



Red Door Day Centre, Bury - Heritage Statement

Project: Red Door Day Centre, Bury

Applicant: Caritas Diocese of Salford

Date Issued: 12/12/2025

1. Introduction

This Heritage Statement has been prepared by Stephen Levrant Heritage Architecture (SLHA) on behalf of Caritas Diocese of Salford (the 'Applicant') in support of a full planning application for the construction of a new Red Door Day Centre at land on a plot of land which is adjacent to St Joseph's Presbytery, BL9 6AB ('the Site') to the north-east of Bury's town centre. The Site currently comprises an area of hardstanding which is situated between Back Peter Street, Back Moorgate Way and Bolt Street that is presently used as a car park. There are no listed or locally listed buildings within the Site boundary, nor is the Site located within a Conservation Area. The pertinent heritage consideration is the impact of the proposals on the setting of the adjacent St Joseph's Roman Catholic Church and its adjoining presbytery which has been identified as a non-designated heritage asset ('NDHA') for the purposes of this assessment, as well as other NDHAs in the local setting of the Site identified by Bury Council. The Site falls within the administrative boundary of Bury Council, who are the Local Planning Authority ('LPA'). A location plan of the Site is provided at **Figure 1**, an aerial view follows at **Figure 2**.

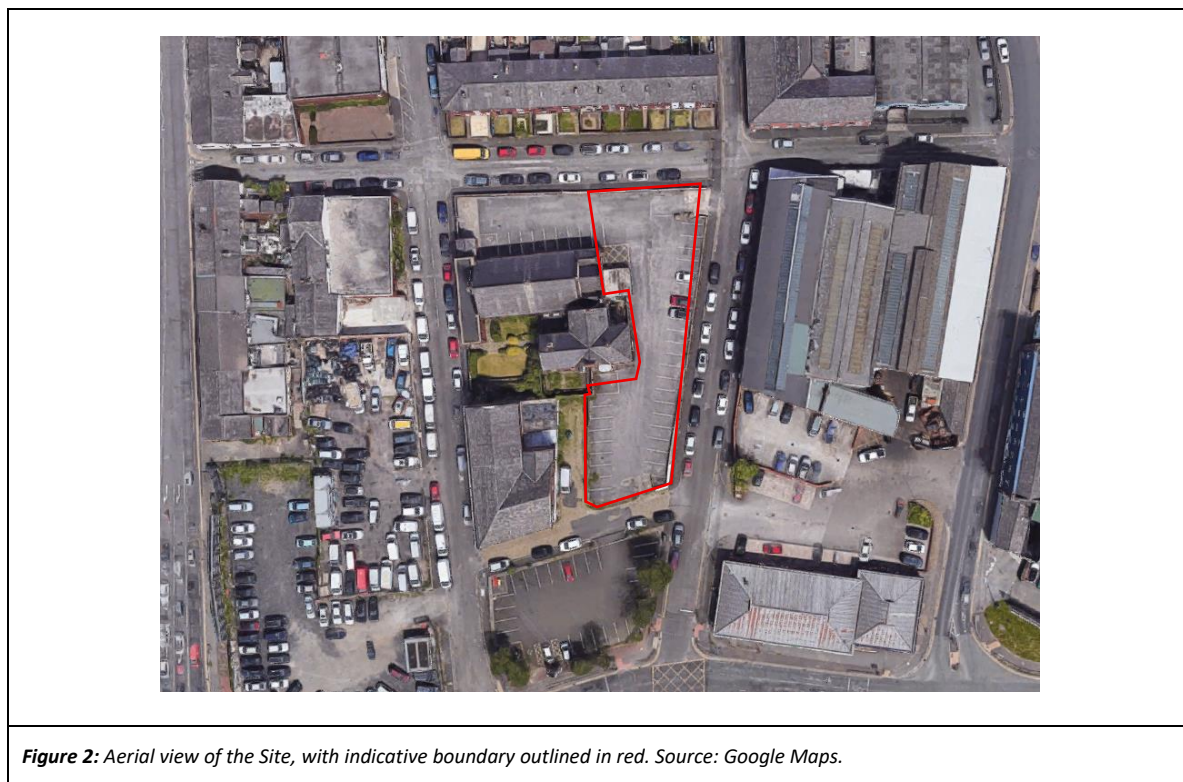
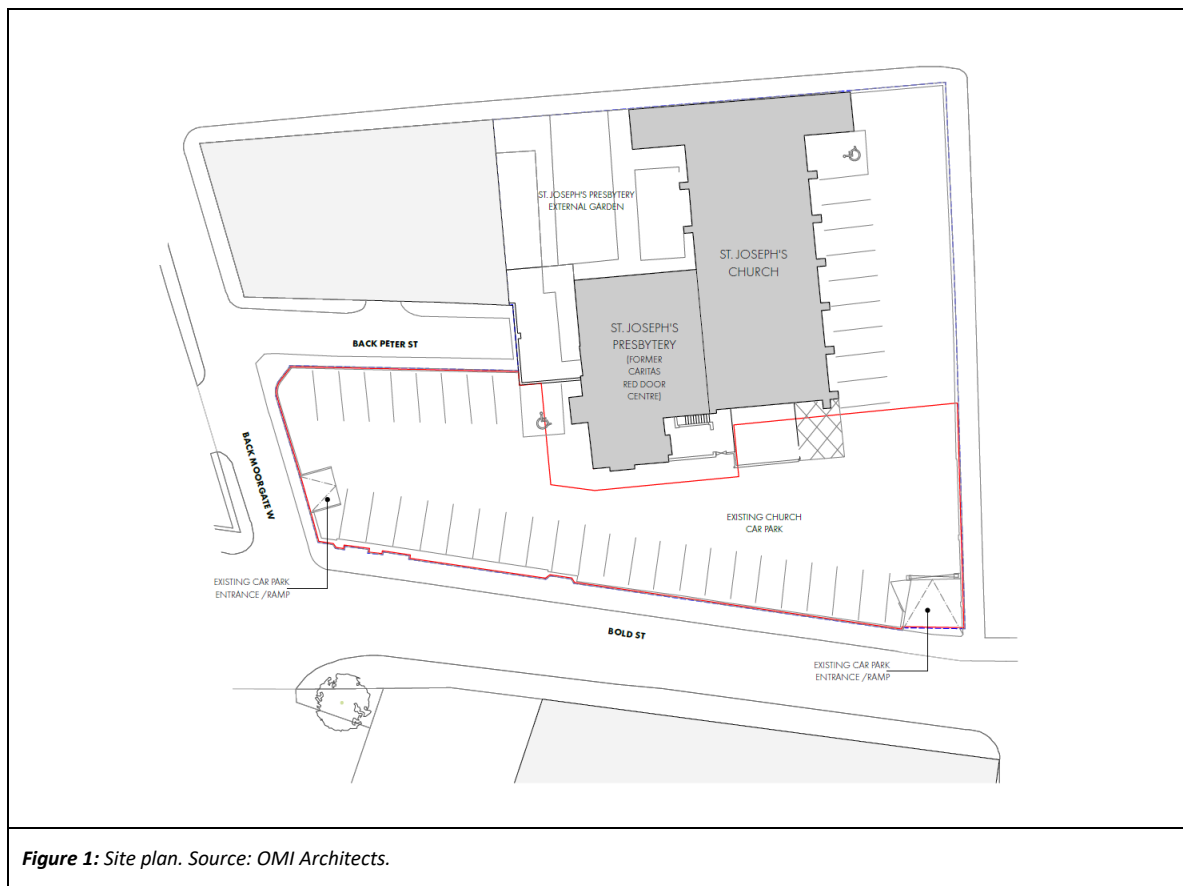
The description of the proposed development is as follows:

"Single storey day centre (Use Class F1) with kitchen and accessible wash areas, meeting and activity rooms, staff offices, cycle and car parking, landscaping and associated works".

