



Paul Butler Associates

Planning, Development & Heritage Consultants

Dominic Apenteng

Former St. John in the Wilderness Church,
Shuttleworth, Bury

**Heritage Statement and Statement of
Significance**

31 October 2024

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Former St John in the Wilderness Church, Shuttleworth, Bury prior to residential conversion

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Dominic Apenteng. The statement has been provided in support of an application for planning permission relating to the former St John in the Wilderness Church, Shuttleworth, Bury. The proposed works involve the addition of a flue to the building which is partway through conversion to accommodate residential use. The approved conversion works will repurpose the building as a 3 bedroom family dwelling. The proposed flue is intended to serve a fireplace and will form part of the heating system which will bring the building, understood to have been vacant since 2017, back into use.
- 1.2 A Heritage Statement which considers the potential significance of the property is required to accompany the application for planning permission. The purpose of the statement is to consider the heritage significance of the application property and to appraise the impact of the proposed flue installation on this significance. The application building is not nationally listed or in a Conservation Area, and is not therefore a designated heritage asset. It is however a non-designated heritage asset and has been added to a draft local list by Bury Council.
- 1.3 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken in February 2022) and uses additional photographs supplied by Mr Apenteng in October 2024 in addition to an examination, analysis and assessment of available historic records and cartographic sources held online.
- 1.4 This statement includes:
- A description of the application site's location;
 - An overview of the application proposal;
 - A summary of the heritage planning policy context;
 - A summary of the application site's historical background;
 - A description of the application property;

- An assessment of the relative heritage significance of the application property;
- An appraisal of the impact of the scheme on the heritage significance of the application property; and,
- A conclusion.

2. Site Location

- 2.1 The application building is located in the hamlet of Shuttleworth in Greater Manchester. It lies in the Metropolitan Borough of Bury, about four miles north of Bury itself. The hamlet is located to the east of Ramsbottom and to the south of Edenfield beyond which are the settlements of Haslingden and Rawtenstall. The hamlet of Shuttleworth is largely linear and lies to either side of Whalley Road which runs north to south. Whalley Road forms the eastern boundary of the site whilst Church Road forms the boundary to the west. Further to the west agricultural land rises up to meet the South Pennine Moorlands.
- 2.2 The church yard is contained on all sides by stone walling which provides separation with the neighbouring dwellings and the adjacent highways (See Photographs at Appendix 1). The church yard accommodates mature tree planting. The lower areas adjacent to Whalley Road are grassed whilst the upper part is flagged allowing pedestrian access around the Church building.
- 2.3 To the rear of the site is Church Road, a track and access road which carries little by way of traffic. A vehicular access exists onto Church Road which appears to have accommodated service use for solid fuel deliveries etc. The building lies at the centre of the hamlet and the uses within the immediate area are predominantly residential.
- 2.4 To the east of Whalley Road and directly opposite to the church is a graveyard to the north of which lies a former school building.
- 2.5 The Church although occupying an elevated position is not prominent when travelling along Whalley Road because the building is set well back into the site, is screened by mature tree planting, and terraces of stone houses have been built to either side of the site in back of pavement positions (Figure 2.2).

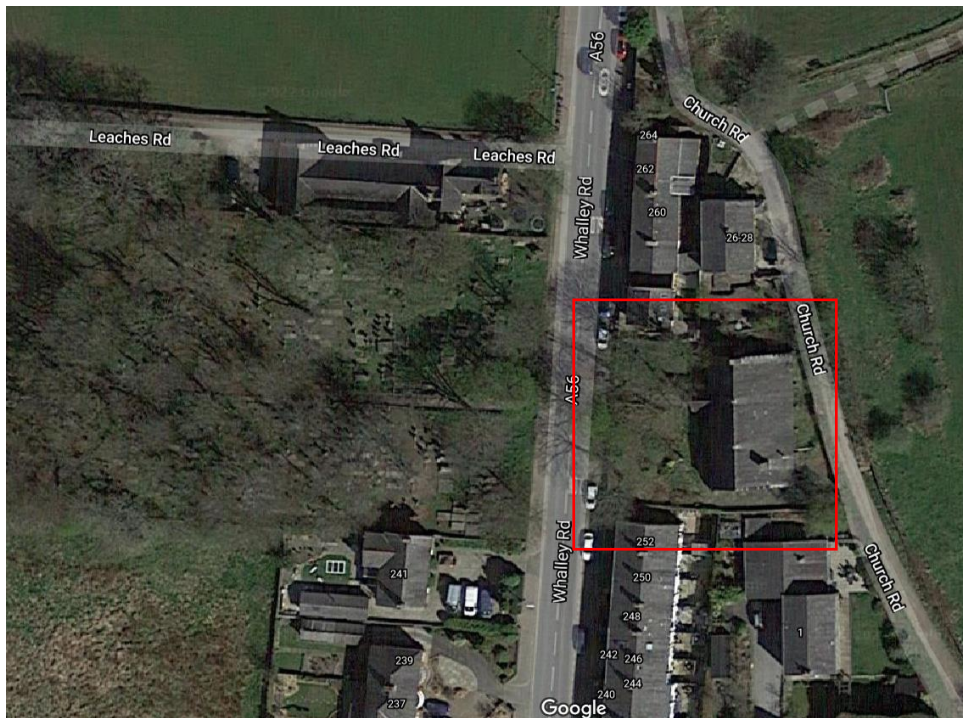


Figure 2.1: Aerial view of Former St John in the Wilderness Church, approximate site location identified in red, Source: Google Earth, 2022



Figure 2.2: Looking northwards along Whalley Road, the church is hidden by terraced houses built in the nineteenth century.

