



NOVEMBER 2025, ISSUE 02

Whitefield Library

Heritage Statement



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1.0 Introduction

1.1 Authorship

This document has been prepared by Purcell, a firm of conservation architects and heritage consultants, specialising in the conservation of the historic environment. Specifically, it has been prepared by Olivia Morrill, Heritage Consultant, and Tom Street, Senior Heritage Consultant.

1.2 Purpose and Scope

This report has been prepared by Purcell Architecture for NHS Property Services to accompany an application for planning permission at the former Whitefield Library, Pinfold Lane, Whitefield, Bury. The proposed development includes change of use of the existing building to provide a health facility (Use Class E (e)) and external alterations.

Pre-application advice received from Bury Council highlighted the site's close proximity to the All Saints Conservation Area and confirmed that a heritage statement would be required to support the application.

As such, this document will provide a description of the site and its historical development, an audit of heritage assets in the vicinity, an assessment of the assets' sensitivity to the proposed development and a policy review placing the site in the context of local and national planning guidance and legislation.

1.3 Site Location and Description

The site is located in Whitefield, approximately 8km north of central Manchester and 4km south of the town of Bury. The site comprises the former Whitefield library building and immediate areas of tarmac parking, pedestrian walkways and service areas to each side. The site is bounded to the north and east by mature trees and boundaries along Pinfold Lane, to the south by trees and dense hedges and to the west by an office building, previously in use as a day centre but currently

vacant. The topography is relatively flat but the town of Whitefield lies on higher ground above the Irwell Valley, along the south bank of the river Irwell.

The library building was constructed in the 1960s. It is set over a single storey on a square plan with a central courtyard. Red brick construction with a blue brick plinth, a mixture of uPVC and metal framed windows and a flat roof. The building is currently in a poor and deteriorating condition, with failing cladding and broken windows and frames.



Site location plan



Principal (north) elevation of the library.



Western elevation.



Rear (southern) elevation.

1.4 Design Proposals

In order to accommodate the proposed new health facility use, it is proposed to refurbish the existing building. Alterations relate largely to the exterior, and include:

- Replacement of brickwork with like for like, where necessary
- Replacement of failing window system with aluminium windows, to meet u-value requirements
- Replacement of doors to meet u-value requirements
- New sections of cladding to the north, west and south elevations, to replace existing
- Replacement of roof coverings
- Replacement of access ramp and canopy to the entrance
- New roof access CAT ladders to the east and south elevations
- Key clamp type edge protection installed to roof to comply with health and safety requirements for maintenance works

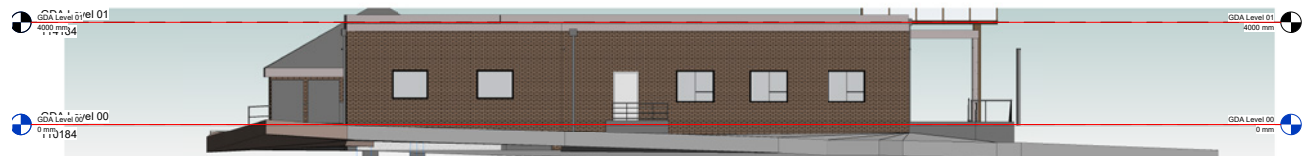
Renewal of the hard landscaping is also proposed, with the demolition of a small outbuilding/garage to provide additional parking spaces.



