

**Heritage Statement
in connection with
26 Hamilton Road, Bury**

Prepared By

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1 Executive Summary

- 1.1 This report supports a proposed extension to the side of 26 Hamilton Road, Whitefield. The application building is a 2 storey Edwardian style dwellinghouse located within the All Saints Conservation Area. It also lies within the vicinity of the Grade I Listed Church of All Saints.
- 1.2 The proposal is to erect a 2 storey extension which has been designed in a sympathetic fashion to the house so as to preserve the character of the Conservation Area.
- 1.3 At present the building on the proposals site makes a contribution to the character of the Conservation Area, being of an Edwardian style of some visual interest, and historic and evidential value in terms of links to the evolution and growth of the area. The extension will contribute positively to the streetscene, being set back within its own grounds with no adverse impact upon the Conservation Area. Through the adoption of a traditional design approach it will sit within the historic palette in the locale.
- 1.4 The proposal is therefore compliant with both national and local policy and it is thus considered that planning approval should be granted.

2 INTRODUCTION

Purpose and Format

- 2.1 This Heritage Statement has been prepared to assess proposals to remove the existing rear 2 storey outrigger and replace with a 2 storey side and rear extension to 26 Hamilton Road, Bury. The building is within the All Saints Conservation Area and within the vicinity of the Grade I Listed Church of All Saints, and various listed structures within the churchyard, therefore the impact of the development upon the heritage significance of these designated heritage assets is of importance.
- 2.2 In essence the Heritage Statement assesses heritage significance and guides proposals for change in a manner that conserves significance. The approach adheres to the principle of 'intelligently managing change', which lies at the heart of national planning policy for conservation of the historic built environment.
- 2.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'¹ and 'Conservation Principles, Policies and Guidance'² and in particular responds to the heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2023). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.
- 2.4 In terms of local planning policy, Policy EN1, EN1/1, EN1/2, EN2, EN2/1, EN2/2 AND EN2/3 of the Bury UDP are of relevance and need to be given the appropriate weighting.

The Author

- 2.5 Ian Rowan, the author is a qualified Planning & Conservation Officer. With a background of over 30 years in Planning, Regeneration & Conservation, Ian holds a Masters degree in Environmental Planning and a Post Graduate Diploma in Conservation & Regeneration, and has specialised in Conservation Planning for the past 20 years.

Methods of Research and Investigation

- 2.5 Inspections of the site were carried out in January 2024 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been *proportionate* to the nature of the proposed works, with particular emphasis placed upon identifying and conserving heritage significance.

3 GENERAL DESCRIPTION

Site Location

- 3.1 The proposals site is situated on the north side of Hamilton Road and to the southwest of the church. A site location plan is given below.

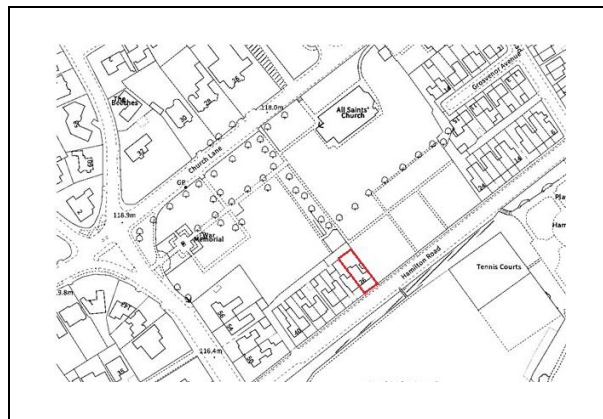


Figure 1 – Site Location Plan

Site Description & Brief History

- 3.2 The site comprises of a 2 storey semi – detached residential dwelling built around the turn of the 19th & 20th Centuries. The building sits within its own curtilage at the east end of the row, adjacent to the churchyard.
- 3.3 The site is located approximately 3 miles to the south of Bury town centre within the All Saints Conservation Area in Whitefield. The proposal site is located within a residential area and is bounded to the north and east by the churchyard, to the west by residential properties and to the south by Hamilton Road and the park and cricket club.

- 3.4 The proposals building first appear on the Ordnance Surveys map of 1915 and has been subject to the addition of 2 lean-to style roofs, one to the side and one to the rear. The nearby Church of All Saints was built in the 1820s, at a similar time to the lamppost and gate piers, whilst the 2 monuments being late 19th Century. A Grade II Listed War Memorial stands at the far west end of the churchyard. Given the distance from the proposals site, the War Memorial has been discounted from this appraisal for that reason.

