

Report



Heritage Statement: Heaton Park Reservoir Pumping Station

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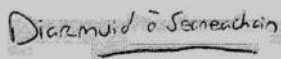
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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Ltd.

Revision History

Revision	Date	Amendment

Non-Technical Summary

In May 2022 RSK ADAS Ltd were commissioned by United Utilities to assess the potential impact that the proposed maintenance works to Heaton Park Pumping Station would have on the setting and heritage significance of The Grade II Listed Heaton Pumping Station itself and any other nearby heritage assets.

The objective of the assessment was to identify the nature and extent of Heaton Park Pumping Station and any designated heritage assets in the vicinity of the proposed development, and to undertake an assessment of the effect the proposed maintenance may have upon any heritage assets within the Study Area.

It is understood that this heritage statement will be used to inform the level of heritage significance the pump house and its setting possesses from which the impact or otherwise of the proposed works on the significance of the listed building and its setting can be assessed as to the acceptability of their impact on that heritage significance.

Historic England and Bury Council record no World Heritage Sites, Scheduled Monuments, Grade I or II* Listed Buildings, Designated Wrecks or Designated Battlefields within the Study Area.

Historic England records four Grade II Listed Buildings within the Study Area. Historic England also record the Heaton Park Registered Park and Garden within the Study Area.

Bury Council record the Poppythorn conservation Area and five Locally Listed Buildings within the Study Area.

There will be no physical impacts to any designated heritage assets or Locally Listed Buildings recorded by Historic England and Bury Council as a result of the proposed maintenance works apart from Heaton Park Reservoir Pumping Station.

There will be no harmful setting impacts to the evidential, historic, aesthetic, and communal value of the other Listed Buildings, Registered Park and Gardens, Conservation Area and Locally Listed Buildings within the Study Area as a result of the proposed development, due to the distance between the proposed development and the Listed Buildings and the lack of intervisibility between them.

The proposed development will have no effect on the physical layout of the Heaton Park Reservoir Pumping Station Listed Building due to the limited scope of works. Some aspects of the fabric of the Listed Building will be replaced. These include the ironmongery of the folding front and rear doors, the external handrails and windows. These elements will be replaced to matching designs and materials. These are a decaying part of the structure and are not considered to have a high evidential value based on the 20th century construction. The existing metal basement door will be removed and replaced with a door that is not in keeping with the character of the original door. This replacement door represents a significant

safety upgrade. it is considered that the existing basement door has a low significance and contribution to the evidential value of the Listed Building. The other physical impacts to the Listed Building listed in table 4 such as the installation of lighting and electric radiators are likely to have only very minor impacts on the fabric of the Listed Building and are therefore considered to have a neutral impact on the evidential value of the Listed Building.

The proposed development will not change the historic use and associations of the pumping station or the suburban setting in the immediate area of the pumping station and the wider landscape. The proposed development will therefore have no impact on this aspect of their setting, heritage value and significance.

There will be no change to the architectural design of the Listed Building or a change in the fabric of the Listed building which contributes to its aesthetic value. Although the roof covering of the building will be replaced the existing roof profile will be maintained, therefore having no impact on the aesthetic value of the Listed Building. The maintenance of the internal decoration of the Listed Building will help to mitigate any deterioration of the aesthetic value of the building through its continued use, therefore providing a beneficial impact to the aesthetic value of the pumping station. The replacement of worn timberwork on handrails and window frames and the maintenance of the existing timber door sets and external balustrades, handrails and gates will enhance the aesthetic value of the Listed Building and contribute to a positive impact on the immediate setting of the Listed building.

The proposed development will not change views of the pumping station from publicly accessible spaces and will not change the experience of the Listed Building for the wider community. The proposed maintenance works will not impact the commemorative monumental nature of the internal or external reliefs or plaques. The proposed maintenance works will help to secure the future of the Listed Building and help to protect against industrial accidents, from updated safety features, and general weathering externally. This will protect the building for future generations and constitute a positive impact on the communal value of the Listed Building. The proposed development will therefore result in a positive impact to the communal value of the Listed Building.

Therefore, the proposed development would be in accordance with Policy EN2 of the Bury Unitary Development Plan 1997 and Section 16 of the National Planning Policy Framework (2021).

1 Introduction

1.1 In May 2022 RSK ADAS Ltd were commissioned by United Utilities (hereafter ‘the Client’) to assess the potential impact that the proposed maintenance works to Heaton Park Pumping Station (hereafter ‘the Site’ or ‘the proposed development’) would have on the setting and heritage significance of The Grade II Listed Heaton Pumping Station itself (Figure 3) and any other nearby heritage assets (Figure 1).

1.2 The objective of the assessment was to identify the nature and extent of Heaton Park Pumping Station and any designated heritage assets in the vicinity of the proposed development, and to undertake an assessment of the effect the proposed maintenance may have upon any heritage assets within the Study Area (Figure 2).

1.3 A pre-app response from Bury Council advised that the works would require Listed Building Consent and a Heritage Assessment stating that:

The heritage assessment and statement of significance should not be produced to support the proposed works, per se, but to inform the level of heritage significance the pump house and its setting possesses from which the impact or otherwise of the proposed works on the significance of the listed building and its setting can be assessed as to the acceptability of their impact on that heritage significance (paragraphs 194 and 195 of the NPPF).

1.4 It is understood that this heritage statement will be used to inform the level of heritage significance that the pump house and its setting possesses from which the impact or otherwise of the proposed works on the significance of the listed building and its setting can be assessed as to the acceptability of their impact on that heritage significance.

1.5 This heritage statement will consider the potential effects of the proposals upon heritage assets, and it will propose measures to mitigate those effects. It was produced in accordance with Chartered Institute for Archaeologists’ (CIfA) and Historic England’s guidelines, including *Standard and guidance for desk-based assessment* (CIfA, 2020), *Conservation Principles* (English Heritage, 2008), *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2017) and *Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019). It was also produced in accordance with *Principles of Cultural Heritage Impact Assessment in the UK* (CIfA, IHBC & IEMA, 2021).

1.6 This heritage statement is consistent with the requirements of national and local planning policies with respect to consideration of the historic environment in the planning process.

- 1.7 This report is suitable for submission in support of a planning application and identifies impacts to designated heritage assets and their setting in the vicinity of the Site, in accordance with paragraph 194 of the National Planning Policy Framework (NPPF, 2021) (see Part 4).

2 Site Location and Description of Development

Site Location

- 2.1 The Site comprises the Heaton Park Pumping Station and is located on land to north-west of Heaton Park Reservoir, adjacent Heywood Road, Prestwich (NGR SD 82276 05057).
- 2.2 The Site is situated in the suburban north of Greater Manchester, between Manchester and Bury.

Description of the Development

- 2.3 It is understood that the proposed maintenance works will involve the replacement and maintenance of the structure of the Grade II Listed Heaton Park Reservoir Pumping Station with the retention of the core structure and style of the building. The scope of the maintenance works is outlined in table 1 below.