3. The Proposed Scheme

- 3.1 The church use ceased in 2017 due to the decreasing congregation and failing condition of the building with plaster falling from the underside of the roof and decay to parts of the timber floor, likely attributable to water ingress.
- 3.2 Reuse of the building has been reliant on the removal and relaying of the failed roof covering and refurbishment of the interior including resolving decay, damp and rot. The scale of the remedial work required to the shell has been significant and the owner has invested heavily in rescuing a building which was effectively beyond economic repair.
- 3.3 Planning permission for a residential conversion has been granted and has facilitated the repair and reuse of the building. This consent is part implemented and shell works are largely complete including roof works and repointing. The flue which is the subject of this application is intended to serve a groundfloor fireplace in the study and will form part of the heating system which will bring the building, understood to have been vacant since 2017, back into use.

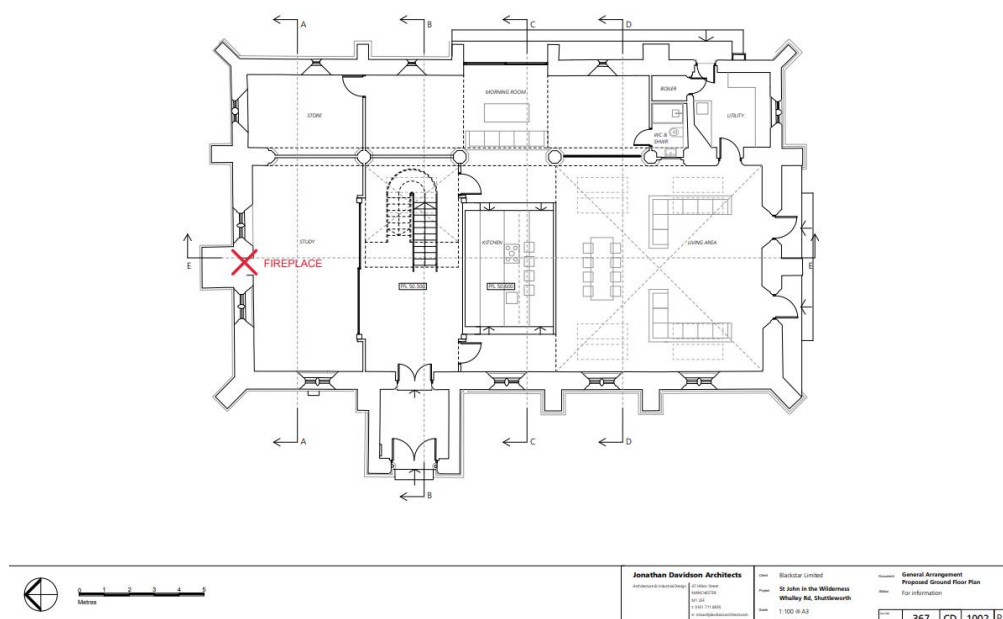


Figure 3.1: Proposed Fire Installation

- 3.4 The proposed flue will form part of the heating system which is necessary to facilitate the reuse of the building. Indirectly the new heating system will facilitate occupation as a dwelling. The heating system will provide comfort and amenity for the occupant family.



Figure 3.1: Applicant investment in repairing the roof.

4. The Heritage Planning Policy Context

- 4.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.
- 4.3 In this instance the statutory development plan currently comprises policies set out in the Places for Everyone Plan adopted March 2024, Bury Unitary Development Plan adopted 29 August 1997 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004. The provisions of these documents are set out below.
- 4.4 Due weight should be given to relevant policies of the Bury Unitary Development Plan according to their degree of consistency with the National Planning Policy Framework ('NPPF') first issued in 2012 and most recently re-issued in 2023 (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given); and how the policies are expected to be applied is outlined within the Planning Practice Guidance ('PPG') first launched in 2014.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.5 The application site does not contain any listed buildings nor is the building within a conservation area. This legislation is not relevant to the determination of the application.

National Planning Policy Framework

- 4.6 Detailed guidance about the legislation is given in National Planning Policy Framework last updated in 2023 and which sets out the Government's planning policies regarding the conservation of the historic environment. The original NPPF and its subsequent updates are a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and is a material consideration in planning decisions.
- 4.7 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 200 advises that *'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'*. This statement demonstrates that the information and significance requirements of national policy have been complied with.
- 4.8 Paragraph 201 advises *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'*.
- 4.9 Paragraph 203 advises *'In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness'*.
- 4.10 Paragraph 209 advises that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing 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 of the heritage asset’.