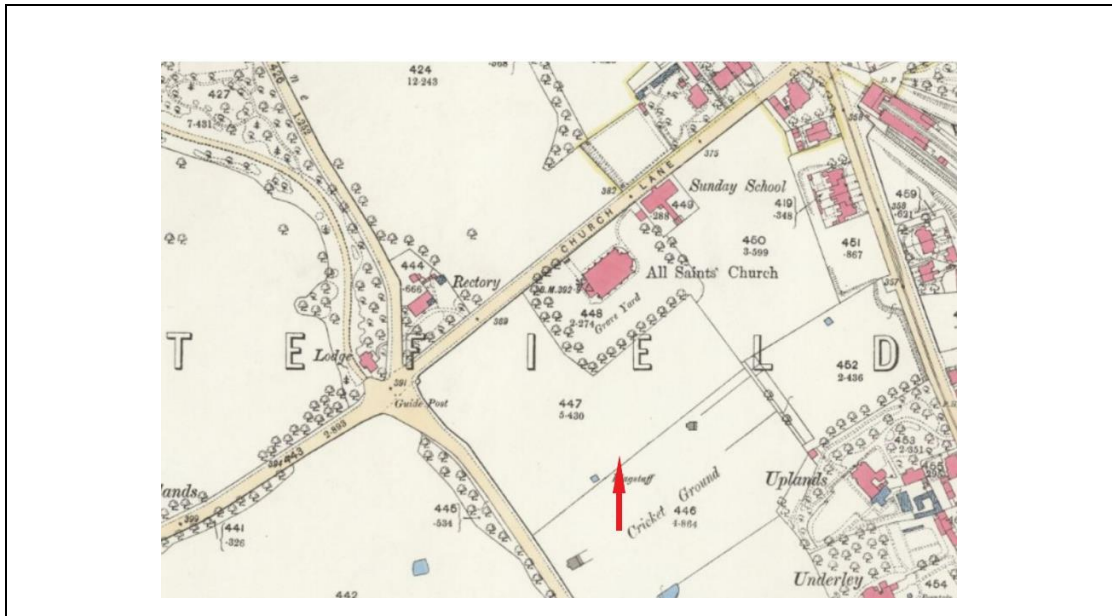


Figure 2 – 1891 Ordnance Survey

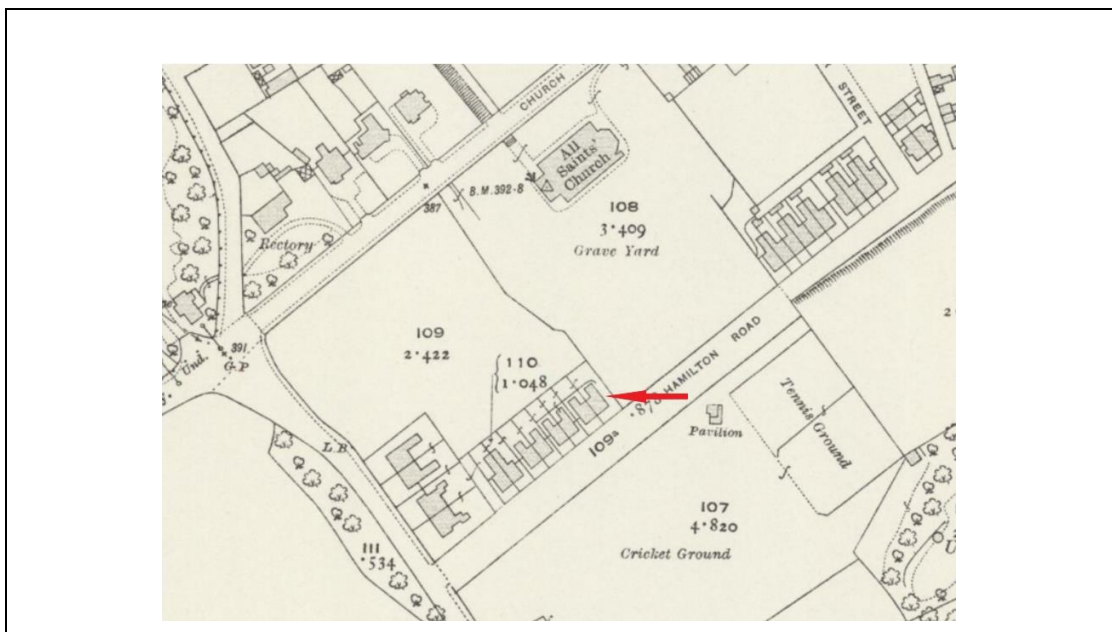


Figure 3 – 1915 Ordnance Survey

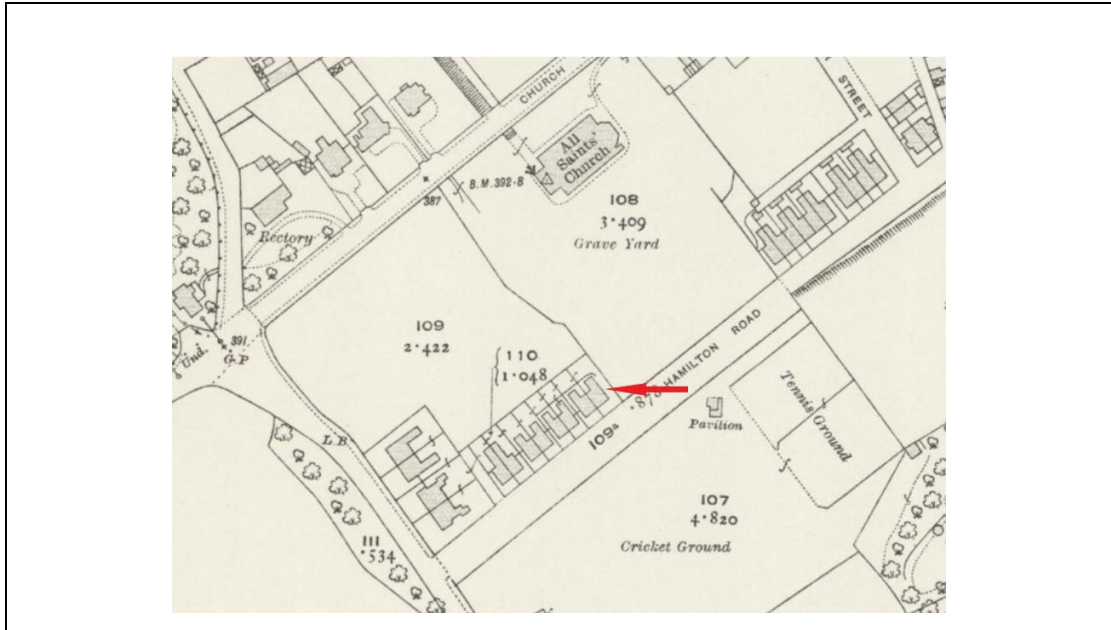


Figure 4 – 1932 Ordnance Survey

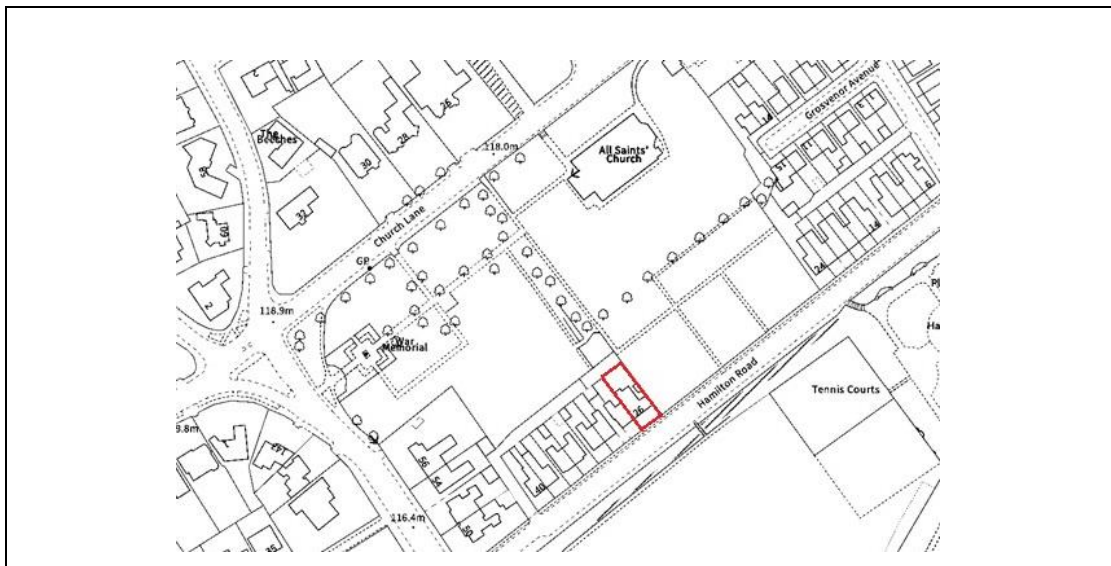


Figure 5 – Current Ordnance Survey

Heritage Asset Designations

- 3.5 Church of All Saints on Church Lane is Grade I Listed, whilst the other structures are listed at Grade II and their listing descriptions are given in Appendix 1. The building is within the All Saints Conservation Area, originally designated in 2004.

Photographic Survey

- 3.6 There follows a selection of photographs showing the relevant features of the site.



