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**Woodbury Centre, Bury College,
Market Street, Bury, BL9 0BG**

Heritage Impact Assessment

For Bury College



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1.0 Summary of Heritage Impact Assessment

1.1 Introduction

Donald Insall Associates was commissioned by Bury College in June 2023 to prepare a baseline heritage assessment for the Woodbury Centre, Bury College, Market Street, Bury, BL9 0BG.

The investigation has comprised historical research, using both archival and secondary material, and a site inspection. A brief illustrated history of the site and building, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the building, which is set out in Section 4 and summarised below. The specific constraints for this building are also summarised below.

This report has been drafted to inform the design of proposals for the site and Section 5 provides a justification of the scheme according to the relevant legislation, planning policy and guidance.

1.2 The Building, its Legal Status and Policy Context

The Woodbury Centre is an unlisted building located in the Metropolitan Borough of Bury. It is not located within a conservation area, nor is it situated within the immediate setting of any designated heritage assets. It is however included in Bury Council's draft Local List and is considered to be a non-designated heritage asset **[Plates 1.1-1.2]**.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan applicable to the Site is the Bury Unitary Development Plan (1997), which sets out Bury Borough Council's commitment to the protection, preservation and enhancement of the character and appearance of the built environment. The plan calls for the protection of public views of prominent buildings, particularly in areas of historic and architectural interest, and lays out the requirement for high standards of design and landscaping in proposals affecting key gateways and main thoroughfares.

The Places for Everyone Joint Development Plan Document (2021) and the Bury Town Centre Masterplan (2022) are also material considerations. Places for Everyone establishes Greater Manchester's commitment to the preservation and enhancement of heritage assets and their settings. It lays out the requirement for development to respond to the heritage significance of the site, utilising creative architectural responses that enhance significance, increase the building's contribution to sense of place, and contribute to local social and economic viability.

The Town Centre Masterplan similarly calls for the creation and enhancement of a built local character informed by Bury's heritage, and in the Knowledge Zone (Zone D) for modern, vibrant and distinctive development that respects the existing streetscape in its orientation, reinstates frontage onto Market Street and other roads, and wraps around the corner of Market Street and junction street to form a landmark that can aid wayfaring.

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework 2021 will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). The key message of the NPPF is the concept of 'sustainable development', which for the historic environment means that heritage assets 'should be conserved in a manner appropriate to their significance'.

The Framework states that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*'. The Glossary to the National Planning Policy Framework defines a non-designated or designated heritage asset as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Non-designated heritage assets (including locally listed buildings) and designated heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage. Where non-designated heritage assets are concerned, the NPPF states, in paragraph 203, that 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

The Framework, in paragraph 194, states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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.

Section 4 of this report – the assessment of significance – meets this requirement and is based on the research and site surveys presented in sections 2 and 3.

In terms of non-designated heritage assets, the NPPF states:

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced

judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Section 5 of this report provides this balanced judgement.

Extracts from the relevant legislation and planning policy documents are provided in Appendix III.

1.3 Summary Assessment of Significance

The Woodbury Centre is a purpose-built technical college building of 1937-40, occupied for educational use continuously since 1947. Designed by the Borough Surveyor, it was, and remains, of lower significance than the earlier Technical School (Grade II), which was located more centrally in the town.

The principal facades of the two main wings (the North Wing and East Wing) are of greatest interest architecturally, with the single surviving historic range to the rear of lower status and characteristically more restrained in its architectural character. The two adjacent modern rear ranges are of interest. Internally, the plan form survives only in part, with very little internal fabric remaining – with the interiors of the former Assembly Hall and Gymnasium no longer recognisable as such. Demolition of the rear Workshop Block has also reduced the legibility of the historic site – although this afforded the creation of the central courtyard space.

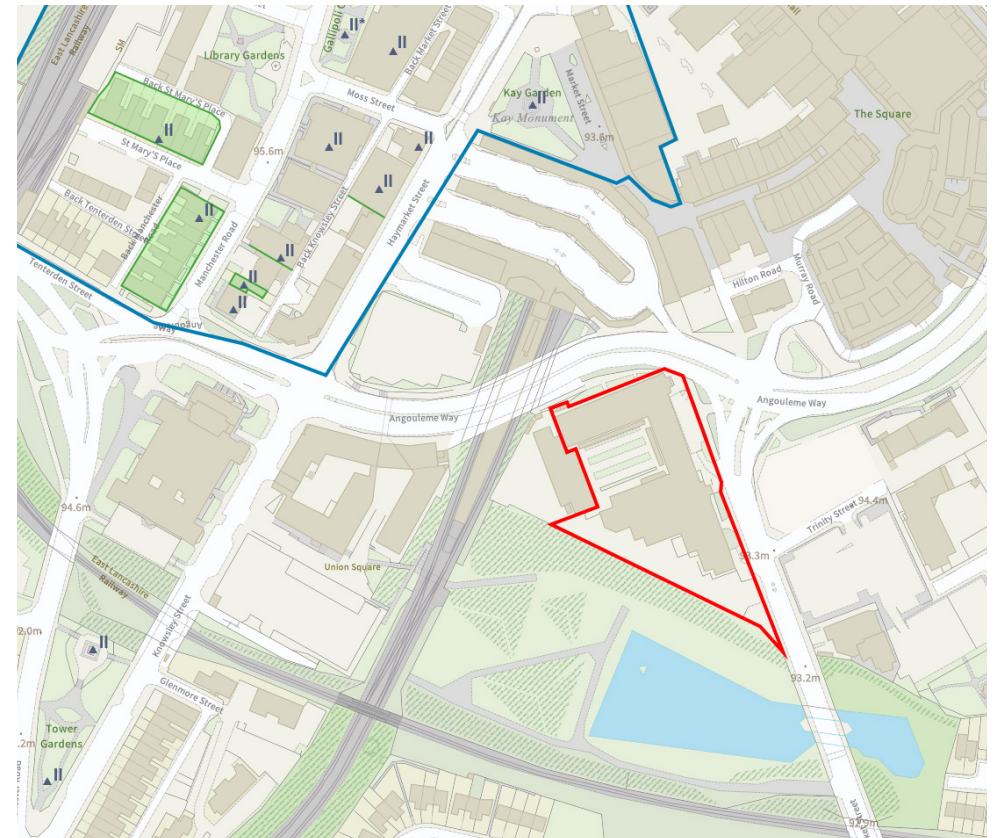
The creation of Angouleme Way in the 1970s truncated the larger island site of which it formed a part and fundamentally altered the setting of the building,

elevating its visual presence by the open views created. This has increased the prominence to the north elevation and to the north entrance – areas that were historically lower in status. In its transformed setting the Woodbury Centre has some limited significance as one of the few survivors of pre-1970s architecture on this eastern section of Angouleme Way and the north end of Market Street.

Overall the Woodbury Centre has some significance at a local level, derived through its role as an educational establishment in the local community, the quality of its neoclassical facades and the prominence of the building that has been created by substantial changes to its setting in the latter half of the 20th century.



1.1 Woodbury Centre, site plan



1.2 Heritage Assets Map - Location of Listed Buildings and Bury Town Conservation Area

2.0 Historic Background

2.1 Summary History of the Development of the Surrounding Area¹

2.1.1 Early Development (to 1850)

Bury emerged as a medieval **moated manor house** situated on a promontory overlooking the bridging point across the River Irwell (Bury Bridge). By the end of the 15th century the manor house had been rebuilt and further fortified (now a Scheduled Monument) and an adjacent **church** and **marketplace** had emerged as the focal point of a market town.

By the 17th century Bury was a seemingly poor town with a population of around 1,000-1,500, concentrated around the **marketplace**, **Silver Street** and **The Rock**, with further buildings scattered along what is today Bolton Street.

Bury's prosperity increased in the second half of the 18th century, initially driven by the area's **wool trade** but by the end of the century dependent on the rapidly expanding **cotton industry**. Most famously, it was in Bury that John Kay invented the **flying shuttle** (1734). Bury developed accordingly and by 1800, a network of densely built-up streets radiated out from the marketplace to the east, south and west. 'Bury's first large-scale mill complex' followed in 1770, situated to the northwest of the town and opened by Robert Peel.²

The growth of Bury's **cotton** and **textile processing** industries and its coal mines, paper manufactories and iron foundries led to a rapid expansion of the

town, aided by the arrival of the **Manchester, Bolton and Bury Canal** in 1791 (fully completed in 1808). Most of these manufactories were situated beyond the historic core (the present-day conservation area), which retained its earlier commercial and residential character. The population rose accordingly, from 2,000 in 1773 to 20,710 in 1841, with **The Rock, Bolton Street**, and the areas to either side of **Union Street** all heavily developed, the area to the south and southeast of the marketplace however remained much less densely occupied.³

2.1.2 Industrialisation and Urban Development (1850 to 1950)

The **railway** arrived in Bury in 1846, with stations at **Knowsley Street** (in the town's southwest) and Bolton Street [**Plate 2.1**]. The buildings around the marketplace were redeveloped in the third quarter of the century, creating the Derby Hotel, the Athenaeum (since part demolished) and the Derby Hall (all 1850, Grade II), the new **parish church** of St Mary (Grade I, 1844-45 and 1872-76), and replacement shops and offices. The land to the south of the marketplace was also developed with terraced housing by this time, beginning with what is today Broad Street and subsequently expanding southwards to the **fields and rope walks** to the southeast of present-day Kay Gardens and those fields along the west side of Manchester Road.

Bury's industries remained strong. **Cotton mills** occupied the areas to the north of the town centre and south of The Rock and at the end of the 19th century Bury was the world's biggest **paper making** centre [**Plate 2.2**].

A number of **civic, educational and municipal facilities** were constructed in this period to provide for the administrative, cultural and learning needs of Bury's growing population, particularly after the 1870s (when Bury was incorporated as a borough). This reached its peak in the years 1890-1910, resulting in the ornate **library, museum and art gallery** on Moss Street, designed by Woodhouse and Willoughby of Manchester (Grade II, 1899-1901), the **Textile Hall** on Silver Street, **Bury School of Arts and Crafts** (Grade II, built on Broad Street in 1893), **Kay Gardens and Memorial** (created on the site of the early Victorian market hall), the Kay Monument (Grade II, 1908) and the replacement **market hall** to the latter's south (1901, since lost).

A new **Town Hall** followed in the 1930s, designed by competition winner Reginald Edmonds (of the Birmingham firm Jackson & Edmonds) in a neo-Georgian style (its completion delayed until 1954 due to the Second World War) [**Plate 2.3**].⁴

Broad Street, Moss Street and Silver Street thus rapidly became established as the town's new civic core, abutting a historic town centre focal point radiating out from Market Place, Haymarket Street, Kay Garden, Bolton and Knowsley Streets and the new Town Hall.

1 Information from Farrer and Brownbill (1911); Bury Council (2022); idem. (2018).

2 Quotation from Architectural History Practice (2007), p. 12.

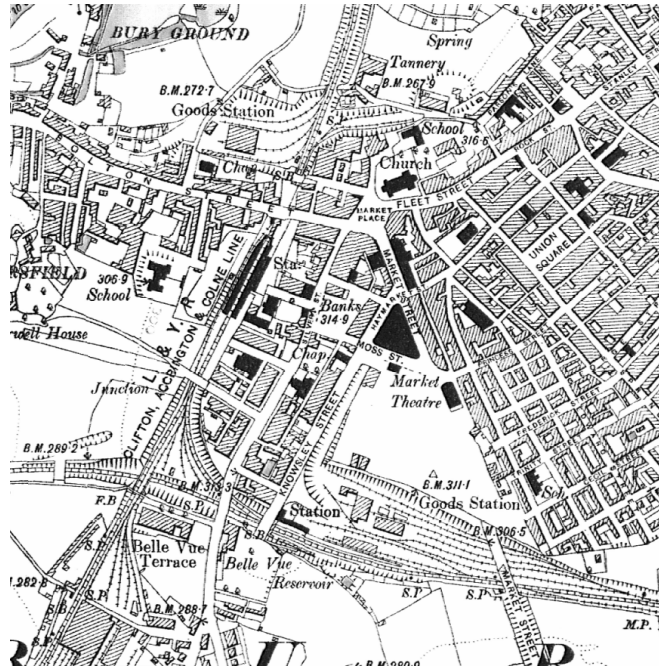
4 **Donald Insall Associates** | Woodbury Centre

3 Ibid., p. 12; Pevsner (1969), p. 96; John Marius Wilson, *Imperial Gazetteer of England and Wales* (1870-72).

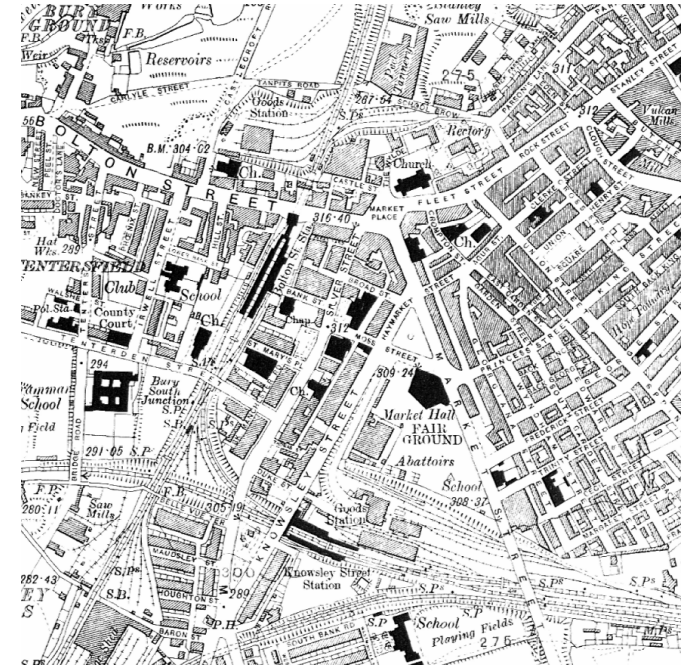
4 Pevsner (1969), p. 97.



2.1 Bury, OS map published 1851 (Landmark)



2.2 Bury, OS map published 1894 (Landmark)



2.3 Bury, OS map published 1931 (Landmark)

2.1.3 The Development of a Retail Centre (1950 to the Present Day)

In the historic core, larger-scale redevelopment began in the late 1960s and concrete **shopping precincts** started to replace the historic street network (as at Princess Street and Union Street). To the north, Bury's cotton industry was already in decline by the interwar period and a brief recovery during the Second World War was only temporary. By the post-war period its textile mills were being repurposed or, more commonly, demolished, as were various other historic buildings of note. In the southeast, the Victorian **market hall** was lost to fire in 1968 and rebuilt to contemporary designs in 1971.

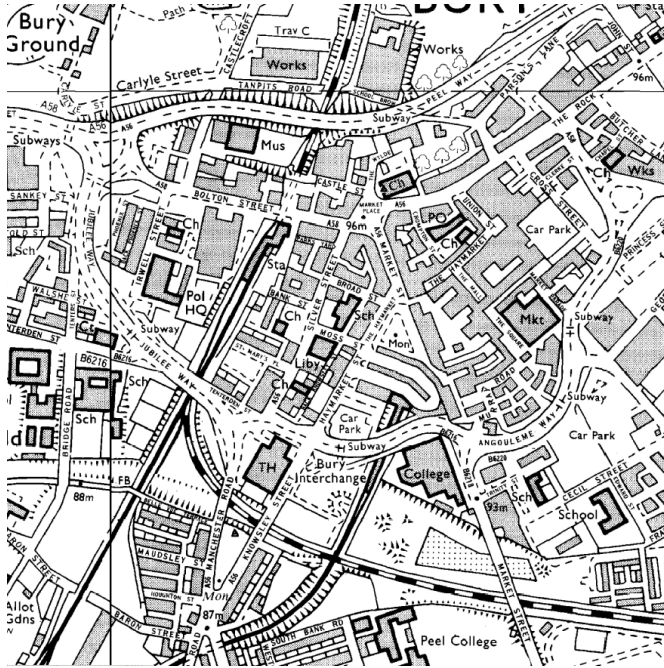
Growing car ownership resulted in the arrival of the dual carriageways in the 1970s (now known as **Peel Way** and **Angouleme Way**), with the M66 opening to the east of the town in 1978. The market was again relocated, now to the northeast, and its site turned into **Bury Interchange** (1980), which combined a bus station with a new northern terminus of the Bury to Manchester line (connected by a new spur) replacing Bolton Street Station [**Plate 2.4**]. To its south, on the opposite side of Bury College, the old Knowsley Road and goods stations were removed and the railway cutting partially infilled to become Townside Field ('Pyramid Park'), containing a polygonal lake and four pyramids.

The railway line to Manchester Victoria was closed in 1990 but was redeveloped and opened in 1992 as part of the new **Metrolink**, with the **Bury Interchange terminus** situated in the subway beneath Angouleme Way, overlooked by Bury College. The line to Rossendale, partially reinstated, is now operated as heritage railway.

Several large-scale shopping and leisure facilities have been built in recent decades, with the **Mill Gate Shopping Centre** constructed in 1995 (on the site of the mid-century Princess Street precinct) and **The Rock** development following in 2010, the latter replacing various cleared surface car parks and redundant mill buildings. By the early 2010s, a health centre, office accommodation, a hotel and a carpark had also been built on the northeast corner of Knowsley Street, using land historically occupied by the railways and the town abattoir and left vacant after the construction of Angouleme Way [**Plate 2.5**].

Bury Town Centre Conservation Area was designated in 1978. It was extended to the west in 2005, by which time Bury had a population of c.61,000 and was the principal town in the upper Irwell Valley [**Plate 2.6**].⁵

5 Architectural History Practice (2007), p. 8.



2.4 Bury, OS map published 1984 (Landmark)



2.5 Bury, c.2023 (Landmark)



2.6 Bury Town Centre Conservation Area (Bury Council)

2.2 Overview History of Bury College

2.2.1 Earlier Municipal Technical Education in Bury⁶

Bury Technical School (Grade II, 1893), Broad Street [Plate 2.7]

The Technical School was opened by Bury Borough Council, on land acquired from the Earl of Derby, the principal local landowner. Designed by the Council's Borough Engineer, Joshua Cartwright, it was the first educational building built by Bury Corporation and was allegedly one of the best equipped technical colleges in the north of England.⁷ Its construction was prompted by the **Technical Instruction Act of 1889**, which empowered county councils to levy a penny tax to support technical instruction, through the provision of technical education, grants to organisations and scholarships to individuals. A **School of Art** was established in the building in 1896.