National Planning Practice Guidance (NPPG)

- 4.11 With regard to assessing substantial harm, National Planning Practice Guidance advises: *‘Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.’* (Paragraph: 018 Reference ID: 18a-018-20190723).

Historic England Guidance

- 4.12 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.
- 4.13 Historic England Advice Note 2: Making Changes to Heritage Assets: Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent. It is noted at 30.10.2024 that Historic England’s website states *‘we are currently reviewing our advice in light of the changes to the National Planning Policy Framework, and will amend it, where necessary, in due course’.*
- 4.14 Historic Environment Good Practice Advice 2: Managing Significance in Decision-Taking in the Historic Environment: This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an

assessment of the impact of proposals on the significance of heritage assets. It is noted at 30.10.2024 that Historic England's website states 'we are currently *reviewing our advice in light of the changes to the National Planning Policy Framework, and will amend it, where necessary, in due course*'.

- 4.15 Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition): Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets. It is noted at 30.10.2024 that Historic England's website states 'we are currently *reviewing our advice in light of the changes to the National Planning Policy Framework, and will amend it, where necessary, in due course*'.
- 4.16 Historic England: Conservation Principles Policies and Guidance: This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values, and assessing heritage significance.
- 4.17 Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets: Published in October 2019, this advice note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. It is noted at 30.10.2024 that Historic England's website states 'This advice note is part of emerging Historic England advice and it will therefore be reviewed in the light of practice'.

Local Planning Policy Guidance: The Development Plan for Bury

Places for Everyone (adopted March 2024)

- 4.18 Policy JP-P2 'Heritage' advises that: *'Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy'*.
- 4.19 Policy JP-P2 goes on to advise that where heritage assets are at risk opportunities for their repair and re-use should be taken. It goes on to note that *'Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle provided they are not contrary to national policy or other policies in the development plan'*.

Bury Unitary Development Plan (adopted 29 August 1997)

- 4.20 The Bury Unitary Development Plan was adopted by the Council on 29 August 1997. The Council is working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue to be used to make planning decisions. An adopted heritage policy of the UDP is EN1/2:

EN1/2 – 'Townscape and Built Design' *this advises 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; and*

- *landscaping, including the use of natural landscape features, and open space provision.*

Bury Local Plan: Emerging Policy Guidance

- 4.21 The Council have commenced preparation of a new Local Plan for Bury which once adopted will replace the current Unitary Development Plan. Consultation on the scope of the Integrated Appraisal and issued a Call for Sites over a six-week period from 25 March to 6 May 2024. The Council will take these comments and suggested sites into account when moving on to the preparation of a draft Local Plan for Bury.

5. Archaeological and Historical Background

- 5.1 The Ramsbottom area remained largely rural until the late 18th century when, in 1783 it began to develop. Ramsbottom offered a plentiful supply of pure water fed by streams from springs below Holcombe Moor, essential for bleaching and dyeing, which was soon taken advantage of.
- 5.2 Peel and Yates took lease on the Old Ground in the area around Bridge Street, Bolton Street, Smithy Square and Square Street. The firm built new factories and offices for their expanding Calico bleaching and dying works. The following few decades saw further businesses move into Ramsbottom, with businesses setting up spinning mills and Calico printing works. In 1802 Samuel and Thomas Ashton, having built a large spinning mill also built housing for their workers. The arrival of the turnpike on the west of the river led to the creation of Bolton Street in c.1815. Shortly after this period of development, the railway arrived in Ramsbottom in 1850 which at this time the main body of buildings clustered around the cross roads of Bolton Street, Water Street, Stubbins Street and Carr Street.
- 5.3 The application building was likely built in the early – mid 19th century as a school, designed by the architect A. H. Cates, who also designed steeple of Bury Parish Church (Manchester Courier 19/02/1848), built in 1842 (buryparishchurch.com).
- 5.4 A building is shown on the 1844-48 OS map, appearing as an 'L' shaped building, unlike the rectangular plan it has today (Appendix 2). The church shows a row of columns along the northern side internally, which likely represent the line of the former rear wall shown on the 1844-48 OS map.
- 5.5 In September 1845 the Manchester and Courier and Lancashire General Advertiser recorded '*Preferment – Rev. H. P. Hughes, to the newly constituted District of Shuttleworth, near Bury. – Patroness, the Queen*'. The district was assigned from Edenfield and Walmersley by Order in Council, 8 August 1845 (London Gazette, 26 August).

