

**No.10 Union Street and No.40 The
Rock**

Bury Town Centre

LPA REF: 69914

Statement of Common Ground

Draft v1

March 2024

PLAN 

**No.10 Union Street and No.40 The
Rock**

Bury Town Centre

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Statement of Common Ground

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1. Introduction

- 1.1. This Statement of Common Ground (SOCG) has been prepared by Specscart Limited (the Appellant) and Bury Metropolitan Borough Council (the Council) in accordance with the Town and Country Planning (Hearing Procedure)(England) Rules 2000 (as amended).
- 1.2. The SOCG covers the following:
-)] Section 2 - Agreed matters relating to the appeal site, its planning history and the details of the appeal proposal;
 -)] Section 3 - Agreed details about the planning application submission and the reason for refusal;
 -)] Section 4 - Agreed matters with regard to planning policy;
 -)] Section 5 - Agreed matters relating to heritage considerations; and
 -)] Section 6 - Agreed matters relating to town centres and shopping considerations.
- 1.3. The Council and the Appellant have also agreed the following matters, which are appended to this Statement:
-)] Appendix SOCG1 - Bury Town Centre Conservation Area Appraisal;
 -)] Appendix SOCG2 – Bury Times article on closure of bank at No.40 The Rock;
 -)] Appendix SOCG3 – Lawful Development Certificate dated 8 August 2019;
 -)] Appendix SOCG4 – Copy of Bury UDP Policies that underpin the reason for refusal;
 -)] Appendix SOCG5 – Annotated plan of Bury Town Centre Conservation Area;
 -)] Appendix SOCG6 - Local List of Non-Designated Heritage Assets;
 -)] Appendix SOCG7 - Plan of Bury Town Centre Primary Shopping Area.
- 1.4. This Statement has been prepared and agreed by:
- | | |
|--|--------------------------|
| Bury Metropolitan Borough Council | Specscart Limited |
| Signed: | Signed: |

Date:

Date:

2. Appeal Site and Proposed Development

Appeal Site

- 2.1. It is agreed that the appeal site consists of two separate properties that are attached to each other, comprising No.40 The Rock and No.10 Union Street.
- 2.2. It is agreed that Bury Town Centre Conservation Area Appraisal (at **Appendix SOCG1**) provides the following description of No.40 The Rock:

'Built as a bank between 1895 and 1898, Three storeys, with four bays facing The Rock and seven bays facing Union Street. Revived classical style, in brick with stone dressings. Ashlar to ground floor, with moulded arches. Some of the windows on the ground floor have been replaced with large panes of plate glass, and, on The Rock, the window opening to the right of the main entrance has been shortened, but otherwise the building appears externally as it must have originally looked. The bank was known for some time as William and Glyn's Bank, but is now used by the Royal Bank of Scotland. It was built on the site of the White Horse Hotel, which was demolished in 1895'.

- 2.3. It is agreed that No.40 The Rock was previously occupied by Royal Bank of Scotland within Use Class E (financial and professional services). It is agreed that the property was last in active use on 20 August 2018, when the bank closed down, as confirmed by a press article at **Appendix SOCG2**.
 - 2.4. It is agreed that the original ground floor frontage of the building was subject to alterations and adaptations to support the former banking use of the property. It is agreed that the original ground floor fenestration to The Rock has been modified to facilitate the installation of an Automatic Teller Machine (ATM) and a night safe, with the implemented works directly affecting the window openings, window cills, stonework below the cill and plinth. It is agreed that the works affect two of the three window arrangements on its ground floor elevation. It is agreed that previous works have also been undertaken to the frontage of the building facing Union Street to install a second ATM within a former entrance door.
 - 2.5. It is agreed that No.40 The Rock is now within the Appellants control and that the Appellant's business is in active occupation of the upper floors of the building. It is agreed that the ground floor of No.40 The Rock is not currently in active use, and that internal building works are being undertaken to fit out the ground floor area.
 - 2.6. It is agreed that No.10 Union Street comprises a two storey building, with a 4-bay elevation that is located immediately to the south of, and adjoining, No. 40 The Rock. It is agreed that the building has an eclectic elevation to Union Street that features a stone plinth with ashlar masonry to first floor cills and brickwork over. The left-hand side is double fronted with a decorative curved Dutch parapet. To the right-hand side there is an arched opening with feature stone canopy and oriel window over.
 - 2.7. It is agreed that No.10 Union Street was previously occupied as a solicitors office. It is agreed that the Council approved a Lawful Development Certificate in August 2019 that confirms that the building may be lawfully occupied by the Appellant's business (see Planning History below). It is agreed that the Appellant has subsequently occupied the building and that it is in full active use on all floors. It is agreed that the lawful use of the building is within Class E of the Use Classes Order.
-

Planning History

- 2.8. It is agreed that the Council issued a Lawful Development Certificate on 8 August 2019 (application reference: 64369), which confirmed that the following use of No.10 Union Street was lawful:

'Lawful Development Certificate for the proposed change of use from Use Class A2 (Financial and Professional Services) to an opticians retail showroom (Use Class A1) with ancillary consulting rooms, spectacle assembly and admin use.'

- 2.9. A copy of the Certificate is enclosed at **Appendix SOCG3**.
- 2.10. It is agreed that there are no planning approvals relating to the installation of the existing ATMs or night safe associated with the former bank use of No.40 The Rock.
- 2.11. The planning history for the appeal site includes several applications for Advertisement Consent. It is agreed that the details of these past applications, and their assessment and determination by the Council, is of no material weight to the determination of this appeal.

Appeal Proposal

- 2.12. It is agreed that the appeal proposal seeks consent for the follow scheme of work:
- A. To enlarge a number of existing ground floor windows in order to create an active window display at street level. The windows proposed to be enlarged comprise three windows on the frontage of No.40 The Rock and two windows on the frontage of No.10 Union Street. The windows on both properties will be enlarged by lowering the cill from eye level by approximately 60cm to sit above the stone plinth at waist height; and
 - B. To create window displays within two former entrance doorways on the frontage of the buildings to Union Street.
- 2.13. It is agreed that no works are proposed to six existing ground floor windows on the side elevation of No.40 The Rock, which faces Union Street.
- 2.14. It is agreed that the signage and internal window displays that are shown on the proposed drawings are of no material weight to the determination of this appeal.
- 2.15. It is agreed that the appeal proposal seeks to facilitate the Appellant's existing use of No.10 Union Street, and intended use of No.40 The Rock, as a retail showroom at ground floor level for the sale and display of spectacles, eyewear and associated products. It is agreed that the existing and intended retail showroom use of the ground floor area falls within Class E of the Use Classes Order.
- 2.16. It is agreed that a Lawful Development Certificate confirms that the existing retail showroom use of the ground floor of No.10 Union Street is lawful.
- 2.17. It is agreed that the ground floor area of No.40 The Rock may be lawfully used as a retail showroom without the need for planning approval.
-

3. Planning Application and Reason for Refusal

Planning Application

- 3.1. It is agreed that the Appellant submitted an application for full planning permission on 14 July 2023 that proposed the following description of development on the appeal site:
- 'Modifications to existing window openings at 10 Union Street and 40 The Rock, Bury'.*
- 3.2. The application was accompanied by a detailed drawing pack, a Heritage Statement and a Planning Statement. The application was validated by the Council on 18 July 2023 under reference 69914/FUL, and given a target date of 12 September 2023 for its determination.
- 3.3. It is agreed that the application was determined on 8 September 2023 and a decision notice issued.

Reason For Refusal

- 3.4. It is agreed that planning permission has been refused for the following single reason:
- 'The proposed window alterations by virtue of their design would introduce a disharmonious feature into the Bury Town Centre Conservation Area where it is the intention of the Local Planning Authority to secure a high standard of development in relation to alterations. The proposed window alterations would neither preserve nor enhance the conservation area within which the site is located. The proposal would cause an unacceptable loss of architectural significance to Non-Designated Heritage Assets 40 The Rock and 10 Union Street. The proposal therefore conflicts with the following policies of the Unitary Development Plan: EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, EN1/1 – Visual Amenity, EN1/2 – Townscape and Built Design and paragraphs 199, 202 and 203 of the NPPF'.*
-

4. Planning Policy and Guidance

Development Plan Policy

- 4.1. It is agreed that planning permission was been refused on grounds of an alleged breach of Policy EN1/1, Policy EN1/2, Policy EN2/1 and Policy EN2/2 of the Bury Unitary Development Plan (UDP), which was adopted on 29 August 1997. Copies of these policies are enclosed at **Appendix SOCG4**.
- 4.2. It is agreed that there are no other development plan documents that are material to the determination of this appeal.

National Planning Policy Framework

- 4.3. It is agreed that planning permission was been refused on grounds of an alleged breach of the National Planning Policy Framework (NPPF).
- 4.4. It is agreed that the reason for refusal alleges a breach of NPPF paragraphs 199, 202 and 203. It is agreed that the NPPF was updated in December 2023. It is agreed that the NPPF paragraph references in the reason for refusal should be revised as follows in response to the December 2023 revision:
-) Paragraph 199 is now paragraph 205;
 -) Paragraph 199 is now paragraph 208;
 -) Paragraph 199 is now paragraph 209;
- 4.5. It is agreed that all references made to the NPPF during the course of this appeal will relate to the December 2023 revision.
-

5. Heritage Matters

- 5.1. It is agreed that the appeal site is located within Bury Town Centre Conservation Area. A plan of the Conservation Area boundary is enclosed at **Appendix SOCG5**, annotated to identify the location of the appeal site.
 - 5.2. A Conservation Area Appraisal for Bury Town Centre Conservation Area was prepared for the Council by AHP in February 2007, a copy of which is enclosed at **Appendix SOCG1**. It is agreed that the Appraisal describes the historical development of the town and identifies the elements that contribute towards its special character and interest.
 - 5.3. It is agreed that Figure 1b of the Conservation Area Appraisal identifies both No.40 The Rock and No.10 Union Street as '*unlisted buildings of merit*'.
 - 5.4. It is agreed that the nearest Listed Building to the appeal site is No.1 The Rock, which is Grade II (list entry number 1318009). It is agreed that the reason for refusal does not allege a breach of Bury UDP Policy EN2/3 and, accordingly, that the appeal proposal does not harm the character or setting of this Listed Building.
 - 5.5. It is agreed that the Council has prepared a draft local list of Non-Designated Heritage Assets in accordance with the requirements of the NPPF, which is enclosed at **Appendix SOCG6**. It is agreed that No.40 The Rock has been included on the list and is, therefore, a Non-Designated Heritage Asset.
 - 5.6. It is agreed that No.10 Union Street was not included on the original local list and has not been subsequently added to the local list. However, it is agreed that, for the purposes of this appeal, No.10 Union Street will be treated as comprising a Non-Designated Heritage Asset.
 - 5.7. It is agreed that the harm that the appeal proposal has upon the character and setting of the Conservation Area is the primary heritage matter for assessment due to its status as a designated heritage asset.
 - 5.8. It is agreed that the harm that the appeal proposal has upon Non-Designated Heritage Assets is of secondary importance due to the lower status of Non-Designated Heritage Asset when compared to designated assets.
-

6. Town Centre and Retail Matters

- 6.1. It is agreed that the appeal site is located within the Primary Shopping Area of Bury Town Centre, the boundary of which is defined on a plan at **Appendix SOCG7**, annotated to identify the location of the appeal site.
- 6.2. It is agreed that the lawful use of the ground floor areas of both No.40 The Rock and No.10 Union Street is within Use Class E (commercial, business and service) of the Use Classes Order.
- 6.3. It is agreed that the Use Classes Order permits the ground floor of the appeal site to be occupied within the following uses within Class E without restriction:

‘Use, or part use, for all or any of the following purposes:

a) Shop other than for the sale of hot food

c) the following kinds of services principally to visiting members of the public

i. financial services

ii. professional services (other than medical services)

iii. any other services which it is appropriate to provide in a commercial, business or service locality’.

Appendix SOCG1

Conservation Area Appraisal

Bury Town Centre Conservation Area



Market Street, looking north from Kay Gardens

Appraisal of Bury Town Centre Conservation Area

Prepared for

Bury Metropolitan Borough Council

by

The Architectural History Practice Limited

February 2007

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1.0 Introduction

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

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities have a statutory obligation to designate as conservation areas those areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. National conservation guidelines place a responsibility on the local authority to formulate and publish proposals for the preservation and enhancement of conservation areas and, in exercising their planning powers, to take into account the desirability of preserving or enhancing their character or appearance. Conservation area legislation also protects buildings that contribute to the area's character; consent is needed for their demolition.

This appraisal of Bury Town Centre Conservation Area describes the historical development of the area and its immediate surroundings, and describes the elements which contribute to its special characteristics. It also considers aspects which could contribute adversely to the area's protection and enhancement and suggests mitigating policies.

This document is not intended as a detailed evaluation of each building and feature, and omissions are not indicative of lack of merit or interest.

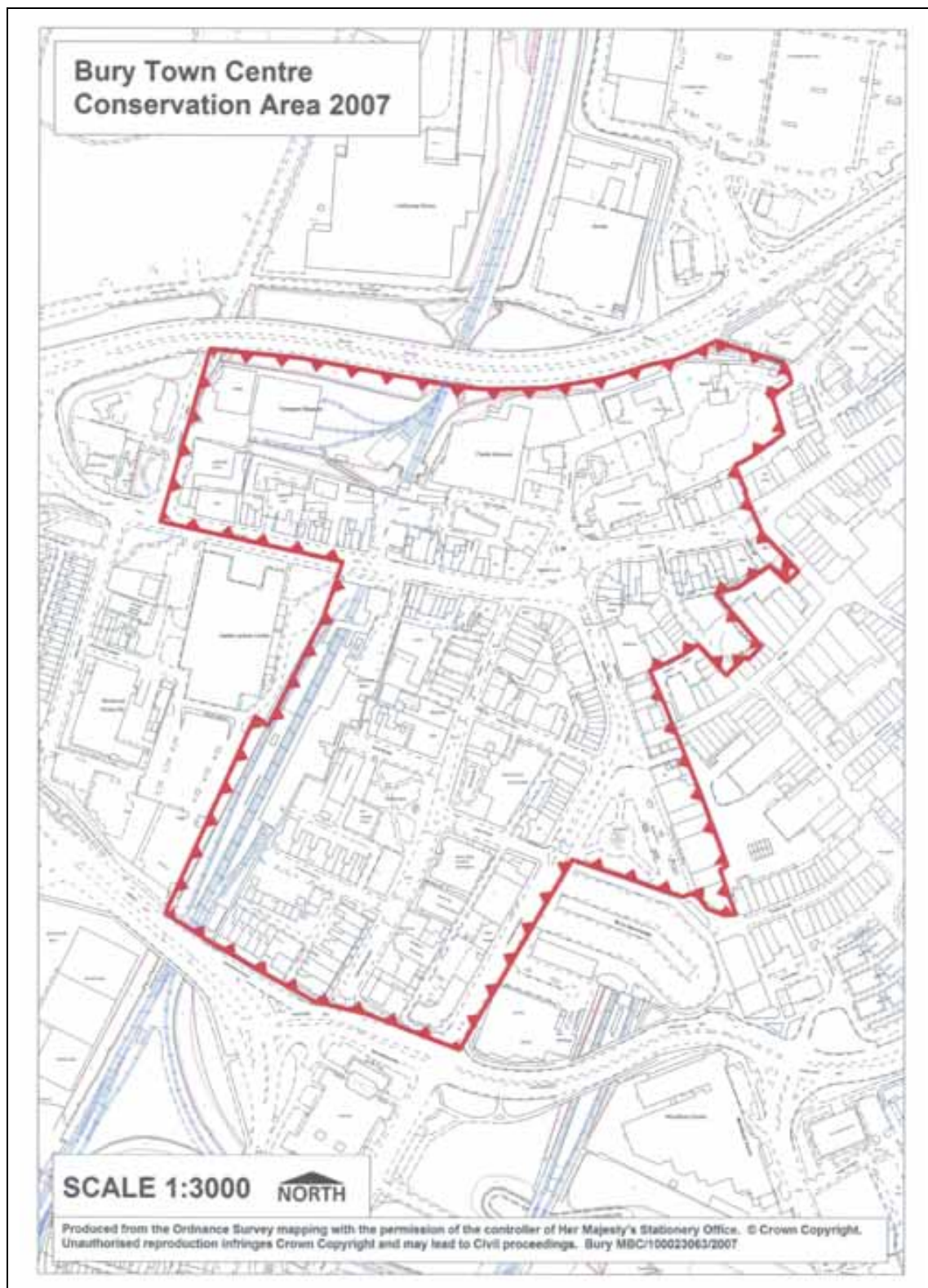


Fig. 1a Bury Conservation Area: current boundary

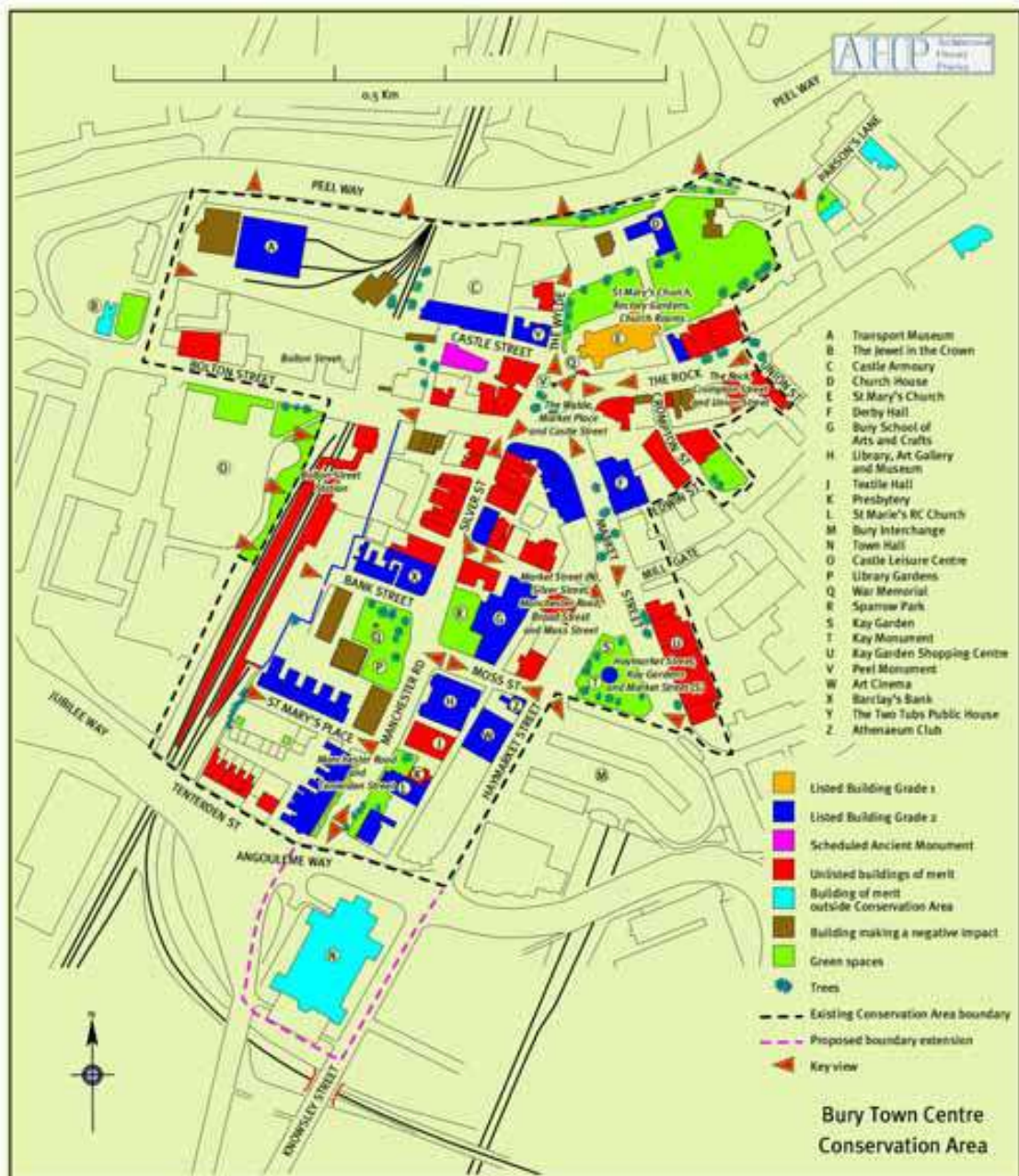


Fig. 1b Bury Conservation Area: annotated map.

2.0 Summary of Special Interest

Formerly in the administrative county of Lancashire, in 1974 Bury was merged with the neighbouring boroughs of Radcliffe and Prestwich, and the urban districts of Whitefield, Tottington and Ramsbottom to become the Metropolitan Borough of Bury. The council offices are located in Bury, the smallest of the major towns surrounding the metropolis of Manchester. With a population of around 61,000, Bury retains the character of a Lancashire market town and is the principal town in the upper Irwell Valley.

Bury developed as a medieval market town with a castle and church, and the street pattern around Market Place reflects this early stage in the town's history. The post-medieval phase of the town's development is associated with its growth as a textile town, initially for woollens but most significantly for the manufacture and processing of cotton in the late eighteenth and early nineteenth centuries. As well as spinning and weaving cotton, the town also had plants for bleaching and dying fabric, and spinning mules were manufactured in the town. Bury was also a centre of paper making and had several iron foundries.

Bury expanded rapidly from the mid-19th century, resulting in ordered grids of terraced housing, and ashlar-faced civic and commercial buildings. Within the conservation area, the prevailing character of the street scene is the result of this 19th century period of prosperity, with Victorian and Edwardian buildings lining the medieval and later streets. The town's development owes much to the entrepreneurial spirit of a few key residents, including the Peel family, who owned Peel Mills, north of the town centre, and John Kay. Kay helped to mechanise textile manufacture by patenting the flying shuttle in 1734.

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.

A vibrant mix of shops, restaurants and community buildings ensures that the town centre has a dynamic atmosphere. Within the conservation area there are now only a limited number of residences; concentrated in the south west corner, these are well preserved. There is little evidence of industrial buildings in commercial or manufacturing use, apart from small clusters of workshops on back streets like Back Silver Street. At a detailed level, the town centre streets are notable for buildings that retain a high proportion of attractive historic features, particularly windows and stone

detailing. Many shop fronts have been modernised. Boundary walls, gate piers and railings add to the detailed interest of the street scene.

Principal road surfaces and town centre pavements are generally of modern materials. Castle Street retains original stone setts, and there are several examples of back lanes that also retain setts and kerbs. Examples include Gutter End, Back Silver Street and the unnamed alley between numbers 43 and 44 Bolton St.

The moors of the nearby West Pennines provide Bury with an attractive setting, and are particularly visible from streets in the northern half of the conservation area.

3.0 Historic Development and Archaeology

3.1 Early Bury

The settlement of Bury grew up around the present Market Place, on a hill between the river Irwell and one of its tributaries, the river Roch. The name of the town originates from its defensible position overlooking Bury Bridge, the crossing point of the Irwell. The site has been in continuous occupation since early Saxon times, although Bury is not noted in the Domesday survey of 1086 (it is, however, possible that the settlement was destroyed by invading Normans). The earliest reference to the town's modern name is in the late 12th century, when the Norman knight Edward de Bury took over the manor from John de Lacy; the place name first appears as *Biri*, derived from 'burh', the Anglo-Saxon word for defended homestead or stronghold.

The parish of Bury was probably carved out of Prestwich parish. Its first rector is recorded in 1189 as Peter de Bury. By 1350 the manor at Bury had passed into the ownership of the de Pilkington family, who owned much of the land which makes up the current Metropolitan Borough. In 1440 John Pilkington was granted a royal charter to establish a market in Bury, at an important junction on the roads to Manchester, Walmersley and Rochdale. The Market Place and The Wylde, between the castle and the church, was the core of Bury's early settlement. Around this time a church, in Perpendicular Gothic style, was built on the site of the current St Mary's Church.

In 1469, in response to rising regional tensions (which heralded the start of the 'Wars of the Roses'), Edward IV granted Sir Thomas Pilkington a licence to fortify, crenellate and machicolate his manor house. The timber-framed house was rebuilt with two metre thick stone walls, and the moat was widened and augmented by a buttressed curtain wall with small tower and stone bridge. These and subsequent fortifications led the site to become known as Bury Castle. Following Richard III's defeat at the Battle of Bosworth in 1485, Pilkington – a Yorkist – forfeited his estates to the new king, Henry VII.

Henry VII granted the manor and estates at Bury to Thomas Stanley, first Earl of Derby. The earl was an absent landlord who allowed the fortified house to decay, prompting the commentator Leland to write in c. 1540 that 'Byri on Irwel Water' was 'but a poore market' with 'a ruine of a castel by the paroch chirch yn the towne'. The Greater Manchester Archaeological Unit reports: 'Except for sandstone rubble within the moat the absence of reusable materials (in excavation) suggests a thorough and systematic stripping of the buildings in the 16th century', although Baines (1824) says the castle was battered by the cannons of the parliamentarians in 1644, so it must have been briefly refortified in the 17th century. Following excavations in the 1970s, the archaeological remains of the castle were consolidated in Castle Street.

In the 16th and 17th century the market supported the continued survival of the town, which appears to have had mixed fortunes during this period. An Elizabethan commentator called Camden described Bury as a market town 'not less considerable than Rochdale'. By the early 17th century the market place was encircled by beer houses, of which the Two Tubs Inn, on The Wylde, is the only remaining example. Less than a century after Camden, in the late 1660s, another traveller described Bury as a market town of 'no great account'. The market cross – a stone column with a circular base – was erected in the centre of the market place in 1659. A pillory and stocks stood to the east, near the main churchyard entrance. The cross was taken down in 1818 because of its poor condition. The stocks and pillory, last used in 1800, were taken down at the same time.

In the 1660s, Bury's population was between 1,000 and 1,500. A map of 1696 shows that buildings were grouped around the current Market Place, and along the main roads to Manchester (Silver Street) and Rochdale (The Rock). More houses dotted the roadside along Bury Lane, now Bolton Street, which led to Bury Bridge. The hearth tax assessment of 1664 paints a picture of a village steeped in poverty: Bury Bridge and castle were ruinous, the streets were unpaved and nearly half of the settlement's 222 houses were exempt from hearth tax on account of poverty. 40 per cent of Bury's houses were cottages with one or two hearths. The rectory, a large timber-framed building of eight and a half bays and ten hearths, was the largest house in Bury.

Bury's medieval church was dilapidated by the mid 18th century, when the town's population was 2,000. A new classical church replaced the old church in 1776, when the parish of Bury included Bury, Cowpe with Lench, Elton, Musbury, Tottington, Walmersley with Shuttleworth and Heap townships. Several non-conformist chapels were built in Bury in the late 17th and early 18th centuries. In 1764, an Act of Parliament empowered the rector of Bury to grant building leases in the eastern half of the current town's centre, making the Church one of the town's two principal landowners. The freehold of the western half of the town was retained by the Earl of Derby.