Externally, the building was in an ornate Free Renaissance style, using Cullingworth limestone to the principal facade and Accrington brick and limestone detailing to its other frontages.

The syllabus was initially broad and ranged from music, languages, art, botany, literature and pottery to English and maths, shorthand and bookkeeping, and printing, the textile trades, science and engineering, plus Physical Training (PE) and 'female' subjects such as millinery and cooking. After 1911, however, its curriculum was reduced, with young males educated in

its dedicated Junior Technical College (by the 1940s for ages 12-14) and its adult provision focusing on art and technical skills.

In 1946 the Junior Technical College was relocated to the new Municipal Technical College on Market Street (although its classes in 'female' subjects returned to Broad Street in 1957). The Art School closed in 1956 and by the 1960s the building was the **School of Arts and Crafts**, for adults only, later becoming the Arts and Crafts Centre under the new College of Adult Education (formed in 1974).

The building was sold in 2004 and its 1,500 students transferred to alternative premises.⁸

Bury Municipal Secondary School

The **1902 Education Act** imposed a new obligation on local authorities to provide secondary education. In response, Bury County Council to open the **Bury Municipal Secondary School**, teaching industrial and commercial subjects and training pupil teachers. This later became Bury High School (subsequently the Wellington Secondary Modern School) and its site was eventually reused for Peel Sixth Form College, itself later absorbed into Bury College (see Appendix I).

6 See Robmann (1994).

7 Although Pevsner (1969), p. 98 names Maxwell & Tuke as the architects.

8 See Historic England, National Heritage List for England, <https://historicengland.org.uk/listing/the-list/list-entry/1250802?section=official-list-entry>.

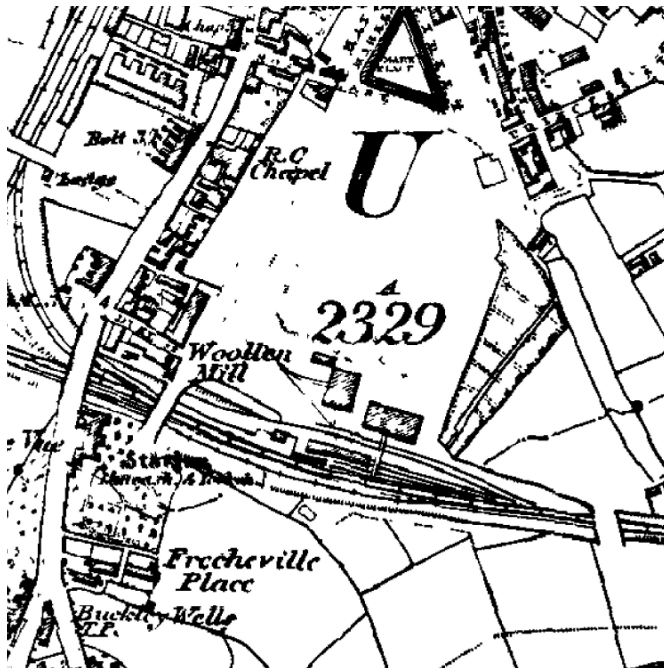


2.7 Technical College, 1895 (Francis Frith)

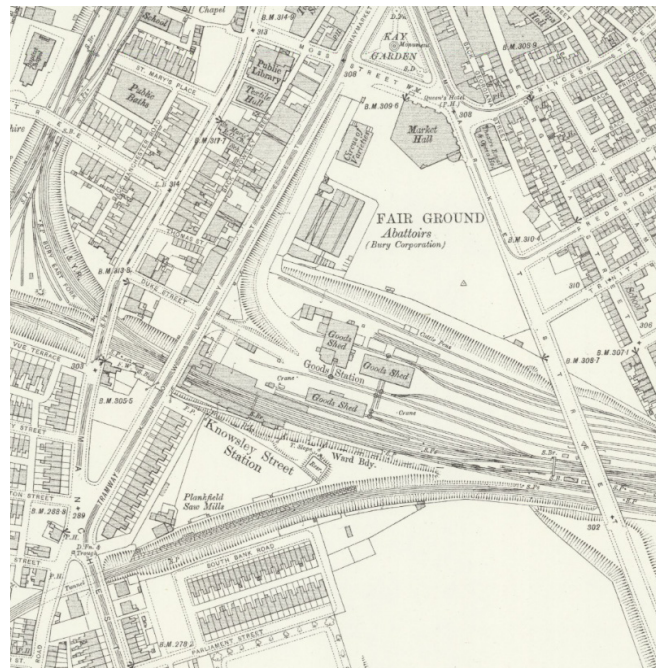
2.2.2 Origins and Opening of Bury Municipal Technical College

Earlier Use of the Site

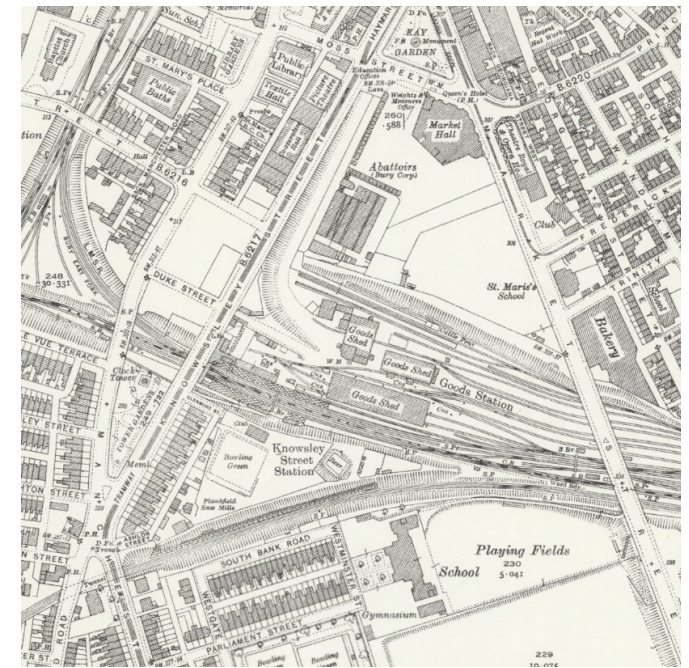
Maps of the 1850s show Market Street not yet extended, still running only as far as the original market hall (situated on what is now Kay Garden). The site formed part of an area of undeveloped land situated between this market hall to the north, the new Knowsley Street (only just beginning to be developed) in the west, the **London, Midland & Scotland Railway line, sidings and goods station** and the **Knowsley Street Station** in the cutting to the south, and the houses on Georgia Street at the east **[Plate 2.8]**. Development had occurred around the edges of this island site by the 1890s and Market Street now existed at both its north and its south (although the two sections remained unconnected). By 1910, when Market Street had been extended across the railway cutting on a viaduct, the island site housed the town abattoirs, indoor and outdoor markets and, in the east and south, an area used by the **Pot, Pleasure and Merchandise Fairs** (the 'fairground'). This fairground had been gifted by the Earl of Derby and the covenant prevented any substantial construction beyond its sheds and WCs. The Corporation Yard was situated in its southern tip **[Plates 2.9-2.10]** (see also Appendix I).



2.8 Future site of the first Bury College buildings,
OS map published 1851 (Landmark)



2.9 Future site of the first Bury College buildings,
OS map revised 1907-08, published 1910 (NLS)



2.10 Future site of the first Bury College buildings,
OS revised 1937, published 1939 (NLS)

Origins

The decision to construct a new technical college was made by **Bury's Educational Committee**, which selected this area of land in the south of the island site that was by this time bound by Market Street to the east, Moss Street to the north, Knowsley Street to the west and the railway cutting to the south **[Plates 2.11a-2.11b]**.

This was an attractive site for a new college, situated in a prominent location at the entrance to the town centre, diagonally opposite the Education Offices and requiring little demolition. To the south of the railway were the Municipal Secondary School and its playing fields (and beyond these the public Wellington Playing Fields). There was also further undeveloped railway land to the southeast, on the east side of Market Street, that it was intended to acquire for playing fields **[Plate 2.12]**.

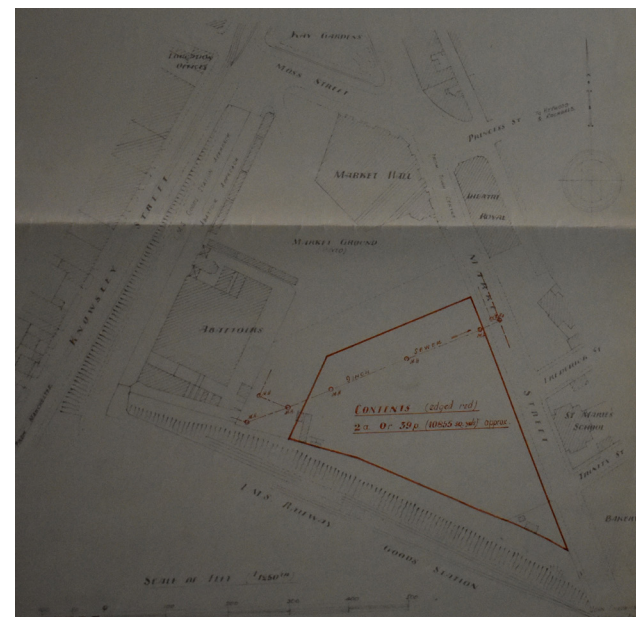
Permission to construct the new college was granted by the Earl of Derby in 1935 and a proposed schedule of accommodation was prepared in February 1936, allocating space for the **Junior Technical School**, the **Building, Commerce, Engineering and Textile Departments**, adult education and other 'general college purposes'. **Borough Engineer John Chadwick (Member of the Institute of Civil Engineers)** appears to have been responsible for the design, with construction and fitting out heavily reliant on loans (and problematised by wartime restrictions in the availability and permitted use of materials).

Although construction had not yet started, the **foundation stone** was laid on 13 May 1937, during Coronation Week, by Alderman Joseph Smith (commemorated in a plaque or tablet erected on the completion of construction) **[Plates 2.13-2.14]**.

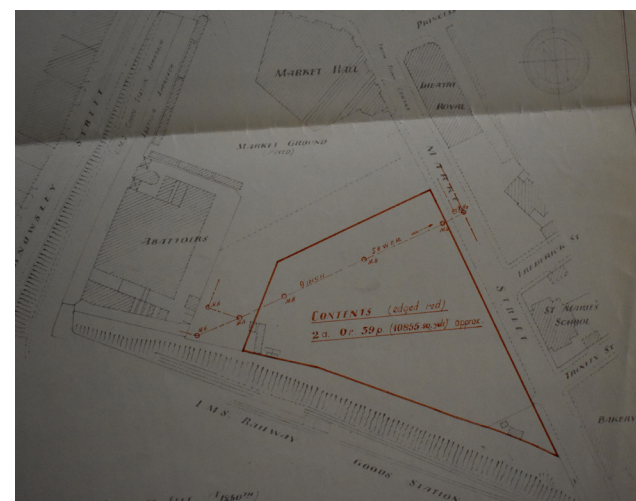
Construction was complete by 1939, entering use in 1940. In May of that year, however, it was requisitioned by the **Fire Control Section of the Military College of Science** as a research and instruction centre (training technicians). There was limited public access during the Second World War, although the Military College delivered courses in the use of fire control instruments, occasional concerts and dances were held in the Assembly Hall and local businesses were asked to provide lectures and demonstrations related to the war effort. In addition, the Junior Technical College was able to use the Swimming Bath.

Arguments for the speedy acquisition of the proposed **playing fields** were made during the War, emphasising the Military College's need for an equipment store. Whether or not the site was purchased at this time is unclear.

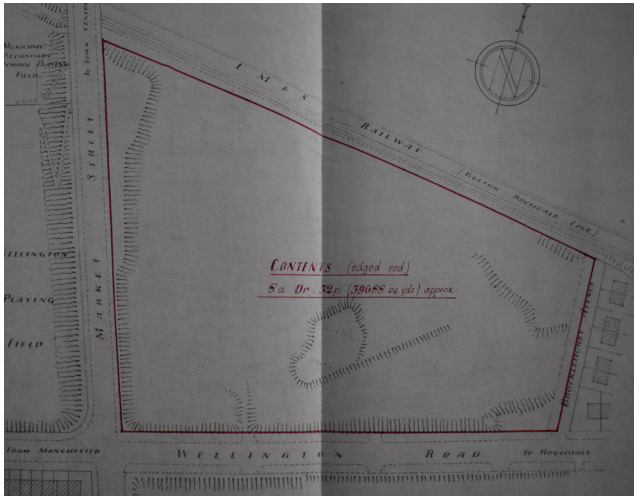
The site was **derequisitioned** in May 1946.



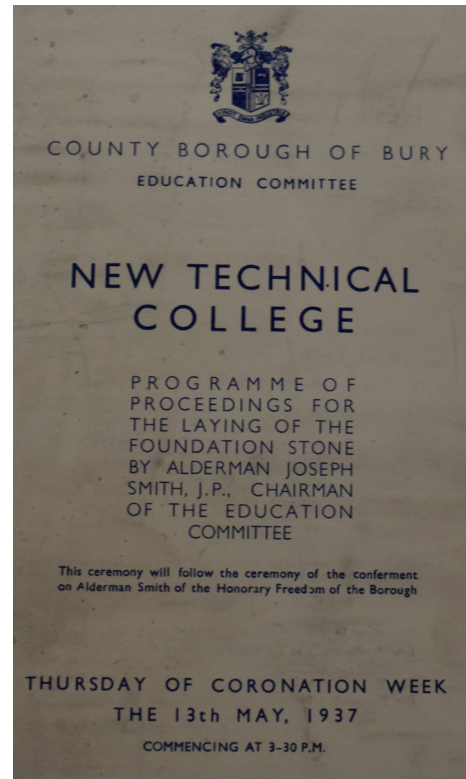
2.11a Proposed site of college building, 1935 (Bury Archives)



2.11b Proposed site of college building, 1935 (Bury Archives)



2.12 Proposed playing field site east of Market Street, 1935 (Bury Archives)



2.13 Laying of the foundation stone, 1937 (Bury Archives)

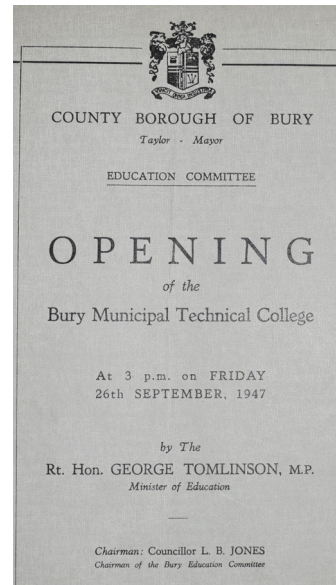


2.14 Foundation plaque, 1937 (not in situ)

Opening

The site was formally opened as **Bury Municipal Technical College** on **26 September 1947**, by the Minister of Education, the Rt. Hon George Tomlinson [Plate 2.15]. The Junior Technical College was relocated here from the Broad Street Technical School and the new building opened that month with 1,300 students.⁹ The Broad Street Technical School was then used solely for evening classes and the Art School, plus the 'female' subjects transferred back in 1957.¹⁰

To the college's south lay the railway and stations. Beyond this, on what is today the south campus, were the Bury High School and the public Wellington Playing Fields [Plate 2.16]. The college's detached playing fields to the southeast, on the opposite side of Market Street, appear to have entered use in the late 1950s or early 1960s.



2.15 Opening ceremony, 1947
(Bury Archives)

Key

Market Hall, outdoor market and abattoirs

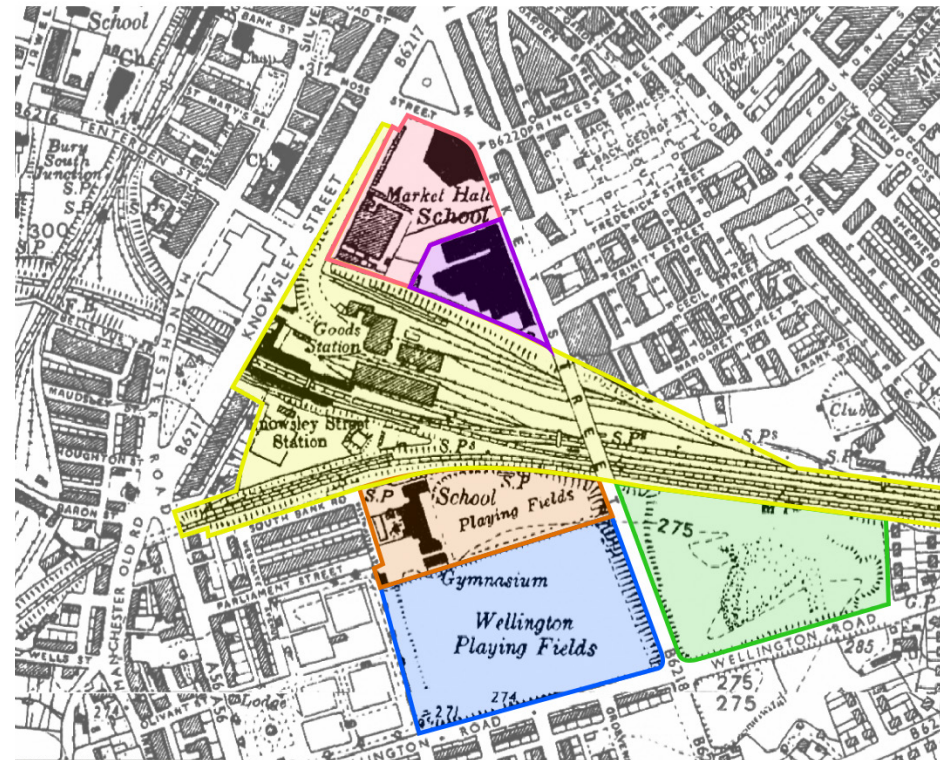
College buildings

Railway line, sidings, stations and embankments

Bury High School

Public playing fields

(Intended) College playing fields



2.16 Components of present-day college, OS published 1956 (Promap)

9 *Municipal Review*, January 1948, in Bury Archives and Local Studies, ABU/2/3/9/7 Municipal Technical College. Correspondence and reports, 1933-48.

