

Appendix A Heritage Statement

1. Introduction

This heritage statement has been prepared to inform and support proposals for 3 apartments and associated external alterations at No. 5 Crompton Street, Bury. The property is not listed but lies within the Bury Town Centre Conservation Area.

Paragraph 194 of Chapter 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (as revised July 2021) states local planning authorities should require an applicant to describe the significance of the heritage assets affected, including their setting. The scope and purpose of this report is to identify the significance of the conservation area and any nearby listed buildings, and to assess how this will be affected by the proposal. In accordance with paragraph 194, it is considered the level of detail presented is proportionate to the significance of the heritage assets and no more than is necessary to understand the impact of the proposal. This report is to be read in conjunction with other documentation submitted in support of the application.

2. The Building and the Surroundings

The site is located at 5 Crompton Street, Bury, as shown on Figures 1 - 3 below. The building is not listed or designated, however is identified in the Bury Town Centre Conservation Area Appraisal (2007) as being 'an unlisted building of merit'. The general old Post Office/main building (not buildings to rear) was likely built at the end of the 19th century, but certainly between 1893 and 1910. The building is red brick with stone dressings, in neo-Elizabethan style with stone mullioned windows, finials, blind-arch parapets, corner turret and tower over the main entrance. The large extension to the rear is late 20th century.

Figure 1 - Site Location



Figure 2 - 5 Crompton Street



Figure 3 – 5 Crompton Street



Crompton Street and surrounding roads consist of a range of buildings within the Bury Town Centre Conservation Area, an area characterised mainly by commercial and retail uses.

3. Proposals

The site currently has MA approval for 16 apartments (planning ref: 69480). The works to convert the building have started. Given the established suitability of the building for residential use, the Applicant seeks to maximise the level of accommodation by increasing units by three more (19 units in total).

Figure 4 – 5 Proposals (view from Back Road)



4. Planning Policy Context

Planning (Listed Buildings and Conservation Areas) Act, 1990

In summary, this Act requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest (Section 66 (1)). Regarding conservation areas, section 72 (1) states that local planning authorities must pay special attention to the desirability of preserving or enhancing their character.

National Planning Policy Framework (July 2021)

Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 197 states that in determining applications, local planning authorities should take account of:

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

Regarding designated heritage assets, paragraph 199 states that 'great weight' should be given to their conservation and the more important the asset, the greater that weight should be; and that significance can be

lost through development within its setting. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

In considering the potential impact of a development on the significance of a designated heritage asset the NPPF notes that great weight should be given to the asset's conservation [para. 193]. It also recognises that the significance of a designated heritage asset (such as a listed building or a conservation area) can be harmed or lost through the alteration or destruction of the asset, or by development within its setting, and any harm to or loss of significance requires a clear and convincing justification [para. 194].

In addition to no harm, it is acknowledged that the NPPF distinguishes between two levels of harm to designated heritage assets, namely substantial and less than substantial. Paragraph 195 notes that development proposals resulting in substantial harm to the significance of a designated heritage asset should be considered exceptional and be refused consent, unless there are substantial public benefits that outweigh the harm, but where it is considered that a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal [para. 196].

The NPPF also encourages local planning authorities to look for development opportunities in conservation areas [para. 200], accepting that not all elements of a conservation area will necessarily contribute to its significance [para. 201]. However, the NPPF also advises that the loss of a building or other element which makes a positive contribution to the significance of a conservation area should be treated either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area [para. 201]. Paragraph 202 of the NPPF states that 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.

The NPPF also supports the development of under-utilised buildings for new housing [para. 118(d)].

Bury Metropolitan Borough Council Unitary Development Plan, adopted 1997

Locally, the relevant heritage policies are those retained by Bury MBC from its Unitary Development Plan, adopted 1997, which remain in force until replaced by policies of the emerging Local Plan. Relevant to this application are:

- *Policy EN2 (Conservation and Listed Buildings), which aims 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*
- *Policy EN2/1 (Character of Conservation Areas), whose purpose is to preserve or enhance the character or appearance of conservation areas*
- *Policy EN2/3 (Listed Buildings), which states that 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.*

The Bury Town Centre Conservation Area Appraisal (February 2007)

The Bury Town Centre Conservation Area Appraisal (February 2007) describes the historical development of the area and its immediate surroundings, and describes the elements which contribute to its special characteristics. It also considers aspects which could contribute adversely to the area's protection and enhancement and suggests mitigating policies.

