

GRAEME IVES
HERITAGE PLANNING

Heritage Statement

Forrest Cottage, Summerseat, Bury

On Behalf Of: Ms. Davenport

February 2024

CONTENTS

Chapter:	Page:
1.0 Introduction	1
2.0 The Relevant Heritage Assets	2
3.0 The Significance of the Heritage Assets	4
4.0 Impact Assessment	11
5.0 Conclusions	15

1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Ms. Davenport (the 'applicant') in support of a full planning application for the construction of a proposed two-storey extension (the 'proposed development') at Forrest Cottage, Summerseat, Bury (the 'application site').
- 1.2 From a heritage perspective, Forrest Cottage is included on Bury Council's draft Local List and the Council, as Local Planning Authority (LPA), has requested that a Heritage Statement be provided to enable a planning application to be validated in respect to the above proposal.
- 1.3 National planning policy in respect for the conservation of the historic environment is set out in the National Planning Policy Framework (revised December 2023) (NPPF) and places the following requirements on applicants:

"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 understanding the potential impact of the proposals 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 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 Paragraph 200)

- 1.4 Therefore, given the above policy requirements Chapter 2 of this Heritage Statement identifies the relevant heritage assets that could be affected by the proposal. Chapter 3 describes the significance of the heritage assets, proportionate to the potential impact of the proposed development.
- 1.5 Chapter 4 provides an impact assessment with reference to relevant planning policies and Chapter 5 makes a series of conclusions in respect to the historic environment aspects of the proposed development.

2.0 The Relevant Heritage Assets

Introduction

- 2.1 The NPPF defines a heritage asset as follows:

“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).”

Designated Heritage Assets

- 2.2 The NPPF confirms that designated heritage assets comprise: World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.
- 2.3 The designated heritage assets that are relevant in considering the proposed development are identified below:

Listed Buildings:

- 2.4 Listed buildings are designated for their special architectural or historic interest in accordance with the DCMS Principles for Selection of Listed Buildings (2018).

- 2.5 The National List identifies the Former Railway Goods Shed on Rowlands Road, located approximately 200 metres north of the application site, as a grade II Listed Building. However, the application site is physically separated from the listed building by the railway embankment, alignment of Wood Road Lane, the underlying topography and the mature tree cover along the lane. The significance of the listed building, including the contribution of setting to that significance, would not be affected by the proposed development, and the designated heritage asset has therefore been discounted from this Heritage Statement.

Conservation Areas:

- 2.6 Conservation areas are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).
- 2.7 The Summerseat Conservation Area is located approximately 400 metres north-west of the application site, which is well screened from the south-eastern corner of the conservation area by the dense tree cover that follows the River Irwell. It is highly unlikely that the significance of the conservation area, including the contribution of setting to that significance, would be affected by the proposed development. The conservation area has therefore been discounted from this Heritage Statement.

Non-Designated Heritage Assets

- 2.8 Historic England guidance in Decision-Taking in the Historic Environment Good Practice Advice Note 2 (2015) advises that non-designated heritage assets may be identified through the following mechanisms:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

- 2.9 Bury Council has prepared a draft ‘Local List’. Forrest Cottage is included on the draft local list and the LPA has requested a Heritage Statement as part of the planning application validation process on that basis. However, the local list has not been adopted and the draft entry for Forrest Cottage provides a limited description the building’s significance as a potential heritage asset.

- 2.10 National Planning Practice Guidance provides the following advice regarding the identification of potential non-designated heritage assets:

“Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.” Paragraph: 039 Reference ID: 18a-039-20140306)

3.0 The Significance of the Heritage Assets

Introduction

- 3.1 The NPPF defines significance (for heritage policy) as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 3.2 The setting of a heritage asset is defined by the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 3.3 The National Planning Practice Guide (NPPG) further advises that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience

an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”

- 3.4 Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 3.5 The Historic England Good Practice Advice Note provides a non-exhaustive checklist of potential attributes of setting, concerning the ‘physical surroundings’ and ‘experience of the asset’, that may help to elucidate the contribution of setting to significance and have been used to help inform this Heritage Statement.