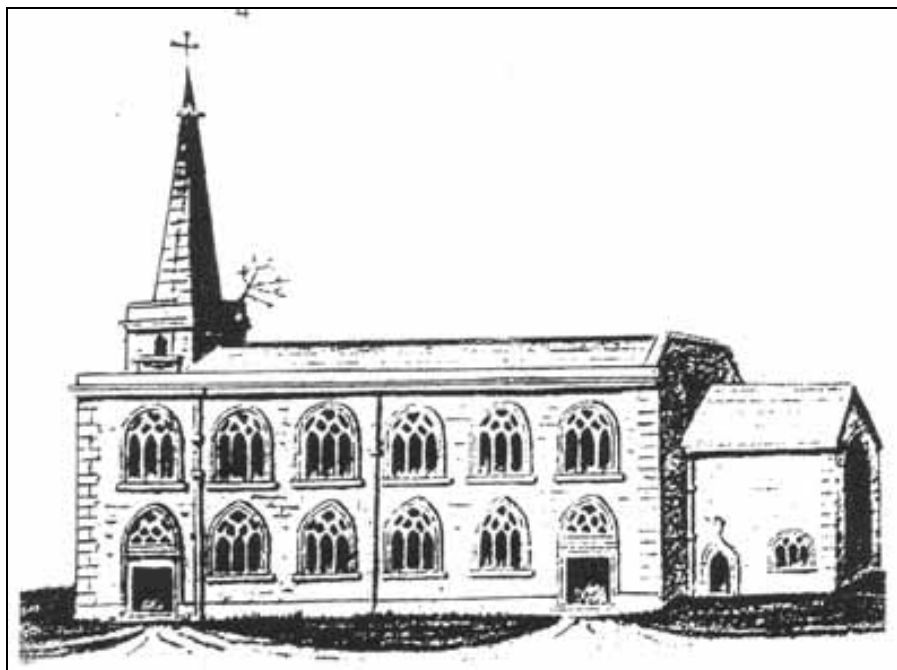


Fig. 2 Bury parish church in the eighteenth century(Campbell, 1985)

3.2 The Industrial Development of Bury

At the start of the 18th century the wool trade, traditionally a small-scale activity, was becoming more important, but by the end of the 18th century cotton manufacture had taken over as the main textile. Bury grew more prosperous as the century progressed, its rise in fortune assisted by an invention by town resident John Kay. In 1733 Kay patented the flying shuttle, which ultimately allowed textile handlooms to become mechanised machines. In 1760 Robert Kay of Bury, John's son, invented the 'drop box', which allowed weavers to use any one of three shuttles to produce a fabric of various colours.

In the late 18th century textile manufacture was the driving force behind the town's growth: Hartwell quotes the *Beauties of England and Wales*, which reported in 1807 that 'the cotton manufactures of [Bury] and its vicinity are carried on to an almost incredible extent', facilitated by the late eighteenth century advent of steam power to drive machinery. Robert Peel opened his bleaching, dying and print works – Bury's first large-scale mill complex – in 1770. It was situated on the banks of the Irwell, north west of the town. In 1773, Bury's population was 2,000 people. By 1821 Bury was home to 10,500 people, the majority of whom were employed by the town's manufacturing industry. Shortly after the 1821 census, Baines records that, of 6,303 families in the parish of Bury, 5,727 were 'engaged in trade, manufactures, or handicraft'; the rest were farmers, agricultural workers, professionals or unemployed. He wrote in 1824:

Situated as [Bury] is, upon the banks of one river, the Irwell, and skirted as it is, by another, the Roach, and supplied moreover abundantly with coal, its situation as a manufacturing station can scarcely be excelled.

Unusually for a Lancashire mill town, Bury was not overly-dependent on cotton. It was also home to iron foundries, paper-making plants and coal mines, the products of which were dispersed on the Manchester, Bolton and Bury Canal. This was completed in 1791, with a terminus to the west of the town centre.

Factories were largely absent from the town's centre; there were none in what is now the conservation area. Benson's map of 1845 show a tannery to the north of School Brow, an iron foundry south of Bolton Street, beyond the conservation area's western boundary, and another foundry at the east end of Foundry Street, well south east of what is now Princess Parade (see *fig. Benson's map*).

Baines describes a flurry of civic improvement funded by gains from the cotton industry in the early 1820s, including street lighting and improved access to water for the Bury's inhabitants:

Within the last few years the spirit of improvement in this place has been very strongly displayed; old dilapidated buildings are giving way to handsome new erections; the streets are becoming spacious, and on every hand indications of growing prosperity, public spirit, and private enterprise are to be seen.

Between May 1823 and May 1824, 200 new houses were built in Bury. The town's expansion is visible on Benson's 1845 map, which shows that Bolton Street and the Rock (the streets which formed the developed heart of the settlement in 1696) had become densely packed with terraced houses and shops. Union Street and the grid to its east and west were also densely developed. Haymarket Street and Market Street were, by contrast, largely undeveloped, and Silver Street and Manchester Road were dotted with the large houses and spacious gardens of mill owners and merchants. Despite its industrial wealth, the area surrounding Bury was still predominantly rural in the mid 19th century

became the headquarters of the Lancashire Fusiliers, who built a barracks on Bolton Road (outside the existing conservation area) between 1842 and 1845.

From the mid-19th century the prospering town embarked on rebuilding schemes which focused initially on Market Street. In 1850 Derby Hall, Derby Hotel and The Athenaeum were built here, followed in the next decade by offices and commercial premises on the other side of the street, up to the Market Place. Next came the buildings which now enclose the Market Place, including Castle Buildings and the new St Mary's Church, built between 1872 and 1876 by J.S. Crowther. The tower and spire date from 1842, and are by A.H. Cates of York. The timber-framed rectory, north east of the church, was demolished in the 18th century to make way for a two-storey brick house, which was altered in the 19th century. This was demolished some time before 1974, and replaced with the current building. The walls enclosing the rectory's extensive grounds have survived.



Fig. 3b Bury Rectory and parish church in c1910 (Inman, 1990)

The relatively undeveloped southern half of what is now the conservation area was rapidly built upon from the mid-1800s, as the town expanded to cater for a population which reached 40,000 by 1876. Broad Street – originally called Cornmarket – was laid out and built upon, and, during the last quarter of the 19th century, the area south east of what is now Kay Gardens, hitherto fields and rope walks, was laid out with terraced streets. Development also intensified around the railway station and in the streets north and south of The Rock, the town's main eastern thoroughfare. By 1893, the west side of Knowsley Street (now Haymarket Street), had been developed, as had the west side of Manchester Road, which had been fields in 1848.



Fig. 4 Bury town centre, 1893. Ordnance Survey.

As befitting an industrial town which, by the end of the 19th century, had become the biggest centre of paper making in the world, some significant civic buildings were constructed in the decade either side of 1900. Early Victorian Silver Street was largely rebuilt with commercial blocks, a hotel, a new library and the Textile Hall. The technical school (now the School of Arts and Crafts) was built in Broad Street in

1893. Silver Street, Broad Street and Moss Street consequently became the new focus of civic and cultural activity in the town. The 1839 market hall was demolished to build the Kay Gardens and Memorial in 1908. A new market hall was erected immediately south of the gardens. The town was granted a charter of incorporation in 1876.



Fig. 5 Bury town centre in 1910. Ordnance Survey.

Some inter-war redevelopment took place in the town centre, most notably on the north side of Bolton Street, where a cinema replaced some 19th century houses. All but two of the now-listed terraced houses on the east side of Manchester Road were demolished to make way for an extension of Tenterden Street.



Fig. 6 Bury town centre, 1937. Ordnance Survey.

The cotton industry suffered a decline during the 20th century, except for a brief respite during the World Wars. During the last decades of the 20th century many mill buildings were demolished, or in a minority of cases, reused for other purposes. Post-war planning decisions affected Bury in much the same way as towns throughout England, resulting in the loss of some important historic buildings. For example, Smirke's 1850 Derby Hotel and Athenaeum on Market Street were

demolished in the 1960s, as was the Presbyterian Chapel on Silver Street. The 19th century terraces to the east and west of the now-foreshortened Union Street were redeveloped as a new shopping centre in the late 1960s, and many buildings on The Rock, east of Union Street, date from the last quarter of the 20th century. In 1972 Bolton Street station was closed to passenger traffic; Knowsley Street station was also closed in the 1970s, and no trace of the station buildings survive. During the same decade, the town centre was tightly ringed by dual carriageways.

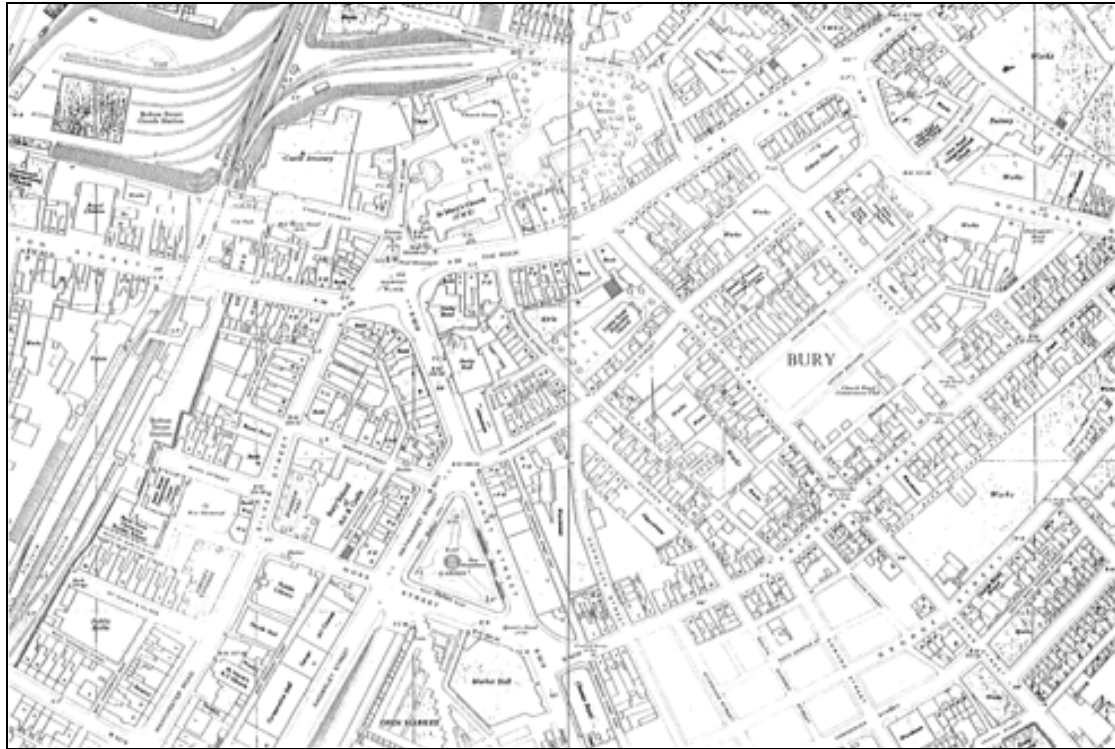


Fig. 6 Bury town centre, 1960. Ordnance Survey.

The buildings which line Bury's main streets are therefore a mixed product of late Georgian, Victorian, Edwardian and later 20th century redevelopment. Stone and brick-faced buildings in the principal thoroughfares of Market Street, Silver Street, Bolton Street and The Rock are a product of the town's prosperous commercial and industrial past. More recent town centre redevelopment, notably along The Rock and on the south side of Bolton Street, provides little architectural reference to the historic core.

4.0 Architecture and Environment

4.1 General Form and Setting

Location and Context

Bury is situated on the east bank of the river Irwell, five miles south of Ramsbottom and five miles north of Prestwich. A few miles to the east of Bury lies the M66 motorway, and the town centre is ringed by the A58. Bury is c. 96m above sea level, situated in the coal measures which fuelled the town's 19th century industrial growth. The underlying geology of the town is carboniferous sandstone, a reliable building stone. Bury's physical character and historical development is related to its situation near the river Irwell; the town developed on a promontory of glacial sands and gravels overlooking the river which curves around the town to the north and west. The river provided the water for textile processes, particularly bleaching and printing which contributed to Bury's 19th century prosperity.

The population within the ward (covering an area larger than the conservation area) of Bury is currently approximately 60,718. There is a thriving retail core in the town centre, which is built more or less on one level. Retail and commerce provide an important source of employment and economic activity for the town. Light industry also provides support for the town, but is not significantly represented within the conservation area. The 1992 tram link between Bury and Manchester has made the town increasingly popular with commuters.

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.

Landscape Setting

The town is situated in the broad Irwell valley with the hills to the north providing a dramatic backdrop to the town. There are fine views into and out of the conservation area, particularly towards the north. From both Bolton Street and St Mary's churchyard, for example, there are views of the moorlands. Looking south from the Market Place there are fine vistas of the core of the conservation area, along Silver Street and Market Street. Views into and across the town are punctuated by key landmarks, particularly St Mary's Church, the GPO in Crompton Street and The Armoury in Castle Street.

Key visual gateways into the town are, from the east, The Rock; from the south, Market Street, Haymarket Street, Manchester Road and the dual carriageway of Angouleme Way; and from the west, Bolton Street.

4.2 Spatial Analysis

The heart of the conservation area is characterised by its dense, fine grain. The commercial buildings on Market Street, Market Place, Silver Street and The Rock are generally built up to the back of the pavement. Narrow streets and alleyways add to the intimate feel of the area: Crompton Street is a good example. The dense grain in this area is the result of building plots being mostly long and narrow, resulting in a high building to space ratio, narrow frontages and a generally vertical emphasis in the street scene. The dense grain of the central area is relieved by a number of open areas. On some streets, the distinction between private and public space is not always evident; alleyways lead from the street into either back streets or private courtyards. These are a mixture of formal gardens (e.g. Kay Gardens) and hard landscaped squares (e.g. Bury Lions' Garden at the southern end of Crompton Street).

The southern half of the conservation area is characterised by lower-density building. The bottom end of Silver Street and Manchester Road feature detached buildings set in their own grounds and large terraced houses (now almost all converted to offices) with front gardens. The grounds around historic buildings often make a significant contribution to the spatial and visual character of an area, and also provide an indication of its historic social status. In this case, the civic buildings of this area signal a change in character from the bustling commerce of The Rock and Market Street to the more cultural and genteel townscape of Victorian Bury. The terraces of middle-class housing on the west side of Manchester Road had more garden space than workers' housing, although no examples of the latter survive in the conservation area. As well as gardens and civic grounds, there are public open spaces here. and Memorial Gardens

The railway cutting marks the western boundary of the conservation area until it reaches Bolton Street. This cutting (bridged from Bank Street by stone steps and by bridge over Bolton Street) affects the character of the area by changing the levels: from the west end of Bank Street and St Mary's Place, views of the leisure centre and car park dominate. The cutting itself lends the area a busy, industrial feel, even though the station is no longer in general public use.



Fig. 7 Bolton Street station



Fig. 8 Bolton Street station



Fig. 9 Bolton Street station



Fig. 10 Steps to Bolton Street station

West of the cutting, Bolton Street has a mixture of buildings from different eras, including the twentieth century leisure centre and the single-storey, twin-vaulted Temperance Billiard Hall. In front of the leisure centre is informal green space. Much of the north side of the road is characterised by three-storey terraced shops which follow the downwards slope of the street, directing the eye to views of the moors beyond. Several of these terraced houses have been replaced with smaller buildings which disrupt the street line and urban grain.



Fig. 11 Car park between number 34 Bolton Street and the taxi office.



Fig. 12 North side of Bolton Street.

Behind these terraces are a series of industrial buildings that have been sensitively converted for modern use, largely preserving the working character of the railway yards.



Fig. 13 Transport museum with view of St Mary's Church in the background

North of the Market Place, beyond the conservation area boundary, the land drops away to the river valley. Again, this change of level affects the setting and views of the buildings which overlook the dip. Extensive walled gardens around the rectory, east of St Mary's Church, provide the north eastern boundary of the conservation area.

There is a sharp contrast between the spatial character of the town and the openness of the moors beyond. When seen in longer views, this adds to the drama of the town's setting and character.

Scale

Typically buildings in the northern half of the conservation area are mid-size in scale, predominantly three to four storey commercial properties. This helps to unify the appearance of the area and contributes strongly to the sense of a bustling historic market town. St Mary's Church, with its tall spire, can be seen from points throughout the conservation area.

In the southern half of the conservation area two-storey buildings predominate, either commercial terraces or finely detailed two-storey public buildings. The south west corner of the conservation area is characterised by early Victorian, two-storey brick terraces. These are residential in character, but some are used as offices.

Some post-war buildings in the conservation area fail to echo the scale, construction materials or style of their historic surroundings. Examples of these are given in section 6.7.

4.3 Character Areas

To aid understanding of how Bury town centre has developed, in the following section the conservation area has been divided up into eight distinct character areas. Each area is described in order to provide a clear picture of why parts of the conservation area are different in character, despite the comparatively small geographical reach of the town centre.

The Wylde, the Market Place and Castle Street

The Wylde, between the castle and the church, is the old market area of Bury. Along with the Market Place, which was the junction of roads to Rochdale and Manchester,

this was the core of the early settlement. It is, therefore, home to some of the oldest buildings in the conservation area and, since the closure of through traffic from The Rock, has resumed the air of a bustling meeting point. The name 'Wylde' is probably derived from 'Wild Irish': a row of houses of this name once existed in the area. In 1865 the Improvement Commission built a sewer on the site of the remains of Bury Castle. Over the sewer was constructed a short stretch of road which became Castle Street, with a new opening onto The Wylde immediately south of the two-storey Two Tubs Inn. The Wylde retains its original low-rise, domestic character.

The Market Place is enclosed by a number of listed buildings including St Mary's Church, the Two Tubs and numbers 2-10 Market Place. Castle Buildings and number 4 Bolton Street, fine ashlar-fronted buildings constructed in the mid-1870s, enclose the north side. The Armoury is the principal historic building on Castle Street, and overlooks the newly-landscaped remains of Bury Castle. Numbers 5 and 7 The Wylde, of plain brown brick with stone sills and lintels, are the only remains of a pre-1845 terrace.



Fig. 14 Market Place in 1902 (Ashworth, 2002)



Fig. 15 Cooper St looking towards the Armoury (Campbell, 1989)

St Mary's Church, Rectory gardens, Church Rooms

The rectory gardens, the church and the former grammar school at the north end of The Wylde form an ecclesiastical group in the north east corner of the conservation area. Taken in isolation, this low-density area is an important reminder of Bury's pre-industrial past. It is also an oasis of quiet in Bury town centre.



Fig. 16 Rectory wall, rear of 1 The Rock

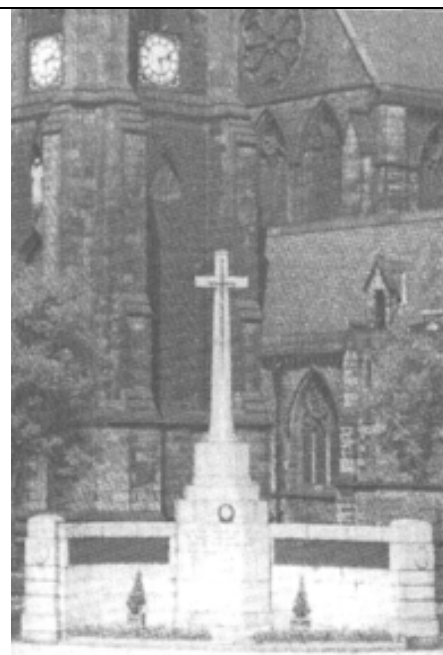


Fig. 17 View of St Mary's from top Silver St

Although the rectory is a modern building, its walled grounds constitute the oldest enclosed and undeveloped space in the town centre. The walls provide a strong feature in the conservation area, and they are particularly visible along School Brow. St Mary's Church is probably the fourth church to have occupied the site overlooking the Market Place on its north east side. The present church is Victorian, built between 1872 and 1876 and designed by J.S. Crowther, with a spire of 1842 by A.H. Cates of York. It replaced a classical church of 1776. This replaced a late medieval church which in turn probably replaced an earlier medieval church. Historic gravestones, which in some cases pre-date the present church, have been laid as paving stones around the building. Reginald Blomfield's 1924 granite and bronze war memorial, set into the church walls overlooking the Market Place, adds an interesting layer of 20th century history to the area. At the end of The Wylde is the L-shaped Church Rooms, in two phases of 1786 and 1864, which was originally the town's grammar school.



*Fig. 18 Grammar School, The Wylde, 1895
(Ashworth, 2002)*



*Fig. 19 War Memorial in c. 1955
(Ashworth, 2002)*

Bolton Street

As the road from Bury Bridge, Bolton Street was one of the earliest streets of Bury to be settled and developed, although no pre-Victorian buildings survive. Bolton Street never attained the civic status of Silver Street or Market Street, a fact reflected in the height of its buildings and the materials used. While the buildings of the Market Place are predominantly stone-faced, the prevailing material in Bolton Street is red brick. The best preserved of Bolton Street's brick buildings is number 16, a three-storey mid-nineteenth century house on the corner of Cooper Street which retains its domestic character despite its conversion into a restaurant. There is an Edwardian shop fascia, carved pilasters and door surround to numbers 5 and 7, and good examples of modern timber shop fronts to numbers 8-10. There are fine views of the moors as Bolton Street drops away to the west. The buildings are predominantly used as offices and shops.



Fig. 20 (L-R) 16-4 Bolton Street



Fig. 21 Reproduction shop fronts on Bolton Street.



Fig. 22 5-7 Bolton Street

West of the 1846 railway line and cutting which dissects the street from north to south, Bolton Street has a mixture of buildings from different eras, including the large block of the twentieth century leisure centre and the twin-vaulted roofs of the Temperance Billiard Hall. In front of the leisure centre is informal green space. Much of the north side of the road is characterised by three-storey terraced shops which follow the downwards slope of the street. Several of these terraced houses have been replaced with smaller buildings which disrupt the street line and urban grain. The presence of the railway line must have meant that late Victorian improvement schemes were easier to effect elsewhere in the centre. Partly as a consequence of this – and the fact that new buildings and alterations to existing ones have damaged existing historic character – the street has become marginalised from the shopping and civic centre of the town, and is suffering a general decline.

Bolton Street Station

Bolton Street station marks the western boundary of the conservation area. It was built in 1846 as a stop on the Manchester, Bury and Rossendale line. The rails, running north-south, are sunk in a cutting which leads underneath Bolton Street. The ticket office and station was rebuilt by the newly-formed British Rail in 1952 following a fire. The main ticket office, a single-storey, flat-roofed brick building, incorporates original tiled shop surrounds and a bank of glass and wood doors. It is flanked by a brick tower which is distinctive in its post-war austerity. The station complex includes the listed Castlecroft Transshipment Shed (1846), to the rear of the shops on the north side of Bolton Street. The deep cutting has fine sandstone retaining walls and railings, and stone steps leading from the station complex up to Bank Street.



Fig. 23 Bolton Street station



Fig. 24 Railway line immediately west of Castle Street

The complex has been restored and is run as a tourist attraction by the East Lancashire Railway. Therefore, the views down into the cutting from both sides are a step back in time, with steam locomotives waiting at platforms which have timber canopies and 1950s signage. The character of the area is still strongly reminiscent of Bury's industrial past, when crowds of workers flocked on day trips and cotton and coal were freighted to Manchester and beyond. Constant activity is the only thing missing.

From the west bank of the cutting there are interesting views across the conservation area to nineteenth and twentieth century former warehouses and the gable ends of terraces on St Mary's Place and Bank Street.



Fig. 25 Bolton Street station walls



Fig. 26 Bolton Street station

The Rock, Crompton Street and Union Street

As the main road to Bury from the east, The Rock was one of the earliest areas in the town to be settled and developed. No pre-Victorian buildings survive, but, as a busy commercial street, the layers of Victorian, Edwardian, Art Deco and later architecture provide a varied and interesting streetscape. The scale is predominantly three or four storeys, with buildings hugging the street line and following the gentle curve eastwards from the Market Place.



Fig. 27 Crompton Street looking north to St Mary's Church

South of The Rock are the remains of the nineteenth century street pattern, including Union Street, Edwin Street and Crompton Street. Union Street was truncated by a 1960s shopping centre, but Crompton Street still retains its curving terrace whose northern view is closed by St Mary's Church. Historic setts remain in Gutter End and the alley between number 1 The Rock and the rear of St Mary's. Again, the nature of this area is that of a busy shopping precinct.

Very few historic shop fronts survive: there is an Art Nouveau surround to 14 The Rock and a slightly later shop front with curved glass to the rear of number 14, on Crompton Street. 32 The Rock has a modern shop front which attempts to recreate the character of a historic shop front, with panelled surround and stall riser.



Fig. 28 North side of The Rock in c. 1955 (Ashworth, 2002)



Fig. 29 The Rock in c. 1955 (Ashworth, 2002)

Market Street (north), Silver Street, Manchester Road (north), Broad Street and Moss Street

Buildings in this area post-date 1850, when Sydney Smirke's Derby Hotel, Derby Hall and Athenaeum sparked a wave of Victorian redevelopment which saw Silver Street and Market Street become Bury's grandest civic streets. The predominant building material is stone, apart from some brick commercial blocks on the west side of north Silver Street and the early Victorian brick terrace on Bank Street. The unity of the area is partly derived from the predominant three-storey building height. The open spaces and quality of the architectural materials provide the area with the character of a genteel cultural quarter.

On Market Street, the dominant building is Derby Hall, the only survivor of Smirke's trio, with its tall pediment and Corinthian-columned frontage. The 1860s ashlar-faced offices, opposite, are well-proportioned and vertical in emphasis. From this street there are fine views north and south, to the Market Place and Kay Gardens respectively.



Fig. 30 Market Street and Derby Hall



Fig. 31 View from north end of Market Street

To the north end of Silver Street three-storey commercial buildings dating from the last quarter of the 19th century predominate. On numbers 5-22 there is some fine carved brickwork. Opposite, the ashlar-fronted Victoria Buildings retains its wooden fascia, cornice and parts of the late Victorian entrance detail. The brick terrace on Bank Street is a rare survival in this central part of civic Bury.



Fig. 32 6-22 Silver Street



Fig. 33 Entrance to Victoria Buildings, 7-13 Silver Street

Further south, beyond Bank Street, the buildings are set back from the pavement. By the School of Arts and Crafts, Sparrow Park (until 1893 the site of a terrace of buildings along Moss Street and a larger building to the north) and Memorial Gardens, opposite, relieve the urban grain. The Memorial Gardens is the site of a succession of Unitarian chapels, the first was built here in 1719; the present chapel dates from 1974 although the boundary wall on bank Street is 19th century. The north end of Manchester Road has more in common with the southern end of Silver Street than with the rest of Manchester Road. It includes the Library, the Textile Hall and St Marie's Roman Catholic Church, which make an important group of fine-quality, stone-fronted, detached public buildings set in their own grounds. The Library and the School of Arts and Crafts have some high quality railings and gates.

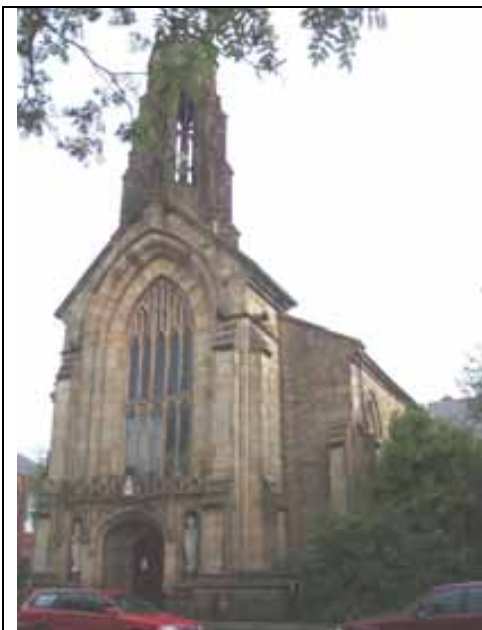


Fig. 34 St Marie's Roman Catholic Church, Manchester Road



Fig. 35 Rear elevation of the School of Arts and Crafts School

Moss Street and Broad Street connect the parallel streets of Market Street and Silver Street. Broad Street was laid out shortly after 1850: a largely mid-19th century terrace runs along the north side. The best survivals in the terrace are numbers 7 and 9, former town houses. The rusticated ashlar frontage and carved door case to number 17 is a good survival, although the roller shutters on its windows are a negative feature. Stretching between Moss Street and Broad Street is the School of Arts and Crafts, using some fine metalwork on its exterior. The single-storey, stone-faced, cupola-topped elevation to Moss Street adds to the high-quality, polite appeal of this low-rise area.