Table 1: The Scope of Works

Area	Scope of Works
Roof	- Fully strip back, remove and dispose of existing flat roof covering including edge trims - Rod existing internal rainwater downpipes and ensure that they are free flowing prior to install of new rainwater outlets - Install two new replacement 100 mm diameter roof rainwater outlets including leaf guards – ensure that internal rainwater downpipes are fully sealed with new rainwater outlets - Install new replacement min. 75 mm deep black PVC edge trim to perimeter edge of concrete roof apron - Install new minimum 20-year guaranteed Garland felt flat roof system to flat roof area Existing roof profile to be maintained as existing
Front Entrance Doors	- Remove existing door ironmongery - Clean down, sand and prepare existing timber doorsets (including door frame and lining) to receive new finish – install min one primer coat, one base coat and one final stain coat

	▪ Install new replacement ironmongery ▪ Isolate, remove and dispose of internal bulkhead light fitting ▪ Remove and dispose of internal vinyl running man sign ▪ Install one new internal led illuminated 'running man directional' fire exit escape sign ▪ Install two new external 18w led eyelid pir emergency bulkhead light fitting either side of door jambs
Rear Entrance Doors	▪ Dispose of existing door ironmongery ▪ Clean down, sand and prepare existing timber doorsets (including door frame and lining) to receive new finish – install min one primer coat, one base coat and one final stain coat ▪ Install new replacement ironmongery ▪ Remove and dispose of internal bulkhead light fitting ▪ Install one new internal led illuminated 'running man directional' fire exit escape sign ▪ Install two new external 18w led eyelid pir emergency bulkhead light fitting either side of door jambs
Window Replacement	▪ Remove five existing timber windows including external jamb lining timbers ▪ Install five new replacement hardwood windows including integrated cill section to include one minimum 450 mm deep electrically operated top hung opening light ▪ Install d8fce300 linear 230v linear window opener (or similar approved) and associated power supply ▪ Install new replacement hardwood window board lining surrounds externally to five window openings (to replicate existing detail) ▪ Clean down and prepare new replacement windows and external timber linings to receive new stain finish –install min one base coat, one undercoat and one final gloss coat

	▪ Install five new external window security / protection mesh units fixed within external reveal of window opening – 10 gauge welded mesh with max 25 mm apertures framed in 50x50 steel angle with security fixings at max 300 mm centres (ral colour 8014)
External Handrail and Gates	▪ Remove existing hardwood timber handrail ▪ Install circa 68 lnm (sixty-eight linear metres) new ex 94x38 machined / profiled replacement hardwood handrail (with profile to match existing) to all areas of removed timber handrail ▪ Clean down, sand and prepare new hardwood timber handrail to receive new finish – install min one primer coat, one base coat and one final stain coat ▪ Clean down, sand and prepare four sets of existing metal gates to receive new paint finish – install one primer
External Balustrades / guarding	▪ clean down and prepare circa 21 m of 1100 mm high external balustradings to rear of terminal building (overlooking reservoir area) to receive new paint finish – install one primer coat, one under coat and one final gloss coat ▪ Remove and dispose of circa 22 m of 360 mm high metal balustrading / guarding (fixed through stone parapet capping) ▪ Install circa 22 m of new replacement 360 mm high metal balustrading – detail to fully match existing - fixed to top of existing stone parapet cappings ▪ Clean down and prepare new 360 mm high external metal balustrading to receive new paint finish – install one primer coat, one under coat and one final gloss coat ▪ Install circa 25 m of new replacement 760mm high metal balustrading – detail to fully match existing - fixed to top of existing stone parapet cappings ▪ Clean down and prepare new 760 mm high external metal balustrading to receive new paint finish – install one primer coat, one under coat and one final gloss coat
Internal Heating	▪ Install four new dimplex grad electrical radiators including associated cabling, containment and thermostat equally spaced within valve house

Internal Decoration	• Clean down, scrape and prepare all existing plastered walls (above ceramic wall tiles), ceiling areas and downstand beams to receive new decoration – install min three coats of emulsion paint finish (ral colour - 7015) • Clean down, scrape and prepare all existing staircase and balustrade metalwork (including basement area) to receive new decoration – install min one primer coat, one undercoat and one final gloss coat paint finish • Clean down, scrape and prepare two existing chequer plate floor coverings to receive new decoration – install min one primer coat, one undercoat and one final gloss coat paint finish
Basement Lighting	• Install one new led replacement combined emergency bulkhead light fitting with pir motion sensor control (sensor located at top of basement access staircase)
Lighting	• Install four new led fluorescent strip lights • Install four new led emergency fluorescent strip lights
Basement Door Replacement	• Install new replacement paint grade solid core fd30s door with full height vision panel • Install one new lorient lvv40 300x300mm intumescent air transfer louvre grille • Clean down and prepare new door to receive paint finish – provide and install min one primer coat, one undercoat and one final gloss coat • Install following ironmongery ; - 1.5 pr hinges - 1 x overhead door closer - 1 x push plate - 1 x pull handle - 2 x kick plates • Install following statutory signage; - 2 x 75mm diam aluminium ‘fire door keep shut signs

3 Aims and Objectives

- 3.1 The overarching aim of this heritage statement is to establish the extent to which any heritage assets within the Study Area may be affected by the proposed development.
- 3.2 The specific aims of this heritage statement are:
- To establish the heritage significance of the Heaton Park Pumping station and assess the impact of the proposed maintenance works on its heritage significance
 - to establish the location and extent of any known heritage assets within the Site boundary and Study Area;
 - to assess the potential setting impacts of the proposed development; and
 - to inform subsequent phases of mitigation planning (i.e. focus and refine the proposed mitigation measures for works at the Site).
- 3.3 Based on the information obtained during the preparation of this heritage statement, conclusions and recommendations are provided regarding:
- any likely impacts on heritage assets resulting from the proposed development; and
 - the outline scope of any mitigation work that may be required.

4 Legislation, Policy and Guidance

National Policy

- 4.1 There is national legislation and guidance relating to the protection and treatment of the historic environment within the development process. These identify the historic environment as a non-renewable, fragile and finite resource and place a priority on its conservation. This includes the setting out of appropriate assessment to ensure that any damage or loss to the resource is permitted only where it is justified.

Statutory Protection

- 4.2 The key piece of legislation is the Planning (Listed Buildings and Conservation Areas) Act (1990). The application of this law and the over-arching national policy covering the effects of development on the historic environment is outlined in the National Planning Policy Framework (NPPF, 2021). Elements of this legislation and guidance of relevance to the present development are summarised in Table 2 below.

Table 2: Summary of key legislation and planning policy

Title	Content
Planning (Listed Buildings and Conservation Areas) Act (1990)	The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance). A Listed Building may not be demolished or altered or extended in any manner, which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted. There are three grades of Listed Building (in descending order): ▪ Grade I: buildings of exceptional interest; ▪ Grade II*: particularly important buildings of more than special interest; and ▪ Grade II: buildings of special interest, warranting every effort to preserve them
NPPF Section 16, Paragraph 189	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of

Title	Content
	Outstanding Universal Value. These 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.
NPPF Section 16, Paragraph 190	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Section 16, Paragraph 191	When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
NPPF Section 16, Paragraph 192	Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to: a) assess the significance of heritage assets and the contribution they make to their environment; and b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
NPPF Section 16, Paragraph 193	Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Title	Content
NPPF Section 16, Paragraph 194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
NPPF Section 16, Paragraph 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.
NPPF Section 16, Paragraph 196	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
NPPF Section 16, Paragraph 197	In determining planning applications, local planning authorities should take into account: a) the desirability of sustaining and enhancing heritage assets' significance and putting them to viable uses consistent with their conservation; b) the positive contribution conservation can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
NPPF Chapter 16, Paragraph 198	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the

Title	Content
	importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
NPPF Chapter 16, Paragraph 199	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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
NPPF Chapter 16, Paragraph 200	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.⁶⁸
NPPF Section 16, footnote to paragraph 200	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered to the policies for designated heritage assets.
NPPF Chapter 16, Paragraph 201	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

Title	Content
	c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
NPPF Chapter 16, Paragraph 202	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
NPPF Section 16, Paragraph 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.
NPPF Section 16, Paragraph 204	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Section 16, Paragraph 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁶⁹ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Section 16, footnote to paragraph 205	Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
NPPF Section 16, Paragraph 206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive

Title	Content
	contribution to the asset (or which better reveal its significance) should be treated favourably.
NPPF Section 16, Paragraph 207	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Non-statutory Protection

- 4.3 The National Planning Policy Framework (NPPF, 2021) confirms that the historic environment, including archaeological remains, constitutes a material consideration in planning decisions, requiring applicants to describe the significance of heritage assets potentially affected by development, including any contribution made by their setting.
- 4.4 Where a site includes, or has the potential to include, heritage assets of archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, results of a field evaluation (NPPF, 2021: para 194).