- 3.6 The description of the significance of the heritage assets, provided below, is proportionate to their importance and the likely impact of the proposed development on their significance, including their setting.

Forrest Cottage (Draft Local List)

Heritage Value

- 3.7 The Draft Local List includes the following 'description' (dated 2017) of the building:

"2 storey stone cottage, gable to Wood Road and set below roadway. 18thC. Coursed stone, at different course heights and loosely coursed parts. Slate roof. Stone mullion windows with hood moulds, possibly mullions repaired / replaced. Forward gable to front elevation on left. Small stone stacks."

- 3.8 The 'justification for local listing' states:

"Early well preserved dwelling."

- 3.9 The historic development of the site provides an indication of the age range of the original building, and the adaptations that have taken place within the application site since that time, to help inform an assessment of the potential heritage value of the building.
- 3.10 Yates' Map of Lancashire (1786) illustrates a scattered pattern of buildings across the Irwell valley but does not identify a building within the immediate vicinity of the application site.

Figure 3.1: William Yates' Map of Lancashire (1786)



- 3.11 Hennet's Map of Lancashire (1828) identifies two buildings, in close proximity, on a track that heads south from a junction that could be the current junction between Railway Streets, Rowland Road and Wood Road Lane.
- 3.12 Yates' and Hennet's maps are generally reliable, although relatively diagrammatic in comparison with the early Ordnance Survey maps. However, the First Edition Ordnance Survey map (published 1850) of Lancashire clearly identifies Forrest Cottage to the west of Wood Lane Road.

Figure 3.2: Hennet's Map of Lancashire (1828)



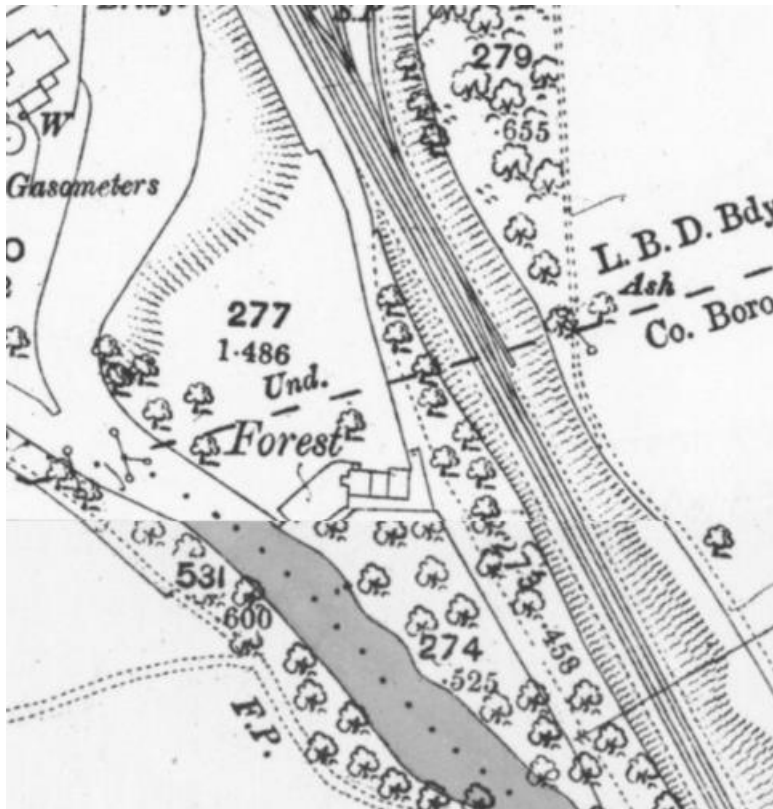
- 3.13 The 1850 Ordnance Survey map, surveyed between 1844-47, illustrates a relatively large 'U' shaped building with two projecting bays enclosing quite a deep courtyard to the northern elevation and projecting well forward of the elevation. The footprint was not entirely symmetrical, with the western projection not quite aligned with the main range of the building. Only one building occupied the application site at that time, whereas Hennet's map illustrates two buildings, suggesting that the buildings were either united with an extension, to form a single footprint, or that one was demolished and the other extended between 1828 and 1844-47.