The Caritas Red Door centre in Bury provides a day centre for people at risk of homelessness. The existing centre is accommodated within the presbytery that is adjacent to the Site, but it is no longer fit for purpose owing to its layout and condition which raises safety concerns for users of the building.

The proposals for the Site have been developed by OMI Architects in tandem with the Applicant to create a new centre, replacing the existing facility in the presbytery. This Heritage Statement should be read in conjunction with the design material prepared by OMI.

This report has been prepared to establish the relative significance of any heritage assets (designated or non-designated) in the local setting of the Site and consider to what extent the proposals will affect an appreciation of their significance, if at all.



The contents of this report are as follows: the remaining part of **Section 1** outlines the Policy Framework and relevant guidance that informs this appraisal; **Section 2** provides a summary description of the Site and highlights its historical development; **Section 3** establishes the relevant heritage context proportionate to the nature of the proposals and the sensitivity of the Site's setting; **Section 4** provides a baseline significance appraisal of relevant heritage sensitivities; and **Section 5** provides a Heritage Impact Assessment.

Policy Framework and Guidance

This report has been prepared to align with the requirements of National Planning Policy Framework (2024 amended February 2025) and in accordance with Historic England's 'Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment' (2015) and 'Note 3: The Setting of Heritage Assets' (2017).

Other pertinent guidance from the NPPF is found in **paragraphs 212-216**, which emphasise the weight that should be given to the conservation of heritage assets in the planning balance and that any harm requires clear and convincing justification, with any public benefits of the scheme which offset the harm to be clearly articulated. **Paragraph 216** addresses NDHAs in particular.

Bury Council is in the process of preparing a new Local Plan, with Draft Local Plan (reg. 18) published in March 2025. The LPA's existing development framework comprises the Bury Unitary Development Plan ('UDP', 1997) and Places for Everyone ('Pfe', March 2024), a joint development plan that covers the nine Greater Manchester Districts. The Pfe replaced some of Bury's extant policies in the UDP, including that policy concerning heritage conservation in the built environment. **Policies JP-P1** (Sustainable Heritage) and **JP-P2** (Heritage) are the pertinent policies for the purposes of this assessment, encouraging new development in historic built environments to protect local character, history and culture and reinforce an appreciation of it through appropriate and high-quality design.

2. Historical Development of the Site

This section provides a broad summary of the historical development of Bury, with the maps below (**Figures 3-5**) tracking the historical development of the Site itself from the mid-19th century onwards.

Bury underwent its first significant phase of development and expansion from the mid-18th century onwards, catalysed by the Industrial Revolution (the mechanisation of trades historically undertaken manually and in domestic environments) and the subsequent industrialisation of the landscape manifested in the construction of high numbers of cotton mills. The establishment of the Manchester, Bury and Bolton Canal Company in 1791 enhanced transportation connections between Bury and the wider industrial landscape in the north-west, further intensifying its industrial capacity. Bury's cotton industry prospered into the 19th century until it entered a period of decline from the 1950s onwards (in keeping with similar industrial towns across the north-west).

Figure 3 below illustrates the relatively low-density nature of the townscape to the north of the Site in the mid-19th century (with the settlement having grown up to the south), as well as the presence of numerous industrial sites in its wider setting, including brick manufacturers, cotton mills, an iron foundry and a gas works. The map identifies the key routes through the townscape which define the surroundings of the Site today, including Moorgate to the south, Moorside to the west (now Walmersley Road) and Brook Street beyond the Site to the east. The Site itself is undeveloped in 1851, set back from the frontage to Moorgate to the south by a continuous building line; the remaining boundaries of the Site are undefined at this time.