Plate 1 – No. 26, Front Elevation



Plate 2 – Side Elevation



Plate 3 – Side Elevation

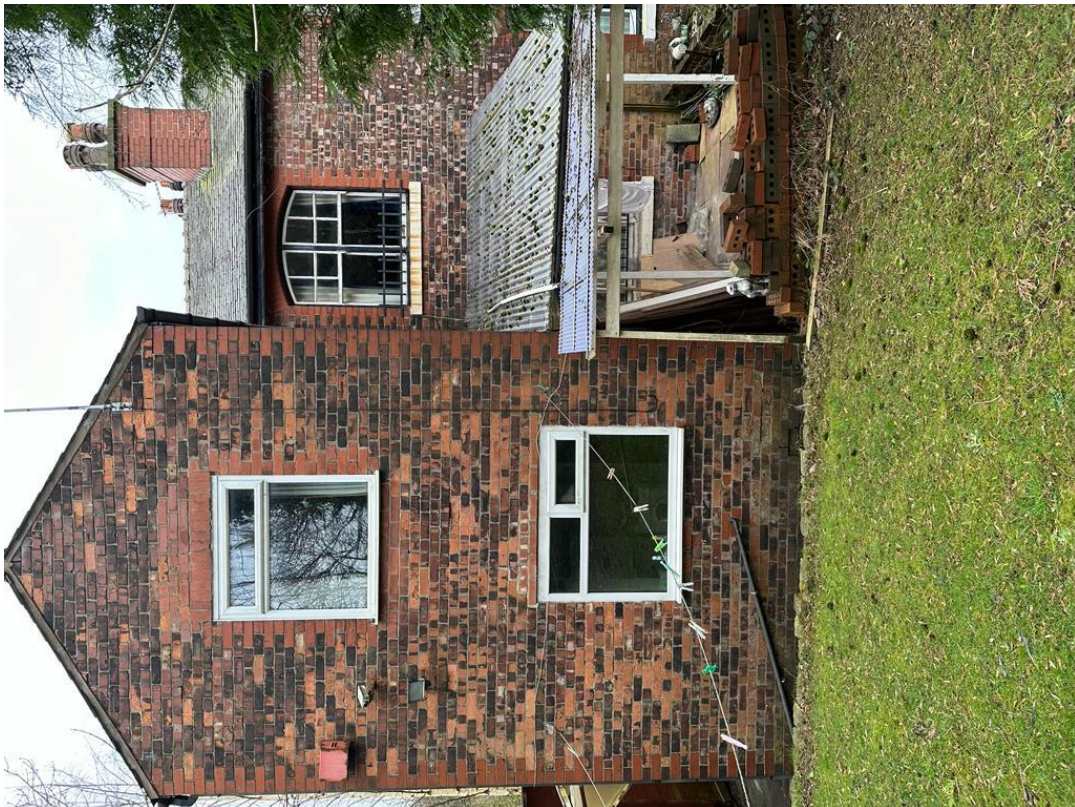


Plate 4 – Rear Elevation



Plate 5 – Side and Rear Elevation



Plate 6 – Hamilton Road



Plate 7 – Hamilton Road



Plate 8 – Hamilton Road



Plate 9 – All Saints Church South Elevation



Plate 10 – All Saints Church West Elevation



Plate 11 – All Saints Church North and East Elevation



Plate 12 – Lamppost



Plate 13 – Gate Piers



Plate 14 – John Mumm Monument



Plate 15 – Joseph Leng Monument



Plate 16 – House from near Church

4 Heritage Appraisal

Introduction

- 4.1 The following heritage appraisal adheres to guidance published by Historic England (2008) and relates specifically to the requirement contained in paragraph 200 of the National Planning Policy Framework (2023), given in extract below:
- 4.2 *"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."*
- 4.3 The appraisal begins by identifying the potential range of heritage values attributed to the site in its spatial context, before evaluating these values and expressing them concisely within a 'statement of significance'. This statement is then used as a basis for assessing the design of new proposals and ensuring that conservation of significance has been prioritised.

Heritage Values

- 4.4 The following appraisal of heritage values is concerned with identifying those heritage values which establish heritage significance and which might be affected by emerging proposals for change. The values are distilled under the following headings: *evidential value; historic value; communal value; aesthetic value.*

Evidential Value

- 4.5 Historic England (2008) suggests that “*Evidential value derives from the potential of a place to yield evidence about past human activity.*”
- 4.6 Church of All Saints located to the north of the site offers reasonably authentic physical evidence of an early 19th Century church. There may be particular items of interest internally, which may yield evidential value and will also provide evidence of the plan form of the building, however, these will not be of any importance in the scope of this assessment. Evidential value is provided as a relatively early Gothic revival church, which has survived largely unaltered. There is potential through the fabric of the building to yield evidential value of the design and construction techniques of the time, and it can provide evidence of the social and religious history of the settlement. Being the heart and focal point of an area, the church often encouraged the growth of the area around it.
- 4.7 The structures within the churchyard provide evidential value as ancillary structures within the confines of the church. The lamppost and church gate piers being functional and offering a welcome into the church, whilst the 2 monuments yield evidence as memorials.
- 4.8 The evidential value of the setting of the church and the structures has been altered since the Church’s construction, much of the building stock postdating the church. There is an eclectic mix, ranging from elaborate Victorian houses and Edwardian style, with later interwar housing around the area.
- 4.9 The All Saints Conservation Area provides physical evidence of the Victorian and Edwardian past through the retention of many of these typically designed buildings. The arrival of the railways made the area more accessible and as such would have no doubt contributed to its growth.

- 4.10 No. 26 Hamilton Road makes a contribution to the evidential value of the setting of the conservation area, as a building from this period of growth, the design and style of the front elevation is of some importance in this respect. The house makes some small contribution to the evidential setting of the church. As a later addition by approximately 100 years the Church was the focal point of the area, and along with transport improvements would have had some part to play in encouraging a population.

Historical Value

- 4.11 Historic England (2008) suggests that - *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."*
- 4.12 The Church of All Saints conserves an element of Bury's historic past and demonstrates the Gothic style of church that was emerging from the late 18th Century through the 19th but it pre-dates the wave of church building in the 1830s which served the expansion of communities as towns and cities became more populated. It provides illustrative historic value through its ability to depict historic images, providing an insight into the past, and in this sense its relatively intact external envelope is relatively important. The church was designed by notable Architect Charles Barry, and as such conveys a sense of associative historical value related to such a notable figure.
- 4.13 The churchyard, ancillary monuments and gate piers are integral to the church's historic setting, in terms of how the church sits within the historic original grounds making a direct contribution, as would be expected. The wider setting has evolved over time through development mainly in the late 19th and early 20th Centuries, demonstrating how the settlement has grown and evolved.

- 4.14 The Conservation Area also possesses illustrative historic value, which is conveyed by its many historic buildings, in particular those that retain a high degree of authenticity. In the particular vicinity of the proposal site, the Church of All Saints mentioned above provides some notable historical value. The eclectic mix of Victorian and Edwardian style domestic buildings provide illustrative historic value through their associations with the period of growth and convey a sense of the township that existed through this era. These buildings from the Edwardian era demonstrate the shift to designed suburbs and estates and demonstrate an element of the opulence and wealth at the time.
- 4.15 The proposals building makes a valuable historic contribution to the conservation area. As part of a designed estate in the Edwardian style, it is synonymous with turn of the 19th and 20th Century and as such yields some notable historic value having the ability to evoke images of the past. The relatively intact nature of the front elevation provides some notable historic value and contribution to the conservation area.

