

Jackson Fold Farm, Pilsworth Road, Bury, BL9 8QZ Heritage Statement

June 2023

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Jackson Fold Farm, Pilsworth

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INTRODUCTION 1 | ONE

1.1 OVERVIEW

This heritage statement consists of an assessment of the heritage significance of Jackson Fold Farm (the Application Site) which is non-designated heritage asset. It sets out the heritage considerations for the proposed conversion of the barn to 6 dwellings, the refurbishment of the cottage to one dwelling and the demolition of some auxiliary farm buildings.

This statement has been prepared in accordance with the guidance from Historic England 'Conservation Policies and Guidance', Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' and the heritage policies outlined in the National Planning Policy Framework (NPPF) 2021, specifically Chapter 16. The statement will clearly set out that the proposed development will preserve the significance of the non-designated heritage asset.

1.2 INVESTIGATION AND RESEARCH METHODS

Site visits were carried out in June 2023 to assess the physical character, nature and setting of the site. Additional desk-based research has been carried out to provide contextual and background information to better inform the assessment of significance Chapter of this report. Consultation has also been carried out with Greater Manchester HER.

The scope of this research has been proportionated to the nature of the site, in accordance with the NPPF, with particular emphasis placed on the special architectural and historic significance of the site, and any other heritage assets located within the setting of the

site, and those planning policies and legislation that affect and control future change.

1.3 ORDNANCE SURVEY GRID REFERENCE

SD 82556 09260

1.4 SITE ADDRESS

Jackson Fold Farm, Pilsworth Road, Bury, BL9 8QZ

1.5 SITE LOCATION

The application site is located close to Pilsworth, an area in the Metropolitan Borough of Bury in Greater Manchester.

RELEVANT LEGISLATION & PLANNING POLICIES

2 | TWO

2.1 SCOPE AND PURPOSE

A review of the planning policy context associated with the Proposed Development at statutory, national, and local level is provided within this section of the Statement. An assessment of the accordance of the proposals with this legislation and policy is provided in Chapter 4's 'Impact Assessment'.

All schemes are assessed against legislation and national and local planning policies, so - in the first instance, any proposals should adhere as closely to the legislation and policies as possible. The following are relevant to this application.

2.2 NATIONAL PLANNING POLICY

The recently updated National Planning Policy Framework (NPPF) (July 2021) is pertinent and provides a full statement of Government policies for the identification and protection of heritage assets which includes historic buildings, conservation areas, world heritage sites, archaeology and other elements of the historic environment.

In line with the aforementioned, Paragraph 194 of the NPPF, advises the following:

"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."

Paragraph 195 of the NPPF states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary (2021) as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

In determining applications, the NPPF advises that the local planning authority should take account of positives associated with the heritage asset and that the more important a heritage asset is, the greater weight that should be given to the protection of its significance. It also outlines the approach that local planning authorities should take when determining applications. The following paragraphs are relevant:

Paragraph 197 states that 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 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.”*

Furthermore, paragraph 203 which deals with non-designated heritage assets advised the following:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.....Any 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.”

Please note: those paragraphs which deal with substantial harm are omitted as they are not relevant to the works under consideration as part of this application.

2.3 NATIONAL PLANNING GUIDANCE

Planning Practice Guidance: Historic Environment (2019) advises on enhancing and conserving the historic environment.

Paragraph 001 states the following:

“Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring

that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.”

Paragraph 015 recognises that ‘the vast majority of heritage assets are in private hands’. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

It advises that in terms of the NPPF, “optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.”

Harmful development should only be justified in the interests of realising the optimum viable use of a heritage asset, despite the loss of significance caused, and provided the harm is minimal necessary to bring an active and sustainable use to the heritage asset.

Paragraph 020 goes on to identify the term public benefits in regard to the NPPF and states that ‘Public benefits’ may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the Framework. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit.

However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset;
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

2.4 LOCAL PLANNING POLICY AND GUIDANCE

The local planning policy is contained within the **Bury Unitary Development Plan (UDP)** which was adopted on the 29th of August 1997. The council is currently preparing the Bury Local Plan which has not yet been adopted.

Policy EN1 relates to the built environment and states that the council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment. The policy highlights that all elements of the built environment exert and influence and therefore regard will be paid to the quality and design of new developments and the improvement of existing buildings.

Policy EN2 relates to conservation and listed buildings and states that the council will take the appropriate action to preserve or enhance the character and appearance of conservation area. The policy goes on to highlight that:

"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."*

2.5 HISTORIC ENGLAND GUIDANCE

Historic England's '**Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)**' contains useful information on assessing the significance of heritage assets and the impact of any proposed works. It is a useful tool when considering alterations within the historic environment.

The '**Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2nd edition) (March 2015)**' provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and *landscapes*.