10 Robmann (1994), p. 13.

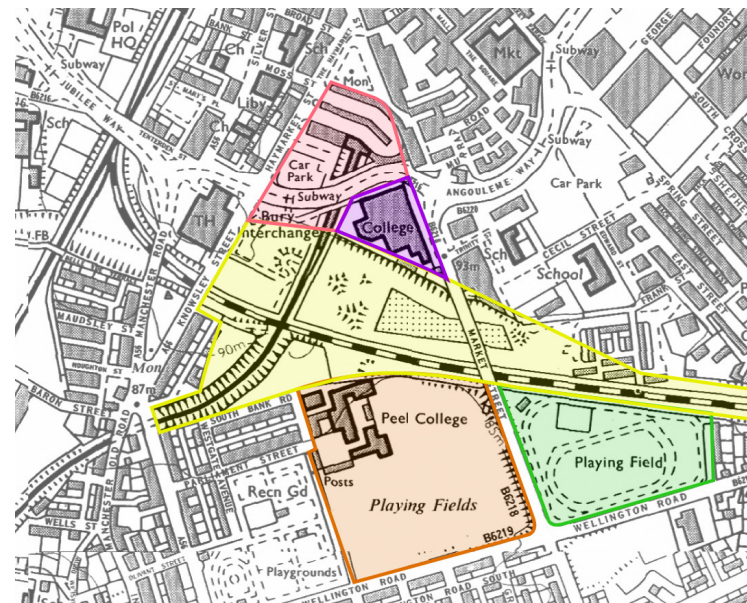
2.2.3 Organisational Change and Acquisition of the Millennium Campus

The college was merged with Radcliffe Technical College in 1974 to become **Bury Metropolitan College of Further Education**, retaining their existing sites.¹¹

To the south of the railway cutting, **Bury High School** had been reopened as **Wellington Secondary Modern** in 1958, its former pupils transferring to the new Derby Grammar School [Plate 2.18]. Wellington then became the **Peel Sixth Form College** (1979), absorbing the Wellington Playing Fields at a similar time [Plate 2.19]. This entire site was then brought into the college estate in **1987**, on the merger of Peel Sixth Form College, Bury College of Further Education, Stand Sixth Form and several Youth Training Scheme units, to form the new **Bury College**, serving the entire borough.



2.18 Bury High School, subsequently Wellington Secondary Modern (since demolished), undated (Old Pictures of Bury)



Key

Angouleme Way, subway with Metrolink stop, and Bury Interchange (all occupying the site of the former market and abattoirs)

College buildings

Railway line, new spur running to the Interchange and (occupying the former goods station, sidings embankment) Pyramid Park (Townside Field)

Peel Sixth Form College and its playing fields

College playing fields

2.19 Components of present-day college, OS published 1984 (Promap)

11 The County Borough had been merged with the adjacent urban districts in the same year, becoming a Metropolitan Borough.

2.2.4 Subsequent Buildings

The south campus of the college (previously known as the Millennium Campus) was initially accessed from the west but in the mid-1990s was reconfigured to be accessed from Market Street. The campus was comprehensively redeveloped from the mid-1990s onwards and now contains a suite of entirely modern, contemporary, learning and sports facilities, with no buildings surviving from Peel Sixth Form College [Plate 2.20]. On the north campus (Woodbury Campus), the **Venture Centre** (now the A Level Centre) was added in 2011.

21st-century development has also caused the college estate to expand beyond its two main campuses and onto the east side of Market Street, adding the **Enterprise Centre** and the **University Centre** [Plate 2.21]. Fronting onto Angouleme Way, opposite the Woodbury Centre, the **Health and Digital Centre** was completed in winter 2022/23 (replacing a smaller medical centre).

Today, the college has around 520 staff and 8,000 students. The playing fields to the southeast appear to have been disposed of by the early 2000s.



2.20 North (Woodbury) and south campuses, divided by Pyramid Park, 2019 (Bury College)



2.21 NHS building (left) and college buildings on the east side of Market Street, 2021 (Bury College)

2.3 The Woodbury Centre

2.3.1 Original Design and Use

Construction and Opening

A list of contractors was published in the handbook accompanying the opening ceremony (see below, Appendix II).

At its opening the L-shaped building on the 2.5 acre site was described as comprising:¹²

- A **modular steel frame** encased in concrete, with **reinforced concrete** roofs and reinforced pre-cast concrete floors.
- **Accrington brick** facing to the two main elevations, with Second Accrington to the lesser elevations, and dressings in **Stancliffe stone**.
- The flat roofs insulated with cork and covered with asphalt, the Assembly Hall roofed in graduated Westmorland green slates, and all other roofs slated with Second Veilnhelli Welsh slates.
- **Metal framed** windows and rooflights.

Exterior

The main frontages as constructed are visible in a photograph published in 1947, which shows [Plate 2.22]:

- The main building three storeys high, its two main frontages fairly plain and austere, the north elevation without doors.
- The two **entrance porticos** with double leaf doors, accessed via short flights of steps and surmounted by flagpoles on the second floor above.
- On the east elevation, the **Assembly Hall** in the south (with shorter windows and a pitched roof), the building continuing to its south.
- A path running along the north elevation from the north entrance portico, enclosed by a short wall with metal **railings**.

There is no known record of the rear, west or south elevations at this time.

Original Floor Plan

At its opening the building contained:¹³

Basement

- The **Heating Chamber**; the Swimming Bath's **Filtration and Ozone Sterilization Plant**; the **Battery Room**, the **Maintenance Room** and the **Main Switch and Battery Room**.
- Probably also the fuel store.

Ground floor

- **Main Entrance Halls** (presumably two).
- **Board Room and administrative offices**.
- **East Wing – sports, catering, performance and (probably meeting and office) space:**
 - **Assembly Hall**, plus a **Foyer** and **Crush Hall, cloakrooms**, a prop store and (accessed from the second floor) **Projector and Rewinding Rooms**.
 - **Kitchen and Refectory** (situated near to the Assembly Hall); **Swimming Bath; Gymnasium [Plates 2.23-2.24]**.
 - Access from the main corridor into the Workshop Block.
- **North Wing – teaching space:**
 - Lecture room, classrooms, stores and offices; laboratories [Plate 2.25].
 - Access into the workshops.
- **The glazed-roof Workshop Block** (single-storey and with glazed roofs, later known as the **Northern Lights**) – **teaching workshops:**
 - Workshops with attached stores; WCs [Plate 2.26].

First floor

- **East Wing – library, lecture rooms, laboratories, dark rooms and (male) staff and student common rooms**.
- **North Wing – the Junior Technical School** (in 'a number of classrooms').

Second floor

- **East Wing – the Commerce Department, (female) staff and student common rooms, cloakrooms and WCs**.

12 Bury Archives and Local Studies A 25.8 (P) Technical College: Opening of the Bury Municipal Technical College, 1947.

13 A 25.8 (P) Technical College: Opening of the Bury Municipal Technical College, 1947; various financial accounts and associated correspondence in Bury Archives and Local Studies, ABU/2/3/9/7 Municipal Technical College. Correspondence and reports, 1933-48.

- **North Wing – Drawing Offices, temporary classrooms¹⁴ and Printing Room.**

- The Flammable materials store was probably also detached from the main building.

Roof

- The main roof holding the **water tanks, lift machinery** and Assembly Hall **ventilating tanks.**

To the north, an access road ran along the exterior of the north boundary, separating the college from the market site.

Other spaces included:

- **Boiler house** (beneath the Gymnasium and probably also the Swimming Bath); **Porter's room; Substation** (the west of the building to the south of the Assembly Hall).

Grounds

Our knowledge of the outdoor spaces and any ancillary buildings at the time of construction is limited. However, the 1947 photograph and incidental references reveal:

- A **driveway** running between the two entrance porticos, lined to the east by a narrow **garden bed** (perhaps lawns), and a similar garden area in front of the Assembly Hall, the pavement lying beyond this.
- A laid-out '**Garden**' (either that on the east drive, or to the rear).
- A paved '**Playground**' (location unknown, presumably in the rear of the site, abutting the North Wing) and paved footpaths.
- **House for the 'Caretaker-Engineer'** (in the site's southern tip)
- '**Cycle Shed**' (location unknown).

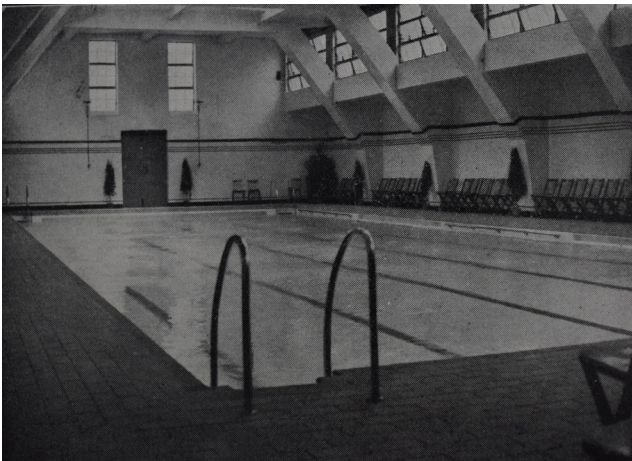
14 Probably the part of the building opened as a "shell" in 1947. See Bury Education Committee. 'Statement of Estimated Cost – New Technical College', undated, in in Bury Archives and Local Studies, ABU/2/3/9/7 Municipal Technical College. Correspondence and reports, 1933-48.



2.22 Exterior, 1947 (Bury Archives)



2.23 Gymnasium, 1947 (Bury Archives)



2.24 Swimming pool, 1947 (Bury Archives)



2.25 Engineering Laboratory, 1947 (Bury Archives)



2.26 Carpentry and Joinery Workshop, 1947 (Bury Archives)

2.3.2 Change Over Time (1948-2023)

The Ordnance Survey map published in 1959 provides our first record of the building's exterior footprint, with any changes made prior to the production of this map unknown. Prior to the 1990s, there is little evidence other than a very small number of maps and low-resolution aerial photographs, and the limited detail of the early planning applications.¹⁵ It is known that several phases of major refurbishment have occurred, most notably in the 1980s and 2005, in addition to incremental change.

Changes by 2011 [Plates 2.27-2.30]

Prior to 2011, changes to the external footprint of the Woodbury Centre were limited. The Swimming Bath was demolished in c.1996 and replaced with a two-storey contemporary kitchen building seemingly built on an identical footprint (although devoid of the southwest corner, presumably to aid vehicular movement through the site).

Various **ancillary buildings** have been added and/or lost on the internal southern and western perimeters of the Woodbury Campus, whilst the **Caretaker's house** appears to have been demolished at some date c.2009-2011.

The **north entrance portico** appears to have been blocked off internally in the late 1980s, with the entrance hall turned into a student lounge and a replacement entrance created in the north elevation (all approved c.1988). Internally, the Assembly Hall

was partitioned and an upper floor added in the 1980s (approved 1983). The **Gymnasium** appears to have been converted to the hair and beauty department in the early 1980s (approved 1982), although it was not until the 2000s that the mezzanine was added, the roof structure exposed (to increase the ceiling height), rooflights, a lift and external plant inserted and the internal wall finishes stripped and replaced (approved 2004).

Plans dated to 2011 show the ground floors of both wings divided into small teaching, office, meeting and amenity spaces of varying size, still organised around the original spine corridors. The Workshop Block had been divided into multiple small spaces and had lost the divisions between the ranges in the east end, which had been opened up to form an open-plan library space.

Visually, the greatest change occurred in the grounds to the east, where the formation of the Angouleme Way removed the road entrance adjacent to the north entrance portico, closing off the drive and prompting its conversion to parking (with the associated loss of the northern garden bed). It also exposed both front elevations to public view to a degree not anticipated by the building's architect, whilst opening up the north of the east elevation to a far greater range of viewpoints. As a buffer, an additional strip of land appears to have been brought into the site to the immediate north of the footpath (now lawned in the east and used for cycle shelters and an expanded car park in the west).

Other possible changes that it has not been possible to identify with certainty include:

- Unspecified improvements to 'front entrance' (approved 1996).

The most fundamental change came in 2011 with the removal of the Workshop Block and the construction of the new Venture Centre (now A Level Centre) to the immediate west of the North Wing. A single-storey training kitchen (2012, now part of the Catering Wing) was the only further replacement building, this area otherwise forming an open-air courtyard. To its west, map evidence suggests that the single-storey projection to the rear of the East Wing may have been rebuilt on a smaller footprint.

Subsequent Changes

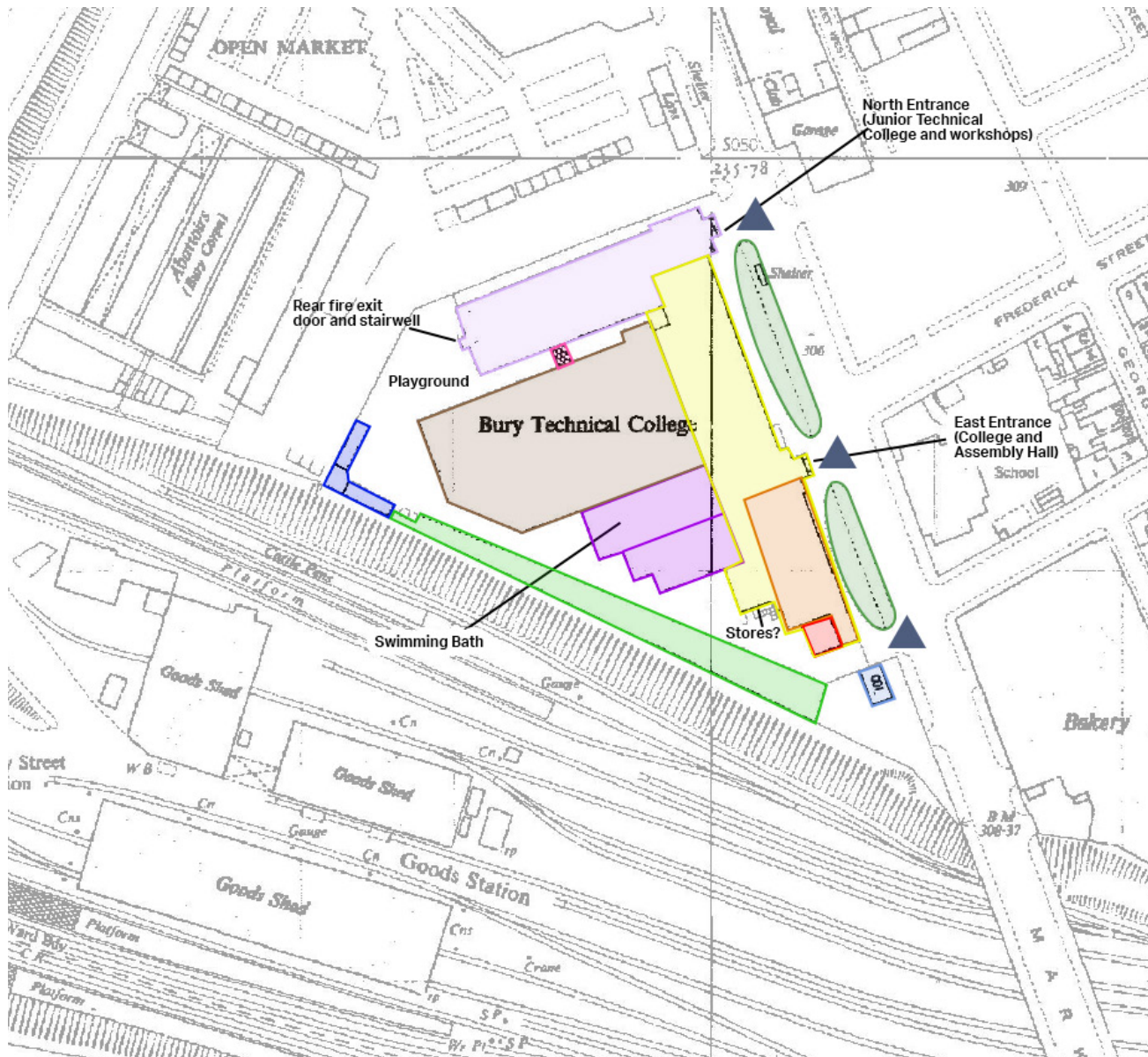
Externally, subsequent changes have been comparatively limited [Plate 2.31].

Undated Changes

- On the (former) Gymnasium, dropping of the windows to the south elevation.
- Replacement of windows in uPVC.
- Insertion of the easternmost door in the north elevation of the North Wing.
- Insertion of external modern downpipes (some probably replacing concealed internal downpipes) and addition of vents, ducts, pipes and plant.

Today, the Woodbury Centre is home to teaching spaces of varying sizes, staff offices, the hair and beauty teaching salons (former Gymnasium), the learning resource centre (North Wing), a refectory and art studios, its courtyard provided outside seating.

15 In addition, comparison with later maps shows that the small-scale maps produced in the 1960s and 1980s contain inaccuracies and are not reliable.