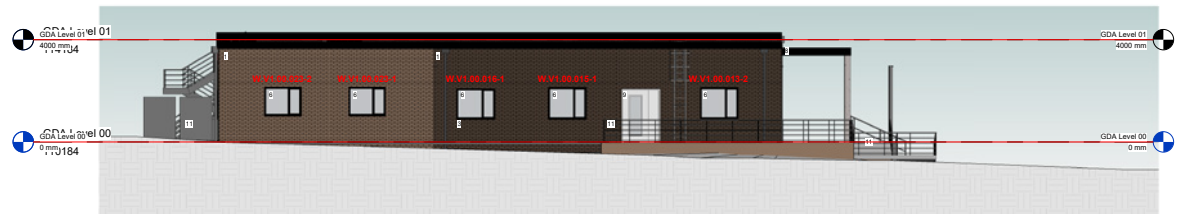
Existing North Elevation



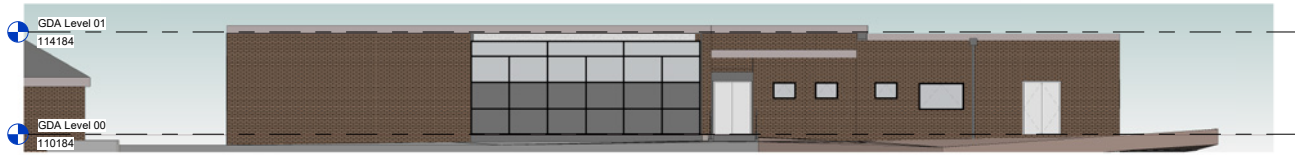
Proposed North Elevation



Existing East Elevation



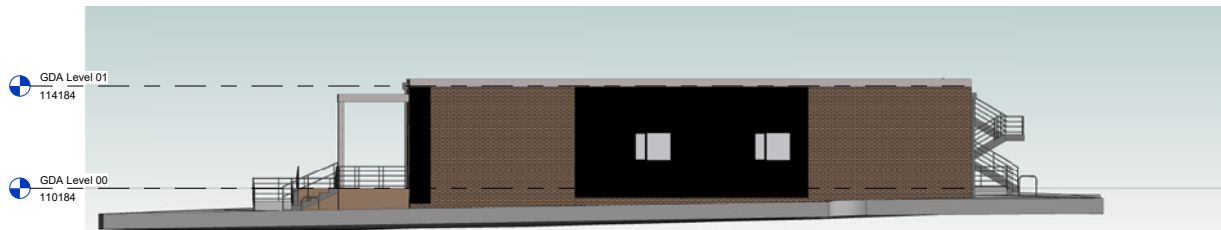
Proposed East Elevation



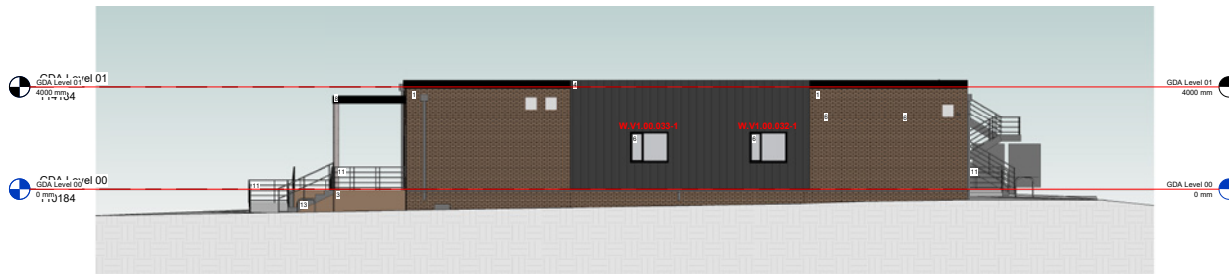
Existing South Elevation



Proposed South Elevation



Existing West Elevation



Proposed West Elevation

Proposed West Elevation

2.0 Historical Development

The area that now comprises Whitefield likely experienced Roman activity, being just north of the Roman fort at Mamucium (in the Castlefield area of Manchester). A road was also established between the fort to link to the Roman fort at Ribchester, to the north, with the line of the road running to the west of the site.

Whitefield was formerly part of the parish of Prestwich-cum-Oldham, first recorded in 1189. For much of its medieval history, the area was predominantly agricultural, forming part of the Pilkington estate.

By the 16th century, the lands at Whitefield had been given to the Earls of Derby, who were absentee landlords, after the Pilkington family had their lands confiscated following the War of the Roses. During this time, a thriving community of farmers and weavers had established along the rural lanes, forming what is recognised as the first settlement at Whitefield. There are two principal suggestions on the name 'Whitefield', thought to either be derived from a corruption of 'wheat fields' or else referencing the way Flemish weavers used to lay out fabrics to bleach in the sun.

In the 18th century, the industrialisation taking place in the north-west of England began expanding into more rural areas, and in 1755 the Bury Old Road was constructed to link Manchester and Bury. Further development took place, including the construction of the first cotton mill in 1780. By 1792, the population of Whitefield was over 2,500.

During the 19th century, the town continued to expand and had become an industrial suburb with several cotton mills and a coal mine, which led to the development of housing and amenities for their workers. In 1827, the Bury New Road was constructed as a turnpike road, and the railway was introduced in the town in 1879.

Into the 20th and 21st centuries, the development of the road and rail networks resulted in Whitefield's further suburbanisation, with several housing estates constructed. The population increased rapidly from around 14,000 in 1961 to around 21,000 by 1971. This led to the provision of new services and amenities, including the construction of the Whitefield Library on Pinfold Lane.

Whitefield Library closed in 2017 but was temporarily reopened between October 2020 and September 2022 as a Covid vaccination centre. It has recently been purchased from Bury Council by NHS Property Services, with the aim on redeveloping the ex-library site for health services.

Greater Manchester Historic Environment Record

As part of the research for this report, a search of the Greater Manchester Historic Environment Record (HER) was commissioned. No known heritage assets or potential archaeological remains were identified within the site boundary. Within a 250m search radius, the All Saints Conservation Area was highlighted, which is discussed in Section 3 of this report. In addition, nine HER entries were identified (five monuments and four events). Due to the limited nature of the proposed works, it is considered that the nine entries were not directly relevant to the proposed development. Lists of the entries are included in **Appendix C**.