Historic England '**Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)**'. This document provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning, consultants and other interested parties, in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance (PPG).

ASSESSMENT OF SIGNIFICANCE 3 | THREE

3.1 LOCATION

The site consists of a farm with a number of barns and outbuildings. The farm house does not make up part of the application site. The site is located on Pilsworth Road, close to junction 3 of the M66. The site is surrounded by both green space and land dedicated to waste management, with both Viridor Pilsworth South Landfill and Viridor Waste Management located nearby.



Figure 1 – Location of Jackson Fold Farm © Google Maps 2023

3.2 PLANNING HISTORY

There is no planning history relating to the application site.

3.3 HERITAGE ASSETS

There are no designated heritage assets close to the site. However, some of the farm buildings date to the 19th century.

3.4 HISTORICAL DEVELOPMENT OF THE AREA

The site is located in Pilsworth, a small area of the metropolitan borough of Bury in Greater Manchester. Historically, Pilsworth was a township however in 1894 it was divided between Bury, Heywood and Unsworth.

The 1851 OS Map (surveyed 1844-1847) shows Pilsworth spread over a large area. It is sparsely populated however there are a number of labelled buildings including Hollins Vale Print Works, Hampson's Mill Print Works and a further Print Works adjacent to the River Roch at Roch Mount. There are also a number of mills, named cottages and farms.

The largest industrial building appears to be that of Pilsworth Bleach Works. Pilsworth Bleach Works appears on the 1851 Map and appears to survive until at least 1945, although all that now remains today is a cast iron ornamental bridge that spans Whittle Brook.



Figure 2 –
Pilsworth Bleach
Works © Britain
from Above

with the closest places being Lomax's farm, Frog Hall and Pilsworth Nursery.

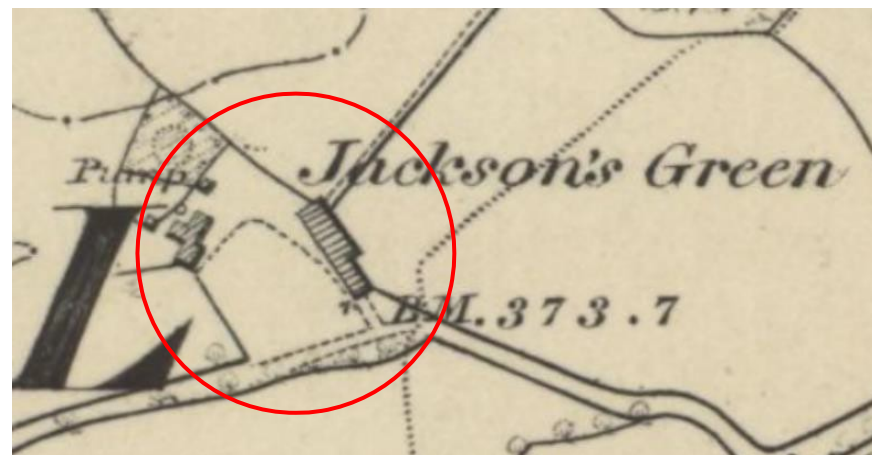


Figure 3 – 1851 OS Map with Jackson Fold Farm circled in red © National Library of Scotland

3.5 HISTORICAL DEVELOPMENT OF JACKSON FOLD FARM

The site appears on the Greater Manchester HER register, where it states that the 1673 Survey of Middleton lists George Lomax as the tenant. It is likely that he was related in some form to the Lomax's farm seen opposite the application site. The HER also notes that the 1840 Tithe Award for Pilsworth mentions two buildings on the farm that that these are now possibly segmented into one. These buildings as found on site today, are likely to be the barns and stables that form part of these proposals.

Jackson Fold Farm is evident on the 1851 OS Map where it is named as Jackson's Green. It consists of the barn and stables, leading from Pilsworth Road, alongside the farmhouse, some small ancillary buildings and a small field with a pump. The area surrounding the farm at this time is predominantly made up of fields and farm land,

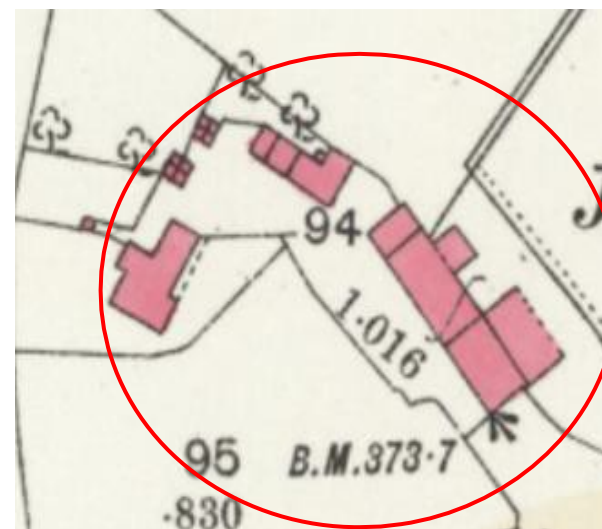


Figure 4 – 1884 OS
Map with Jackson
Fold Farm circled in
red © National
Library of Scotland

