setting has been significantly altered with the construction of buildings in close proximity over the centuries.

Section 6 Sources

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- Royal National Directory of Lancashire with Manchester*. Manchester: Slater and Kelly, 1895.
- Slater's Directory of Cumberland, Lancashire and Westmoreland*. Manchester: Isaac Slater, 1869.

Maps and Plans

- Tithe Map of Bury 1837
- Lancashire LXXXVIII (includes: Bury; Heywood.) Surveyed: 1844 to 1847 Published: 1851
- Lancashire LXXXVIII.5 (Bury) Surveyed: 1889 to 1890 Published: 1893
- Lancashire LXXXVIII.5 (Bury) Revised: 1908 Published: 1910
- Lancashire LXXXVIII.5 (Bury) Revised: 1928 Published: 1930
- Lancashire LXXXVIII.5 (Bury) Revised: 1939 Published: 1942

Archives, Libraries and Databases Consulted

- Archaeology Data Service
- Lancashire Historic Environment Record
- Lancashire Record Office, Tithe Maps and OS Maps
- National Heritage List for England
- National Monument Record Excavation Index

Appendix 1: Listing Description

Name: LOWER CHESHAM

List entry Number: 1067281

Location: LOWER CHESHAM, BELL LANE

District: Bury

Grade: II*

Date first listed: 26-May-1976

Details: SD 81 SW BELL LANE 6/26 Lower Chesham 26.5.76 - II*

Part of large house, built in 1713 (DIARY OF RICHARD KAY). In C17 style. Coursed squared store. 3 storeys. 2 windows (but top right-hand one absent): 4-light mullioned on ground floor, 3-light above; transversed except on top storey. Blocked doorway, to left with moulded architrave surround. 2 string courses and cornice. Stone slab roof; coped gables with ball finials at angles and apex. Interior said to include amongst features of note a fine staircase and decorated plaster ceiling. Mullioned stair window has leaded lights.

Listing NGR: SD8151111357

Appendix 2: Owners and Occupants of Lower Chesham Hall and the Subsequently Rebuilt Western Section

Owners and Occupants of Lower Chesham Hall (East Section of Original Building)

Date	Name	Detail	Source
1837	Samuel Heywood (owner) Thomas Kay (occupier)	Land to the east of the house listed as owned by Samuel Heywood and occupied by Thomas Kay	Tithe Apportionment for Bury 1837
1841	Thomas and Alice Kay	Listed as of 'Independent' income	1841 Census
1841	Thomas Kay	Entry for Thomas Kay, Chesham and also an entry for Kay Thomas & Son, cotton spinners & manufactures, Brooksbottom	Pigot and Slater's Directory 1841
Mid C19	<i>It is unclear whether the Woodcock Family purchased the whole of the property or just the west half that was later demolished and rebuilt (see table below).</i>		
1895	John Taylor	The Old Hall, Lower Chesham, Bury	1895 Kelly's Directory of Lancashire
1901	Mr John Taylor, Head Thomas T Taylor Fanny E Taylor George F Taylor John Taylor Jane A Taylor Caroline S Taylor	Lower Chesham, Joiner and Builder Son, Daughter Son Daughter Daughter Daughter	1901 Census
1910	Mr John Taylor	'A considerable portion of the hall as Richard Kay built it is still standing, and is occupied by Mr John Taylor, sen., joiner and builder.'	The Bury Times Saturday February 25th 1910
1911	Mr John Taylor, Head Thomas Taylor Taylor Fanny Elizabeth Taylor George William F Taylor John Taylor Jane Ann Taylor Caroline Sarah Taylor	Lower Chesham, Joiner and Builder Son, Daughter Son Daughter Daughter Daughter	1911 Census

Owners and Occupants of Subsequently Rebuilt Western Section of Original Building

Date	Name	Detail	Source
1837	Sally Kay (owner) Robert Greenhalgh (Occupier)	Land in relation to the west side of the house and access road listed as owned by Sally Kay and occupied by Robert Greenhalgh	Tithe Apportionment for Bury 1837
1841	Robert Greenalgh Mary Greenalgh Elizabeth Greenalgh Margaret Greenalgh Mary Greenalgh Betsy Hansley	Cotton Spinner Wife Daughter Daughter Daughter Female Servant	1841 Census
Mid C19	Woodcock Family	'The house was sold in the mid 19th century to the Woodcock family who were solicitors for the Kays. They demolished the western half and rebuilt in Victorian style.'	G.M.Ramsden's 'A Record of the Kay Family of Bury Lancashire in the 17th and 18th centuries'

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			December 1978 (pg14)
1861	Ancestor of Samuel Woodcock	'About the year 1861 the west front of the house was taken down in order to allow of an extension, giving a new residence and this is now occupied by Mr Samuel Woodcock, solicitor, whose grandmother was a descendant of the Kays of Walmersley.'	The Bury Times Saturday February 25th 1910
1869	Mr James Henry Openshaw	Entry for Mr James Henry Openshaw of Lower Chesham	1869 Slater's Directory of Cumberland, Lancashire and Westmoreland
1871	Martha Openshawe Emma Openshawe Ann Openshawe Alice Aspinall	Income from property Daughter Daughter Domestic Servant	1871 Census
	James Openshawe Samuel Woodcock	Lower Chesham Occupied by James Openshawe and was subsequently owned by his son-in-law Samuel Woodcock, solicitor .	Bury Archive Card Index
1881	Samuel Woodcock Margaret Woodcock Samuel Woodcock Ada Woodcock Frederic A Woodcock Margaret A Woodcock Sarah Cherry Mary Turner Eliza Cowen	Solicitor Wife Son Daughter Son Daughter Cook Housemaid Nurse	1881 Census
1891	Samuel Woodcock Samuel Woodcock Ada Woodcock Frederic A Woodcock Percy Woodcock Emma Sykes Mary Howard	Solicitor Son Daughter Son Son Cook Housemaid	1891 Census
1901	Samuel Woodcock Samuel Woodcock Hannah Hadfield Elizabeth Williams	Solicitor Son Cook Housemaid	1901 Census
1911	Samuel Woodcock Frederic Arthur Woodcock Ruth Kidd	Solicitor Solicitor General Servant	1911 Census

Appendix 3: Heritage Impact Assessment Methodology

The impact of the proposed works has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity or the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys.

Table 1: Assessing Value of Heritage Assets

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with Exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.
High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Nationally-designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.

Lower Chesham Hall, Bury: Significance Assessment

Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.
Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	"Locally Listed" buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Impact

The magnitude of impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved. It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Table 2: Assessing Magnitude of Impact

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.
No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 132-133. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 134.

Table 3: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)