Fig. 36 7-19 Broad Street



Fig. 37 17 Broad Street

Manchester Road (south) and Tenterden Street

During the early to mid-nineteenth century Manchester Road and the southern section of Silver Street was dotted with the spacious detached houses and gardens of mill owners and merchants. Mid-nineteenth century development was built to a higher density, to provide good quality terraced housing, particularly to the west side of Manchester Road. This includes St Mary's Place (1845), 2-14 Manchester Road (mid-19th century) and 4-14 Tenterden Street (1850-60). The terraces on Manchester Road and Tenterden Street were built with front gardens. These terraces give the area a pleasantly domestic, low-density character, despite the fact that most of the bigger houses have been converted for office use.

The new terrace which replaced the Victorian baths, to the south of St Mary's Place, echoes the scale and verticality of the 1845 terrace. Setts survive on part of the alley leading from Tenterden Street to St Mary's Place.

On the east side of Manchester Road, numbers 1 and 3 are the remains of a terrace part demolished in the early 1900s for an extension to Tenterden Street. Number 3 is double-fronted and dates from c. 1830. The ashlar-clad town hall on Knowsley Street, by Jackson and Edmonds of Birmingham (1939-40 and 1947-54), visually closes the view south along Manchester Road.



Fig. 38 (L-R) 14-10 Manchester Road



Fig. 39 View of town hall from Manchester Road

Haymarket Street, Kay Gardens and Market Street (south)

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.



Fig. 40 Corner of Haymarket Street and Moss Street



Fig. 41 6 Market Street and, beyond, the former Bury District Co-operative Society Emporium



Fig. 42 View from Moss Street towards the town hall, beyond the conservation area boundary



Fig. 43 Railings at the side of the School of Arts and Crafts

4.4 Significant Buildings

Listed buildings (see appendix 1 for list descriptions):

Bank Street

Bank Chambers, Grade II: 1868, by Blackwell and Son and Booth, of Manchester and Bury. Red brick with stone dressings. Annexe to the adjoining Barclays Bank, on Silver Street.

Numbers 2-8, Grade II: red brick, two storey terrace dating from c. 1840. They are marked on Benson's 1845 map, and an earlier 1843 map shows a continuous terrace stretching down to what is now Lower Bank Street. However, when the railway arrived in 1846 the central section of the terrace was demolished.

Railings at west end of Bank Street, and railings of steps down to railway, Grade II: c. 1860, cast iron railings.

Broad Street

Bury School of Arts and Crafts, Grade II: 1893. Former technical school designed by Joshua Cartwright, Bury Borough Council's chief engineer. This building was the first educational building erected by Bury Corporation, and served as a technical school until 1946. Constructed of stone and brick, with an ashlar façade, and mainly of two storeys.



Fig. 44 Technical School, 1805 (Ashworth, 2002)

Castle Street

Castle Armoury, Grade II: 1868. Built by public subscription to house 8th Lancashire Rifle Volunteers. It was built over much of the site of Bury Castle, re-using some of the castle's building materials. In the 1880s an adjoining steam tram depot was built; this was replaced in 1907 by a drill hall in the same Medieval Gothic style as the armoury. Snecked rock-faced rubble; mainly two storeys.

Castlecroft Road

Bury Transport Museum, Grade II: 1846 or 1847, with minor 20th century alterations. Former railway warehouse erected for the East Lancashire Railway Company Ltd. as

part of the company headquarters in Bury. The goods shed is thought to have formed part of the original station complex built in Bury in 1846: it is not shown on Benson's 1845 map but is depicted on the 1848 O.S. map as a 'goods warehouse'. It was built on hitherto undeveloped glebe land north of the Congregational Chapel, which survived until after 1960. The 1848 map shows two lines entering the building, three lines flanking the building and a short section of track running parallel to the west wall. All the sections of track appear to be linked by turntables. Coursed rubble sandstone with dressed quoins and voussoirs; Welsh slate roof.

Haymarket Street

Art Picture House, Grade II: 1921-2, by Albert Winstanley (historically in Knowsley Street, now in Haymarket Street). Former cinema. Brick-clad steel frame with three-storey, nine-bay faience frontage. Replaced several buildings marked on the 1910 O.S. map. The cinema, built as it was opposite the 'Circus of Varieties' and the fairground, must have made this area Bury's entertainment 'quarter'. Good original cinema interior.

Athenaeum Club, Grade II: Built in 1829 as Bury Dispensary, which remained here until 1882. It is marked on Benson's 1845 map, but was probably extended shortly afterwards as the footprint on the O.S. map of 1848 is rather larger. Two storeys, with four bays to Haymarket Street and three to Moss Street. Red brick with stone riser and string course. Pedimented stone door case over former entrance to Haymarket Street: only the pediment remains as the door was turned into a window in the last quarter of the 19th century. An arched doorway to Moss Street was also converted into a window, probably at the same time. Despite the alterations, this building is a fine example of late Georgian architecture in the conservation area.

Manchester Road

Roman Catholic church of St Marie, Grade II: 1841, by J Harper of York. Ashlar stone; perpendicular style. Built on land belonging to the Earl of Derby.

Number 1, Grade II: c. 1840. Red brick, and two storeys. Built on land belonging to the Earl of Derby, and marked on Benson's 1845 map.

Number 3, Grade II: c. 1830, altered at rear c. 1850. Red brick, and two storeys. Built on land belonging to the Earl of Derby.

Numbers 2-14, Grade II: Post-1845, two-storey terrace in red brick with stone dressings. Built on fields owned by the Earl of Derby, immediately south west formal gardens marked on Benson's 1845 map.

Market Place

Statue of Sir Robert Peel, Grade II: 1852. Shaped plinth of Aberdeen granite bearing a bronze standing figure of Peel. Built at a cost of £2,500 and sculpted by Mr E.H. Baily. The statue was unveiled by Frederick Peel M.P. in 1852, two years after the death of Robert Peel. Robert Peel was born at Chamber Hall in 1788, and forged a political career based on wealth from his family's industrial mills. He founded the Metropolitan Police in 1829, and was prime minister between 1841 and 1846.

Parish Church of St Mary, Grade I: Church of 1872-6 by J.S. Crowther. Designed in Victorian Decorated style, the church is faced in coursed rubble and the steeple in ashlar gritstone. Reredos, chapel screens and stained glass by Hardman, Kempe,

and Clayton and Bell. Many monuments recall the fact that St Mary's is a garrison church. Crowther's church replaced a classical Georgian building constructed in 1776 at a cost of £3,500, when the parish of Bury included Bury, Cowpe with Lench, Elton, Musbury, Tottington, Walmersley with Shuttleworth and Heap townships. The 18th century church had, in turn, replaced a late medieval church in Perpendicular Gothic style, which was dilapidated by the mid 18th century. The medieval half spire steeple – small in proportion to the 18th century building – survived until 1842, when A.H. Cates of York was commissioned to design a new tower and spire. The first rector was noted in 1189 as Peter de Bury.

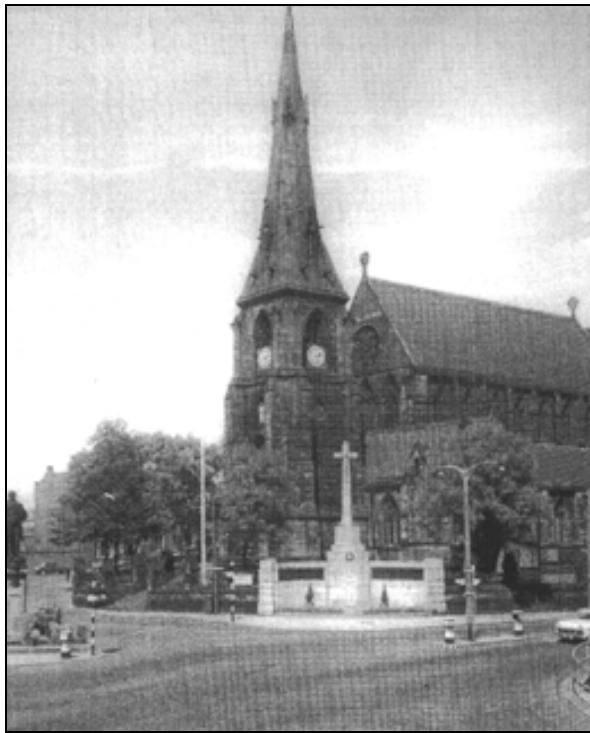


Fig. 45 St Mary's parish church, c1955 (Ashworth, 2002)

Numbers 2-10, Grade II: Dated between 1850 and 1860. Curved front, rusticated ashlar façade, two-storey and classical in style. These commercial premises were built to complement the Derby Hall complex, opposite, on Market Street. Benson's 1845 map shows that the area where these buildings were located had not been built upon. The land belonged to the Earl of Derby.

Numbers 12-16, Grade II: These buildings are similar in style to numbers 2-10 (above), slightly lower in height and with plain ashlar facades.

Market Street

Derby Hall, 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.



Fig. 46 Market Street in 1895 (Ashworth, 2002)



Fig. 47 (L-R) 14-8 Market Street in 1900 (Bury Library archive)

Kay Monument at Kay Gardens, Grade II: 1908, by W. Venn Gough, architect of Bristol. Signed by John Cassidy, 1907. Both the monument and the garden were constructed in memory of John Kay, inventor of the flying shuttle, and paid for by Henry Whitehead. Italianate domed octagon with bronze figures on four pediments. Set on a rusticated plinth reached via six stone steps. The garden was opened by Mrs Henry Whitehead and the monument unveiled by Lord Derby on the same day in 1908. Kay Gardens is the site of Bury's first indoor market, built by Lord Derby in 1839.

18 and 20 Market Street, Grade II: c. 1860-70, built as the Manchester and District Bank. Now a wine bar. Symmetrical classical design of two storeys, with ashlar façade and rusticated quoins. Built on land owned by the Earl of Derby.

Moss Street

Art Gallery and Library, Grade II: 1899-1901, by Woodhouse and Willoughby of Manchester. Free classical style with ashlar facade. The building was constructed as a condition of the gift to the town of the Wrigley painting collection, and the site chosen was that of a former Baptist Chapel. The foundation stone was laid by Oswald Osmond Wrigley in 1899 and the building opened by the Earl of Derby in 1901.



Fig. 48 Art Gallery, Silver Street in 1902 (Ashworth, 2002)

St Mary's Place

Numbers 2-20, Grade II: Dated 1845 (shown on the 1848 O.S. but not on Benson's 1845 map). Two storey terrace of two bay houses. Built on land owned by the Earl of Derby.

Silver Street

Number 26, Barclays Bank, Grade II: 1868, by Blackwell and Son and Booth, of Manchester and Bury, with sculpture by Joseph Bonehill. Two storey ashlar with enriched classical detail. Replacement windows. The present building replaced an earlier bank on the site after its owners, the Bury Banking Company (originally Grundy and Wood, of The Wylde), outgrew their offices. The Bury Banking Company merged with the Lancashire and Yorkshire Bank in 1888, later becoming Martin's Bank and, later still, Barclays. The upper floors were once used as Bury's council chamber and Town Clerks Department.

Numbers 15-19, including 5 Broad Street, Grade II: 1904, built as a bank for the Union Bank of Manchester. Broad Street was laid out between 1850 and 1890. The corner building which was demolished in 1902 occupied a similar footprint to the present building. In the 19th century the building was occupied by a tailor's shop (15 Silver Street), Wigan Coal and Iron Company (17 Silver Street) and the Conservative Club (5 Broad Street). The interior was reconstructed by Barclays Bank in 1974/5.

The Rock

No 1 (Union Buildings), Grade II: 1874. Neo-Gothic four-storey building of red brick with stone dressings, mock timbering and plaster infill. Modern shop front. This building replaced an earlier building on the same footprint which was constructed on the glebe lands of the rector of St Mary's Church.

The Wylde

Two Tubs Inn, Grade II. Two buildings joined together. Brick cladding and 19th century plaster over 17th or early 18th century timber frame. Recent research points to a possible late medieval origin, with some 16th century box framing and a Tudor doorway. There is a metal water spout carrying the date 1747 – this is likely to mark a later phase of renovation. Built on land belonging to the Earl of Derby. The sole survivor of a number of 17th or early 18th century inns which once surrounded Bury's Market Place.

Church Rooms, Grade II: Of two phases, the first (1786) in a classical style which was altered in 1861, and the second (1864) in neo-Gothic style. The first grammar school on the site was founded by Henry Bury in c.1620; it was re-endowed in 1726 by the Reverend M. Kay, who was not the rector of St Mary's but was presumably connected to the town as one of the Kay family. The 1786 building, shown on a Bury estate plan of c. 1790, was erected at a cost of £1,330. In 1864 a date from the original seventeenth century school (1625¹) was incorporated into the new neo-Gothic wing, under the bell tower, but this has since been moved to the Girls Grammar School.

¹ This is apparently a few years later than the actual build date.

Scheduled Ancient Monuments

Bury Castle – SAM number 27595

Late medieval moated manor site, consisting of a timber-framed manor house and moat built in the late 14th century. In the early 15th century the manor house was rebuilt on stone foundations, and, following a licence to crenellate in 1469, it was rebuilt in stone. The manor house came into the possession of the Earl of Derby in 1485 and was allowed to decline. Southern arm of moat buttressed wall has been conserved and is the centrepiece of the square formed by Castle Street, Cooper Street, the rear of Castle Buildings and the rear of numbers 6-16 Bolton Street.

Significant unlisted buildings that make a positive contribution to the character of the conservation area:

Bolton Street

Wyldes Public House (former Lloyds Bank), 4 Bolton Street. Originally built for Driffield Bros., General Drapers, Silk Mercers and House Furnishers, in 1873. Three storey building with a loft storey. Classical style, with ashlar facing; five bays to Market Place and three bays to Bolton Street. String courses with rolling scroll decoration; cornice above second floor. Sliding sash windows to all but the mansard storey, which has PVCu replacements. Decorated panel at the top of the corner bay which says 'Providence House'.

Number 6. Old White Lion Public House. Four storeys and three bays, with white and stone-coloured painted stucco frontage. String course and moulded stone detail to windows are painted to look like stone. Oriel windows in the first and third bay of the first floor. Marked on the 1848 O.S. as The Old White Lion Inn; the current building was rebuilt in the later 19th century.

Numbers 14 and 16. Remains of a mid-1800s terrace, of three storeys and two bays. Stone lintels. Number 16, with four bays to Cooper Street, is better preserved, with original window openings and frame types. Lintels and sills are painted stone.

Former Temperance Billiard Hall. Built 1910, by Norman Evans. Brick building with mosaic tiling, topped by a double-span barrel roof. The gables of the roof face Bolton Street, and are rendered. Tiling survives on the façade, but the dormers have gone. Replaced what was probably a residential terrace. Now Bury Snooker Club.

The Clarence Public House, including numbers 4 and 5 Silver Street. Built as a public house and hotel between 1880 and 1890, on the site of buildings marked on the 1848 O.S. as The Hare and Hound Inn and the 'District Bank' (on Silver Street). The land belonged to the Earl of Derby. Five-bay frontage to Silver Street; four-bay frontage to Bolton Street. Late Victorian Gothic style, with red brick, painted banding and sash windows.

Bolton Street Station. Built in 1846, as a stop on the Manchester, Bury and Rossendale line. The Bolton Street ticket office, a single-storey, flat-roofed brick building with an adjacent brick tower which is distinctive for its post-war austerity, was rebuilt by the newly-formed British Rail in 1952 following a fire. It incorporates original tiled shop surrounds and a bank of glass and wood doors. The station complex includes Castlecroft Transshipment Shed (1846) and various 19th century features including platform canopies. The station was built on land owned by Lord Derby, along the line of a new road tentatively marked 'Manchester Street' on Benson's map of 1845. The railway cut a swathe through existing terraces on Bank Street and north of Bolton Street, but the station itself appears to have been built in the grounds of a large house set back from the road, between Bolton Street and Silver Street. In 1972 British Rail closed passenger services from the station; the goods service was stopped in 1980. The East Lancashire Railway Preservation Society reopened the railway between Bury, Rawtenstall and Heywood in 1991.

Broad Street

Number 7 and 9. Broad Street was not laid out until the mid 19th century, but these pair must have been two of the new street's original houses. Built of brick, each with three storeys and two bays, and eight-over-eight sash windows which are a rare

survival in the town centre. Number 9 has an original-looking shop surround with stone riser. Poor siting of modern down pipe on number 7.



Fig. 49 (L-R) 16-8 Bolton Street, 1895 (Bury Library archive)

Numbers 13-17. Mid 19th century buildings, all of separate builds. Built of brick, each with three storeys and two bays, with stone string course and stone sills and lintels to numbers 13 and 17. Number 15 has round-headed windows on first floor, with stone keystone. Number 17 has a rusticated ashlar ground floor with ornate pedimented door case. The windows of numbers 13 and 15 have been replaced.

Crompton Street

Numbers 8-20. Crompton Street was laid out in the last half of the 19th century. This terrace of shops with flats above were probably built at the end of the 19th century, but certainly between 1893 and 1910. Neat brick terrace with some modest stone detailing to windows. Number 8 has double the number of bays as all the rest of the two-bay terrace, and has a rusticated ashlar corner doorway which faces towards The Rock. A mix of modern shop fronts: although number 8 has its original shop surround, it has a modern plastic fascia and metal windows.

General Post Office (not buildings to rear). 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.

Haymarket Street

Numbers 28-30 (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.

Number 46. The Knowsley Public House. Built as a hotel in 1881 as part of the development of Haymarket Street, which had, until the 1850s, only a few buildings along its length. The Haymarket frontage – of five bays and three storeys – was altered in the early 20th century and has a brighter brick façade. Early 20th century stained glass windows survive. The Moss Street frontage has also been altered: the stone gate posts (if they were not moved here from elsewhere) may indicate the entrance to original stables or a yard. They now lead to a small car park. The only original part of the hotel, a two-bay corner section, retains some good features including a carved stone corner door case and original windows to the upper storeys of one bay. Stone sills and lintels.

Manchester Road

Textile Hall: 1893. Designed by David Hardman, with sculpture by Whittick and Royle depicting different aspects of the textile industry. It was built to house the offices of the different textile trade unions operating in the area. Front elevation is ashlar, the rest of the building is brick. Officially opened on 5 May 1893 by Lady Emilia Dyke, a philanthropist and campaigner on behalf of cotton workers. The hall was built in the grounds of a Baptist Chapel which appears on the 1893 O.S. (In 1848, the area was the formal gardens of a house on the corner of Silver Street and Moss Street.) The hall had a tower and flag pole over its central projecting bay until the mid-twentieth century; this was removed between 1951 and 1974, along with the decorative stone roof vents and carved stone pediment over the central bay, both of which are visible in a photograph of 1895. The original railings were removed during the twentieth century. Good reproduction railings have been installed on the retaining wall of the disabled access ramp.



Fig. 50 Textile Hall, Manchester Road in 1895 (Ashworth, 2002)



Fig. 51 Railings now missing from Textile Hall

St Marie's Roman Catholic Church Hall. Two-storey addition of c. 1850s adjoining the east end of the north side of the listed church (1841-2). In the same sandstone materials but Elizabethan in style, with stone mullions, drip mouldings and string course. Gable end faces Manchester Road.

Market Place

War Memorial, south west boundary wall of St Mary's Church. 1924, by Sir Reginald Blomfield. Tall grey granite cross with granite wings curving away from its base. Bronze panels on the wings by J.H. Cawthra, of soldiers, sailors, nurses and workers on the home front.

Castle Buildings. Built between 1874 and 1876. Four-storey, ashlar-faced brick building in neo-Gothic style with five bays facing the Market Place. Slate roof, dormer windows and gables; sliding sash windows. Turret on the corner of Castle Street. The long Castle Street frontage is a retained façade with a new development fixed to the rear. Originally used as offices by the Manchester, Bury, Rochdale and Oldham Steam Tramways, and by a veterinary surgeon called Thomas Briggs. The arch next to the current public house was the entrance to a series of stables which extended to the first floor, accessed to the rear by a ramp. Series of archways in the first and second bays remain in tact (although the stable archway in the second bay – and the stable yard to which it led – has been filled in); the public house which occupies the northern-most three bays of the ground floor has incorporated some of the original external architectural detail. From 1931 Castle Buildings was partly used as a ticket office by Bury Corporation Tramway. An exclusive gentleman's club called the Palatine Club leased the oriel room for some time.

Market Street

Number 5, George Public House. This building appears to have been refronted in stone in the late 19th century, covering two houses whose footprint has changed little since 1845. The stone parapet rises above the roof of the building. Front is faced in rusticated ashlar, with Art Nouveau-style carved and curved glazing bars to the windows of the ground floor. Deep stone hood to central entrance door, with fanlight. Glazing to fanlight has been removed, a wooden panel inserted behind and the whole painted over. Rest of the windows on this three-storey, three-bay building are replacements.

Number 6. Former public house, now part of Argos. Three storeys and three bays. First and second floors are of brick with stone banding and window surrounds, with pediment and columns marking the central bay. Modern shop front and cladding to ground floor; all windows have been replaced with mirrored glass, which greatly diminishes the building's historic interest.

Bury District Co-operative Society Emporium (1936). This building's frontage has been so altered with mirrored glass that there no longer exists much of any historic merit. However, the tall limestone bays which remain are a strong feature to the east of Kay Gardens, and they dominate the view north east from the Haymarket and the southern edge of the conservation area.



Fig. 52 Towers of former Bury Co-op Emporium, Market Street.

Silver Street

Numbers 6-22. Three storey commercial block constructed between 1893 and 1910, replacing a range of early Victorian or late Georgian buildings. Numbers 8-12 appear to have been built at the same time, with arched red brick window surrounds to the

first floor, carved brickwork and stone details to the ground floor doors and corner façade (number 8). Stone lintels to upper floor windows. Numbers 14-22 are of one build, of the same materials as number 8-12 but with plainer detailing. Modern shop fronts.

Number 24. Built as a hotel between 1893 and 1910, replacing an earlier hotel on the same site. Faced in ashlar sandstone, which chimes with the listed Barclays Bank next door. Neo-classical block with Elizabethan and Dutch influences, including stone mullions and a pedimented Flemish gable. Ornate carving over central entrance door. Carved panels above the ground floor windows.

Numbers 3-5. Sandstone-fronted block with gothic detailing to window heads. Built in the late 19th century, around the same time as numbers 7-13 Silver Street. Replaced a range of Victorian or late Georgian buildings.

Numbers 7-13, Victoria Buildings. Sandstone-fronted block which was built at the end of the 19th century, replacing a range of Victorian or late Georgian buildings. Neo-classical, using various features in that style including Ionic columns and rustication. Wooden painted fascia, cornice and parts of the late Victorian entrance detail survive.

Number 21. Early Edwardian block of four storeys, with seven bays to Broad Street and five bays to Silver Street. Upper floors are of red brick; the ground floor is faced in ashlar, with modern office fascia and windows. Sliding sash windows elsewhere, apart from some modern replacements in the gable end and top storey of the Silver Street elevation. Built in the grounds of a large house almost opposite Bank Street, on a range which may have been the stables. The house was most probably demolished in the mid-19th century.

Memorial Gardens: World War Memorial. Squat stone obelisk erected by the town's Unitarian and Presbyterian Churches. Inscribed with the names of members of both churches who died in the World Wars. The stone walls on Bank Street are a reference to the historic church yard of the Unitarian Chapel, now a public space.

Tenterden Street

Number 4: Built between 1850 and 1860 for residential use, on land belonging to the Earl of Derby. Two storey, ashlar-fronted building. The house is detached and has three bays, with bay windows to the either side of the ground floor entrance, which has a moulded stone hood and square fanlight. Three bays of double light windows on the first floor: the central bay of windows on this floor is round-headed, and the rest are square-headed, with stone mouldings over. Projecting cornice with parapet; ashlar quoins; slate pitched roof.

Numbers 6-14: Built between 1850 and 1860 for residential use, on land belonging to the Earl of Derby. Two storey, ashlar-fronted terrace of five buildings. Each house is two bays; numbers 6-10 have a bay window to the left hand side of the entrance door. Materials and decoration similar to number 4, but not as ornate. All windows, apart from one bay of number 12, have been replaced.

The Rock

Number 3. Marsden Building Society. c.1880s, three-storey, three-bay building faced in ashlar sandstone. Oriel window over what was probably an ornate central

entrance, which has been obscured by a modern shop front. A carved crocodile and lion can be seen below the oriel, at either corner.

Numbers 5-9. Yorkshire Bank. A c.1930s building with five bays. The first two bays are three storeys with a gable window, and the three easternmost bays are four storeys, topped with crenellation and flanked by small turrets. Painted frontage. Modern shop front.

Number 11-13. Coursed stone building of four storeys, whose gable end faces The Rock. Carved stone window architraves, drip mouldings and ashlar banding. Sash windows. Modern shop front.

Numbers 15-21. 1920s, Egyptian style Art Deco with three storeys. Cream-painted upper storeys are dominated by pilasters which enclose five bays of original metal windows. Dentil cornice. Former Burton's clothes shop front has been replaced with a modern fascia and windows.



Fig. 53 North side of The Rock in c. 1955 (Ashworth, 2002)

Derby Chambers, 2-8. Built c. 1888, and first occupied by a firm of solicitors. Four-storey, ashlar-fronted corner building with rustication to the ground floor, a pedimented east doorway, ornate dormer windows and a deep cornice. A recent English Heritage CAP scheme funded the restoration of shop fronts, the reinstatement of architectural stonework, and roof, window and stonework repairs. Derby Chambers replaced several narrow buildings depicted on the 1848 O.S., on what was then called Fleet Street. These were built on land belonging to the Earl of Derby.

Number 14. Built in the 1880s or early 1890s, in red brick with extensive stone dressings. Stone mullioned windows; two Dutch gables each to The Rock and Crompton Street. Art Nouveau motifs on the ground floor.

Natwest Bank, 36. c. Early 1930s building faced with ashlar limestone, with tall arch-headed windows flanked by Tuscan columns. Five bays to The Rock; seven bays to Gutter End. Single storey, with some rustication and parapets on each elevation flanked by acroteria.

Royal Bank of Scotland, 40. Built as a bank between 1895 and 1898. Three storeys, with four bays facing The Rock and seven bays facing Union Street. Revived classical style, in brick with stone dressings. Ashlar to ground floor, with moulded arches. Some of the windows on the ground floor have been replaced with large panes of plate glass, and, on The Rock, the window opening to the right of the main entrance has been shortened, but otherwise the building appears externally as it must originally have looked. The bank was known for some time as William and Glyn's Bank, but is now used by the Royal Bank of Scotland. It was built on the site of the White Horse Hotel, which was demolished in 1895.

The Wylde

Numbers 5 and 7. The remains of a pre-1845 terrace. Plain brown brick with stone sills and lintels; later windows.

Buildings of particular merit just outside the town centre conservation area:

There are a number of buildings of historic merit just beyond the boundaries of the conservation area.