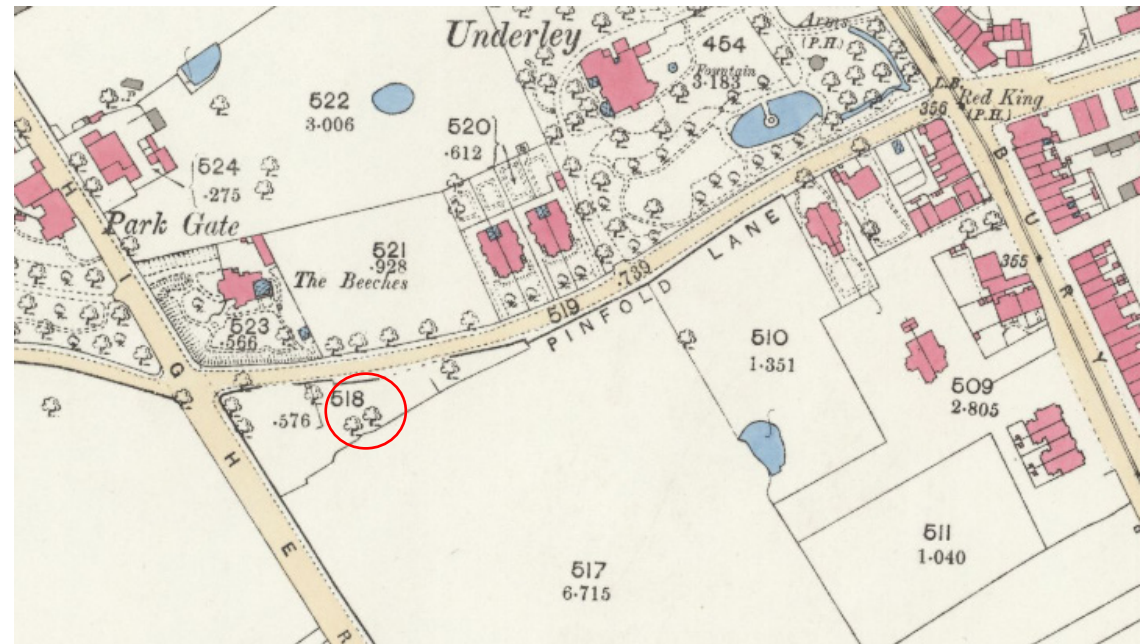
Map progression

The first edition Ordnance Survey (OS) map, published in 1848, shows the site as a parcel of undeveloped land, but some development had begun along the southern side of Pinfold Lane.



1848 6-inch OS map. Approximate site location highlighted in red.

Towards the end of the century, the 1893 OS map shows the site as still undeveloped, with the buildings to either side cleared away. The large villas that line the northern side of Pinfold Lane have also started to be constructed.



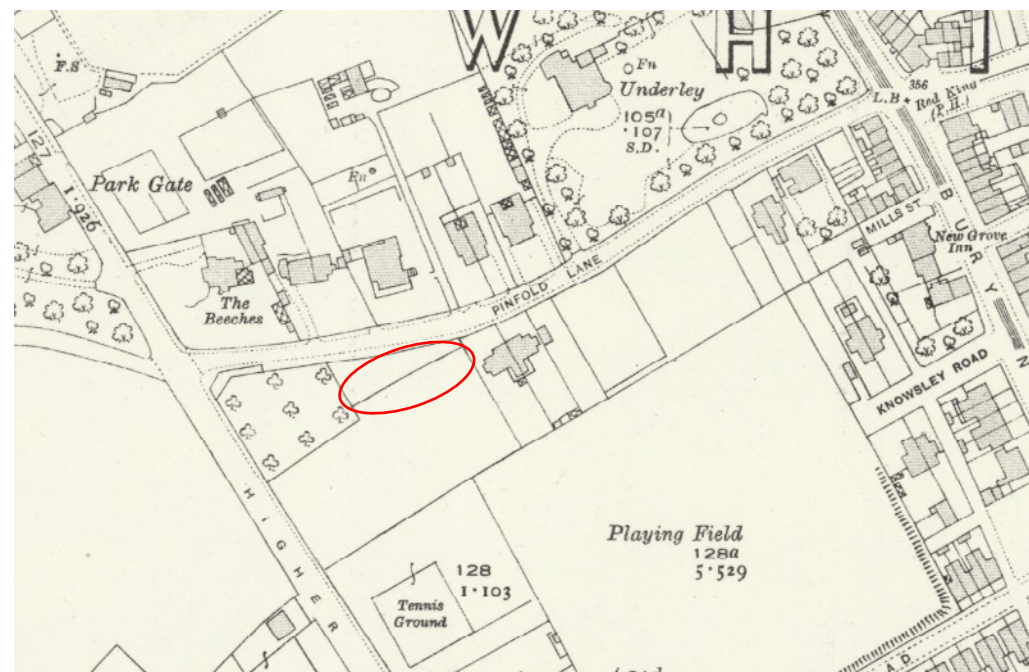
1893 25-inch OS map. Approximate site location highlighted in red.

Next available map evidence, dating from 1922, shows that the site is still open land, but the dwellings immediately adjacent to the east (now Nos.25 and 27 Pinfold Lane), have been constructed and formed the easternmost site boundary. It also shows a new road, Knowlsey Road, constructed to the south of the site.



1922 25-inch OS map. Approximate site location highlighted in red.

The 1934 OS map shows a similar arrangement to 1922, although the recently laid out Knowlsey Road had been curtailed to make room for a larger playing field for a school on Higher Lane, which runs to the west of Pinfold Lane.



1934 25-inch OS map. Approximate site location highlighted in red.

An aerial photograph dating from 1935 gives a clear view of the site prior to the construction of the library.

Later OS map, evidence published in 1961, gives less detail as it is at a larger scale, but still shows the site as undeveloped. However, just a few years later, the 1968 map shows that the library had finally been built in its current location on Pinfold Lane.



Aerial photograph showing Pinfold Lane. The site location is highlighted in red.



1961 1 inch to the mile OS map. Approximate site location highlighted in red.



1968 1 inch to the mile OS map. Approximate site location highlighted in red.

3.0 Impact Assessment

The following section is intended to assess the impact of the development proposals on the heritage significance of any designated and non-designated heritage assets within the setting of the site. This assessment is carried out in line with the NPPF.

