



Heritage Impact Assessment

Replacement front door and side window.

Location: 87 Mount Pleasant, Nangreaves, BL9 6SP

Submitted: November 2021

Contents

1.0	Introduction	3-4
2.0	Site History	5-6
3.0	Proposals	6
4.0	Historic Development	7-8
5.0	Significance	9
6.0	Conclusion	10

1.0 Introduction

1.1 This application relates to 87 Mount Pleasant as shown on the map extract below. The property is not statutorily listed itself but is physically attached to Mill House which is a grade II listed building. The site also falls within the Mount Pleasant Conservation Area. The site is therefore considered as a designated heritage asset and any development needs to address any potential heritage impacts.

1.2 This statement has been prepared, to address the requirements of Section 12 of the NPPF, in particular para 194, which states;

‘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.’

1.3 This application seeks to replace the front door and side window of the property and this statement will consider the significance of 87 Mount Pleasant as a heritage asset and evaluate the perceived impact of the alterations.

87 Mount Pleasant, Nanagreaves, Bury, BL9 6SP



Figure 1: extract of location plan

Photo 1: Google.com: street view image of the current property



Photo 2: Current door and window to be replaced

55878 - proposed replacement windows entrance doors fascias barge boards and rainwater goods. Refused 4/4/13
APPEAL allowed 30/4/14

APP/T4210/A/10/2137005 – replacement with dark Rosewood upvc to front and rear of 86 Mount Pleasant Appeal
Allowed

2.1 The use of upvc has been tested out at two planning appeals and in both appeal decisions the Inspector has concluded that the use of upvc would not adversely affect the character and appearance of the conservation area, therefore accepting the principle of the use of Upvc.

2.2 Appeal 2014 (which included no 87 Walmesley Old road.

14. *I have considered whether it would be acceptable to allow UPVC windows in the properties adjoining listed buildings, specifically at Nos. 76 and 87. In these cases I accept that the UPVC would be seen in direct juxtaposition with the timber windows on the listed buildings and would affect their setting. However, the 1980s properties, whilst blending well with the earlier buildings, are discernibly of their time and differentiating just two of them from the remainder, in the interests of respect towards the listed buildings, would cloud that distinction and diminish the cohesiveness to which I have referred. Similarly, where other appeal properties are in proximity to listed buildings, but not physically adjoining, such as Nos. 51 – 53 and 75, I am satisfied that the replacement windows would not appear incongruous in the limited fields of view in which they can be seen together.*

2.3 Previous Appeal 2011

8. *in January 2011, an Inspector allowed, on appeal^B, the replacement, with dark Rosewood coloured UPVC of the same design, of front and rear windows at 86 Mount Pleasant, one of the properties within the current appeal. In that case, the Inspector found that the replacement windows were of an appropriately simple design and that their detail, construction and finish were acceptable. As such, they did not represent a poor or weak copy of the timber windows to be replaced, nor disrupt the uniform appearance of the terrace. The difference between the uPVC and timber windows would not be immediately apparent to passers-by.*

2.4 The Inspector concluded that the character or architectural quality of the building would not be adversely affected, and the character and appearance of the conservation area would be preserved and concluded the following;

9. *Nevertheless, the current position is that a significant number of windows on both front and rear elevations of a number of dwellings among the appeal scheme have UPVC windows. Moreover, the Council's policy is now more permissive of UPVC windows in the unlisted dwellings, provided they are of sufficiently good quality.*

3.0 The Proposal

The applicant wishes to replace the front door and side window, an extract from the proposed plans is as follows:



Elevation As Proposed

- 3.1 The door will have the same proportions as the existing and will be retain the heads and sills. The finished will be Rosewood which will match that of the existing properties along the row and will be supplied by Pearl Window System who have supplied the existing windows.

4.0 Historical Background

- 4.1 Mount Pleasant Conservation Area is located on the exposed shoulder of Snape Hill below Harden Moor to the north of Bury. The settlement developed as an isolated factory village and illustrates an important aspect of early textile industrial growth in the Upper Pennine area. The Mill complex employed over a 100 people at its height.
- 4.2 The Mill has now been demolished and the village redeveloped to incorporate new housing which blends in to the stone terrace style of the original village. The Conservation Area covers the whole of the building group. The earliest surviving buildings date from the 18th century and substantial numbers of the buildings are statutorily listed including the public house.

Map showing the extent of the Conservation Boundary taken from www.bury.gov.uk



- 4.3 The site of the village was originally owned by Captain Richard Nangreaves and purchased by John Hall in the early 19th century for his industrial development. John Hall's core business in the 1820s was quilt manufacturing. During this time the factory provided the warp and weft for home based weaving and employed up to thirteen hundred handloom weavers working from townships as far afield as Tyldsley, Astley, Walmersley, Tottington, Harwood, Leigh and Bolton.
- 4.4 Throughout the 19th and early 20th centuries the mill complex and surrounding properties were altered and extended. It is not completely clear what changes happened and when, and it is possible that some buildings also changed between residential and industrial use during this period.
- 4.5 The drawing of the village (fig 4) produced some time between 1893 and 1910 indicates how Mount Pleasant may have looked from the south with the weaving sheds, a large 3 storey block and mill entrance clearly visible.