Figure 3.3: Ordnance Survey Map (Surveyed 1844-47) (1:10,560)



- 3.14 By 1891 the northern frontage of Forrest Cottage had changed significantly. Both of the northern projections had been removed or substantially truncated, leaving only a modest advanced bay to the eastern side of the northern elevation, The building also appears to have been subdivided into three units.
- 3.15 The setting of the building remained unchanged at that time, with no other buildings identified within the grounds.

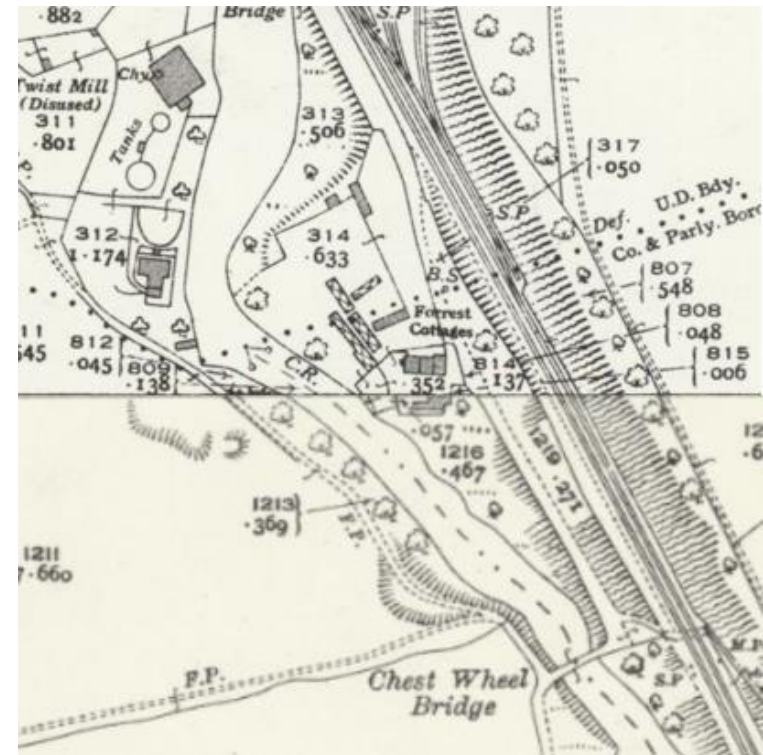
Figure 3.4: Ordnance Survey Map (1891) (1:2,500)



3.16 Interestingly, the Ordnance Survey map of 1939 refers to the building as 'Forrest Cottages' (plural), perhaps confirming the subdivision evident on the early map. The cottages remained unchanged at that time, however the wider grounds in which they were located, between the river and railway line, was then occupied by a cluster of glass houses and other outbuildings to the

northwest of the cottages, and a parallel linear range to the south of the cottages.

Figure 3.5: Ordnance Survey Map (1939)



3.17 By 1949 the glass houses had been replaced by two large inverted 'T' shaped buildings to the north-west of the cottages, both of which were significantly larger than the cottages themselves (Design and Access Statement, Studio SDA Architecture). During the late C20th all of the ancillary buildings were cleared from the

wider grounds of the cottages, and by 2000 the cottage was once again located in a relatively isolated position between the River Irwell and railway line.