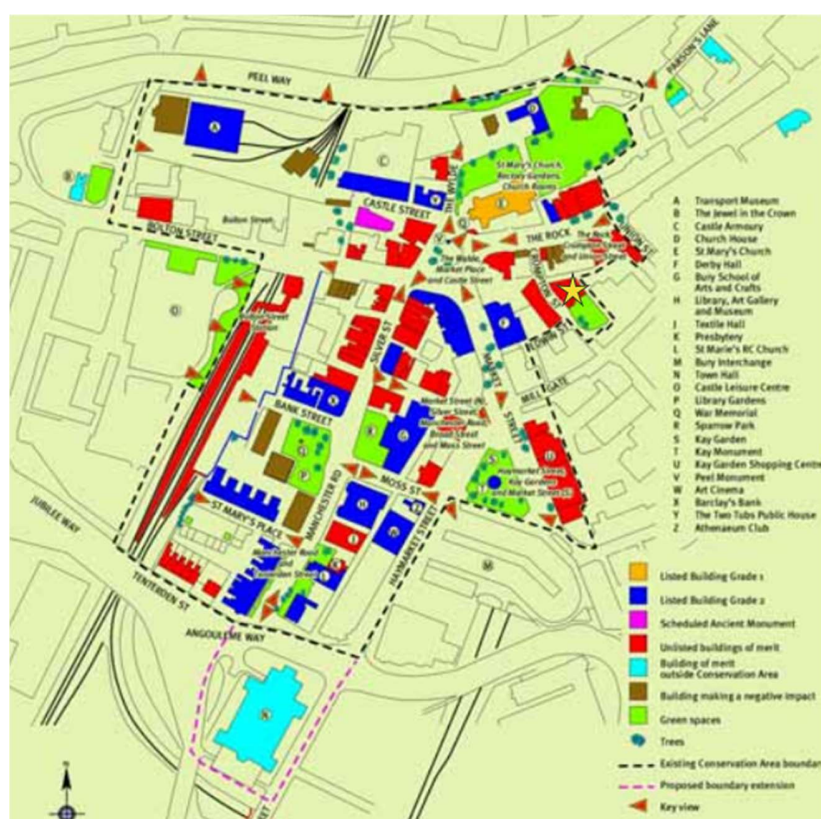
Para 5.6 highlights the risk of the building being underused. It states: “Few buildings in Bury conservation area are entirely empty and at risk of neglect. Exceptions include the fine former post office building on Crompton Street.”

Generally, when buildings are at risk and have a high and frequent vacancy rate, they need a viable new use. This will ensure it continues to contribute to the character of the conservation area.

Figure 6 below, taken from page 7 of the Bury Town Centre Conservation Area Appraisal identifies the building as being an ‘unlisted building of merit’. Therefore, although not listed, any changes would need to be sensitive and fitting within the existing building.

The appraisal highlight that ‘Good quality masonry is a feature of Bury. The town is rich in good stone details, including decorative door cases, quoins, string courses, and coved and moulded stone cornices’. The document highlights the stone detail on 5 Crompton Street as being a good example of this.

Figure 6 – Bury Town Centre Heritage Assets



5. Summary Of Local Heritage Assets

Methodology

The following sources of information have been used to identify the designated heritage assets within the locality:

- information on conservation areas was obtained from Bury Council's web site;
- A site visit has been undertaken to view the property and its general location.

Designated Heritage Assets

Listed Buildings

There are no listed buildings within the immediate vicinity of the Site. The nearest listed buildings are Grade II Derby Hall (Listing: 1067239), which lies approximately 50 metres west of the site and Grade II Union Buildings (Listing: 1318009) at 1 The Rock, 50 metres north of the Site (Figure 7). In addition, the Grade I Parish Church of Saint Mary lies 72 metres north of the site (Listing: 10680)

The Bury Town Centre Conservation Area Appraisal (February 2007) describes Derby Hall, as “Grade II: 1850 by Sydney Smirke. Classical style, formerly comprising (from left to right) the Derby Hotel, Derby Hall (originally the town hall) and the Athenaeum. Derby Hotel and the Athenaeum were demolished in the mid 20th century. Ashlar façade with horizontal rustication on the ground floor, dentil cornice and blocking course. Built for the 13th Earl of Derby on hitherto undeveloped plots at the eastern edge of his town land.”

