

72976 – 271 Tottington Road, Bury.

Refurbishment of existing building and change of use to office accommodation (Class E), including internal subdivision to provide up to four office units, ancillary storage, associated parking and landscaping.

No objection subject to the following:

The building is considered to be a Non-Designated heritage Asset (NDHA) for the following reasons

The building is single storey constructed from red brick with a slate pitched roof and parapets to the east and south elevations. It has a rectangular planform. It was built between 1910 and 1929, believed to be a laboratory for Smethursts' Mill. It has decorated parapets with brick dentilled eaves and stone copings. The window openings are large with stone heads and cills with pedestrian access at the south and west elevations. There are stone quoins to the east and south elevations.

The building is considered to be a Non-Designated Heritage Asset (NDHA) as it meets at least one of the criterion for assessment of local heritage assets.

- The building is built between 1919 and 1939 and possibly a little earlier in relatively unaltered state. There are some blocked up door and windows with their original cills and heads still in situ and so could easily be re-instated.
- The building has architectural merit in its design being a good example of Edwardian period design. It has decorative elements and quoins. And if its original use can be confirmed it would be rare in its building typology for Bury.
- There is historical value in its reference to that part of Tottingtons' industrial heritage.

The building should be retained and adapted sensitively whilst restoring the missing openings, therefore preserving a local heritage asset.

The proposed rooflights, nine in total, are an over contemporising feature to a relatively unaltered period building which would provide natural light to a storage area which would not be in a habitable use or be a workspace area and

as such would not preserve the architectural merit of the building and therefore its significance. It is recommended the rooflights are deleted from the scheme.

Conservation Officer

6/5/26