In order to more fully understand the effect of the impact on the heritage value of the heritage assets and their setting, the following assessment provides a comparable analysis of the heritage value against the level of change. This assessment is based on the criteria set out by ICOMOS, and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

The level of impact of the proposals will be assessed based on the following criteria taking into account the relative significance of the elements affected:

Magnitude of Impact	Definition
High Beneficial	The development considerably enhances and safeguards the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
Medium Beneficial	The development moderately enhances and safeguards the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
Low Beneficial	The development enhances and safeguards, to a minor extent, the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
Neutral	The development does not affect the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
Low Adverse	The development harms, to a minor extent, the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
Medium Adverse	The development harms to a clearly discernible extent the heritage asset, views of the heritage asset, or the ability to appreciate its significance.
High Adverse	The development severely harms the heritage asset, views of the heritage asset, or the ability to appreciate its significance.

3.1 Direct Impacts

Building works are the main source of direct impacts from a proposed development. Such works can cause direct impacts upon the heritage values and significance of historic assets.

Works that sustain, maintain, preserve or enhance the significance of heritage assets are beneficial, while works that erode those elements of a historic asset that contribute to its heritage values and significance are detrimental.

There are no designated or non-designated heritage assets within the site that would be directly impacted by the proposed development.

3.2 Indirect Impacts

Indirect impacts to historic assets occur primarily due to developments within their setting. The impact of a proposed change or development within the setting of a historic asset can be a material consideration in determining a planning application or other consents. NPPF defines the setting of historic assets as “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral..”

When considering the impact upon the setting of listed buildings and other designated historic assets there is a general presumption, under Chapter 16 of the NPPF, in favour of the preservation and enhancement of these assets and their settings.

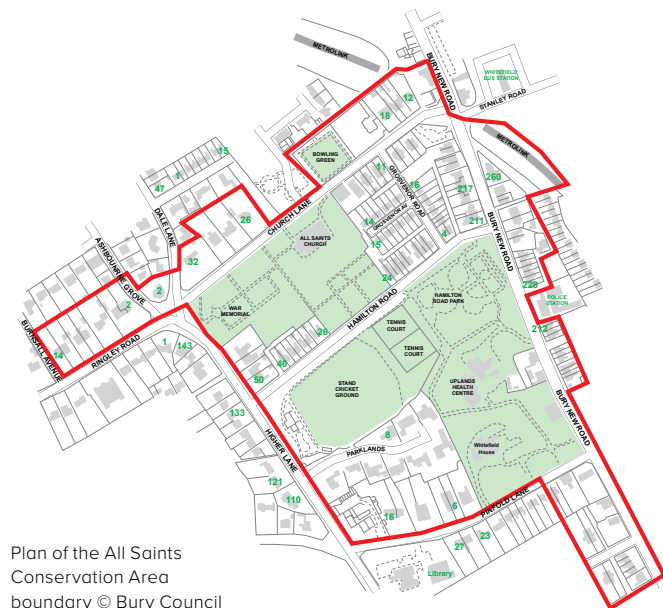
An initial review of the site and its surroundings indicates that there is one designated heritage asset, the All Saints Conservation Area, with the potential to be indirectly impacted by the proposed development. Bury Council also holds a local list and associated selection criteria, which identifies nine locally listed buildings with the potential to be indirectly impacted by the proposed development; Nos.25-27 and 4-16 Pinfold Lane. Nos.4-16 are also identified in the All Saints Conservation Area Appraisal as ‘buildings of significance’. The location of these assets is shown on the plan below and they are listed in the following table.

	Name	Designation
1	All Saints Conservation Area	Conservation Area
2	25 Pinfold Lane	Locally listed building
3	27 Pinfold Lane	Locally listed building
4	4 Pinfold Lane	Locally listed building
5	6 Pinfold Lane	Locally listed building
6	8 Pinfold Lane	Locally listed building
7	10 Pinfold Lane	Locally listed building
8	12 Pinfold Lane	Locally listed building
9	14 Pinfold Lane	Locally listed building
10	16 Pinfold Lane	Locally listed building



Approximate site boundary outlined in red. The All Saints Conservation Area is highlighted in blue.

3.2.1 All Saints Conservation Area



- Church Lane, Hamilton Road and Pinfold Lane contain many fine two and three storey detached, semi-detached and terraced properties which have a host of well-preserved traditional elements and details, together with their original boundary walls, gateposts and mature gardens.
- Buildings sit around an open setting due to the wide streets, spacious gardens and the substantial areas of large grounds, large stands of trees, public gardens and All Saints churchyard.

Pinfold Lane is highlighted as a character area within the conservation area, identified as being more densely developed and containing fine examples of late 19th century buildings.

"Pinfold Lane is dominated by the trees within the gardens of various properties, particularly those in the extensive grounds of Whitefield House on the north side of the road. The trees and the boundary walls are the dominant features. The houses on the north side are very large, semi-detached, two-storey properties set back within generous mature gardens. The houses on the south side are generally smaller and are largely outside the designated area. The majority of the houses have external walls of red brick and stone. The carriageway is narrow in parts and this presents problems when on-street parking takes place." (Bury Council, 2005)

Description

All Saints Conservation Area was first designated in 2004. Bury Council produced a Conservation Area Appraisal and Management Plan in 2005 that describes the historic development and character and appearance of the area. Its general character is described as follows:

- Mixed but primarily residential area with All Saints Church as a landmark at the centre.
- Regency, Victorian and Edwardian brick villas that span the period from the beginning of the 19th to the early 20th century.