Local Planning Policy

- 4.5 Local Authorities are responsible for the protection of the historic environment within the planning system and the formulation of policies to support this obligation. The Bury Unitary Development Plan was adopted in 1997 (Bury Council, 1997). Bury Council are in the process of adopting a new Local Plan, the consultation for which ended in 2018. A joint development plan for nine districts of Greater Manchester, including Bury, has been produced and submitted to the Secretary of State under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 4.6 Treatment of the historic environment within the planning process relevant to the current proposed maintenance works is covered by Policy EN2 contained in the Bury Unitary Development Plan 1997 and is detailed in Table 3 below.

Table 3: Local planning policies relevant to the current application.

Policy No	Content
EN2 - CONSERVATION AND LISTED BUILDINGS Bury Unitary Development Plan 1997	The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.
EN2/1 - Character of Conservation Areas Bury Unitary Development Plan 1997	The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas. The Council will be especially concerned with encouraging and, where appropriate, implementing measures to: • retain, replace and restore features of historical and architectural interest; • retain and enhance existing landscape features including trees, parks and gardens; • initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes; • remove dereliction and bring unused land or buildings back into beneficial use; • prepare and promote design guidelines to ensure sympathetic development.
EN2/2 - Conservation Area Control Bury Unitary Development Plan 1997	Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area. In considering proposals for development in Conservation Areas, regard will be had to the following criteria: • the nature of the development in terms of its bulk, height, materials, colour, design and detailing; • the relationship between the proposed development and the architectural and visual qualities of the surrounding area; • where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished; • in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or

	appearance of the area and the fabric of the existing building.
EN2/3 - Listed Buildings Bury Unitary Development Plan 1997	The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained. In considering applications for Listed Building Consent, the Council will have regard to the following criteria: • the impact of the proposal on the historic fabric of the building; • the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape; • the need to protect the setting of the Listed Building;
EN2/4 - Historic Parks Bury Unitary Development Plan 1997	The Council will ensure the protection of Philips Park as a registered park of historic interest, together with any other parks and gardens which may be identified in the future as being of historic interest. In considering proposals for development in Historic Parks, regard will be had to the following factors: • the need to preserve and enhance the special character and appearance of the park; • the need to ensure sympathetic design and the use of appropriate materials.

Technical Guidance

- 4.7 This assessment has been carried out in accordance with the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for historic environment desk-based assessment* (2020) and the CIfA *Code of Conduct* (2021).
- 4.8 For the purposes of assessing impact on the setting of designated heritage assets, the procedures laid out within the *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2017) and *Conservation Principles* (English Heritage, 2008) have been followed. Further guidance on the assessment of significance as part of the planning application process is contained in the document *Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015), the document *Historic England Advice Note 12 Statements of Heritage Significance:*

Analysing Significance in Heritage Assets (Historic England, 2019), and the document *Principles of Cultural Heritage Impact Assessment in the UK* (ClfA, IHBC & IEMA, 2021).

5 Assessment Methodology

- 5.1 The assessment methodology has taken into account the guidance contained in the *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2017) and *Conservation Principles* (English Heritage, 2008) when assessing the impacts of the proposed development on the setting of heritage assets as part of the scope of this report.
- 5.2 The ‘significance’ of a heritage asset as referred to in the National Planning Policy Framework (2019) is defined as being ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage assets physical presence, but also from its setting’.
- 5.3 To understand significance, Historic England’s Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2 (GPA 2) provides advice regarding assessing the significance of heritage assets during the application process. It details that heritage assets may be affected by direct physical change or by change in their setting. It places importance on understanding the nature, extent, and level of the significance of a heritage asset and the contribution of its setting, which can positively influence the design concept of a scheme to obtain planning permission (Historic England, 2015).
- 5.4 To undertake this assessment, the GPA 2 suggests taking a values-led approach, as outlined within Historic England’s Conservation Principles (2008), which identifies four types of heritage value that an asset may hold: evidential, historic, aesthetic, and communal value (English Heritage, 2008).
- **Evidential Value:** every historic asset has a unique story to tell. The surviving historic fabric and detail — whether above or below ground — helps us to understand when and how each historic asset was made, how it was used and how it has changed over time. Pictorial and documentary sources may also increase our understanding.
 - **Historic value:** historic assets may illuminate particular aspects of the past. They can help us to understand how people lived and worked, and the beliefs and values they cherished. They may be associated with notable people or events. Through evocation and association, historic assets can connect past people, aspects of life and events with the present.
 - **Aesthetic value:** we may value historic assets for their visual qualities, whether they result from conscious design and craftsmanship, or from the fortuitous effect of change over time. Tastes alter and so do historic assets: earlier records and careful analysis of what survives may help in appreciating aesthetic value.

- **Communal value:** historic assets may be cherished by the people and communities who relate to them, and they may play an important part in collective experience or memory. Historic assets can have economic as well as social value with the capacity to provide a valuable source of income or employment
- 5.5 Historic England latest advice note: 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (2019) is consistent with that of the NPPF (2021) and Planning Practice Guidance (PPG) terminology. This report adheres to Historic England's most-recent guidance (Historic England, 2019).
- 5.6 Listed Buildings and Conservation Areas are typically designated for their special architectural or historic interest. Scheduled Monuments are largely, but not limited to, designated for their archaeological interest.
- 5.7 The assessment methodology has also taken into account the guidance contained in The Setting of Heritage Assets (Historic England, 2017) when assessing the impacts of the proposed development on the setting of heritage assets as part of the scope of this report.
- 5.8 Setting is taken to mean the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the heritage asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the heritage significance of a heritage asset, may affect the ability to appreciate that heritage significance or may be neutral (NPPF Annex 2: Glossary).
- 5.9 It is considered that the extent and importance of setting is often expressed by reference to visual considerations. Views of or from a heritage asset play an important part in the way in which it is experienced. It is recognised however that the setting of a heritage asset is also influenced by other environmental factors such as noise, dust, and vibration; by spatial associations; and, by our understanding of the historic relationship between places.
- 5.10 All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated heritage assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the

implications of development affecting the setting of heritage assets to be considered on a case-by-case basis (Historic England, 2017).

5.11 This report will follow the general stages outlined by Historic England when considering and assessing the impact of the proposed development on the setting of heritage assets. These stages can be summarized as:

- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset (s) or allow significance to be appreciated
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimize harm
- Step 5: Make and document the decision and monitor outcomes

Terminology

5.12 **Heritage asset:** A building, monument, site, place, area, or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the wider historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

Study Area

5.13 A Study Area of 500 m (hereafter the 'Study Area') around The Site has been identified in order to assemble the data for this assessment (Figure 1). All heritage assets recorded by Historic England, Bury Council have been assessed within this Study Area (Figures 2). It is considered that information from the Study Area may inform the assessment of the sensitivity of the proposed development and any designated heritage assets within the Study Area.

5.14 It is considered that any potential for significant adverse effects will be confined to all heritage assets within the Study Area. This view is partly based on the type of development under consideration. The scope of the assessment was also determined by both desk-based and field-based analysis of the sightlines and the topography around the proposed development.