North Wing

East Wing

Rear ranges

Glass-roofed
single-storey link
corridor

Workshop Block
(single-storey,
with glazed roofs)

Assembly Hall

Swimming Bath

Gymnasium

Substation

Cycle sheds and/or
stores

Lawns of flower
beds

Garden

Caretaker's house

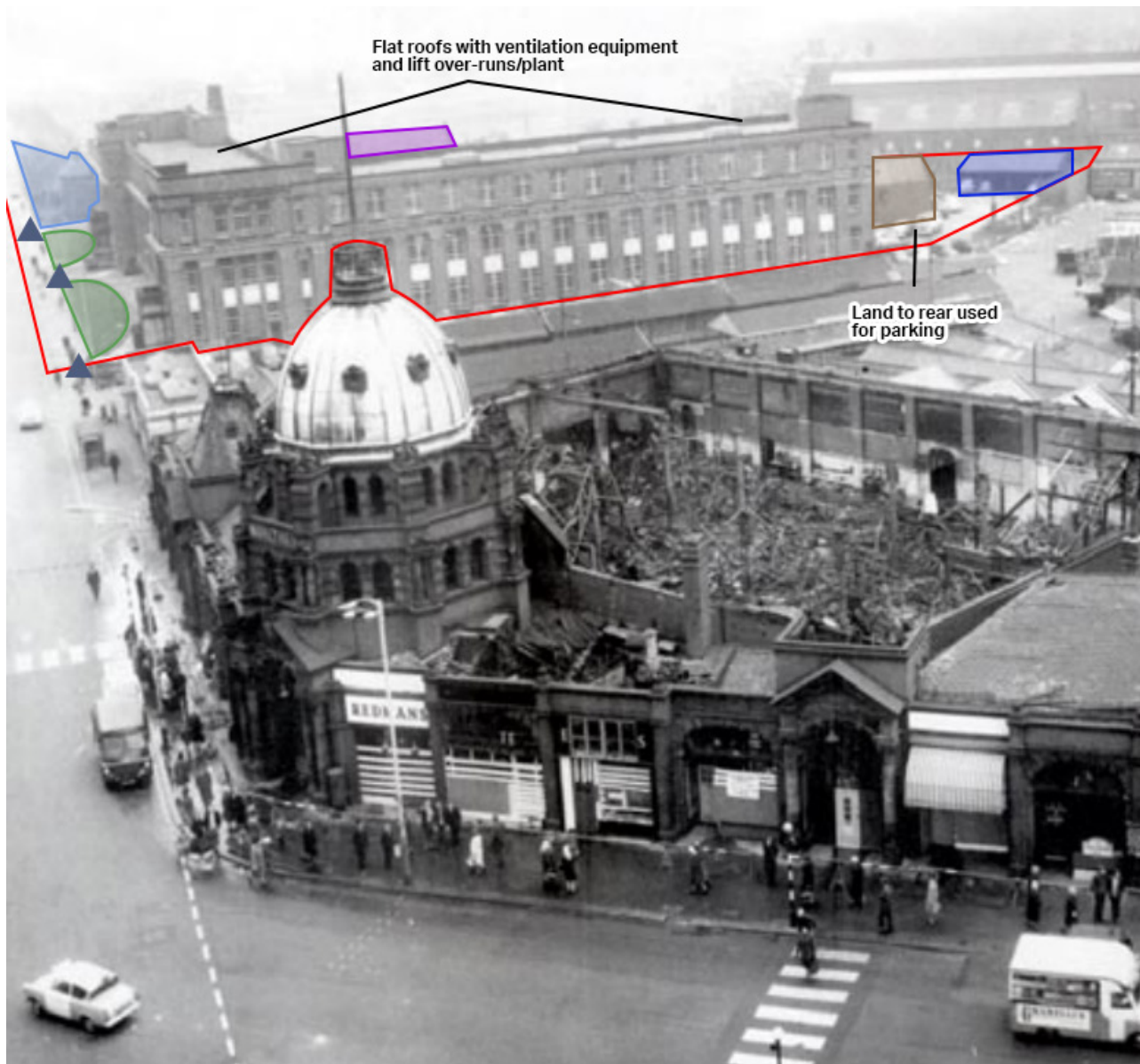
▲ Access from the
road into the site

1 At the north
entrance (Junior
Technical school)

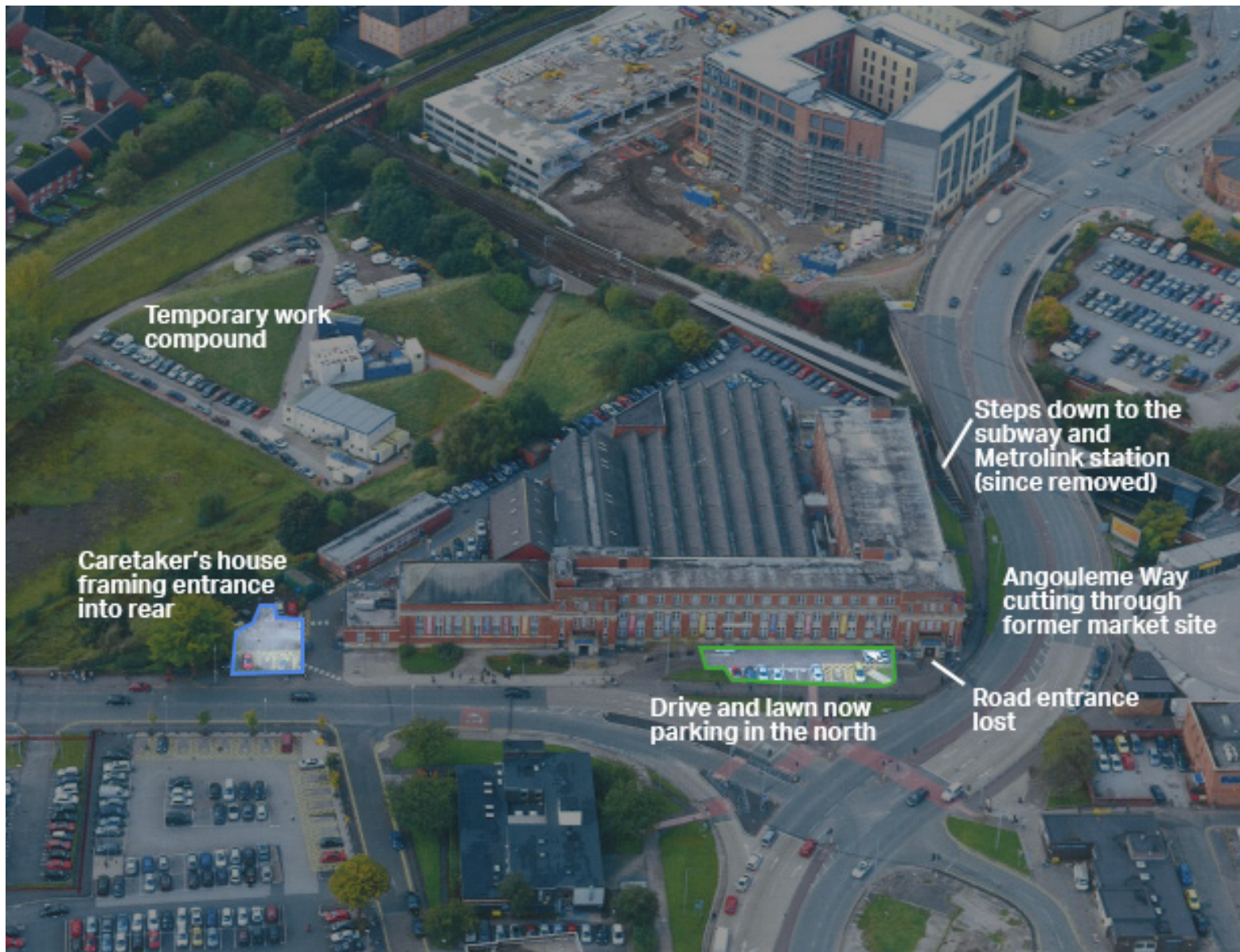
2 At the south
entrance (College
and Assembly Hall)

3 Service entry
into the rear of
the site

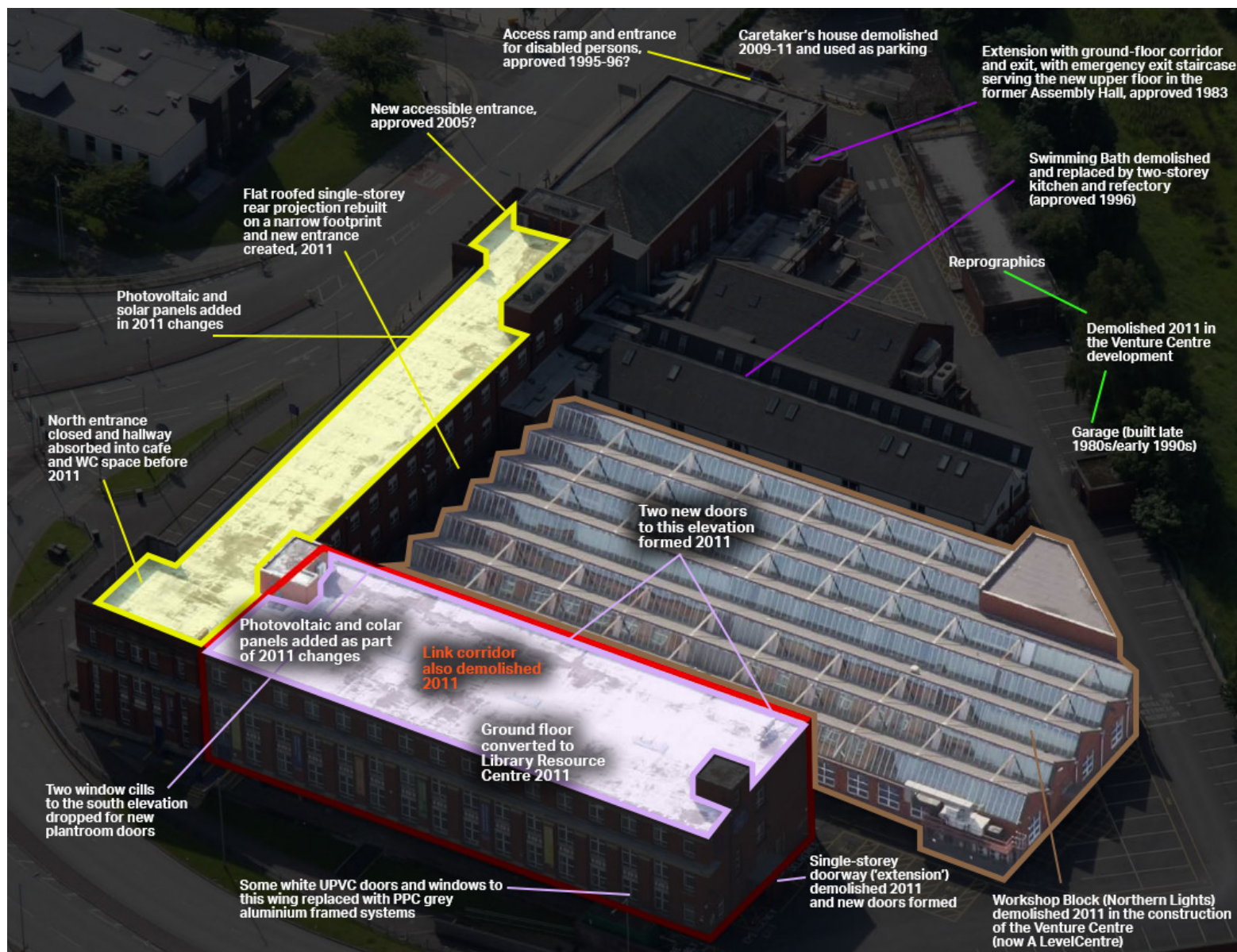
2.27 Woodbury Campus, OS published c.1959 (Landmark)



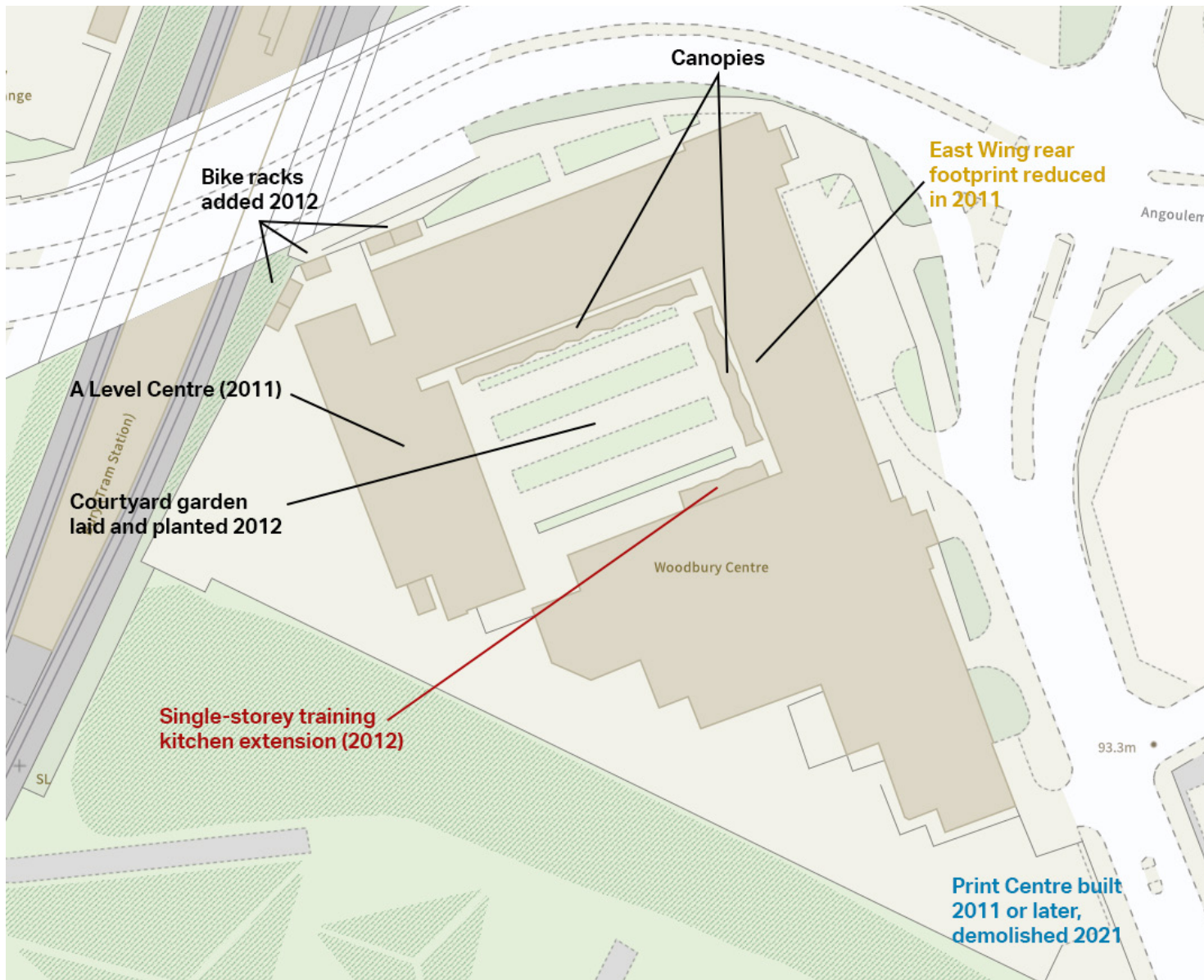
2.28 College from the north, 1968 (urbed)



2.29 Woodbury Centre and surroundings, 2009 (Bury College)



2.30 Woodbury Campus, recorded changes by 2011 (photograph of 2011, Seven)



2.31 Woodbury Campus, 2023 showing post-2011 changes

2.4 Relevant Planning History

The following relevant planning applications have been identified through Bury City Council's online planning portal and information provided by Development Control.

09871/80/LA; 1980; Approved

Extension of college – 2 & 3 storey buildings to provide social/commercial studies, catering, new classrooms, arts & crafts, library & admin offices. Also additional car parking for 106 vehicles at Cecil Street (outline)

14538; 1983; Approved

External staircase enclosure at rear

31852; 1996; Approved

Two storey extension at rear to replace existing swimming baths. Improvements to front entrance

01/0491; 2001; Approved

Internal alterations to library and IT areas (Woodbury Centre)

42520; 2004; Approved

Lift shaft and 13 roof lights to existing roof, Woodbury Centre

44878; 2005; Approved

New accessible entrance, Woodbury Centre

53539; 2011; Approved

Demolition of single storey extension to western elevation & link corridor on southern elevation. External alterations to include new doors. Installation of photo voltaic & solar panels to the roof

53857; 2011; Approved

Demolition of 2 detached single storey buildings and the northern lights building; Erection of 5 storey building (3000 square metres) and associated works; siting of 3 temporary portable cabins

54361; 2011; Approved

Non-material amendment following grant of planning permission 53857 to amend the internal west elevation of the existing Woodbury building from render to brickwork to match the existing elevation

54973; 2012; Approved

New ramped access to replace the existing non compliant ramp and addition of disabled vehicular drop off point

55108; 2012; Approved

Single storey extension to the internal courtyard; Plant screen to enclose extract ventilation equipment on adjacent building

66318; Approved; 2021

Prior approval for proposed demolition of the Design and Print Services building

68045; 2022; Approved

Erection of a freestanding timber lodge to be used for teaching purposes and associated works including pedestrian access and external lighting

69631; 2023; Current

Demolition of rear additions to original building, alterations to rear elevations of remaining buildings and associated hard and soft landscaping incorporating additional car parking

The applications below may also relate to the Woodbury Centre:

BR/7/82/1454; 1982; Approved

New sanitary fittings. Adaptation to Hairdresser Dept

BR/3/83/620; 1983; Approved

Alterations to provide additional classrooms etc

C/14538/83/LA; 1983; Approved

Adaptations to main building. Hall divided horizontally, lay new floor at 1st floor level, additional classrooms etc.

C/21474/88; 1988; Approved

Entrance and ramp, alterations to elevations and formation of students lounge in entrance hall

BR/7/88/1092; 1998; Approved

New entrance ramp, display window, student lounge

93/0603; 1993; Approved

Installation of WC + WHB [sic]

31701; 1995-96; Approved

Access ramp and entrance for disabled persons

96/0450; 1996; Approved

2 storey wing ext + general refurb [sic]

33811; 1997-98; Approved

Canopy to side elevation, Bury College, Market Street

99/0648; 1999; Approved

Erection of additional building

00/0271; 2000; Approved

Internal alterations of existing college building into classrooms

01/0068; 2001; Approved
Internal alterations, refurbished toilet & fire doors (regularisation)

02/0663; 2002; Approved
Internal alterations

03/0125; 2003; Approved
Conversion of classroom into offices

2.5 Sources and Bibliography

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A 25.8 (P) Technical College: New Technical College, programme of proceedings for the laying of the foundation stone [...] 13 May 1937
A 25.8 (P) Technical College: Opening of the Bury Municipal Technical College [...], *Bury Times*, 1947
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OS sheet SD 8100 SW, 2004. Scale 1:1,250
OS sheet SD 8100 SW, 1980. Scale 1:1,250
OS sheet SD 8100 SW, 1958. Scale 1:1,250

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Landmark, Promap, <https://www.promap.co.uk/>
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Farrer, R. and Brownbill, J. (eds.) (1911). 'Townships: Bury', in *A History of the County of Lancaster: Volume 5*, pp. 128-133.