- 5.6 The building appears to have been in use in September 1846, when the Manchester and Courier and Lancashire General Advertiser (05/09/1846) records the Shuttleworth Church Sunday School Festival *'The teachers and friends of this Sunday school ... took the opportunity to give the children, nearly 200 in number, a treat of coffee and current cake. They assembled about 1 o'clock, and walked in procession from the school, accompanied by their minister, teachers, and singers, throughout the village, calling as they passed at the houses of their principal benefactors, where they sung hymns suitable to the occasion. ... When they arrived at the school, which as tastefully decorated for the occasion, the scholars were regaled with coffee and currant cake. ... Afterwards above 200 friends of the school sat down to tea. The evening was spent in singing appropriate psalms and hymns, followed by addresses from the Rev. H. P. Hughes, incumbent ... [and] Mr. Richard Wild, Bank House, Shuttleworth.... The following morning, about 60 persons breakfasted together in the school; after which they took stroll on the moor, and on the summit of one of the highest hills observable from the neighbourhood, they erected a stone pyramid, as a memorial of the first church Sunday school festival ever held at Shuttleworth'.* The event was likely prompted through the constitution of the new District of Shuttleworth and appointment of Rev Hughes.
- 5.7 Richard Wilde is purported to have been the driving impetus behind enlarging the building and converting it into a Church (Manchester Courier 16/02/1848). Richard Wild is noted in the extract above as giving an address during the festival. He was a cotton manufacturer and mill owner, who likely employed many local people. Money was being raised for the cause in May of 1847, when it was recorded (Manchester Courier) that the sermons were preached in aid of the daily and Sunday schools, raising a sum of £15 10s. An advertisement was placed in the Manchester Courier on 22nd May 1847, which read: *'New Church, at Shuttleworth, near Bury – To builders and others – persons desirous of contracting for the various works required in the erection and completion of the above church, may inspect the plans and specifications on application at the residence of the Rev. H. P. Hughes ... Further particulars may be known of the architect, E. H. Shellard, Esq., 90 King Street, Manchester'.*

- 5.8 Shellard set up a Manchester practice in 1842 and enjoyed almost immediate success. Over the next three years he obtained commissions for at least twenty-five churches in Manchester and the surrounding districts.
- 5.9 The church was completed in 1848 and was dedicated to St John in the Wilderness (Mannex 1855) and was consecrated on 12 February of 1848. The Manchester Courier (16/02/1848) recorded the event *'CONSECRATION OF SHUTTLEWORTH CHURCH - On Saturday morning at half-past ten o'clock, the Right Rev. the Bishop of Manchester proceeded to Shuttleworth, about a mile from Ramsbottom, on the line of the East Lancashire Railway Company, for the purpose of consecrating the first church erected in that neglected neighbourhood. ... Some time ago it was determined to erect a building as a school and occasional preaching station, but after the structure was erected, it was resolved, chiefly through the instrumentality of Mr. Richard Wild, who resides at Shuttleworth, to enlarge the building, and convert it into a district church. In the immediate vicinity of the church, a plot of ground, a Cheshire acre in extent, has been devoted, one half to the purpose of a burial ground, and the other half is intended for a parsonage house. ... The elegant structure, to which we have referred, is designed in the decorated style of architecture, and consists of a nave 67 feet by 27 feet 2 inches, north aisle, 58 feet by 12 feet, separated from the nave by a row of four pillars and five arches, and a south porch. The bell turret surmounts the western gable of the nave, and is a striking feature. The roofs are all framed with open timber work, thus giving a great altitude to an otherwise low building. All the seats (which are as open benches) are extremely low, and stained in imitation of old oak. The accommodation is for 413 persons, inclusive of 284 free sittings. The font, which when finished will be placed near the porch door, is very large and extremely handsome, and will be a very striking feature on entering the church. The masonry is exceedingly well executed, and reflects great credit upon the parties concerned in the works'*.
- 5.10 Mannex' 1855 'History, Topography, and Directory of Mid-Lancashire' describes the church as being in a style *'which prevailed in the 14th century, and the cost of the church and schools amounted to £2,580 19s. 10 ½d., towards which the late Earl of Derby subscribed £300, the Diocesan Society £300, the Incorporated Society £250, the Church*

Commissioners £200, Richard Wild, Esq., £100, the Committee of Council on Education £200, and the National Society £180, the remainder being raised by smaller contributions. The living is a perpetual clergy, worth £152 per annum, in the alternate patronage of the Crown and the Bishop’.

- 5.11 Mr Richard Wild became one of the first Church Wardens, although was no longer so by 1851. An article in the Manchester Courier of August that year records ‘*Presentations to Shuttleworth Church and Schools – Various and substantial improvements have been effected within and without this church and schools, through the praiseworthy exertions of the present wardens; and during the last week two beautiful clocks were presented by the wardens and the inhabitants, one for the church, and the other with two faces has been fixed in the wall, dividing the two schools. ... Mr Wild has not been warden of the above church since the year 1848, nor has he since had any account with the church or present schools’.* Part of the improvements noted above may have been the erection of the porch, which is thought to be a later addition <https://facultyonline.churchofengland.org/>.

