
BOWLAND SURVEYORS LTD.

9 Castle Street, Summerseat, Bury. BL9 5NG

Heritage appraisal and heritage impact assessment for proposed alterations.

For Lorne Entwistle

Produced by Daniel L Noblett B.Sc. (hons) M.Sc. (Bldg.Cons) AssocRICS.

12 March 2024

Reference: 2024-11| Version 1.0

1.0 INTRODUCTION

1.1 This report has been produced to assess the impacts to heritage significance that the proposed alterations to 9 Castle Street may have on the heritage significance of the Brooksbottoms Conservation area. The proposals comprise the alteration of a ground-floor window opening on the southern elevation to a pair of double French doors.

1.2 This document aims to provide the Local Planning Authority with the information necessary to make an informed decision regarding the proposals. Sustainable development is a principal tenet of the National Planning Policy Framework, promoting the conservation of historic assets whilst enabling change in a considered manner.

1.3 This statement has been prepared with reference to guidance published by English Heritage and Historic England. 'Conservation Principles, Policies and Guidance (2008) provides the fundamental principles with regards to conservation philosophy and general guidance in which to best manage change in the historic environment. 'Statements of Heritage Significance' (2019) published by Historic England provides practical guidance on the analysis of significance and of proposals affecting heritage assets. Considerations regarding setting were undertaken with reference to 'GPA 3: The setting of heritage assets', Historic England (2017).

1.4 The Author is a historic building consultant with a B.Sc. (hons) in building surveying and an M.Sc. in building conservation and adaptation from the University of Central Lancashire as well as professional membership of RICS.

1.5 Inspections were undertaken in March 2024 to gain an understanding of the building, the surrounding area and the likely impacts of the proposals upon them. In accordance with the NPPF this document and the research that informs it is proportionate to the asset's importance.

2.0 GENERAL DESCRIPTIONS & HISTORICAL BACKGROUND

2.1 During the 1600s and 1700s the area of Brooksbottoms and Summerseat contained only scattered farms and hand-loom weavers' cottages in a rural setting which is typical of pre-industrial settlement in the region. Development in the area began in the late eighteenth century with the arrival of the cotton industry and the first mill was built around 1773 and continued to develop thereafter, much like many other northern mill towns. The Castle Street terrace was likely built in the early 1800's as mill workers' dwellings and once comprised back-to-back cottages.

2.2 The building comprises a stone-built, vernacular mid-terrace that is oriented east to west with the principal elevation facing south. Originally, both elevations would have once been principal in their own right, however, since the loss of the central dividing wall forming the back-to-back units the northern elevation has become the rear of the properties, albeit which is used for the main access.

2.3 The building is built from solid coursed, gritstone walls as is typical of the region and has large, stone-built chimney stacks. The window and door openings are formed with simple stone heads and the roofs are pitched and covered with slates. All of the windows to the southern elevation are of late C20th PVC (some likely C21) there are also a number of late C20th porches to the south elevation.

2.4 To the south of the properties is an open field which became a cricket field by 1939. The cricket club building is of late C20 as is the residential development on Ashbourne Drive to the east of the cricket field. To the north of the site is a row of late C19 terraces that are included within the conservation area, beyond those is a late C20th residential estate.

2.3 The historic development of the area is illustrated in regressive historic mapping. The OS map surveyed in 1850 shows the terrace with a main thoroughfare similar to the current arrangement and buildings to the north. By the 1891 OS survey, Summerseat had undergone little development with the addition of a row of terraces to the north of Miller Street. By the time of the 1908 survey a further residential terrace had been built immediately north of the Castle Street terrace and by 1929 a number of houses were built north of the church. The terrace itself has largely remained unchanged aside from the addition of a number of porches to its southern elevation and detached outbuildings within the ground of the terrace to the north.

2.4 The Castle Street Terrace is not mentioned by Pevsner in his 'Buildings of England' series.



Figure 1: Lancashire sheet LXXIX. 6/1. Surveyed 1850.