Figure 7: 1 The Rock



Historic Parks and Gardens and Scheduled Monuments

There are no Parks & Gardens of Special Historic Interest or Scheduled Monuments within the vicinity of the site.

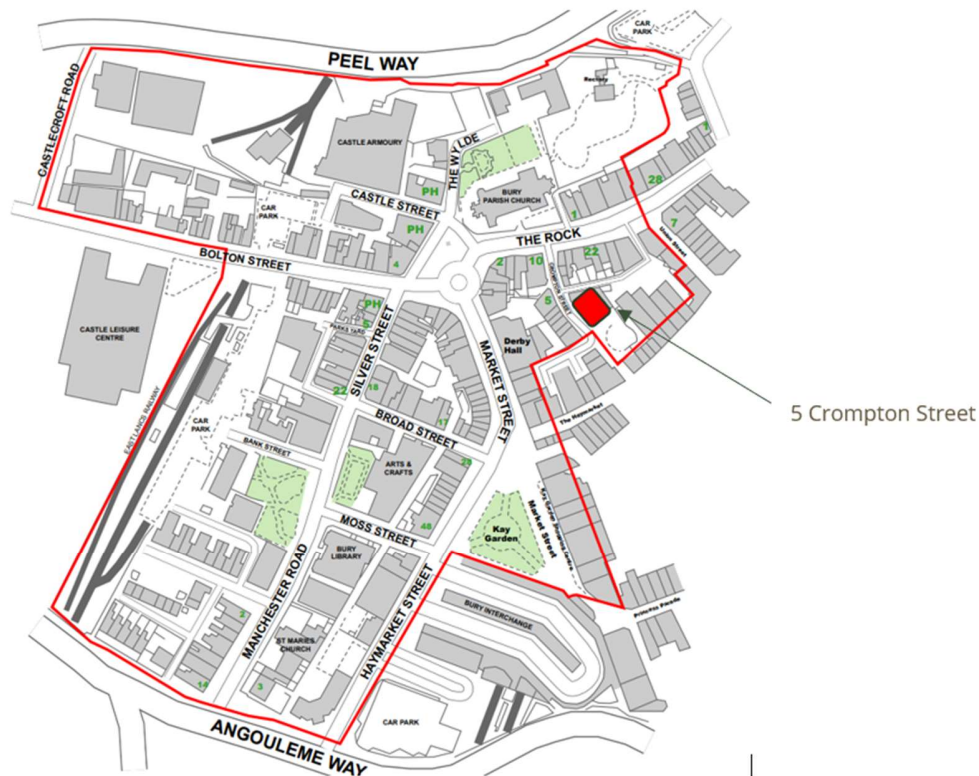
Conservation Areas

Bury Town Centre Conservation Area was designated in 1978, and extended to the west in September 2005. The significance of the Conservation Area that forms its setting derives from its character and appearance as the civic and commercial core of the Town Centre. There are two distinct areas within the Conservation Area reflecting the 19th century mixed use of the area with residential property originally to the south and commercial property to the north. Despite the richness of the conservation area architectural fabric, the character and appearance of the area is generally cohesive.

Whilst the Conservation Area's significance extends primarily to the borough-wide context, it also contains many buildings which are listed as being of national importance. The modern form of the area results from the mix of commercial and civic buildings, largely dating from the 19th century, arranged around and linked by public open spaces.

Crompton Street keeps the remains of the nineteenth century street pattern and retains its curving terrace whose northern view is closed by St Mary's Church. The nature of this area is that of a busy shopping area.

Figure 8 – Bury Town Centre Conservation Area



6. Heritage Assessment

Having regard to the site's context the main heritage issues raised by this proposal would appear to be the potential impact of the proposed development on the setting of the three listed buildings outlined in Section 5 and on the character or appearance of the Bury Town Centre Conservation Area.