Sources

5.15 Historic England datasets of designated heritage assets were consulted in April 2022. These datasets contain information on all recorded World Heritage Sites, Scheduled Monuments, Listed

Buildings, Historic Parks and Gardens, Registered Battlefields and Designated Wreck Sites. If present, all designated heritage assets are referred to in the text by a unique reference number 1, 2 etc., and the locations of these assets can be seen on Figure 2.

Local Council

- 5.16 The Bury Council website was consulted in June 2022 for references to Conservation Areas and Locally Listed Buildings. If present, all Conservation Areas and Locally Listed Buildings are referred to in the text by a unique reference number 1, 2 etc., and the locations of these assets can be seen on Figure 2.

Cartographic Sources

- 5.17 Historic mapping was obtained from online sources (NLS, 2022). Information from historic maps can assist in the assessment of setting and heritage significance or value. All maps consulted are listed in the References section below.

Documentary Sources

- 5.18 Other primary and secondary sources relating to the Study Area were obtained from Historic England and from online sources. The sources consulted are listed in the References section below.

Assumptions and limitations

- 5.19 Much of the information used by this study consists of secondary information compiled from a variety of sources. The assumption is made that this information is reasonably accurate.

Site Visit

- 5.20 A walkover survey was carried out in May 2022 in overcast conditions (Plates 1-19).
- 5.21 The Site comprises the Grade II Listed 1950's water pumping station over two floors, with the upper floor containing the control systems and decoration and the basement containing pipes and the pumping systems. The site is located in a sub-urban area of Greater Manchester. The Listed Buildings retains all of the features mentioned within the Historic England list entry.
- 5.22 Modern features of the Listed Building include the internal heating, lighting, and safety systems/signage which are to be replaced as part of the proposed maintenance works.
- 5.23 The seemingly original features mentioned as part of the scope of works, including the entrance doors, balustrades/railings and internal metal handrails show obvious signs of wear and the external balustrades/guarding, gates and handrails in particular are in a state of disrepair and would benefit from the proposed maintenance works.

- 5.24 A comprehensive setting assessment was made of all designated heritage assets (including Conservation Areas) within the Study Area. Views from the designated heritage assets towards the proposed development were assessed from publicly accessible viewpoints at, or as close as possible to the designated heritage asset.
- 5.25 Views of the designated heritage assets from the proposed development area were also assessed, as were views from publicly accessible 'third points' which encompassed both the proposed development area and the heritage asset.
- 5.26 A full digital photographic record was made of the site visit. This forms part of the project archive.

Consultation

- 5.27 The Local Authority Archaeologist and Conservation Officer have not been consulted up to the date of submission of this report for Client review.

6 Results

Designated Heritage Assets

- 6.1 Historic England and Bury Council record no World Heritage Sites, Scheduled Monuments, Grade I or II* Listed Buildings, Designated Wrecks, Designated Battlefields, within the Study Area (Figure 2).
- 6.2 Historic England records four Grade II Listed Buildings within the study area (1-4).
- 6.3 The Grade II Listed Heaton Park Reservoir Pumping Station (4) is the focus of the proposed maintenance works. The pumping station was designed by Manchester City Architect's Department Chief Architect Leonard C Howitt for the Manchester Corporation waterworks and was built between 1954 and 1955. The north-west elevation features a large relief by Mitzi Cunliffe, signed and dated 1955, which is a stylised depiction of the bringing of water from Haweswater Reservoir to Manchester designed to celebrate those involved in the construction of the pipeline. The sectional relief plan and the mural were conceived as part of a brief to give a 'monumental' character to the city's achievement. Beneath the relief five plaques tell the story of the Haweswater supply. Materials used in the construction of the building include Yorkshire sandstone and Westmorland greenstone which like the relief are designed to be symbolic of the achievement of bringing water along the 82 mile route from the Lake District to Manchester (NHLE, 2022).
- 6.4 The remaining Grade II Listed Buildings (1-3) are located between 545 m and 887 m south and south-east of the Site (NHLE, 2022).
- 6.5 Historic England records the Heaton Park (5) Registered Park and Garden 389 m south and south-east of the Site (NHLE, 2022).
- 6.6 Bury Council record the Poppythorn Conservation Area (6) 747 m south-west of the Site (Bury Council, 2022).
- 6.7 Bury Council record five Locally Listed Buildings (7-11) within the Study Area (Bury Council, 2022).

Historic Mapping and Aerial Photography

- 6.8 The earliest detailed historic map consulted was the Ordnance Survey (OS) County Series map of Lancashire from 1844 - 1845. The proposed development area is shown as being part of a field boundary in the middle of rectangular fields between buildings labelled 'Parrenthorn' 'Toodle Hill' and 'Cuckoo Nest'. The wider landscape is a mix of planned landscapes, such as at Heaton Park to the south-east and Polefield Hall to the south-west and fields and lanes to the north (NLS, 2022).
- 6.9 No change is depicted within the landscape until 1915 when the Heaton Park reservoir is depicted immediately south-east of the location of Heaton Park Reservoir Pumping Station and is labelled as 'in course of construction'. The pumping station itself is not depicted. The present-day Heywood

Road is depicted and labelled 'Simister Lane' The previously depicted 'Parrenthorn' is no longer depicted and the area is depicted as part of the reservoir. No change is depicted to the north or west of the location of the pumping station (NLS, 2022).

- 6.10 By 1932 areas to the west of the pumping station are depicted with more buildings and roads, indicative of the early 20th century sub-urban growth of Greater Manchester. The immediate area around the location of the pumping station is depicted as unchanged from the 1915 maps with the pumping station itself still not depicted (NLS, 2022).
- 6.11 By 1938 'Simister Lane' is depicted as Heywood Lane. A small building is depicted at the location of the pumping station and is labelled 'inlet valve', it is likely that this inlet valve is a precursor to Heaton Park Pumping Station. A series of roads extending from Heywood Road towards the north are now depicted west of the inlet valve (NLS, 2022).
- 6.12 By 1959 a series of streets and buildings project northwards from Heywood Road along the entire north-west side of the reservoir, although, individual buildings including the pumping station are not depicted (NLS, 2022).
- 6.13 Aerial photographs taken between the 1999 and 2019 reflect the historic mapping from the later 20th century (Getmapping, 2022).

7 Impact Assessment

Physical impacts

- 7.1 Physical impacts are when a development directly alters or removes a heritage asset or part of a heritage asset.
- 7.2 The proposed maintenance works focus entirely on the Grade II Listed Heaton Park Reservoir Pumping Station (4). The proposed physical impacts are listed in Table 4 below.

Table 4: Physical Impacts on Heaton Park Reservoir Pumping Station Grade II Listed Building

Area	Scope of Works
Roof	▪ Removal of existing flat roof covering including edge trims and Installation new felt flat roof system and edge trim. ▪ Replacement of two roof rainwater outlets including leaf guards ▪ Existing roof profile to be maintained as existing
Front Entrance Doors	▪ Replacement of existing door ironmongery ▪ Clean down, sand and repaint existing timber doorsets ▪ Dispose of internal bulkhead light fitting ▪ Replacement of internal vinyl running man sign with led illuminated 'running man directional' fire exit escape sign ▪ Install two new external emergency bulkhead light fitting either side of door jambs
Rear Entrance Doors	▪ Replacement of existing ironmongery ▪ Clean down, sand and repaint existing timber doorsets ▪ dispose of internal bulkhead light fitting ▪ Install one new internal led illuminated 'running man directional' fire exit escape sign ▪ Install two new external emergency bulkhead light fitting either side of door jambs