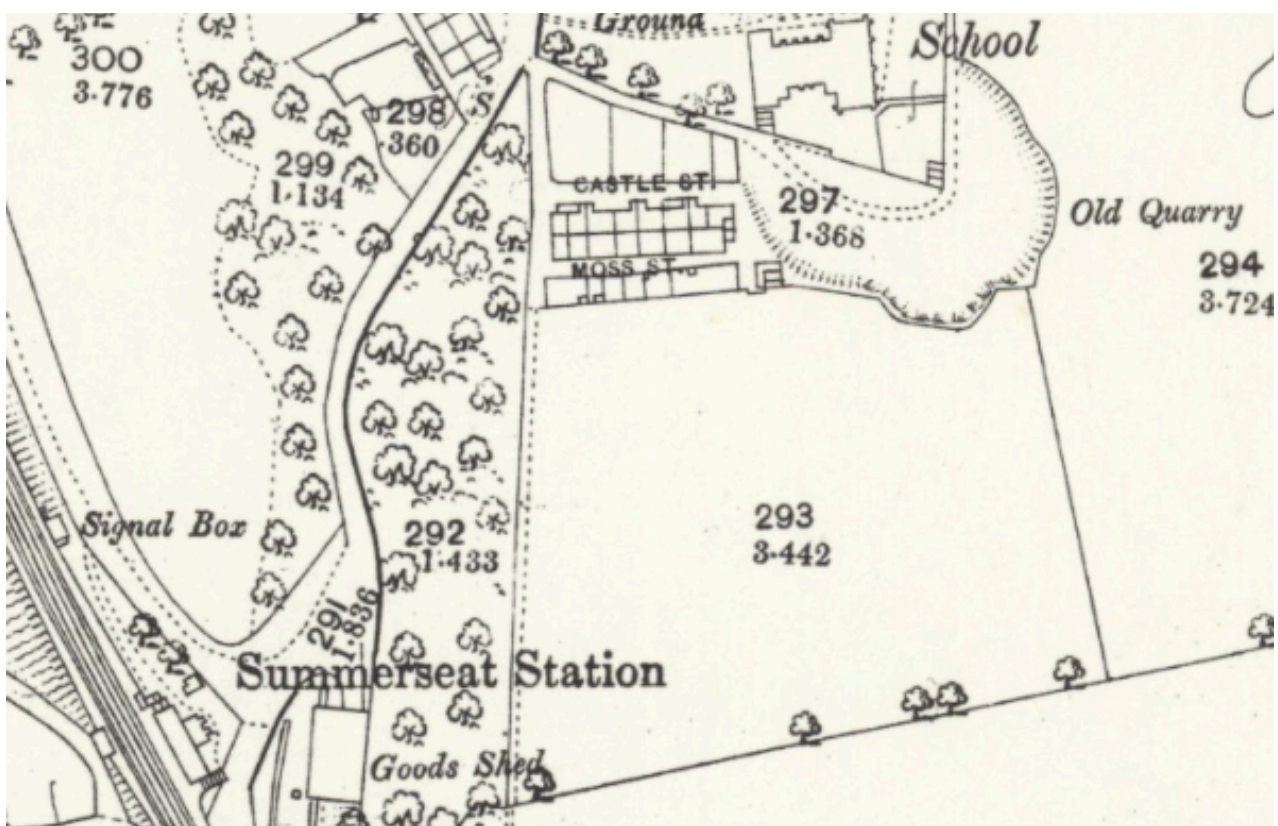


Figure 2: Lancashire sheet LXXIX.16. 25/1. Surveyed 1893.