Looking east along Pinfold Lane.



All Saints churchyard looking south towards the site location.

Significance

The conservation area illustrates an important phase of 19th century development of Whitefield, particularly the construction of higher status residential properties, and the grade I listed All Saints church.

Contribution made by site to setting

The conservation area has a direct visual and physical relationship with the site, as it borders the site to the immediate north. The 1960s library is at odds with the prevailing 19th century character of the conservation area, and its currently vacant state and poor condition makes a negative contribution to the setting of the otherwise well-kept villas on the opposite side of the road. However, the retention of attractive trees to the grass verge at the roadside make a positive contribution to the setting of the conservation area by reflecting the generous plot sizes and leafy character.

Potential Impact of the proposed development

The site makes only a minor contribution to the setting of the conservation area and the ability to appreciate its significance. It is proposed to retain the mature trees within the site. The site will remain well screened and set back in its plot, and as such, the proposed development would result in a neutral impact on the conservation area's significance as an area of Whitefield's 19th century development. Refurbishment and occupation of the site would however likely have a positive overall impact on the wider townscape setting of the conservation area.

3.2.2 25 and 27 Pinfold Lane



Description

A pair of Edwardian Arts and Crafts style terraced properties in red brick with slate gabled roofs. A projecting porch and bay window run across four bays at ground floor, with a balcony and low timber rail on the flat porch roof. Windows have a mixture of simple ashlar lintels with chamfered edge detail, terracotta hoodmoulds and white painted cornice. A deep moulded cornice at eaves level and three dormer windows to the roof, with the central being gabled with faux timber frame detailing.

Significance

Bury Council's local list identifies Nos.25 and 27 as non-designated heritage assets and as such contribute to the character and distinctiveness of the area. They hold architectural interest in their Arts and Crafts design, a fine and largely intact example of the Edwardian style. They also have historic interest through their illustration of early 20th century development of Whitefield.

Contribution made by site to setting

The site bounds the western edge of the garden plot of No.27. There is a direct visual link between the northern elevation of the library building and the eastern and northern elevations of No.27. As the library building is set back towards the rear of its plot, the openness of the site, even though it is largely tarmacked, and the retention of attractive trees to the grass verge at the roadside, allows views that enable appreciation of the architectural interest of the principal and side elevations of the building. The 1960s library is generally at odds with the early 20th century character of the Nos.25 and 27, and its currently vacant state makes a negative contribution to the setting of the otherwise well-kept buildings.

Potential Impact of the proposed development

The site currently makes a minor contribution to the setting and significance of Nos.25 and 27. It is proposed to retain the mature trees within the site and improve the condition of the hard landscaping. The site will remain well screened and set back in its plot, and as such, the proposed development would result in a neutral impact on the buildings' significance as 20th century residences. Refurbishment and occupation of the site would likely have a positive overall impact on the wider townscape setting of the buildings.



The western elevation of No.27, viewed from the entrance of the library.



The rear elevation of the library, looking towards the rear garden plot of No.27, which is hidden from view by mature trees and hedges.

3.2.3 4 Pinfold Lane



Description

Originally a pair of semi-detached late 19th century villas, now a single dwelling. Constructed in red brick over three storeys and gabled slate roofs. Ashlar details and surrounds to windows, projecting square bay windows to each gable end and side returns at ground floor. Ashlar sill band at first floor. Pedimented lintel to windows in the gable. Set back from the roadway by a large front garden and driveway, with a low stone boundary wall, original stone gate piers and later metal gate.

Significance

The building is identified as a non-designated heritage asset on Bury Council's local list, and as such contributes to the character and distinctiveness of the area. It has architectural interest in its polite style and ashlar stonework details. It also has historic interest in its illustration of the late 19th century development of this area of Whitefield.

Contribution made by site to setting

No.4 is set back in its plot, separated from the roadway by a large front garden that includes mature trees to the boundary. As such, it has a very limited visual relationship with the site, and no visibility of the library building itself. The mature trees within the site boundary make a very minor contribution to the wider setting of the building, emphasising the leafy character of the predominantly residential area.

Potential Impact of the proposed development

The site is some distance from the building, which has an enclosed immediate setting, and makes only a very minor contribution to its wider townscape setting. It is proposed to retain the mature trees within the site. The site will remain well screened and set back within its plot, and as such, the proposed development would result in a neutral impact on the building's significance as a 19th century villa.



View towards the site from the driveway entrance at No.4.

3.2.4 6 and 8 Pinfold Lane



Description

Pair of semi-detached late 19th century villas. Constructed in red brick over three storeys and gabled slate roofs. Ashlar details and surrounds to windows, projecting square bay windows to each gable end and side returns at ground floor. Ashlar sill band at first floor. Pedimented lintel to windows in the gable. Set back from the roadway by a large, paved driveway, with a low stone boundary wall, and retain their original stone gate piers.

Significance

The properties are identified as non-designated heritage assets on Bury Council's local list, and as such contribute to the character and distinctiveness of the area. They have architectural interest in their polite style and ashlar stonework details. They also have historic interest in their illustration of the late 19th century development of this area of Whitefield. Nos.6 and 8 hold additional interest as they retain their original plan form as two separate dwellings.

