



JB1-let-03 Heritage Statement

2nd January 2025

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Dear Sir,

**Heritage Statement in relation to a single storey rear extension at :
33 Mount Pleasant, Nangreaves, Bury, BL9 6SP**

Our proposal already has the benefit of a Certificate of Lawful Development, your reference 71287 dated 16th December 2024.

As the works involve alterations to a Listed Building which is also within the Mount Pleasant Conservation Area, an application for Listed Building Consent is also a requirement along with this associated heritage statement.

Consulting with the National Planning Policy Framework (NPPF) clause 200 requires that the applicant should 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.

1 Nature of the Asset :

Five terraced properties are grouped together in Historic England's List Entry Number 1318115, which describes the Grade II listed group as follows:

Row of early C19 stone cottages built for mill workers. Two storeys. Modern doors, one window to each cottage, mostly modernised but with stone sills. Stone eaves.

2 Extent of the Asset :

All five of the terraces are located on the north-west corner of the village green, bordering an area previously occupied by a mill lodge.



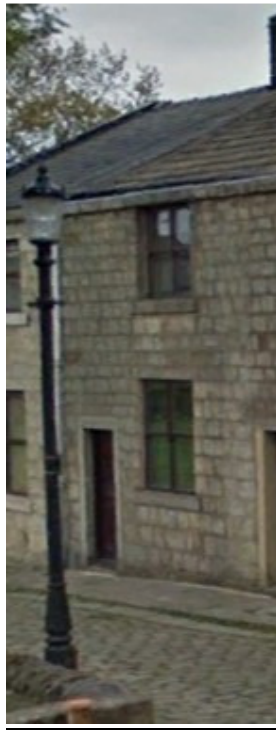
Located on the north-west corner of the village green indicated above



From left to right, numbers 34 to 30

Number 33 comprises one door on the front elevation along with one window at ground floor and one window at first.

Its rainwater gutter is incorporated into the stone eaves.



Number 33 viewed from the village green

3b Significance of the Conservation Area:

Remotely located on the slopes of the West Pennine Moors, close to the end of an old stone sett roadway two miles north of Bury town centre.

Originally an area of pasture surrounding a farm, John Hall moved into the farm building during 1819 and from there conducted the construction of a new mill in which to grow his business.

At that time, he was already manufacturing the warp and weft for home based weaving, employing up to 1300 handloom weavers from surrounding townships in the production of ‘quilting, vestings and cotton dress goods.’

To increase productivity the weavers needed to be grouped into self-contained accommodations adjacent the mill, so John Hall provided homes in the appropriate location for his weavers.

Four lodges held the volume of water originally required to provide the water power to supply the machinery at the mill.

Dwellings were constructed around the edges of the lodges, all with four rooms of modest proportions.

Simple in design, and functional in form and detail, they are predominantly two storey and constructed using locally quarried millstone grit and sandstone.

No attempt was made at elaboration or fanciful design, everything being plain and functional with a rhythm and quality.

The character of the area reflects the workers of the day, being straightforward and hard working.

John Hall Limited was at its most successful during the early part of the 1900's providing woven articles internationally.

As a business, John Hall Limited closed in 1965, leaving the mill premises to be utilised as industrial space for various occupiers until the late 1980's.

Since then the village has been modified and developed into a residential community, with its focal point being the village green over what once was one of the lodges.

Significant as a built form, enabling a whole work force to be settled in a remote enclave on the edge of the West Pennine Moors, its survival now dependant on its new role as a residential community with its strong links to the past.

3b Significance of the Listed Asset :

Being one of the earliest of the mill workers houses, the scale is modest and honest in its design with no embellishment.

A detailed history of Mount Pleasant's development is written in the conservation area appraisal commissioned by Bury Council in 2003, with no specific mention regarding numbers 30 to 34.

This suggests that their listing highlights no specific qualities, and that their inclusion forms a part of the whole in terms of setting and character within the conservation area.

4 The Proposed Works :

Our proposal is to remove the single storey extension at the rear, along with the infill door and window which form a lower part of an additional single storey extension.



Existing rear elevation

Originally constructed with stone, the rear elevation displays no robust detailing, or rhythm associated with the front elevation.

There is no stone eaves gutter, the original timber gutter having been replaced with plastic, and no stone sills visible.

The whole rear elevation has been rendered presumably to resist any ingress of water.

A rear extension has been constructed in the past which does not line through with any adjacent extensions, and the remaining gap has been enclosed with separate wall and roof.

Our proposal is to replace effectively two rear extensions, to be in line with the adjacent property extensions, resulting in a more cohesive form.

Coursed stone will be used for the external wall construction to match the original.

5 The Impact on the Asset :

No harm will be caused to the character of the conservation area as our proposal is for the rear elevation only, not impacting on its relationship with the village green.

Architectural and historical interest will not be negatively affected by its relationship with the original cluster of development.

There will be minor public gain as viewed from the rear, by forming a more coherent design.

Should you require any further information please do not hesitate to contact the writer.

Yours faithfully,

Gary Dearden