6. Description

Greater Manchester Archaeological Advisory Service Monument Full Report:

HER Number 9989.1.0

- 6.1 The record likely dates from 2010. The entry reads as follows '*Church, still in use. Building on approximate location on Greenwood's 1818 Map of Lancashire. Shown and named on 1850 map (1). Shown and named on 1894 map (2). Shown and named with graveyard and Sunday school opposite on 1910 map (3). Built into the side of a hill at the northern end of Shuttleworth. The chapel is a rectangular building on a north-south alignment. The roof is gabled and clad with thin blue slate. The chapel has been built with irregular-size coursed ashlar. A stone bell-cote is located on the northern gable. The general architectural style is Gothic with stone trefoil window heads. There are four short buttresses to the [front?] façade and rear elevation and angled buttresses at the corners. The chapel is six bays long with the Gothic decorated porch at the second bay from the north gable end. The porch entrance is in a general Early English style. The porch roof is clad as in the main body of the chapel. Located in both the gables are two quatrefoil medallions depicting the four Evangelists: Matthew, Mark, Luke and John*'.
- 6.2 *Built in 1847, designed by architect EH Shellard, the building first unambiguously appears on mapping of 1851 (1). It was one of a significant number of Shellard-designed Commissioner's churches built in the Manchester area (main period of work 1844-64).*
- 6.3 *HER Sources:*
- (1) Cartographic materials: O S. 1851. OS 6" to 1 mile 1st Edition, Lancashire Sheet 80, Surveyed 1844-8.*
- (2) Cartographic materials: O S. 1893. OS 25", Lancashire Sheet 80.5, Surveyed 1891.*
- (3) Cartographic materials: O S. 1910. 25" to 1 mile, Lancashire Sheet 80.5, Revision 1906.*
- (4) Digital archive: UMAU. 2008. Bury Buildings Enhancement Survey. Steve Bell & Ivan Hradil. WWS03'.*

- 6.4 A 2017 update advises '1848. Tall nave and low aisle to east. Slate roof which changes pitch at aisle. Large buttresses all round. Coursed square stone. Lancet headed windows. Gable coping and bell tower to north. Tall stone chimney stack in south. Narrower windows to aisle. Retaining wall and gateposts to roadway, steps to west porch'.

West Elevation



Figure 6.1: West elevation prior to conversion in 2022

- 6.5 A sill level string course and plinth run around the building. The west elevation to Whalley Road is the principal elevation. The blue/grey slate roof comprises much of the elevation when viewed from Whalley Road. The roof is punctuated by the tall gable of the porch which is approached by a flight of stone steps with contemporary guardrails set between stone gateposts. The stepped entrance is the main entrance to the property. The porch in the second bay from the north has double timber doors and is the focal point of the building. Stone buttresses prop and support the eastern elevation, and these appear on the 1891 plan (Appendix 2). The porch has a pointed-arched doorway with colonettes and a hoodmould stopped with uncarved blocks, and a coped gable. Part of the porch roof cuts across the adjacent buttress suggesting it was installed after the buttress.



Figure 6.2: West elevation, October 2024

North Elevation



Figure 6.3: North Elevation, October 2024

- 6.6 The coped gable of the north elevation is difficult to view from within the site and from Whalley Road. The view at 6.3 above is taken from the rear. It accommodates a stone bell-cote and was added when the building was converted to become a church in 1848. The tall pair of Lancet windows have trefoil stone heads and are linked by a continuous hood mould. Stone buttresses prop and support the north elevation, and again appear on the 1891 plan. Above the peak of each lancet window is a quatrefoil medallion each with a carved stone symbol of one the Evangelists.

South Elevation



Figure 6.4: South Elevation prior to conversion.

- 6.7 The south elevation is difficult to view from within the site and from Whalley Road and is similar in design to the north elevation although without a bell cote. Again the pair of

Lancet windows have trefoil stone heads. Stone buttresses prop and support the elevation and are apparent on the 1891 plan. Above the peak of each lancet window is a quatrefoil medallion, the insets here being weathered beyond recognition.

East Elevation



Figure 6.5: East Elevation prior to conversion.

- 6.8 The original outer wall of the building was located at the edge of the main gable close to where the chimney has been inserted. The aisle is a later addition with four single cusped lancets to the north façade of the aisle. Stone buttresses prop and support the elevation and are apparent by the time of the 1891 plan. The extended slope of the main church roof has a stone chimney to the vestry, rectangular though chamfered between its two string courses. The upper masonry of the stack appears to be a later addition to the structure.
- 6.9 The building construction is Pennine gritstone under a timber and blue-grey slate roof.

Churchyard

- 6.10 The churchyard is a separate entity to the detached graveyard opposite. The churchyard is denoted by stone walls on all sides. There is a metal gate from Church Road which provides access for a service vehicle. The churchyard slopes steeply down towards Whalley Road with the Church building elevated at the rear of the yard. The building is recessive in the street scene and sits behind a buffer of mature trees aside the boundary with Whalley Road. There is a small garden of remembrance against the western elevation of the church although there are no burials in the churchyard.

7. Significance

Introduction

- 7.1 Historic England Advice Note 12 (21 October 2019) 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' sets out a number of 'interests' which guide the recognition of heritage values in the historic environment. The assessment of significance below has been carried out in accordance with this guidance.
- 7.2 Historic England Advice Note 12 expands on the guidance within National Planning Policy Guidance (NPPG). For a building, the following interests should be described:

Archaeological interest – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest - An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 7.3 Following the description of the interests above, the level of the general significance of the building and the particular contribution to that significance of any features which would be affected by the proposal will be assessed, or of its setting if it, too, is affected by the proposal.
- 7.4 An assessment of the significance of the building is made against these values below although in this case the church yard setting is not proposed to be altered so need not be

assessed. This assessment should be read in conjunction with historical plans provided at Appendix 2.