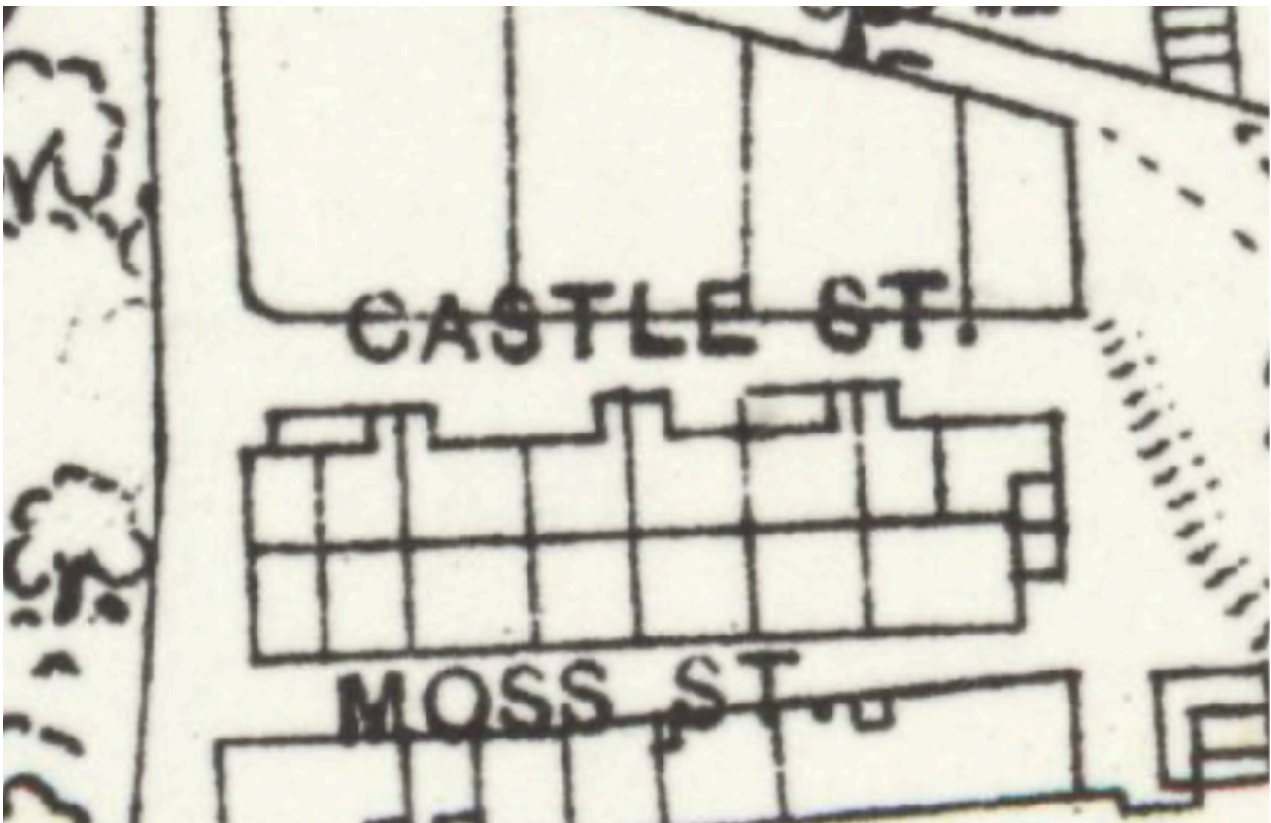


Figure 3: Lancashire sheet LXXIX.16. 25/1. Surveyed 1893.

