



Heritage Statement
in connection with
Proposed gazebo adjacent to
Bury Blind Society, Tenterden Street, Bury

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April 2026

REV A

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INTRODUCTION

Purpose and Format

- 1.1 This heritage statement has been prepared to assess the impact of proposals to erect a gazebo adjacent to the Bury Blind Society offices at Tenterden Street, Bury. The property is within the Bury Town Centre Conservation Area and due to its age is being considered as a non-designated heritage asset. In line with the requirements of planning law and policy, care is needed to ensure the heritage significance of the building is not unduly harmed and as such the report will assess the impact upon the conservation area and the setting of the building.
- 1.2 The statement assesses heritage significance and guides proposals for change in a manner that conserves significance and avoids harm. The approach adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment.
- 1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'ⁱ and Historic England Advice Note 12 'Statements of Heritage Significance'ⁱⁱ and in particular responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2024). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.
- 1.4 The local planning policy context is set by Policy EN1, EN1/1, EN1/2, EN2, EN2/1 and EN2/2 of the Bury UDP and LP-BE1 and LP-BE5 of the Draft Buty Local Plan which need to be given the appropriate weighting.

The Author

- 1.5 Ian Rowan, the author is a qualified Planning & Conservation Officer. With a background of over 35 years in Planning, Regeneration & Conservation, Ian holds a Masters Degree in Environmental Planning and a Post Graduate Diploma in Conservation & Regeneration, and has specialised in Conservation Planning since 2004.

Methods of Research and Investigation

- 1.6 Inspections of the site were carried out in March 2026 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the proposed works and their likely impact.

2 GENERAL DESCRIPTION

Location

- 2.1 The property is located on Tenterden Road, Bury. A location plan is given in Figure 1.

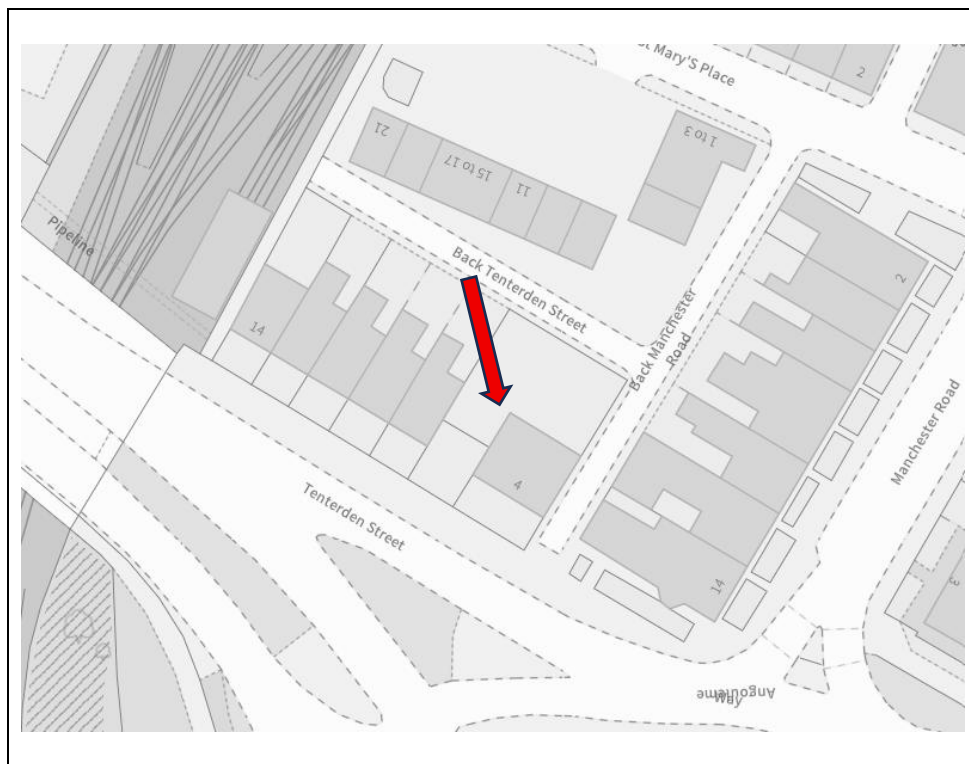


Figure 1 Location plan.

