



DB1-let-01A

19th January 2023

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury, BL9 0EJ

Dear Sir,

**Heritage Statement : Construction of an additional office at :
3 The Old Court House, Tenterden Street, Bury, BL9 0AL**

Proposals for the above involve the development of a non-designated heritage asset outside the periphery of Bury Town Centre Conservation Area, therefore this heritage statement is a requirement.

Consulting with the National Planning Policy Framework (NPPF) clause 189 requires that the applicant should 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.

1 Nature of the Asset :

A court house built in the Italianate style, as were many judicial buildings of the time, constructed using red engineering brick with stone embellishments.



3 The Old Court House South Elevation

Slate pitched roofs topped by a cupola, enclose a lowered section along a central corridor, allowing clerestory natural lighting into high ceiling court rooms.

A novel feature at the time was the plan form, allowing rooms with separate access points into the court for judge, counsel and jury.

2 Extent of the Asset :

Separated from Bury town centre by an insensitively designed dual carriageway, Jubilee Way (1977) cuts a swathe through the original street pattern.

Tenterden Street stretches out on a limb towards the River Irwell to the west across the southern boundary of the property.

Hemmed in across the other three sides by Back Tenterden Street, a row of terraced houses adjacent the west side and the grassed entrance of a pedestrian subway to the east.

3a Significance of the Setting:

Developing from a medieval market town, the growth of Bury not only relied on the spinning and weaving of cotton, but on iron foundries, paper making and coal mines.

Expanding rapidly after the middle of the nineteenth century, a street pattern with an ordered grid of terraced housing was being developed to house the growing population.

Becoming more and more crowded the potential for accidents increased, where in the streets carriages collided and in the factories workers could be killed or injured by machinery, making this new world a tremendously dangerous place to live and work.

Where accidents were attributed to a breach of duty by an employer, matters increasingly went to the courts which primarily should have been more concerned with the trial of serious criminal law.

A consumer society was also evolving with an enlarging number of potential shoppers who wanted to own the new products on sale, and were tempted to buy 'on the never-never' using credit.

When things went wrong imprisonment for debt was routinely sentenced by an ever over worked judicial system.

Recognising that the snowballing number of minor crimes was increasing the workload for the courts, the Prime Minister of the day Sir Robert Peel (1834-35 and 1841-46) introduced amongst many other policies the County Courts Act of 1846.

This paved the way for 491 county courts to be built across England and Wales, each famously had to be no more than 7 miles walk from any person.

Minor cases involving landlord and tenant disputes, evictions, arrears and repairs were judged, along with consumer disputes such as faulty goods, freeing the Crown Prosecution to deal with more weighty decisions.

3b Significance of the Asset :

Within the Bury Conservation Area Appraisal, no mention is made of the Old Court House, and little information is available specific to this building elsewhere.

Recorded as an open field on the 1910 Ordnance Survey map, by the 1937 edition it stands alongside the adjacent six terraced houses, with a Police Station and a further row of terraces stretching to the bottom of street.



The original police station

Complementing the group and the character of Tenterden Street, a major landmark is the Grammar School for Girls which also appears prior to the court building on the 1910 Ordnance Survey plan.



Bury Grammar School for Girls

As the Conservation Area Appraisal highlights, sometimes it is not the quality of an individual building that makes a contribution to the character surrounding the conservation area, but it's inclusion within the group.



The Old Court House grouped with Bury Grammar School on the left and the police station beyond

4 The Proposed Works :

Conversion of the building into offices during 2005 saw the plan divided into four separate occupancies, three featuring an original and dedicated entrance door.



Original entrance surrounds with stone entablatures

Occupant 3 (accessed by the door pictured on the left) is the subject of this current application.

A new occupant has a requirement for an additional number of small office spaces, some of which can be provided internally using partition walls, or by extending the mezzanine.

One additional office is required, which we propose be sited adjacent the first floor general office, constructed atop the existing flat roof to the rear of the entrance entablature.

This will mirror a previous extension on the northern wing of the building, approved during 2007.

Constructed using materials to match the original court, and set back behind the original entablature, this addition will blend into the character of the building.

5 The Impact on the Asset :

Our proposal will fit comfortably with the overall image of the original court.

It will be subordinate in scale, receding behind the existing parapet and entablature, and will not cause any harm to the character or setting of the original building.

Any recommendations of the Local Authority will be incorporated.

Yours faithfully,

Gary Dearden