

HERITAGE STATEMENT

28 Haymarket Street,
Bury,
BL9 0AY

Proposal

Replacement Windows to First and Second Floors.

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1.0 INTRODUCTION

This Heritage Statement accompanies an application for planning consent to replace the existing windows on the first and second floors of 28 Haymarket Street, Bury. The ground floor is 'let' out separately for retail use. The applicants are keen to secure the long-term viable use for the upper floors of the building. Having undertaken market research, the applicant has concluded the only viable use for the upper floors of the building is residential.

Given the above, an application was submitted for 'Prior approval for proposed change of use of first and second floors from commercial (Use Class E) to 4 no. flats (Use Class C3)' which was approved in April 2024. The applicant now wishes to make the relevant external changes to the building. The property is a three-storey building at the end of a terraced row, located on the corner of Haymarket Street & Broad Street.

Guidance for heritage statements emphasises the need for the documents to be appropriate in length. The nature of the property encompasses a number of distinct elements and features, the extent of the proposed works and the designation and surrounding architectural buildings have driven the length of this document

In terms of Heritage value, the property itself is allocated (Draft) as a Non-Designated Heritage Asset (NDHA), the property is also positioned within the Bury Town Centre Conservation Area. It is necessary therefore to consider the proposal in terms of the Town and Country Planning Listed Building and Conservation Act.

Numbers 28-30 Haymarket Street (including rear of 28, which has a separate entrance adjacent to School of Arts and Crafts). Originally three houses, all dating from the mid-19th century. The two houses which are now called number 30 have four bays and are of dark red brick, with stone sills and lintels, and ornate carved wooden window surrounds to the first floor of the first and last bay. The carving features a crown, which may relate to the building's early twentieth century use as a public house. Replaced or boarded up windows; modern shop fronts. Number 28 has six bays to Broad Street and

one bay to Haymarket. Dark red brick, stone sills, lintels and riser. Stone door case to Broad Street, adjacent to School of Arts and Crafts. Replacement wooden windows.



Above: The above image indicates (red circle) the location of the proposed site. The red Line indicates the Conservation Area boundary.



Above: The aerial image above indicates the location of the site amongst other commercial buildings within the town centre.

2.0 PLANNING POLICY

The key theme of delivering sustainable development is at the core of all the policies and objectives in this document. Sustainable development incorporates not only an environmental role (protection of heritage and townscape assets of value), but also a social role (supporting the communities health and social needs) and economic role (contributing to building a strong, competitive and responsive economy by supporting growth and the provision of infrastructure).

There is a presumption in favour of sustainable development. This means approving development that accords with the development plan without delay (where the development plan is up to date) and (where the development plan is silent), granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

‘Significance’ with regard to heritage assets is defined by the NPPF as: ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

Planning practice guidance identifies that substantial harm is a high test and may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework.

In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the

asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

When considering potential impacts, the **NPPF** provides the guidance below-;

Paragraph 200 of the NPPF - "In determining applications, local planning authorities should require an applicant to 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

BURY LOCAL PLAN

Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the UDP are relevant to this proposal.

In addition to the Conservation Area considerations Policy EN1/2 seeks to ensure that proposals do not have an adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Policy EN1/8 further seeks to ensure that proposals respect the architectural elements of the building and the character of the surrounding street scene.

3.0 HERITAGE ASSETS

BURY TOWN CENTRE CONSERVATION AREA AND HAYMARKET STREET

Bury Town Centre Conservation Area was designated in 1978 and extended to the west in September 2005.

The conservation area covers the historic core of central Bury, the heart of the medieval settlement, with densely built-up streets radiating to the east, south and west. The irregular grid of streets focuses on the junction of the Market Place, Bolton Street, Silver Street and The Rock. Although there are no mills within the conservation area, cotton mills were built in the area south of the Rock, and to north of the town centre. The architectural interest of the conservation area is principally in the fine grouping of Victorian and Edwardian civic and commercial buildings which remind visitors of the town's 19th century heyday.