Outline Description & Historical Background

- 2.2 The building was constructed in the mid – 19th Century and first appears on the Ordnance Survey map of 1891. Its style is typical of this era, essentially of some Regency character, with elements of the Victorian era being displayed. Ashlar stone under slate, the building is constructed from brick to the side and rear. Map evidence, see figures 2 – 5 below suggests

that the building's footprint has remained relatively static since construction.

- 2.3 Features of interest of the building are shown in the site photographs given later in plates 1 – 14.



Figure 2 OS map of 1891

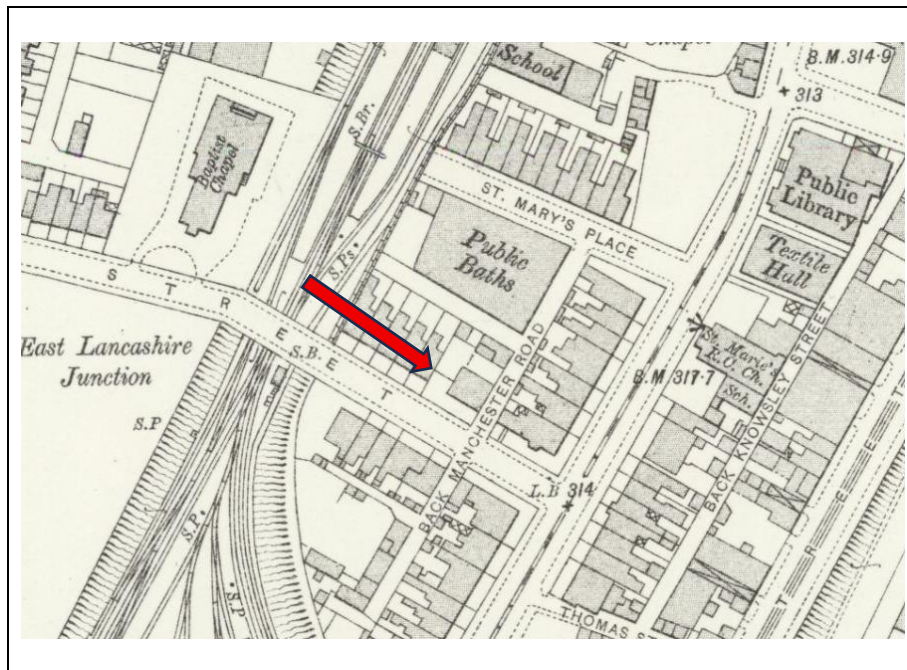


Figure 3 OS map of 1910

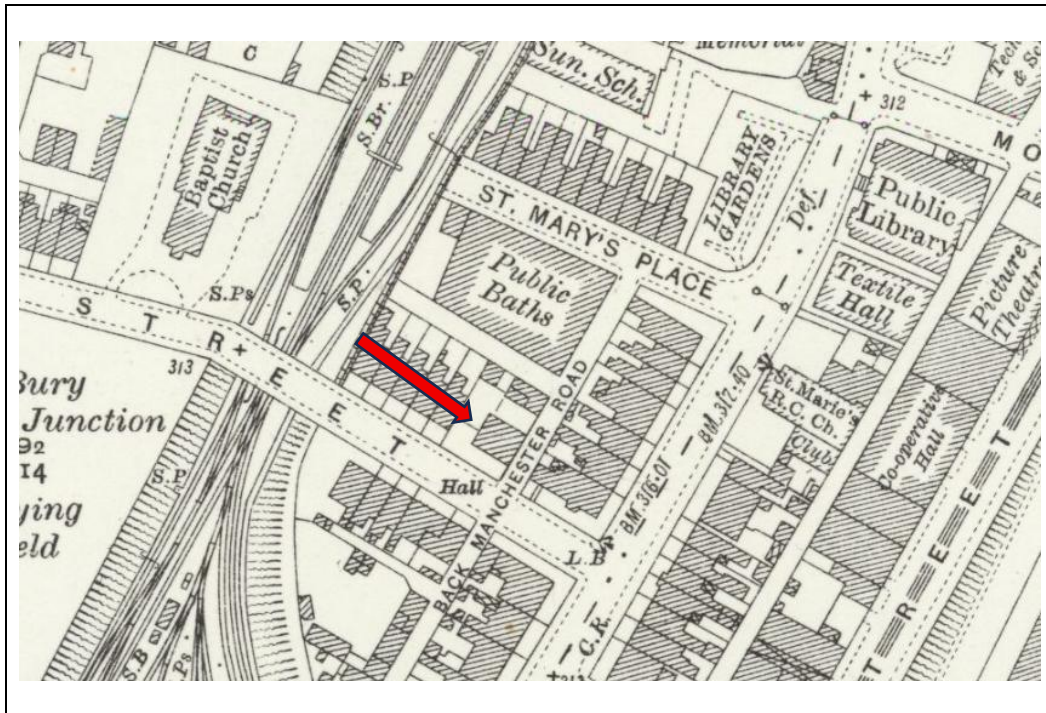


Figure 4 OS Map of 1930

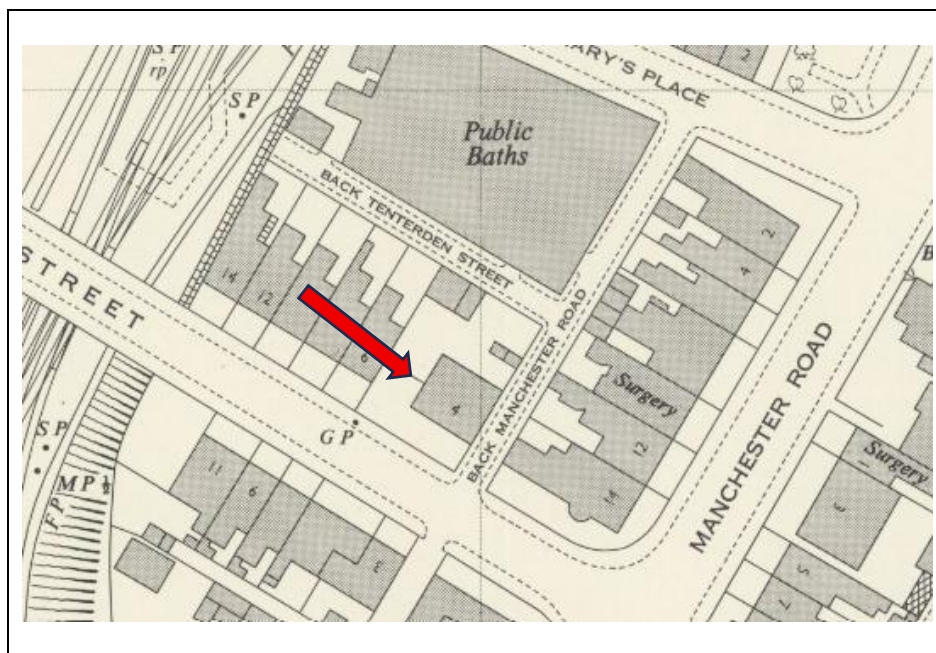


Figure 5 OS Map of 1958

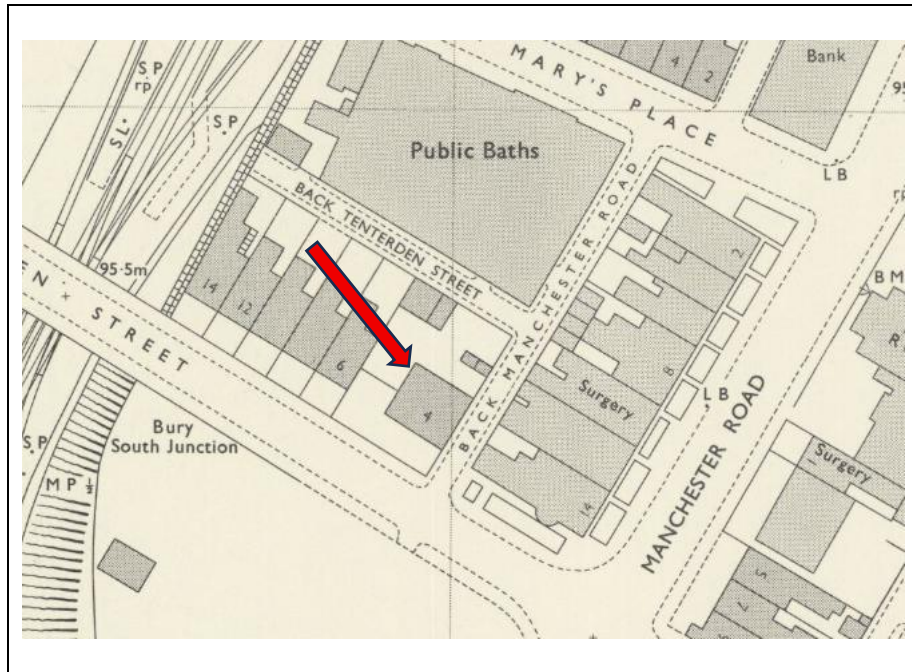


Figure 6 – OS Map of 1973

Photographic Survey

- 2.5 There follows a selection of photographs showing the relevant features of the site.



Plate 1 – Front Elevation & Gazebo Location



Plate 2 – Front Elevation



Plate 3 – Rear Elevation



Plate 4 – Side (east) Elevation



Plate 5 – Gazebo Location



Plate 6 – Side Elevation



Plate 7 – Gazebo Location



Plate 8 – Side Wall, Rear Elevation



Plate 10 – Properties to Rear



Plate 11 – Properties on Manchester Road



Plate 12 – Haymarket Street



Plate 13 – Market Place



Plate 14 – St Maries Church

Heritage Asset Designations

- 2.4 The building is being considered as a non – designated heritage asset and is also located within the Bury Conservation Area, first designated in 1978 and most recently appraised in 2007.

3 HERITAGE APPRAISAL

Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2019) and relates specifically to the requirement contained in paragraph 207 of the National Planning Policy Framework (2024), given in extract below:
- 3.2 ***“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.”***
- 3.3 The appraisal begins by identifying and assessing any heritage values which might be affected by the proposals, before evaluating these values and expressing them concisely within a ‘Statement of Significance’. The essential purpose of this Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

Heritage Values

- 3.4 The heritage values explored below are distilled under the following headings: *archaeological value, historic value and aesthetic value*. The exploration focusses specifically on those values deemed of relevance to the proposals and is therefore not an exhaustive assessment of the relevant heritage assets.

Archaeological & Evidential Interest

- 3.5 Historic England (2019) suggests that *"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."*
- 3.6 There is little in the way of archaeological evidence apparent in the building with the exception of the evidential value that is presented by the building itself in terms of past human activity. Upon examination of the building, there is some evidence worthy of note presented.
- 3.7 Built in the mid – 19th Century as a residential dwellinghouse, there is a notable Regency element to the building, in particular its external envelope. The symmetrical façade and grandeur to the front elevation demonstrates this building style which was still prevalent in the mid – 19th Century, the bays and window openings demonstrating a later, Victorian style. The use of stone to the front and brick to the side is relatively common in this era, the elegance being driven to the front, public facing elevation. The 2 central windows provide an Italianate style of window, prevalent in the mid to late 19th Century. To the west of the building is a relatively ornate boundary wall, in buff brick, separating the original front and the rear gardens.
- 3.8 At the front, the sash windows have been replaced with uPVC in a similar style to what would be expected of a building of this age whilst the side and rear have been replaced similarly, impacting upon evidential value. The extant chimney stacks provide evidence of the original heat and power source of the building. There may be items of interest internally which may provide evidence of the early plan form of the building, however, these will be of no importance within the scope of this assessment.
- 3.9 The evidential value of the setting of the building has changed to the south over time, with the loss of buildings contemporary to the building, and the changes to the road layout, however, buildings to the east and west remain, conserving some elements of this setting.
- 3.10 The Conservation area contains diverse evidential values in terms of its expansion through the 19th Century and its collection of Victorian and Edwardian buildings. These buildings, including the proposals building demonstrate an element of wealth and opulence associated with the era of

wealthy industrialists, industry flourishing no doubt after the arrival of the railway. The conservation area also yields value in terms of its medieval market town status in terms of the street pattern. To this end, given the style of the proposals building, it makes a contribution to the evidential value of the conservation area.