Window Replacement	▪ Replacement of five existing timber windows including external jamb lining timbers with hardwood windows including integrated cill section to include one minimum 450 mm deep electrically operated top hung opening light and Install d8fce300 linear 230v linear window opener (or similar approved) and associated power supply ▪ Install new replacement hardwood window board lining surrounds externally to five window openings (to replicate existing detail) ▪ Install five new external window security / protection mesh units fixed within external reveal of window opening
External Handrail and Gates	▪ Replacement of existing hardwood timber handrail with profiled replacement hardwood handrail (with profile to match existing). ▪ Clean down, sand and paint four sets of existing metal gates
External Balustrades / guarding	▪ clean down and prepare circa 21 m of 1100 mm high external balustradings to rear of terminal building (overlooking reservoir area) to receive new paint finish –install one primer coat, one under coat and one final gloss coat ▪ Replacement of circa 22 m of 360 mm high metal balustrading / guarding with 360 mm high metal balustrading – detail to fully match existing - fixed to top of existing stone parapet cappings ▪ Install circa 25 m of new replacement 760mm high metal balustrading – detail to fully match existing - fixed to top of existing stone parapet cappings
Internal Heating	▪ Install four new dimplex grad electrical radiators including associated cabling, containment and thermostat equally spaced within valve house
Internal Decoration	• Clean down, scrape and prepare all existing plastered walls (above ceramic wall tiles), ceiling areas and downstand beams to receive new decoration – install min three coats of emulsion paint finish (ral colour - 7015) • Clean down, scrape and prepare all existing staircase and balustrade metalwork (including basement area) to receive new decoration –install min one primer coat, one undercoat and one final gloss coat paint finish

	Clean down, scrape and prepare two existing chequer plate floor coverings to receive new decoration – install min one primer coat, one undercoat and one final gloss coat paint finish
Basement Lighting	Install one new led replacement combined emergency bulkhead light fitting with pir motion sensor control (sensor located at top of basement access staircase)
Lighting	- Install four new led fluorescent strip lights - Install four new led emergency fluorescent strip lights
Basement Door Replacement	- Install new replacement paint grade solid core fd30s door with full height vision panel - Install one new lorient lvv40 300x300mm intumescent air transfer louvre grille - Clean down and prepare new door to receive paint finish – provide and install min one primer coat, one undercoat and one final gloss coat - Install following ironmongery ; - 1.5 pr hinges - 1 x overhead door closer - 1 x push plate - 1 x pull handle - 2 x kick plates - Install following statutory signage; - 2 x 75mm diam aluminium ‘fire door keep shut signs

Impacts on Setting

- 7.3 Impacts on setting can arise when development causes an alteration to the setting of a heritage asset. Whilst the concept of setting does include an element of inter-visibility between the asset and any proposed development, it is not entirely limited to this visual impact. Setting also includes the inter-relationship of the asset with contemporary and/or neighbouring assets and landscape elements.

- 7.4 A summary assessment of the impact of the proposed development on the setting of all designated heritage assets within the Study Area is provided in Appendix 1.
- 7.5 A detailed setting assessment of the heritage assets which are considered likely to be impacted by the proposed development is provided below.

Designated Heritage Assets

- 7.6 Historic England and Bury Council do not record any other designated heritage assets or Locally Listed Buildings within the Site boundary other than the Heaton Park Reservoir Pumping Station (4).
- 7.7 There will be no physical impact to any other designated heritage assets or Locally Listed Buildings as a result of the proposed development.

Heaton Park Reservoir Pumping Station (4)

- 7.8 The focus of the proposed maintenance works is the Grade II Listed Heaton Park Reservoir Pumping Station (4).
- 7.9 The pumping station was designed by Manchester City Architect's Department Chief Architect Leonard C Howitt for the Manchester Corporation waterworks and was built between 1954 and 1955. The north-west elevation features a large relief by Mitzi Cunliffe, signed and dated 1955, which is a stylised depiction of the bringing of water from Haweswater Reservoir to Manchester designed to celebrate those involved in the construction of the pipeline. The sectional relief plan and the mural were conceived as part of a brief to give a 'monumental' character to the city's achievement. Beneath the relief five plaques tell the story of the Haweswater supply. Materials used in the construction of the building include Yorkshire sandstone and Westmorland greenstone which like the relief are designed to be symbolic of the achievement of bringing water along the 82-mile route from the Lake District to Manchester (NHLE, 2022).
- 7.10 Internally, the pumping station features a preserved interior fully lined in beige marble, with contrasting green marble skirting as a door surround. Internally, behind the Cunliffe mural is a wood relief section in sycamore depicting the 82-mile route of the pipe. Other joinery inside the pumping station is recorded as being comprised of teak. The original control system contains cast iron valves and built-in electric fires with decorated grilles (NHLE, 2022).
- 7.11 The pumping station is located on the north-west bank of the Heaton Park Reservoir separated from a residential area by Heywood Road. The wider setting of the pumping station is that of a residential suburban area in the mid-20th century northern expansion of Greater Manchester.

- 7.12 The pumping station was first listed in 1998 under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest (NHLE, 2022).

Evidential value

- 7.13 The evidential value of the Listed Building lies within the architectural design features and materials and any original aspects of the Listed Building which provide evidence of construction methods and materials and the historical use of the building.
- 7.14 The proposed development will have no effect on the physical layout of the Listed Building due to the limited scope of works.
- 7.15 Some aspects of the fabric of the Listed Building will be replaced. These include the ironmongery of the folding front and rear doors, the external handrails and windows. These elements will be replaced to matching designs and materials. These are a decaying part of the structure and are not considered to have a high evidential value based on the 20th century construction.
- 7.16 The existing metal basement door will be removed and replaced with a door that is not in keeping with the character of the original door. The replacement door will be a solid core FD30s door with associated ironmongery, statutory signage and air transfer system. This replacement door represents a significant safety upgrade. It is considered that the existing basement door has a low significance and contribution to the evidential value of the Listed Building.
- 7.17 The other physical impacts to the Listed Building listed in table 4 such as the installation of lighting and electric radiators are likely to have only very minor impacts on the fabric of the Listed Building and are therefore considered to have a neutral impact on the evidential value of the Listed Building.
- 7.18 The proposed development will therefore have neutral impact on the evidential value of the Listed Building.

Historic Value

- 7.19 The historic value of the Listed Building is derived from its mid-20th century origins and use as a pumping station bringing water from Haweswater in Cumbria to Manchester.
- 7.20 The creation of a new reservoir at Haweswater and bringing that water eighty-two miles to Manchester was a major undertaking at the time, costing £14,000,000. The monumental design aspects and relief were part of the original design brief to celebrate this achievement (NHLE, 2022).
- 7.21 The proposed development will not change the historic use and associations of the pumping station or the suburban setting in the immediate area of the pumping station and the wider landscape.
- 7.22 The proposed development will therefore have no impact on this aspect of their setting, heritage value and significance.

Aesthetic Value

- 7.23 The aesthetic value of the Listed Building derives from the architecture and fabric of their construction and their setting within the suburban 20th century expansion of Greater Manchester.
- 7.24 Historic England notes that the design concept of the Listed Building was intended to celebrate the achievement of bringing water from the Lake District to Manchester. The monumental design, artistic reliefs and the choice of materials to reflect the route of the pipeline all contribute to this conscious design concept (NHLE, 2022).
- 7.25 There will be no change to the architectural design of the Listed Building or a change in the fabric of the Listed building which contributes to its aesthetic value.
- 7.26 Although the roof covering of the building will be replaced the existing roof profile will be maintained, therefore having no impact on the aesthetic value of the Listed Building.
- 7.27 The maintenance of the internal decoration of the Listed Building will help to mitigate any deterioration of the aesthetic value of the building through its continued use, therefore providing a beneficial impact to the aesthetic value of the pumping station.
- 7.28 The replacement of worn timberwork on handrails and window frames and the maintenance of the existing timber door sets and external balustrades, handrails and gates will enhance the aesthetic value of the Listed Building and contribute to a positive impact on the immediate setting of the Listed building.
- 7.29 The proposed development will therefore have a positive impact on the Aesthetic Value of the Listed Building.