The Rock: Hornby Buildings, 118-126 Hornby Buildings, built by the Corporation of Bury in 1933, is named after the family who once owned the land where it stands. It replaced a terrace of shops and houses, of mixed age and size, and was set back from the street line in order, presumably to widen the principal eastern avenue to the market place. Completed in 23 weeks, it is steel-framed and clad in cream glazed terracotta tiles. The building is Art Deco in style, with clean lines, a curved corner with Rochdale Road and shades of the Egyptian revival in its window decoration, and the pilasters and portico of its principal bay. Its exterior also features the coat of arms of Bury Corporation. The original shop fronts survived in tact until 1969. One, that of H. Stone, survives.

The planned demolition of Hornby Buildings will have an impact on the eastern gateway to the conservation area, even though the complex is beyond the current boundary. As such, it is important that the replacement building enhances the east end of the Rock and echoes the scale and verticality of surrounding buildings.

Bolton St (west corner of Castlecroft Road): Jewel in the Crown PH

Three-bay, two-storey red brick building with limestone surrounds to windows and door. Early 20th century. Replacement wooden windows.

Knowsley Street: Town Hall

By Reginald Edmonds of Jackson and Edmonds of Birmingham (1939-40 – outer shell; rest 1947-54). Clad in ashlar, with semi-circular, columned portico entrance. The town hall was officially opened by the Queen on 22 October 1954, 15 years after the first stone had been laid by the Earl of Derby. The basement was used as an air

raid shelter during WWII. The building now houses the Borough Council offices.

Knowsley Street: Railway Bridge

Railway Bridge carrying Knowsley Street. Probably 1846, with radiating voussoirs. Last visible remains of Knowsley Street station.

Tithebarn Street: number 12

Remains of an L-shaped late Georgian block marked on the 1848 O.S. Retains 8-over-8 sash windows, fine brickwork and the enclosed remains of a once-larger front garden.

Parsons Lane: number 18

Originally the Bury Union Offices, built in 1865. Brick and ashlar façade. Cartouche on the roof. Asymmetrical, Italianate.

4.5 Building Materials

- *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 deep cutting of the railway line is protected by high mid-19th century stone retaining walls. Stone steps with railings climb from the station car park to Bank Street. Stone entrance steps are a feature of many public buildings and older terraces. Stone boundary walls to parks and former church yards are an important part of the street scene, as at Memorial Gardens.

Good quality masonry is a feature of Bury. The town is rich in good stone details, including decorative door cases, quoins, string courses, and coved and moulded stone cornices.



Fig. 54 Door case, 17 Broad Street



Fig. 55 Door case, Silver Street Chambers (1893)



Fig. 56 Stone detail, former GPO, Crompton Street



Fig. 57 Stone detail, 2-4 Market Place

Bury also has some fine decorative brickwork detail, especially on Silver Street. There are some good examples of stone walls with gate piers and railings, including at St Mary's Church.



Fig. 58 Brickwork detail, 14-16 Silver Street



Fig. 59 Churchyard walls, Memorial Gardens, Silver Street

- *Roofs:* traditionally of dark grey stone slate or Welsh slate, roofs have generally survived throughout the conservation area without major alteration.

4.6 Architectural Features

- *Windows and door joinery:* there are some good examples of historic windows and door joinery in the conservation area. The top storeys of numbers 7 and 9 Broad Street retain very attractive 8-over-8 sash windows (the ground floor also retains wooden Victorian shop fascias, cornice and architraves). Later nineteenth century sash windows have also been retained on larger commercial buildings in the centre, and in most of the terraces at the southern end of Manchester Road.



Fig. 60 Sash windows in (L-R) 14-10 Manchester Road

- *Metalwork:* Bury town centre has some fine quality metalwork, used to make railings, gates with decorative details and lamp stands. The gates on the library which retract into the perimeter walls are particularly interesting examples. There are good contemporary examples of metalwork on the Art Gallery frontage.



Fig. 61 Gates, St Mary's Church



Fig. 62 Lamp stand, Bury Library



Fig. 63 Retracting gates, Bury Library

- *Rainwater goods:* these are traditionally of cast-iron. Replacement in plastic, at least to the frontage of historic buildings, is not widespread. PVCu gutters are particularly damaging where the plastic is grey and of the incorrect dimensions and profile.



Fig. 64 Cast iron gutters on the frontage of 7 Broad Street



Fig. 65 Cast iron gutters to the rear of 21 Silver Street

- *Chimneys:* these punctuate the town's roofscape. Stone chimney pots still exist on many commercial buildings. Such features are important as they are reminders of former uses and living patterns, when open fire places were the only form of heating. Chimneys contribute to the liveliness of the roofscape and should be retained.



Fig. 66 Chimney pots, Market Place

4.7 Shop fronts

Bury has very few original or historic shop fronts, but those that do exist contribute to the character of the conservation area.



Fig. 67 9 Broad Street



Fig. 68 Early twentieth century shop front at 5-7 Bolton Street



Fig. 69 Art deco style shop front, 1 Crompton Street



Fig. 70 Reproduction shop fronts at 8-24 Bolton Street

Within the conservation area there are good examples of reproduction shop fronts which maintain the character of the historic centre (8-12 Bolton Street, for example).

4.8 The Condition of the Public Realm

4.8.1 Paving and surface treatment

Main roads have tarmac surfaces, although many of the back streets, alleys and side roads retain their historic sandstone sett surfaces and stone kerbs. The northern end of Gutter End, the alley between 1 The Rock and St Mary's Church and the alley leading from Tenterden Street to St Mary's Place are good examples. Setts can also be seen on School Brow, where the tarmac has worn away. Some granite kerbs have also been used in the conservation area.



Fig. 71 Paving and setts, Castle Street



Fig. 72 Setts to north end of Gutter End



Fig. 73 Setts visible under tarmac, School Brow



Fig. 74 Paving on St Mary's Place, as seen from Tenterden Street

Historic materials have not survived on principal footways; pavements are mainly paved with concrete slabs in the town centre, and kerbs are generally concrete, although new highway refurbishment works have employed granite kerbs. Some paving schemes have used concrete setts, for example those in Crompton Street and

at the southern end of The Wylde. The area around Kay Gardens is paved with cracking concrete slabs, which detract from this focal point in the conservation area. In the Market Place, concrete paving has been combined with concrete setts. The paving and planters in Memorial Gardens now looks outdated and fussy.



Fig. 75 Paving at southern end of Crompton Street



Fig. 76 Paving, Market Place



Fig. 77 Paving, Kay Gardens



Fig. 78 Paving and planters, Memorial Gardens

4.8.2 Signage



Fig. 79 Signage by Kay Gardens, Market Street

- Highways signage: properly managed, these additions to the streetscape can be unobtrusive. In Bury there appears to be a tendency to over-clutter the town centre streets with signage.

- Interpretive signage: there are good examples of interpretive signage in the Market Place and Market Street.

4.8.3 Street furniture

- Bollards: Traditional-style, black-and-gold painted, modern examples are used throughout the conservation area to prevent pavement parking. While they do not overly detract from the historic character of the area, they are a very common feature.

- Railings: ornamental railings front large public and commercial buildings throughout the conservation area. Their presence often reflects the higher social status of the historic building. Although some railings have been removed over the years, civic improvement schemes have reinstated some good reproduction railings, including those surrounding Kay Gardens. Modern black-painted railings are used to good effect to control pavement traffic on, for example, The Rock.

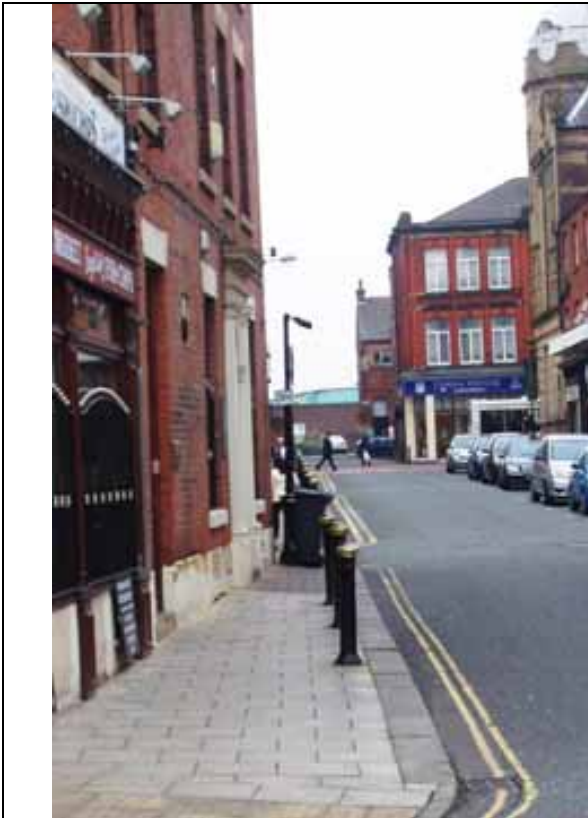


Fig. 80 Bollards, Broad Street



Fig. 81 Railings, School Brow (the old railing holes can still be seen)



Fig. 82 Railings, School of Arts & Crafts



Fig. 83 Railings, Kay Gardens



Fig. 84 Railings, The Rock.

- Post boxes and telephone boxes: very few historic post boxes and telephone boxes survive, but where they do, they add to the historic character of the town.



Fig. 85 George V post box and telephone, Bolton Street station.

4.8.4 Street Lighting



Fig. 86 Lamp standards on Bolton Street

The same modern, black-painted, heritage-style design has been used for street lamps on Bolton Street, Castle Street and Silver Street. Other streets in the conservation area – most notably Haymarket Street and Market Street – have a mixture of these and older lamps introduced during street improvement schemes which must date back to the 1970s. In the Market Place lamps have been mounted on buildings; this is unobtrusive and reduces street clutter.



Fig. 87 Wall-mounted lamp on Market Place building



Fig. 88 Mid twentieth century lamp stands in Market Street

4.9 Views and Vistas (key views are marked on fig. 1b)

Views to the moors from the northern half of the conservation area are dramatic. In the northern half of the conservation area views are punctuated by St Mary's Church spire, standing out against the skyline. Looking south along Silver Street, the tower of St Marie's Church is dominant. Views of the town from the surrounding Pennines are also impressive, and help to put the town in its geographical context.



Fig. 89 View to the moors from the top of Bolton Street/Market Place



Fig. 90 View of St Mary's from the north end of Silver Street



Fig. 91 View from Bolton Street towards the Armoury



Fig. 92 View of St Mary's Church from Castle Street

Narrow views are often framed between buildings in the conservation area, allowing intriguing glimpses of the intimate scale, density and layering of Bury's character. Good examples include the view of the Armoury from the junction of Bolton Street and Cooper Street, and the view of St Mary's from both Crompton Street and Castle

Street. In a few cases, negative buildings detract from the view along important streets.

Differing storey heights within the conservation area has provided an opportunity for taller gables to enliven the street scene, as is the case on a corner of Market Place.



Fig. 93 View of Silver Street from Moss Street



Fig. 94 Gable of Derby Chambers, Market Place/The Rock

4.10 Trees and Green Spaces

Bury has significant green spaces and areas of mature planting which soften the hard urban form of the densely developed town centre, and provide an important amenity for residents and visitors. Memorial Gardens on Manchester Road, by Bank Street and, opposite, Sparrow Park on the corner of Moss Street and Silver Street, are particularly good examples. Other formal open spaces include Kay Gardens, the churchyard of St Mary's Church on The Wylde, which has views of the moors beyond Peel Way, and the garden of St Marie's Roman Catholic church.

The rectory's walled garden is the oldest preserved green space in the town centre: the grounds of different houses on the site have always been open land or garden. This is not a public space but it is densely planted with mature trees which are important in the conservation area. The trees are particularly visible from School Brow, which is also overlooked by trees to the north, by Peel Way. Trees are planted throughout the conservation area, dotting all the main streets of the conservation area. They have also been planted in areas where buildings do not abut the pavement, for example outside the leisure centre on Bolton Street. The Market Place has been planted with trees and flowers, and dotted with benches. Floral displays in public spaces, including hanging flower baskets contribute to the attractiveness of the street scene.



Fig. 95 School Brow, by Tithebarn Street

The end of Crompton Street has recently been re-designed as a hard landscape open space, replacing Bury Lion's Garden at the same time as the Union Street Methodist Church was demolished. The archaeological remains of Bury Castle on Castle Street is surrounded by hard landscaping, with benches overlooking the site.

Private gardens between the public highway and domestic buildings provide an attractive setting for historic houses, whether detached or in terraces. Examples include numbers 2-14 and 1-3 Manchester Road. Railings, walls and gate piers, in a great variety of historic designs, are also important features of gardens in the conservation area, used to mark the boundary between private and public space. In some cases, for example 1-3 Manchester Road and the Textile Hall, railings have been removed.



Fig. 96 Gardens, 1-3 Manchester Road



Fig. 97 Foreshortened gardens, 2-14 Manchester Road

- *Planters:* flower baskets are a common feature in the town. Where appropriate, these should co-ordinate with other items of street furniture and not cause an obstacle. Street clutter would be minimised if the design of planters in prominent locations were co-ordinated.



Fig. 98 Un-co-ordinating planters, Market Place.

4.11 Conclusion

Bury Conservation Area contains some fine listed buildings and unlisted buildings of historic merit. The use of local building stone gives the town its important local context, and architectural features including fine metalwork and joinery contribute to provide a town centre of unique character. Bury also has a number of green spaces and hard landscaped areas which provide an oasis in the centre of the conservation area.

These positive conclusions are, however, challenged by ongoing threats to the character of the conservation area. These exist in the form of alterations to historic fabric, general street clutter and such problems as under-used upper floors. Sections 5 and 6 outline the various issues which face Bury Conservation Area, now and in the future.

5.0 Issues

The following issues will be taken into account in compiling the final appraisal document. For policies and recommendations see section 7.

5.1 Building Materials

Bad repairs can be detrimental to the overall character of the area, resulting in loss of unity in the street scene, particularly where the change occurs in mid-terrace. There are only a few examples of damaging stone or brickwork repairs in the conservation area: poor repointing to the rear of St Marie's Church is one.



Fig. 99 Poor repointing, rear of St Marie's Church, Manchester Road.

5.2 Architectural Features

- *Windows and door joinery:* while Bury town centre's buildings retain some good examples of historic windows and doors, the replacement of such joinery is a major issue throughout the conservation area. Listed buildings on the Market Place have had windows replaced, but the problem is particularly visible in Bolton Street, Haymarket Street and the southern end of Market Street. On these streets, many traditional upper-floor timber sliding-sashes have been replaced by a variety of different window styles which damage the unity and regularity of terraced streets. The residential terraces in the south west corner of the conservation area also have a

large number of inappropriate replacement windows and doors. Window openings have, however, rarely been altered which helps to preserve the historic proportions and retain some unity.



Fig. 100 Replacement upper floor windows, 2-4 Market Street



Fig. 101 PVC replacement windows, north side of Bolton Street



Fig. 102 Historic sashes, 20 Market Street



Fig. 103 Replacement windows in the listed terrace of St Mary's Place



Fig. 104 Glazing replaced with mirrored glass, 6 Market Street



Fig. 105 Replacement door, 4 Tenterden Street

- *Shop fronts:* within the conservation area there are good examples of original and reproduction shop fronts which maintain the character of the historic centre (8-12 Bolton Street, for example), but some good buildings are spoilt by crude shop front signage and fascias. 14-16 Market Street (WDC Estates and Nationwide Building Society), 8-10 Market Place (BSM), 17 Broad Street and 13-21 The Rock are some of the more obvious examples.



Fig. 106 Modern commercial shop front signage on 12-20 Market Place



Fig. 107 Roller shutters on 17 Broad Street



Fig. 108 Modern commercial shop front signage on (L-R) 12-2 Market Place



Fig. 109 Modern shop fronts, 13-21 The Rock

Roller shutters have also been installed on a few historic shop fronts, including 17 Broad Street. Although this is rare, it is all the more obvious because of the small number of original shop fronts in Bury town centre.

5.3 Building alterations

- *Loft conversions:* within the conservation area these are not visually intrusive, although a series of loft windows on Bank Street are visible from Memorial Gardens. Loft windows in the roofscape of the south side of the Market Place are hidden from ground level because of the height of the buildings. Dormer windows are a relatively rare addition to property in the town.
- *Satellite dishes, TV aerials and alarm boxes:* satellite dishes and security boxes have been installed on many properties, commercial and domestic, in the conservation area, although these are rarely on the building frontages. Nevertheless, the accumulated effect of too many dishes, alarm boxes and aerials can detract from the character of the area and be visually intrusive.



Fig. 110 Satellite dishes on the locally-listed Clarence PH on Bolton Street



Fig. 111 Alarm box on Castle Buildings, Market Place



Fig. 112 Aerials on top of 18-20 Crompton Street



Fig. 113 Satellite dishes on the locally-listed former Temperance Billiard Hall, Bolton Street

- **Disabled Access:** There are several good examples of disabled access ramps whose impact on historic fabric is minimal, including Derby Hall on Market Street. More recent ramps, including that newly-installed outside the listed Barclays Bank on Silver Street, which uses reconstituted stone in an unsuitable colour, are less sympathetic.

5.4 New Design

Proposals for extensions, infill development or to replace inappropriate post-war buildings have so far not had a damaging impact on the conservation area's overall character. The few development sites which exist or may in future appear in the town centre provide a chance to enhance the character of the conservation area, particularly if they respect the scale and materials of the buildings which give the area its historic integrity and interest.



Fig. 114 Single-storey taxi office, Bolton Street.

5.5 Buildings at risk

Throughout the conservation area, late twentieth century demolition of historic frontages has been rare and there are few gap sites. On Bolton Street the c. 1970s redevelopment of numbers 11-19 left a narrow gap between number 7 and number 11. The setting back of this development from the street line also caused disruption to the rhythm of the existing terraces. A more appropriate redevelopment would adhere to the prevailing street line, match existing roof heights and echo the vertical emphasis of the street. Between numbers 24 and 34 Bolton Street the 19th century building of a tunnel for the railway inhibited future development on the site. It is now a car park, with views of Castle Street and the Armoury. Numbers 22-28 the Rock were rebuilt in the c.1960s, as were the ranges immediately south of 18-20 Market Street and Derby Hall. Ribblesdale House, on the corner of Market Place and Market Street, is a late 20th century building with stone details.



Fig 115: Gap site by 11 Bolton Street

5.6 Vacancy and under use

Few buildings in Bury conservation area are entirely empty and at risk of neglect. Exceptions include the fine former post office building on Crompton Street and the listed Art Picture House on Haymarket Street, which has weeds sprouting from its gutters and several boarded up windows in the upper storeys. This building needs a sympathetic owner and a viable new use to ensure it continues to contribute to the character of the conservation area.



Fig. 116 Haymarket St, Art Picture House.

A more widespread issue is the under use of the upper storeys of many historic buildings in the town centre. Under-use can lead to neglect and falling property values, making the buildings' future vulnerable. Affected listed buildings include number 1 The Rock and 8-10 Market Place, and buildings of historic merit such as 16 Bolton Street, Castle Buildings and parts of Derby Chambers on The Rock. A strategic approach to the use of upper floors should be employed to address this issue.



Fig. 117 To let: upper floors of 1 The Rock



Fig. 118 To let: upper floors of 8-10 Market Place



Fig. 119 To let: upper floors of 16 Bolton Street



Fig. 120 To let: upper floors of Castle Buildings, Market Place

5.7 Inappropriate development

There are various negative buildings whose scale, construction materials or style mean they detract from the historic appeal of streets in the conservation area. These include the following:

- the post-war Job Centre by Memorial Gardens on Manchester Road Bury Unitarian Church and Craig House, overlooking Memorial Gardens (the church replaced a Presbyterian chapel built in 1710 which survived until after 1960);
- the single-storey funeral parlour which currently closes the view along Castle Street from The Wylde;
- the single-storey taxi rank by 24 Bolton Street;
- the corrugated iron sheds between the west end of Castle Street and the listed Transport Museum;
- 11-19 Bolton Street;
- the rectory;
- the garage by the transport museum;
- the shed between the transport museum and the Armoury;
- Wilson Scout Hall, the Wylde



Fig. 121 Job Centre, Silver Street



Fig. 122 Single-storey building, Castle Street



Fig. 123 Railway sheds opposite the west end of Castle Street



Fig. 124 14-32 The Rock, including post-war redevelopment with little reference to surrounding historic buildings.

5.8 Negative planning and redevelopment

Adjacent to the current conservation area boundaries, there are a number of sites which are detrimental to the character of the area:

- The 1960s redevelopment of Union Street and the surrounding area erased much of the 19th century street pattern, imposing a part-covered shopping centre which must have sucked trade from conventional shopping areas like Bolton Street. The shopping centres which exist now make little reference to their historic past.
- The dual carriageways of Peel Way, to the north of the conservation area, and Angouleme Way, to the south, are an immovable barrier between the historic core of the town and its wider surroundings.
- The single storey shops at 7-15 Tithebarn Street are a negative gateway to the conservation area from School Brow and Parsons Lane. Any redevelopment should take better account of the historic assets in this area, including the rectory's tree-lined walls and the Georgian house at 12 Tithebarn Street, which is just outside the conservation area.

5.9 The Condition of the Public Realm

The town centre has benefited in the past from publicly-funded schemes of enhancement work to the public realm and to individual properties, part-funded by English Heritage and the Heritage Lottery Fund. However, there is scope for further, focused work. For example, co-ordination of new street furniture and the retention of traditional pieces will help to protect the attractiveness of the streets.

5.9.1 Paving and surface treatment

The treatment, design and maintenance of the public realm is generally unobtrusive, but in some cases it does detract from the historic character of the town centre. The paving and profusion of street furniture on the east side of Kay Gardens, along Market Street (south), is an example.



Fig. 125 Street furniture, Kay Gardens

In some cases the modern surface treatment is too diverse and serves to erode the coherence of the space as a whole. In Market Place, for example, different colours of surface are used for vehicle and pedestrian areas, with bollards, planters and multiple poles cluttering the street scene. Different textures in a similar colour would work better. The pink textured surfaces used to denote hazards such as crossings are also visually intrusive: other textured materials such as stone paving with raised discs would be less so.



Fig. 126 Road treatment at the north end of Silver Street



Fig. 127 Surfaces on the Market Place

5.9.2 Signage

Highways signage is essential, but in some areas of Bury town centre it has impacted on the historic character of the conservation area. In such cases, badly sited signs cause visual clutter, block views of buildings and may provide an additional obstacle to pedestrians.



Fig. 128 Highways signage clutter on the corner of Market Place and Market Street

5.9.3 Street furniture



Fig. 129 Later twentieth century railings at the corner of Tenterden Road



Fig. 130 Later twentieth century railings at the south end of School Brow



Fig. 131 Reproduction railings alongside mid-twentieth century railings on School Brow

- *Railings:* some ornamental railings have been removed over the years (those which marked the boundary walls of Textile Hall and 1-3 Manchester Road are examples). While modern black-painted railings are used to good effect in some areas, there are a few examples of railings in the secondary streets of the conservation area which pay little heed to their historic setting. In School Brow, new railings on the restored retaining wall clash with c. 1970s railings.

5.9.4 Lighting

Some streets in the conservation area – most notably Haymarket Street and Market Street – have a mixture of modern, reproduction lamps and older lights, which creates an undesirable visual clutter. There are a number of examples in the conservation area where the streetscape would benefit from a rationalisation of lamps.



Fig. 132 Three different styles of street light on the corner of Bolton Street and the Market Place

5.9.5 Refuse bins

Bright yellow commercial bins are more visibly intrusive than the black 'heritage' style public bins installed in prominent locations such as the Market Place, but these are confined to side streets. Where recycling bins have been installed, for example in the Market Place, these have been well designed to co-ordinate with the existing bins.



Fig. 133 Co-ordinating bins for recycling and general rubbish, Market Place

5.9.6 Parking

Parking is generally provided in designated car parks outside the conservation area or behind main frontages, but the impact of parked cars in the town centre is still marked. For example, the high number of parked cars in Castle Street detracts from the recent archaeology-led improvement scheme in what is part of the historic core of the town. Despite the fact that the area is designated only for disabled or office access, Castle Street still feels like a back street car park. The car park at the north end of The Wylde is a poor setting for the listed Church Rooms and St Mary's Church: the views from here north to the moors could be better used. There are bays of on-street parking on the main streets of the town centre, but these are not overly intrusive and are also important for the passing trade of shops.

5.10 Back Streets and non-prominent elevations

Whilst the upper storeys of the street frontages are largely intact, commercial premises, particularly those selling food and drink, have introduced modern services like mechanical vents to the rear of properties. (In one case on 7 Broad Street, this has been installed on the front elevation.) Back streets such as Crompton Street and Back Haymarket Street suffer from intrusive air handling units, extract flues, telephone cables, fire escapes and other accretions which detract from the historic character of the area. Some rear boundary walls have been removed to enable car parking, or replaced with inappropriate boundaries, such as timber fences.



Fig. 134 Air Con units at end of 20 Crompton Street



Fig. 135 Services to the rear of the Art Picture House, Haymarket Street

Whilst secondary to the main frontages, back streets play an important part in contributing to the character of the area, offering intrigue, views, layers and often enclosed spaces. The effect of changes to rear elevations is not as obvious in Bury as in a town centre on different levels, but there are areas where rear elevations can

be clearly seen, for example from the west bank of the railway. The appearance of rear elevations is significant and can be easily compromised by poor alterations, parking areas and poorly sited services. Side elevations are also important where these frame views and are visible from main streets.



Fig. 136 Side elevations can be as important as front elevations: NatWest, 36 The Rock



Fig. 137 Royal Bank of Scotland, 40 The Rock

Poor management of bins is a particular problem in back streets and alleys. The alley behind 6-22 Silver Street and beside the Art Gallery are examples. Although this is difficult to tackle because bin placement is not a planning issue, it may be that departments of Planning and Environmental Health could work together to resolve the problem.



Fig. 138 Bins in Back Silver Street



Fig. 139 Bins in side street by the Art Gallery

5.11 Trees and green spaces

The town centre conservation area contains many areas of greenery and trees that relieve the hardness of the built townscape. Trees dot the main streets and there are public gardens or churchyards on many of the principal streets (including Silver

Street, Market Street and The Wylde). As well as providing important local amenities, these provide a visual backdrop to historic buildings.

The front gardens of the once-domestic range of numbers 2-14 Manchester Road were foreshortened, probably in the 1970s, to make parking bays on Manchester Road. The gardens opposite, in front of 1 and 3 Manchester Road, have survived better. Both areas of green space convey the sense of a lower-density, domestic character in this area, even if the Manchester Road terraces have been converted into offices.



Fig. 140 Foreshortened gardens at 2-14 Manchester Road.

Flower baskets are a common feature in the town, but their design is not always co-ordinated, and this helps to create a form of visual clutter.

6.0 Accommodating Change

6.1 Bury in the 21st Century

Bury Conservation Area is a well-preserved example of a Lancashire market town that had its greatest period of prosperity in the 19th century. The centre of Bury provides an area of considerable local distinction; its historic assets help to give the town a unique character. It is important that these assets are well looked after in the future – such care reflects an awareness of their important contribution to Bury's sense of place and identity.

A surprising number of buildings are still in the use for which they were built; public and commercial buildings predominate in the town centre. However, changes have inevitably occurred: the town's fortunes declined as the local manufacturing base declined, and redevelopment in the 1960s and 1970s did much to alter the character of parts of Bury. The clearance of historic buildings to the east of the town centre, the redevelopment of the markets and the construction of the ring road separated the historic core from the surrounding urban fringe. New uses have been found for the few prominent historic buildings where the original use has ceased. The conversion of 18-20 Market Street into a wine bar is a good example. There is now very little residential accommodation within the conservation area, although there is potential for new flats above commercial ground floors.