Historical Value

- 3.11 Historic England (2019) suggests that – *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."*
- 3.12 The building conserves an element of Bury's historic past and provides a glimpse of a townscape that once existed, helping to evoke memories of bygone times. The relative grandeur of the building is of some historic value of note to this extent, and suggests it was built by a person of some social standing. The style of the building is of some value worthy of note in itself, the frontage being of some historic value, being of symmetrical design with a certain amount of elaboration, it demonstrates its importance within the hierarchy of the town.
- 3.13 The conservation area possesses strong illustrative historic value through the manner in which it helps portray life in Bury through the 18th, 19th and early 20th Centuries. The advent of the railway, of which the station lies immediately adjacent to the conservation area, led to the expansion of towns like Bury through opening up access to the both people and industry. The retention of building stock from this particular period helps represent part of a townscape that can evoke a sense of history. The eclectic mix of Georgian, Victorian and Edwardian properties throughout the conservation area signify this historic value. As such the building makes a contribution to this historic value.

Architectural and Artistic Interest

- 3.14 Historic England (2019) suggests that: "*Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.*"
- 3.15 The proposals building has an extremely visually appealing and architecturally interesting external envelope. Its frontage displays features typical of Regency and Victorian style; Ashlar stone demonstrating an opulence associated with wealthier buildings of this era. The detailing contained within the front elevation in the pilastered entrance, double canted bays, deep window openings, quoins, stone cornice and pediment, show the classical design of the building, and a high level of architectural value.
- 3.16 To the side and rear elevations, value and elaboration is at a lower level, being of brick (beneath slate hanging and render to the sides). The boundary wall is of some architectural interest, containing a dentil detail under stone parapet. The use of uPVC has impacted upon the architectural significance to the external envelope, but the building is nonetheless is of some value. Changes to the south of the building has impacted upon the architectural and aesthetic quality of the place, the wide, busy road impacting on this value.
- 3.17 The architectural value of the conservation area is at a high level. The best conserved historic buildings and spaces make a positive contribution to the overall visual appeal of the place. The collection of buildings around Tenterden Street, Manchester Road and the surrounding environs are key to the architectural value of the conservation area, collectively making an aesthetically pleasing environment. Most of the buildings within the conservation area make a contribution to the architectural value of the place, and the proposals building is no exception.

Statement of Significance

	Archaeological	Historic	Architectural
4 Tenterden Street	Moderate – High	Moderate – High	Moderate – High
Conservation Area	High	High	High

3.18 Having assessed the heritage values associated with the building and the conservation area, it is possible to take a more informed approach to its assessment of significance, giving specific consideration to conservation priorities in light of the proposals for change. In this context a statement of significance is given below.

3.19 The building is an unlisted mid – 19th Century office building located at the edge of Bury town centre. The building has undergone changes by way of replacement of windows over time, but retains much of its original integrity and value.

3.20 The building possesses a range of heritage values, the most important of which relate to the external envelope of the building which is moderately high in archaeological / evidential, historic and architectural value, particularly its front elevation to Tenterden Street, whilst this is more moderate to the rear. Whilst of a historic style prevalent in the mid – 19th Century, and of a relatively attractive front elevation, this is not of any rare or unique value, and its moderately high significance should be quantified at a local level. The conservation area, as would be expected of such an area, is of relatively high significance.

3.21 There is archaeological evidential value provided through the retention of the original parts of the building mainly externally contained in the design and style of the building, tempered to some extent to changes in the fenestration.