By 1894, there is shelter with a similar footprint to the barn to the rear of the barn, a small extension to the rear of the stables and another extension to the north of the stables. There are also 3 new outbuildings evident to the north with the building closest to the stable benefiting from an L shaped footprint. The farmhouse has also been extended. In terms of the farmyard, of these late 19th century additions to the farmyard, only the 2 no small outbuildings are still evident on site. Little internal evidence remains in these buildings, so their original use cannot be said with any degree of certainty.

Little changes during the early part of the 20th century but by the 1945 OS Map, the farm has been renamed Jackson Fold Farm and there are some additional buildings added to the row of outbuildings to the north. Both the barn and the farmhouse have been subject to small extensions with the extension to the barn replacing the previous shelter. The land surrounding the farm is still predominantly farmland, however Pilsworth Nursey is no longer visible.

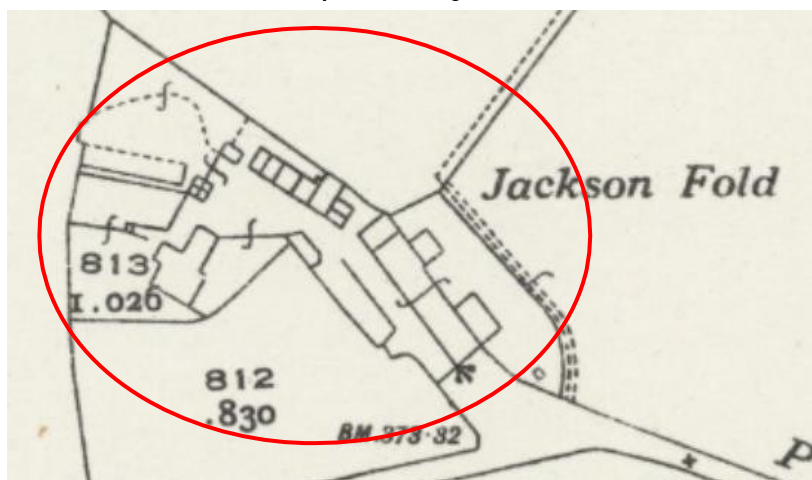


Figure 5 – 1945 OS Map with Jackson Fold Farm circled in red © National Library of Scotland

During the late 20th century, many of the outbuildings and extensions were replaced with brick or concrete single storey buildings with only the 2 no outbuildings evident on the 1894 OS map and the earlier barn and stables surviving. Moreover, modern stables and barns have been constructed to the north of the outbuildings.

3.6 ARCHITECTURAL SIGNIFICANCE OF THE HISTORIC BARN, STABLES & 2NO OUTBUILDINGS

The barn is a two-storey building, principally constructed of buff stone with quoins to the corners, machine cut king post trusts and a new slate roof. The top section of the gable has been rebuilt with 5 rows of dressed stone with red brick above and a square modern opening, suggesting that the roof level has been altered at some point.



Figure 6 – Southern Elevation of the Barn © Laith Heritage



Figure 7 – Front Elevation of the Barn & Stables © Laith Heritage

The front elevation also shows evidence of rebuilding and alterations/introductions of openings (see figure 7) with concrete lintels to the ground floor and late 20th century top opening timber windows. The single storey extensions to the rear are constructed of concrete blocks. Internally, the barn retains some historic features including king post trusses (albeit machine cut), timber floor in the loft and sections of cobbles to the floor. There is evidence that suggests that the building has been subject to layout changes such as bricked up doorways, windows and the installation of steel beams. Stalls constructed of concrete blocks have been introduced to the ground floor.



Figure 8 – Barn interior © Laith Heritage



Figure 9 – Rear Elevation of the Barn © Laith Heritage

Similarly, the historic stables show evidence of significance rebuilding with stone to the lower section and brick to the upper section to all elevations. Openings to the front elevation suggest that when this rebuilding works occurred, it was with the intent of constructing a barn. There is evidence that some new openings have been introduced and some original openings blocked up. Internally, the

stalls are constructed of concrete blocks and there are modern king post trusses.



**Figure 10 –
Rear
Elevation
of the
Stables ©
Laith**



**Figure 11 – Interior
of the Stables ©
Laith Heritage**



Figure 12 – Example of the king post trusses found on site © Laith Heritage



Figure 13 – Timber beams & purlins in animal shelter © Laith Heritage

Jackson Fold Farm, Pilsworth

Elsewhere on the site, the 2no. late 19th century single storey outbuildings buildings comprise of the two animal shelters/storage sheds between the old stables and modern stable block/barn. One of these buildings retain exposed hand cut timber beams and purlins.

