

Heritage Statement

Site Address: Land adjacent to 5 Crompton Street,
Bury, BL9 0AD

Applicant: Crompton Living Limited

Date: February 2026



1. Introduction

This heritage statement has been prepared in support of a planning application for the erection of a brick boundary wall, with metal access gates, to enclose an open parcel of land used as a private parking area by existing tenants of the adjacent building (5 Crompton Street).

The proposals includes a new secure area for tenants at 5 Crompton Street. This will include a cycle storage facility, bin store, landscaped and paved area.

The land is currently in the ownership of the Applicant (being a lessee with more than 7 years left on the leasehold) and there is a need to form a boundary wall to serve privacy and practical needs associated with the recent conversion of the building to residential use.

The purpose of this heritage assessment chapter is to assess the impact of the proposed works on the significance, character, and appearance of the conservation area, in accordance with:

- Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- The National Planning Policy Framework (NPPF, December 2024) – particularly Chapter 16 Conserving and Enhancing the Historic Environment; and
- Relevant local policies contained in the Unitary Development Plan 1997 (UDP, Saved Policies), notably EN2/1 and EN2/2 and the Places for Everyone (PfE) Plan (2024) (Policy JP-P2: Heritage).

This statement has been prepared in a proportionate manner, reflecting the limited scale and nature of the proposed development. It is considered that the level of detail provided is appropriate to the minor works involved.

This application is also supported by a duly complete application form, correct fee, Design and Access Statement, Planning Statement and the following drawings:

- Proposed Elevations
- Existing and Proposed Site Plan
- 1:1250 Site Location Plan

These drawings should be read alongside the Heritage Statement.

Permitted Development Rights

Under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the Applicant could erect an enclosure within specified height limits without the need for planning permission.

This represents a clear and realistic fallback position, which is a material planning consideration. Refusal of the current proposal would not prevent the site from being enclosed but could result in a less coordinated and potentially less visually appropriate outcome. This has been considered within the Heritage Statement.

2. Site and Surroundings

The site lies between 5 Crompton Street (the former Post Office) and an area of public open space named 'Lions Gardens'. Lions Gardens is arranged in a circular layout and raised by approximately three steps, forming a platform that incorporates seating around its perimeter. 5 Crompton Street, the adjacent building, has recently been converted into residential flats under a prior approval notice (ref. 69480) and is now fully occupied.

The site forms part of Bury Town Centre, part of the Conservation Area. The surrounding area comprises a mix of commercial and residential properties, typical for a town centre.

5 Crompton Street is owned by Crompton Living Ltd, whilst the adjoining car park is leased and controlled by Crompton Living Ltd.

Image 1 shows the site (in red) and 5 Crompton Street (in blue) for context.

Image 1 – Site Location



The site is approximately 150 square metres and relates to an open paved car parking area. Access into the site is via a dropped curb off Crompton Street. At the rear of the site, there are a number of grey metal screens, two decorative stone lions and three small panels attached to a red brick wall (Image 2). Originally placed in the gardens in 1976, these were presumably moved during the hard re-landscaping when the Millgate Centre opened.

Image 2 – Lions and Panels (rear of site)



Image 3 – 5 Crompton Street and the Site



5 Crompton Street (Image 3) was constructed in the first years of the 20th Century. A red brick building with contrasting light sandstone detailing, the property has three storeys above ground and a tower over the main arched entrance. The architecture is Queen Anne revival in style, with elements of decorative detail across its primary elevations, including a further corner turret to the South Back Rock end with round windows and a cupola; an additional former entrance (now infilled) with carved stone surround; recessed windows with stone mullions, and gable and dormer features. The building is not listed but has been referenced within the Town Centre Conservation Area Appraisal as having architectural merit. The building is also listed in the draft non-designated heritage assets list which is yet to be approved.

3. History

Historic mapping and desktop research have been used to trace the development of the site over time. The land which is the subject of this report was formerly part of the grounds attached to the Union Street Wesleyan Chapel, originally dating to 1817. The church was accessed from Union Street and was demolished in the late years of the 20th century.

The 1849 Map (Image 4) shows the site of the Post Office before its construction, just visible and labeled as 'Green Yard'. A number of small properties, likely industrial in use, edge the boundary with the Wesleyan Chapel and its grounds (later Lions Gardens). Crompton Street is yet to be built.

Image 4 - Extract from OS Map, 1849 showing Union Street Chapel and associated chapel yard.