- 3.22 Historic value is provided through the front elevation and its contribution to the historic streetscape, its design setting it apart of a building of some social standing.
- 3.23 Architectural value is acknowledged at a moderately high level externally, particularly to the front elevation. Intricate detailing adds to the aesthetic and architectural value of the building and it sits within the setting of the conservation area, making an aesthetically pleasing contribution to the streetscape despite the impact of the changes to the south.
- 3.24 In essence the building derives much of its significance from its front elevation, retaining some of its originality and providing a moderately high level of architectural detailing, demonstrating the building methods and styles of the mid – 19th Century, with a more moderate contribution made by the rear, this significance acknowledged at a local level. Given the above, the building makes a contribution to the conservation area in terms of its historic, evidential and architectural values.

4 ANALYSIS OF THE PROPOSALS

General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2024). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to do this it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the development of the proposals. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

Summary of the Proposals

- 4.2 It is proposed to erect a gazebo to the side of the Bury Blind Society offices at 4 Tenterden Street. Indicative details are provided at Appendix 1.

Analysis & Impact of the Proposals: National Planning Policy Framework

- 4.3 As discussed earlier, Chapter 16 (Conserving and enhancing the historic environment) of the NPPF (2024) considers heritage planning and identifies the following key drivers in the decision making process:
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.*
- 4.4 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*** – the building has long been in use as office premises

prior to that being residential however, it is still readily interpreted as a former dwelling of some social standing.

- 4.5 **Archaeological & Evidential Impact** – the proposed gazebo will sit alongside the building as a legible addition to the site and the conservation area. Domestic in its size, scale and design, the proposal will sit as an ancillary addition to the site and the conservation area, relating to the former domesticity of the building, whilst also being a clear contemporary addition.
- 4.6 **Historical Impact** – the proposed gazebo will not impact upon the historic fabric of the building, and the contribution of the building to the conservation area will not be unduly harmed. The front elevation of the building makes a contribution to the historic significance of the conservation area, representing some elements of the building's authenticity, which contributes to the historic streetscape. The wall to the side of the building is of some low historical interest, however, as a wall segregating front and rear of the plot, this is of no particular rare or unique value.
- 4.7 **Architectural Interest** – the architectural interest of the conservation area is of a high nature, and despite changes to the front elevation of the building through modern windows, the building makes a contribution to this significance. The addition of the gazebo will sit behind the building line of the building, ensuring the building still provides unobscured views around the conservation area, and whilst views of the side of the building and the rear wall will be impacted to some extent, the relative permeability of the gazebo will ensure any impact is at a negligible level, and views of the front of the building will not be affected.
- 4.8 In essence, the external envelope of the building will still contribute positively to the historic environment in terms of its evidential, historic and architectural significance.
- 4.9 ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*** – as a building at the edge of the town centre the proposal to erect a gazebo will allow for events to be held both to raise much needed funds for the

organisation, and to also use the site to its full purposes. This will add vibrancy to the area on event days and encourage visitors to this part of the conservation area. This also has the opportunity to contribute to the vitality and viability of the town centre by attracting visitors to the area.

4.10 ***The desirability of new development making a positive contribution to local character and distinctiveness*** – The proposal is of a

contemporary nature, and will complement the area as an attractive, yet small addition, and will create a juxtaposition with historic building without adversely impacting.

4.11 The NPPF unifies the overall approach to planning in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

4.12 Paragraph 212 of the NPPF states: ***"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*** Paragraph 215 continues, ***"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."***

4.13 In this instance and as demonstrated through the appraisal of heritage values and the commentary above, the works do not impart *undue* harm upon the key drivers of significance of the heritage asset, i.e. the conservation area and the primary heritage values are conserved. There is a moderately high level of local significance to the front elevation of the building, significance to the rear being more moderate. Paragraph 216 continues, ***"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.” Whilst neither the conservation area nor the non-designated heritage asset will be unduly harmed, the dialogue above highlights there are public benefits to the proposal by way of financial sustainability of a charitable organisation and the added vibrancy the proposal brings, and these benefits appear to swing in favour of the proposal.