- 7.5 Before appraising the building, importantly it is noted that an assessment of the building has been undertaken by Church of England and a summary extract from their Church Heritage Record 624218 is included below:

THE CHURCH OF ENGLAND Church Heritage Record 624218

Search the site

Core Details Location Building Interior Churchyard Significance Forum Audit

Significance

Setting Significance Level:  Low

Setting Significance Description: The church and churchyard contribute positively to the streetscape, and the church has group value with the graveyard and parish room opposite.

Fabric Significance Level: Low

Fabric Significance Description: A simple building with fabric of no great significance.

Interior Significance Level: Low

Interior Significance Description: The contents are not of great significance either.

- 7.6 **Archaeological interest** - Records suggest there may have been settlement at Shuttleworth since the 13th century and Bronze Age remains have been found in Ramsbottom. However there is no physical evidence of an earlier building on the application site and there have been no known finds of archaeological significance in the church yard previously. Neither are there any known burials in the churchyard area included within the application site. In contrast the detached graveyard at the opposite side of Whalley Road accommodates extensive burials although this lies entirely outside the application area and is outside the application area. The potential archaeological interest of the application site is judged to be '**Low**'.

- 7.7 It is also noted that the application proposal does not propose to extend the footprint of the existing building and no new foundations or earthworks are proposed to be installed to facilitate the conversion, therefore the application proposal has very limited potential to

impact upon buried remains and there can be no requirement to undertake an archaeological desk based assessment prior to determination of the application.

- 7.8 **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. The Church of England Assessment notes the building to be ‘*A simple building with fabric of no great significance*’. Our 2022 survey found the building to be simple but well finished in Early English style, appearing as a country church and being almost chapel-like. The gabled roof which forms the nave is robust and supported by sturdy walls and pillars built in local Pennine gritstone. The windows have stone trefoil window heads and a Gothic appearance.
- 7.9 The building is often attributed to Edwin Hugh Shellard born Gloucestershire in 1815. Little is recorded of his early life but by 1838, at the age of twenty-eight he is recorded as a qualified architect and civil engineer, moving to Manchester where he set up his own practice in 1842-1843. Over the next three years he obtained commissions for at least twenty-five churches in Manchester and the surrounding districts. The building we see today however is not a ground up Shellard building, instead being a conversion of an existing building designed by A. H. Cates to a brief for a school and occasional preaching station. Shellard appears to have been responsible for adding the aisle and bell turret to the Cates building. It is also suggested the porch is a later addition.
- 7.10 There is no fixed building fabric of particular note which would be considered to have ‘artistic’ interest and the Church Commissioners report the building to be of no great interest implying the property is without regional or national interest. The country church architecture intended by Shellard is retained largely unaltered in the structure of the building giving it ‘**Medium**’ local architectural interest.
- 7.11 **Historic interest** – This interest relates to past lives and events which heritage assets can illustrate or be associated with. The building was constructed for use as a school and occasional preaching station and after completion was subsequently converted to a church in 1848. The church was associated with the life of the village from 1848-2017. The building has functioned in living memory as a Church and likely had historical use relationships with the land to the west which includes a Graveyard and Sunday School.

The building was constructed as part of the development of Shuttleworth which alongside some communal value gives the building **'Medium'** local historic interest.

7.12 **Setting** - The building is set within a walled churchyard behind mature trees. The stone walling and gate piers which form the boundary of the church yard complement the former church building with unity of materials and colour.

7.13 **Overall Heritage Value:** The present building appears to have been erected as a conversion of an existing school building in 1848. The use of the building has remained remarkably constant over the last 170 years of its existence, only falling vacant in 2017. The building can be regarded as having an overall **medium local significance**, largely attributed to the architectural and historical characteristics of the building and setting as described above.

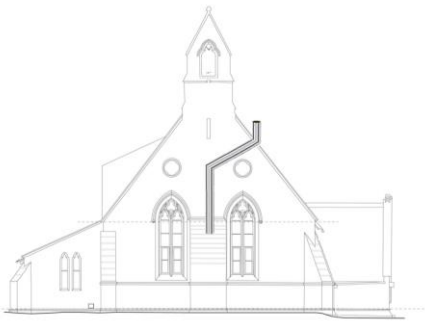
8. Impact of the Scheme

Introduction

- 8.1 This section appraises the proposals for the site against the heritage significance of the building. It should be highlighted that from the outset of developing the proposed scheme, the architect has looked to sensitively reuse the best of what is there and retain as many of the original features as practicable whilst at the same time ensuring that the architectural changes proposed will facilitate the conversion of the vacant building into a viable dwelling.