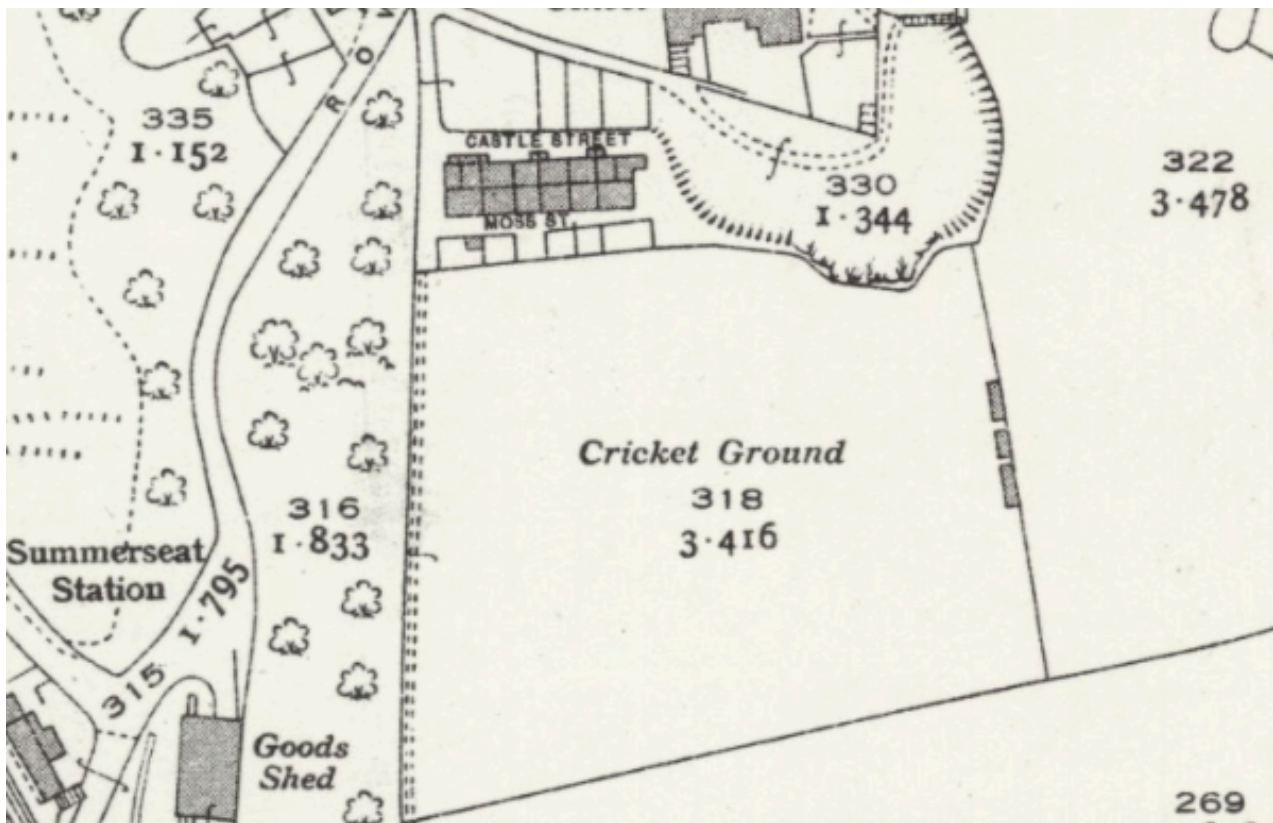


Figure 4: Lancashire sheet LXXXIX.16. 25/1. Surveyed 1939.



Figure 5: Aerial photograph 2000.



Figure 6: Present day. Proposed door location indicated. Note the extensive modern alteration such as the PVC windows and doors, porches, Velux, concrete and timber panel fencing etc.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 The building is not listed (as a listed building) under the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.2 The building is not on the draft local list as a building of local interest published by Bury Council. See here; <https://www.bury.gov.uk/planning-building-control/heritage-and-conservation/local-list#:~:text=Non%2Ddesignated%20heritage%20assets,-The%20national%20list&text=This%20covers%20buildings%20of%20national,inclusion%20within%20a%20conservation%20area.>

3.3 The building is situated within the Brooksbottom Conservation Area.

3.4 There are no other designated heritage assets or non-designated heritage assets that may be affected by the proposals.

4.0 HERITAGE APPRAISAL

4.1 This section of the report responds to the requirements as set out in paragraph 194 of the National Planning Policy Framework (NPPF). Under the heading "Proposals Affecting Heritage Assets" is stated the following:

4.2 *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".*

4.3 Historic England (2019) describes how *"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."*

4.4 The evidential or archaeological interests at the building remain in situ within the building fabric which provides physical evidence of an early C19 vernacular residential dwelling. However, the loss of the back-to-back plan form in the mid-C20th has eroded evidential interest significantly. There does not appear to have been any development on the cricket pitch and as such there is no interest in this regard. Further expert archaeological investigation is not required given the minor scope of the proposals.

4.5 Historic England (2019) describes historic interest to be *“An interest in past lives and events. 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”*

4.6 The building is illustrative of the the historic development of Summerseat in that it is indicative of the need for small, simple dwellings to house workers during the Industrial Revolution. The main walls, chimney stacks and slate roof coverings remain which are illustrative of vernacular materials and historic building techniques. However, the modern and numerous internal and external alterations detract from such interest significantly. There does not appear to be any associative interest that is readily available. The adjacent cricket pitch does not possess any historic or associative interest.

4.7 Historic England (2019) describes how architectural interests *“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.”*

4.8 Much like the illustrative historic interest, the architectural interest lies in the built form of the external envelope of the terrace, namely the traditional appearance of the building. However, the architectural interest of the Castle Street terrace has been eroded significantly due to modern alterations such as PVC windows, PVC rainwater goods, porches and garages and as such is limited. There is no artistic interest apparent.