Pevsner, N. (1969). *The Buildings of England: South Lancashire*
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Heritage Management Documents and Resources

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Bury Council (2018). 'Bury Local Plan Topic Paper 9. Built Environment'
Idem. (2022). 'Bury Town Centre Masterplan'
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Idem. (2023). 'Planning Statement. Woodbury Centre Bury College BL9 0BG. May 2023'
Seven Architecture, for Bury College (2011). 'Bury College 010173. Woodbury Campus)WP5 North Wing Design and Access Statement January 2011'

Bury Council, View and comment on planning applications, <https://planning.bury.gov.uk/online-applications/>
Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1250802?section=official-list-entry>

Information on past planning applications provided by Bury Council Development Control

In addition, history on the post-1980s changes to the building was provided by Wayne Cotton, Bury College employee and former student.

3.0 Site Survey Descriptions

3.1 The Setting of the Building

The north campus occupies a roughly triangular island site that is substantially higher than the land to its immediate west and south. To the north it is bound by the c.1970 Angouleme Way ring road (A52), which rises in height at the west end of the building as it passes over the c.1980 north railway spur **[Plate 3.1]**. Angouleme Way is a major thoroughfare with heavy volumes of traffic entering the town centre from the east. A large junction with wide views from the east and northeast sits to the Woodbury Centre's immediate northeast, with substantial street furniture at complex pedestrian and cycle crossings at this point **[Plates 3.2-3.5]**. A monument in front of the north entrance portico commemorates the naming of the Angouleme Way (1971).



3.1 Angouleme Way, rising in height to the west



3.2 Angouleme Way, junction with Market Street, looking east



3.3 Angouleme Way, junction with Market Street, looking northeast towards Bury Market (R)



3.4 Complex crossings to the east and north, with a multiplicity of street furniture



3.5 Complex crossing to the east, with a multiplicity of street furniture

To the south the campus is bound by the former railway cutting – which now contains Pyramid Park (officially Townside Field), an access road and a single railway line whilst the wide Market Street sits to its east, which widens further on approaching the junction **[Plates 3.6-3.7]**. The east side of Market Street is more fragmented, with a car park and a late 20th-century office block (fronting onto Angouleme Way) and, to their south, the college's new centres, built in contemporary styles and with frontages to Market Street **[Plate 3.8]**. Beyond this to the east is predominantly housing (mainly Victorian).

Running along the campus's west side, at a much lower level, is the 1980s railway spur cutting. This leads to a subway and underground Metrolink station situated beneath Angouleme Way (and formerly providing access to Pyramid Park), accessed from steps from the pavement adjacent to the northwest corner of the campus (with similar steps on the opposite side of Angouleme Way) **[Plates 3.9-3.10]**. The land then rises to the immediate west of the cutting and is now occupied by a modern hotel, car park, office and health centre development **[Plate 3.11]**. Further west is the 1930s-40s Town Hall, an adjunct to the mainly Victorian civic core, which subsequently merges with the pre-Victorian historic core.

Facing the Woodbury Centre across the busy Angouleme Way is Bury Interchange and Bury Market northeast, both redeveloped in the early 1980s in very functional styles typical of the period **[Plate 3.12]** (see above, Plate 3.3).

To the south, Market Street crosses the railway line over a viaduct and continues past the former college sports ground to its east (now in separate ownership) and the south campus (formerly known as the

Millennium Campus). This campus lies to the south of Pyramid Park and is occupied by several large-footprint contemporary buildings; accessed via the Millennium Centre which fronts on to Market Street **[Plates 3.13-3.16]**.



3.6 Pyramid Park, viewed from the Market Street viaduct



3.7 Railway land to the south of Pyramid Park



3.8 Market Street looking north, with contemporary college buildings to its east



3.9 Metrolink line, looking east towards the north campus



3.10 Subway entrance



3.13 South campus, north perimeter, viewed from Market Street



3.16 South campus, all buildings modern



3.11 Contemporary mixed-use development to the west



3.14 South campus, pedestrian access from Market Street



3.12 Bury Interchange, looking south towards the Woodbury Centre



3.15 South campus, vehicular entrance from Market Street

3.2 The Site

With the A Level Centre (2011) and a modern timber lodge (c.2022), the Woodbury Centre occupies the north campus of Bury College (formerly known as the Woodbury Campus). In addition to the buildings, this comprises garden beds/lawns and a parking area to the east, a detached timber lodge in a small garden to the south (occupying the site of the former Caretaker's house), a service road leading to car parking spaces and a car park to the rear, and a narrow footpath and modern cycle shelters to the north.

Entirely contemporary in design, and occupying what was originally the playground (soon after converted to parking), the five-storey A Level Centre fronts north onto Angouleme Way. Although detached, it wraps around the North Wing of the Woodbury Centre and forms the fourth side enclosing the shared courtyard between **[Plates 3.17-3.19]**.



3.17 A Level Centre wrapping around the Woodbury Centre



3.19 A Level Centre, west elevation



3.18 A Level Centre viewed from the campus rear

To the north, the perimeter of the campus is marked by a paved footpath running along the north elevation of the North Wing and bound by a low red brick wall. The wall is reduced in height and punctured by modern paved and concrete paths and modern steps and ramps serving two modern entrances inserted in the east end of the north elevation **[Plate 3.4]**. The path has a replacement concrete surface in the east and has been truncated entirely (with the loss of its wall) at the building's northeast corner, where the space that it originally occupied has been absorbed into the pavement **[Plate 3.5]**.

In the west, the footpath runs past two modern cycle shelters constructed on a small grass verge to the building's north, probably brought into the site on the construction of Angouleme Way), before reaching the modern metal security fence and gate **[Plate 3.20]**.



3.4 Complex crossings to the east and north, with a multiplicity of street furniture



3.20 North elevation, former walled pathway



3.5 Complex crossing to the east, with a multiplicity of street furniture

To the east, the northern entrance portico now fronts directly onto the pavement, the north entrance to the drive absorbed to form the wide pavement to Market Street. Adjacent to the portico is the former base of a modern cycle shed (since removed) [Plates 3.21-23]. The (truncated) former drive extends south to the southern entrance portico where it is terminated by a security barrier serving the approach from Market Street, which is lined with modern bollards. The area is tarmacked and converted for parking and enclosed behind modern metal railings and gates, with only remnant areas of grass verge (much of the original garden beds having been hard landscaped) [Plates 3.24-3.27]. The south entrance portico is accessed by steps and a ramp directly from the pavement with garden beds in front creating a permeable screen [Plate 3.28]. To the immediate south, adjacent to the substation building, contemporary bollards and an accessible parking space (protected by a security gate) [Plate 3.29].



3.21 North elevation, inserted entrances with modern ramps, steps and railings, and truncated footpath and wall



3.22 North elevation, cycle shelters and security gate



3.23 North pavilion (with entrance portico) and truncated east drive



3.24 East car park, north end



3.25 East car park and access road



3.26 East car park, looking south towards the south pavilion



3.29 Accessible parking spot



3.27 East car park



3.28 Paving and steps adjacent to the south entrance portico

Adjacent to the substation, a service road runs from Market Street into the rear of the site, marked by signage and 'traffic light' style capacity indicators; it is enclosed within modern metal gates attached to Herras fencing at the south [Plates 3.30-3.31]. Behind is a modern timber lodge (c.2022) set within a small garden area – the site of the former Caretaker's house - with car parking spaces to its north [Plate 3.32]. The service road then passes through a security banner before running into the interior of the campus, passing along the staggered rear building line to terminate in an enclosed car park situated to the west of the A Level Centre [Plates 3.33-3.35].

In the northeast, an opening between the modern rear ranges and the A Level Centre leads into the rear courtyard (2012). A mix of hard and soft landscaping, with trees, planters, metal benches and bollard lights, this occupies the former site of the Workshop Blocks (demolished in 2011) and is otherwise enclosed on all sides [Plate 3.36].



3.31 Herras fencing in the south of the campus



3.34 Rear, staggered building line of (former) Gymnasium, modern range and A Level Centre



3.32 Car parking spaces to the south of the service road



3.35 Rear car park, in the northwest of the campus



3.30 Service road entrance into the rear



3.33 Service road with bin store to the east and car parking spots in the west, looking north



3.36 Rear courtyard, looking southwest

3.3 The Building Externally

The Woodbury Centre is comprised of two main wings (North and East, which adjoin to form an L-shape), a single surviving historic range to the rear (the former Gymnasium), two modern rear ranges (the Refectory Kitchen and the former training kitchen - now collectively the Catering Wing), and the mainly enclosed rear courtyard. Exits lead from both wings into the courtyard which occupies the site of the former Workshop Block (demolished in 2011 and no evidence remaining).

The east elevation forms the principal facade of the building and of the East Wing facing on to Market Street. It is bookended by the two projecting porticos, the northern entrance (no longer in use) however functionally designed to serve the North Wing. Although exhibiting a shared design and material palette, the north elevation (primary frontage of the North Wing) was very much the secondary façade, historically facing the outdoor market and more concealed by the tighter townscape here - its lower levels concealed from external view by the intervening market hall building (lost in the 1960s). It housed the lower status activities of the college, its first floor initially allocated to the Junior Technical College, whilst the higher-status East Wing contained the elaborate Assembly Hall and (probably) the executive offices and ornate Board Room. The west return of the North Wing faced the town abattoirs and, consequently, was entirely plain, as were the two wings' rear elevations and the ranges situated within the rear of the site.

Designed to follow a neoclassical style, informed by the classical orders but renouncing the great ornamental detail of the older Technical School building. The three surviving historic buildings (the North and East

Wings and the former Gymnasium) are constructed in Accrington red brick, with higher quality brick and Stancliffe stone dressing to the two street frontages and second grade brickwork to all other elevations. To the North and East Wings, the steel frame structure is expressed in the composition of its bays, each marked by a vertical series of windows. These wings are comprised of three principal storeys, plus basement, the East Wing also having a single-storey projection in its west, abutted by the rear ranges.

A large amount of plant equipment is attached to the roofs and to the rear. All windows are modern uPVC (date of installation unrecorded) and rainwater goods are a mixture of modern plastic and historic metal. There are numerous vents and ducts, some passing through windows, and several window sills have been dropped to create new entrances (with associated ramps, steps and handrails). There is various modern signage to the north and east elevations in particular, alongside modern lighting and security devices.

3.3.1 Principal (East) Elevation

Although forming the principal frontage, the east elevation has no greater ornamentation than the north elevation, instead being distinguished by its two entrance porticos [Plate 3.37]. Its main range is symmetrical, comprised of 15 bays terminated to north and south by the projecting entrance pavilions, each comprised of five bays with a Stancliffe stone portico. An original lightwell (with modern railings and mesh cover) sits to the immediate north of the south portico and contains a doorway and two windows, all at basement-level. Otherwise, each bay has windows at three floors, retaining the original pattern of fenestration [Plates 3.38-3.39].



3.37 East and North Wings, east elevation



3.38 East Wing, east elevation, lightwell with replacement railings



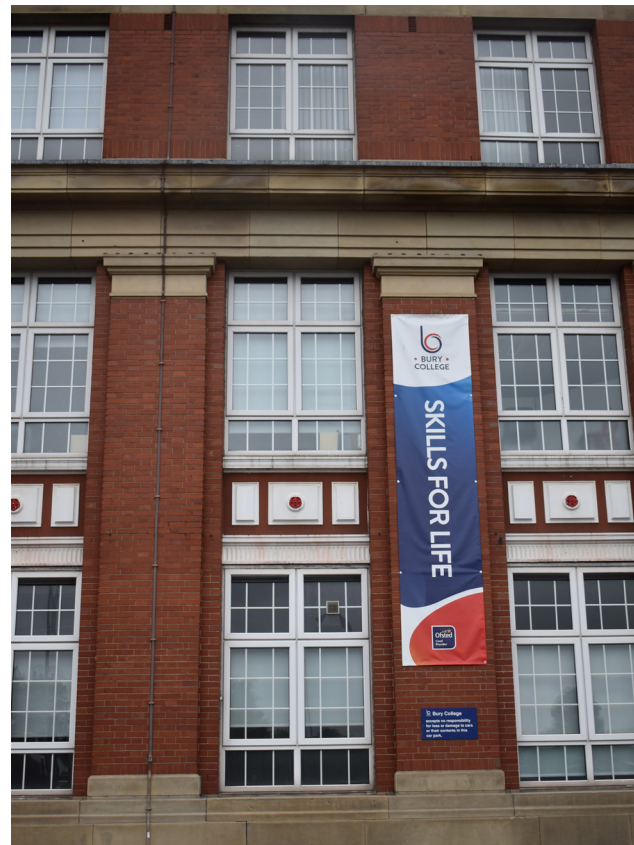
3.39 East Wing, east elevation, main range

A Stancliffe stone plinth runs across the entire elevation at ground level and extends upwards between the windows to present as engaged pilaster bases. Above, the steel frame is encased in brick, with further vertical projections standing proud between the windows, sitting on the stone 'bases' to present as engaged pilaster shafts and terminating in similar stone moulded 'capitals', this is surmounted at first-floor level by a comparatively restrained entablature of architrave and pronounced cornice (capped with lead).

Between the recessed ground and first floor windows to the main range are plaster panels incorporating a moulded lower architrave, frieze and cornice, a contrasting inner panel with three projecting mouldings, the centremost bearing the red rose of Lancashire (in the smaller windows abutting the entrance porticos the central moulding only), and a moulded cornice above [Plate 3.40]. The second floor is plainer, the windows sitting flush with the walls. The brick panels have a narrow band of vertical ceramic tiles to the base and top, the central section omitted in the top of each bay to give the impression of keystones, a plain band of Stancliffe stone runs above. Above is further brickwork with a continuous stone plaitband and bands of vertically arranged tiles at its base and top, and coping stones to the parapet. . All windows are two-light top-hung casements with white uPVC framing and replica glazing bars and modern banner signage runs along its length.

The entrance pavilions are treated in a similar manner but with variation to their composition - comprised of a wide central bay with a narrow bay to either side [Plates 3.41-3.42]. At ground floor single window openings flank the portico, whilst at first and second floors a tripartite arrangement of window openings above the

portico. At second floor they set within an expressed brick frame set on the pilasters below and surmounted additional stone banding bearing a central flagstaff holder. At roof level the parapet coping stone to the main range becomes banding where the pavilion steps up in height – its parapet with a band of vertical red tiles and coping stone. To the south pavilion the southern ground-floor window has been dropped to form a door (cutting through the plinth), with an electric shutter and a modern ramp with handrails [Plate 3.43].



3.40 East Wing, east elevation, example bay



3.41 North Wing, east elevation, north pavilion and entrance portico



3.42 *East Wing, east elevation, south entrance portico*



3.43 *East Wing, east elevation, altered fenestration to the south of the south entrance portico to provide wheelchair access*

Within the portico entrances, the door openings are framed by a central moulded recessed rectangular architrave in stone with stone beading, again treated as engaged pilasters on moulded bases. The north portico retains a wooden double-leaf door whilst the south portico has modern automatic glass doors **[Plate 3.44]**. Above, there is a line of chamfering to the side returns as the porticos narrow, a moulded stone frieze with a repeating geometric pattern runs around the portico with coping stones above and a triangular pediment. Both have modern signage and lighting to the front elevations and an original metal? downpipe to the south elevation. To the north portico, the adjoining flight of concrete steps is the width of the doorway and framed by stone blocks, now with modern metal gates and railings. To the south portico, the steps span its entire width, with a second set of steps to the north, both with modern handrails (supported by short sections of wall with coping stones above, all seemingly a later addition). An empty plaque stone is set in the plinth to the northeast corner.

Adjoining the southern pavilion is the Assembly Hall, itself attached to the substation building **[Plate 3.45]**. These share the material palette of the main range but are simpler in style. Stepping down in scale from the main range, the Assembly Hall was built as a double-height volume and continues the stone plinth and first-floor cornice and architrave of the main range, with double height windows set on a shared stone band. The red brickwork is plain, the only decoration being a narrow band of vertical tiling, without emphasis, directly below the coping stones to the parapet **[Plate 3.46]**. There are original downpipes to either end, plus signage and modern security lights. Adjacent, the substation building shares the continuous plinth and has two two-light windows (these as per the main

range), a plain architrave above and at the top a short row of vertical tiling sitting beneath the coping stones of the parapet. Reflecting its more utilitarian function, this building is set slightly back and the brickwork is plain. There is again an original downpipe, plus modern signage **[Plate 3.47]**.



3.44 East Wing, east elevation, modern doors in the south entrance portico



3.45 East Wing, east elevation (with North Wing, east elevation to the north)



3.46 East Wing, (former) Assembly Hall, east elevation



3.47 East Wing, substation building, east (R) and south (L) elevations

3.3.2 Secondary (North) Elevation and Return (West) Elevation

The north elevation now presents to Angouleme Way, however the absence of an original entrance reflects its historic position on a narrower access road. Despite its secondary status, the architectural detailing of the principal façade is continued across its 16 bay composition [Plate 3.48]. However, there are some minor variations (both in original design and through later alteration). The sill to the easternmost bay has been dropped to form a modern entrance (superseding the north entrance portico), cutting through the plinth and with modern ramp and handrails, signage indicating that it served the A Level Centre (2011). However, this has seemingly since been demoted to emergency exit use only, with access into the campus buildings now exclusively via the swipe card barriers positioned in the main entrance. The westernmost bay seeks to provide an opposing bookend to the pavilion, albeit subservient both in scale and detailing its ground-floor window with a tiled flat arch above as per the more utilitarian parts of the building.

To the northern pavilion which returns here the central bay is blind with matching brickwork [Plate 3.49]. Adjacent, the window sill of the fourth bay has been dropped to form an emergency exit (with associated signage), although the metal railings and gate enclosing this suggest that it is no longer in use. As to the east elevation, there are modern banner signs and various vents.