The town's distinctive and unified character is partly derived from the use of local sandstone, and the fact that many of the town's most important buildings were constructed in a relatively narrow window of time between 1850 and the early 20th century. This contributes to the overall Victorian character of the principal streets, which are enlivened by later Edwardian additions which neither use local materials nor ape the existing building style. Bolton Street Station, the Art Picture House on Haymarket Street, and number 1 and numbers 15-21 The Rock are good examples. The prevailing scale is three to four storeys. The Bolton Street railway station is a reminder of the role of transportation in the 19th century development of the town; this line opened in 1846, one of two into the town.

The historic core of the town is the area around the Market Place, which reflects Bury's early development at the junction of the roads to Rochdale, Manchester and Bury Bridge. Enclosing the Market Place are several listed buildings, including St Mary's Church. Immediately north west is The Wylde, a medieval street, and the archaeological remains of Bury Castle. South of the Market Place, on Silver Street, Market Street and Broad Street, is a fine collection of 19th century commercial and civic buildings. The

south western part of the conservation area is predominantly residential in character, although some former houses are now used as offices. The restored East Lancashire Railway, with a station in Bolton Street, forms the western boundary of the conservation area and provides an important focus for tourism. Many of the conservation area's features are linked to or surrounded by areas of public open space.

The northern part of Haymarket Street, by Kay Gardens, was sparsely developed in 1848; the triangle formed by the current gardens was home to the Lord Derby's 1839 Market Hall. Now this part of Haymarket Street is predominantly two storeys, red brick and a mixture of late Victorian and early twentieth century architecture. Kay Gardens, with its listed memorial to John Kay, dates from 1908; it has recently been restored. South of Kay Gardens is a low-rise modern transport interchange, while the area to the east, on south Market Street, includes a three-storey, nineteenth century terrace and the much-altered Bury District Co-operative Society Emporium of 1936.

The west side of the southern half of Haymarket Street, first developed as John Street in the last half of the nineteenth century, now has a range of buildings of differing heights and architectural styles. On the corner of Moss Street is a grade II listed c. 1840s former dispensary which survives largely unaltered externally; next door is the Art Picture House, a 1921-2 cinema listed partly for its intact interior. Some buildings in this area are in a deteriorating condition. This problem, and the sheer volume of cars, taxis and buses using the streets, contribute to the area's current down-at-heel character.

The street is terminated to the south by Angouleme Way, a dual carriageway. Back Haymarket Street provides interesting back-street views looking north south, and some nice features including metalwork to the rear of the School of Arts and Crafts.

LISTED BUILDINGS

There are a number of Listed Heritage Assets which surround the site, however in this instance the assets closest and adjacent to the site are selected for significance, 'Kay Gardens' and 'Bury school of arts and crafts'.

Kay Gardens Monument - Grade II

1908, by W Venn Gough of Bristol. Memorial to John Kay, inventor of the Flying Shuttle. An ornate, Italianate domed octagon, 34 ft high. 7 steps. Horizontally rusticated based sandstone, re-used from old market. Main stage of 8 red granite ionic columns broken forward under entablature frames panels depicting looms, except on side bearing medallion of Kay. Dome of Portland stone encircled by balustrade, surmounted by bronze figure of Fame and surrounded by smaller figures of Agriculture, Engineering, Mining and Weaving.



Bury school of arts and crafts - Grade II

GV II Former Technical School, now (1991) an Adult Education Centre. Dated 1893. Designed by the Borough Engineer, Joshua Cartwright, for Bury Borough Council. Accrington brick with principal elevation's faced with Cullingworth limestone; Westmorland slate roofs. Occupies a long irregular site bounded by Broad Street, Moss Street and Back Haymarket Street. Rooms lead off from a central spine corridor (with main stairs set centrally to one side (E)) and include top-lit studios on the Broad Street (entrance) range, a north-lit weaving shed to the W (part of a sequence of textile instruction rooms); almost detached for safety reasons are the Chemical Laboratories; to the lower Haymarket Street, W, side are the physical Sciences rooms, along with various offices, lecture theatres and libraries.

It was reputed to be among the best equipped Technical Schools in northern England. Free Renaissance Style. Broad Street elevation (N): all stone, basement, 1st floor and attic studios. 5 bays, the centre projected as a porch with pedimented attic storey. 3-light windows to principal floors, the basement area protected by contemporary railings with low stone piers with moulded caps.