- 3.18 The cottage itself was extended in 1985 with a single storey, mono-pitched extension to the western gable.
- 3.19 Forrest Cottage is constructed of coursed stone under a graduated slate roof. The building retains a projecting, gabled bay to the east side of the north elevation, although the removal of the corresponding western projection, between 1844-47 and 1891, is not evident within the stonework.

Figure 3.6: The northern elevation of Forrest Cottage



- 3.20 The northern elevation appears to retain a heavy door lintel to a previous opening. The northern and southern elevations also retain their hood moulds above the windows. However, the mullioned windows, including their lintels and sills, appear to have been replaced with cast concrete, and it is possible that the hood moulds would have been reconstructed as part of that work. Hood moulds have also been incorporated into the 1985 extension. The windows themselves comprise a single pane.

Figure 3.7: A detail of the northern elevation



- 3.21 The southern elevation is of three bays of ground and first floor windows that step down across the elevation from east to west. A modern stone porch has been added to the centre of the elevation.

Figure 3.8: The southern elevation of Forrest Cottage



Figure 3.9: The western extension (date stone '1985')



The Contribution of Setting to Significance

- 3.22 The historic maps, above, indicate the extent to which the setting of the property has changed over time, particularly during the C20th.
- 3.23 Forrest Cottage is now located in a domestic garden of lawns, trees and shrubs, which incorporates several ancillary buildings, such as a garage. It is experienced against the backdrop of mature trees that follow the River Irwell, immediately to the west, and Wood Road Lane to the east, and as a result occupies a highly enclosed plot. The sense of enclosure is heightened by the difference in level relative to Wood Road Lane.

Summary

- 3.24 In summary, a building appears to have first occupied the site between 1786 and 1828. However, the extent to which that building survived the adaptation illustrated by 1844-47 is unclear. Certainly, further adaptation took place, causing significant changes to the footprint of the property by 1891.
- 3.25 The setting of the building changed quite dramatically during the C20th. The extent of the glass houses (Figure 3.5) suggests a commercial operation during the inter-war period, however by the late C20th the grounds had been returned to a domestic use.
- 3.26 Forrest Cottage has been subject to a degree of adaptation over time. It retains the broad appearance of a late C18th / early C19th cottage, however considerable adaptation has taken place and key features have been replaced with modern replicas.

3.27 The age of the original building suggests that it could have potential to be considered as a non-designated heritage asset. However, it is difficult to conclude that Forrest Cottage is a well-preserved example from that period.

4.0 Impact Assessment

Introduction

- 4.1 The proposed development has been assessed in accordance with the relevant national and local planning policies.

Bury Local Plan

- 4.2 The current Local Plan comprises the Unitary Development Plan. It was adopted in 1997 and in light of that timeframe Policy EN2: Conservation and Listed Buildings refers to ‘areas of local importance’ but does not refer to non-designated heritage assets or the local list.
- 4.3 Preparation for a new Local Plan Built Environment Topic Paper (October 2018) included the following discussion of the ‘Local List’:

“3.18 The Council maintains a local list of buildings of special architectural or historic interest. The list currently contains around 375 buildings or structures that are of local historic interest.

3.19 This list has no formal approval but it registers currently unprotected buildings which may have some architectural or local value. The Council has commissioned the Greater Manchester Archaeology Unit to undertake additional survey work in the Borough and to produce a comprehensive report which will lead to an updated local list. This will be submitted to the Council for

approval and is expected to be taken into account when proposals are put forward for development.”

- 4.4 However, the local list remains in draft form and has not been formally adopted by the Council. The term ‘special architectural or historic interest’ normally refers to the statutory criteria for listing buildings of national importance rather than local heritage assets.
- 4.5 The ‘Places for Everyone’ Development Plan Document (2022-2039) for Greater Manchester has been subject to consultation and ‘main modifications’. The emerging DPD Modifications Version (2023) includes the following policy in respect to the historic environment:

Policy JP-P2: Heritage

“We will proactively manage and work with partners to conserve, sustain and enhance our 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 character, 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 conserving 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 shall be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;

2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

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; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

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.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

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

National Planning Policy Framework (December 2023)

4.6 Paragraph 201 requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal, including development affecting the setting of a heritage asset, taking account of available evidence and any necessary expertise. LPAs should take this into account when considering the impact of a proposal on a heritage asset.