By 1894 (**Figure 4**), the townscape around the Site had intensified, with rows of terraced houses laid out amongst and in place of former industrial sites. The most notable change illustrated by the map is the establishment of the St Joseph's Roman Catholic Church and the adjoining presbytery to the north-west of the Site. Peter Street to the west and Bold Street to the east of the Site had also been laid out. The arrangement of the built form in relation to the Site is more clearly illustrated on the 1910 map (**Figure 5**). The church was built in 1871 (no architect is recorded in the sources reviewed) in a Gothic style alongside the neighbouring presbytery (which would have housed the parish priest associated with the church) and a school. An additional school building for older children was provided just to the east of the main complex in c.1900¹. Local sources record that the school buildings were internally divided by wooden partitions and coal fires were used to heat the classrooms.

In c.1950 the schools were replaced by larger facilities to the north-east on Danesmoor Drive (now St Joseph and St Bede Roman Catholic Primary School) and the buildings demolished². The church building was altered in the same period, with a new porch added to its Peter Street frontage. Subsequently, the land within the Site was converted to a surface car park to support the neighbouring church and presbytery uses.



Figure 3: 1851 OS Map. Approximate area of the Site shown in red.

¹ <https://burylhs.forumotion.com/t20-catholics-in-bury>

² Ibid.

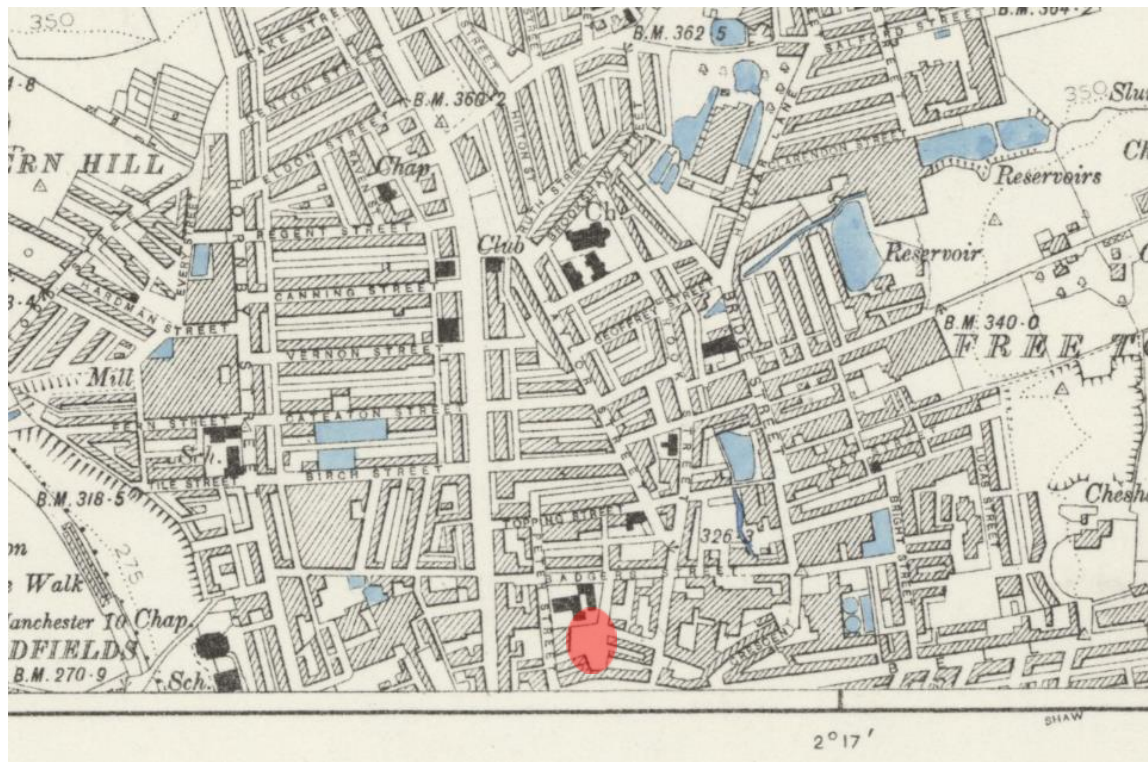


Figure 4: 1894 OS Map. Approximate area of the Site shown in red.