Fig. 141 18-20 Market Street

High levels of car ownership on streets where once there was none bring some parking problems in the town centre, although the transport interchange on Haymarket Street does help to limit motorised commuters; the Metrolink provides an important direct connection to Manchester. The space around St Mary's Place is diminished by the number of cars parked there, and the street line is broken up on

Bolton Street where a building has been demolished for a car park. However, car parks do not diminish the character of the conservation area elsewhere; most of the parking is consigned to beyond the conservation area. The 1970s ring road reduced the number of cars going through the town, and allowed The Rock to be part-pedestrianised.

Highway signage and lighting is an essential part of the modern highway, but designs chosen for their reference to historic patterns, such as those around the Market Place, fit better into the historic town centre than standard modern concrete or steel designs. Historic street and footway materials have largely been superseded by tarmac or concrete paving, although on less used or prominent streets, setts and stone paving are still a distinctive part of the street scene and should be retained. Appropriate maintenance and good repair of historic materials is essential to ensure their future survival.

Modern communications and security needs have impinged on buildings and the streetscape; telephone wiring, satellite dishes, alarm boxes and air handling units are intrusive on some commercial buildings, for example on Crompton Street. With care, these services could be installed with less visual damage to the street scene.

The pressures for modern, back-lit plastic shop fascias from high street chains and others has contributed to the loss of visual unity on the principal commercial streets of The Rock, Bolton Street, Market Street and The Haymarket. A large number of windows and doors in the conservation area have been replaced with modern patterns which pay little heed to the buildings' architectural character and their historic context.

Whilst many of the changes are individually relatively minor, taken together they can have an adverse impact on the appearance and character of the conservation area. Drawing attention to the special features of the place and setting this in a historic framework is one way of highlighting the special interest of the area, to help inform owners and the local authority, so that insensitive alterations can be minimised in the future

6.2 Bury Conservation Area's future role in the town centre

To ensure that the conservation area remains a vibrant part of Bury's future, historic buildings need to be fully occupied and maintained. The 2002 report 'Bury but Better' found that there is potential demand for town centre housing and some town centre offices. Such findings should inform a Council-wide strategy covering unused floor space in the town centre. Increasing under-use of upper floors will gradually result in the deterioration of historic buildings. As well as loss of important and unique fabric, this also represents lost economic and social potential in the town centre. Increasing residential occupation in historic buildings may require some alterations, but it will also help to secure the future prosperity of parts of the conservation area. However, the Council's strategy should recognise that different character areas within the conservation area have different issues: Bolton Street may not have the same potential for residential reuse as, for example, Silver Street. In Bolton Street, selective demolition of negative buildings may attract new development of a suitable type and scale which would reinforce the historic building line and original verticality. Possible candidates for demolition include numbers 11-19 and the single-storey taxi office by number 24 Bolton Street.

The 'Bury but Better' report also draws attention to a study by Drivers Jonas which found that there was potential to expand Bury's shopping centre. Planned new

development is currently focused to the east of the town centre, along the Rock and on Knowsley Street. Such development may refocus the centre of activity in the town centre and move some attention away from the Market Place, Silver Street and Bolton Street. Bolton Street, as the least prosperous of these three areas, is the most immediately at risk of neglect and disuse. The application of a Council strategy on under-used upper floors in this area would be helpful. It may be useful to undertake a separate study specific to Bolton Street in order to understand why decline has already set in here. Any report should review existing uses, look at the reasons for vacant space, appraise the condition of existing buildings and the public realm, and examine the potential for careful redevelopment. The report should also take account of the importance of the street as the western gateway into the town centre. Great potential exists for shops and businesses in the street to benefit from tourists using Bolton Street Station, which is a vibrant and unusual focus for the area.

6.3 Philosophy for Change

As noted above, Bury Conservation Area has successfully accommodated many changes. Conservation policies are not intended to prevent change: it is recognised that change takes place and that organisations and individuals need and wish to improve their properties and the local environment. The aim of the policies in section 7 is to guide the way these changes are made, so that the special historic character and appearance of the conservation area is protected for future generations.

7.0 Protecting Special Interest: Policies and Recommendations

7.1 Suggested conservation area boundary changes

The existing Bury town centre conservation area includes the core of the historic town, extending south along Manchester Road and Haymarket Street to the ring road, north to Peel Way, west along Bolton Street to Castlecroft Road and east to Union Street and School Brow.

The following additional area is recommended for inclusion in Bury's town centre conservation area:

- **Town Hall extension, Knowsley Street.** The ashlar clad, classical-style Council offices, by Jackson and Edmonds of Birmingham (1939-40 and 1947-54) dominates the south side of the town. Although it has been cut off from the centre by the ring road, the building is important in views south along Manchester Road and at the southern end of Haymarket Street. It is a fine quality building with strong link to the town centre. Although it may be unusual for a conservation area boundary to cross a barrier such as a dual carriageway, it is not unprecedented: Birmingham's Central Fire Station forms the apex of Steelhouse Lane Conservation Area, whose main body is the other side of the A38.

Although there are a number of historic buildings along The Rock, beyond the eastern boundary of the conservation area, including Hornby Buildings and numbers 68 to 84, they do not form a cohesive enough group to warrant an extension eastwards of the conservation area. A brief description of buildings of particular historic merit which are just outside the conservation area boundary is given in 4.5.

Some current plans exclude numbers 19-21 The Rock from the conservation area. The correct designation should include numbers 15-21, which is one building.

7.2 Architectural Features

- **Windows and doors:** The conservation area has some fine historic windows and door joinery, but replacement of such features with inappropriate modern materials is an issue. In a small number of residential properties in the conservation area, windows and doors have been replaced. In St Mary's Place, the Market Place and Market Street, this has happened despite the fact that these buildings are listed.

Recommendation

1. Good examples of original windows and doors should be recorded, and the pattern used to encourage reinstatement of appropriate replacements. Consideration should be given to introducing a focused grant scheme to encourage window restoration in specific problem areas like St Mary's Place.
 2. To retain surviving historic windows and encourage the reinstatement of traditional windows, it is recommended that an audit is undertaken, to record the conservation area's traditional window patterns. This should be used to inform guidance for building owners.
- **Shop fronts:** Bury has very few original or historic shop fronts, but those that do exist contribute to the character of the conservation area.

Recommendation

1. Consideration should be given to recording any historic shop fronts. Good examples should be retained and the advice within the Council's Shop Fronts and Signs Guide widely promoted.
2. Steel roller shutters should continue to be resisted in the town centre.
3. New commercial advertising and shop signs should not consist of the modern plastic, back-lit fascias that have become the norm in The Rock and Bolton Street. The restoration of signs more in keeping with the character of the town should be encouraged. Council guidance on shop fronts and signs should be promoted, and rigorous enforcement used to resist the pressure for inappropriate advertising in the conservation area.

7.3 Building alterations

- **Disabled access:** some ramps currently installed in the conservation area have more impact on historic fabric than others. Contemporary or traditional designs may provide equally interesting solutions to disabled access requirements.

Recommendation

Clear guidelines about the materials and style of disabled access ramps in the conservation area should be provided by the Council.

- **Satellite dishes, TV aerials and alarm boxes:** satellite dishes and security boxes have been installed on many properties, commercial and domestic, in the conservation area, although these are rarely on the building frontages. Nevertheless, the accumulated effect of too many dishes, alarm boxes and aerials can detract from the character of the area and be visually intrusive.

Recommendation

Satellite dishes, TV aerials and alarm boxes should be carefully sited in order to reduce the visual clutter on buildings in the conservation area. Guidance on location and appropriate colours could substantially minimise the impact of these changes.

7.4 Enforcement

The unauthorised fixing of services, telecommunications and security equipment to commercial properties is eroding the character of some streets in the town centre. The unauthorised replacement of windows and doors in the conservation area also erodes character.

Recommendation

An audit of unauthorised installations and alterations in the town centre should be undertaken. This should be followed by a programme of appropriate, prioritised enforcement action to secure the removal of unnecessary or damaging installations and provide improvements to essential installations where possible. Conservation area guidance for Bury business owners could include advice on installing equipment. Enforcement action should be used to reverse inappropriate window or door changes.

7.5 New Design

Proposals for extensions, infill development and other new buildings have so far not had a damaging impact on the conservation area's character. Although there are presently few development sites in the town centre, some scope exists for replacement of inappropriate post-war buildings. Development opportunities which do arise present an opportunity to enhance the character of the conservation area through sensitive, contextual and sometimes innovative design.

Recommendation

Generic urban design advice should be provided for all conservation areas in the borough. As part of the planning process, particular care should be taken to ensure that all development proposals are sensitive to the character and special interest of Bury. Opportunities for contemporary design should be considered, as well as traditional design.

7.6 Buildings at risk

New uses should be secured for buildings at risk that contribute to the character of the area.

Recommendation

An audit of buildings at risk in the area would identify vulnerable buildings and enable action and resources to be targeted. Flexibility should be exercised in accommodating suitable new uses for empty and under-used historic buildings.

7.7 Vacancy and under-used upper floors

Although dereliction is not common in the conservation area, the situation requires monitoring. The principal issue in the conservation area is the number of historic upper storeys which are 'To Let'. The best way of securing a future for historic buildings is by ensuring they have a viable use, and residential use is an option that needs to be actively explored. The re-use of under-used upper floors on commercial property should be actively encouraged. This will involve communication between relevant council departments, which should be encouraged to explore the potential for reusing vacant upper floors as residential flats.

Recommendation

Pro-active steps should be taken to secure the re-use of empty, under-used or derelict buildings, through planning guidance and economic regeneration activity. A strategic approach to upper floors should be taken, co-ordinated across Council departments, to address the challenge of bringing under-used space into beneficial use, including residential.

7.8 Demolition in the conservation area

The demolition of vacant buildings requires conservation area consent; the loss of buildings that make a positive contribution to the character of the conservation area should continue to be strongly resisted.

The demolition of buildings that make a positive contribution to the character of the conservation will continue to be resisted, and will require a very robust justification against the PPG15 criteria and local policy.

Recommendation

The design of all development sites, including those just outside the boundary should be considered for their impact on the conservation area. Sensitive redevelopment of sites should be promoted through planning and urban design guidance.

7.9 Demolition affecting conservation area gateways

Demolition has an impact in 'gateways' to the conservation area. Conservation area consent may not be required to demolish, but there should be an awareness of how demolition will affect the approach to the designated area. For example, the planned demolition of the early twentieth century Hornby Buildings, which is outside the conservation area, will have an impact on the eastern gateway to Bury town centre.

Recommendation

Replacements for existing buildings of historic merit in gateways to the conservation area should enhance their surroundings, for example by echoing the scale and verticality of other historic buildings in the area.

7.10 Public Realm

- **Paving and surface treatment:** Although mostly found on back streets, historic street and footway surfaces contribute immensely to the distinctive character of the area. Historic setts and kerbs should be retained and kept in good repair. On main streets and footways modern surfaces such as concrete paving detracts from the character of the conservation area. The mixing of historic and new paving can also detract from the conservation area's character.

Recommendation

1. A survey and audit should be undertaken to record the location and condition of historic surfaces.
 2. A prioritised programme of repairs and materials salvage should be developed, together with a maintenance guide, to ensure the continued survival of important historic street surfaces.
 3. Liaison between Planning and Highways should be further developed, and good practice in the conservation area agreed.
 4. Consideration should be given to an agreed palette of new materials for use in the area, and to a prioritised programme for the replacement of poor quality materials with sympathetic new or salvaged historic materials.
- **Signage:** Signage for the highway and for pedestrians can create visual clutter and result in an excess of poles mounted on the footway, creating obstacles to footway users. Rationalising signage would help to protect the character of the conservation area. Careful siting of new signage is essential.

Well-designed interpretative signage makes the town accessible to visitors, and reinforces local distinctiveness and identity, provided design and siting is well considered.

Recommendation

1. An audit of signage in the town should be undertaken. Unnecessary signage should be removed and essential new signage should be carefully sited and designed, to reduce the number of additional poles on the footway, and to avoid sensitive locations. Existing poles and building walls should be used when appropriate.

2. Liaison between Planning and Highways should be further developed to ensure effective consultation and to agree the rationalisation of signage, as funds become available.

- **Bollards:** Bollards dot areas of public space in the town centre, but their purpose in doing so is not always clear. Bollards should only be used for specific purposes as they can present obstacles to pedestrians and clutter public spaces.

Recommendation

Liaison between Planning and Highways should be further developed to ensure effective consultation and agree the rationalisation of bollards. The use of bollards could be limited by, for example, ensuring redeveloped buildings adhere to the historic street line.



Fig. 142 Because 11-19 Bolton Street are set back from the historic street line, bollards have had to be used to protect the integrity of the pedestrians' pavement.

- **Railings:** Street railings appear in Bury town centre in a range of different styles. Ornamental railings on public and commercial buildings are of real historic interest, and should be preserved.

Recommendation

1. It would be unrealistic and undesirable to co-ordinate all the street railings in the conservation area. However, an audit of the different styles and their locations should help rationalise what currently exists and thereby improve the character of the area.

2. Marketing banners such as those which partly obscure the railings to the front of 18-20 Market Street should be discouraged.

- **Lighting:** Different styles of street lighting result in a cluttered, un-co-ordinated appearance to the public realm; co-ordination will help to protect the appearance of the conservation area.

Recommendation

1. Consideration should be given to rationalising the design of all street lighting within the Conservation Area, based on an audit of street lighting.

2. Opportunities to mount more street lighting on buildings, such as has been encouraged in the Market Place, should be explored to minimise clutter. New lighting should co-ordinate with other street furniture.

3. A positive working relationship between Highways and Planning should be further developed.

- **Refuse Bins:** Street bins, particularly the bright yellow commercial bins, are unattractive and detrimental to the character of the area. These bins create visual clutter and present obstacles to pedestrians and wheelchair users. A co-ordinated approach to all street furniture would help to protect the appearance and character of the area.

Recommendation

1. The design of street waste bins should be co-ordinated with other street furniture to complement the character of the conservation area. A co-ordinated approach throughout the town centre should be agreed and bins replaced as necessary.

2. The location of street bins, and the management of wheeled bins when agreed as part of new development, should take account of both the character of the conservation area, and the needs of people with disabilities.

7.11 Views

The views into, out of and around the town are important. Any major re-development proposals must, therefore, be considered in this context and the impact they may have on views should be fully assessed as part of the planning process.

Recommendation

A structured photographic survey should be undertaken to record key views, noting their viewpoints. From this a gazetteer / database could be developed to be used as a working tool for assessing development proposals. Applicants should provide adequate visual information to support their planning applications.

7.12 Green spaces

Bury's green spaces are important to the character of the conservation area and are often historically significant in the development of the town; they now provide valued green spaces within the densely developed urban environment.

Recommendation

1. The open spaces identified as part of this appraisal should be protected from future built development. Their importance in the conservation area should be taken into account in managing their maintenance and any changes in use.
2. Planters and flower baskets should, where appropriate, co-ordinate with other items of street furniture and not cause an obstacle.

7.13 Interpretation

Bury is an interesting and attractive historic town, for both residents and visitors. The Bury Town Centre Conservation Area leaflet helps to disseminate information about the town's history and distinctive development, increasing the community's understanding and promoting positive conservation.

Recommendation

1. Continued use of the Bury Town Centre Conservation Area leaflet and other information about the town's special historic character to provide information and guidance about the conservation area and what it means.
2. Consideration should be given to the introduction of additional information boards (with profiled text and images) at key locations, perhaps funded through local business partnerships or planning gain.

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Maps

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Appendix 1: Listed buildings

Building Name: BARCLAYS BANK
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DJ
Details:

LBS Number: 210725
Grade: II
Date Listed: 18/05/1981
Date of Last Amendment: 15/11/2005
Date Delisted:
NGR: SD8030110700

SD 8010 NW SILVER STREET (west side)
1/74 (west side)

18.5.81 Barclays Bank

- II

1868, by Blackwell and Son and Booth, of Manchester and Bury. Enriched classical style. A substantial corner building of 2 storeys. Ashlar, with moulded plinth and rusticated bands across ground floor and cornice (on brackets alternation with medallions) across upper floor. 5 large windows, the upper ones having shaped hoods on brackets and enriched pseudo-balcony fronts. The middle bay projects slightly; on ground floor it has large arched entry with horizontal ribbing to angled intrados and grotesque head as key-stone; on first floor it has paired pilasters supporting segmental pediment enclosing sculpture. Side sections of front are framed by pilasters. Parapet with sections of balustrading; chimneys with bracketed cornices surmount it. 4 bay return front to Bank Street is similar. Recessed quadrant corner. Interior has highly enriched plasterwork. Built for Bury Banking Co, founded (as Grundy and Wood) before 1836. Upper floor formerly used as Bury Council Chamber and offices.

Listing NGR: SD8029110708

Building Name: 5
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DA
Details:

LBS Number: 210726
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8033810731

SD 8010 NW SILVER STREET
(east side)
326-/1/73 Nos. 15-19 (odd)
(including No.5 Broad
Street)

II

Built as bank for the Union Bank of Manchester, incorporating shops and Conservative Club premises, 1904. Blend of Art Nouveau and Classicism. Ashlar. 3 storeys. On corner site with 5-bay range - incorporating 2 shop units - to Silver Street, 2-bay range - incorporating former entrance to Conservative Club - to Broad Street, and angled entrance bay between the ranges. Giant order of Ionic columns to upper storeys; of 3 bays to Silver Street and 1 bay to Broad Street, with octagonal turret between, having flattened pavilion roof behind shaped parapet. Over each end of giant order, a modified segmental pediment (flanked by seated figures) rises above eaves. Channelled rustication and wide windows to ground floor; large arched windows to each bay of order on first floor, with small, paired sashes above. Tall rectangular windows to turret and below Silver Street pediment; large mullion and transom windows, with arched entrance below. Second entrance on corner, under shallow segmental arch on corbels. Some decorative carving.

Listing NGR: SD8033810731

Building Name: BANK CHAMBERS
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DL
Details:

LBS Number: 210584
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 15/11/2005
Date Delisted:
NGR: SD8028610698

SD 8010 NW BANK STREET

1/23 Bank Chambers

GV II

1868: by Blackwell and Son and Booth, of Manchester and Bury, being an annexe to the abutting Barclays Bank. Red brick with stone dressings. 3 storeys. 3 windows, arched and with sill band on top storey. The rest tall, and with cornices above, but with wooden transmullioned glazing. Rusticated bands terminating in quoins. Cornice and blocking course.

Listing NGR: SD8029110708

Building Name: 2-8
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DL
Details:

LBS Number: 210585
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8027810702

SD 8010 NW BANK STREET

1/24 Nos 2 to 8 (even)

GV II

Circa 1840: Red brick Terrace. 2 storeys. 2 sash windows each, with an additional window in the middle of the Terrace, arched on ground floor. Segmented-headed doorway below right-hand window of Nos 2 and 4 and below left-hand are of Nos 6 and 8, doors of 4 moulded panels flanked by slender columns of free Corinthian order; plain fans. First floor sill band. Gutter cornice and blocking course.

Listing NGR: SD8027810702

Building Name: RAILINGS AT WEST END OF STREET AND RAILINGS TO STEPS
DOWN TO RAILWAY LEVEL

Parish: BURY

District: BURY

County: GREATER MANCHESTER

Postcode: BL9 0DL

Details:

LBS Number: 210586

Grade: II

Date Listed: 29/01/1985

Date of Last Amendment: 29/01/1985

Date Delisted:

NGR: SD8023610701

SD 8010 NW BANK STREET

1/25 Railings at West end
of Street, and railings
to steps down to railway
- level

GV II

Probably C1860. Very heavy cast-iron railings, about 6ft tall, with sprouting
finials and stanchions with larger pepper-pot finials. Granite plinth and gate piers
at head of steps with flat moulded caps; gates removed.

Listing NGR: SD8023610701

Building Name: CASTLE ARMOURY
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0LB
Details:

LBS Number: 210608
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8033810885

SD 8010 NW CASTLE STREET
1/29
- Castle Armoury

- II

Built 1868 to house 8th Lancashire Rifle Volunteers, on site of Bury Castle and re-using some building materials. Extended to provide drill hall in 1907 in same loosely medieval style. Snecked rock-faced rubble. Mainly 2 storeys. Long frontage of some 30 round-headed windows, in pairs and threes. Rising above battlemented parapet are 2 towers (left-hand one flanked by taller rectangular turret, right-hand one with round-headed entry having portcullis feature which bears battalion insignia and supporters; further small turrets, at corners and other points. Arrow slits; first-floor sill-band; Corbel table. The later and much larger building attached to the rear is not included.

Listing NGR: SD8033810885

Building Name: CHURCH OF SAINT MARIE
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DR
Details:

LBS Number: 210670
Grade: II
Date Listed: 10/11/1951
Date of Last Amendment: 10/11/1951
Date Delisted:
NGR: SD8028910553

SD 8010 NW MANCHESTER ROAD
1/38 (east side)

10.11.51 Church of St Marie

- II

Catholic church of 1841 by J Harper of York. In perpendicular style. Ashlar. Aisle-less and rectangular. Elaborate west gable front with battlemented porch and 5-light deeply-recessed window flanked by buttresses. The gable is surmounted by octagonal lantern tower with traceried openings and enriched battlemented parapet, after the manner of St Helen's, York. 2-light windows to sides. Stained glass at east end possibly original.

Listing NGR: SD8028910553

Building Name: 1
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DR
Details:

LBS Number: 210671
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8026810535

SD 8010 NW MANCHESTER ROAD
1/39 (east side)

- No 1

GV II

Circa 1850. Red brick. 2 storeys. 2 sash windows; below left-hand one is arched doorway with 2 colonettes, unbarred fan and 4 moulded panel door. Sill band.

Listing NGR: SD8026810535

Building Name: 3
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DR
Details:

LBS Number: 210672
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8026410526

SD 8010 NW MANCHESTER ROAD
1/40 (east side)

- No 3

GV II

Circa 1830, altered at rear C1850. Red brick. 2 storeys. 4 sash windows with glazing bars. Beneath the 3rd window is door of 6 moulded panels flanked by Ionic columns with depressed arch; engraved glass fan. Sill band. Probably later box gutter cornice. Rich plasterwork in hall.

Listing NGR: SD8026410526

Building Name: 2-14
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DT
Details:

LBS Number: 210675
Grade: II
Date Listed: 01/08/1977
Date of Last Amendment: 01/08/1977
Date Delisted:
NGR: SD8024710577

SD 8010 NW MANCHESTER ROAD
1/45 (west side)

1.8.77 Nos 2 to 14 (even)

- II

Includes No 2 Tenterden Street Mid C19 Terrace in classical style. 2 storeys and basement. Red brick with stone dressings, including first floor sill band, window sills and lintels, eaves cornice and blocking course and quoins to left end corners. 3 or 2 sash windows to each house, some on ground floor Tripartite. Doors of 4 moulded panels some altered, framed by pilasters and dentilled cornice and recessed in arch with plain fanlight. Engraved glass to some of the inner doors. A bay window to each return facade.

Listing NGR: SD8024710577

Building Name: DRINKING FOUNTAIN AND HORSE TROUGH
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DR
Details:

LBS Number: 210676
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8014110192

SD 8010 SW MANCHESTER ROAD
2/42 (west side)

- Drinking Fountain and
Horse Trough

- II

1897 by T R Kitsell. A gift of Miss Openshaw of Tenterden Street. Italianate in style. Ornate arched canopy of Portland stone on 4 short red granite Ionic columns. White granite plinth. Inscriptions include "Vic Reg 1897; 60 years". Peripheral basins accommodated up to 3 horse, 3 dogs and 2 men to drink at the same time. Putto of red granite on central pedestal. Iron scrollwork in heads of arches, cornice and balustrade, behind which rises open stone peak with finial. Carved decoration of animal heads, coats of arms etc.

Listing NGR: SD8014110192

Building Name: WALL IMMEDIATELY SOUTH OF HEATON GROVE
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DR
Details:

LBS Number: 210767
Grade: II
Date Listed: 07/04/1989
Date of Last Amendment: 07/04/1989
Date Delisted:
NGR: SD8049409073

The following building shall be added:

SD 80 NW MANCHESTER ROAD

8/176 Wall immediately south
of Heaton Grove

GV II

Arcaded garden wall. Late C19. Terracotta and stock red brick. 7 round-headed arches supported on square section brick piers. Arches and cornice of moulded terracotta; continuous hoodmould with associated foliage frieze over arches; spandrels with shield in foliage surround. The wall is treated identically to both sides. Originally it was surmounted by a series of terracotta urns, now all removed. The wall served to support a trellis for climbing plants, and some of the iron attachments for this survive. It was probably built when Heaton Grove was extended to the rear, and it is attached at its north end to an outbuilding of this extension.

Listing NGR: SD8049409073

Building Name: 2-20
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DZ
Details:

LBS Number: 210736
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8022410619

ST MARY'S PLACE
1/70
Nos 2 to 20 (even)
25.8.77

- II

Dated 1845 on finely-cut moulded stone tablet. 2-storey terrace of 2-bay houses in late Georgian idiom. Hand-made pale red brick, with stone plinth, lintels, 1st floor sill band, eaves cornice and blocking course. Sash windows with glazing bars (many altered); those of nos 6 and 8 larger on ground floor. Wooden door cases with fluted pilasters and dentilled cornices; ornamental metal fanlights, mostly curvilinear, to arched heads (except nos 10, 18 and 20). Slat roof.

Listing NGR: SD8022410619

Building Name: ART GALLERY AND LIBRARY
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DF
Details:

LBS Number: 210706
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8031610614

SD 8010 NW MOSS STREET
1/55
Art Gallery and Library
-
- II

1899-1901, by Woodhouse and Willoughby of Manchester. On corner with Moss Street. Free classical style. Ashlar, to main fronts. Mostly 2 storeys, with basement behind plain coped parapet. Order of unfluted Ionic columns on ground floor, with entablature broken forward over each column. On symmetrical Silver Street front there are no columns to re-entrant corners, and on first floor the columns of a second (modified unfluted Doric) order are limited to pairs framing the mid part of each advanced end section; above these again is a third order framing pedimented sedicules, providing gable terminations to pitched roofs. Triple-arch entrance is surmounted by cartouche flanked by standing female figures and balustrading. 3 large windows to each bay of advanced sections on ground floor; no windows on 1st floor, but bas-relief frieze of crowded figures. Moss Street front is broadly similar, but with only one 3-tier order, the lowest tier of which forms a 3-bay portico, providing entry to the Art Gallery and Museum. Balustrading over first storey entablature between sedicules on both fronts. Built as condition of gift of Wrigley Collection of paintings.

Listing NGR: SD8031610614

Building Name: 5
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DA
Details:

LBS Number: 210726
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8033810731

SD 8010 NW SILVER STREET
(east side)
326-/1/73 Nos. 15-19 (odd)
(including No.5 Broad
Street)

II

Built as bank for the Union Bank of Manchester, incorporating shops and Conservative Club premises, 1904. Blend of Art Nouveau and Classicism. Ashlar. 3 storeys. On corner site with 5-bay range - incorporating 2 shop units - to Silver Street, 2-bay range - incorporating former entrance to Conservative Club - to Broad Street, and angled entrance bay between the ranges. Giant order of Ionic columns to upper storeys; of 3 bays to Silver Street and 1 bay to Broad Street, with octagonal turret between, having flattened pavilion roof behind shaped parapet. Over each end of giant order, a modified segmental pediment (flanked by seated figures) rises above eaves. Channelled rustication and wide windows to ground floor; large arched windows to each bay of order on first floor, with small, paired sashes above. Tall rectangular windows to turret and below Silver Street pediment; large mullion and transom windows, with arched entrance below. Second entrance on corner, under shallow segmental arch on corbels. Some decorative carving.