Appraisal

	Proposed Works	Impact on significance	Mitigation required to be undertaken
Internal Ground floor	Installation of fire in existing void.  Figure 8.1: Location of new fire	The new fire will be installed in an existing void internally to the study (Figure 3.1). The fire is considered necessary by the applicant to achieve a viable and appealing family home. This change is considered to be a neutral impact. The installation is considered necessary to facilitate the conversion and reuse of the building as a viable family dwelling. It is also noted that this change could be undertaken without seeking planning permission as it does not materially change the appearance of the building.	No mitigation works are required.
North Elevation	Installation of flue to outer wall.  Figure 8.2: Location of new flue	Remedial works have been undertaken to the slate roof including removal and relaying of slates in like for like pattern, size and materiality. Location of the flue on the outer wall ensures that the re-laid roof is not punctured by a flue and will remain water tight thereby securing the long-term future of the building. Internal flue positions were discounted as internal structures and partitioning interfered with internal fitment and an	Although the flue has a fresh metal appearance this will quickly tarnish to a duller appearance as per the image of the previous flue metal (Figure 6.5). No mitigation works are deemed to be required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		exit via the roof. Specifically the location of the fireplace void is directly underneath the central steel of the mezzanine structure which prohibits an upward trajectory for the flue at ground floor level. Flue and chimney structures have been present on the rear roof of the building prior to conversion (Figure 6.5). A choice of three potential external flue locations were considered:  Figure 8.3 Option 1 Central Location A flue running up to the centre of the north elevation was considered (above) and subsequently discounted as this route would partially obscure the bell cote.  Figure 8.4 Option 2 Flue running to Main Elevation to Whalley Road Routing the flue toward the west side of the building was considered and then discounted since the flue would be viewed from Whalley Road which is the principal 'public' elevation from which the building is appreciated.	

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		 Figure 8.5 Preferred routing toward rear elevation of building (away from Whalley Road) The flue is proposed to the rear elevation of the building. The rear elevation has accommodated chimneys and flues previously. The location proposed as shown per the photograph below (8.4) allows the flue to be read alongside other recently approved additions to the rear of the building including the dormer roof.  Figure 8.6 Preferred location allowing flue to be read in conjunction with dormer roof addition and located to the rear of the building which has accommodated flues previously (Figure 6.5) The addition of the flue is change is considered to be a minor negative impact but is considered necessary to facilitate the conversion. It is noted	

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		that the applicant has made a considerable investment in and commitment to the property and when weighed against the benefit of converting the building for new use the impact is judged acceptable as the conversion secures viable family dwelling.	

Summary

- 8.2 The application works form part of a new heating system which will facilitate conversion of the vacant building to residential use and breathe a new lease of life into the property as a family home. The flue installation, aside from some limited stonework alteration does not involve any substantive changes to the building façade which in terms of appearance is preserved largely as it was prior to installation. No major removals were necessary and no large areas of masonry needed to be modified. The prominence of the bellcote continues to be unchallenged and the view from Whalley Road of the principal west facing façade remains much the same meaning the general appearance of the building is retained largely unaltered.
- 8.3 The alteration can be regarded to have a small amount of harm to the northern elevation when viewed directly looking toward the gable end although this harm can be regarded to be 'less than substantial' based on the assessment of significance which has found the building to have an overall medium local significance, largely attributed to the historic and architectural characteristics of the building envelope as described at Section 6 above.
- 8.4 NPPF Paragraph 209 advises that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing 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 of the heritage asset'*.
- 8.5 Having regard to the assessment above whilst the works do have a minor negative impact on the significance of the non-designated heritage asset this harm is less than substantial.

The flue installation does assist secure the long-term future of the building as a domestic dwelling and approval would acknowledge the investment made in the building by the applicant to date. On balance the localised negative impact on appearance is judged to be outweighed by the benefit of reuse and retention of the building envelope. The proposal is therefore considered to be compliant with NPPF Paragraph 209 and local planning policy JP-P2 'Heritage', Policy EN1/2 'Townscape and Built Design' and should be supported by the decision maker.



Figure 8.7: Investment in repair of historic timberwork

9 Conclusion

- 9.1 This Heritage Statement has been prepared in support of a retrospective planning application for planning permission relating to the former St John in the Wilderness Church, Shuttleworth, Bury. The proposed works involve the addition of a flue to the existing building which is partway through conversion to accommodate residential use. The approved conversion works will repurpose the building as a 3 bedroom family dwelling. The proposed flue is intended to serve a fireplace and will form part of the heating system which will bring the building, understood to have been vacant since 2017, back into use.
- 9.2 A Heritage Statement which considers the potential significance of the property is required to accompany the application for planning permission. The purpose of the statement is to consider the heritage significance of the application property and to appraise the impact of the proposed flue installation on this significance.
- 9.3 This Heritage Statement provides a detailed analysis of the heritage significance of the former St John in the Wilderness Church. The report has considered the direct impact of works on the building which is a non designated heritage asset.
- 9.4 The Church of St. John the Baptist in Shuttleworth was originally designed by Cates as a school, however was subsequently altered and extended to the designs of E. H .Shellard to become a District Church, largely by the addition of an east aisle, bell tower and porch. The existing building is not a ground up purpose built and designed country church, rather it is the product of two separate architectural design phases being opened as a church in 1848. The building has been found to have an overall **medium local significance**, largely attributed to the historic and architectural characteristics of the building envelope as described at Section 6 above.
- 9.5 The application works form part of a new heating system which will facilitate conversion of the vacant building to residential use and breathe a new lease of life into the property as a family home. The flue installation, aside from some limited stonework alteration does not involve any substantive changes to the building façade which in terms of appearance is preserved largely as it was prior to installation. No major removals were necessary and no

large areas of masonry needed to be modified. The prominence of the bellcote continues to be unchallenged and the view from Whalley Road of the principal west facing façade remains much the same meaning the general appearance of the building is retained largely unaltered.

