

**The Parkside Hotel
281 Bury Old Road
Prestwich
M25 1JA**



Heritage Statement

AUGUST 2020

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Heritage Statement

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Cover

Bury Old Road (before 1952, Bury Archives ref: B15935)

Note: Site outlines may appear differently on some figures owing to distortions in historic maps. North may not be up the page and is generally approximate on early maps.

Unless otherwise noted, figures are not shown to scale.

Executive summary

We are instructed by Clients to prepare a Heritage Statement in relation to a proposed development at the former Parkside Hotel, 281 Bury Old Road, Prestwich, M25 1JA. This desk-based study assesses the possible impacts of the proposed development on built heritage assets in the area.

Designated heritage assets that may be affected comprise:

- *Heaton Park RPG Grade II – immediately to the east of Bury Old Road (Manchester City Council)*

Nearby Designated assets:

- *Heaton Park Congregational Church LB Grade II – some 300m to the south-west*
- *Rose Cottage LB Grade II – in Eaton Park some 400m to the NW*

Non-designated built heritage assets that may be affected by the development comprise:

- *The former Parkside Hotel, a locally listed building (Draft Local List)*

Non-designated built heritage assets nearby:

- *Coach and Horses Bury Old Road*
- *Heaton Park Methodist Church*
- *Prestwich Preparatory school*
- *St Margaret's Tavern*
- *The Ostrich Inn*
- *Woodthorpe Hotel*

Conclusions

The proposal comprises minor alterations to change the use of the building from pub to restaurant with bar. The only proposed external alteration is changing a window to a door on the rear elevation.

The proposal will have no material impact on the significance of Heaton Park.

The proposal will have no material or physical impact on other nearby designated heritage assets and therefore will cause no harm to significance elsewhere, i.e. the significance of any asset will be unaffected by development in its setting.

The proposal will have a no material impact on the significance of the former Parkside Hotel, on balance, it is considered that the benefits of its beneficial occupation and reuse outweigh any disbenefits attendant upon the change.

Overall there will be no harm to the significance of any heritage asset or its setting. The proposal is considered to accord with national and local heritage policy and advice.

Recommendation

No further heritage work is required.



Mark Strawbridge MRTPI IHBC FRSA

CAMplan

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 CAMplan are instructed by Clients to prepare a Heritage Statement in relation to a proposed development at the former Parkside Hotel, 281 Bury Old Road, Prestwich, M25 1JA. The site is in Holyrood Ward, Bury Borough Council.
- 1.1.2 This desk-based study assesses the impact of the scheme on built heritage assets (standing buildings). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2019) and to standards specified by the Institute for Archaeologists (CIfA Oct 2012/Nov 2012), English Heritage (2008, 2011), Historic England (2015) and the Institute of Historic Building Conservation (IHBC 2009).
- 1.1.4 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author, correct at the time of writing. Further investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 There are no designated built heritage assets on the site.
- 1.2.2 The nearest listed buildings are Heaton Park Congregational Church LB Grade II – some 300m to the south-west and Rose Cottage LB Grade II – in Eaton Park, some 400m to the NW
- 1.2.3 The site is notionally within the setting of Heaton Park a registered park (RPG) listed Grade II – immediately to the east of Bury Old Road (Manchester City Council).
- 1.2.4 The site is not within a Conservation Area.
- 1.2.5 There will be no material, physical impact on any designated heritage asset.

1.3 Non-designated assets

- 1.3.1 Bury Council maintains a 'Local List' (currently in draft). The former Parkside Hotel is included.
- 1.3.2 The criteria for selection are as follows:
 - Age and rarity
 - Historic interest
 - Architectural interest
- 1.3.3 It is unclear which of the above specifically confer the locally listed status on The Parkside Hotel.

1.4 Aims and objectives

- 1.4.1 The aim of the assessment is to:
 - identify the presence of any built heritage assets that may be affected by the proposals;
 - describe the significance of such assets, as required by national planning policy;

- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon heritage assets and/or their setting.