Listing NGR: SD8033810731

Building Name: BURY SCHOOL OF ARTS AND CRAFTS
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0DA
Details:

LBS Number: 210776
Grade: II
Date Listed: 21/06/1991
Date of Last Amendment: 21/06/1991
Date Delisted:
NGR: SD8035210668

SD 8010 NW BROAD STREET

1/75 Bury School of Arts
and Crafts

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 two 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)

Listing NGR: SD8035210668

Building Name: STATUE OF SIR ROBERT PEEL
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0LD
Details:

LBS Number: 210679
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8038810832

Listing Text:

SD 8010 NW MARKET PLACE
1/48
Statue of Sir Robert
Peel

GV II

1852. Shaped plinth of Aberdeen granite, front bearing shield over motto "Industria" and the name Peel. Sides have reliefs representing commerce and navigation and back has circular panel with border of corn enclosing extract of speech by Peel. All these are of bronze. Bronze standing figure of Peel by E H Baily.

Listing NGR: SD8038810832

N.b. This building is now grade I listed

Building Name: PARISH CHURCH OF SAINT MARY
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0LD
Details:

LBS Number: 210680
Grade: II
Date Listed: 10/11/1951
Date of Last Amendment: 10/11/1951
Date Delisted:
NGR: SD8043310863

Listing Text:

SD 8010 NW MARKET PLACE
1/49
Parish Church of St
10.11.51 Mary

- II

Of medieval origin, but the neatly detached west broach spire is of 1844-5 and the rest by Crowther, of 1871-6. Late C13 style. Coursed rubble. Long nave, aisles, clerestory, chancel with polygonal apse, north road - Turret with fleche, baptistery with polygonal apse projecting to north at west end. High interior with 4 wide arches to nave, tall spindly metal screen, stained glass in apse and south chapel probably by Hardman and monument to Lieutenants Robert and George Hood (d 1821 and 1823).

Listing NGR: SD8043310863

Building Name: GRANT ARMS HOTEL
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0LD
Details:

LBS Number: 210681
Grade: II
Date Listed: 17/07/1975
Date of Last Amendment: 17/07/1975
Date Delisted:
NGR: SD7902017021

Listing Text:

SD 71 NE MARKET PLACE
3/148
Grant Arms Hotel
17.7.75

GV II

Circa 1828. Symmetrical classical front of painted ashlar. 3 storeys. 4 sash windows with top opening lights. Tuscan half-columns to doorway. Clock on top storey. Sill bands. Quoins. Slate roof. Older rear wing, possibly C18 in origin, rendered, with slate roof and arched doorway with imposts. The Grant brothers who opened the hotel in 1828 are claimed as models of Cherybles in Nicholas Nickleby.

Listing NGR: SD7902017021

Building Name: 7 AND 9
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: M24 6AE
Details:

LBS Number: 210682
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8710806065

Listing Text:

SD 71 NE MARKET PLACE
3/149
- Nos 7 and 9

GV II

Probably c.1840. Plain symmetrical classical frontage forming west side of Market Place. Ashlar. 3 storeys. 4 sash windows (with altered glazing). C20 shopfronts. Framing pilaster strips. Sill bands. Eaves cornice. Included as part of central Ramsbottom group.

Listing NGR: SD8710806065

Building Name: 2-8
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0LD
Details:

LBS Number: 210683
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8035810843

Listing Text:

SD 71 NE MARKET PLACE
3/156 (east side)

- Nos 2 to 8 (even)

GV II

Includes No 59 Bridge Street

Circa 1840. 3-storey, 3-bay ashlar-fronted range including rounded corner and one-bay return at right-hand end. Austere classical style. Sash windows, the one on the corner being wider (expanded to show window on ground floor), with surround, and on lower floors, cornice. Original ashlar cornices and pilasters frame shop windows and doors (No 8 having decorated metal glazing bars to overlight; No 59 having C20 shop front possibly covering original).

Listing NGR: SD8035810843

Building Name: 2-10
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0AN
Details:

LBS Number: 210685
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8036910784

Listing Text:

SD 8010 NW MARKET STREET
1/50
- Nos 2 to 10 (even)

GV II

Between 1850 and 1860. Curved front. Classical. Ashlar. 2 storeys. 8 sash windows with bracketed cornices on 1st floor and keystones on second. Shop fronts on ground floor with cornice and pediments; the 4 right-hand bays being a bank frontage with $\frac{1}{2}$ -columns, continued along 2-bay return front, the entrance cut diagonal across the corner under ornately-carved shaped brackets. Long quoins to and within end pairs of bays. Cornice and blocking course.

Listing NGR: SD8036910784

Building Name: 12-16
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0AJ
Details:

LBS Number: 210686
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8038810774

Listing Text:

SD 8010 NW MARKET STREET
1/51
- Nos 12 to 16 (even)

GV II

Between 1850 and 1860. Curved front. Classical. Ashlar. 2 storeys, but lower than Nos 2 to 10. 9 sash windows, those on first floor with bracketed cornices. Shop fronts on ground floor and doors with faceted rustication. Cornice and blocking course overall.

Listing NGR: SD8038810774

Building Name: DERBY HALL
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0BW
Details:

LBS Number: 210687
Grade: II
Date Listed: 03/02/1971
Date of Last Amendment: 03/02/1971
Date Delisted:
NGR: SD8043310762

Listing Text:

SD 8010 NW MARKET STREET
1/52
Derby Hall
3.2.71

GV II

1850 by Sydney Smirke. In classical style, formerly comprising in one monumental composition (from left to right) the Derby Hotel, Derby Hall, (originally Town Hall) and the Athenaeum, of which the rest was demolished in mid C20. Ashlar with horizontal rustication on ground floor and crowning dentilled cornice and blocking course. Right-hand section has giant 3-bay Corinthian temple-front over tall ground floor podium; 3 arched windows on 1st floor, with 3 circular concave panels above; 3 arched doorways on ground floor. Left-hand section is 2-storeyed with advanced segmental-pedimented centrepiece of columns and pilasters enclosing doorway below and Venetian window above. 3 arched windows on each side of this. Extra bay on far left, advanced with rectangular windows (including 2 additional ones in mezzanine).

Listing NGR: SD8043310762

Building Name: KAY MONUMENT AT KAY GARDENS
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0BW
Details:

LBS Number: 210688
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8042610633

Listing Text:

SD 8010 NW MARKET STREET
1/53
Kay Monument at Kay Gardens
-

- 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.

Listing NGR: SD8042610633

Building Name: 18 AND 20
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0AJ
Details:

LBS Number: 210689
Grade: II
Date Listed: 20/09/1974
Date of Last Amendment: 20/09/1974
Date Delisted:
NGR: SD8039310750

Listing Text:

SD 8010 NW MARKET STREET
1/54
Nos 18 and 20
20.9.74
- II

Circa 1860-70, altered. Symmetrical classical design of bank character. Ashlar. 2 storeys and basement. 6 windows, tripartite in outer bays, which break forward with rusticated quoins. 4 centre windows on 1st floor have segmental pediments on consoles; tripartite ones have cornices with pediments over middle. Advanced ground floor with horizontal rustication is probably C20 remodelling. Engaged Tuscan columns to doorway, with roundels and Triglyphs to frieze; balcony over. Frieze and cornice across rest of ground floor and balcony with balustrade and panels in front of 1st floor windows. C20 railings to basement area.

Listing NGR: SD8039310750

Building Name: UNION BUILDINGS 1
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0JP
Details:

LBS Number: 210744
Grade: II
Date Listed: 26/03/1975
Date of Last Amendment: 26/03/1975
Date Delisted:
NGR: SD8047210856

SD 8010 NW THE ROCK
1/69
26.3.75 No 1 (Union Buildings)

- II

Dated 1874. Neo-medieval. Red brick with stone dressings and mock timbering with plastered infill (especially to top stages). Corner site. Irregular. 4 storeys. Gable front of 3 bays and 5-bay left-hand return front. Windows generally have straight heads on ground floor, obtusely pointed heads (and ornamental sill-grilles) on 1st floor, pointed heads and drip moulds on 2nd floor and multiple mullioned lights on top floor (together with small 4-light roundels). Central window on first floor is rectangular oriel, as are 2 windows on 2nd and 3rd floors of return front, which has elaborate carving over bi-partite entry, incorporating dated coat of arms, surmounted by roundel on 1st floor under gabled canopy of pierced barge-boards on cobels. Circular corner chimney rising from fobate capital on shaft running down to ground. Steep tiled roof.

Listing NGR: SD8047210856

Building Name: GLOBE INN
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL8 1SZ
Details:

LBS Number: 210749
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD7890211759

SD 8010 NW THE WYLDE
1/83
Two Tubs
(Globe Inn)

GV II

Of doubtful age, having C19 render on C18 brick cladding to partial or complete timber frame, perhaps, C17, perhaps earlier. 2 storeys. 3 sash windows (lower left-hand a double width pair). Doorway framed by early C19 canopy on slender Ionic columns to right of paired window, backing on chimney. Boarded door at right end has vestigial Tudor lead. 2 small sliding sash windows in left gable. Metal water spout dated "IBM 1747". Stone slab roof. Tall stacks including gable ones.

Listing NGR: SD7890211759

Building Name: CHURCH ROOMS
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL8 1SZ
Details:

LBS Number: 210750
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8045910940

SD 8010 NW THE WYLDE
1/84
- Church Rooms

GV II

L-shaped and single-storey, one wing being of 1786 in classical style; the other of 1864 in Gothic style. 1786 wing is of Ashlar and has 6 regular round-arched bays to main inner front, the left-hand arch being the doorway (with plain fan), the other windows, with altered glazing. Impost band. Cornice and blocking course. End of wing has large recessed arch flanked by pairs of blind windows. Rear has pediment to blocking course. This wing modified in 1861. 1864 wing is shorter and of snecked rubble. The main inner front has 4 3-light mullion and transom windows with cusped pointed heads; buttresses between. Steep slate roof with tall hexagonal chimney on each coped gable. This wing is included for group value with 1786 wing and with church. The rooms were formerly the Grammar School, founded on this site c.1620.

Listing NGR: SD8045910940

Building Name: BURY TRANSPORT MUSEUM
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode:
Details:

LBS Number: 491379
Grade: II
Date Listed: 22/12/2003
Date of Last Amendment: 08/04/2004
Date Delisted:
NGR:

Listing Text:

326/0/10066 CASTLECROFT ROAD
22-DEC-03 Castlecroft
Bury Transport Museum

II

Transport Museum, formerly railway warehouse. c.1846, with minor C20 alterations. Erected for the East Lancashire Railway Company Ltd. as part of the company headquarters in Bury. Coursed rubble sandstone with dressed quoins and voussoirs and a Welsh slate roof covering.

PLAN: Rectangular plan, made up of 3 gabled ranges originally accommodating 2 internal trackways.

EXTERIOR: Front elevation composed of 3 linked gables, that to the centre with a wide central semi-circular arched opening with rock-faced dressings. The flanking smaller gables have similar, but narrower openings sited off centre towards the inner side of the bagle wall. The doorways have boarded double doors with vertical boarding to the arch heads. The 2 side walls and the rear wall are similarly detailed with 3 arch-headed doorways, and the north side wall has a 2 light mullioned window close to the north-west corner.

INTERIOR: The interior retains its former open plan appearance, with arcades of cast-iron columns supporting the tie beams and valley gutters of the triple-pitch roof. Each roof section has trussed formed from principal rafters with angle braces and vertical metal tie rods supporting single purlins. The original loading platforms and setted floor surfaces remain in situ.

HISTORY: The goods shed is thought to have formed part of the original station complex developed in Bury c.1846. It is shown on the 1848 O.S. map of the town. The 1896 map identifies the building as the 'Goods Station' and show 2 lines entering the building 2 lines flanking the building, and a short section of track running parallel to the rear (west)wall linking these lines, presumably by means of turntables.

A well-preserved early large-scale railway warehouse of c.1846, later identified as a 'goods station' built to facilitate the covered storage and transfer of goods between the rail and road networks. In its scale and detailing, the building anticipates the form of later warehousing and transhipment buildings developed for the railway network.

Building Name: ART PICTURE HOUSE
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode: BL9 0ST
Details:

LBS Number: 433311
Grade: II
Date Listed: 12/04/1995
Date of Last Amendment: 12/04/1995
Date Delisted:
NGR: SD8034310591

Listing Text:

SD 8010 SW KNOWSLEY STREET
(north-west side)
326-/2/10025 Art Picture House

II

Former cinema, now bingo hall. 1921-2 by Albert Winstanley. Brick-clad steel frame with faience frontage. Slate and asphalt roof. Three-storey frontage to Knowsley Street masks full-height auditorium with gallery, boxes, stage and flytower. Faience frontage a symmetrical nine-bay composition, with three-bay centrepiece and single-bay end pavilions all under stepped pediments. Heavy cornice links these features, which have pilasters defining the bays. Round-arched central window rises through first and second floors under keystone; the round-arched motif repeated in the intervening bays over three-light windows. Frieze between first and second floors bears inscription to left: ART PICTURES and to right: ART CAFE. The facade a demonstration of post-Edwardian baroque done with much character. The ground floor simpler, with modern shop front to right not of special interest. The interior is richly decorated and theatrical in tone. Original round-arched proscenium with heavy modillion moulding and supported on paired pilasters - a rare survival. This encrustation of baroque motifs is repeated in the modillion eaves cornice running round the hall, the plaster ribs of the barrel-vaulted ceiling and its three ventilation roundels and rear dome, as in the intervening panels of the side walls set between moulded drops. Single balcony with curved front heavily decorated with cartouches and swags supported on columns with heavy cornice brackets. On each side of this balcony are two boxes with extended, rounded fronts between Ionic pilasters set forward of unmodelled square columns; groin vault over between upturned volutes and with keystones. Some original seating survives in circle. Circle reached via staircase with marble steps and gilded metal balustrade with 1920s-style Roman decoration. Large former first-floor cafe over entrance now lounge. Albert Winstanley had already converted a former baptist chapel on the same site as a cinema for the Bury Cinematograph Company in 1910-11. Included as one of the most elaborate and complete examples of an early 1920s cinema, still exceptionally theatrical in its plan and decoration.

Source: Original plans held by Bury M B Archives.

Listing NGR: SD8034310591

Building Name: ATHENAEUM CLUB
Parish: BURY
District: BURY
County: GREATER MANCHESTER
Postcode:
Details:

LBS Number: 210652
Grade: II
Date Listed: 29/01/1985
Date of Last Amendment: 29/01/1985
Date Delisted:
NGR: SD8036310613

Listing Text:

SD 8010 NW HAYMARKET STREET
1/37
- Athenaeum Club

- II

Built in 1829 as Bury Dispensary (which remained here till 1882). Corner site with symmetrical fronts to both sides. Red brick. 2 storeys. 3 sash windows with glazing bars on each front (though there is no window over the arched central door to Moss Street). Stone plinth, first floor sill-band, entablature and pediment over middle window to Knowsley Street, eaves cornice. Slate roof.

Listing NGR: SD8036310613

Appendix SOCG2



Royal Bank of Scotland to close Bury branch

1st May 2018

BURY

By Thomas George

Share



No Comments

BuryTimes

Bury College opens new hair and beauty centre

THE Bury branch of Royal Bank of Scotland will close later this year.

ADVERTISEMENT

Small business
owner or
self-employed?



BuryTimes



8 DAVYGATE

Open up shop on York's most
prestigious retail block



Get award-winning health insurance

Inspired by  InVibes

The lender today announced the closure of 162 branches in England and Wales, resulting in 792 job losses.

And it has been revealed that the Bury branch, in The Rock, is among those that will shut.

The branch will shut its doors for the final time on November 20.

Branches in Radcliffe and **Ramsbottom** are not included in the list of closures.

RBS said: "Following a review of the branch network in England and Wales a decision has been taken to close 162 Royal Bank of Scotland branches.



Liverpool Residents Are Rushing To Get The New £23 p/m Private Medical Insurance

Health Window - Private Medical Insurance | Sponsored

"As a result of this process, around 792 roles will be made **redundant**, and we will seek to support our colleagues with the option to leave on a voluntary basis."

BuryTimes



Appendix SOCG3

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)

**Town and Country Planning Act 1990: Section 192
(as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) Order
2010: Article 35**

To:

Mr Jason Thomas
Joinery Plus Design & Build Ltd
52 Siddeley Drive
Newton-Le-Willows
WA12 9HX

On Behalf Of:

Mr Siddharth Sethi
Specscart
31A Bury New Road
Prestwich
Manchester
M25 9JY

Application Number: 64369

Date of Registration: 28/06/2019

First Schedule

Lawful Development Certificate for the proposed change of use from Use Class A2 (Financial and Professional Services) to an opticians retail showroom (Use Class A1) with ancillary consulting rooms, spectacle assembly and admin use.

Second Schedule

Bank Chambers, 10 Union Street, Bury, BL9 0NY

Bury Metropolitan Borough Council hereby certifies that on 28/06/2019 the matter described in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached to this certificate is **Lawful Development** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

- 1 The proposal as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 3, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Applicant Plan Numbers:

Proposed Ground Floor Plan (not including removal of steps and addition of ramp),
Proposed First Floor.

Notes to Applicant

1. This certificate is issued solely for the purposes of Section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter described in the First Schedule and to the land specified in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development or use materially different from that described or which relate to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in dark ink, appearing to read "D. Fowler", followed by a period.

.....
On behalf of the Council

Date of Decision: 08/08/2019

Appendix SOCG4

ENVIRONMENT

- Introduction
- Strategy, objectives and targets
- EN1 - Built environment
- EN2 - Conservation and listed buildings
- EN3 - Archaeology
- EN4 - Energy conservation
- EN5 - Flood protection and defence
- EN6 - Conservation of the natural environment
- EN7 - Pollution control
- EN8 - Woodland and trees
- EN9 - Landscape
- EN10 - Environmental improvement

INTRODUCTION

Over recent years genuine concern has been expressed about the quality of the environment at the local, national and international level. Much of this concern has arisen because of the increasing awareness that man's activities are contributing to the gradual destruction of the environment leading to such problems as acid rain, ozone layer depletion and global warming.

At the international level these problems were first highlighted in the Brundtland Report (1987) which introduced the concept of sustainable development. Central Government in Britain is now committed to dealing with these problems and the publication of the environmental White Paper "This Common Inheritance" in 1990 set down the Government's commitment to supporting the principle of sustainable development. Following on from the international Rio Earth Summit in 1992 the Government has also produced the UK strategy "Sustainable Development" (1994). This strategy, along with advice contained in Government planning policy guidance notes, highlights the importance of the need for land use planning to reflect the principles of sustainable development. This advice now finds expression in the Bury UDP which seeks to balance the needs for economic development and environmental protection in a manner consistent with the principles of sustainable development.

Locally, the past development and rapid growth of Bury associated with the industrial revolution has left a legacy of environmental problems which the Borough has only started to come to terms with over recent years. Nevertheless, Bury is considered to have a relatively good local environment, particularly when compared to many other metropolitan areas. This is reflected in the popularity of the Borough as a place to live, which in turn, is largely due to the diversity of settlements to be found and the open land around them giving an attractive blend of town and country.

Despite this, further environmental action is needed both to protect and enhance that which is good and to improve or reclaim that which has been adversely affected and is still in need of attention. This means considering not only the condition of the physical fabric of the environment, but also the many and various sources of environmental pollution resulting in damage to health and ecological systems.

Land use planning in general and the UDP in particular, have a central role in conserving the environment and facilitating its improvement. The quality of the environment is synonymous with the quality of life for the residents of the Borough and the image it projects to visitors. A high quality environment will help to attract inward investment, encourage tourism, create jobs and attract visitors. Much has already been done through derelict land reclamation and by encouraging initiatives such as the Red Rose Forest and the Mersey Basin Campaign.

Concern for the local environment, therefore, represents an important theme running through all topics covered by the UDP. Indeed, the Council has already stated through its Environmental Principles Statement (published in 1991) that it is keen to give a renewed and stronger emphasis to all environmental matters. The UDP, with its direct involvement in controlling and guiding the future development of land, is seen as presenting a major opportunity for the Council to demonstrate its concern for the environment through its land use policies.

STRATEGY, OBJECTIVES AND TARGETS

Strategy

The Strategy for the Plan emphasises the importance of protecting and improving the local environment, not just for environmental reasons, but also for the benefits a good quality environment can bring to local residents and for the image projected by the Borough.

The Strategy also highlights the role of land use planning in promoting and achieving a sustainable environment. The role of the planning system in such matters is clearly stated in PPG12 "Development Plans and Regional Planning Guidance", which states, "Local planning authorities should take account of the environment in the widest sense in plan preparation. They are familiar with the "traditional" issues of Green Belt, concern for landscape quality and nature conservation, the built heritage and Conservation Areas. They are familiar also with pollution control planning for healthier cities. The challenge is to ensure that newer environmental concerns, such as global warming and the consumption of non-renewable resources, are also reflected in the analysis of policies that form part of plan preparation", (PPG12, para 6.3).

In line with national planning policy and Strategic Guidance for Greater Manchester, the UDP aims to put in place a strong policy framework which will ensure that both traditional and newer environmental considerations are at the forefront in considering future development proposals and promoting sustainable development.

In this section, policies will be concerned to strengthen the conservation, protection and improvement of both the built and natural environment. Policies and proposals will be particularly concerned with controlling new development and encouraging better quality and design. In line with more recent concerns there are also policies aimed at encouraging and controlling the development of renewable energy resources and increasing energy efficiency.

Overall, the emphasis on 'quality' is intended to help maintain the attractiveness of the Borough as a popular residential area, whilst helping to attract beneficial investment and promote the Borough's developing role associated with leisure and tourism activities.

Objectives and Targets

To achieve the broad aims for the environment policies set out in the Strategy, a number of more detailed objectives and targets are identified below. Each of these objectives is listed, followed by the relevant targets. It should be noted that some of the targets may relate to more than one objective, and where this occurs the target has been listed with what is felt to be the most appropriate objective.

Objective 1: To protect and enhance the built environment.

- The maintenance of the character, as well as the vitality, of the Borough's towns, villages and other settlements.
- The conservation of the built heritage.
- The encouragement of good design in new developments.
- The encouragement of high standards of civic and landscape design.
- The conservation of the Borough's archaeological heritage.
- The promotion of renewable energy and energy efficiency.

Objective 2: To retain and manage the natural environment.

- The protection of areas of wildlife interest.
- The promotion of nature conservation and the support of groups who work towards improving the natural environment.
- The implementation of on-going environmental improvement programmes.
- The reclamation of contaminated and derelict land.
- The improvement of other physically poor environments.

Objective 3: To reduce pollution.

- The control of development to limit the environmental impact of pollution.
- The encouragement of improvements in air, water and land quality.

Objective 4: To retain trees and encourage new tree planting.

- The retention of woods, copses and trees.
- The encouragement of new and replacement tree planting.
- The support of the Red Rose Forest initiative.

Objective 5: To protect and improve landscape quality.

- The conservation of landscapes of special value.

Objective 6: To improve the environmental quality of the Borough.

- The implementation of on-going environmental improvement programmes.
- The reclamation of contaminated and derelict land.
- The improvement of other physically poor environments.

POLICIES AND PROPOSALS

The detailed development control policies and proposals concerning the environment are presented below. Following each of the policies there is a reasoned justification. The appropriate general land use policies, or Part I policies, which can be found collectively in Part I of the Plan, are included in this section preceding the relevant Part II policies. The reasoned justifications for these policies are also included here.

EN1 - BUILT ENVIRONMENT

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

Justification

The quality of the built environment is a particularly important factor influencing the quality of life enjoyed by local residents and the perceptions of an area conveyed to visitors. It has to be recognised that all elements of the built environment exert an influence, be it positive or negative. Increasing regard will, therefore, be paid to the quality and design of new development and the improvement of existing structures.

EN1/1 - Visual Amenity

Development will not be permitted where proposals would have a detrimental effect on:

- **public views of prominent or important buildings, especially those in areas of architectural or historic interest;**
- **the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.**

Justification

Although proposals may be considered acceptable in principle, the wider consideration of the effect on visual amenity is necessary in sensitive areas to ensure that developments are not inappropriate by reason of their siting, materials or design. All new proposals should be carefully sited and designed so as not to have any serious detrimental effects on surrounding areas, buildings and views, or create built skyline ridges which will undermine the aims of this policy.

This policy applies the advice contained in PPG 2 'Green Belts', which states that proposals should not injure the visual amenity, either within, or where conspicuous from, the Green Belt.

EN1/2 - Townscape and Built Design

The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- the external appearance and design of the proposal in relation to its height, scale, density and layout;
- the relationship of the proposal to the surrounding area;
- the choice and use of materials;
- access and other design features for the mobility impaired;
- the design and appearance of access, parking and service provision;
- landscaping, including the use of natural landscape features, and open space provision;
- the use of lighting.

Justification

The appearance of proposed developments and their relationship to their surroundings are material planning considerations to be taken into account when assessing development proposals.

The Borough has a large diversity of settlements both old and modern with differing social and economic conditions. The established character of many parts of the Borough could be harmed by insensitive development out of scale with and unrelated to the street scene.

Development proposals should respect desirable precedents in the surrounding area. In particular, attention should be paid to established architectural detail, important roof lines, and the provision of interesting facades, where appropriate, together with the use of quality materials, colours and detail to create interest in the built environment.

The Council is prepared to work closely with developers to achieve a satisfactory design from the earliest planning stages. The focus is on good design rather than stifling experiment, originality or initiative. However, there is a desire to retain much of the traditional appearance of particular parts of the Borough.

EN1/3 - Landscaping Provision

Development proposals will be required to make provision for incidental open space and landscaping to the Council's satisfaction.

Justification

Landscaped areas associated with buildings can make an important contribution to the environmental quality of an area. The provision of carefully considered landscape works as an integral part of the design process can provide an attractive environment whilst improving a development's marketability. This policy will be implemented through negotiation with developers when proposals are submitted. Developers should demonstrate that they have considered the wider settings of the development, especially the appearance and treatment of the spaces between and around buildings.

Attention should be paid to the retention of trees, hedges and other ecological features within development sites. The carrying out of new planting, particularly of locally native species, will be encouraged.

Where proposals abut the open countryside, landscaping can soften the harsh line between open land and the built-up area. Proper landscaping will give relief to the built environment and enhance important aspects of the countryside.

Where appropriate, developers should provide incidental and amenity open space in their proposals particularly in urban areas.

EN1/4 - Street Furniture

The Council will encourage the provision of suitably located and well designed street furniture which satisfies the requirements of pedestrians, shoppers and other users, and enhances the character and appearance of the urban street scene, including open spaces.

In particular, the Council will seek to ensure that the siting and design of street furniture satisfies the following considerations:

- **meets the needs of all users including the mobility impaired, in terms of safety and adequacy;**
- **does not detract from highway safety;**
- **does not interrupt main pedestrian flows or hinder access for emergency vehicles;**
- **reflects the traditional design and materials in the locality, is of robust construction and does not detract from the amenity and appearance of the street scene.**

Justification

Street furniture, such as seats, litter bins, signposts, bollards, railings and lighting, is an essential feature of the urban environment, especially in town centres. Well sited and designed street furniture can make an important contribution to the quality of the urban environment whilst providing practical benefits for pedestrians. The careful design and siting of street furniture is particularly important when considering the requirements of the mobility impaired.

