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The heritage statement has been prepared in support of a planning application to rebuild 5 East View, Summerseat, Bury, BL9 5PG.

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1.0 Description of the Heritage Asset

Site Address

5 East View, Summerseat, Bury, BL9 5PG

(a) Heritage assets are affected by the proposals.

(please tick the relevant boxes below)	Yes	No
Scheduled Ancient Monument		✓
Listed Building		✓
Conservation Area	✓	
Registered Historic Park and Garden		✓
Building of Local Interest		✓
Site of known archaeological remains		✓
Other non-designated Heritage Asset		✓

(b) The nature of the heritage asset.

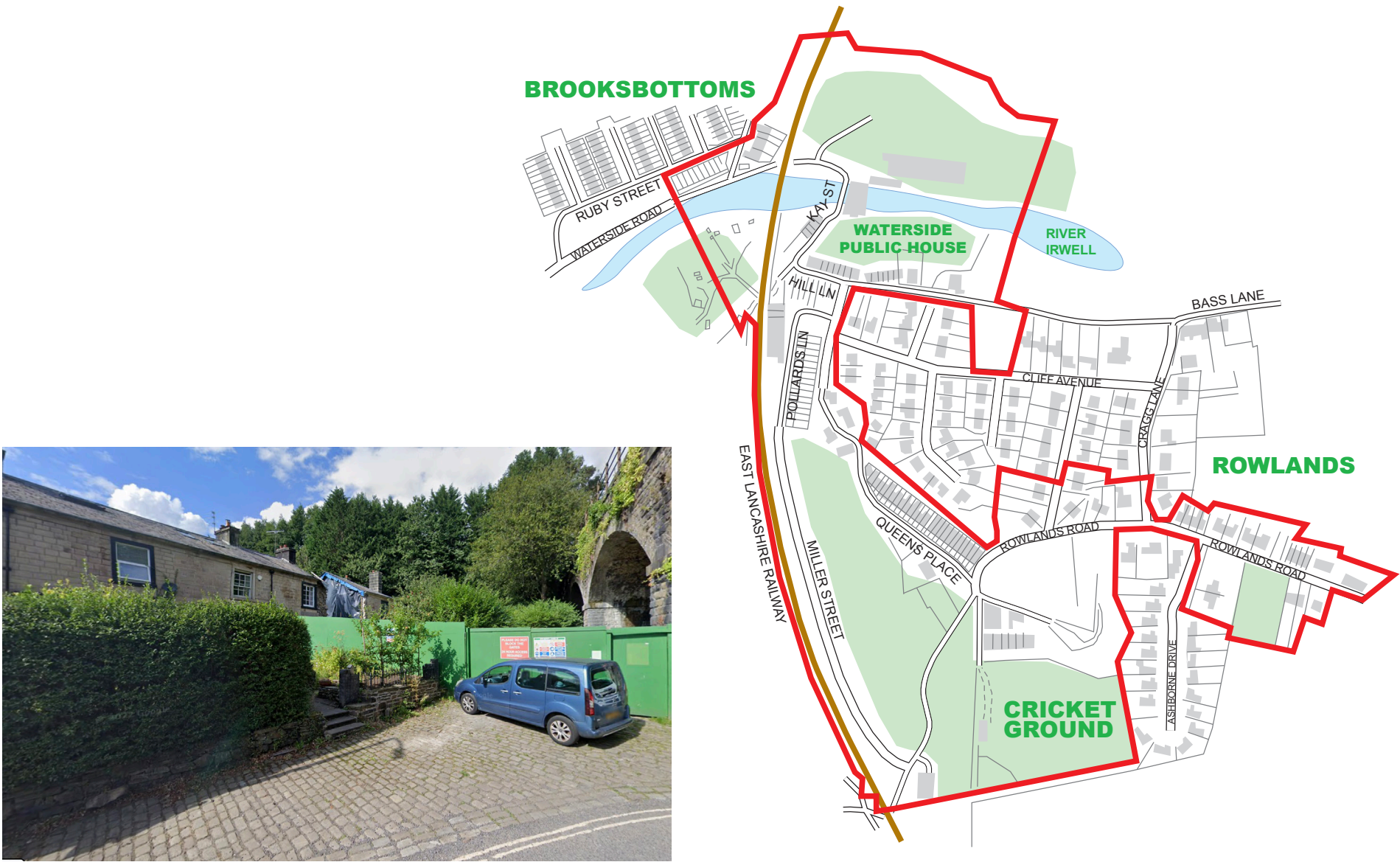
The proposed new building forms part of a row of small terraces in the Brooksbottoms / Rowlands conservation area. It replaces the original mid terraced house which was destroyed during an explosion in 2021.

(c) Description the development site and its relationship with its surroundings.