4.7 In determining applications, Paragraph 203, requires LPAs to take account of:

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.*

4.8 Paragraph 209, requires that:

“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.”

4.9 LPAs should look for opportunities for new development 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 contribution to the asset should be treated favourably (Paragraph 212).

The Proposed Development

4.10 The proposed development comprises the following:

Proposed two storey side extension following demolition of existing single storey side extension.

Impact Assessment

- 4.11 The proposals would include the demolition of the existing single-storey extension, which is dated ‘1985’, incorporates ‘heritage’ detailing, such as the hood mouldings and has no heritage value,
- 4.12 The replacement extension would be two storeys in height and constructed of stone, under a slate roof, to match the host building. The overall character of the extension would be consistent with Forrest Cottage.
- 4.13 The gabled form of the proposed extension also anticipates the projecting western wing of the building (given the ‘U’ shaped footprint), that was demolished between 1844-47 and 1891, although the precise detail of that element is unknown.
- 4.14 Considerable thought has been given to the relationship between the proposed extension and existing house. The extension would step down slightly at ridge level, deferring to the height of the principal building. A glazed bay, of structural glazing over an aluminium frame, would create a ‘breathing-space’ between the original building and extension. Moving forward, the historic development of the site would be clearly legible.
- 4.15 The glazed bay would also be recessed to the north and south elevations to further articulate the phasing of the building. Similarly, the contemporary detailing and proportions of the window openings to the proposed extension would contrast with the mullioned windows of the Cottage.

- 4.16 The modern porch would be removed from the southern elevation of the host building, in favour of converting the ground floor mullioned window to the eastern side of the elevation to a full height opening. However, the mullions of the host building appear to be concrete replacements.
- 4.17 Overall, the proposed extension would replace a previous extension, of no heritage value, and provide a legible and thoughtful approach to further adapting a property that has been subject to several phases of change and refurbishment.
- 4.18 Forrest Cottage is considered to have limited heritage value, possibly under the threshold suggested by the PPG in respect to heritage assets with sufficient significance to be considered as material considerations in planning decisions. However, notwithstanding that assessment, the proposed development has been designed with care, would add a well-considered phase of development to the site and would preserve the relative significance of Forrest Cottage.
- 4.19 The proposed development is therefore considered to be consistent with the relevant Local Plan Policies. It would preserve a building that is included on the Draft Local List with reference to the Local Plan Built Environment Topic Paper (2018). The proposals would maintain the character and distinctiveness of the application site and respond to the site with a creative contextual design response that clearly articulates the historic development of the property with reference to the Places for Everyone Composite Plan – Modifications Version 2023 (Policy JP-P2: Heritage, Clause 3).

5.0 Conclusions

- 5.1 Forrest Cottage is included on the Draft Local List as a potential non-designated heritage asset. The building, and its setting, have been subject to considerable change over time, although it retains a traditional character.
- 5.2 The proposed development would remove a late C20th single-storey extension to the western gable of Forrest Cottage and replace it with a two-storey extension. Considerable care has been taken in respect to the proposed materiality of the extension, which would maintain the broad character of the site. A thoughtful approach has also been taken to distinguishing the form of the extension in relation to the host building. In this respect the extension would adopt a contemporary approach, articulated by a deeply recessed glazed bay that would differentiate the gabled element of the extension from the original house.
- 5.3 Forrest Cottage is considered to have limited heritage significance, which would be preserved by the proposed development. The scheme is therefore considered to be consistent with the relevant Local Plan and NPPF policies and should therefore be treated favourably.