The west elevation, the return to the North Wing, is entirely plain, having a skin of red brick without ornamentation [Plate 3.50]. A single window and further doorway (with modern door) at ground floor,

with windows above at first and second floors; windows serve the stairwell – the lift overrun breaking the parapet line. These are again a mixture of single and two-light casements framed in white uPVC, with replica glazing bars.



3.48 North Wing, north elevation



3.50 North Wing, west elevation



3.49 North elevation, projecting north pavilion

3.3.3 East Wing South Elevation

The south elevation of the substation and that of the Assembly Hall which is visible above, continue the detailing from its principal façade [Plate 3.51]. Two tall door openings, with tiled flat arches above, indicate the internal division of the building. Both sets of double-leaf doors are modern, with the fanlight openings above covered in matching boarding. That to the south serves the substation whilst the door to the north has a modern inserted ramp and railings and acts as an emergency exit. Various cables run across the top of the elevation, with signage in the west corner and mixed lights and security items, whilst a large pipe passes over the east corner. The rear (west) elevation of the substation building has rows of vertical tiles on every fourth course but is otherwise plain, partially concealed by a modern corridor addition and the external metal steps that provide access to its roof, plus a historic downpipe (plainer than those to the front elevation).

A modern single-storey red brick corridor structure with a chamfered corner and a flat roof wraps around the southwest corner of the former Assembly Hall to abut the substation building (see below, Plate 3.53). This is an entirely modern structure with a wide glazed door, accessed via a contemporary ramp and short flight of steps with modern handrails, and with modern signage and lighting adjacent. Visible extending above the corridor is the contemporaneous staircase addition and the link corridor connecting this to the first floor of the former Assembly Hall through a converted window (inserted to provide emergency exits at ground and first floor following the conversion of the Assembly Hall).



3.51 East Wing, south elevation, substation building and modern corridor, exit and staircase

3.3.4 East Wing Rear Elevation (West)

A flat roofed single-storey brick projection runs along the rear of the East Wing, abutted by the east ends of both the former Gymnasium and the modern rear ranges. In the south, its west elevation is partially obscured by a bin and skip store (enclosed within Herras fencing) but contains two windows – both modern casements, with uPVC framing and glazing bars – with tiled flat arches above, two brick encased stanchions and, to the top, a band of vertical headers in lieu of coping stones. A short, shallow, brick structure with a lead covering sits to its front and may be a water tank or sub-basement store (not inspected but presumably relating to the boiler house), seemingly in a later brick. This elevation also has various grilles and ducts, mounts for the metal barriers that run along its roof, and pipes running from the roof into the lead-covered structure below.

The south elevation of this single-storey projection, entirely plain, is partially obscured by a pipe and duct rising up from the boiler house below **[Plate 3.52]**. It too holds the mounts for the railings to the roof, alterations to the brickwork visible in its east appearing to relate to the removal of grilles or ducts. Adjacent to the southeast corner is a flat roofed brick riser or similar running up to first floor level, now carrying modern flues and abutted by the modern staircase addition. This elevation then continues through a lightwell to basement level, where the boiler house is situated, the elevation to the lightwell containing ducting and modern grilles, a blocked window, a variety of original (glazed) and more recent brickwork, and a metal security gate over the doorway. It is enclosed by modern railings and the return of the modern low brick wall and accessed via modern metal steps.

Behind the flat roofed single-storey building is the upper level of the west elevation of the former Assembly Hall, mainly concealed by this building and the extraction plant to its roof, the former Gymnasium in the north and the riser and modern staircase addition in the south. Visible, however, within its plain brick skin are five windows (again, two-light casements in white uPVC framing and replica glazing bars), the southernmost window having been converted into an upper-floor doorway serving the new staircase. A band of vertical tiles runs along the top of the wall, above two historic downpipes serving the roof above.



3.52 East Wing, rear (west), single-storey structure

3.3.5 Former Gymnasium (now Health & Beauty)

What is likely a metal structure divides this red brick building into six bays, each framed by brick-encased stanchions. To the south elevation each bay contains a window, with a tiled flat arch above and stone sill below, the windows again modern, with uPVC framing. Photographic evidence indicates that only the easternmost opening – a small rectangular window with a stone sill below – retains its original profile, the others having been dropped at an unknown date (presumably during or after its conversion for teaching use or its more recent partitioning) [Plates 3.53-3.54]. There is a mixture of historic and modern rainwater goods to this elevation, modern grilles, and, in the west, a group of security devices and modern lights.

The east end of this building adjoins the flat roofed single-storey rear of the East Wing, which wraps around its southeast corner. With its rooftop plant, this obscures all but the uppermost part of the east gable from view.

The north elevation is abutted by the modern rear ranges and is not visible.

The west end faces onto what is now the service road, the main building comprising a plain brick elevation with a single door opening (with tiled flat arch) in its south (seemingly no longer in use). To its front is an offset flat roofed single-storey structure with three openings in its west elevation (again with tiled flat arches and stone sills), that in the centre with two lights, two boarded over and one bricked up. An access ladder runs down the elevation, as do two historic metal? downpipes. The south elevation of this single-storey structure has

a modern door opening but is seemingly no longer in use, whilst the roof above is filled with extraction plant, which obscures much of the west gable of the main building from view [Plate 3.55].



3.53 Former Gymnasium, south elevation



3.55 (Former) Gymnasium, west elevation



3.54 Former Gymnasium, south elevation, example bay

3.3.6 Modern Rear Ranges (Catering Wing)

The two-storey Refectory Kitchen sits to the immediate north of the former Gymnasium and in the main follows the footprint of the Swimming Bath building that it replaced, although with a new chamfered corner in the southwest to provide increased space for vehicular movement through the site. Set beneath a double pitched roof, the tall ground floor has a brick skin, above which sits a plain architrave (chamfered where surmounted by windows), the first floor rendered white. Built to slot into a site with buildings already extant along its north and south, this two-storey structure is blind at ground-floor level with windows at first-floor level. These are modern, in white uPVC framing plainer than that to the historic buildings, with the south elevation containing two windows in its west and the north five [Plate 3.56]. The west elevation is chamfered and has a profile dictated by the double pitched roof and central valley above. There are two windows on this elevation at first floor (one partially blocked, with a flue passing through), an abundance of extraction plant and associated cabling, and a modern downpipe and various lighting and security equipment to the southwest [Plate 3.57]. The north elevation is to a great extent obscured by the modern teaching kitchen (built on part of the footprint of the Workshop Block) but where visible has no features of interest.

Running along the north elevation of the Refectory Kitchen is the shorter, 21st-century, single-storey training kitchen [Plate 3.58]. This abuts the Refectory Kitchen to its south and the single-storey rear of the East Wing to its east and, consequently, has only two visible elevations. In a contemporary design, in a brown and dark grey palette, its two elevations are primarily brown brick, with a narrow band of glazing above (the

windows with grey powder coated aluminium frames), surmounted by a timber fascia and a projecting flat roof, the latter encased within a grey fascia with a moulded cornice edging. Glazed doors are situated on the east and centre of the north elevation, and plant on the west.



3.56 Modern rear range (Catering Wing), south and west elevations



3.57 Modern rear range (Catering Wing), west elevation



3.58 Modern rear ranges (Catering Wing), north elevations

3.3.7 Courtyard Elevations

The North and East Wings present their rears to the courtyard (formerly the site of the Workshop Block) **[Plate 3.59]**. Both are comparatively plain, with no stone dressings and none of the classical details of the street-frontages. Each presents as a red brick wall with regular arrangements of two-light windows, with tiled flat arches above and stone sills beneath, continuous bands of tiles run across both elevations at both these levels and also at eaves level. The window glazing is modern, set within uPVC frames and replica glazing bars (those to the East Wing infilled in the upper panes), almost all with two lights.

The south elevation of the North Wing is three storeys high, with windows on every floor **[Plate 3.60]**. At ground floor there is a modern glazed door, in a new central opening created on the demolition of the Workshop Block. Visible in the brickwork to its west, although partially covered by signage, is the blocked entrance that until 2011 led into the glass-roofed link corridor connecting to the workshops **[Plate 3.61]**. Situated at the east of the elevation are modern grey powder coated louvres inserted within original openings (one with a dropped sill), also dating from 2011 (see below, Plate 3.63). There are downpipes of various ages and a large modern duct runs down from the roof in the west corner, the stairwell in this corner also containing re-used stained glass (set within a uPVC frame), rescued from Stand Sixth Form College in advance of its demolition.

The west elevation of the East Wing is similar but has the flat roofed single-storey projection at ground level. Here, this projection's outer wall was entirely rebuilt, using new materials, during the demolition of the

adjoining Workshop Block (2011). Other than a glazed doorway and modern downpipes it is entirely blind, with a narrow coping band above, rising in height to the north (probably to conceal plant) **[Plate 3.62]**. The roof of this section is presumably also modern.

In the south of the courtyard the single-storey projection meets (and continues past) the east ends of the modern rear ranges. Here, there is evidence of at least three phases of modern interventions to either side of the south entrance pavilion at first and second floors, relating to the insertion of what are likely to be a stair enclosure (later brick, possibly early 1980s, and subsequently modified), a plant shaft (metal encased) and a matching metal lift shaft **[Plate 3.63]**. To their rear is the tall structure adjoining the south pavilion (seemingly original, but not replicated on the north pavilion), which rises above the adjacent flat roof.



3.59 North Wing south elevation and East Wing west elevation, viewed from the courtyard



3.60 North Wing, south elevation, looking west



3.61 North Wing, south elevation, site of former link corridor to Workshop Block



3.62 East Wing, west elevation, single-storey projection with plant (at juncture with North Wing)



3.63 East Wing, west elevation (north), single-storey projection and modern insertions

3.3.8 Roofs

The building contains a number of roofs, many with substantial plant (often relating to extraction and ventilation) [Plate 3.64].

A single flat roof runs across the North Wing and the adjoining East Wing and contains original projecting lift runs, modern extraction/ventilation plant and the photovoltaic and solar panels installed in 2011. Presumably still the original reinforced concrete, it is edged by a narrow safety rail. A higher flat roof also rises behind and above the south pavilion to its south and west and bears two raised glass lanterns, plus numerous aerials. As a result of their height these roofs are not visible from street level. To the rear of the East Wing is a single-storey flat roof of modern (replacement) construction with an extraneous metal frame supporting ducts and extraction plant in the north and south, with the late-20th century brick and modern metal vertical enclosures ascending adjacent to the modern rear ranges. This appears to be slightly narrower than the pre-2011 building that it replaced.

To the former Assembly Hall there is a hipped roof seemingly retaining its original green Westmorland slate, set behind a parapet of bricks capped by coping stones, whilst the substation has a flat roof, presumably of reinforced concrete, with a metal plant enclosure frame above. The abutting modern corridor and staircase extension is flat roofed at ground and first floors (and is of entirely modern construction), whilst the roof of the staircase enclosure follows the profile of the stairs within.

In the rear of the site, the former Gymnasium has a pitched roof with a renewed slate covering, probably replaced during the insertion of the modern skylights on its north and south elevations (perhaps when the mezzanine was inserted). The lower structure to its immediate west has a flat roof (not visible from street level) with a coping stone surround and is dominated by ducts and a raised platform holding further extraction plant.

Adjacent, the Refectory Kitchen has a double-pitched roof, with skylights, arranged around a central valley, and the training kitchen a flat roof of modern construction.



3.64 Woodbury Centre roofs, c.2021 (Bury College)

3.4 The Building Internally

The building has been heavily modernised in multiple phases of work, with major periods of refurbishment either recorded or reported as occurring in the 1980s/early 1990s, 2005 and 2011-12. Various spaces are known to have undergone several reconfigurations and changes of use over the past 40 years, most notably the former Assembly Hall and the two entrance foyers. It is reported that the laboratories were stripped of their fittings in the 1980s/early 1990s, the revolving doors to the main entrances also being removed at this time. Significantly, however, the core horizontal and vertical circulation routes appear to have been maintained across the building (supplemented by additional external entrances and by new circulation added inside the horizontally partitioned former Gymnasium and former Assembly Hall).

Internally, historic fabric is visible mainly in the circulation areas, particularly in the staircase and lift cores, the wall tiles to the corridors (albeit painted over), and the windows, glazed door surrounds (and some doors) opening from the corridors into the adjacent rooms. Two tiled engaged columns from the foyer to the north entrance (now closed) also survive.

Modern floor surfaces have been inserted throughout and suspended ceilings have been added on the ground and first floors and parts of the second floor.

3.4.1 North and East Wings: Basement and Ground Floors

The basement (not accessed) runs beneath the footprint of the North and East Wings and is used for plant and storage only.

In the North Wing, the ground-floor Learning Resource Centre (2011) is mainly open plan but does maintain a sense of the original central spine corridor in its residual pillars (and areas of surviving partitioning). No historic features are visible in this space, although some may potentially survive behind the suspended ceilings **[Plate 3.65]**.

The East Wing retains its spine corridor, with small teaching rooms opening off to either side, although it is not clear to what extent the existing rooms reflect the historic floorplan. These rooms (where available to view) appear entirely modern in their fit out, with no visible features of historic interest, although older fabric may survive concealed behind the suspended ceilings **[Plate 3.66]**. Situated in the single-storey projection to the rear (and within the extended seating area to its immediate north), the Refectory retains curved walls and metal columns and may be in its original location (although since heavily altered) **[Plate 3.67]**.

The north entrance was closed in c.1988, its foyer being absorbed into the surrounding space (itself reconfigured at least once subsequently). This entrance is likely to have been secondary in status, providing access primarily to the Junior Technical College on the upper floors of the North Wing and the adult teaching spaces on the upper floors of the East Wing (its entrance foyer opening directly into the north corridor and the staircase to its upper floors). This space is no

longer legible as an entrance and foyer, although its tiled engaged columns survive (now with little legibility) **[Plates 3.65-3.69]**.

The foyer to the south entrance also has reduced legibility, having been combined with what was probably the foyer to the Assembly Hall and, potentially, office spaces to the rear **[Plate 3.70]**. The historic ceiling is, however, still visible adjacent to the entrance door and also above the present-day reception desk and in adjacent spaces. The spine corridors to both wings are modern in appearance but appear to retain their original tiling and masonry, although heavily overpainted **[Plate 3.71]**.



3.65 Ground floor, Learning Resource Centre



3.66 Ground floor, example classroom



3.68 Ground floor, former north entrance, with portico (R)



3.70 Ground floor, reconfigured south entrance foyer



3.67 Ground floor, Refectory



3.69 Ground floor, former north entrance foyer



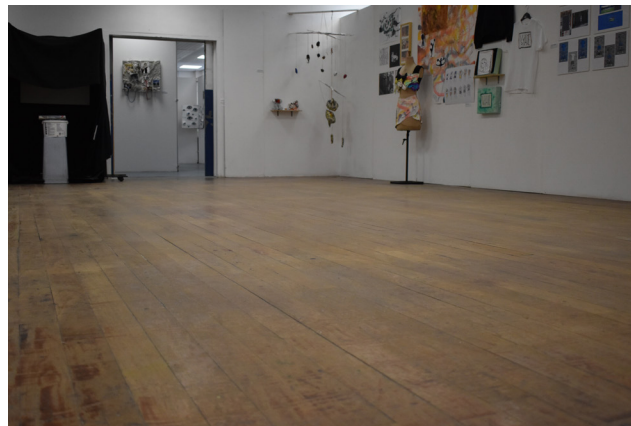
3.71 Ground floor, southern spine corridor

3.4.2 North and East Wings: Upper Floors

The first and second floors retain their spine corridors, again with surviving tiles and some joinery. Some windows onto the corridors survive exposed, with are believed to potentially exist behind later overboarding **[Plate 3.72]**. Some larger spaces survive, preserving the historic footprint of original practical teaching spaces, and in places retain their original parquet flooring (although this has mainly been removed) **[Plate 3.73]**. Many doorframes (and some doorcases) also appear to be historic. Otherwise, the corridors have an entirely modern fit out and the adjacent offices and teaching spaces are very plain, with no obvious features of historic interest **[Plate 3.74]**.



3.72 Room 212, Window to corridor



3.73 Room W216 (Art Gallery), parquet floor



3.74 Room W308, example office

3.4.3 North and East Wing Stair and Lift Cores

The building's staircases and lift shafts contain the greatest concentration of visible historic fabric, their appearance suggesting that they are original to the late 1930s construction. Whilst those adjacent to the original entrances were of higher status they all show some aesthetic merit [Plates 3.75-3.77].



3.75 South entrance stairs



3.76 West exit stairs



3.77 North entrance lift

3.4.4 Former Assembly Hall and Gymnasium

Both spaces, entered from the East Wing, have lost their historic floorplans through the insertion of new floors and vertical partitions, their original uses no longer being legible.

The former Assembly Hall has no features of historic interest and nothing to express its former use or appearance. Its legibility is further reduced by the modern exit, corridor and staircase extension, the adjacent breaking through into the rear single-storey structure (possibly once the prop store) and, more generally, the loss of its entrance foyer [Plates 3.78]. The east section of the building to its south has been absorbed as a fire escape and ancillary staff room space for the adjoining office, whilst the west section remains in substation use (not accessed).

Slightly more historic fabric is visible within the former Gymnasium, where the original metal roof structure survives. Originally concealed behind a ceiling, this was opened up during the 20th-century insertion of the mezzanine and now supports lighting and some of the heavy ducting that runs throughout the building and exits via its west elevation [Plates 3.79-3.80]. Some original brickwork is also visible, primarily to the south elevation, both painted and exposed [Plate 3.81]. Otherwise, however, there are no features of historic interest, all fit out being modern [Plates 3.82-3.83]. A mezzanine floor and staircase have been inserted and the space divided into teaching rooms around a central corridor, with a lift shaft added later, the combined effect being to prevent this building from being read as a single space.

3.4.5 Modern Rear Ranges

These ranges are entirely modern and, consequently, contain no features of historic interest.



3.78 Former Assembly Hall, upper floor



3.79 Former Gymnasium, exposed metal roof structure, with lighting and ducting attached



3.80 Former Gymnasium, ducting



3.81 Former Gymnasium, historic brickwork



3.82 Former Gymnasium, ground floor



3.83 Former Gymnasium, modern staircase and lift

4.0 Assessment of Significance

4.1 Introduction

The purpose of this section is to provide an assessment of significance of the Woodbury Centre, so that any proposals for change to the building can be fully informed as to its significance and the effect of the proposals on that significance can be evaluated.