The 1891 Map (Image 5) shows Crompton Street in existence and the detail of Green Yard more clearly. The Chapel yard is labeled as 'Burial Ground, Disused'. The subject site is within this former churchyard.

Image 5 – Extract from OS Map, 1891

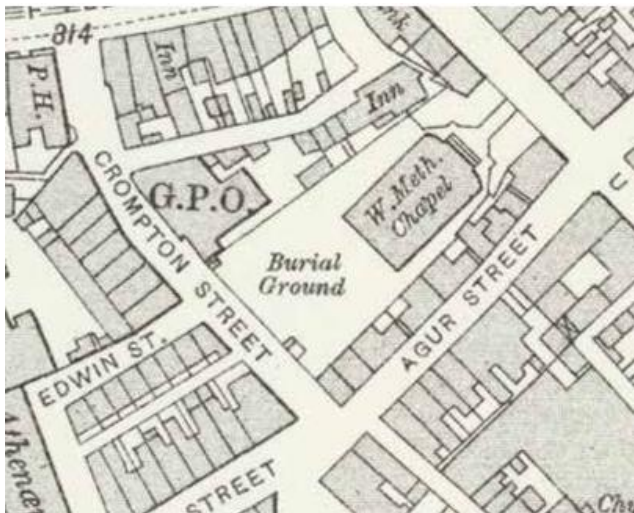


By 1894, little has altered (Image 6), but the 1910 OS Map (Image 7) shows the General Post Office building next to the Burial Ground.

Image 6 - Extract from OS Map, 1894



Image 7 - Extract from OS Map, 1910



In the later part of the 20th century a much smaller area was designated for the churchyard with possibly an access route on the site. Following demolition of the chapel, the rear of the churchyard was split and became part of Crompton Street, later redeveloped to form Lions Gardens.

Image 8 - Archive aerial image of the former Post Office (1927), with its white end gable visible, and the Union Street Wesleyan Chapel with its burial ground (subject site).



4. Significance

Bury Town Centre Conservation Area

Bury Town Centre Conservation Area was designated in 1978 and extended to the west in September 2005. The significance of the Conservation Area that forms its setting derives from its character and appearance as the civic and commercial core of the Town Centre.

There are two distinct areas within the Conservation Area reflecting the 19th century mixed use of the area with residential property originally to the south and commercial property to the north. Despite the richness of the conservation area architectural fabric, the character and appearance of the area is generally cohesive.

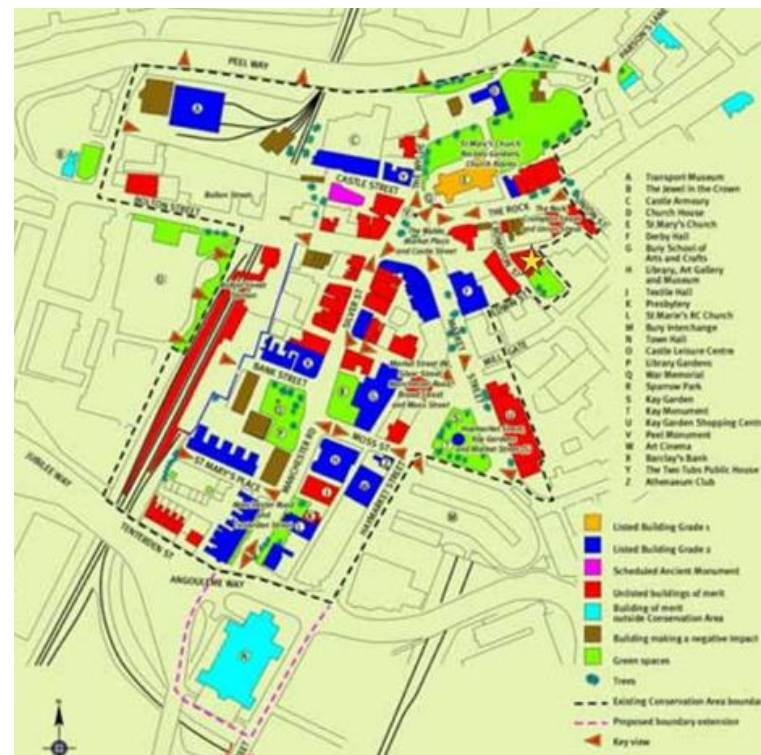
Whilst the Conservation Area's significance extends primarily to the borough-wide context, it also contains many buildings which are listed as being of national importance. The modern form of the area results from the mix of commercial and civic buildings, largely dating from the 19th century, arranged around and linked by public open spaces. Crompton Street keeps the remains of the nineteenth century street pattern and retains its curving terrace whose northern view is closed by St Mary's Church. The nature of this area is that of a busy shopping area.