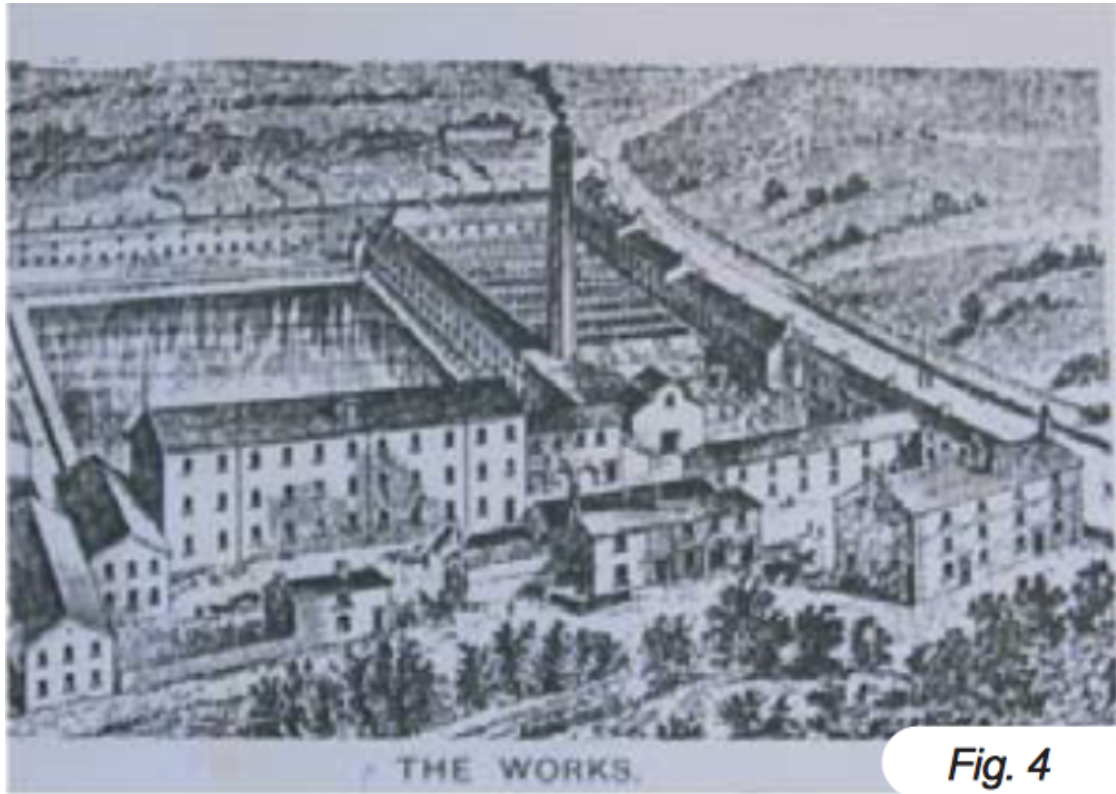


Fig. 4

Source: www.bury.gov.uk Mount Pleasant Conservation Area Appraisal and Action Plan 2004

5.1 Significance

5.1 Introduction

This section assesses the relative significance of 87 Mount Pleasant and its key significance values. 'Conservation Principles' (English Heritage, 2008) sets out a range of heritage values that can be used to establish the significance of a building or place. These include:

Significance of Mill House

Evidential – 87 Mount Pleasant and the row it forms part of, is a key part of the townscape and marks a clear entrance to the village when approaching from the south

Historical – No. 87 forms part of a housing scheme in the 1980's on the site of the former mill. The row which faces onto Mount Pleasant provides a strong and uniform building line and helps define the character of the conservation area. The cottages are thought to have used recycled materials from the demolished mill.

Aesthetic – the terraced row forms a simple, robust character taken from the earlier buildings which would have been basic in form and detail.

Commemorative – Whilst not forming part of the original mill complex, the terraced row which has been created has been designed to replicate a simple, uniform design.



google image of cottages which have over the years had planning approval for replacement UPVC windows

5.2 Mitigation

The windows will be professionally fitted and no damage or alterations will be made to the stone work or window openings. The stone heads and cills will be cleaned with no plans to paint.

6.0 Conclusion

The works to 87 Mount Pleasant will not have a detrimental effect on the Conservation Area:

In determining planning 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 replacement door and window will be carried out in a sensitive way which will have a neutral impact on the property.

- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

The replacement door and window have arisen from maintenance issues with the owner and the need to improve the appearance and efficiency of the dwelling

the desirability of new development making a positive contribution to local character and distinctiveness

The works will not have a detrimental impact upon the Conservation Area or the neighbouring Mill House listed building. It is considered that the proposal meets the requirements of the NPPF and that the character and appearance of the conservation area is preserved and enhanced.