This assessment responds to the requirement of the National Planning Policy Framework to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The NPPF defines significance as;

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

4.2 Assessment of Significance

The Woodbury Centre is a purpose-built technical college building of 1937-40, occupied for educational use continuously since 1947. Designed by the Borough Surveyor, its restrained neoclassical style and its original position on a partially-enclosed site (situated within a residential, commercial and industrial setting), indicates that the building was, and remains, of lower significance than the earlier Technical School (Grade II), which was located more centrally in the town.

The building comprises two main wings, connected to form an L-shape plan, with three parallel ranges (one original and two modern) extending into the rear of the site and a modern block to the west. Collectively, they enclose a central courtyard where the Workshop Block once stood, demolished in 2011. The principal facades of the two wings are of greatest interest architecturally; following a neoclassical design in Accrington red brick with Stancliffe stone dressings – the East Wing bookended by pronounced entrance pavilions with stone porticos. The ranges to the rear are characteristically more restrained owing to their more functional use; here modern plant equipment is now accommodated which, although unsightly, is concealed from the principal facades.

The main elevations have been subject to comparatively little change; limited to the replacement of the metal windows with uPVC, insertion of and alteration to entrance doors, provision of ramps and proliferation of signage and other modern fixtures. Internally, however, the plan form survives only in part with very little internal fabric remaining, whilst the former Assembly Hall and Gymnasium are no longer internally recognisable as such. Demolition of the rear Workshop Block has also reduced the legibility of the historic site and a sense of the very practical nature of the instruction for which the college was built, this effect is further reinforced by the large proportion of space now used for office, tutorial, library and recreational activities.

The creation of Angouleme Way in the 1970s truncated the larger island site of which it formed a part and fundamentally altered the setting of the building, elevating its visual presence by the open views created. This is of note particularly for the North Wing, originally

designed as the secondary wing, of lower status functionally and accessed via the entrance portico in the principal east façade. Now with a status in the townscape equal to the East Wing, and appreciated visually as an entire composition, the absence of an entrance and lack of visibility through the window glazing creates an inactive frontage which belies its prominence. Whilst the orientation of the road junction and the wide views afforded also allow for greater views of the East Wing, this also gives a greater status to the north entrance pavilion (now closed and inactive with car parking in front) than the entrance to the south, which originally provided access into the higher status parts of the building.

In its transformed setting the Woodbury Centre has some limited significance as one of the few survivors of pre-1970s architecture on this eastern section of Angouleme Way and the north end of Market Street. The introduction of the ring road has, however, cut the college off from the town centre, its own footpath to the north appears redundant, with little pedestrian footfall along the adjacent pavement and views impacted by the heavily trafficked road and associated clustering of street furniture.

Overall the Woodbury Centre has some significance at a local level, derived through its role as an educational establishment in the local community, the quality of the external facades and the prominence of the building which has been created by substantial changes to its setting in the latter half of the 20th century.

The interest of the Woodbury Centre can be summarised as follows:

Of the **greatest interest** are:

- The two main frontages, particularly the entrance pavilions and porticos, which bookend the principal facades and highlight the original access and circulation.
- The composition of the east and north facades and the associated decorative details including the interleaving red rose panels and the mock engaged pilasters.

Of **lesser interest** are:

- The drive/footpath and areas of greenery to the east, which give a sense of the site's boundary and its original separation and distinction from the adjacent road and pavement (Market Street).
- A similar footpath to the north, with grass verge (although now redundant).
- The rear courtyard, maintaining a sense of the footprint of the lost workshops and allowing views of the rear facades of the east and north wings.
- The exterior of the former Gymnasium, its pitched roof contrasting with the flat roofs of the main wings (although this interest is reduced by the altered fenestration).

Elements that **do not contribute to the interest of the building** include:

- The modern rear ranges and adjacent A Level Centre, which respect the earlier and surviving external footprints of the North Wing and the ranges to the

rear but are in modern styles and materials.

- The plant and photovoltaic/solar panels to the roofs North and East Wings (not visible from street level).
- The car park in the northwest corner of the site, the parking spaces and bin store in the west and the cycle shelters in the north, the enclosed rear of the site intentionally designed to be more functional in its use and appearance.
- The timber lodge to the south, differing from the building in style but detached at some distance and maintaining the original impression of an enclosed service entrance.
- The park to the immediate south and the adjacent modern college buildings facing the Woodbury Centre on Market Street.

Factors that detract from the building's interest are:

- Heavy traffic, utilitarian public realm and cluttered street furniture to both Angouleme Way and its junction with Market Street.
- Use of the front of the site for car parking, the modern metal railings enclosing this, associated bollards and modern barrier adjacent to the main entrance.
- On the main elevations, inserted door openings (although these respect the existing fenestration), ducts (especially where passing through windows), unsympathetic handrails to ramps and steps and non-matching gates, railings and signage.
- uPVC windows throughout, mitigated to a degree through their sympathetic design.
- Herras fencing to the south of the Assembly Hall.
- Ventilation and extraction equipment in the rear of the site (although concealed from public views).

5.0 Commentary on the Proposals

5.1 Description of the Proposals and their Impact on the Heritage Assets

The proposals are outlined in detailed in the planning submission drawings; they include demolition of the Heath and Beauty Wing (former Gymnasium) to the rear of the Woodbury Centre with associated alterations to the rear elevations and hard and soft landscaping. Although internal alterations are also proposed, as an unlisted building these do not required consideration as part of the planning process.

The proposals are part of the College's wider Transformation Projects to enhance the College estate, which will bring additional Department for Education funding to the town. Following the completion of Phase One of the new Health and Digital Centre building, the Beacon Centre and Woodbury Centre are now proposed to be altered and refurbished to ensure that they meet current operational requirements and satisfy student expectations as the College expands.

The conversion of the Gymnasium for use as the Health and Beauty Wing and the adjoining modern extensions have created inherent issues with the quality of the internal teaching spaces with a lack of natural light and ventilation and a need for excessive service provision, which also now clutters the exterior of the building. The physical interface between the former Gymnasium and later additions is also poor, resulting in problems such as water ingress and structural defects which bring pressures to maintenance budgets. The failure of this part of the building to meet the College's ambitions for all premises to constitute excellent places to learn, and the intended relocation of the Health and Beauty department to the new Beacon Centre, renders it likely that this space would become vacant and fall into a state of disrepair.

It is therefore proposed to demolish the former Gymnasium, with the exposed façade of the Catering Wing rendered and with new powder coated aluminium windows added. The external area created through its demolition would be utilised to create a semi-private landscaped area for use by students to gather and study. It would also enhance the quality of the Catering Wing, providing natural light and views and connections to this landscaped area. The space provided would contribute to the College's wider ambitions to provide connected spaces which enhance the interaction of users with College facilities and to enhance sustainable drainage and ecology across the College estate. Whilst the Gymnasium forms an original part of the building, it is very much secondary to the two principal ranges and is largely concealed from public view. Furthermore, owing to the extent of alteration both internally and externally (dropping the window sills levels and the addition of plant equipment) its interest has been diminished – particularly owing to the loss of its legibility as the Gymnasium and, therefore, its identity as part of the original ambitions of the technical college. Demolition and redevelopment to serve the evolving needs of the college has been established in this part of the site through the demolition of the former Swimming Bath and Workshop Block and the erection of the two ranges which now make up the Catering Wing, which have been accommodated with a negligible impact on the primary significance of the building – the street facing frontages of the East and North Wings. It is therefore considered that the scale of the harm brought about by the demolition of the former Gymnasium is relatively low when considered against the identified significance of the building and balanced against the benefits that its demolition would bring, which include improvements to the internal environment of the Catering Wing, provision of external landscaping and

seating to the benefit of students, and sustainable drainage and ecology. Perhaps most critically, however, is the contribution that the proposals would make to the Transformation Project, which seeks to ensure that the College can evolve to meeting the changing expectations of the students it serves and to enable the Woodbury Centre to continue in its original educational use, securing the conservation of the areas of greatest interest in the long-term.

5.2 Policy Justification of the Proposals

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. This section therefore assesses the proposed development first against the policies of Greater Manchester Places For Everyone Joint Development Plan Document (2021) and then the Manchester Local Plan Core Strategy Development Plan Document (2012) policies and finally brings to bear heritage policies in the NPPF.

5.2.1 Greater Manchester Places For Everyone Joint Development Plan Document (2021)

The Greater Manchester Places For Everyone Plan follows the thrust of the National Planning Policy Framework (see below). **Policy JP-P 1:** Sustainable Places seeks to create sustainable and distinctive places which respect and respond to the context within which they sit whilst creating legible, durable and visually distinctive environments which protect key views and which raise the human spirit through the use of green space and quality of design. In this the

proposals are particularly strong through the provision of external landscaping to enhance the student experience whilst ensuring that the Woodbury Centre can continue to meet the educational requirements of the community which it serves and maintain its role in the local townscape and identity of Bury.

Policy JP-P 2 sets the requirements for heritage assets to be conserved, sustained and enhanced as a means of contributing to local identity, character and distinctiveness. Once again, the proposed works have sought to maintain the building in its original and optimum viable use – conserving what is significant about the building and ensuring that its contribution to local identity and character is maintained both through its educational use and in the quality of its neoclassical East and North Wings.

5.2.2 Bury Unitary Development Plan (1997)

As has been outlined above, the proposals would ensure that the contribution of the Woodbury Centre to the character, appearance and amenity of the Borough's built environment would be preserved with the former Gymnasium that is to be demolished largely concealed from public view, and with the associated decluttering of plant and the landscaping designs and the changes to the remaining facades proposed (**EN1**). Furthermore, what is of greatest interest about the building as a non-designated heritage would be preserved and its significance allowed to endure through the adaptation and upgrading of the educational provision to meet contemporary requirements (**EN2**).

5.2.3 The National Planning Policy Framework

As set out above, the development complies with the policies of the Unitary Development Plan. The NPPF has crystallised previous approaches to the historic environment and draws focus to the 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation' and 'the desirability of new development making a positive contribution to local character and distinctiveness'. In regard to heritage assets, it states that 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The former Gymnasium as converted offers a poor quality teaching environment which does not meet contemporary expectations and would likely fall out of use owing to the relocation of the Healthy and Beauty department which occupies the space. As such, owing to its lesser interest within the Woodbury Centre overall it is considered that its demolition would be balanced against the associated benefits which this would bring including improvements to the quality of the Catering Wing, creation of an external landscaped area (and associated health and wellbeing, sustainability and ecology benefits) and ensuring that the College continues to provide the teaching spaces required to ensure that the building remains in educational use – securing the conservation of the East and North Wings, of greatest interest, in the long-term.

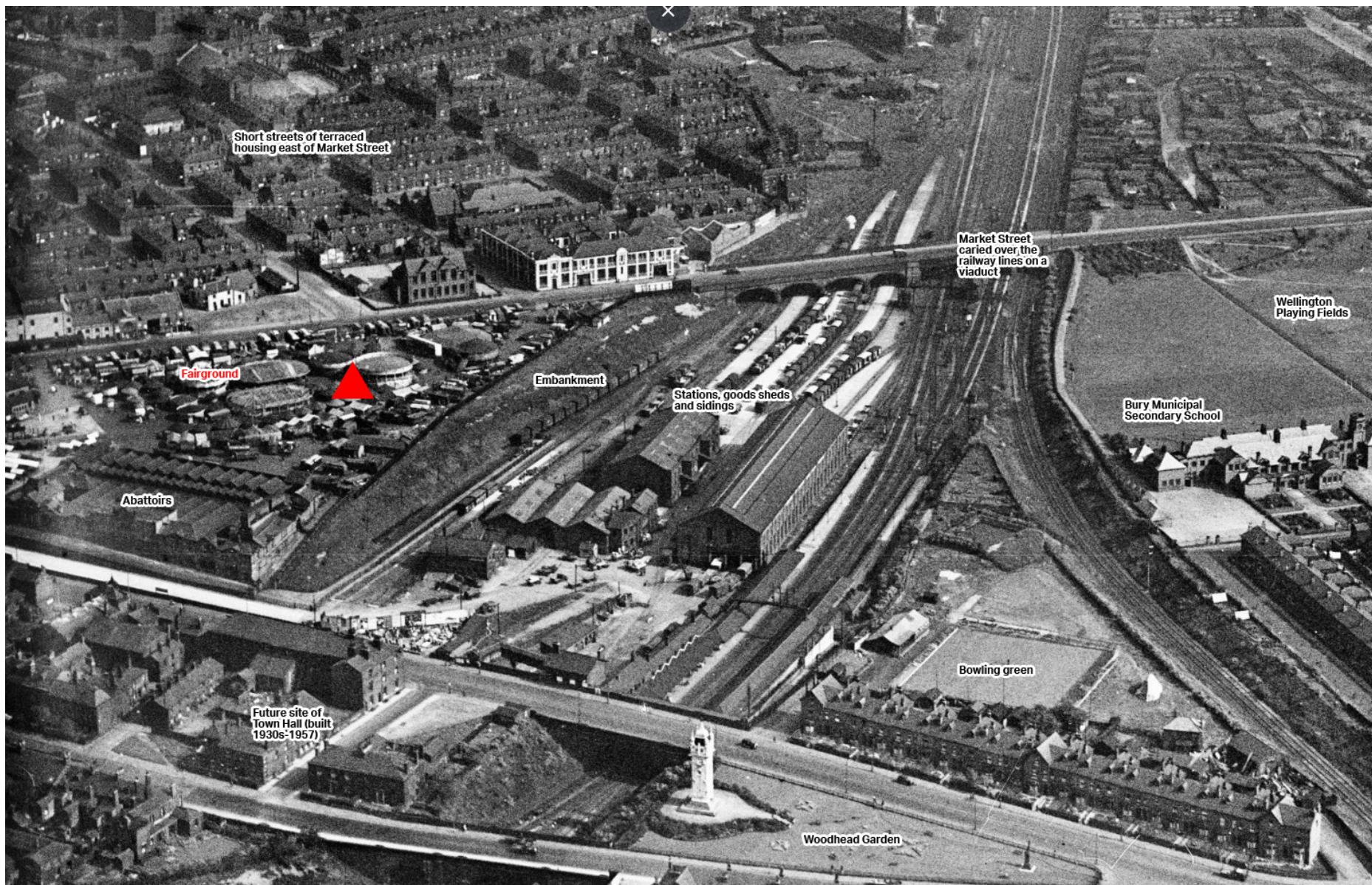
5.3 Conclusion

It is the conclusion of this report is that the proposals meet the tests outlined in the National Planning Policy Framework insofar as they relate to the historic environment and comply with the requirement of local policies and therefore should be granted planning permission.

Appendix I – Photographs of the Site Prior to Construction



I.1 Future site of first college buildings (looking east) 1933 (Historic Scotland)



1.2 Future site of first college buildings in use as part of the fairground (looking east), 1934 (Historic Scotland)



I.3 Future site of first college buildings, looking west, 1935 (Historic Scotland)



I.4 Future site of first college buildings (looking west), 1935 (Historic Scotland)

Appendix II – The College as Opened in 1947

Original Floor Plan

At its opening the building contained:¹⁶

Basement

- The **Heating Chamber**, from which the services ran out in 'mains subways under the corridors'.
- The **Filtration and Ozone Sterilization Plant** serving the Swimming Bath.
- The **Battery Room, Maintenance Room and Main Switch and Battery Room**.
- Probably also the fuel store.

Ground floor

East Wing – sports, catering, meeting, office and performance space :

- **Main Entrance Halls** (presumably two).
- In the centre, **Board Room and administrative offices**.¹⁷
- **Assembly Hall**, 90 x 40 feet, seating 510 on the ground floor and 120 in the gallery, with a floor of Matai and Padduk, the walls panelled with Macassar Ebony and Australian Walnut, with some acoustic plaster.
 - With a stage (with chair store below), cloakrooms and (probably along the west) an adjacent prop store.

- Above, the Projector and Rewinding Rooms, accessed from the second floor.
- Seemingly also with a **Foyer** and possibly a **Crush Hall**.
- **Kitchen and Refectory** (not described, possibly in the single-storey projection to the west).
- **Gymnasium** (for Physical Training) 40 x 70 feet, with showers, WCs and male and female changing rooms and a store.
- **Swimming Bath** (also part of the physical training provision), 75 x 35 feet.
 - A pool 75 x 30 feet, 7 feet deep at its deepest, lined in asphalt and concrete with faience tiles and served by a filtration plant.
 - 'Sidewalks' around the pool 12 feet wide at the shallow end (for poolside exercises) and 6 feet wide on the three other sides, paved in non-slip rubber paving blocks in light blue and pale green.
 - A diving stage and springboard.
 - 40 changing cubicles (and others for instructors), with a Cleansing Chamber (showers) on entrance to the pool.
- **North Wing – teaching space:**
 - Textile Lecture Room and Testing Laboratory.
 - General Engineering Laboratory, Mechanics Laboratory and Building Science Laboratory, with stores.
 - Stores, three classrooms and the offices of the departmental heads.
 - (with corridor access into the Workshop Block).

- **The Workshop Block** (single-storey and lit from above, later known as the **Northern Lights**) – **teaching workshops:**

- The Weaving, Spinning, and Boot and Shoe Manufacturing Sections of the Cotton and Woollen Textiles Department (weaving shed and preparation room, spinning room store and boot and shoe manufacture room), accessed from the main corridor.
- The Carpentry and Joinery Shop, Polishing Room, Timber Store, Plumbers' Shop and Brickwork and Building Erection Room of the Building Department, plus stores for students' work.
- In the west section, the workshops of the Mechanical and Electrical Engineering Section and the Building Section (General Engineering, Moulding/Welding/Sheet Metal, Motor Engineering, and Electrical Installation Workshops).
- Each workshop having an attached store, with (male) WCs situated in the centre of the block.