5 Crompton Street

The adjacent 5 Crompton Street is not listed but has been referenced within the Town Centre Conservation Area Appraisal (Image 9) as having architectural merit. The Conservation Area Appraisal describes the building as: *"Built probably at the end of*

the 19th century, but certainly between 1893 and 1910. Red brick with stone dressings, in neo-Elizabethan style with stone mullioned windows, finials, blind-arch parapets, corner turret and tower over the main entrance. The large extension to the rear is late 20th century." The building is also listed in the draft non-designated heritage assets list which is yet to be approved.

Image 9 – Bury Town Centre Heritage Assets (Conservation Area Appraisal)



The building has aesthetic and architectural values, as well as a degree of evidential value as a public service building, typical of the period. There is a collective value to the former Post Office, the low-rise domestic scale terraced shops opposite, and numbers 1-3 Crompton Street, which share characteristic materials. The building is a positive contributor to the Conservation Area which centres around the Parish Church and the Market Place and contains many Victorian buildings, reflecting the relative wealth of Bury as a satellite town of Manchester.

Image 10 - Photograph of the former Post Office building dating from its time in use as a nursery.



Image 11 - Lions Gardens



The gable end closet to the Millgate shopping centre has been rendered and there is evidence of a modern extension to the rear of the building. These features are of low heritage value. The Millgate Centre, built in the 1990s, is considered to be of limited design quality, though it is of a relatively low height and its visual impact has been minimised by virtue of the existing street layout.

Image 12 – 5 Crompton Street end gable and adjoining Lions Gardens



In recent years, the site has attracted rough sleeping, informal encampments and littering. Complaints have been raised by residents regarding individuals congregating immediately outside habitable room windows, generating noise late into the night and leaving refuse. This has resulted in an environment that is neither conducive to residential living nor consistent with good design principles.

Temporary Heras fencing has therefore been installed as an immediate mitigation measure. This has proven effective in reducing unauthorised access, improving residents' sense of security, and limiting anti-social behaviour. However, such fencing

is visually poor, not designed for long-term use, and does not represent an appropriate or durable solution.

Image 13 demonstrates the existing situation, including a tent erected adjacent to the fencing. Prior to the installation of the fencing, similar encampments repeatedly occupied the site, causing significant distress to residents.

The site is not currently considered to be making a positive contribution to the Conservation Area and offers little in the way of amenity value.

Image 13 – Existing Site



Archive searches provide a clear image of the former Crompton Street Post Office shortly after its opening. The photograph is dated 1902 (Image 14) and to the right-hand side of the image, a brick wall is clearly visible, presumably to mark the edge of the church grounds.

Image 14 – Newly built Post Office, 1902



Further photographic evidence taken from the Historic England archives show the site in the early to midyears of the 20th Century. At this point, the Wesleyan Chapel which was on Union Street, was still standing with its churchyard intact. The site forms part of the former churchyard/burial ground to the rear, which joined Crompton Street.

The 1927 image shows a boundary wall between the grounds of the Chapel and Crompton Street.

Image 15 – Archive aerial photograph, EPW018496, (1927), Historic England



The 1928 image shows the former Post Office building to Crompton Street and the neighbouring grounds of the Union Street Wesleyan Chapel.

Image 16 = Archive aerial photograph, 82_775_vp3_0329, (1928), Historic England.



The 1948 image shows the Wesleyan Chapel with a number of trees along the rear boundary. The positioning of a car on Crompton Street highlights the presence of a boundary wall to the edge of the chapel grounds.

Image 17 - Archive photograph, EAW015986 (1948), Historic England.



Listed Buildings

There are no listed buildings within the immediate vicinity of the Site. The nearest listed buildings are Grade II Derby Hall (Listing: 1067239), which lies approximately 50 metres west of the site and Grade II Union Buildings (Listing: 1318009) at 1 The Rock, 50 metres north of the Site (Image 18). In addition, the Grade I Parish Church of Saint Mary lies 72 metres north of the site (Listing: 10680). The Bury Town Centre Conservation Area Appraisal (February 2007) describes Derby Hall, as “Grade II: 1850 by Sydney Smirke. Classical style, formerly comprising (from left to right) the Derby Hotel, Derby Hall

(originally the town hall) and the Athenaeum. Derby Hotel and the Athenaeum were demolished in the mid 20th century. Ashlar façade with horizontal rustication on the ground floor, dentil cornice and blocking course. Built for the 13th Earl of Derby on hitherto undeveloped plots at the eastern edge of his town land.”