Fig 1 Site location

Supplied by Clients

2 Site and Environs

2.1 History

- 2.1.1 The Author is grateful to the author of an article 'A Short History of Prestwich' (Peter J Corbally 2010 <http://www.prestwichheritage.co.uk/a-short-history-of-prestwich/>) for the following extract:

Prestwich in the seventeenth and eighteenth centuries remained a rural backwater, lightly populated, with an important church to be sure but with an absentee landlord until 1794. Transport links were poor and Prestwich was just surrounded by a spidery network of narrow country lanes and farm tracks. A turnpike road of 1754 (Bury Old Road) passed half a mile away to the east.

That situation changed gradually. Prestwich became a weaving centre as did most of the neighbourhood. Silk weaving, which was a refined art, spilled over from Middleton into Prestwich, especially at Bowlee and Rooden Lane. Silk weaving had been brought into Middleton in the late 17th century by Huguenot refugees from France. But it was domestic industry based in weaver's cottages.

Middlemen called Putter-Outers or "Manufacturers" collected raw materials from warehouses in Manchester and distributed them to weavers to make up on looms in their own cottages. The Putter-Outers delivered the finished goods back to the warehouses and the process revolved on a weekly basis.

A famous Putter-Outer in mid-19th Century Prestwich was "Roger Yates ut neest". Roger Yates of Cuckoo's Nest. His house and warehouse extension are still in existence. Roger walked into Manchester several times a week with his wagon to deliver woven goods and collect supplies for his weavers.

Handloom weaving reach its peak in the 1790s and weavers were temporarily an elite group. But machines and factories gathered pace and wages fell. Weavers from all over the region met at Prestwich in 1816 in a "Weavers Parliament". Their aim was to obtain guaranteed rates of pay. But weavers' living standards continued to decline and Handloom Weaving was a poor job by the 1840s. Domestic Handloom weaving was finally killed off by the Manchester Cotton Famine 1864-66. The Civil War in America stopped supplies of cotton to Lancashire and the Industry ground to a halt. There was considerable distress in the Rooden Lane area of Prestwich during the Cotton Famine.

Another aspect of the textile industry that flourished in Prestwich was bleaching and dying. The first whitster mentioned in the Prestwich Parish Register was in 1678. Whitsters were bleachers who soaked cloth in alkali (a mix of potash and lime) and then laid it out in fields ("bleaching crofts") or hung it on tenter lines with tenter hooks for several months.

In the early 18th century they started using chemicals (Sulphuric acid at first and then chloride) to bleach the material. Bleaching developed steadily in Prestwich through the 18th century. There seemed to have been three main sites for it – at the bottom end of Prestwich Clough, in Spring Vale adjacent to Hilton Lane and at Kersal Moorside (on the Singleton Brook in the George Street area of Sedgley).

A whitster called Issachar Thorpe was the first local person to step up to bleaching on an industrial scale in his bleach works at Bunker's Hill in about 1777. Issachar Thorpe had Dams Head Lodge built to supply his bleach works and dashwheels with water. Thorpe's premises later became Wardleworths (famous for its Turkey Red dyes) and then turned into the Waterdale Bleachworks.

But as late as the 1851 Census we still find five men describing themselves as "crofters" i.e. working in bleaching crofts in the old way.

Bleaching and dyeing was a major part of Prestwich life in the 19th century. In the 1881 Census, James Buckley, who had the Prestwich Clough Bleach and Dye Works at that time was described as "Bleacher employing 103 men". And Buckley's was just one of three or four bleachers and dyers in Prestwich at the time.

The whole prospect of Prestwich changed in 1828. In that year the Turnpike Road from Manchester to Bury was opened. It followed the line of the old Roman road out of Manchester

up to the centre of Prestwich where it diverged to head round the end of Mere Clough and join Bury Old Road in Besses o' th' Barn.