EN1/5 - Crime Prevention

The Council will encourage development proposals which include environmentally sensitive design features aimed at discouraging crime. In assessing development proposals particular attention will be paid to the:

- **use and creation of defensible space;**
- **creation of opportunities for natural surveillance;**
- **location and design of street lighting;**
- **location of footpaths and access points;**
- **location and design of parking facilities;**
- **design of landscaping.**

Justification

Much can be done to reduce opportunities for crime through management, design or changes in the environment. The design and layout of new proposals can make crime more difficult to commit and/or increase the risk of detection for potential offenders. Measures can include: improving the security and siting of car parks and open spaces so that they are visible from surrounding buildings; higher standards of street lighting; walls, footpaths and landscaping set out so that blind spots are avoided. See also Department of the Environment Circular 5/94 "Planning Out Crime".

EN1/6 - Public Art

The Council will encourage the incorporation of works of art in appropriate new developments.

Justification

The Arts Council has requested Local Authorities to accept the principle of promoting works of art in the context of new developments. Public art can provide an important social function by enlivening the street scene and promoting a sense of well being. The Council will therefore encourage developers to include public art in developments, especially those in prominent locations and those with public access, (for example, retail developments). Such developments can be made more interesting through the use of paintings, sculptures, murals, tiling and photographs, and in creating additional interest have the potential to increase the marketability and attractiveness of the development.

EN1/7 - Throughroutes and Gateways

The Council is concerned to improve the quality of development along throughroutes and at gateways, and will require new proposals fronting major throughroutes and at the identified gateways to display a high standard of design and landscaping.

Justification

Many people form their main impression of the Borough when travelling along the main throughroutes and at certain points of arrival ("gateways") to the Borough's town centres. Along the throughroutes listed below and at the gateways shown on the Proposals Map, there will be an emphasis on encouraging environmental improvements, removing dereliction and preserving/enhancing features of quality and importance in the street scene. When considering proposals for development along

throughroutes and at gateways, the Council will be especially concerned with encouraging a high standard of design and landscaping.

The Borough's main throughroutes are listed below:

Highways:- M60, M62, M66, A56, A58, A576, A665, A667, A676, A6044, A6053, B6196, B6198, B6213, B6214, B6221, B6222, B6473, Hollins Brow/Croft Lane/ Pilsworth Road, (between the A56 and M66).

Railways:- Bury - Manchester Metrolink line and the East Lancashire Railway.

Waterways:- The Rivers Irwell and Roch, and the Manchester, Bolton, and Bury Canal.

EN1/8 - Shop Fronts

The Council will seek to ensure that proposals for new and altered shop fronts properly respect the architectural elements of the building and the character of the surrounding street scene. Proposals which are unsympathetic to the building or its surroundings or which break up a harmonious group of buildings will not be permitted.

Justification

A change of shop front can in some cases totally transform the appearance of a building. Some national commercial interests have adopted a 'corporate image' which makes their premises immediately recognisable throughout the country. This image normally involves a standard shop front design with corporate colours. This may be inappropriate in some circumstances, and such concerns should be flexible and ready to adapt to the requirements of traditional building styles, particularly in the town centre Conservation Areas. There is no reason why changes to shop fronts should not fully respect the architectural features of the building or the character of the street scene.

There is a growing tendency for shop keepers to erect security shutters over shop fronts. Secured metal shutters can reduce the opportunities for crime, but can also detract from the surrounding street scene. Careful consideration will be necessary in the choice of shutter design to ensure that, where possible, they detract as little as possible from the character of the building or the street scene.

The Council will prepare supplementary planning guidance as a more detailed basis for determining applications concerning shop fronts. Any such supplementary planning guidance will be issued for the guidance and assistance of planning applicants and will be consistent with the Plan and subject to Council approval. Where appropriate, public consultation will be carried out.

EN1/9 - Advertisements

The Council will seek to control advertisements in the interests of amenity and public safety in order to enhance the quality of the Borough's environment. In doing so the Council will have particular regard to the following considerations:

- **the characteristics of the local neighbourhood, including scenic, historic, architectural and cultural features;**
- **the scale and massing of existing buildings and structures;**
- **the nature of the predominant land use in the locality;**
- **the presence of Listed Buildings or Conservation Areas;**
- **any proposals for land use change in the area;**
- **with reference to the countryside, land-form, the quality of immediate surroundings, landscape character and background features;**
- **the effect on the safe use of any form of transport, including the safety of pedestrians.**

Justification

All advertisements affect the appearance of the building, structure or place where they are displayed. In line with the objective of protecting and enhancing the built environment, the Council will use its development control powers to control the visual effects of advertisements on their surroundings. In line with PPG19 "Advertisements", the Council will be especially concerned with controlling advertisements in the interests of amenity and public safety. In considering issues concerning amenity, the Council will examine the effect of a proposal on the appearance of a building and on visual amenity in the immediate neighbourhood where it is to be displayed, including its cumulative effect.

Where public safety issues are raised, the Council will consider such matters as the likely behaviour of drivers of vehicles who will see the advertisement, possible confusion with any traffic sign or other signal, or possible interference with a navigational light or an aerial beacon. The vital consideration will be whether or not the advertisement itself, or the exact location proposed for its display, is likely to be so distracting, or so confusing, that it creates a hazard to, or endangers, people in the vicinity.

EN1/10 - Telecommunications

The Council will give favourable consideration to proposals for new telecommunications developments. In assessing such proposals the Council will have regard to the following:

- **the operating requirements of available and new telecommunications technology, and the national telecommunications network;**
- **the legal requirements of telecommunications code system operators;**
- **siting and design - including the opportunity for sharing masts or siting on existing buildings, height, ancillary development, landscaping, screening and the type and colour of materials used;**
- **the visual and physical impact, especially on the Green Belt, river valleys, Special Landscape Areas, Listed Buildings, Conservation Areas, ancient monuments and archaeological remains.**

Justification

Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy. Government guidance published in PPG 8 "Telecommunications", requires local planning authorities to respond positively to telecommunications development. The guidance also suggests that UDP's should take account of the 1984 Telecommunications Act; the limitations imposed by the nature of the telecommunications network and the technology; and the need to protect the best and most sensitive environments. This policy reflects this guidance and whilst endeavouring to respond to proposals for new telecommunications development the Council will seek to minimise any environmental impact. This will be particularly important in and around the Borough's more environmentally sensitive areas.

EN1/11 - Public Utility Infrastructure

The development of operational facilities for public utility provision will be permitted where this is necessary to implement the development objectives of this Plan or to meet relevant statutory obligations and environmental standards, and is consistent with other policies and proposals of the Plan.

Justification

The implementation of the Plan is dependent upon effective public utilities infrastructure. It is recognised that this can only be achieved by a continuing programme of investment involving the rationalisation and improvement of existing operational sites and/or the development of new facilities.

For the purposes of this policy, public utilities are taken to include gas, water, electricity and telecommunications. (See also Policy EN1/10 - Telecommunications)

EN2 - CONSERVATION AND LISTED BUILDINGS

The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.

Justification

Historic buildings and Conservation Areas are vitally important to the environmental quality of life in the Borough. They help to provide a diverse living environment, provide educational benefits and are important in improving the image of the Borough and its potential to attract visitors and investors. The protection and enhancement of Conservation Areas, Listed Buildings and areas considered to be of local historical importance is, therefore, considered to be an important element of the Plan.

EN2/1 - Character of Conservation Areas

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 bring unused land or buildings back into beneficial use;**
- **prepare and promote design guidelines to ensure sympathetic development.**

Justification

Within any town or city there are areas which have a special character. This is usually derived from a sense of history, the existence of traditional buildings, and the spaces between buildings including the street pattern, trees, parks and gardens. Planning legislation recognises the value of these areas. It requires Local Planning Authorities to determine which parts of their area have a special architectural or historic interest which it is desirable to protect or enhance, and to designate these as Conservation Areas.

There are currently nine Conservation Areas in the Borough as shown on the Proposals Map. The identification of further areas worthy of conservation is constantly under review.

The aim of this policy is to ensure that the special character inherent in the Borough's Conservation Areas should not only be preserved but enhanced as far as possible. This aim will be carried out through the Council's development control decisions, the implementation of special projects and through the production of a series of Conservation Area Strategies. These Strategies will:

- **help to define in detail those aspects of each area's character and appearance which are worthy of preservation;**
- **provide a basis for the co-ordination of conservation projects;**
- **provide guidance for development control decisions;**
- **assist in providing advice for developers on design principles.**

Besides being important in their own right, the Borough's Conservation Areas also represent an important part of the Council's tourism package. Where appropriate, measures will be taken to enhance these areas to improve their visitor appeal in line with the principles laid out in this policy.

EN2/2 - Conservation Area Control

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.**

Justification

The sensitive character of Conservation Areas justifies proposals being given special attention in order to ensure that developments and changes of use make a positive contribution to the built environment in terms of their aesthetic quality. Often the emphasis will be on control rather than prevention, and to allow each area to remain alive and prosperous whilst at the same time ensuring that any new development accords with each area's special architectural and visual qualities. It will be especially important to ensure that every new building is designed not as a separate entity but within the context of the whole conservation area.

As such, in order to facilitate control over new developments in Conservation Areas, developers will be required to submit planning applications in sufficient detail to show how proposals are likely to affect the character of the area. Therefore, outline planning applications will not normally be considered acceptable for proposals within Conservation Areas.

Proposals for demolition will only be permitted where there is a suitable redevelopment scheme or it is considered that the demolition would enhance the appearance of the area.

Where possible, the re-use of buildings within Conservation Areas will be encouraged, particularly at upper floor level. Where such proposals are submitted they will be considered with regard to the likely impact on the character of the immediate area and the need for alterations to the fabric of the building.

The Council will also have regard to the protection of trees within Conservation Areas and every effort should be made to incorporate tree planting in new development proposals as appropriate.

EN2/3 - Listed Buildings

The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

In considering applications for Listed Building Consent, the Council will have regard to the following criteria: a) the impact of the proposal on the historic fabric of the building;

- **the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;**
- **the need to protect the setting of the Listed Building;**

- **the impact of associated ancillary facilities and infrastructure works.**

Justification

Buildings of Special Architectural or Historic interest are "listed" by the Secretary of State for the Environment. The listing of a building provides statutory protection against its alteration or demolition. The Borough's valuable heritage is reflected in the large number of Listed Buildings in the area (316 in June 1996) and the Council is mindful of the desirability to preserve them and enhance their setting and appearance.

New uses for Listed Buildings may often be the key to their preservation especially for buildings which have become wholly or partly redundant. However, new uses must not adversely affect the architectural or historic features and character or appearance of such buildings.

The setting of a Listed Building is often an essential feature of its character; unsympathetic development in close proximity to a Listed Building can mar its appearance, make its future use unattractive or untenable, or physically damage its structure. It is therefore important to consider the effect that a proposed development may have on such buildings.

In respect of Listed Building Consent for demolition, applicants will have to demonstrate conclusively why the building cannot be retained.

EN2/4 - Historic Parks

The Council will ensure the protection of Philips Park as a registered park of historic interest, together with any other parks and gardens which may be identified in the future as being of historic interest.

In considering proposals for development in Historic Parks, regard will be had to the following factors:

- **the need to preserve and enhance the special character and appearance of the park;**
- **the need to ensure sympathetic design and the use of appropriate materials.**

Justification

Philips Park, Whitefield, is a registered Park of Historic Interest identified by the Historic Buildings and Monuments Commission for England. The conservation of this, and any other historic parks and gardens if identified, will be encouraged by development control decisions.

EN3 - ARCHAEOLOGY

The Council recognises the importance of archaeological remains as part of the Borough's heritage and will seek the protection of sites of archaeological importance as and where they are found.

Justification

Archaeological remains are irreplaceable, representing a finite and non-renewable resource of past human activity. Interest in archaeology is gaining in significance and the Government's publication of PPG16 "Archaeology and Planning", recognises the importance of archaeological remains 'for their own sake' as well as their obvious roles in education, leisure and tourism.

The best means of protecting sites is through their physical preservation, particularly the preservation of remains as and where they are found ("in-situ").

EN3/1 - Impact of Development on Archaeological Sites

Where a development proposal is submitted which will affect an archaeological site, the developer should submit sufficient information on the potential impact of the development to

allow the Council to make a full and proper investigation into its archaeological consequences.

The Council will have regard to the following criteria in determining the importance of an archaeological site and the impact of any proposal:

- **the historic importance of the site;**
- **the quality and condition of the site;**
- **the rarity value of the site;**
- **the nature of the proposed development;**
- **the level/degree of disturbance;**
- **the permanence of the proposal;**
- **the siting of associated infrastructure/services.**

Justification

This policy aims to ensure that the effects of development proposals on archaeological sites are properly assessed and evaluated before planning applications are determined. Where a proposal affects an archaeological site the Council will use the criteria in this policy to judge the importance of the archaeological site in question, and the principle of development.

In assessing the importance of a site the Council will also have regard to registered sites of archaeological importance in the Borough held on the Greater Manchester Sites and Monuments Record (SMR) and maintained by the Greater Manchester Archaeological Unit. This policy relates to all currently known sites and those which may be discovered over the Plan period.

EN3/2 - Development Affecting Archaeological Sites

On sites where development is considered to be acceptable in principle, consent will only be granted if:

- **the development is designed in such a way as to minimise the level of disturbance and damage;**
- **development is programmed so that such sites and remains can be investigated in accordance with a previously agreed scheme of excavation and evaluation;**
- **where damage or disturbance is unavoidable, arrangements are made for the archaeological recording of the site prior to and during development.**

Justification

Archaeological remains are best protected where they are found. Development demands, however, may require certain parts of sites to be examined, recorded and useful artefacts removed prior to development. Where appropriate, necessary arrangements will be made for the satisfactory excavation and recording of remains prior to development. Developers can help by sympathetic design, by using foundations which minimise damage, by raising ground levels under a proposed new structure, or by the careful siting of new buildings and landscaped areas over archaeological remains.

This policy relates to all currently known sites and those which may be discovered over the Plan period.

EN3/3 - Ancient Monuments

The Council will not permit development proposals which would adversely affect current and future scheduled ancient monuments and their settings. The Borough's current scheduled ancient monuments are listed below:

EN3/3/1 - Affetside Cross, Affetside. This medieval cross is a prominent feature on the Roman road, Watling Street, in the village of Affetside.

EN3/3/2 - Castlesteads, Bury. The site constitutes a Bronze Age "Promontory Fort" recorded as occupied from about 200BC to 250AD. The fort occupies a hilltop location within Burrs Country Park. The site was subject to an archaeological investigation in 1992.

EN3/3/3 - Bury Castle, Bury. The site contains the remains of a manor house, fortified in the 15th Century, in the Castle Street/Cooper Street area of Bury Town Centre. There is the potential for the re-excavation and permanent display of the castle's remains.

EN3/3/4 - Radcliffe Tower, Radcliffe. This 15th Century tower has deteriorated over many years. There is potential to enhance the site as part of the wider intentions for improvements in the Radcliffe Ee's area.

Justification

The Ancient Monuments and Archaeological Areas Act 1979, provides for the designation and statutory protection of monuments of national importance (Scheduled Ancient Monuments) by the Secretary of State for the Environment. Such monuments may consist of buried or standing archaeological remains, ruins and buildings.

Although works affecting Scheduled Ancient Monuments require the written consent of the Secretary of State, a procedure separate from the planning process, the effect of a proposal on an ancient monument and its setting is a material planning consideration. Given the special importance of Scheduled Ancient Monuments, both nationally and in terms of the Borough's local heritage, the Council will not permit development which would adversely affect an ancient monument, either directly or indirectly. In addition, the Council will seek to promote and enhance the four monuments listed in this policy, together with any others identified in the future.

EN4 - ENERGY CONSERVATION

The Council will encourage development which contributes to energy conservation in the Borough. The use of renewable energy resources and the incorporation of energy efficiency measures in built development and the transport system will be encouraged.

Justification

PPG12 "Development Plans and Regional Planning Guidance" acknowledges that the conservation of energy is a key issue to which local authorities should have particular regard when producing development plans.

This involves the development of environmentally acceptable renewable energy resources and the corresponding reduction in processes which increase the levels of "greenhouse gases". It also involves the promotion of greater energy efficiency in built developments, including their location, design, and relationship to the transport system. Without prejudice to other policies and proposals in the Plan, the Council will therefore be keen to see a greater emphasis on developments which accord with these principles.

EN4/1 - Renewable Energy

The Council will encourage proposals for the provision of renewable energy sources, subject to compliance with other policies and proposals of the Plan. In particular, the Council will seek to ensure that proposals:

- **do not involve an unacceptable loss of amenity, for example through visual intrusion and noise;**
- **would not have an unacceptable adverse impact on the setting of scheduled ancient monuments, Conservation Areas, Listed Buildings and archaeological remains;**
- **would not have an unacceptable adverse impact on areas of Green Belt, Special Landscape Areas and areas of ecological importance;**
- **would not result in a health or safety risk, or nuisance to the public;**

- **where necessary, include an environmental assessment as part of the planning application;**
- **would not have an unacceptable adverse impact on the Borough's natural environment.**

Justification

Renewable energy is the term used to cover those energy flows that occur naturally and repeatedly in the environment - energy from the sun, the wind and water.

Such energy sources offer the hope of reducing harmful emissions to the environment, especially the so called "greenhouse gases", and their use is consistent with the principle of sustainability. However, no form of energy production is without its environmental and amenity implications. Accordingly, it is important that developers of renewable energy sources carefully assess the impact of proposals on the environment and the local population.

PPG22 "Renewable Energy" indicates that where the impact of a renewable energy proposal is uncertain, the Council may consider granting a temporary planning permission in order to give the proposal a "trial run". Further, the Council will wish to ensure that as soon as the whole or part of any site approved under this policy becomes permanently inoperative, the associated structures are removed and the site fully restored in a manner acceptable to the Council; either under the terms of a Section 106 agreement or under the terms of a planning condition.

EN4/2 - Energy Efficiency

The Council will encourage energy efficiency in development proposals through:

- **the promotion of energy efficient modes of transport such as walking, cycling and public transport;**
- **seeking the location of new development in areas easily accessible to public transport and local facilities;**
- **promoting the efficient use of energy in the design and layout of development.**

Justification

Land use planning has an important role to play in encouraging energy efficiency by guiding and controlling the location and form of development that takes place.

A main aim of Government advice is to control the level of harmful gas emissions generated by motor vehicles. This policy therefore aims to guide new development to locations which reduce the need for car journeys, and the distances driven, whilst being accessible to public transport. This will involve ensuring that developments make full and effective use of land within the existing urban area, whilst avoiding town cramming, and are located close to the public transport network, including the Metrolink system and bus services. Other forms of transport, such as cycling, are also to be encouraged.

Planning policies can also encourage energy efficiency through the way in which development is designed and built, for example through the orientation of dwellings, the use of energy saving measures in the lighting, heating and insulation of buildings, and the use of environmentally friendly and non-pollutant materials. Whilst the Council is keen to encourage measures which increase energy efficiency, it will also be important to ensure that their design and appearance does not detract from the visual amenity of the surrounding area.

EN5 - FLOOD PROTECTION AND DEFENCE

The Council will seek to control development in a manner consistent with flood protection and the maintenance of flood defence systems.

Justification

Circular 30/92 "Development and Flood Risk" acknowledges that the risk of inland flooding will become an increasingly important issue given the expected rises in sea level, increases in storm severity and changes in weather patterns arising from predicted global climate changes. As such, the Government is looking to local authorities to guide development away from areas that may be affected by flooding, and to restrict development that would itself increase the risk of flooding or would interfere with the ability of the Environment Agency (EA) or other bodies to carry out flood control work and maintenance.

Under Section 105(2) of the Water Resources Act 1991, the NRA, now incorporated into the EA, is conducting a survey of areas of potential flood risk. The Council will have regard to published information, and will operate this policy in consultation with the EA.

EN5/1 - New Development and Flood Risk

The Council will not permit new development, including the raising of land and the intensification of development, where such development would be at risk from flooding, would be likely to increase the risk of flooding elsewhere, or would adversely affect river flood defences. When assessing proposals against this policy, the following criteria will apply:

- **the impact on the floodplain;**
- **the increase in surface water run-off as a result of the proposal;**
- **the impact on fluvial flood defences;**
- **the incorporation of mitigating works.**

Justification

Circular 30/92 "Development and Flood Risk" states that where flood defence considerations arise, they should always be taken into account by local planning authorities in preparing development plans and in determining planning applications. This policy follows this advice, the aim being to ensure that new development or the intensification of existing development is not at risk from flooding and does not increase the risk of flooding elsewhere.

Within the floodplain, new development may be liable to flooding and may also increase the risk of flooding elsewhere by reducing the storage capacity of the floodplain and impeding flood flows. New developments may also result in a substantial increase in surface water run-off because of impermeable surfaces such as roofs and paving. This may result in an increased risk of flooding downstream and a reduction in infiltration to groundwater. A breach in river flood defences could lead to flooding and as such the Council will need to assess the impact of developments on the stability and continuity of any river flood defences.

When assessing proposals against this policy, the Council will consult the Environment Agency before determining the application. Where the principle of development is accepted, the Council may require the developer to undertake works to mitigate the impact of any development.

EN6 - CONSERVATION OF THE NATURAL ENVIRONMENT

The Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.

Justification

In referring to the so-called "natural" environment it is recognised in an area like Bury, that what is taken to be natural is in reality the product of man's activities on the environment over many years. Nevertheless, interest in the quantity and quality of the natural environment and the habitats it supports, is an increasingly important public concern. Strategic Guidance for Greater Manchester indicates the need to protect areas of scientific and ecological importance.

This policy recognises the importance of the natural environment and its value for aesthetic, scientific, recreational and educational activities. Once destroyed, the natural environment is difficult or impossible to replace. It is therefore the Council's intention to work towards ensuring that development and growth are sustainable in line with current Government guidance and in this context the Council recognises the importance of environmental and ecological considerations.

The Council is already committed to protecting the natural environment through its Environmental Principles Statement (approved 1991) and the Bury Wildlife Strategy (approved 1993). In implementing this policy the Council will consult the Greater Manchester Ecology Unit. The Unit will give advice on development proposals and planning applications and also on the comments the Council receives from local ecology groups.

EN6/1 - Sites of Nature Conservation Interest (Sites of Special Scientific Interest, National Nature Reserves and Grade A Sites of Biological Importance)

Planning permission will not be granted for development in or in the vicinity of a designated or proposed site of national or county/regional importance (Site of Special Scientific Interest or National Nature Reserve or Site of Biological Importance which has been identified as of national or county/regional importance i.e. Grade A) which would destroy or adversely affect, either directly or indirectly, the nature conservation interest of the site, unless it can be demonstrated that other material considerations outweigh the special interest of the site.

Justification

These designated sites are the areas of greatest nature conservation interest in the Borough and will continue to be the cornerstone of long-term wildlife protection and management policies.

There is currently one SSSI at Ash Clough, Radcliffe which is a site of geological interest and to which the Council will apply strict protection.

Areas of wildlife interest are listed in the register of Sites of Biological Importance (SBI's). These sites tend to be of five broad types; marsh or open water areas, semi-natural woodland, moorland, wildflower meadows and colonised derelict land. Each site is graded according to its scientific interest A, B or C. In land-use terms all SBI's are important and will be protected. Grade B and C sites are listed under Policy EN6/2.

Grade A SBI's are of county or regional importance. These sites constitute a significant material consideration in determining planning applications for development. There are currently 15 Grade A SBI's identified in the Borough although the number is likely to change during the Plan period. Current Grade A SBI's are listed below:

Grade A SBI's - Hawkshaw Brook; Manchester, Bolton and Bury Canal; Bull Hill and Holcombe Moor; Ringley Woods; Redisher Woods and Holcombe Brook; Elton Reservoir; Kirklees Brook; Broad Hey Wood and Woodhey; Mere Clough and North Wood; Lower Hinds; Gollinrod Wood; Black Lane, Radcliffe; Coggra Fold; Spenleach Lane Wetlands; Hawkshaw and Boardmans Farms.

NB: This policy relates to all currently known SSSI's, NNR's and Grade A SBI's and those which may be identified over the Plan period.

National Nature Reserves (NNR's) are sites which have been declared by English Nature or its predecessors under Section 19 of the National Parks and Access to the Countryside Act 1949 or Section 35 of the Wildlife and Countryside Act 1981. They are either owned or controlled by English Nature or held by approved bodies such as wildlife trusts.

There are currently no NNR's in the Borough.

With all sites of nature conservation interest, it may be necessary, through negotiation, to consider the need for the establishment of "buffer zones" where development proposals could have an impact on the protected sites. In such instances, development proposals will be required to make provision for adequate protection measures, such as open land strips, planted areas or screening the boundary of sites of nature conservation interest.

EN6/2 - Sites of Nature Conservation Interest (Local Nature Reserves and Grade B and C Sites of Biological Importance)

Planning permission will not be granted for development which would damage either directly or indirectly, the nature conservation interests of sites of particular ecological significance (Local Nature Reserves or Grade B and C Sites of Biological Importance) unless conditions can be imposed that would acceptably mitigate those impacts.

Justification

These designated sites are areas of important nature conservation interest in the Borough and will continue to be part of the Council's long-term wildlife protection and management policies.

Areas of wildlife interest are listed in the register of Sites of Biological Importance (SBI's). These sites tend to be of five broad types; marsh or open water areas, semi-natural woodland, moorland, wildflower meadows, and colonised derelict land. Each site is graded according to its scientific interest A, B or C. In land-use terms all SBI's are important and will be protected. Grade A sites are listed under Policy EN6/1.

Grade B SBI's are those of district importance and Grade C SBI's are those of more than local importance. Each is considered to have substantive nature conservation value. The presence of a Grade B or C SBI is a material consideration in determining an application for development.

There are currently 32 Grade B and C SBI's identified in the Borough although the number is likely to change during the Plan period. Current Grade B and C SBI's are listed below:

Grade B SBI's - Shore Top Reservoir; Wood at Bottoms Hall; Reservoirs at Chapelfield; Cyrus Ainsworth's Nurseries; Swan Lodge; Daisyfield; Prestwich Clough; Hollins Vale; Baldingstone; Pilsworth; Goyt, Near Elton Reservoir; Edgar's Field; Withins Reservoir; Kirklees Meadow and Marsh; Springside Flushes; Dickfield Clough Meadow; Gorses Quarry; Bradley Fold; Old Hall Farm, Tottington.

Grade C SBI's - Ainsworth Lodge; Wetland near Radcliffe; Ox Hey Wood; Sailor's Brow and Springwater Park; Lodges at Shuttleworth; Heaton Park Reservoir; Crow Lumb Wood, Ramsbottom; Hollins Plantation; Dingle Reservoir, Radcliffe; Parr Brook Flushes; Ponds off Cockey Moor Road; Smethurst Wood; Pilsworth Bleachworks.

NB: This policy relates to all currently known Grade B and C SBI's and those which may be identified over the Plan period.

In connection with Local Nature Reserves (LNR's), local authorities are empowered under the National Parks and Access to the Countryside Act 1949 to establish LNR's by the acquisition and management of land for certain stated purposes. These purposes include the provision of opportunities for the preservation, study and research into flora, fauna, geological or physiographical features of special interest and are a means of promoting nature conservation.

There are currently no LNR's in the Borough, however, the Phase 1 Habitat Survey has identified areas to be considered for possible future designation. This policy relates to all LNR's which may be identified during the Plan period.

With all sites of nature conservation interest, it may be necessary, through negotiation, to consider the need for the establishment of "buffer zones" where development proposals could have an impact on the protected sites. In such instances, development proposals will be required to make provision for adequate protection measures, such as open land strips, planted areas or screening the boundary of sites of nature conservation interest.