Communal Value

- 7.30 The Listed Building represents a mid-20th century pumping station within a wider suburban landscape. The Listed Building is considered to have a limited communal value, held in large part by the those working in the pumping station and the wider local community. Views of the pumping station are possible from the publicly accessible Heywood Road, where the large relief is visible.
- 7.31 The proposed development will not change views of the pumping station from publicly accessible spaces and will not change the experience of the Listed Building for the wider community.
- 7.32 The proposed maintenance works will not impact the commemorative monumental nature of the internal or external reliefs or plaques.
- 7.33 The proposed maintenance works will help to secure the future of the Listed Building and help to protect against industrial accidents, from updated safety features, and general weathering

externally. This will protect the building for future generations and constitute a positive impact on the communal value of the Listed Building.

- 7.34 The proposed development will therefore result in a positive impact to the communal value of the Listed Building.

8 Conclusions

- 8.1 Historic England and Bury Council record no World Heritage Sites, Scheduled Monuments, Grade I or II* Listed Buildings, Designated Wrecks or Designated Battlefields within the Study Area.
- 8.2 Historic England records four Grade II Listed Buildings within the Study Area. Historic England also records the Heaton Park Registered Park and Garden within the Study Area.
- 8.3 Bury Council record the Poppythorn conservation Area and five Locally Listed Buildings within the Study Area.
- 8.4 There will be no physical impacts to any designated heritage assets or Locally Listed Buildings recorded by Historic England and Bury Council as a result of the proposed maintenance works apart from Heaton Park Reservoir Pumping Station (4).
- 8.5 There will be no harmful setting impacts to the evidential, historic, aesthetic, and communal value of the of the Listed Building, Registered Park and Gardens, Conservation Area and Locally Listed Buildings within the Study Area as a result of the proposed development, due to the distance between the proposed development and the Listed Buildings and the lack of intervisibility between them.
- 7.35 The proposed development will have no effect on the physical layout of the Heaton Park Reservoir Pumping Station Listed Building due to the limited scope of works. Some aspects of the fabric of the Listed Building will be replaced. These include the ironmongery of the folding front and rear doors, the external handrails and windows. These elements will be replaced to matching designs and materials. These are a decaying part of the structure and are not considered to have a high evidential value based on the 20th century construction. The existing metal basement door will be removed and replaced with a door that is not in keeping with the character of the original door. This replacement door represents a significant safety upgrade. It is considered that the existing basement door has a low significance and contribution to the evidential value of the Listed Building. The other physical impacts to the Listed Building listed in table 4 such as the installation of lighting and electric radiators are likely to have only very minor impacts on the fabric of the Listed Building and are therefore considered to have a neutral impact on the evidential value of the Listed Building.
- 8.6 The proposed development will not change the historic use and associations of the pumping station or the suburban setting in the immediate area of the pumping station and the wider landscape. The proposed development will therefore have no impact on this aspect of their setting, heritage value and significance.

- 8.7 There will be no change to the architectural design of the Listed Building or a change in the fabric of the Listed building which contributes to its aesthetic value. Although the roof covering of the building will be replaced the existing roof profile will be maintained, therefore having no impact on the aesthetic value of the Listed Building. The maintenance of the internal decoration of the Listed Building will help to mitigate any deterioration of the aesthetic value of the building through its continued use, therefore providing a beneficial impact to the aesthetic value of the pumping station. The replacement of worn timberwork on handrails and window frames and the maintenance of the existing timber door sets and external balustrades, handrails and gates will enhance the aesthetic value of the Listed Building and contribute to a positive impact on the immediate setting of the Listed building.
- 8.8 The proposed development will not change views of the pumping station from publicly accessible spaces and will not change the experience of the Listed Building for the wider community. The proposed maintenance works will not impact the commemorative monumental nature of the internal or external reliefs or plaques. The proposed maintenance works will help to secure the future of the Listed Building and help to protect against industrial accidents, from updated safety features, and general weathering externally. This will protect the building for future generations and constitute a positive impact on the communal value of the Listed Building. The proposed development will therefore result in a positive impact to the communal value of the Listed Building.
- 8.9 Therefore, the proposed development would be in accordance with Policy EN2 of the Bury Unitary Development Plan 1997 and Section 16 of the National Planning Policy Framework (2021).

Acknowledgements

- 8.10 This assessment was commissioned by United Utilities, and thanks are due in this regard. The report was written, and the supporting maps and illustrations were prepared by Niall Grant and verified by James McNicoll-Norbury.

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Ordnance Survey Maps

Large Scale

OS County Series: Lancashire (1844-1845) 1:10,560

OS County Series: Lancashire (1890-1891) 1:10,560

OS County Series: Lancashire (1907) 1:10,560

OS County Series: Lancashire (1915) 1:10,560

OS County Series: Lancashire (1932) 1:10,560

OS County Series: Lancashire (1938) 1:10,560

OS Provisional Plan (1947 - 1959) 1:25,000

Small Scale

OS County Series: Lancashire (1891) 1:2,500

OS County Series: Lancashire (1915) 1:2,500

OS County Series: Lancashire (1932) 1:2,500

UK Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990. Available at: <http://www.legislation.gov.uk/ukpga/1990/9/contents> [accessed June 2022].

Appendix A: Designated Heritage Assets within the Study Area

Map No	HER/HE No	Monument Name	Designation	Grid Ref	Value	Predicted Impact	Mitigation	Residual Impact
1	1200810	DOWER HOUSE COTTAGE TO NORTH OF HEATON HALL	Grade II Listed Building	SD 83095 04714	Medium	No physical impact, no harmful impacts on views or third point views predicted due to distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
2	1291858	ROSE COTTAGE	Grade II Listed Building	SD826560 4267	Medium	No physical impact, no harmful impacts on views or third point views predicted due to distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact

3	1350343	CHURCH OF ST MARGARET HOLY ROOD	Grade II Listed Building	SD 82237 04514	Medium	No physical impact, no harmful impacts on views or third point views predicted due to distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
4	1376745	HEATON PARK RESERVOIR PUMPING STATION	Grade II Listed Building	SD 82276 05056	Medium	Physical impacts listed in table 4, no harmful impacts on views or third point views predicted due to limited scope of works.	N/A	Positive impact to aesthetic value, neutral impact to evidential value, positive impact to communal value, no change impact to historic value
5	1000854	HEATON PARK	Registered Park and Garden	SD827450 4249	Medium	No physical impact, no harmful impacts on views or third point views predicted due to distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact

6	-	Poppythorn	Conservation Area	-	Medium	No physical impact, no harmful impacts on views or third point views predicted due to distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
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Appendix B: Locally Listed Buildings within the Study Area

Map No	HER/HE No	Monument Name	Designation	Grid Ref	Value	Predicted Impact	Mitigation	Residual Impact
7	-	33 Glebelands Road, Prestwich	Locally Listed Building		Medium	No physical impact, no harmful impacts on views or third point views predicted due to distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
8	-	Prestwich Preparatory School	Locally Listed Building		Medium	No physical impact, no harmful impacts on views or third point views predicted due to distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
9	-	St Margaret's Tavern	Locally Listed Building		Medium	No physical impact, no harmful impacts on views or third point views	N/A	No change impact

						predicted due to distance from the development and the presence of intervening buildings. No change impact		
10	-	Summer villa coottage, 1 guest road, Prestwich,	Locally Listed Building		Medium	No physical impact, no harmful impacts on views or third point views predicted due to distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact
11	-	Victorian Post Box, Poppythorn Lane, Prestwich	Locally Listed Building		Medium	No physical impact, no harmful impacts on views or third point views predicted due to distance from the development and the presence of intervening buildings. No change impact	N/A	No change impact

Plates



Plate 20: View of Heaton Park Reservoir Pumping Station (4) From Heywood Road, looking south-east.