Contribution made by site to setting

The semi-detached properties are set back in their plots, separated from the roadway by a large front garden that includes mature trees to the boundary. As such, No.6 has a very limited visual relationship with the site, and no visibility of the library building itself. As it is slightly closer to the site, there is intervisibility between No.8 and the library building, and its currently vacant and deteriorating state is at odds with the otherwise well-kept buildings. The mature trees within the site boundary make a minor contribution to the wider setting of the buildings, emphasising the leafy character of the predominantly residential area.

Potential Impact of the proposed development

The site currently makes only a minor contribution to the setting and significance of Nos.6 and 8. It is proposed to retain the mature trees within the site. The site will remain well screened and set back within its plot, and as such, the proposed development would result in a neutral impact on the buildings' significance as 19th century villas. Refurbishment and occupation of the site would however likely have a positive overall impact on the wider townscape setting of the villas.



View towards the site from the driveway entrance at No.6.



View towards the site from the driveway entrance at No.8.

3.2.5 10 and 12 Pinfold Lane



Description

Pair of very late 19th or early 20th century villas. Constructed in red brick over three storeys with gabled slate roofs. Ashlar details and surrounds to windows, and two storey semi-circular, ashlar bay windows to principal elevations. Set back from the roadway by a large front garden and driveway, with a low stone boundary wall, gate piers and later metal gate.



Significance

The properties are identified as non-designated heritage assets on Bury Council's local list, and as such contribute to the character and distinctiveness of the area. They have architectural interest in their polite style and ashlar stonework details. They also have historic interest in their illustration of the later 19th century development of this area of Whitefield. Nos.10 and 12 hold additional interest as they retain their original plan form as two separate dwellings.

Contribution made by site to setting

The semi-detached properties are set back in their plots, separated from the roadway by a large front garden that includes mature hedges and trees to the boundary. As they are directly opposite the site on the north side of Pinfold Lane, there is a visual relationship with the library, likely particularly from the upper storeys. The mature trees within the site boundary make a minor contribution to the wider setting of the buildings, emphasising the leafy character of the predominantly residential area. However, the current vacancy and deteriorating condition of the site detracts somewhat the ability to appreciate Nos.10 and 12 as well-kept 19th century residential properties.

Potential Impact of the proposed development

The site currently makes only a minor contribution to the setting and significance of Nos.10 and 12. It is proposed to retain the mature trees within the site. The site will remain well screened and set back within its plot, and as such, the proposed development would result in a neutral impact on the buildings' significance as 19th century villas. Refurbishment and occupation of the site would however likely have a positive overall impact on the wider townscape setting of the villas

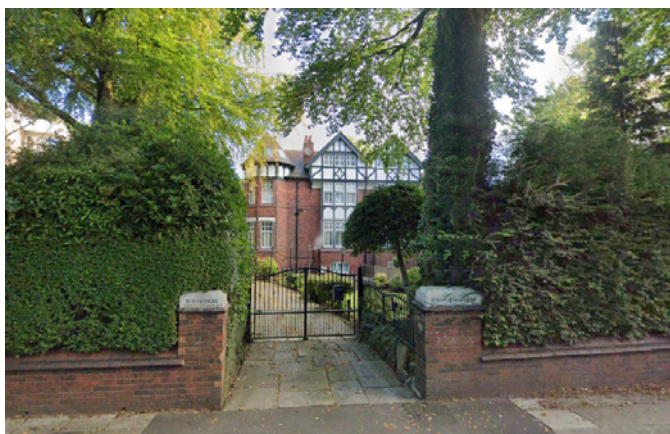
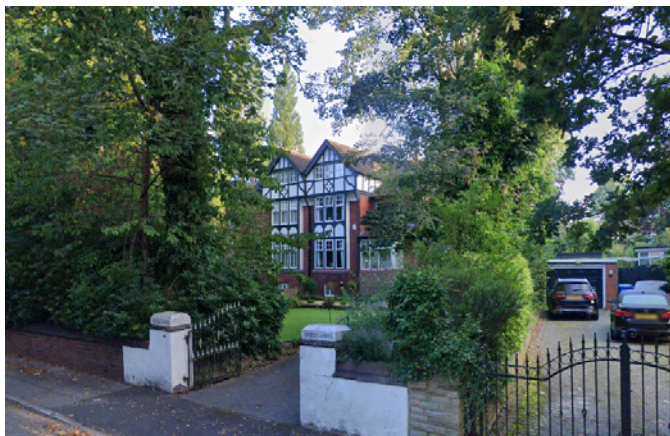


View of Nos.10 and 12 from the site.



View of the site from near the entrance to the driveway at No.12.

3.2.6 14 and 16 Pinfold Lane



Description

Pair of very late 19th or early 20th century villas in decorative Arts and Crafts styles. Red brick with faux timber frame and render detail to central projecting bay windows and to gables. No.16 features an octagonal turret to the south-eastern corner. Set back from the roadway by a large front garden and driveway, with a low brick boundary wall, gate piers and later metal gate.

Significance

The properties are identified as non-designated heritage assets on Bury Council's local list, and as such contribute to the character and distinctiveness of the area. They hold architectural interest in its Arts and Crafts style, fine and largely intact examples of the Edwardian style. They also have historic interest through their illustration of early 20th century development of Whitfield. Nos.14 and 16 hold additional interest as they retain their original plan form as two separate dwellings.