Analysis & Impact of the Proposals: Local Planning Policy

- 4.14 The relevant Planning Policy is provided through Policy EN1, EN1/1, EN1/2, EN2, EN2/1 and EN2/2 of the Bury UDP and LP-BE1 and LP-BE5 of the Draft Buty Local Plan and are provided in extract in Appendix 2.
- 4.15 The report has demonstrated that no harm will accrue to the conservation area or the building and no particular views will be impacted. The proposal is of a small scale and is set back from the host building, utilising contemporary high quality materials and dark colours and will be fully accessible for all members of the community. As such the relevant parts of EN1, EN1/1 and EN1/2 have been complied with.
- 4.16 As discussed through this section the proposal will conserve the high levels of value associated with the conservation area, whilst facilitating the use of the garden space for a wider audience at all times of the year. The proposal is relatively permeable, and is of a small scale, relating to the size and scale of the building, with a choice of materials and finish to complement the area. The relevant parts of EN2, EN2/1, EN2/2 and LP-BE1 have been satisfied. There will be no loss of significance to the building, and the benefits have been outlined and LP-BE5 is complied with.

5 SUMMARY & CONCLUSION

- 5.1 This heritage statement has reviewed the potential impact of the erection of a gazebo adjacent 4 Tenterden Street Bury, upon the significance of the building and the Bury Town Centre Conservation Area. The finding of the statement is that the proposal will not unduly impact upon the key drivers of significance of the conservation area or the building.
- 5.2 The proposal is of a relatively small scale, located to the side of the building, and through the careful choice of design and materials, will harmonise with both the building and the conservation area. The high levels of evidential, historic and architectural significance of the conservation area will be conserved, and the moderately high levels of local significance associated with the building will not be harmed. Views across the conservation area, including views of the building will not be affected, and the proposal offers the opportunity to use the garden all year round, providing opportunities to increase funding and financial sustainability, whilst also adding vibrancy to the periphery of the town centre and conservation area.
- 5.3 The proposals satisfy national and local heritage planning policy and represent what in the context of the NPPF is described as sustainable development, and as such the proposal is wholly supportable.

i Clarke, K, *Informed Conservation*, Historic England 2003

ii Historic England, *HEAN12: Statements of Heritage Significance*, 2019

APPENDIX 1 – Image of the Gazebo



APPENDIX 2 – Local Plan Policy

EN1 - BUILT ENVIRONMENT

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

EN1/1 - Visual Amenity

Development will not be permitted where proposals would have a detrimental effect on: public views of prominent or important buildings, especially those in areas of architectural or historic interest; the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

EN1/2 - 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.*

EN2 - CONSERVATION AND LISTED BUILDINGS

The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance

EN2/1 - 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.*

EN2/2 - Conservation Area Control

Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area. In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

- the nature of the development in terms of its bulk, height, materials, colour, design and detailing;*
- the relationship between the proposed development and the architectural and visual qualities of the surrounding area;*
- where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;*
- in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.*

Policy LP-BE1: Conservation Areas

The Council will seek to preserve or enhance the character or appearance of the Borough's Conservation Areas and will be especially concerned with encouraging and, where appropriate, implementing measures to:

- a. Retain, replace and restore features of historical and architectural interest;*
- b. Retain and enhance existing landscape features including trees, parks and gardens;*
- c. Initiate and promote environmental improvement/ enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;*
- d. Remove dereliction and bring unused land or buildings back into beneficial use;*
- e. Prepare and promote design guidelines to ensure sympathetic development;*
- f. Preserve or enhance the special character or appearance of the area. In considering proposals for development in Conservation Areas, the Council will have regard to the following factors:*
- g. The nature of the development in terms of its bulk, height, materials, colour, design and detailing;*
- h. The relationship between the proposed development and the architectural and visual qualities of the surrounding area;*
- i. Where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the buildings to be demolished;*
- j. In the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.*

Policy LP-BE5: Local non-designated heritage assets

In considering proposals that have the potential to affect non-designated heritage assets contained on the 'Local List', the Council will make a balanced judgment on the proposal taking into account:

*a. The scale of any loss or harm to the locally significant heritage asset;
and*

b. The extent of the benefits that would arise from the proposal. The Council will refuse applications where the loss or harm is considered to outweigh the anticipated benefits.