Image 18 - The Rock



Historic Parks and Gardens and Scheduled Monuments

There are no Parks & Gardens of Special Historic Interest or Scheduled Monuments within the vicinity of the site.

5. Impact of Proposals

The proposal is limited to the provision of a boundary to enclose amenity space for the existing building, which is now in residential use. The application proposes a cycle storage facility and a bin store along with an area of landscaping.

Boundaries

The proposed side boundary wall is in red brick, matching the existing and adjacent boundaries in colour, texture and bonding. Coping caps will be added to the wall top, echoing the design and material of the existing rear wall. The proposed front boundary is formed from brick piers with metal railings between to allow a defensible space to the apartments.

Impact: A boundary will be formed, however it should be noted that this boundary can be installed under existing permitted development rights (i.e. 1 metre at the front elevation and 2 metre to the side elevation).

Boundary walls are a traditional component of historic townscape character; noting that historic mapping and images show that a boundary was previously present in the former churchyard.

The proposed brick wall and piers would:

- Use appropriate materials and detailing to match existing materials on site and to match 5 Crompton Street.

- Provide visual solidity consistent with historic enclosures.
- Improve townscape coherence.
- Prevent littering and other anti-social behaviours which harm the Conservation Area

The open metal frontage maintains visual permeability, preventing a sense of defensive enclosure and preserving views across the site.

The material selection and simple form is considered appropriate for the context within the urban Conservation Area. There is not considered to be any level of resulting harm to significance of the Conservation Area or 5 Crompton Street.

Bin and Cycle stores

Bin and cycle stores will serve the apartments. The bin store is in timber and sits behind a steel-backed railing gate, ensuring the bins are not visible from the street. The covered bike store is to the rear of the space and has planting to the front to soften its appearance.

Impact: Neither store will result in any level of harm to significance of the Conservation Area and both are considered necessary in order to provide required facilities to the apartments.

Soft landscaping

An area of low-level planting is proposed within the external space. This serves as amenity for the residents and offers environmental benefits.

Impact: The soft landscaping is set back from the street, ensuring a more urban character is retained to the street edge. There is no level of harm caused to the Conservation Area.

Relocation of features

The two plaques and lion sculpture are to be repositioned, facing the adjacent space.

Impact: Neutral, the features will remain visible and integrated as part of the new boundary which will ensure their long term preservation.

6. Planning Policy

The legislation concerning built heritage is contained within Planning (Listed Buildings and Conservation Areas) Act 1990. Government Policy is set out within the National Planning Policy Framework (NPPF, updated 2024). Local planning policy is set by saved policies within the Bury Unitary Development Plan (1997), the Places for Everyone (PfE) Plan (2024) and the Bury Town Centre Conservation Area Appraisal (February 2007). Appendix A (Table 1) contains a policy review of the relevant policies.

The proposals are not considered to result in any degree of harm to the significance of the heritage assets and accord with national and local planning policy.

7. Conclusion

The proposal relates to a parking area which sits within the Bury Town Centre Conservation Area. The site lies adjacent to Lions Gardens and 5 Crompton Street. 5 Crompton Street is not listed but has been referenced within the Town Centre Conservation Area Appraisal as having architectural merit. The building is also listed in the draft non-designated heritage assets list which is yet to be approved.

The site is not considered to have any features of heritage significance, though commemorative plaques and lion statue are in place dating from the latter part of the 20th century.

Proposals are to create a boundary to form a private space for residents of the former post office building and include the forming of walls using brick and railings, creation of a bike store and bin store. A visual screen between the bin store and the street will be formed by a metal back panel to the new access gate. Soft landscaping also forms part of the proposal.

The permanent enclosure is necessary to:

- Safeguard the living conditions and privacy of residents.
- Prevent anti-social behaviour, trespass and rough sleeping.
- Improve safety and perceptions of security.
- Protect the site from misuse and environmental degradation.
- Provide a durable, high-quality boundary treatment.
- Support effective long-term management of the site.
- Restrict unauthorised parking

- Enable the provision of bin storage and cycle facilities for residents.