The new road in 1828 transformed Prestwich; it turned the quiet village into a suburb of Manchester. Prestwich was now on the map – it was halfway between Manchester and Bury whereas before it was not halfway between anywhere and anywhere else, it was just in the middle of nowhere. Wealthy people from Manchester and Salford bought up land and built large Victorian villas (Elderslie, Hornby Lodge etc) on or near the new road.

Bury New Road also realigned Prestwich on a north-south axis. Previously there seems to have been a scatter of houses and farms and cottages. Bury New Road cut straight through it all, gave it a unifying theme and a “High Street” section.

Trams and their routes on both main roads through Prestwich also affected the march of bricks and mortar around the 1900s.

Following Public Health reforms in 1848 each County was required to set up Lunatic Asylums. Lancashire established three of them. The one serving Greater Manchester came to Prestwich in 1851. Part of the reason for choosing Prestwich was because it was still rural; good air and country walks were part of the treatment for lunacy in those days. Basically the Asylum / Hospital occupied the land of the historic Prestwich Wood estate bought from the Milnes family.

The next step came with the railway in 1879. After the railway was built vast swathes of housing grew up within easy reach of the four stations – Bowker Vale, Heaton Park, Prestwich and Besses o' th' Barn. The Earl of Wilton also tried to sell Heaton Park at the same period, luckily there were no takers or that would have disappeared under housing.

Prestwich became an integral part of the Greater Manchester conurbation.

- 2.1.2 The pub was a tied house for Boddingtons, one of a large number in the area. The Boddington tied estate was accumulated largely through purchases and take overs – the company did not have a recognisable architectural ‘house’ style, in the way of Home Brewery (Nottingham) or other companies and bought rather than built bespoke property. The pub, in its current manifestation at least, probably dates from the early C20th.

2.2 Heritage Assets

- 2.2.1 Neither of the two listed buildings referred to nor their settings will be materially affected by the proposed development, by virtue of relative disposition and absence of any causal link.
- 2.2.2 Fig 2 shows the location of Heaton Park in relation to the application site.



Fig 2 Proximity to Heaton Park (HE 2020)

- 2.2.3 Figs 3 shows a view from the south along Old Road (before 1952). Note the Commercial Inn on the far-left side, the Methodist Chapel with tower (removed by the time of the 1952 OS) and the distinctive roof line of the application site just right of centre. Note also the tram lines and the high wall boundary to Heaton Park, on the right-hand side.
- 2.2.4 Fig 4 shows the current scene from a similar viewpoint.



Fig 3 Along Bury Old Road from the South (Bury Archives B15935)



Fig 4 Current view (GE 2020)



Fig 5 The site in context with Eaton Park (GE 2020)

2.3 Non-designated assets

- 2.3.1 The Parkside is a locally listed building (Draft List). The Parkside Hotel is described by the agents as 'a prominent, two storey, semi-detached property'.
- 2.3.2 The Parkside is a brick and stone-built property with part painted facade and single storey addition to the side, beneath a number of pitched tile roofs. Notwithstanding the appearance of some evidence on the 1948 mapping for the area, it is suggested that the pub, in its present form, dates from at earliest, the turn of the C19th and C20th.



Fig 6 East Elevation (Stock, undated)

2.4 Map regression

- 2.4.1 Available OS mapping dates from 1848. Figs 7 – 10 inclusive below illustrate the continuing urbanisation of the area at the end of the C19th and into the C20th. (Please note that the site shown on these figures is indicative only).
- 2.4.2 The majority of the development around the site dates from the late C19th- early C20th, the built form is focussed on the road network and the two main mills.