Rustication to basement, Sculptural friezes to window bays and intermediate pilasters (the latter breaking the moulded cornice and surmounted by shaped finials), the former representing the various Arts, Crafts and Applied Sciences. The central doorway has a Swan-necked pediment on console brackets which frame the words 'TECHNICAL SCHOOLS'. Elaborate double gates. Rear elevation (Moss Street, facing the Museum & Art Gallery), also stone, single-storeyed, 3 bays each with 3-light window with mullions and transom and, over the too right-hand bays, a shaped gable wall containing the municipal coat of arms.

Side elevations, brick, irregularly fenestrated with various Flemish gables; Back Haymarket Street contains full-height recessed canted bay window that lights the Main Street. Plain elevations to S.W. (facing Sparrow Park); there were unexecuted proposals to extend the building at this point. All flues gathered in tall battered square-section stack with fluted stone panels below cornice. Interior: many well-preserved doors and door surrounds, areas of wall tiling, mosaic flooring, elaborate wall radiators with terms, coloured glass etc. Open well stairs with decorative cast-iron work. Various specialised rooms include a textile instruction room which is identical (but on a miniature scale) to contemporary weaving sheds. The building has strong Group Value with the Museum & Arts Gallery (ref.1/55)



Above: Bury school of arts and crafts - Grade II.

4.0 PROPOSAL IMPACT

The application property comprises an end-terrace property located on the corner of Haymarket Street and Broad Street in the Town Centre of Bury. The property is located within the designated Bury Town Centre Conservation Area and is within a highly commercialised location. The ground floor of the property is of a commercial use. As evidenced on site and shown below, a number of neighbouring properties have been modified to include traditional durable shopfronts as well as a suitable long-lasting materials such as aluminium.



Above: Shows the use of more durable and viable materials on shopfronts and windows such as aluminium.



Above: This shows the poor condition of the existing timber windows at the application site which are not original and have been replaced in the past.

The town centre is characterised by dense development. The existing windows are in a poor state of repair, with the existing timber flaking varnish that detracts from the character of the street scene. The existing replaced windows appear of sash design and single glazed, however windows to both the first and second floors in their entirety are top hung.

The proposed replacement windows would not alter their sizes, and the stone heads and lintels would be retained. The introduction of aluminium framing would include a slim line design to include reveals, similar to existing, and would not look overly large and bulky from the street scene. Their acute angles and edges would appear similar to timber windows at this high level, yet more durable and affordable for the future use of the site as a whole.

The windows would have fixed window panes at the bottom with opening windows at the top, similar to the existing situation. The slimline aluminium materials would reflect the style and materials of other shop fronts and upper floor windows along Haymarket Street and is therefore considered to be acceptable.

The use of aluminium framing would replicate the existing profile of the timber framing and as such is considered to be acceptable. The replacement of all the windows as part of this development would continue the rhythm, design, materials and colour of the windows on this large property covering 3 elevations and as such is considered to maintain and be in keeping with the area with a positive impact.

It is considered the new replacement windows would help maintain and regenerate this prominent area of Bury Town Centre and introduce a continued use for the site to ensure that it is an attractive place to live, work, play and visit.

The public benefits of the new well-designed windows and continued use of the site by virtue of this development for the future users would have a positive but neutral impact on the building itself and the surrounding Heritage Assets, the application should therefore be supported.

Therefore, in this instance it is considered that the works proposed would preserve the Character of the Conservation Area, and the neighbouring Listed Heritage Assets, and as such complies with the NPPF, and UDP Policies EN2/1, EN2/2, EN1/8 and EN1/2.

5.0 CONCLUSION

In conclusion, the application would have a neutral impact on the character and appearance of the area by way of the replacement of the existing poor unoriginal timber windows and by using high quality durable and viable materials and by retaining all of the original historic features of the building.

It should be noted there would also be some public benefits of keeping the site occupied in future which would maintain the upkeep of the conservation area and the setting of the wider heritage assets. The application therefore accords with UDP Policies EN2/1, EN2/2, EN1/8 and EN1/2, and the NPPF, in addition to Sections 66 and 72 of the 1990 Act.