Contribution made by site to setting

The semi-detached properties are set back in their plots, separated from the roadway by a large front garden that includes mature hedges and trees to the boundary. There is some intervisibility between Nos.14 and 16 and the library building, likely particularly from the upper storeys. The mature trees within the site boundary make a minor contribution to the wider setting of the buildings, emphasising the leafy character of the predominantly residential area. However, the current vacancy and deteriorating condition of the site detracts somewhat the ability to appreciate Nos.14 and 16 as well-kept late 19th or early 20th century residential properties.

Potential Impact of the proposed development

The site currently makes only a minor contribution to the setting and significance of Nos.14 and 16, which have enclosed immediate settings. It is proposed to retain the mature trees within the site. The site will remain well screened and set back in its plot, and as such, the proposed development would result in a neutral impact on the buildings' significance as late 19th or early 20th century villas. Refurbishment and occupation of the site would however likely have a positive overall impact on the wider townscape setting of the dwellings.



View towards the site from the driveway entrance to No.14.



View from within the site towards Nos.14 and 16.

4.0 Conclusion

The site comprises the former Whitefield library building, constructed in the 1960's and immediate areas of tarmac parking, pedestrian walkways and service areas. Mature trees are located along the grassed verge that separates the site from Pinfold Lane.

One designated heritage asset was identified as having the potential to be affected by the proposed development, the All Saints Conservation Area. Setting analysis revealed that the site does not form a key part of its setting and only makes a minor contribution to the ability to appreciate its significance, primarily due to the mature trees within the site. The site will remain well screened and set back within its plot, and as such, the proposed development was found to result in a neutral impact on the significance of the conservation area.

The site was considered to be within the setting of nine non-designated heritage assets, as identified within Bury Council's local list. Setting analysis showed that the site makes only very minor contributions to their settings, again primarily due to the mature trees within the site. As the proposals retain the present trees and comprise relatively minor changes to the exterior of the former library, it is considered that the proposed development would have a neutral impact on the significance of the non-designated heritage assets. However, the refurbishment and occupation of the currently vacant and deteriorating site would likely have a positive overall impact on the wider townscape setting of the buildings.

The public benefits of the development would need to be considered in relation to Section 16 of the NPPF, saved policies EN 1/2 and EN 2/1 of the Bury Unitary Development Plan and policies JP-P1 and JP-P2 of the Joint Places for Everyone Development Plan Document, which have a general presumption in favour of the preservation of the setting of heritage assets.

5.0 Planning Policy and Guidance

5.1 National Policy

The Planning (Listed Buildings and Conservation Areas) Act 1990:

The primary legislation governing conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines what a conservation area is and is the legislative mechanism for ensuring their preservation and enhancement.

The National Planning Policy Framework (2025):

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A key concept of this is that of achieving 'sustainable development' (paragraph 7), the objective of which is summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is identified as having three principal objectives – economic, social and environmental.

The NPPF sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 203) and heritage assets (paragraph 208). Government guidance on the historic environment is found within the relevant section of the National Planning Practice Guidance (2019).

Historic England, Conservation Principles (2008):

Historic England's Conservation Principles, Policies and Guidance provides a comprehensive framework for the sustainable management of the historic environment, encouraging change to a significant place and its setting only in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017):

This document provides guidance on how changes within the setting of a Listed Building, Conservation Area, Scheduled Monument, etc. can affect the significance of an asset itself. This consideration is included in the assessment undertaken in this report.

5.2 Local Policy

The Local Planning Authority is Bury Council. Current planning policy comprises the Bury Unitary Development Plan (UDP) (adopted August 1997) and the Joint Places for Everyone Development Plan Document (adopted March 2024), which superseded many of the policies in the Bury UDP.

The Council is currently preparing a new Local Plan which intends to set out the framework for managing growth and development in the borough up to 2043,

however this is yet to be adopted.

Policies relevant to the site, proposed development and historic environment are included below.

Bury Unitary Development Plan

EN 1/2 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.

EN 2/1 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.

Joint Places for Everyone Development Plan Document

Policy JP-P1 Sustainable Places

We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:

- 01 Distinctive, with a clear identity that: A.
 - a Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;
 - b Enables a clear understanding of how the place has developed; and
 - c Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used
 - 02 Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design
- [...]
- 06 Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained
- [...]
- 12 Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place

[...]

JP-P2 Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

- 01 Setting out a clear vision that recognises and embeds the role of heritage in place-making;
- 02 Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
- 03 Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

- 04 enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
- 05 Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

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.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. 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.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Appendix A: Approach and Methodology

This heritage statement has been prepared to comply with the tests and requirements of the National Planning Policy Framework (NPPF), specifically paragraphs 207 and 208, under which a description of the significance of a site, including any contribution made by their setting, must be provided to support any planning applications. There is a requirement for applicants to make an informed assessment of heritage significance as part of a staged approach to decision-making. As part of determination, Local Authorities must also identify and assess the effect on that significance of any proposed changes. This assessment also considers local planning policies within the Bury Unitary Development Plan and the Joint Places for Everyone Development Plan Document.

The assessment follows the staged approach to decision-making set out within Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019):

- 01 Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
- 02 Understand the significance of the asset(s)
- 03 Understand the impact of the proposal on that significance
- 04 Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF

- 05 Look for opportunities to better reveal or enhance significance

The report also draws on other best practice guidance documents, Conservation Principles (2008) and Historic Environment Advice in Planning Note 3 - The Setting of Heritage Assets (2017).

Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (NPPF, 2024). The understanding of the significance of a place is vital to inform sensitively managed change.