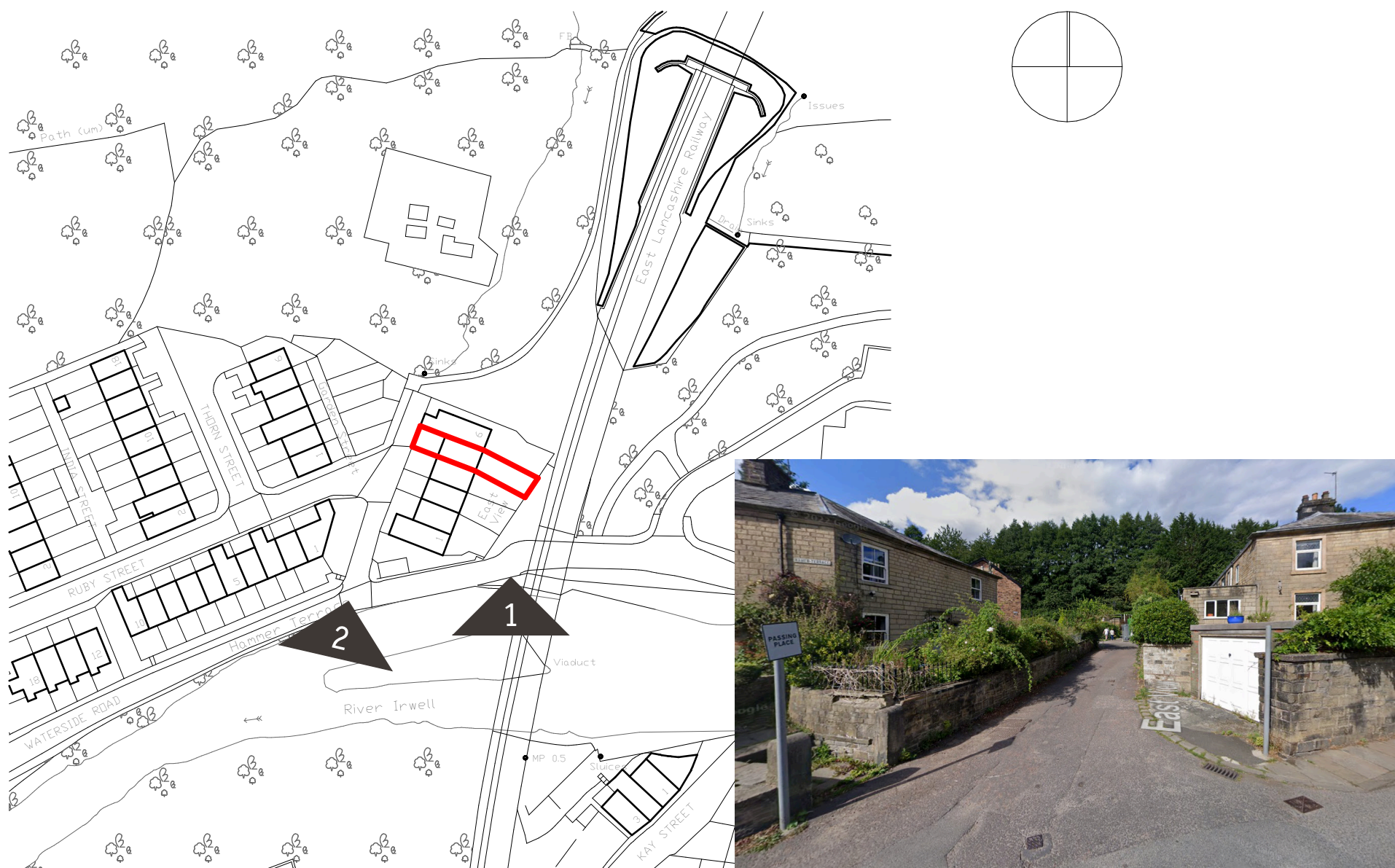
(Taken from the Conservation Area Appraisal and Area Study by Kathryn Sather & Associates Heritage Conservation Consultants.)

The Brooksbottoms Conservation Area was designated by Bury Metropolitan Council in 1975 and lies within the village of Summerseat, 2½ miles north of central Bury within and around a widening of the Irwell Valley.

Brooksbottoms lies on the lower slopes and in the valley bottom and is characterised by industrial buildings and terraced worker’s cottages of the late eighteenth and nineteenth centuries. A narrow pierced river bridge links the rest of the village with the four-storey Brooksbottoms Mill, now a listed and redeveloped building.



View 1 - Elevation fronting Summerseat Viaduct



View 2 - View towards East View

The plan form of the Conservation Area is mainly linear, following the railway and the historic road layout.