First Floor Proposals/Rear Apartment

The works to the first floor will comprise a new 2 x bedroom apartment at 68m². The new apartment will be located in the existing covered “yard/terrace” area and utilise the existing unsightly extensions and alterations that have been made to the building over previous years (see Image 1 and 2). The extended area over the terrace would adopt a new improved flat roof design to echo the existing dormers. A new stairway will be installed to allow access into the main building.

Image 1 - Outdoor yard area



Image 2 - Outdoor yard area



Impact on Setting of Local Listed Buildings

The locations of listed buildings in relation to the site are shown in Figure 9 below. Both Derby Hall and Union Buildings are well screened by existing rows buildings on Edwin Street and The Rock. As such, views are not possible from the site and there be no impact on their setting. The Parish Church of St Mary has key views along Crompton Street and is the only listed building that's setting could be at risk by any development on Crompton Street. This will be considered in relation to the proposals to the rear.

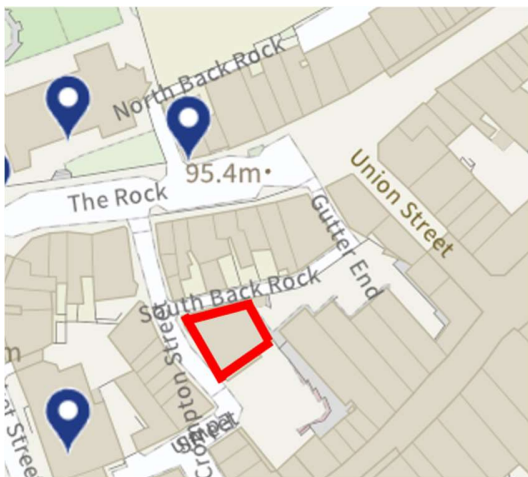
Views from 5 Crompton Street to Parish Church of Saint Mary



The most significant change to the building will be the replacement of the outbuilding in the yard. This is of no significance and negatively impacts on the appearance of the main Post Office building. The replacement apartment building is confined to the rear and will not increase building footprint or be visible/impact on the setting of Parish Church of St Mary. A new roof with matching materials is proposed which will further enhance the appearance of the building (visible from Back Rock).

In summary, the proposed replacement apartment will not be seen as an unduly prominent element in the street scene and it will not obstruct any of the key views along Crompton Street leading up to the Parish Church of St Mary. Furthermore, as the extension would be utilising an existing unsightly extension which is confined to the rear, any views will be improved by using matching materials so that it can be blended into the existing.

Figure 9 - Location of Listed Buildings



Impact on Conservation Area

The additional apartment in the yard is the most significant change to the building. As established above, the existing outbuilding structure is of no significance and negatively impacts on the appearance of the main Post Office building. The replacement apartment building is confined to the rear and will not increase building footprint or be visible/impact on the Conservation Area. A new roof with matching materials is proposed which will further enhance the appearance of the building (visible from Back Rock).

In summary, the proposed replacement apartment will not be seen as an unduly prominent element in the street scene and it will not impact negatively on the Conservation Area. Furthermore, as the extension would be replacing an existing unsightly extension with improved materials and is confined to the rear. Any views will be improved by using matching materials so that it can be blended into the existing 19th Century building.

Minor External Amendments

In order to accommodate the new apartments, it will be necessary to undertake minor alterations to the exterior of the property, namely the windows and roof. It is important to note that there will be no changes to the external appearance of the front of the building. In addition, the Applicant is proposing to replace some windows to full length to match the existing windows.

Figure 10 below compares the existing and proposed side elevations and shows the minor alterations to comprise:

- Matching roof infill up to the existing building
- New opposite pitched / gable roof to allow headroom over new windows
- New flat roof dormers proportionate and matching existing roof dormers
- Replacement of doors and windows to provide 3 x new full windows

Figure 10 – Existing and Proposed Side Elevation



Figure 11 below compares the existing and proposed side elevations and shows the minor alterations to comprise:

- Improvements to windows to enhance the appearance of the building
- Removal of some windows to ensure there are no privacy/overlooking issues

These changes have been designed to appear as if they are part of the original building. The aligned symmetrical windows will enhance the appearance of the building. Currently they appear out of place and not consistent.