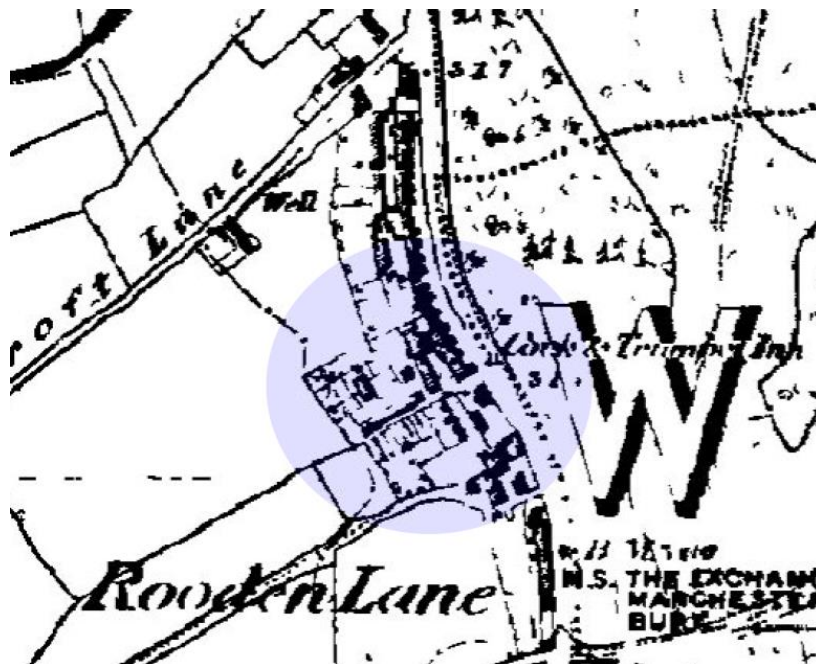


Fig 7 OS 1848

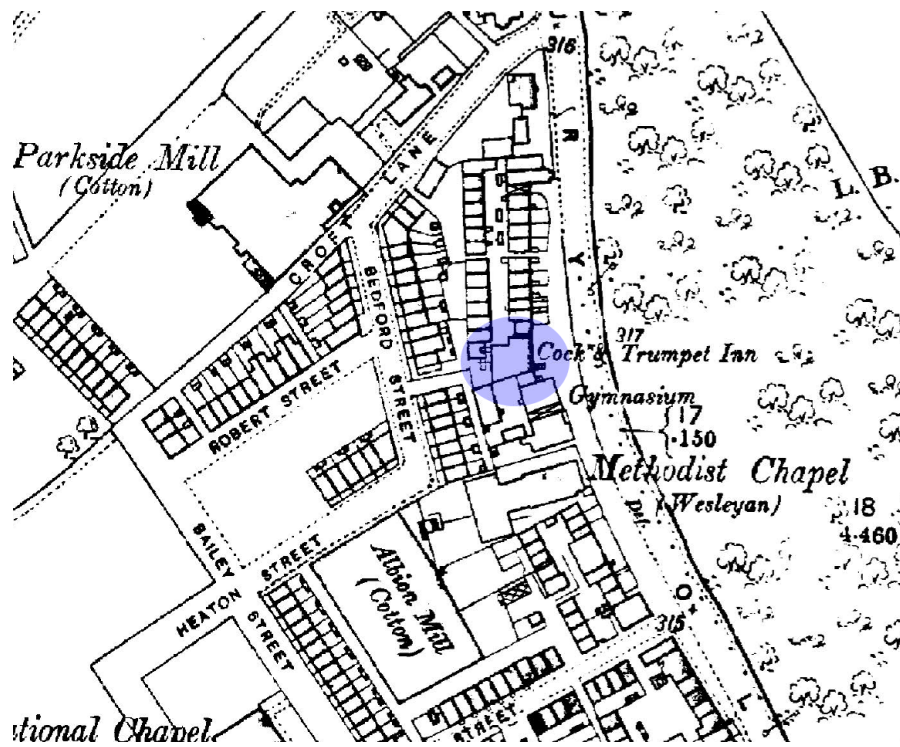


Fig 8 OS 1891-1893

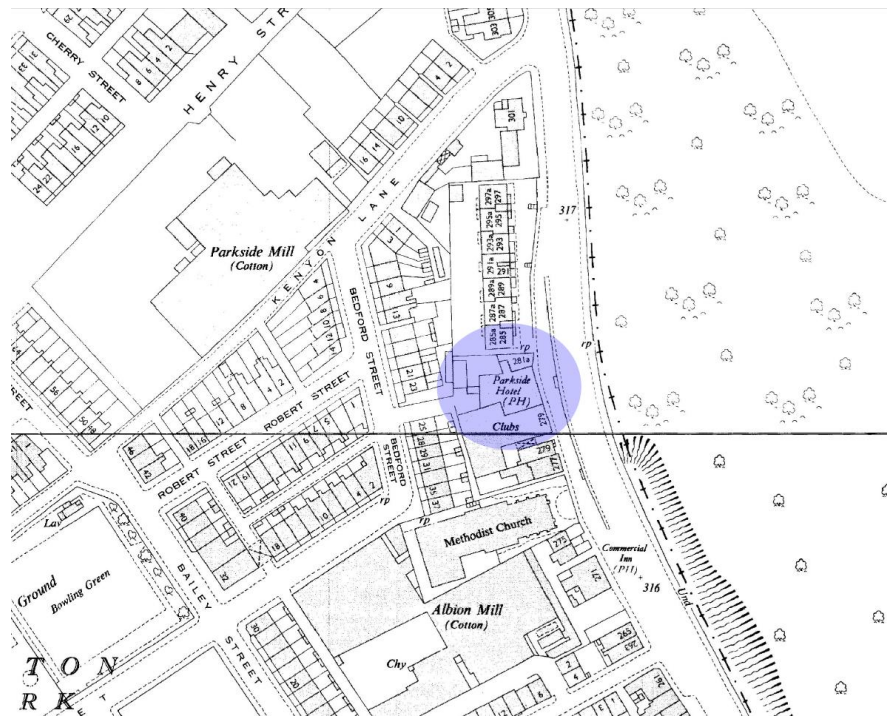


Fig 9 OS 1952

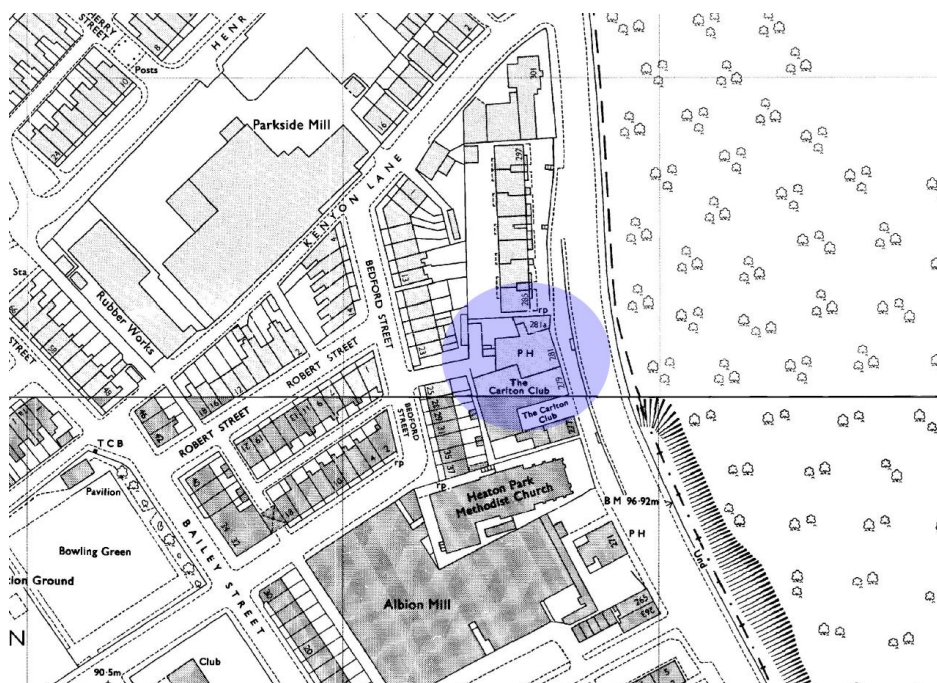


Fig 10 OS 1973-1974

- 2.4.3 There is reference to the '*Cock and Trumpet Inn*' on the 1848 map; although indistinct, the label appears to relate to a site nearer to the junction with Newtown Street - i.e. further south from the position shown on the later mapping, approximately where The Commercial Inn now stands.
- 2.4.4 The area in the early 1800s is virtually all rural, with only what became Albion Mill giving a preview of later industrialisation and urbanisation.
- 2.4.5 There is a drastic change in context between the early and later C19th, as mirrored in the historical description for Prestwich as a whole (see above).
- 2.4.6 The mapping illustrates the evolution of the area from rural to urban, in both form and character. The distinction between with the West side of Bury Old Road and Heaton Park however remains striking.

2.5 The Parkside Hotel/PH

- 2.5.1 The entry in the council's local list is not accompanied by supporting script nor justification. Of the criteria for entry on the local list, it is suggested that the Parkside:
 - In terms of age and rarity, is over 40 years old but was not constructed before 1840 and retains original external features of quality.
 - In terms of historic interest, the building was a tied house of Boddingtons, along with over 500 other pubs within a 20-mile radius of Manchester.
 - In terms of architectural interest the building is a good and interesting example of 'mock-Tudor' pub architecture, Arguably the building contributes to the character, setting and visual interest of Heaton Park by virtue of sharp contrast