Communal Value

- 4.16 Historic England (2008) suggests that: "*Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*"
- 4.17 The Church of All Saints is a historic building which is a source of communal value of both national and local importance. Its use as a church will be a source of communal value for the congregation and can be a source of memories for local people who have been married, or had other symbolic events in the church. The monuments will hold some relatively high communal value in terms of public pride associated with erecting memorials.
- 4.18 The Conservation area possesses a rich and diverse communal heritage. The area's best conserved historic buildings can provide a focus for shared community pride and local pride associated with these buildings should

not be underestimated. The mix of buildings along with the streetscape across the area will no doubt yield some relatively high communal value.

- 4.19 The proposals site offers relatively high communal value as part of the streetscape across Hamilton Road. Its high-quality frontage as part of a wider group will yield some relatively high communal value.

Aesthetic Value

- 4.20 Historic England (2008) suggests that: *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place."*
- 4.21 The Church of All Saints has an aesthetically attractive external envelope, its Gothic design and tower marking it out as a landmark building of note, along with its size and scale. Features of particular architectural interest include the stone archway, tower and pinnacles. The church and churchyard provide an attractive setting to the area, and the churchyard itself is a major aesthetic contributor to the setting of the church. Generally the aesthetic setting of the church is pleasing. In particular, views of the church can be obtained from many vantage points within the churchyard, Hamilton Road and Church Lane, whilst as the observer moves further away, the tower becomes a focal point for attention.
- 4.22 The rich aesthetic values of the Conservation Area are established by the quality and diversity of the historic built environment. The settlement holds a concentration of the best conserved historic buildings which make a positive contribution to the overall visual appeal of the place. The historic street pattern and the collection of buildings are key to the aesthetic architectural value of the Conservation Area. The majority of buildings within the area are built from traditional materials displaying a high level of aesthetic value, and make a positive contribution to its character.

- 4.23 The proposals building contains a relatively high level of aesthetic value, particularly its front elevation. The 2-storey bay front, mock Tudor gable and red brick construction relates well to the streetscene. The property displays an element of elegance associated with this building period, however, to the side and rear the design is of a plainer nature, and 2 lean-to corrugated roofs have impacted upon aesthetic value. The front elevation makes a valuable contribution to the aesthetic character of the conservation area, but does not make a major contribution to the aesthetic setting of the church.

Statement of Significance

- 4.24 Having assessed the heritage values associated with the site in its spatial context, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.
- 4.25 The proposals site assessed within the forgoing appraisal of heritage values currently comprises an early 20th Century Edwardian style residential dwelling. It is situated on Hamilton Road within the All Saints Conservation Area and is within the wider vicinity of the Grade I listed Church of All Saints and a number of smaller Grade II listed structures ancillary to the church.
- 4.26 An appraisal of the heritage values has revealed that the Church of All Saints contains relatively high significance, whilst its setting within the churchyard is of particular importance, the wider setting relying on views of the tower, relying to a great extent on the size and scale of the building. To this end, the structures within the churchyard make a secondary contribution to the church, their setting being particularly related to the wider church yard.
- 4.27 The conservation area is relatively high in significance, being high in all four values, whilst the proposals building relates well to this, being of

some notable historic significance in terms of its contribution to evidential and historic value, being evidence of the planned suburb of the early 20th century and its Edwardian style, the latter also being a contributor to the aesthetic value, in particular its front elevation.

- 4.28 In essence, the buildings significance lies within its historic, evidential and aesthetic value in terms of how it contributes to the drivers of the conservation area's significance. It makes a contribution to the historic and evidential value of the church in terms of links to the expansion of the suburb and plausible links with the church on this basis, but it is arguable whether it contributes particularly to the aesthetic setting of the church; this designed setting being to the north through the original entrance to the church, with longer range views including the house, with the church being the focal point due to its size, scale and prominence.

5 Analysis of the Proposals

General Principles

- 5.1 General guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2023). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 4 of this appraisal fulfils this need, and the findings of part 4 have informed the assessment of the new scheme. There follows, here in section 5, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

Summary of the Proposals

- 5.2 The proposals involve the construction of a 2-storey side and rear extension to 26 Hamilton Road, and have been designed to blend with the host building. Full plans will be submitted as part of a planning application and indicative plans are included in Appendix 2.

Analysis of the Proposals: National Planning Policy Framework

- 5.3 As discussed earlier, Section 16 (Conserving and enhancing the historic environment) of the NPPF (2023) considers heritage planning and identifies the following key drivers in the decision making process and in essence the NPPF unifies the overall approach to planning in a way that previous guidance, such as PPS's and PPG's, did not. This ensures that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role. It identifies the following key drivers in the decision making process:-

- ***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.***

5.4 In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the NPPF heritage policy drivers listed above.

5.5 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*** – The significances of the related designated heritage assets have been assessed earlier in this heritage statement, (section 4). This process has established the basic premise that the proposals site currently imparts a positive impact upon the setting of the conservation area, in particular its relatively attractive front elevation, typical of Edwardian design. The proposals under scrutiny are designed to sit within the confines of the residential curtilage, removing the lean-tos and is directed to the side and rear where architectural embellishment is currently low. The building was originally designed for residential use and the proposals will ensure that this use will continue going forward.

5.6 ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*** – the building is within the Conservation Area, within the existing settlement. The Conservation Area plays its part in sustaining the local community in terms of commerce by being maintained as a place to live, work and visit. Provision of an extended property in this location can contribute to the principle of sustainability and to the area's economy.

Maintaining active use of the heritage asset is essential to conserving and sustaining the positive contribution.