Figure 5: 1910 OS Map. Indicative Site boundary down in red.



Figure 6: St Joseph's Church following the addition of the c.1950s two storey porch to the western frontage.



Figure 7: St Joseph and St Bede Roman Catholic School which replaced the former school buildings on the Site to the north-east of the town centre.

3. Heritage Context

There are no listed or locally listed buildings within the Site and it is not located within a Conservation Area. There are no listed buildings within a 250m study area of the Site boundary (the closest is the Grade II listed St Paul's Church, approximately 360m to the south-east); the Bury Town Centre Conservation Area lies approximately 540m to the south-west. Consequently, there are no statutory heritage considerations in the setting of the Site which are identified as being likely be affected by the Proposed Development.

Bury Council has prepared a 'Draft Local List'³ which identifies a number of heritage considerations relevant to an assessment of the Proposed Development. Those which have the potential to be affected include the building identified as 'Woodheads Carpets' at 1-7 Peter Street (No.2 on **Figure 8**), directly to the west of the Site, and the 'Former Boiler/Engineering Works, Brook Street/Badger Street/Bold Street' (No.3 on **Figure 8**) to the east of the Site. The Local List does not appear to identify St Joseph's Church and Presbytery (No.1 on **Figure 8**) as a NDHA but it has been identified as such by Heritage Architecture, utilising Historic England's guidance document, for the purposes of this assessment.

The Historic Environment Record ('HER') has been reviewed via Greater Manchester Archaeological Advisory Service ('GMAAS') and no additional built heritage records of note have been identified either within the Site or its local environs.

The location of the aforementioned heritage assets in relative to the Site is illustrated in **Figure 8** below.

³ <https://www.bury.gov.uk/planning-building-control/heritage-and-conservation/local-list>



Figure 8: Location of NDHAs in the setting of the Site (indicatively shown in red). Source: Google Maps.

- 1: St Joseph's Roman Catholic Church and Presbytery
- 2: 1-7 Peter Street
- 3: Former Boiler/Engineering Works

4. Significance Appraisal

The following appraisal considers what heritage value the NDHAs (i.e. those identified above) in the setting of the Site possess.

St Joseph's Roman Catholic Church and Presbytery

The church and presbytery are located immediately to the north-west of the Site boundary. As established in **Section 2**, the collection of buildings was constructed in 1871, alongside a school building which has since been demolished. The school was expanded in c.1900 with a new building to the east, falling within the Site boundary, also since demolished.

The church was designed in the Gothic style, constructed from red brick with stone dressings, a Welsh slate roof, and pointed lance windows between buttressed bays. The plan of the church takes the form of a nave with a central sanctuary at the eastern end which is flanked by lower side chapels. A stone bellcote and rendered gable of the church rises above the western frontage, the original face of which is obscured by a 1950s porch which unbalances the elevation and detracts from the overarching quality of the building. The

central tripartite window of the sanctuary is the main feature of the eastern elevation, with stained glass commemorating Father John Fraser who was the first parish priest at the church when it was built in the 1870s. Internally, there is a hammerbeam roof.

The presbytery building is set back from the frontage to Peter Street, attached to the eastern corner of the church. The formerly domestic building has been extended with a range to the west and has undergone a number of modifications which have detracted from the overall appearance and architectural quality of the building. The architectural character of the building is better expressed in views to the east and south, with finer details including monochromatic window lintels and a chamfered external skirting in dark engineering brick.

Overall, the pair of buildings is considered to be of **Low architectural interest** and **Low-Medium historical interest**. Whilst neighbouring historic buildings (i.e. 1-7 Peter Street and the former Boiler/Engineering Works to the east of Bold Street) provide some historical context, the local setting of the church and presbytery is decidedly poor, negatively affecting an appreciation of their local heritage significance. The Site is linked historically with the adjacent buildings, having formerly accommodated a school established through the church, however this connection is no longer legible, and the Site is a definitively negative feature of the group's setting.