- 2.5.2 Whereas we would concede that it was a 'local landmark' as a community facility, the pub only features tangentially in series of views when travelling along the Bury Old Road and is not prominent.
- 2.5.3 Despite attempts to secure and maintain and retain it, the current state of the building is not good and is probably deteriorating through lack of use.
- 2.5.4 The restoration of the building to a position where it could be used and/or re-purposed would appear to be viable in historic asset terms – there would need to be little apparent change required to give the building a new lease of life.

3 Significance

3.1 Planning History

- 3.1.1 Inspection of the LPA website reveals no relevant planning history for the site.

3.2 Setting

- 3.2.1 Any heritage assets can have a setting which may contribute to significance. Setting is defined in the National Planning Policy Framework (NPPF) as *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral."*
- 3.2.2 Setting is not an asset in its own right nor does it possess 'significance'. Setting may however contribute to the significance of an asset.
- 3.2.3 In this case the setting of The Parkside and Heaton Park are conjoined and contiguous.
- 3.2.4 The character of the western edge of Heaton Park contrasts markedly with that of the built form on the West side of Bury Old Road, including the pub. It is considered that this sharpness of definition contributes to the significance of the designated asset by virtue of contrast. As long as the definition is not blurred in anyway by development on either side, significance will not be harmed.