The significance of the historic barn, stables and the 2no outbuildings to the north west lies in their local significance as a good surviving example of an early 19th century agricultural building. The buildings retains legibility of their original function and use and are an appreciable and interpretable evidence of Pilsworth's agricultural past.

IMPACT ASSESSMENT 4 | FOUR

4.1 OVERVIEW

The proposal is for the conversion of the historic barn, stables, 2no late 19th century outbuildings and some later 20th century buildings to 6 no. dwellings, with associated gardens, parking spaces and a communal refuse area. The application also proposes the refurbishment and the conversion of 'the cottage' to 1no. dwelling, the demolition of existing stables and cattle store and the construction of a replacement stable block. The proposal also includes modification of the access and landscaping.

The assessment of significance as set out in chapter 3, clearly demonstrates that its significance is purely local and in architectural terms, the building is of local merit only. The current proposals represent an important opportunity to convert and reuse these building of local importance and halt any deterioration associated with a lack of an active use. The impact of the alterations necessary to convert this property in a viable manner are the minimal necessary, with limited external alterations to sustain the character and appearance of the non-designated heritage asset. The impact of the proposed alterations is considered and assessed in the following sections.

Where heritage assets are non-designated, paragraph 197 of the NPPF requires a balanced judgement which has regard to the scale of harm or loss and the significance of the asset. In this case, the proposed development would not result in harm to the significance of these non-designated heritage assets as it seeks to re-use their built form albeit with an alternative use.

4.2 IMPACT ASSESSMENT: JACKSON FOLD FARM

The application proposes to bring in to use the currently vacant buildings at Jackson Fold Farm. As previously identified, some of these buildings are considered to be non-designated heritage assets, and as such the proposals seek to reduce harm whilst ensuring that the assets is brought back to sustainable long-term use.

To survive, the buildings need a viable long-term use which is consistent with conserving those elements with the highest historic or architectural significance. The buildings will remain as a good example of 19th century farm buildings and despite the change of use will continue to maintain their historic interest. Moreover, their historic significance will not be harmed, as the buildings will maintain their agricultural character and appearance.

The NPPF is strong in its view that the best solution for heritage assets relates to them being kept in active use. The buildings are currently vacant and due to their remote location, alternative commercial or community uses are not viable and would not secure a guaranteed long-term future and the level of stewardship that would be achieved with residential use. Although the buildings will lose their original function as an agricultural building, the benefit of converting the buildings to residential use and ensuring its preservation will outweigh the loss of its original planned form and the proposed alterations. It is therefore considered that the principle of conversion and associated minor alterations/intervention to the plan form are acceptable.

The proposed works to the historic barn and stable buildings include the subdivision of the space to form 6 dwellings, ranging between one and three bedrooms. The proposals also include the addition of orangeries to the rear of each dwelling, alongside landscaping and car parking. Where internal alterations are required to create

useable internal spaces which meet building regulations and fire safety regulations, these interventions are again kept to the minimal necessary.

The position of the new openings has been carefully considered to provide sufficient light into the interior without comprising the external appearance of the buildings. The proposed windows and doors will be of a traditional design and will maintain the agricultural appearance of the building. The proposal presents a unifying scheme, ensuring that the original agriculture uses of these buildings still legible whilst also facilitating a new use.

The proposed conversion of the building to be known as ‘the cottage’ involves the creation of a glazed aluminium link between two single storey former animal enclosures. The conversion of these buildings also includes the installation of windows and doors and the rendering of some areas of the exterior. Overall, the proposed conversion works do not detract from the agricultural nature of the building from the exterior and represent the minimum necessary external works in order to fully utilise the building.

4.3 CONCLUSION

The residential conversion scheme will generate several public benefits. These include securing:

- The future of these historic farm buildings and thereby their local architectural and historic interest;

Additionally, the design of the proposal has carefully considered the remaining historic fabric and sought to retain where possible. The buildings will also benefit in a long-term residential use for the buildings which will ensue a degree of active maintenance.

Historic England’s ‘Conservation Principles’ and the NPPF define conservation as “managing change”. Buildings, designated or undesignated, are dynamic environments that have been subject to change and in order to remain sustainable, welcome and pleasing places they will continue to change.

The proposed scheme has been driven by the need to ensure a sustainable solution for the former agricultural buildings. Although the design may be proposing alterations to the fabric, retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible, as the authenticity also lies in a viable adaptation that will allow a building to meet changing requirements.

The current proposed conversion to residential use will sustain the historic and architectural interest of these former agricultural buildings. Their original function and use will remain an appreciable and interpretable evidence Pilsworth’s agricultural past, and therefore the proposed changes do not pose a risk of harm to its significance.

REFERENCES

Maps

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