- 9.6 The alteration can be regarded to have a small amount of harm to the northern elevation when viewed from the gable end although this harm can be regarded to be 'less than substantial' based on the assessment of significance which has found the building to have an overall medium local significance, largely attributed to the historic and architectural characteristics of the building envelope as described at Section 6 above.
- 9.7 NPPF Paragraph 209 advises that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing 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 of the heritage asset'*.
- 9.8 Having regard to the assessment above whilst the works do have a minor negative impact on the significance of the non-designated heritage asset this harm is less than substantial. These flue installation does assist secure the long-term future of the building as a domestic dwelling and approval would acknowledge the investment made in the building by the applicant to date. On balance the localised negative impact on appearance is judged to be outweighed by the benefit of reuse and retention of the building envelope. The proposal is therefore considered to be compliant with NPPF Paragraph 209 and local planning policy JP-P2 'Heritage', Policy EN1/2 'Townscape and Built Design' and should be supported by the decision maker.

10 Bibliography

Abbreviations

EH – English Heritage

HE – Historic England

HER – Historic Environment Record

GMAC - Greater Manchester Archaeological Contracts

GMAU - Greater Manchester Archaeology Unit

GMAAS – Greater Manchester Archaeological Advisory Service

NPPF – National Planning Policy Framework

OS – Ordnance Survey

Research, References and Published Sources

Manchester Guardian Saturday 22 May 1847 Page 1 – Contracts.

Manchester Courier Wednesday 16 February 1848 page 6 - consecration.

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Worrall's 1871 Directory of Bury, Bolton and district

Barrett's 1880 Directory of Bury, Heywood, Radcliffe and Ramsbottom

Slater's 1888 Directory of Bury, Heywood, Radcliffe and Ramsbottom

Appendix 1: Pre-conversion plates



Plate 1: South elevation showing upper gable.



Plate 2: South elevation showing the aisle in the foreground.



Plate 3: East elevation showing the added aisle and bell tower.



Plate 4: East elevation showing the porch doorway.



Plate 5: West elevation from Whalley Road.



Plate 6: West elevation showing the porch at bay 2.



Plate 7: West elevation showing bays 3, 4 and 5.



Plate 8: West elevation showing bay 1 with font in foreground.



Plate 9: North gable showing bell.

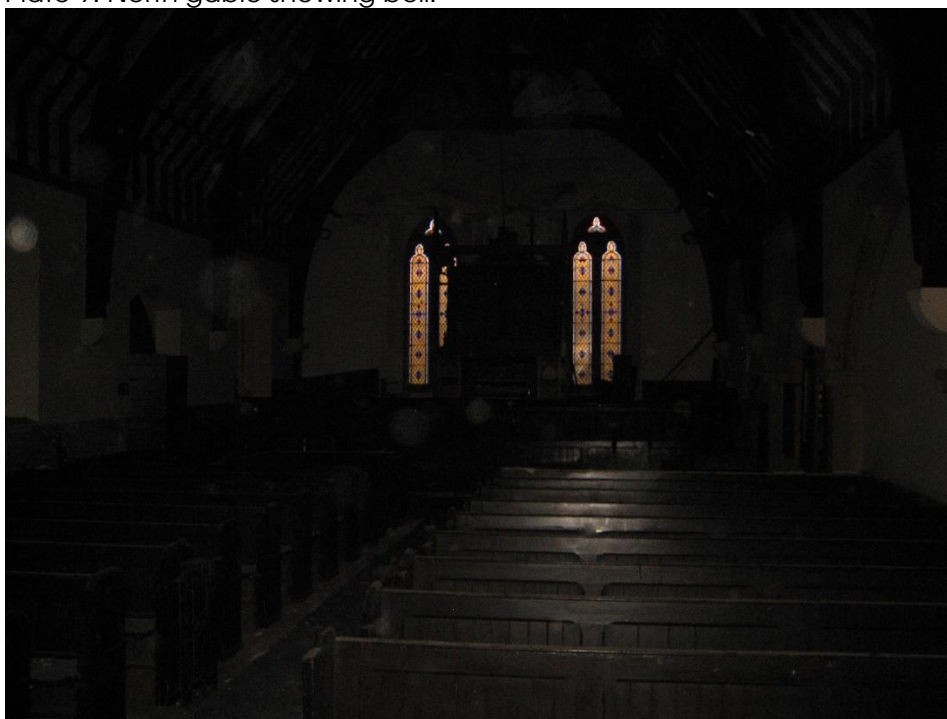


Plate 10: Interior looking towards north elevation during daytime and without artificial lighting.

Appendix 2: Historical Plans

Plan 1: OS Map 1844-48 Lancashire Sheet LXXX



Plan 2: OS Map 1891 Lancashire Sheet LXXX.5