3.3 Statement of significance

- 3.3.1 The determination of the significance of historic assets is based on statutory designation and/or professional judgement against 4 'values' (English Heritage/Historic England - 2008/2015) restated in the advice document GPA 2 - Managing Significance in Decision-Taking in the Historic Environment (HE 2015/2019).
- 3.3.2 The 4 values are:
- Evidential value
 - Aesthetic value
 - Historical value
 - Communal value
- 3.3.3 This is refined by National Planning Policy Guidance (PPG), last updated in July 2019.
- 3.3.4 The nearby listed buildings are Grade II and as such are considered to be of **High** significance.
- 3.3.5 Heaton Park Registered Park and Garden (RPG) is a designated asset of **High** Significance.
- 3.3.6 The Parkside is locally listed; as such it is of **Medium** Significance as a baseline. It has historic and communal value but it is considered its contribution is primarily aesthetic. The significance of an asset can be affected by the level or otherwise of survival of elements, features, etc. The internal arrangements have been altered over time and contribute little towards the significance of the asset. Lack of occupation is a worry, in terms of ongoing care and maintenance of the asset. In combination the building of itself is of **Medium to Low** significance.
- 3.3.7 The communal value has decreased with the cessation of use of the pub but is retained in the community's memory.
- 3.3.8 The pub is not prominent in longer views; it only features in limited, tangential views along the Bury Old Road.
- 3.3.9 Internally, there have been changes through time. It is the external appearance that embodies the significance in the main.