First floor

- **East Wing – library, lecture rooms, labs and staff and student common rooms:**
 - A Geography Room (with balcony).
 - A large and a small lecture theatre (with a Preparation Room between).
 - Chemical, Experimental Dyeing and Physics Laboratories, with two stores.
 - Male staffroom and male student common room.
 - The Library.
 - At the end of the corridor, a Dark Room and Photometry Room.

16 A 25.8 (P) Technical College: Opening of the Bury Municipal Technical College, 1947; various financial accounts and associated correspondence in Bury Archives and Local Studies, ABU/2/3/9/7 Municipal Technical College. Correspondence and reports, 1933-48.

17 Their exact position is not clear. The above document refers to these being 'centrally situated on the ground floor' (suggesting a clustering around the north entrance) but tended to speak of the building as the East Wing, with the North Wing separate.

- **North Wing** – the **Junior Technical School** (in ‘a number of classrooms’).

Second floor

- **East Wing** – the Commerce Department, staff and student common rooms:
 - Classrooms, a Typewriting Room and stores.
 - Female staffroom and the female common room, with WCs and cloakrooms.
- **North Wing** containing:
 - Four Drawing Offices with stores on the north side (each allocated to a specific department).
 - The Printing Room and temporary classrooms on the south side.

Roof

- The main roof flat and holding the **ventilating tanks** serving the Assembly Hall, **water tanks**, and the **lift machinery**

The office and more general accommodation included the Principal’s office, a ‘General Office and Store’, the ‘Waiting Room’, the Board Room and the caretaker’s store (plus two small cleaning cupboards).

Original Fit Out

The *internal fit-out* was comprised of:

- The rooflights to the corridors glazed in a deliberate variety of white glasses.
- **‘Dados in tiles, hard plaster and a decorative plastic paint... in many combinations of colours, which give a variety of finishes to the rooms and corridors’.**
- To most rooms, **wood block floors**, using Empire timber of multiple sources.
- The **Main Entrance Halls, Foyer and Crush Halls**

decorated with walls of ‘mottled faience slabs and black glass’ and floors of marble terrazzo.

- The corridors with noise-reducing sheet rubber flooring with a patterned border cover.
- The stairs in marble terrazzo, ‘non-slip cube insets on the treads’, the balusters metal.

Contractors

A list of contractors was published at the 1947 opening [Plate II.1].

The following is a list of the Contractors who have been engaged on the building, and best thanks are accorded to them for their helpful co-operation.	
<i>Messrs.</i>	
GENERAL CONTRACTORS	J. GREENWOOD, LTD., BURY
ASPHALTERS	J. DICKINSON & SONS, BOLTON
MASONS	S. & J. WHITEHEAD, OLDHAM
PLUMBERS	H. TATTERSALL, LTD., ROCHDALE
PLASTERERS	T. ORMEROD & CO., TOTTINGTON
PAINTERS	WEBSTER & WHITTAKER, BURY
STEELWORK	J. WEBB & SONS, LTD., BURY
REINFORCED CONCRETE ROOFS AND FLOORS	BOLTON & HAYES, LTD., BOLTON
METAL WINDOWS AND LANTERNS	J. GIBBONS, LTD., WOLVERHAMPTON
ELECTRICAL WORK	CLAYTON GOODFELLOW, LTD., BLACKBURN
TILING	J. CHEW & CO. LTD., BLACKBURN
RUBBER PAVING	UNIVERSAL RUBBER PAVIORS, LTD., AUDENSHAW
FAIENCE	H. MASON & SONS, LTD., BOLTON (for LEEDS FIRECLAY CO. LTD., and SHAW'S GLAZED BRICK CO. LTD., DARWEN)
PANEL HEATING	R. CRITTALL & CO. LTD., LIVERPOOL
BOILER PLANT	G. N. HADEN & SONS LTD., MANCHESTER
PUMPS	PULSOMETER ENGINEERING CO. LTD., READING
OZONE PLANT	P. M. ENGINEERING CO. LTD., LONDON
FILTRATION PLANT	ROYLES, LTD., IRLAM
ASBESTOS FLUES	TURNER'S ASBESTOS CEMENT CO., MANCHESTER
STEEL CHAIRS, etc.	W. A. BAKER & CO. LTD., NEWPORT, MON.
DRESSING CUBICLES	FLEXO PLYWOOD INDUST. LTD., LONDON
SANITARY GOODS	BRITISH SANITARY FIRECLAY CO., LTD., LEEDS
MIXING VALVES, etc.	BAKENDALE & CO. LTD., MANCHESTER
PATENT GLAZING	MONK PATENT GLAZING CO., ROCHDALE
WOOD FLOORING	SUPER FLOORS, LTD., MANCHESTER
LIFT AND ENCLOSURE	ETCHHELLS, CONGDON & MUIR, LTD., MANCHESTER
FIBROUS PLASTER	L. STEAD & SONS, BRADFORD
FIRE APPLIANCES	G. SCHOFIELD, BURY
GAS APPLIANCES AND INSTALLATION	BURY CORPORATION, GAS DEPARTMENT, BURY
TERRAZZO	STEFANUTTI TERRAZZO, LTD., MANCHESTER
WOOD PANELLING	WM. MOSS & SONS, LTD., LIVERPOOL
GLAZED WALL FINISH	PALORIT PAINTS, LTD., LONDON
REVOLVING DOORS	H. SHEPHERDSON, STOCKPORT
SHEET RUBBER FLOORING	DUNLOP RUBBER CO. LTD., MANCHESTER
WROUGHT IRON RAILINGS	J. HUTTON & SONS, LTD., RAINLIFFE
FIREPROOF DOORS	J. BOOTH & SONS, LTD., BOLTON
HANDRAIL AND BALUSTRADES AND BRONZE WORKS	DAVIS & BROCKLESSY, LTD., MANCHESTER
STAGE EQUIPMENT AND HALL CURTAINS	FITUPS, LTD., MANCHESTER
BLACK-OUT CURTAINS AND FLOOR COVERING	WM. HIGGIN, LTD., BURY
FURNITURE AND FITTINGS	WM. HIGGIN, LTD., BURY J. CLEGG, LTD., BURY NORTH OF ENGLAND SCHOOL FURNISHING CO., DARLINGTON T. BRADFORD & CO. LTD., MANCHESTER BENLIM (PENTON), LTD., PENTON WALLOWAY (WALSALL), LTD., WALSALL SIMPOLES, LTD., MANCHESTER SECO, LTD., LONDON KINGFISHER, LTD., WEST BROMWICH
GYMNASIUM EQUIPMENT AND DIVING STAGE	H. HUNT & CO. LTD., LIVERPOOL T. M. GARDNER, LTD., HODDERSDON

II.1 Contractors (Bury Archives)

Appendix III - Planning Policy and Guidance

Regional Policy

Places For Everyone Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan (2021)

The Joint Development Plan Document was adopted by the nine districts of Greater Manchester in August 2021.

Policy JP-P 1 - Sustainable Places

We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:

1. Distinctive, with a clear identity that:

- A. Responds to the natural environment, landscape features, historic environment and local history and culture;
- B. Enables a clear understanding of how the place has developed; and
- C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

2. Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design

6. Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained

7. Resource-efficient with:

- A. A low carbon footprint;
- B. Efficient use of land;
- C. Minimised use of new materials;
- D. High levels of recycling

12. Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place

Policy JP-P 2 - Heritage

Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
- 2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;

- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and historic value.

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Local Policy

Bury Unitary Development Plan (1997)

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.

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.

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.

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.

Bury Local Plan

A new local plan to guide future development in the Borough of Bury is currently being prepared.

The *Bury Local Plan Topic Paper 9. Built Environment* was published in 2018 and provides the following content of relevance:

Current Townscape – Bury

3.27 Within the historic core of Bury town centre, much of the surviving heritage dates from the early/ mid Victorian period and includes some fine classical styled buildings in brick and stone and this core area is designated as a Conservation Area.

3.28 The town centre has witnessed the most radical changes in recent years with the modernisation of the once austere 1960's precinct in the heart of the town to create the more modern and covered Millgate shopping centre. Similarly, the extension to the town centre at the Rock as well as development at Townside and Chamberhall have involved high density and innovatively designed buildings that set the tone for the future image of the Bury's core area.

3.29 The western area of Bury has developed as a predominantly residential location with a wide range of styles and quality. In particular, extensive areas of lower density family housing developed in the Seddons Farm area during the 1960s and 1970s.

3.30 The eastern side of Bury contrasts significantly with the west. East Bury is dominated by traditional industrial and residential uses. The dominant housing type is terraced. However there is a wide variety of styles and sizes, ranging from small back of pavement homes, to elegant properties with large gardens. Medium to high density housing is typical of this area.

Urban Design

3.39 Good urban design aids the creation of neighbourhoods of choice. The design and layout of new development is now recognised as being integral to achieving sustainable development and the planning process has an important role to play in achieving this. Good design incorporates an interrelation of features and if implemented effectively can contribute towards the creation of thriving and vibrant places that are well designed, well built, inclusive, safe, well connected and environmentally sensitive. As a consequence, the design of new development can have a significant impact on people's quality of life.

3.40 A design and access statement must accompany planning applications for outline and full planning permission, other than in the circumstances set out in Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. Exemptions include applications for householder development, changes of use without external alterations and minerals-related development. Design and Access Statements are required to ensure

that all necessary considerations have been integral in its design including the need to ensure that the design and layout accommodates the needs of people with disabilities, the elderly and those with small children and that suitable access is provided.

3.41 The design and construction of new places and spaces can significantly impact on the future character of the Borough. Maintaining or contributing towards the strong sense of place and distinctiveness in Bury is an essential to ensure that developments respect the distinctive character of the Borough and to ensure that good design prevails. Creating places devoid of character through poor design will undermine the quality and value of the development and the wider environmental setting.

3.42 Poor design and layout can create unattractive, lifeless, dangerous and unsustainable places. Conversely, a well-designed public realm can contribute significantly to the success of a place and shape people's experience and enjoyment of a place.

3.44 All development impacts on the environment, both directly (in terms of generating carbon emissions and using natural resources) and indirectly (by affecting the lifestyle decisions of its communities). Consequently, the buildings that are designed and built today will affect our ability to live in a sustainable way for years to come.

3.46 Too many modern buildings have a 'bland' appearance in contrast to the visual interest of older buildings. For example, retail stores are often clad in panels which offer limited variety to the façade, whilst

new housing is often designed without sufficient modelling resulting in windows being flush with external walls and minimal overhang of the eaves.

In addition, the Topic Paper also highlights Key Issues for the Built Environment that must be considered in taking the Local Plan forward:

- The Borough contains a varied range of heritage assets.
- The Borough has a diverse character and townscape.
- Poor design and layout can create unattractive, lifeless, dangerous and unsustainable places.

Bury Town Centre Masterplan (2022)

Heritage is one of Bury's key assets – recognised through the large grouping of Listed buildings and the designation of the Bury Town Centre Conservation Area in 1978, which was later extended to the west in 2005. Notable assets include:

- ***Bury Castle***: Located to the north west of Market Place, this was an early medieval moated manor house built in 1469. The remains comprise a Scheduled Ancient Monument and in 2000, the site was excavated with the remains of the old walls displayed in Castle Square.
- ***Parish Church of St Mary***: Located to the north east of Market Place, the church has been at the centre of the town for much of its history and is a key focal feature. Originally of medieval origin, the church was entirely rebuilt in the 19th Century and is Grade I listed.
- ***Castle Armoury***: Located on the site of the former castle, this was built in 1868 to house the 8th Lancashire Rifle Volunteers and is Grade II listed. It

continues to be used today by the British Army and Community Cadet Forces.

- **Bolton Street Station:** The station complex includes the post-war Bolton Street ticket office, the 1846 Castlecroft Transhipment Shed and various 19th century features. Following closure for passenger use in 1972, the East Lancashire Railway Preservation Society reopened the station in 1991.
- **Art Gallery and Library:** Completed in 1901 by Woodhouse and Willoughby of Manchester to house the Wrigley Collection of paintings. The building is Grade II listed.
- **Statue of Sir Robert Peel:** Grade II listed bronze statue located in Market Place. Sculpted to commemorate the Bury born politician who served as Prime Minister and founded the Metropolitan Police.

Bury's rich heritage is a key strength, and one which gives the town its character and uniqueness. It is imperative that as the town centre develops in the future, these assets are preserved and celebrated; ensuring that the quality of public realm highlights their importance and new development responds sensitively in terms of design and scale.

Development Principle 4 Cultural Heritage & Tourism

Bury's intrinsic heritage should be celebrated, creating places that are 'Distinctively Bury' - ensuring that the character of the town is preserved and promoting a strong identity which sets it apart from its competitors.

Celebrate the Historic Environment: The Masterplan should ensure that interventions respond sensitively to Bury's historic environment, particularly the Town Centre Conservation Area and explore opportunities to:

1. Incorporate lighting which highlights key architectural features and emphasises the importance of key destinations;
2. Integrate information on Bury's history into the design of the public realm and public art;
3. Develop a coordinated palette of high-quality materials and street furniture which will help to create a distinct identity that reflects the importance of the historic environment; and
4. Rationalise and coordinate the location of street furniture (including signage, cycle stands, railings, bollards, lighting, planters, litter bins and benches) to minimise street clutter and preserve important views and desire lines.

Development Principle 5 Climate Change & Sustainability Sustainable Buildings

Proposals to refurbish or re-use existing buildings will be encouraged to reduce energy consumption including through improving the building fabric, lighting and heating and ventilation systems and to ensure that technology is used effectively to analyse and manage the operational performance of the buildings, subject to other policy considerations including heritage interests. Proposals for new buildings within the Masterplan area should seek to incorporate a high performance envelope to minimise heat loss/ gain, maximise the use of natural and use low energy lighting systems, and use low temperature heating and cooling systems based on heat pumps where practicable. In developing new buildings and infrastructure elements, the commissioning of whole life carbon assessments will be encouraged.

Bury College is situated in Zone D, the Knowledge Zone. This is described as 'Incorporating the new STEM Centre, encouraging growth of existing Colleges and creating a strong education, research and innovation offer within the town centre'. A number of development principles are set out for Zone D.

Zone D. 03. Public Realm, Placemaking & The Environment

A new green open space adjacent to Angouleme Way
The provision of a new at-grade crossing at Angouleme Way will provide an opportunity to create a new green open space adjacent to Angouleme Way which could incorporate SUDS and enhancements to biodiversity. The improvements to the public realm would create a high quality environment which provides an attractive bridge between the town centre and communities/uses south of the ring road.

Scale, massing, density

The Health Innovation and STEM Centre and further educational development, or leisure centre, will recognise the scale of Angloulème Way and respond by introducing buildings of sufficient scale (up to six storeys) to create comfortable street enclosure and provide a strong frontage. The massing of the buildings will be informed by the proposed land uses; however, it is envisaged that buildings will be orientated to respond to the streetscape and be designed to ensure that clear views through to the town centre are maintained.

Design quality

Given the key location of this zone and its importance as a link between the town centre and southern communities, there are ambitions to raise the quality of the environment, establishing new modern, distinctive and vibrant development set within an attractive landscape.

Frontages

Development in this zone should look to reinstate frontage onto Angouleme Way, Market Street, Trinity Street and Cecil Street, repairing the current fragmentation caused by large voids of surface car parking. The corner of Market Street / Angouleme Way is a particularly important junction, and it is important that development wraps around it, providing a consistent frontage and landmark to help orientate visitors.

The area between Bury College's north and south campuses is in part situated within Zone 8, Southern Gateway, identified as a proposed 'Re imagined town centre living & linear park'.

Bury Draft Local List

Work began on a Local List in the early 2000s, was postponed in 2010 and resumed in 2016. In 2019 Bury Council consulted on draft proposals for a local list of historic buildings in the borough.

A draft list is published on the Bury Council website and contains approximately 500 entries. Although it is noted that '[m]ost buildings have an individual summary sheet' these are not provided in the published list, which gives only the names of the buildings included. The college is included as 'Bury College, Market Street, Bury, BL9 0BG'.

It is noted on the Local List website that:

The broad criteria and guidance for selection now put forward is adapted from the guidance issued by Historic England Advice Note 7, Local Heritage Listing. The LPA will consider buildings based on these criteria, but also adapted to reflect

local character and priorities. The spread of such buildings throughout the borough will also be a consideration, so that each part of the borough will have buildings within the list. Buildings can be added to or deleted from the local heritage list at any time as new information comes to light or when full significance assessments are made. In general terms, the following guidance should be used to assess for inclusion in the local heritage list.

Criteria for selection include age and rarity, historic interest and architectural interest, with additional separate criteria for structures and street furniture. Further details are provided on the council's website, <https://www.bury.gov.uk/planning-building-control/heritage-and-conservation/local-list>.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (July 2021). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

At paragraph 8, the document expands on this as follows:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

and notes at paragraph 10:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

195. 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 197 of the NPPF identifies the following criteria in relation to this:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness*

In terms of non-designated heritage assets, the NPPF states:

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published on 23 July 2019 to support the National Planning Policy Framework (NPPF) and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

The relevant guidance is as follows:

Paragraph 2: What is meant by the conservation and enhancement of the historic environment?

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset's significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 199)

Paragraph 6: What is “significance”?

‘Significance’ in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience

of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms ‘special architectural or historic interest’ of a listed building and the ‘national importance’ of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset’s significance.

Paragraph 7: Why is ‘significance’ important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in

the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Paragraph 15: What is the optimum viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy

on addressing substantial and less than substantial harm is set out in paragraphs 199-203 of the National Planning Policy Framework.

Paragraph 18: How can the possibility of harm to a heritage asset be assessed?

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-203) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special

architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms that 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 (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 200).

Paragraph 20: What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

Paragraph 39: What are non-designated heritage assets and how important are they?

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

Paragraph 40: How are non-designated heritage assets identified?

There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.

Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets.

It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies. (Advice on local lists can be found on Historic England's website.) They should also ensure that up to date information about non-designated heritage assets is included in the local historic environment record.

In some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications, for example, following archaeological investigations. It is helpful if plans note areas with potential for the discovery of non-designated heritage assets with

archaeological interest. The historic environment record will be a useful indicator of archaeological potential in the area.

Other Relevant Policy Documents

Historic England: Historic Environment Good Practice Advice in Planning (December 2017)

Historic England: Conservation Principles and Assessment (2008)

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