In accordance with Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019) and the NPPF, the following criteria are employed within this report to assess significance:

Archaeological interest: There will be archaeological interest in a heritage asset if it 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 prehistoric). Heritage assets can illustrate or be associated with them. 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.

The levels of relative significance used to inform the assessment of significance in this heritage statement are outlined below:

Very High significance: Fabric or spaces attributable to those themes, features or buildings which are the most valuable. These elements are considered to be essential to the understanding and appreciation of the place and are contributors to its overall character and setting, as well as its local, regional, national and international importance. Harm or loss should be avoided. Any identified harm caused by the proposals will need to be outweighed by substantial public benefits.

High significance: Fabric or spaces attributable to a theme, feature or building which have a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing

towards its character and setting, as well as its local, regional and national importance. Harm or loss should be avoided. Any identified harm caused by the proposals will need to be outweighed by substantial public benefits.

Medium significance: Fabric or spaces that make a collective contribution to significance but are not necessarily outstanding in their own right. Such elements are receptive to a moderate degree of change that sustains or enhances significance, and/or relieves development pressure from elements of higher significance. Special regard should still be given to preserving elements of special architectural or historic interest, but localised harm or loss caused by the proposals may be permissible if appropriately outweighed by public benefits.

Low significance: Fabric or spaces that make a lesser or limited contribution to significance and are receptive to a far higher degree of change than elements of medium or high significance. Change should sustain or enhance significance and/or relieve development pressure from elements of medium or high significance. Harm or loss should still be avoided if possible but may be permissible if appropriately outweighed by public benefits.

Neutral significance: Themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from the character or appearance of the site. Considerable alteration or change is likely to be possible.

Intrusive: Fabric or spaces that make no contribution to significance and may even actively detract from it. Removal or reversal of such elements is desirable to sustain and/or reveal significance, and/or enhance setting. Such action should seek to relieve development pressure from elements of high, medium or low significance.

Appendix B: Planning History

Previous planning applications relevant to the site are listed below.

Application number: 02/39599

Location: Whitefield Library, Pinfold Lane, Whitefield
Description: Security shield to front elevation windows and roller shutter doors to existing entrance
Decision Date: Wed 18 Sep 2002
Decision: Approve with Conditions

Application number: 46655

Location: Whitefield Library, Pinfold Lane, Whitefield
Description: extensions and alterations to form 2 teaching areas and office space; conservatory in existing courtyard
Decision Date: Tue 05 Sep 2006
Decision: Approve with Conditions

Application number: 47614

Location: Whitefield Library, Pinfold Lane, Whitefield
Description: proposed additional car parking spaces, protective fencing to the north of the library and security shutters to existing openings
Decision Date: Thu 29 Mar 2007
Decision: Approve with Conditions

Application number: 49838

Location: Whitefield Library, Pinfold Lane, Whitefield
Description: lawful development certificate for roof mounted galvanised steel security fence
Decision Date: Mon 14 Apr 2008
Decision: Withdrawn by Applicant

Application number: 49904

Location: Whitefield Library, Pinfold Lane, Whitefield
Description: roof mounted galvanized steel security fence
Decision Date: Thu 19 Jun 2008
Decision: Withdrawn by Applicant

Appendix C: Historic Environment Record Search Results

Greater Manchester Archaeological Advisory Service Event / Activity List Report

Whitefield Library, Pinfold Lane, Whitefield: HER Events falling within or partly within 250m of the site centre (NGR SD 80463 05597)

Number of records: 4



Event no.	Event Name	Event Type	Organisation	Dates	NGR
EGM3896	Whitefield Golf Club	Evaluation	UMAU	01/02/2008 - 01/03/2008	SD 80494 05335
EGM4036	Whitefield Golf Club	Evaluation	UMAU	10/09/2005 - 16/09/2005	SD 8050 0533
EGM4069	Whitefield House	Desk Based Assessme	J. M. Trippier Archaeological and Surveying Consultancy	01/05/2014 - 31/05/2014	SD 8052 0572
EGM4447	Whitefield House	Photographic Record	DLA Design Group	01/07/2010 - 31/07/2010	SD 8054 0573

Greater Manchester Archaeological Advisory Service Monument List Report

Whitefield Library, Pinfold Lane, Whitefield: HER Entries within 250m of the site centre (NGR SD 80463 05597)

Number of records: 5



Pref Ref	Name	Monument Types	Administrative Areas	Grid Reference
Building				
13756.1.0	Masons' Arms public house (former)	Public House, Building	Bury, Greater Manchester, Pilkington, Bury, Greater Manchester	SD 80591 05775 (point)
Monument				
14.1.1	Manchester to Ribchester Roman road	Road	Bury, Greater Manchester, Pilkington, Bury, Greater Manchester, Salford, Greater Manchester, Manchester, Greater Manchester	Centred SD 8147 0345 (3896m by 7199m)
13755.1.0	Underley (later Whitefield Town Hall) (originally named 'Green Hill'; latterly Whitefield House) (site of)	Local Government Office, Great House, Town Hall	Bury, Greater Manchester, Pilkington, Bury, Greater Manchester	SD 80518 05735 (point)
Place				
9380.1.0	Four Lane Ends (settlement)	Settlement, Building	Bury, Greater Manchester, Pilkington, Bury, Greater Manchester	SD 8065 0573 (point)
9235.1.0	Park Hill (site of house and grounds)	Garden, Country House, Park	Bury, Greater Manchester, Pilkington, Bury, Greater Manchester	SD 8024 0568 (point)

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