Plate 21: View of Heaton Park Reservoir Pumping Station (4) From Heywood Road, looking south-west.



Plate 22: View of Heaton Park Reservoir Pumping Station (4) From Heywood Road, looking north-west.



Plate 23: View of Heaton Park Reservoir Pumping Station (4) external handrail and balustrade, looking north-west.



Plate 24: View external window frame on south-east elevation of Heaton Park Reservoir Pumping Station (4).



Plate 25: View of roof edge and external lighting on south-west elevation of Heaton Park Reservoir Pumping Station (4).



Plate 26: View towards Church of St Margaret Holy rood (3), Heaton Park (5), Prestwich Prep School (8) and St Margaret's Tavern (9), looking south.



Plate 27: View of internal sycamore wood relief depicting the route of the pipe within Heaton Park Reservoir Pumping Station (4).



Plate 28: View of internal heating system and window security bars of Heaton Park Reservoir Pumping Station (4).



Plate 29: Interior view of windows on south-east elevation and interior controls of Heaton Park Reservoir Pumping Station (4).



Plate 30: View of interior of rear door of Heaton Park Reservoir Pumping Station (4).



Plate 31: View of internal heating system of Heaton Park Reservoir Pumping Station (4).



Plate 32: View of basement door of Heaton Park Reservoir Pumping Station (4).



Plate 33: View of interior lighting, windows and security bars and controls of Heaton Park Reservoir Pumping Station (4).



Plate 34: Exterior view of the front doors of Heaton Park Reservoir Pumping Station (4).



Plate 35: Exterior view of rear door of Heaton Park Reservoir Pumping Station (4).



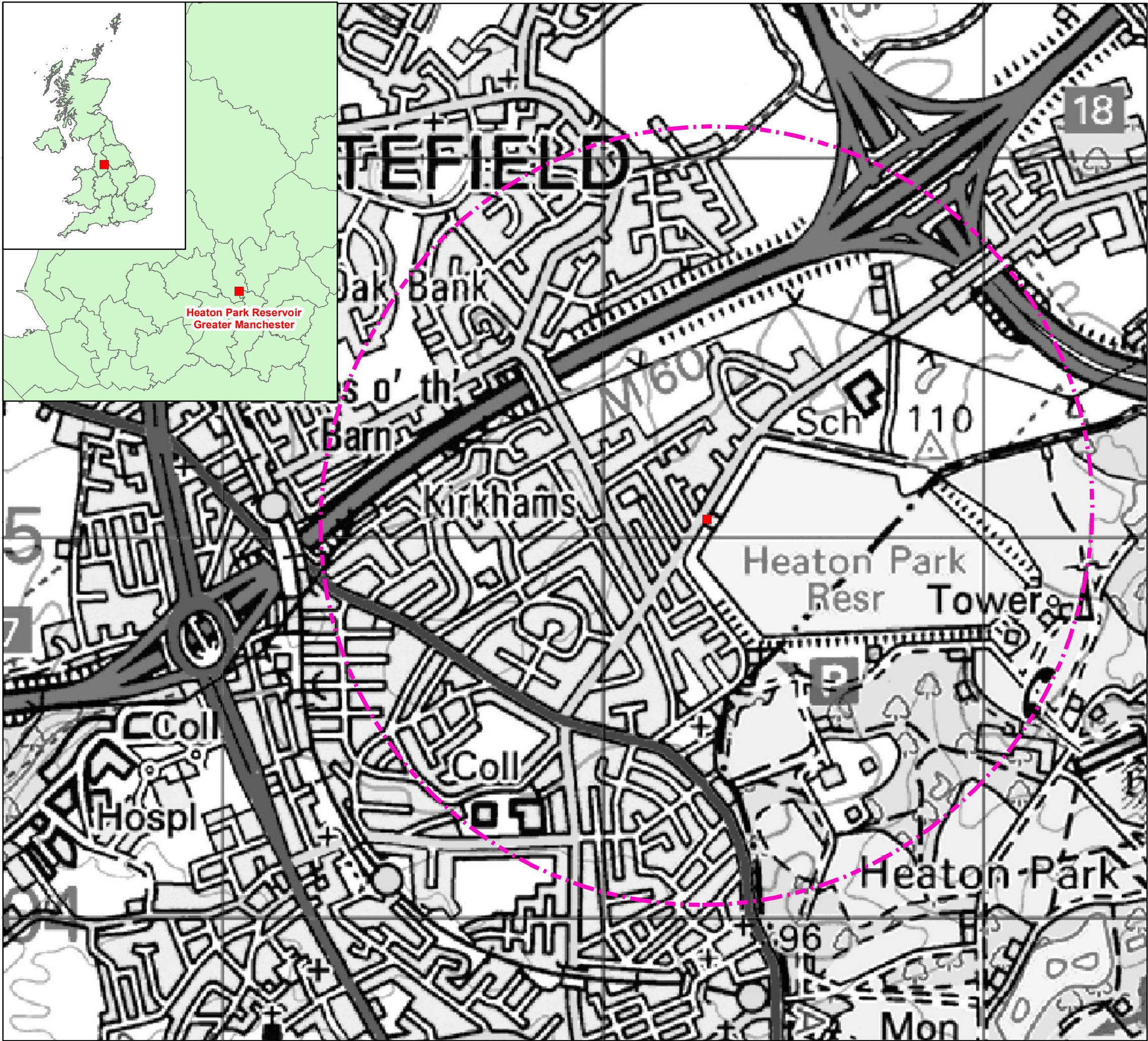
Plate 36: View across Heaton Park Reservoir towards Heaton Park (5), looking south-east.



Plate 37: View of Dower House Cottage (1) towards Heaton Park Reservoir Pumping Station (4), looking north-west.



Plate 38: View from Poppythorn Lane/Langley Hall Road within the Poppythorn Conservation Area (6) towards Heaton Park Reservoir Pumping Station (4), looking north-east.



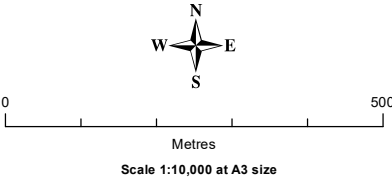
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Heaton Park Reservoir Pumping Station