1-7 Peter Street

No. 1-7 Peter Street is located directly west of the Site. The plot comprises a commercial building which turns the corner to Back Moorgate Street. The two-storey building is constructed from red brick with a stone frontage at ground floor with rusticated Classical detailing including Corinthian pilasters, arched stone lintels, inset niches and a dentil cornice. The primary elevation building is richly detailed, and clearly commercial in character. Later modifications have disrupted the legibility of the building's original function (most likely a shop/shops at street level with storage/offices above), although the openings to Peter Street appear to have remained in broadly the same locations. Original windows have been replaced with uPVC ones and metal shutters now present an inactive frontage to the streetscape. The rear and return elevations of the building are much plainer and more utilitarian in character and form.

Overall, the building is judged to be of **Low architectural interest** and **Low historical interest**. With the exception of the historical context provided by the neighbouring church and presbytery, the local setting of the building is very poor, comprising large areas of hardstanding used for vehicle storage and parking and generally low-quality buildings. The Site makes no contribution to an appreciation of the building's individual heritage interest and is identified as a negative setting feature.

Former Boiler/Engineering Works

The Former Boiler/Engineering Works is located to the east of the Site across Bold Street. The non-designated heritage asset consists of a heavily altered industrial site which appears to have been added to and adapted over the years. The site comprises of three main ranges which have linear forms and low gabled roofs with a mix of materiality, including brickwork, stonework and cladding. Much historic fabric appears to have been replaced, albeit the retaining wall of the site's eastern, western and northern elevations is constructed from stone which appears to be c. late 19th century in origin. The southern elevation is more ad hoc, consisting of a brick-built extension which is fronted by a car park. The historic industrial identity of the Site is still legible in its existing form, albeit externally it is not decipherable that the site was formerly a boiler or engineering works. The 1894 OS map at **Figure 4** suggests the existence of built form on the site

at the end of the 19th century; by 1910 (OS map at **Figure 5**) the site is identified as 'Barn Brook Boiler Works', suggesting the site was engaged in the manufacture of boilers. Other than the survival of historic fabric, the site is of little architectural interest. Its overall **architectural and historical interest is deemed to be Low**.

In its existing condition, the site is of poor townscape quality, with later additions being of a non-distinct design and owing to the fact the site presents a hostile frontage to the surrounding pedestrian environment, particularly on the northern elevation which featured barbed wire and an unsightly metal gate. The Site makes no contribution to an appreciation of the NDHA's limited heritage value.

5. Heritage Impact Assessment

The proposed single storey building will be in red brick with cast stone detailing reinstating built form to the previously developed plot. The siting, form, mass, and height of the proposed building ensures that it will be subservient to the Church and Presbytery whilst the associated landscaping will help to improve the visual amenity of the spaces between the buildings and the car parking. The design approach is illustrated in the graphics prepared by OMI at **Figures 9 and 10** below:

Putting the Site back into active use with a well designed, high-quality building will enhance the current condition of the site which has a negative contribution on the settings of the identified surrounding NDHAs. It is considered that the clear up-lift of the visual amenity of the Site, create by the Proposed Development, would enhance the settings of the identified NDHAs that surround the Site, especially the Church and Presbytery.

In summary, SLHA anticipate that the Proposed Development will result in a beneficial impact on the settings of the surrounding NDHAs discussed above. For this reason, SLHA conclude that the proposals are in accordance with the legislative requirements of Sections 66(1) and 72(1) of the 1990 Act, the stipulations of the NPPF paragraphs, and the local policy requirements. The public benefits of the scheme are expounded upon in the Planning Statement prepared by Asteer in support of the application.



Figure 9: Graphic illustrating the Proposed Development. Source: OMI



Figure 10: Graphic illustrating the aerial view of the Proposed Development. Source: OMI