

Heritage Statement
Proposed Care Home
77 Bury Road
Radcliffe
M26 2UT

We are advised that the building is classed as a Non-Designated Heritage Asset.

These are buildings having a degree of significance meriting consideration in planning decisions, but not formally designated Heritage Assets.

There is little written historical information on the building, however it appears to have been designed as a dwelling, and a 1907 dated map identifies this as a rectory.

The site was initially shown as open land in 1851, and subsequent maps record this site as part of Withins Colliery, which, in 1893, were shown to include railway sidings.

The 1907 map first indicates the building as a rectory site on Bury Street (later to become Bury Road) surrounded by open land, with the Lancashire and Yorkshire railway running to the west and north of the site.

By 1923/31 Bury Road had extended to the north east, and development had taken place opposite the rectory. Until 1937 the historical maps identify the building as a rectory. In 1957 it was identified as 'St. Mary's Parish Church Rectory'.

The maps identify the building as a rectory up until 1965, however by 1980 it appears to have lost this title, and by February 1985 it was offices, and subsequently, around this time, became a care home.

The style of the building was modest with simple brickwork walls set below a steeply pitched slate roof. The envelope has a bullnose brickwork course at first floor level, and windows are simple tall and narrow proportions with stone heads and cills.

The second floor is contained within the roof void, although because of the relatively large floor to floor heights the building is still tall.

A functional steel staircase, with profiled metal cladding finish, has been added to the rear of the property. This is of poor design quality.

In 2016 Outline Consent was given for demolition of this building, and construction of a small housing development.

We are of the opinion that whilst the building has historical value, in terms of local area, it has little architectural value. The Local Authority have, in the recent past, approved demolition.

We would conclude that construction of the proposed care home on the adjacent site will not materially affect the setting of this asset.

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