Figure 1: Location of the Proposed Development

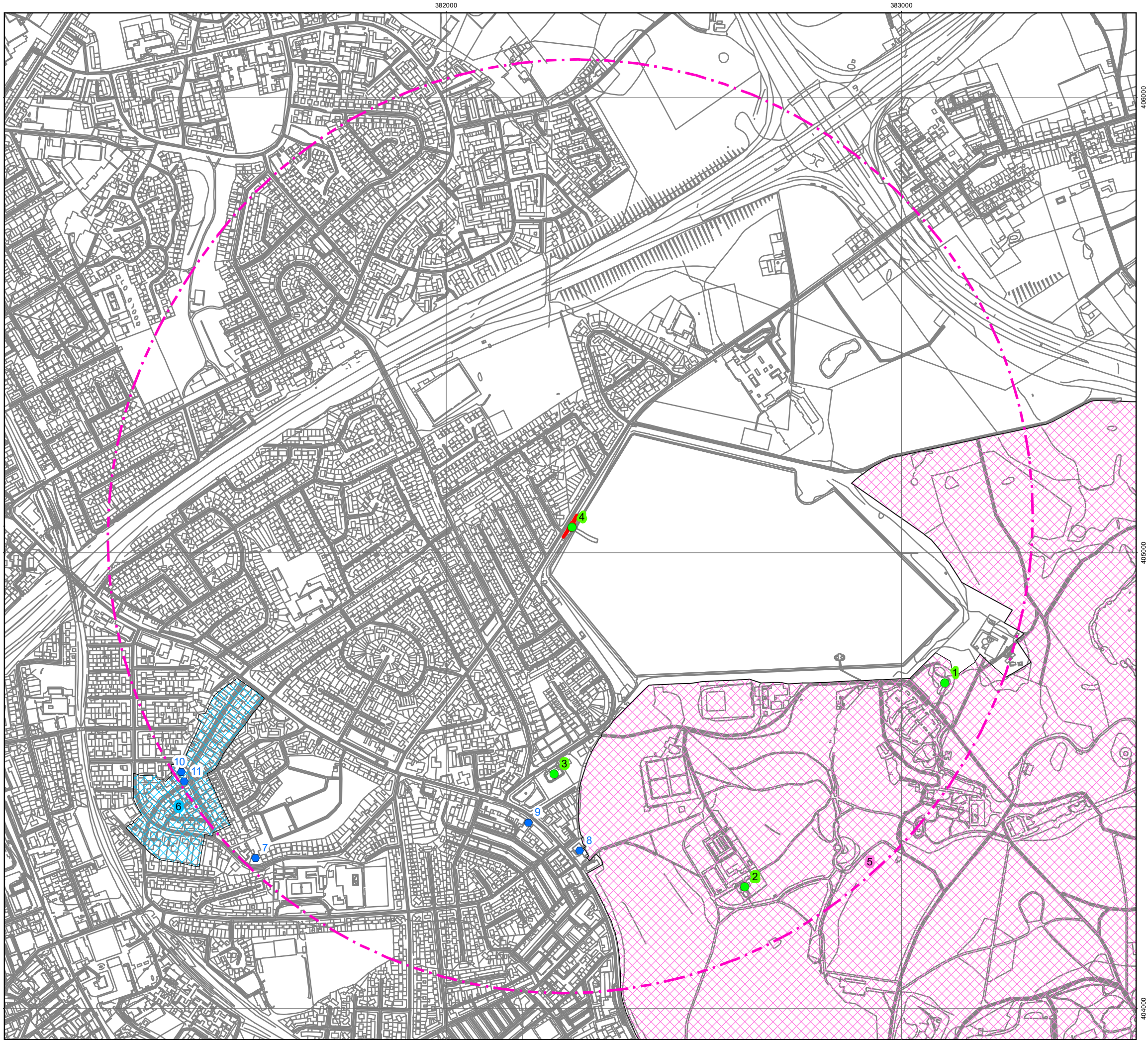
- Site Location
- Study Area

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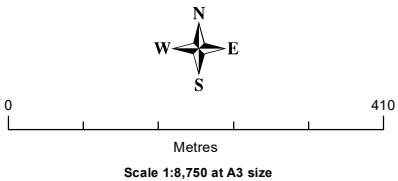
Heaton Park Reservoir Pumping Station

Figure 2: Designated Heritage Assets and Locally Listed buildings within the Study Area

-  Site Location
-  Study Area
-  Grade II Listed Building
-  Registered Park and Garden
-  Locally Listed Building
-  Conservation Area

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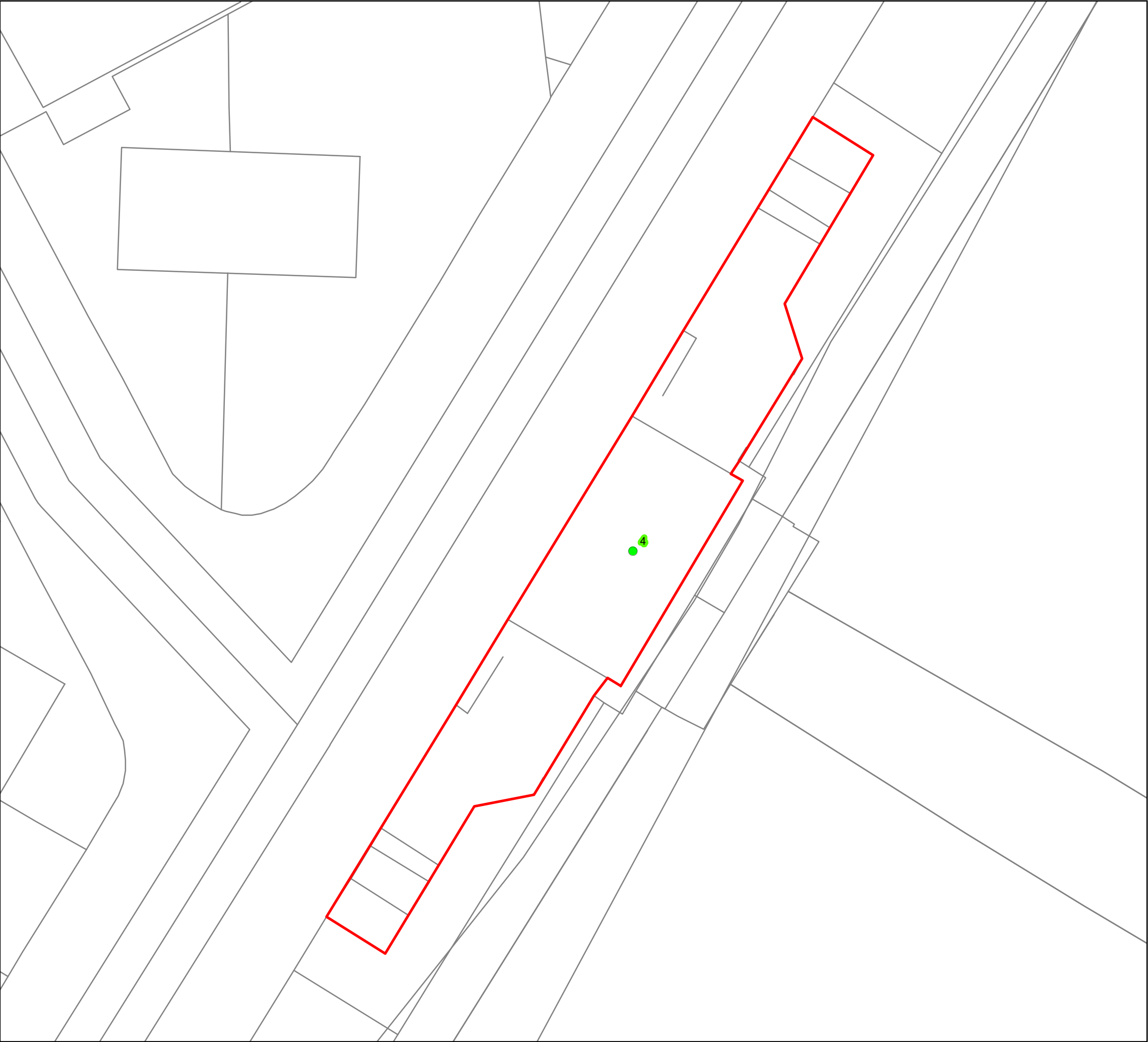
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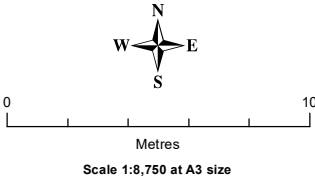
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Heaton Park Reservoir Pumping Station

Figure 3: Plan of Heaton Park Reservoir Pumping Station

-  Site Location
-  Grade II Listed Building

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