4 Impact of Proposed Development

4.1 Site

- 4.1.1 The proposed development of the site envisages alterations, principally internally, to undertake a change of use from A4 (Public House) to A3 (Restaurant with Bar).

4.2 The Scheme

- 4.2.1 The proposal is as described in supporting documentation and drawings ref: 008-01 to 008-08 inclusive. The only proposed external alteration is changing a window to a door on the rear elevation. The principal elevation will be unchanged.



Fig 11 Proposed East Elevation (Bury Old Road) (2020)

- 4.2.2 Proposed changes to the external appearance of the building will be minor. Combined with a beneficial use and potential for ongoing maintenance it is considered that, on balance, there will be an enhancement and significance will be better revealed.

4.3 Designated assets

- 4.3.1 The proposed development will have no physical impact on nearby listed buildings.
4.3.2 The development will not impact on the setting nor be of harm to the significance of Heaton Park.
4.3.3 The site is not within a Conservation Area.
4.3.4 There will be no harm to the significance of any designated heritage asset.

4.4 Non-designated assets

- 4.4.1 Nearby locally listed buildings will not be physically affected by the development.
4.4.2 The development will have a minor physical impact on the Parkside Hotel but this will be in the positive – i.e. there will be no harm to its significance.
4.4.3 The beneficial reuse and repurposing of the building will reintroduce a level of vitality to the area and by virtue of continued access to the public, will better reveal significance.

4.5 Setting

- 4.5.1 By virtue of lack of intervisibility, relative disposition and intervening urban and suburban forms, the development will not be within and, therefore have no material impact on, the setting of the two listed buildings in the vicinity and no harm will be caused to significance.

- 4.5.2 The development will have no impact on the existing setting of other LLBs in the area.
- 4.5.3 The setting of the site and that of Heaton Park are conjoined and contiguous. The contribution of the setting to the significance of the RPG will be maintained.
- 4.5.4 It is concluded that the setting of the Parkside Hotel and its minor contribution to the significance of the LLB will be unaffected by the proposed development.

5 Conclusions and Recommendations

5.1 Conclusions

- 5.1.1 The proposal comprises minor alterations to change the use of the building from pub to restaurant with bar.
- 5.1.2 The proposal will have no material impact on the significance of Heaton Park.
- 5.1.3 The proposal will have no material or physical impact on other nearby designated heritage assets and therefore will cause no harm to significance elsewhere, i.e. the significance of any asset will be unaffected by development in its setting.
- 5.1.4 The proposal will have a no material impact on the significance of the former Parkside Hotel, on balance, it is considered that the benefits of its beneficial occupation and reuse outweigh any disbenefits attendant upon the change.
- 5.1.5 Overall there will be no harm to the significance of any heritage asset or its setting. The proposal is considered to accord with national and local heritage policy and advice.

5.2 Recommendation

- 5.2.1 No further heritage work is required at this stage.

6 Planning framework

6.1 Statutory protection

Listed Buildings and Conservation Areas

- 6.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

6.2 National Planning Policy Framework¹

- 6.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice has been updated in 2019. NPPF Section 16: Conserving and enhancing the historic environment, is most relevant to this case.
- 6.2.2 However it remains that one of the 12 core principles that underpin both plan-making and decision-taking within the framework is to '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*' It recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account. The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community.

¹ Ibid

7 Determining significance²

7.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about 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, along with and educational, social or economic values.

7.1.2 Table 1 gives examples of the significance of designated and non-designated heritage assets.

Table 1: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings English Heritage Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
English Heritage Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

² This advice is being updated but remains applicable, in essence.