Brooksbottoms is bordered on the north by the River Irwell. This stretch of the Irwell runs through a gorge to the east and then into a wider valley bottom with a large bend. Local geology also features yellow sandstone which has been used for building materials.

- The landscape setting of Brooksbottoms has the following key characteristics:
- The whole of the river valley at this point, with its combination of mature woodland and grassland, the Gollinrod gorge and flat land inside the river bend;
 - The railway line and its viaduct forming a landmark across the gateway to the current Conservation Area;
 - The valley bottom at this point is generally unkempt and sites by the river, particularly to the west of the railway line, are generally derelict;
 - Mature mixed woodland at the bottom of Gollinrod Gorge and behind the mill building which provides an impressive backcloth dominating the skyline to the north and east. Gollinrod Wood is designated as a Site of Biological Interest, Class A;
 - Large triangular field to the east of Miller Street;
 - Summerseat Nature Reserve in the bend of the River Irwell;
 - Survival of pre-urban tracks which illustrate how the built-up area expanded onto rural land, such as the southern end of Miller Street and the eastern end of Rowlands Road;
 - The edge of the village, although it contains late twentieth century infill development, is still defined by field boundaries visible on the 1850 map;
 - Ever-present views of surrounding hills, woodland and rural landscape;
 - Setting of the village on the valley sides adds to the character, providing gradient and a varied roofscape.

2.0 Statement of Significance

(a) Research undertaken to understand the significance of the heritage asset affected.

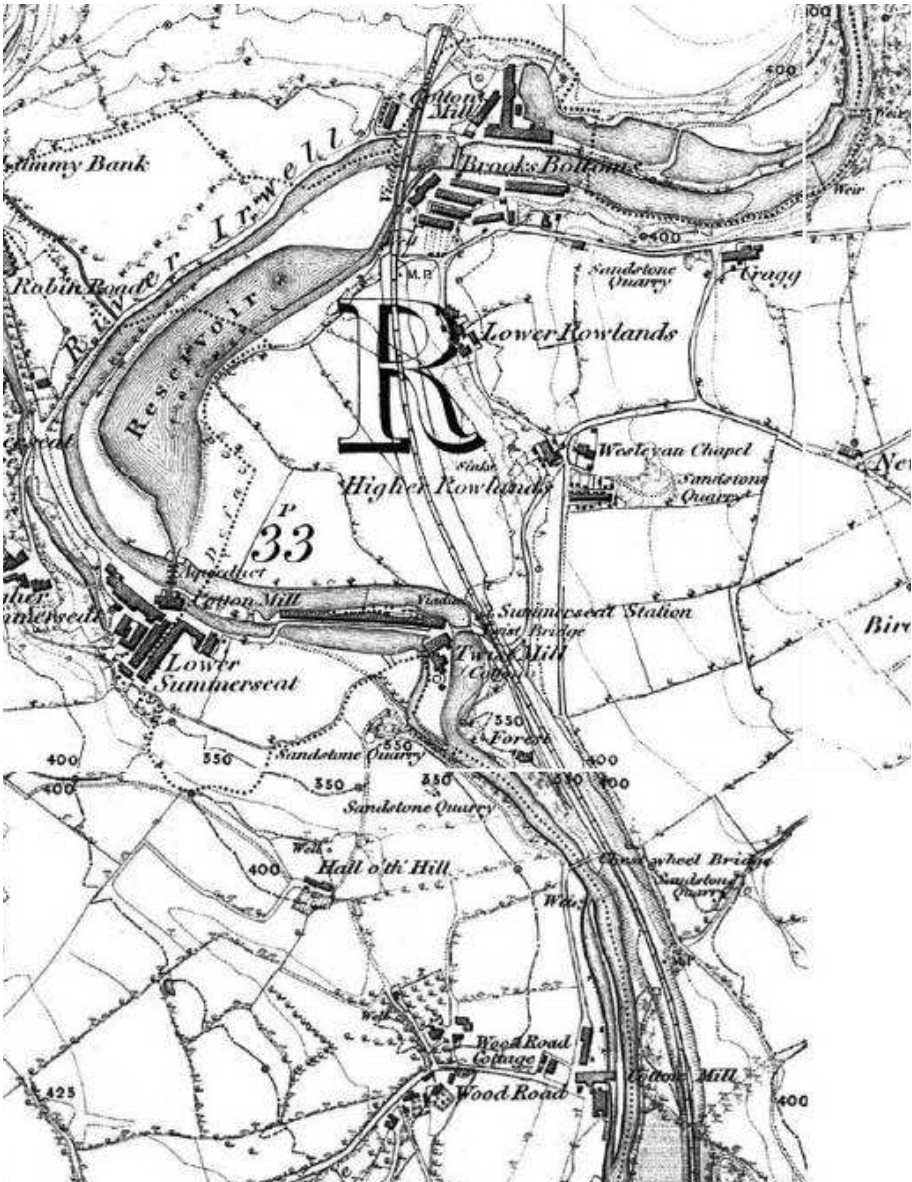
(please tick the relevant boxes below)	Yes	No
Local Historic Environment Record		✓
Record Office		✓
Historic Maps		✓
Historic England		✓
Museum or Library		✓
Local Heritage Groups		✓
Conservation Area Appraisal	✓	
Other (property listing prior to last sale)	✓	

(b) Using the information you have obtained provide a summary of the history of the site/building

The proposed replacement building is part of a row of terraces built to house workers for the developing cotton industry of the late eighteenth or early nineteenth century.