4.9 The English Heritage guidance document ‘Conservation Principles, Policy and Guidance’ states that *“Communal value derives from the meanings of a place for the people who related to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects”*.

4.10 There is no evidence to suggest that the building has any communal value. The building is relatively isolated being located along an unadopted road and is therefore not a landmark from which wider public interest is likely to be focused

4.11 The site resides within the Brooksbottom Conservation Area, designated as such for its overall special historic and architectural interest. Therefore, the contribution the building makes to the local street scene is of great importance as changes to it could affect the significance of the conservation area.

4.12 The Castle Street terrace is located to the south of the conservation area on the northern edge of a large open cricket pitch. The building is visually disconnected from the buildings to the north and the conservation area proper due to the narrow entrance and stone walls as well as numerous large trees sited on Rowlands Road. The southern elevation is only visible from the cricket pitch which does not have any inherent heritage interest. Given the location of the terrace and the lack of inter visibility of the southern elevation in particular, it is reasonable to conclude that the contribution the southern elevation of 9 Castle Street makes to the heritage interest of the wider conservation area is limited.

STATEMENT OF HERITAGE SIGNIFICANCE

4.13 9 Castle Street is a stone-built, vernacular, mid-terrace building that likely dates to the early C19. The building is not listed but does reside within the Brooksbottom Conservation Area. Whilst the building is indicative of vernacular building practices it is much altered, so much so that heritage interest has been eroded throughout the late C20th to a point where it is now minimal.

4.14 Given the isolated location of the terrace, it makes little contribution to the heritage significance of the conservation area, which in this case relates to the open expanse of the cricket pitch to the south of the building to the exclusion of the rest of the CA to the north and east. In any case, the views from the cricket pitch looking north are marred by the C20 cricket club building and the C20th housing off Ashbourne Drive.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 As discussed above the building itself is of minimal heritage interest and the southern elevation contributes little to the heritage interest of the wider conservation area aside from its obvious historic silhouette. It is therefore reasonable to suggest that the southern elevation of the Castle Street terrace occupies a place within the conservation area that is less sensitive to change.

6.2 However, it is possible that alterations to the building could harm the views from the cricket pitch. With this in mind, the width of the proposed door is to be as per the existing window opening. To create the door opening the window opening will be extended towards the ground. Visibility of the bottom portion of the proposed door will be minimal and partially obscured from further afield due to the gardens and small walls in front of the southern elevation. Therefore, the elevation will remain largely the same as at present from a visual perspective with no harm occurring to the heritage significance of the conservation area.

7.0 PLANNING POLICY CONTEXT AND ANALYSIS

7.1 **Paragraph 208 states:** *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

7.2 The scale of the proposals is comparatively minor in relation to prior alterations at the terrace (such as the porches, PVC etc) and will not harm the remaining, limited heritage interest beyond that of the prior alterations, some of which are rather intrusive and incongruous such as the plastic windows.

7.3 The proposals to enlarge the rear ground floor window opening will not harm the heritage interest of the conservation area. The proposals will therefore not lead to less than substantial harm to the heritage significance of the conservation area as per paragraph 208 of the NPPF.

7.4 **Paragraph 212 states:** *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

7.5 The heritage appraisal has found that the building is much altered and only limited contributory interest remains. Whilst it is not the case that it does not contribute *at all* to the heritage significance of the conservation area it is perhaps reasonable to suggest that interest is minimal beyond that of distant views of the general traditional appearance of the building.

7.6 Consideration of potential harm that may arise due to the proposals should therefore be treated in a manner proportional to the contribution the building makes to the heritage significance of the statutorily designated conservation area, and a balanced approach taken when considering change. In this instance, the proposed enlargement of the existing ground floor window presents little risk of harm arising beyond that of the well-established prior alterations to the southern elevation of the terrace. Given the negligible risk for harm and the preservation of the positive aspects of the cricket pitch, namely the open space, the proposals should be treated favourably as per paragraph 212.



Figure 7: View from far side of cricket pitch. Door/ window indicated. Note that the lower portion of the door is not visible from further afield. Cricket club house pictured left.