- 5.7 ***The desirability of new development making a positive contribution to local character and distinctiveness*** – The proposal seeks to preserve the Conservation Area and setting of listed buildings by ensuring that the key drivers of significance are maintained. In terms of local character, the proposal is to be constructed from traditional materials, so as to maintain local distinctiveness.
- 5.8 Paragraph 205 of the NPPF states '***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.***'
- 5.9 As acknowledged from the outset, the purpose of this heritage statement is to determine whether the proposed scheme will have a harmful impact on the setting of the Grade I Listed Church of All Saints, and the ancillary structures and the All Saints Conservation Area. Through the assessment of significance and subsequent analysis of the scheme's design the statement has revealed that no harm will accrue to any of the designated heritage assets.
- 5.10 The historic and evidential value of the setting of the church and conservation area will be maintained. Links to the growth of the area through the building stock on the back of both transport enhancement and the church as a focal point will be retained. The communal value of the church will be retained, as a landmark building, similarly the conservation area will preserve communal value, still being held in relatively high esteem. Aesthetic value to the setting of the church and its environs will be preserved by the proposal. The churchyard is of fundamental

importance to the setting, as expected of a building of this nature, the original designed setting being from the north to Church Lane. Longer range views of the church which pick up the size and scale of the building, including the tower will be unaffected.

Analysis of the Proposals: Local Planning Policy

- 5.11 In terms of local planning policy, Policy EN1, EN1/1, EN1/2, EN2, EN2/1, EN2/2 AND EN2/3 of the Bury UDP are of relevance and are provided in Appendix 3.
- 5.12 The report has explored the potential impact of the development and has established the premise that the key drivers of the assets' significance will not be unduly impacted. The proposal will not impact on the historic and evidential value of the setting of the church and conservation area, the links with the evolution of the area being preserved. Visual amenity of the church and conservation area will similarly be unaffected, due to the location of the extension in a position not to affect the church, and its size, scale and design will sit comfortably within the conservation area, being of materials that relate to the local palette. As such, local plan policy is complied with.

6 Summary & Conclusions

- 6.1 This heritage statement has explored the potential impact of a 2 storey extension to 26 Hamilton Road upon the significances of the All Saints Conservation Area and the Grade I Listed Church of All Saints.
- 6.2 The initial findings of the statement were that the proposals site contributes to the character of the conservation area historically, evidentially and aesthetically, whilst a contribution is made to the historic and evidential value of the church's setting.
- 6.3 An assessment of the proposed scheme has revealed that its design responds positively to the local context, matching materials palette that will sit comfortably in the context of the host building and conservation area. In terms of impact upon the aesthetic value of the church, the designed setting of the church within the churchyard will not be affected, whilst the historic and evidential value of the church's setting will be preserved as explained.
- 6.4 The proposals satisfy national and local heritage planning policy and represent what in the context of the NPPF is described as sustainable development, and as such the proposal is wholly supportable.

1 Clarke, K, *Informed Conservation*, Historic England 2003

2 Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

APPENDIX 1

STAND, CHURCH LANE, Church of All Saints GV I

Commissioners' church of 1822-6. Charles Barry's first building. Fanciful mixed gothic in style, with attenuated proportions. Ashlar West tower with ground stage forming enormously lofty open porch, which has wings with elongated lancets. Upper stage of tower has paired lancets. Sides of church have five long windows each sub- divided into two by panelled band corresponding to internal galleries. Battlements and tall pinnacles. Cantled apsidal east end. INTERIOR has slender perpendicular piers carrying two tierceron-star plaster vaults, each over two bays of nave. Ribbed apse vault is repeated over west gallery. Stained glass in east window probably c1830-50. Monuments to James Ramsbottom (d 1835), with bust, and to James Clegg (d 1836), with bust on high base bearing figures of Faith, Charity and Hope in relief. Carillon of 1906. (A. H. Ballard, All Saints, Stand; N. Pevsner, South Lancashire.)

CHURCH LANE Lamp-post at north- west corner of All Saints church GV II

Probably c1826. Moulded cast-iron lamp-post, matching the pair on churchyard gate piers but rising direct from ground.

CHURCH LANE Monument to Joseph Leng and others to west of All Saints Church GV II

In Perpendicular Gothic style. To Joseph Leng of Newton Hall (d 1856) and others. In form of pinnacle, on square base. Railings lost.