A first reference to the row of terraces can be found on a map from 1850.

Photographs of the original house prior to the explosion suggest that internal and minor external alterations, mainly replacement of doors and windows, have been carried out to the properties over the years.



Map from 1850



Front elevation of 5 East View in 2019



Rear Yard of 5 East View in 2019



Lounge in 2019



Attic room in 2019



Kitchen in 2019



Stone detailing at 6 East View
Window surrounds, gutter cornice and moulded cornice above front door

(c) What is important about the affected heritage asset (what is the significance)?

The proposed development is situated on the northern bank of the River Irwell, close to the mouth of Gollinrod Gorge. It sits within the small stone terraces of workers housing lining the river frontage which is dominated by the nearby four-storey former Brooksbottoms Mill (now The Spinnings) and the railway viaduct.

The existing row of terraces into which it is placed derives its special character from the following elements:

- Proximity to buildings or monuments listed or of local architectural or historic interest;
- Traditional craftsmanship, natural resources and energy of production embodied in original building materials and architectural features;
- Visual harmony resulting from use of a limited palette of natural building materials, largely locally derived stone, and stone or slate roofs;
- The whole of the river valley at this point, with its combination of mature woodland, the gorge and flat land inside the river bend, buildings and road bridges in natural stone and the landmark of the railway viaduct.

3.0 Design Concept

(a) Pre-application Advice

Have you consulted the relevant Historic Environment Record?

	Yes	✓	No
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Have you sought pre-application advice from the Local Planning Authority?

	Yes	✓	No
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Have you sought pre-application advice from Historic England?

	Yes	✓	No
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(b) Description of the proposed development. Refer specifically to the element of the heritage asset that will be affected by the proposal.

The proposed development consists of reinstating the mid terraced house at 5 East View which was destroyed during an explosion in 2021 and making good any damage to the external fabric of the adjacent property, 4 East View.

Externally, the elevations of the proposed new building will replicate the appearance of the original house and sympathetically restore the former row of terraces. Where possible, original materials will be salvaged and reused.

Proposed internal alterations will have a minimal impact on the elevations. Modern construction methods will be applied to create a new 3 bedroom dwelling over 3 storeys, 2 full storeys with an attic room.



4 East View in December 2022



5 East View in 2019



6 East View in December 2022



Salvaged stonework following clearance of site

4.0 Assessment of Impact & Any Mitigation

(a) How will the proposals impact the significance of the heritage asset?

Apart from the basement, ground floor construction and outbuildings in the rear yard the original property was entirely destroyed by the explosion, leaving a large void in the existing row of terraces.

The proposal aims to restore the row of terraces as close as possible to its original character and will therefore have a positive impact on the heritage asset. The new development will retain the scale of the original house and its relationship to surrounding buildings.

(b) How has the proposal been designed to conserve the significance of the heritage asset(s)?

The proposed design aims to replicate elevations, proportions, details and materials of the original building.

External walls are to be constructed in ashlar stone masonry to match the existing local yellow sandstone. The stone detailing includes lintels, sills and surrounds to doors and windows, gutter cornice and moulded cornice above the front door, similar to the adjoining houses of the terrace.

Modern composite doors and uPVC windows in an appropriate style for the type and age of the original property are to be fitted.

The roof covering is Welsh slate and stone chimneys are to be reinstated where missing. Conservation roof lights are to be installed to the proposed attic room.



Key	
Existing	1 - Ashlar Stone Masonry 2 - Stone Surround, including Lintel and Sill 3 - Slate Roof Tiles 4 - Doors & Windows (Various Types and Materials) 5 - Stone Wall 6 - Outbuilding
Proposed	7 - Ashlar Stone Masonry to match Existing 8 - Stone Surround to match Existing, including Lintel and Sill 9 - Slate Roof Tiles to match Existing 10 - White uPVC Window System 11 - Conservation Rooflight 12 - Composite Front Door 13 - New Outbuilding for Boiler, uPVC Shiplap Boarding with Traditional Felt Roof Covering

Proposed elevations



Illustration proposed front elevation 5 East View



Illustration proposed rear elevation 5 East View