Figure 11 – Existing and Proposed Side Elevation



Figure 12 below compares the existing and proposed rear elevations and shows the minor alterations to comprise:

- Improvements to windows to enhance the appearance of the building
- Removal of some windows to ensure there are no privacy/overlooking issues

These changes have been designed to appear as if they are part of the original building. The aligned symmetrical windows will enhance the appearance of the building. Currently they appear out of place and not consistent.

Figure 12 – Existing and Proposed Rear Elevation



Impact on Setting of Local Listed Buildings

Minor amendments to the external appearance of the building will have no impact on the setting of any listed buildings. No changes are proposed to the front of the Post Office building and therefore there is no possibility of obstructing and views. Any amendments are confined to the rear and side of the building.

Impact on the Conservation Area

The additional apartments will require internal alterations which will not have any impact on the Conservation Area. These will not increase the building footprint of the building and will utilise existing outdoor buildings. However, there will need to be some minor alterations to the external building which do have potential to impact on the Conservation Area. Therefore, only external alterations will be considered as part of the assessment.

Most importantly, there are to be no amendments to the front of the building which is the more prominent feature within the Conservation Area. Any amendments are confined to the rear and side of the building which are less visible with more modern additions. The windows which are to replace small inconsistent windows with matching full length windows will blend and complement the existing materials and features and enhance the appearance of the building by making it appear more uniform with improved symmetrical/aligned fenestration. The existing windows are newer additions with no stone work, as shown in Figure 13 below. Alterations to the roof will be made, however these will be of matching materials.

Figure 13 – Windows with and without stonework



Figure 14 – Windows to be replaced on Back Rock



The new flat roof dormers are required in order to accommodate two new apartments. These are not overbearing and are confined to the side of the building. The dormers are proportionate with matching materials. One apartment will utilise an existing pitched roof to create a dormer. Again, this dormer proposes a window with matching materials which will blend with the existing building and not impact on the Conservation Area.

Overall, the building will be sympathetically improved on its functionality and utility without any loss to its original identity. There will be a positive improvement in terms of the window alignment.

7. Conclusion

This assessment has shown, for the reasons set out above, that the proposed development has had regard to the Conservation Area and will not harm the setting of any listed buildings in the vicinity of the site or the character or appearance of the Bury Town Centre Conservation Area. Consequently, this proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act and the NPPF that seek to protect the significance of heritage assets and also the objectives of UDP Policies EN1, EN2, EN3 and that seek to protect the character and appearance of the Conservation Area and the setting of listed buildings.

In conclusion the proposal would represent less than substantial harm and it is considered it would be at the very lowest end of that spectrum. The proposal would bring a public benefit enhancing the buildings' continued viability and providing much needed sustainable accommodation. Alterations to the windows will enhance the buildings appearance and fenestration.

Overall, any changes to the external appearance of the building and minor and will not appear out of character. Changes will complement and enhance the existing building. The proposals will improve the appearance the Conservation Area and help to revitalise and provide quality accommodation within this part of the Town Centre whilst retaining the historical façade.

The proposed development will not be seen as an unduly prominent element in the street scene and it will not obstruct any of the key views along Crompton Street leading up to the Parish Church of St Mary. Furthermore, as the extension would be utilising an existing unsightly extension which is confined to the rear, any views will be improved by using sensitive materials so that it can be blended into the existing. Although a new apartment will be created, no new floorspace is proposed due to the existing, covered outdoor area.

For these reasons it is our opinion that as the proposals are minor in nature and largely confined to the rear of the property, the works will not visually compete with any existing views of the Listed Buildings, diminish its overall prominence or harm any setting. The proposals will have no negative impact on the appearance of the

building and proposes improvements to the windows. These amendments will not harm the character and appearance of the Conservation Area.

In addition, the increase in people is likely to increase local spend which will contribute to keeping the surrounding units occupied.

In conclusion, the proposed alterations to the property will enhance and preserve the status of the building within the historic conservation area of Bury Town Centre whilst providing accommodation. The proposal would comply with adopted UDP policy EN1, EN2 and EN3 and paragraphs 199, 200, 201 and 202 of the National Planning Policy Framework.