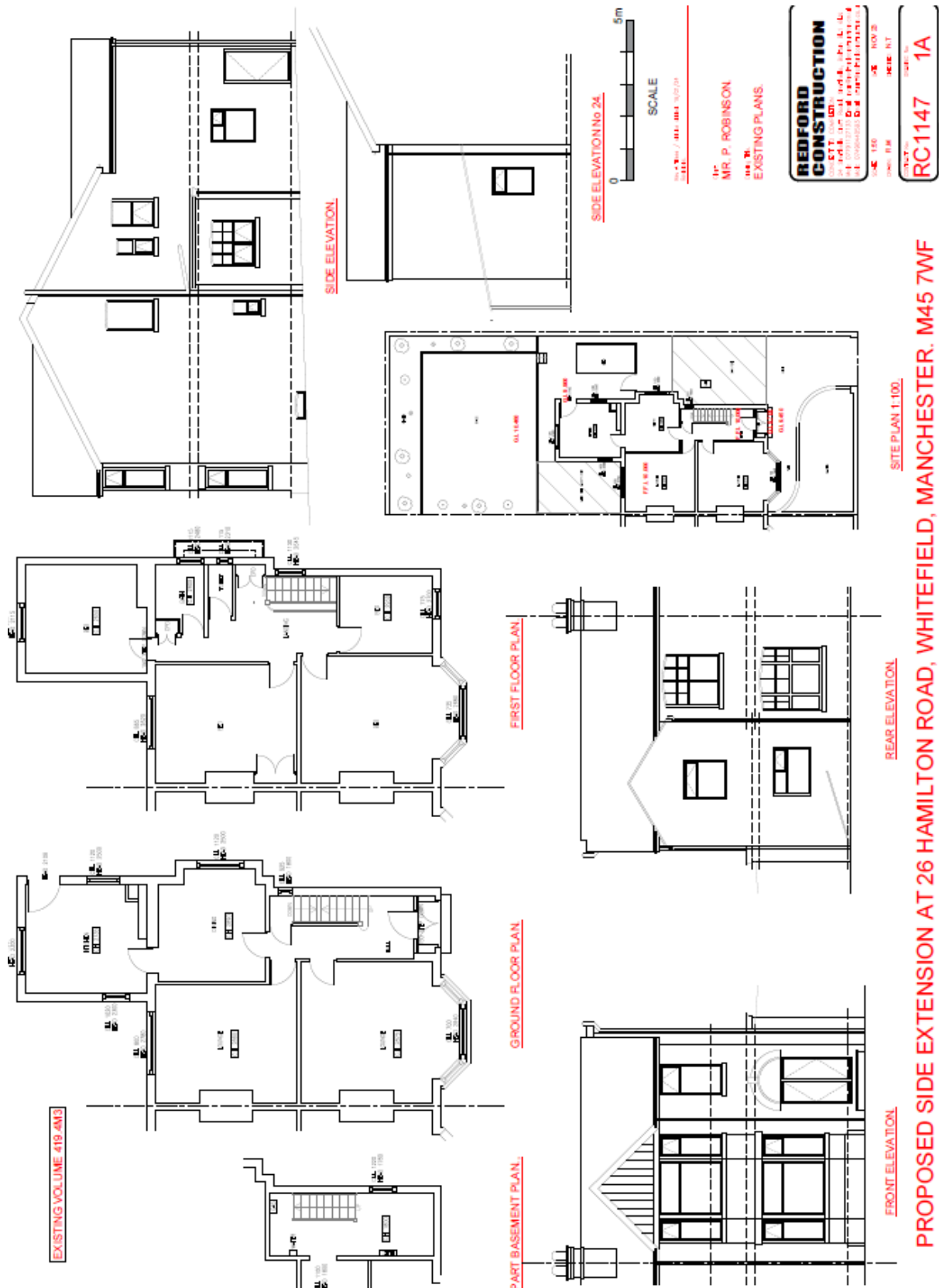
CHURCH LANE Monument to John Munn and others to south-west of All Saints Church GV II

In classical style. To John Munn of Park Hill, Stand (d 1877) and others. Urnlike finial surmounts square panelled base. Railings lost.

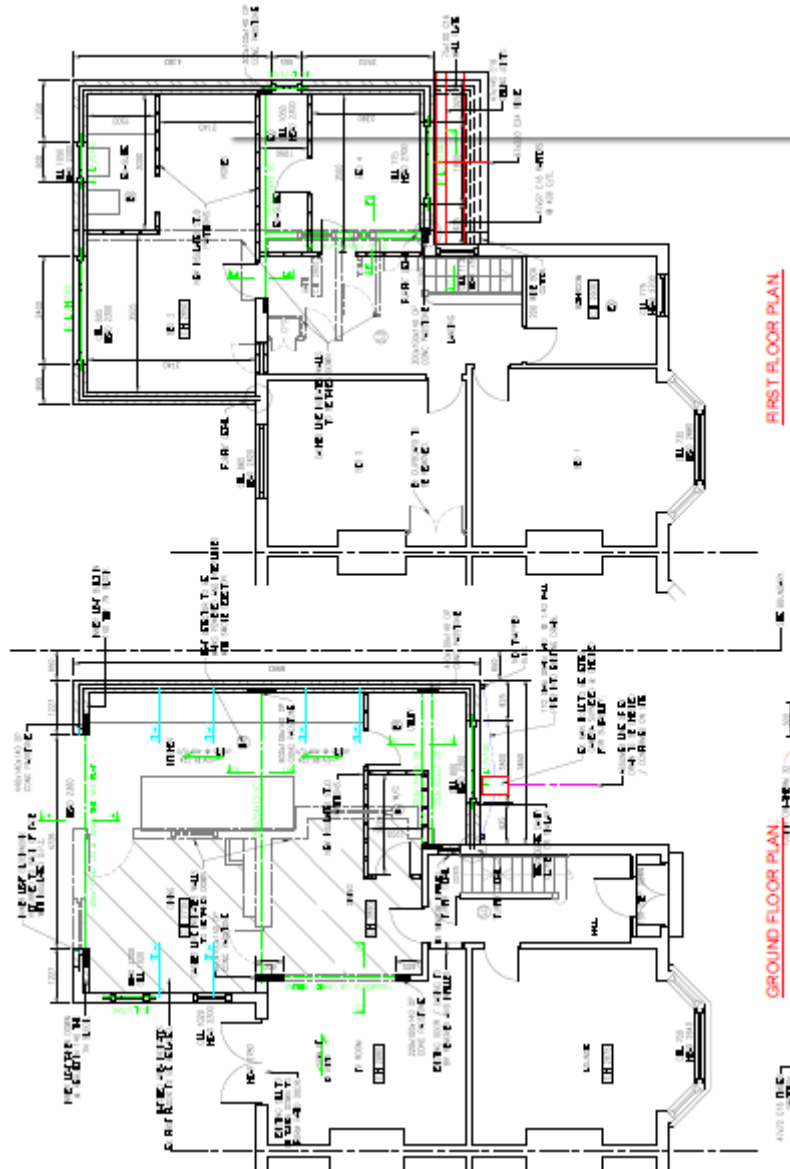
CHURCH LANE Gateway and piers to north of west end of All Saints Church GV II

Probably C1826. Piers of panelled stonework surmounted by moulded cast-iron standard lamps, matching upper part of lamp-post by church. Decorated cast-iron double gates.