The proposal therefore represents a proportionate and reasonable response to an evidenced problem affecting both residential amenity and the wider environment.

Under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the Applicant could erect an enclosure within specified height limits without the need for planning permission. This represents a clear and realistic fallback position, which is a material planning consideration. Refusal of the current proposal would not prevent the site from being enclosed but would result in a less coordinated and less visually appropriate outcome.

Having regard to the scale of the adjacent building at 5 Crompton Street and the surrounding urban context, the proposed front boundary walls, pillars, railings and gates would not appear disproportionate in terms of height, scale or appearance. The development would not dominate the character of the area nor appear visually intrusive.

The proposal would not harm the character or appearance of the Conservation Area and would represent an improvement over the existing temporary fencing.

The proposal represents a necessary, proportionate and well-designed intervention to secure a vulnerable urban site and protect neighbouring residents. It complies with the development plan when read as a whole and would contribute positively to the economic, social and environmental conditions of the area.

The history and significance of the site have been explored. The land was historically part of the churchyard, separated from the street by a boundary. Proposals use a material palette considered appropriate for the urban setting and the design of the boundary treatment references the existing walls and adjacent building.

Proposals are not considered to exert harm upon the conservation Area or non-designated heritage asset and provide required storage for the bins and cycles associated with the residents of the apartment scheme as well as giving defensible space.

The planning application should be approved.

Appendix A

NPPF (2024)

NPPF, paragraph 219

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.

The proposed scheme is an enhancement to the existing situation which is an open parking area with temporary Heras fencing which has been unkept over previous years. There are no features of interest or significance.

The proposals are not considered to result in any degree of harm to the significance of 5 Crompton Street.

The Bury Town Centre Conservation Area Appraisal

Paragraph 4.5

The appraisal highlights that 'Stone and brick: historic buildings within the conservation area are mostly constructed from the local sandstone – a fine-to-medium grained buff sandstone – or red brick. The stone used is fine quality and has weathered well. The local sandstone is a durable building stone that has not suffered adversely from erosion. This is undoubtedly because the stone is of fine quality and was well laid. The brick in the conservation area is a mixture of modern and more historic brick. In general, there are few examples of serious problems with erosion.'

The proposed red brick wall and piers would have been designed to match the existing brick rear wall and red bricks that are present throughout the Conservation Area and 5 Crompton Street.

The Places for Everyone (PfE) Plan (2024)

Policy JP-P2: Heritage

We will proactively manage and work with partners to positively conserve, sustain and

The application site is directly adjacent to a building of some character in the town

	<i>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.</i> <i>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.</i> <i>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</i>	centre, whilst not Listed has some notable architectural merit, being mentioned specifically in the Town Centre Conservation Area Appraisal. The heritage assessment has concluded that there will be no harm on any heritage assets. Boundary walls are a traditional component of historic townscape character. The proposed brick wall and piers would: • Use appropriate materials and detailing. • Provide visual solidity consistent with historic enclosures. • Improve townscape coherence. • Prevent littering and other anti-social behaviours which harm the Conservation Area The open metal frontage maintains visual permeability, preventing a sense of defensive enclosure and preserving views across the site. The proposals have a number of public benefits outlined below:
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	<i>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.</i> <i>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.</i>	• Protection and enhancement of residential amenity • Prevention of unauthorised parking • Reduction in anti-social behaviour and trespass • Improved safety and perceptions of security • Enhancement of the Conservation Area's character • Improved setting of Lions Gardens • Replacement of unsightly temporary fencing • Improved long-term site management. The proposals accord with this policy.
UDP (1997)		
EN2/1 - Character of Conservation Areas	<i>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</i>	The development would preserve and enhance the Conservation Area by: • Removing unsightly temporary fencing • Reinforcing traditional boundary treatments • Improving environmental quality • Reducing activities that detract from character. The proposals accord with this policy.

	<i>bring unused land or buildings back into beneficial use; prepare and promote design guidelines to ensure sympathetic development.</i>	The heritage statement demonstrates that the enclosure does not harm any heritage assets.
EN2/2 - Conservation Area Control	<i>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.</i>	The enclosure has been carefully designed in terms of scale, materials, detailing and relationship to surrounding buildings. It reflects traditional boundary forms commonly found within historic urban settings. A heritage statement is submitted which demonstrates that the enclosure does not harm the Conservation Area or 5 Crompton Street. The proposals accord with this policy.