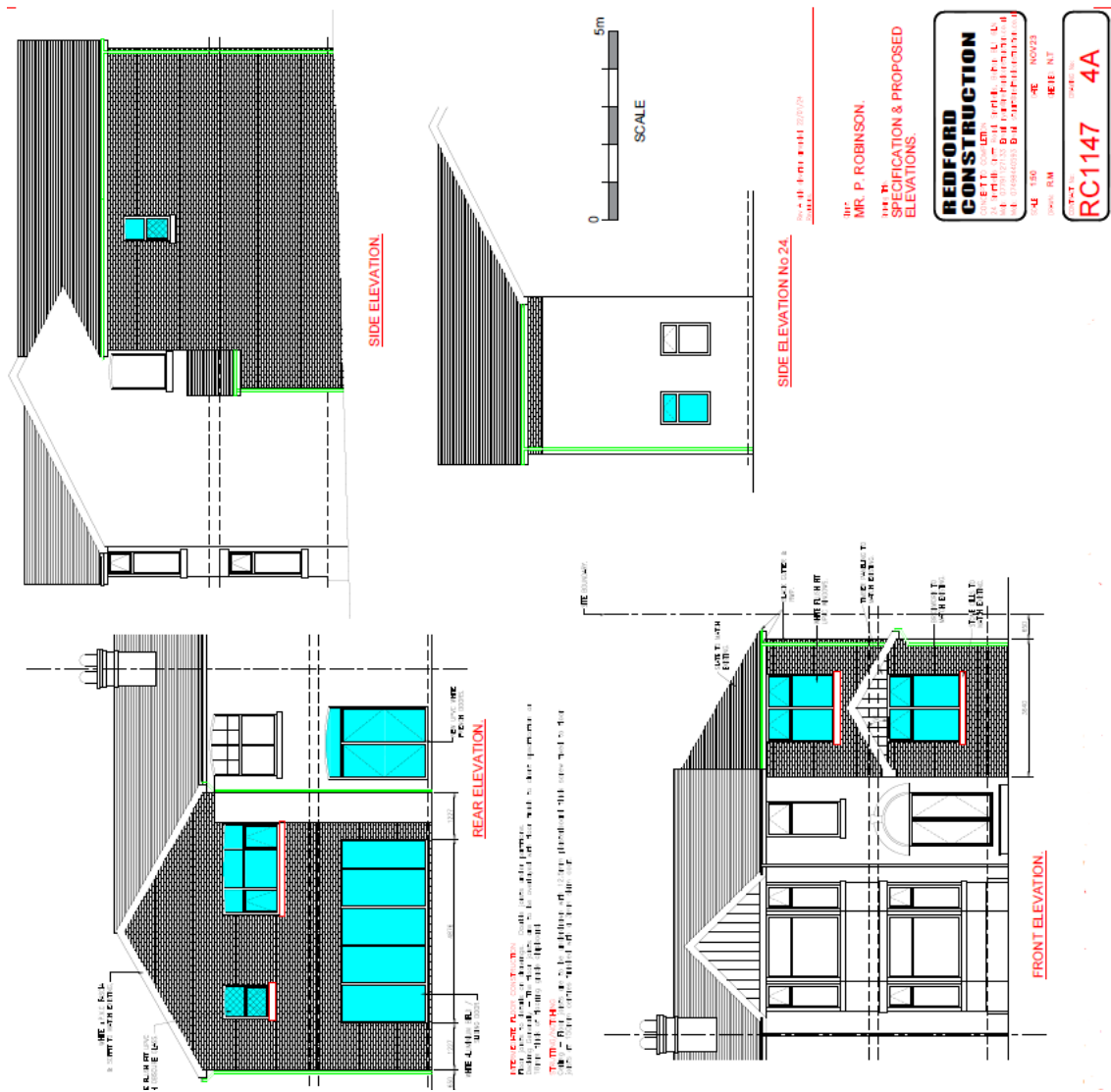
APPENDIX 2



Existing Plans



Proposed Plans



Proposed Plans

APPENDIX 3

EN1 - BUILT ENVIRONMENT

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

EN1/1 - Visual Amenity

Development will not be permitted where proposals would have a detrimental effect on:

- public views of prominent or important buildings, especially those in areas of architectural or historic interest;
- the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

EN1/2 - Townscape and Built Design

The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- the external appearance and design of the proposal in relation to its height, scale, density and layout;
- the relationship of the proposal to the surrounding area;
- the choice and use of materials;
- access and other design features for the mobility impaired;
- the design and appearance of access, parking and service provision;
- landscaping, including the use of natural landscape features, and open space provision;
- the use of lighting.

EN2 - CONSERVATION AND LISTED BUILDINGS

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

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

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

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: a) 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;
- the impact of associated ancillary facilities and infrastructure works.