EN6/3 - Features of Ecological Value

The effect of land use changes on existing features of ecological or wildlife value will be taken into account when assessing development proposals. Any proposal should seek to retain such features and incorporate them into the development.

Justification

The retention of ecological features such as hedgerows, mature trees and ponds, lodges and other water features, is of benefit to wildlife. The sensitive incorporation of natural features into development proposals makes good design practice. This policy is in line with the Council's Environmental Principles Statement and is intended to protect from unnecessary loss, all areas of flora and fauna which are subject to development proposals.

In assessing features of ecological value, the Council's Phase 1 and 2 Habitat Surveys will be of assistance in identifying features which are important both for their intrinsic value and in meeting the present and future needs of the natural environment.

The transplanting of valuable flora, which are under threat can be a difficult operation and should only be investigated as a last resort, following a thorough evaluation of all available options.

The Council will seek to negotiate with developers, where appropriate, to mitigate the potential effects of development on features of ecological value.

EN6/4 - Wildlife Links and Corridors

The Council will seek to consolidate and, where appropriate, strengthen wildlife links and corridors, and will not permit development which would adversely affect identified areas. In particular, the Council will seek to ensure that new development within or adjacent to identified links or corridors contributes to their effectiveness through the design, landscaping and siting of development proposals and mitigation works, where appropriate.

Justification

A network of wildlife links and corridors has been defined on the basis of Phase 1 (1990/91) and Phase 2 (1991/92) Habitat Surveys of the Borough. Such areas are important as routes for species migration and dispersal, and often comprise diverse semi-natural habitats. The identified network of wildlife links and corridors connect designated SBI's and other identified areas of high and medium wildlife value. Figure 6 gives a diagrammatic indication of the broad areas concerned and the more detailed boundaries of these areas are identified on the Proposals Map.

For the purpose of clarification wildlife corridors are defined as the major routes by which species migrate or disperse. Wildlife links are generally narrower than corridors but perform an equally important function and mainly consist of roadside verges, active or disused railway land and the Manchester, Bolton and Bury Canal.

The wildlife value of land depends to a large extent on its management. Thus, the management of land in accordance with nature conservation principles is necessary to generally enhance the quality and quantity of wildlife habitats. The Bury Wildlife Strategy details the requirements and methods of management for sites of nature conservation value, as well as promoting the social, educational and environmental benefits accessible natural areas can bring to the local community.

Existing wildlife corridors include:

- the Irwell Valley
- the valley of Holcombe Brook
- the valley of Hawkshaw Brook
- the Kirklees Valley
- the Roch Valley
- Hollins Brook
- Whittle Brook
- the valley of Blackshaw Brook
- the valley of Elton Brook

Existing wildlife links include:

- the East Lancashire Railway line
- the old railway lines from Bury to Bolton, Holcombe Brook and Ringley
- the M60/M62/M66 corridors
- the Manchester, Bolton and Bury Canal
- Manchester to Bury Metrolink line

EN6/5 - Sites of Geological Interest

Development will not be allowed where it would have a significant detrimental effect upon sites of geological importance.

Justification

The Borough currently has one nationally designated site of geological interest which is the SSSI at Ash Clough. In addition to protecting this, it is important to preserve any other areas which may be recognised as having local geological importance.

This policy relates to the site identified above, as shown on the Proposals Map and any other sites which may be identified over the Plan period.

EN7 - POLLUTION CONTROL

The Council will seek to control environmental nuisance and minimise pollution levels associated with development by limiting the environmental impact of pollution, wherever possible, in conformity with current legislation and prescribed standards.

Justification

Increasing public awareness of the adverse effects of pollution on the environment and concern for a more caring attitude towards the environment are creating growing pressures for better environmental pollution control. The Plan, through its powers to control development and the use of land, will be concerned to ensure that pollution levels are minimised in accordance with advice in PPG23 "Planning and Pollution Control" and current legislation and standards, including the use of environmental assessments in the determination of development proposals.

In reaching a decision about potential pollution from a proposed development, the Council will have regard to the available scientific evidence and will seek the advice of the relevant pollution control authorities and the Borough Environmental Services Officer.

EN7/1 - Atmospheric Pollution

In seeking to limit atmospheric pollution the Council will not permit development which:

- **would result in unacceptable levels of atmospheric pollution; and/or**

- **is not compatible with the achievement of the Council's long term air quality standards.**

Justification

The Borough's air quality can be protected by restricting developments likely to cause atmospheric pollution problems. The Council's Environmental Principles Statement (approved by Council 1991), as part of its intention to reduce air pollution emissions, has made reference to developing and maintaining an "air pollution monitoring network".

This policy will be implemented in liaison with the Council's Environmental Health Division which will not attempt to duplicate the work of other Pollution Control Authorities. The Council will also have regard to the proposed Greater Manchester Air Quality Strategy, which is to be produced following the requirements of the Environment Act 1995. This Act requires local authorities to assess and manage air quality.

EN7/2 - Noise Pollution

In seeking to limit noise pollution the Council will not permit:

- **development which could lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users;**
- **development close to a permanent source of noise.**

Justification

Noise is an environmental problem which can cause damage to people's health as well as the amenity of an area. This policy seeks to control the location of development in relation to noise pollution in order to reduce the impact of this form of pollution. Proposals for noisy developments likely to generate an unacceptable noise nuisance will not be permitted. Similarly, proposals for development close to permanent noise sources, such as motorways will not be permitted where it would lead to unacceptable noise nuisance for the occupiers or users of the proposed development. In certain cases, there may be opportunities to prescribe forms of screening, mounding and landscaping to reduce the impact of noise, which will benefit the quality of life for people living and working close to areas where there is noise generation or a noise pollution problem. For proposals involving recreational pursuits which generate noise or nuisance, see Recreation and Tourism Policy RT3/5. Guidance on noise pollution is provided in PPG24 "Planning and Noise".

EN7/3 - Water Pollution

The Council will not permit development which would have an unacceptable adverse effect in terms of pollution upon the water quality of the Borough's water courses and other water features.

Justification

Improvements in water quality and control of water pollution are the responsibility of the Environment Agency (EA) and North West Water (NWW). The Council can restrict development likely to have a detrimental effect on the Borough's watercourses and other water features, and it can support measures to raise water quality standards. Water pollution incidents can also be reported to the above agencies to encourage positive action.

Working closely with the EA and NWW will help to demonstrate the Council's commitment to improving water quality in the Borough. Encouraging water quality improvement is also seen to be an integral part of the Council's wider objectives of improving and developing the Borough's river valleys for recreation and tourism activities.

EN7/4 - Groundwater Protection

The Council will not permit development proposals which would have an unacceptable adverse effect on groundwater resources, particularly in terms of their quality and/or supply.

Justification

Groundwater resources are an invaluable source of water for public supply and industry, as well as sustaining the base flows of rivers. Some activities, such as the disposal of effluent in soakaways, landfilling in unsealed sites over permeable bedrock, the disturbance of contaminated sites, or inappropriate storage of chemicals can result in the pollution of groundwater.

Similarly, abstraction and dewatering can affect quantities available, and engineering works can obstruct groundwater flow within an aquifer. Since the clean up of contaminated groundwater or the restoration of quantities or flows is difficult, the Council will seek to prevent or reduce the risk of groundwater pollution, depletion or obstruction by not permitting developments which it considers would pose an unacceptable risk.

This policy will be implemented by the Council in consultation with the Environment Agency. Guidance on considerations affecting the acceptability of development from a groundwater protection viewpoint has been published by the National Rivers Authority (NRA) (now the Environment Agency) in its "Policy and Practice for the Protection of Groundwater". Guidance specific to the Bury area was also published by the NRA in its "Summary Groundwater Vulnerability Map with Explanatory Notes."

EN7/5 - Waste Water Management

In seeking to limit surface water pollution the Council will not permit development which:

- **does not have satisfactory arrangements for the disposal of foul sewage, trade effluent and contaminated surface water;**
- **will exacerbate existing problems, such as premature or increased frequency of discharges through storm sewer overflows due to inadequate infrastructure or lack of sewer capacity;**
- **would present an unacceptable risk of spillage or leakage of stored oils/chemicals or other potentially polluting substances.**

Justification

The Bury area, like many parts of the North West, has a sewer system which is, in parts, becoming overloaded. Further development may lead to the pollution of the Borough's watercourses, unless additional infrastructure is provided. In some cases, development may have to be phased where it is recognised that major off-site sewerage or sewage treatment improvements are required to ensure proposals do not threaten water quality, water-based recreation, fisheries or nature conservation.

In pursuing this policy, developers will be required to demonstrate that foul sewers and sewage treatment works of adequate capacity and design are available, or will be provided in time, to serve the development. In addition, detailed design of proposals should be prepared so that waste water management is properly accommodated.

In rural areas, the use of septic tanks will only be considered if connection to the mains sewerage system is not feasible, and only then if the ground conditions are satisfactory and the plot of land is of sufficient size to provide an adequate subsoil drainage system.

This policy will be implemented in consultation with the Environment Agency and North West Water.

EN8 - WOODLAND AND TREES

The Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.

Justification

Due to its history of industrialisation and development the Bury area, like many parts of the North West, has a very low degree of tree cover. With increasing environmental awareness it is now recognised that developing tree cover in the Borough would be of great benefit, not just in environmental and nature conservation terms, but also in terms of improving the general appearance of the Borough making it more attractive for residents and visitors to the area.

In pursuing this policy it will be important to encourage new tree planting, to incorporate trees in new developments and to protect and improve existing woodland areas and trees. In particular the Council will be keen to encourage the retention and planting of locally native species of trees, though in certain circumstances it may be more appropriate to encourage natural regeneration. The Council will formulate appropriate strategies and programmes to this end.

Comprehensive guidance and a basis for deciding planning applications and stipulating development control conditions is contained in BS5837 "Trees in Relation to Construction", and BS3998 "Tree Work".

EN8/1 - Tree Preservation Orders

The Council will make Tree Preservation Orders where they are needed to protect trees and woodlands.

Justification

The Council makes Tree Preservation Orders (TPO's) where it is expedient, in the interests of amenity, to protect trees from being lopped, topped or felled and to secure replanting when necessary. The express consent of the Council is needed to carry out any of the above works on trees covered by Orders. At mid 1993 there were 104 TPO's in the Borough and these Orders vary in size from single trees to woodland areas. Further TPO's will be made as and when trees come to the Council's attention, which are considered worthy of this protection.

EN8/2 - Woodland and Tree Planting

The Council will support and encourage new woodland and tree planting in the Borough. In considering development proposals, the Council will encourage the planting of hedges, trees and woodlands using locally native species.

Justification

The Borough has limited woodland coverage and so protecting existing woodland and increasing the amount and quality of new woodland and tree planting is important. Woodlands and trees help to improve the visual environment and can help to reduce the effects of pollution. Whilst woodlands can serve as important habitats for wildlife, new tree planting should not damage existing areas of ecological merit.

EN8/3 - Red Rose Forest

The Council will seek an increase in tree cover in the Borough as part of its contribution to the development of the Red Rose Forest.

In particular, this will be achieved and promoted through the following measures:

- **the Council undertaking tree planting on its own land;**
- **private land owners being encouraged to undertake tree planting and participate in partnership schemes;**
- **the Council seeking the planting of trees or hedges as part of development proposals, where appropriate;**
- **the inclusion of tree planting as part of environmental improvement or derelict land reclamation schemes, where appropriate.**

Justification

The Countryside Commission and Forestry Commission have promoted a major initiative to establish a new "forest for the community" along the western edge of the Greater Manchester conurbation to be known as the Red Rose Forest. The whole of the Borough is included within the forest. The initiative is backed by the Council and other agencies. The aim is to create a well wooded landscape to improve the appearance of the many open areas around and within our towns, providing opportunities for leisure activities, a natural history resource and a timber crop. The Council will be keen to take a lead in supporting the woodland development initiative by carrying out tree planting on its own land and encouraging such planting elsewhere, as and when opportunities arise. Opportunities will be taken to encourage planting of hedges, trees and woodlands with species in keeping with existing tree cover in the area. The planting of non-native species will be discouraged.

The Red Rose Forest Plan was published in August 1994 and received Government approval on 23 November 1994. The aim of the Plan is to guide the initial 40 year development phase of the forest. In the initial stages the Plan proposes development of seven Core Forest Areas (CFA's). CFA1 is the Croal Irwell Valley with Prestwich Forest Park being identified as one of the focal points.

As the initiative gains momentum, further opportunities for tree and woodland planting will occur throughout the Borough ranging from small landscape schemes to large woodland planting.

EN9 - LANDSCAPE

The Council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate.

Justification

The distinctive character of landscapes is dependent upon a combination of many different elements; including topography, the type and location of trees, woodlands and other vegetation, the character of settlements, the nature of river valleys and local farming techniques. These various landscapes serve a valuable open land function. Encouraging and developing the quality of landscapes can give rise to areas of ecological interest.

The Government is encouraging Councils to include land-use policies in their UDP's designed to secure the conservation of natural beauty and amenity of land. This policy sets out the Council's commitment to conserving this resource, which is fundamental in not only raising the quality of life for the Borough's residents, but also in improving the image for potential investors and visitors. Landscape enhancement schemes, can restore and even produce new landscape features by creating distinctiveness through sensitive design and positive reclamation of derelict land. These intentions may be furthered by the production of future landscape strategies and programmes.

EN9/1 - Special Landscape Areas

In those areas identified on the Proposals Map as Special Landscape Areas, any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.

Justification

Those areas where the landscape is of high quality merit special protection from unsympathetic development and inappropriate uses. Development in those areas will not be prevented, but will be subject to strict control to protect or enhance the character of these areas. This will help to safeguard the pleasant environment of these areas.

This policy complies with Strategic Guidance for Greater Manchester which requires Local Planning Authorities to protect areas of scenic value, and is consistent with the approach taken by the previous

strategic planning document, the Greater Manchester Structure Plan (1st Alteration, approved 1986). This identified a number of broad areas of Special Landscape to be defined in local plans. The Special Landscape Areas shown on the Proposals Map are based upon the broad areas identified in Structure Plan Policy OL8 and information contained in the Bury Open Land Study (Bury MBC, 1978). They also include areas identified in the Croal/Irwell Valley Local Plan and the Tottington Area Local Plan.

Part of the Special Landscape Area at Holcombe Moor and to the west of Tottington and Greenmount is also covered by Open Land Policy OL7/2 - West Pennine Moors, which affords special protection to the important moorland and open land character of that part of the Borough. This policy should, therefore, be read in conjunction with Open Land Policy OL7/2.

EN10 - ENVIRONMENTAL IMPROVEMENT

The Council will seek to improve the environmental quality of the Borough, within which priority will be given to an on-going environmental improvement programme.

Justification

This policy targets the Council's fundamental environmental priorities, which are concerned with the reclamation and improvement of untidy and derelict sites throughout the Borough. The Council's Derelict Land Reclamation Strategy and Programme, together with other initiatives, will continue to be concerned with tidying-up, landscaping and putting to positive uses untidy and derelict sites, particularly where they can provide beneficial community uses, such as public open spaces. Many derelict sites provide important habitats for wildlife and this should be taken into account in planning for their reclamation.

Within this policy, public involvement and awareness campaigns will be actively promoted, encouraging environmental education as a means of achieving long term environmental care.

In seeking to protect the environmental quality of the Borough the Council will ensure that, where appropriate, planning applications for proposals as listed in the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988, are accompanied by an Environmental Assessment statement. The Council will wish to be assured that, as part of the preparation of environmental assessments, the full range of possible environmental implications have been identified and taken into account.

EN10/1 - Derelict Land

The Council will encourage the reclamation and beneficial use of derelict land by the public and private sectors, including the redevelopment of derelict sites in accordance with the Council's programme for derelict land reclamation.

Justification

Derelict land represents an underuse of valuable land resources and is often a blight on the environmental quality of the Borough. Industrial change has left a legacy of dereliction throughout Greater Manchester and Bury has inherited an appreciable share. However, the Council's reclamation strategy and programme has grown steadily throughout the 1980's. This commitment to reduce dereliction has resulted in "Rolling Programme" status for certain major schemes in order to provide a consistent flow of funding to programmed works. There is currently seen to be a concentration of derelict land in the Irwell Valley and this is where a large proportion of current resources are being directed. This situation is likely to continue throughout the Plan period.

As many derelict sites provide important habitats for wildlife, the ecological status of any derelict site should be ascertained before reclamation begins. Reclamation proposals should take into account any existing nature conservation interests and the ecological value of the site and, if necessary, include measures for their protection, incorporation and/or enhancement. Whilst many derelict sites,

particularly those within the Irwell Valley, are reclaimed for informal recreation and agriculture, the proposed afteruse is dependent upon the character and location of each individual site.

EN10/2 - Riverside and Canalside Improvement in Urban Areas

When considering new proposals for development adjoining and adjacent to rivers and canals in the urban area, the Council will, where appropriate, require schemes to include improvements to waterside areas, including tree planting, provision of waterside walks and the refurbishment or clearance of redundant buildings and other structures.

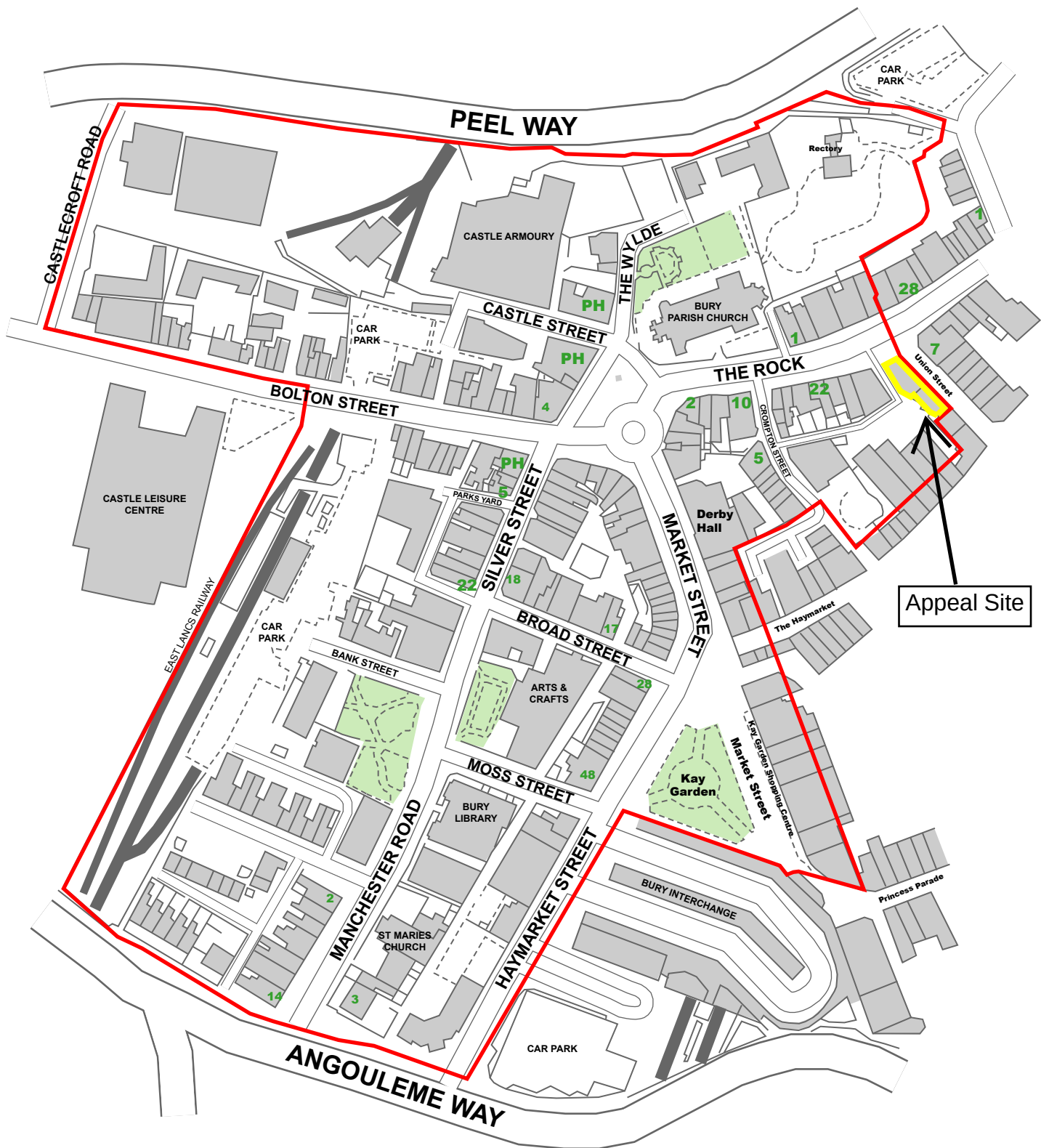
Justification

The areas indicated on the Proposals Map for riverside and canalside improvements are mainly areas of older development, which in the past often turned their backs on waterside areas. Today many of these areas are neglected and untidy and detract from the wider initiatives now being pursued to bring about improvements in the river valleys and other waterside areas.

Some improvements have occurred in these areas where opportunities have arisen and this policy continues past intentions to bring about positive change in the river valleys and waterside areas.

This policy is intended to complement open land objectives in the river valleys, seeking to prevent inappropriate development locating adjacent to the rivers in the urban areas and should be read in conjunction with Open Land Policies OL5, OL5/1, OL5/2 and OL5/3. Where opportunities arise, development proposals should make a positive contribution to their particular waterside setting and environment.

Appendix SOCG5



Appendix SOCG6

- 1 and 2 Carr Street/Manor Street, Ramsbottom
- 1 and 2 Higher Barn Farm, West of Outwood Road, Whitefield, M26 1DH
- 1 Church Lane/399 Bury New Road, Prestwich
- 1 Cross Lane and 2 to 4 Lumb Carr Road, Ramsbottom
- 1 to 3 The Old Vicarage, Church Lane, Ainsworth
- 1 to 6 Greenside, Ainsworth.
- 1/3 and 5/7 Gardner Road, Prestwich, M25 3HS
- 101/103 Higher Ainsworth Road
- 106 Park Road, Prestwich, M25 0DY
- 109 Holcombe Old Road, Ramsbottom, BL8 4NF
- 11 Bolton Street, Ramsbottom, BL0 9HU
- 111/115 Holcombe Old Road, Ramsbottom, BL8 4NF
- 12 to 20 Bridge Street, Ramsbottom
- 129 to 131 Walmersley Road, Bury
- 13 Guest Road, Prestwich, M25 3DJ
- 13/15/17/19 Prestwich Park Road South, Prestwich, M25 9PF
- 131-137 Bury New Road, Prestwich, M25 9NX
- 13-25 (odd) Parsons Lane, Bury, BL9 0LY
- 133 Walmersley Road, Bury, BL9 5AY
- 138 to 152 Manchester Road, Bury
- 14 and 16 Holcombe Road, Tottington, BL8 4AR
- 14 to 42 Prestwich Park Road South, Prestwich, M25 9PE
- 14 to 74 Church lane, Ainsworth, Radcliffe
- 14/16 Bolton Street, Bury, BL9 0LJ
- 14/16 The Rock/1-3 Crompton Street, Bury, BL9 0NT
- 14-20 (even) Church Lane. M45 7NF
- 144 Bury New Road, Whitefield, M45 6AD
- 17 Nuttall Road (Remaining Bulding from Nuttall Village), Ramsbottom
- 17 to 23 Greenside, Ainsworth
- 176-178 Bolton Street, Ramsbottom, BL0 9JA
- 176-194 Manchester Road, Bury, BL9 9BD

- J 177 Bolton Street, Ramsbottom., Ramsbottom, BL0 9JD
- J 179-187 (odd), Bolton Street, Ramsbottom, Ramsbottom, BL0 9JD
- J 18 Pot Green/Summerseat Lane, Ramsbottom, BL0 9RG
- J 18 to 20 and 28, 30 to 34 Holcombe Village, Ramsbottom
- J 181 to 229 Radcliffe Road, and 18-56 & 17-47 Central Ave, 1-16 South Terrace, Bury
- J 1-9 Blackburn Street, Radcliffe, M26 1NN
- J 2 Higher Fold Lane, opposite Higher Fold Farm, Ramsbottom, BL0 0DW
- J 2/4/6 Lower Redisher, Redisher Lane, Ramsbottom, BL8 4HX
- J 20-32 Church Lane, Whitefield
- J 2-10 Hamer Street, Higher Summerseat, Ramsbottom, BL0 9UQ
- J 2-10 St Anne's Road, Prestwich, M25 9GD
- J 210 to 224 Bolton Road West, Ramsbottom
- J 211 to 213 Bury New Road, Whitefield, M45 8GW
- J 215 to 221 Bury New Road, Whitefield, M45 8GW
- J 217/219 and 221/223 Walmersley Road, Bury, BL9 5DF
- J 22 to 26 Bridge Street, Ramsbottom
- J 225 to 243 Manchester Road, Bury
- J 226 TO 240 Bolton Road West, Holcombe Brook, Ramsbottom
- J 23 Bolton Street, Ramsbottom
- J 23-33 (odd) (including Exeter Cottage and Exeter Bank) Chapel Lane, Holcombe, Ramsbottom, BL8 4NB
- J 23-45 (odd), Bury New Road, Ramsbottom, Ramsbottom, BL0 0AR
- J 2-4 Bolton Street/Carr Street, Ramsbottom, BL0 9HX
- J 2-4 Ringley Road, Whitefield, M45 7LB
- J 25 to 27 Pinfold Lane, Whitefield, M45 7NY
- J 26/28 Ainswoth Hall Road, Ainsworth, Radcliffe
- J 261-265 Walmersley Road, Bury, BL9 6NX
- J 267 and 269 (The Towers) Walmersley Road, Bury, BL9 6NX
- J 2-8 The Rock, Bury, BL9 0NT
- J 28 to 30 Haymarket Street, Bury, BL9 0AY
- J 287, 289 and 291 Walmersley Road, Bury, BL9 6NX

- J 296 and 298 (Dawes Bank) Holcombe Old Road, Holcombe, Ramsbottom, BL8 4NQ
- J 3-13 Silver Street, Bury, BL9 0EU
- J 316a and 318 (Harriers House and The Barn) Turton Road, Tottington, BL8 3QF
- J 3-17 (odd) Church Lane, Whitefield, M45 7NE
- J 3-17 The Rock, Bury, BL9 0JP
- J 32 and 34 Church Lane, Prestwich
- J 32 and 34 Wilson Street, Bury, BL9 7EF
- J 33 Glebelands Road, Prestwich
- J 34 (Cranbrook House) and 36 (Gardenhurst) Sedgely Park Road, Prestwich, M25 0AN
- J 35 Park Road, Prestwich, M25 0ES
- J 36-38 Guest Road, Prestwich, M25 3DL
- J 37 Bridge Street, Ramsbottom, BL0 9AD
- J 37/39 Church Street (front wall with large posts and ball finials), Walshaw, Tottington, BL8 3BN
- J 4 Bolton Street and West Market Place, Bury, BL9 0LQ
- J 40 The Rock, Bury, BL9 0NX
- J 40 to 44 Crow Lane, Ramsbottom
- J 400 Bolton Road, Hawkshaw, Ramsbottom, BL8 4JR
- J 4-16 Pinfold Lane, Whitefield, M45 7JS
- J 418 Bolton Road West, Holcombe Brook, Ramsbottom
- J 43 and 45 (Weavers and Pinfold Cottages) Cross Lane, Holcombe, Ramsbottom, BL8 4LY
- J 44 to 72 Bolton Street, Ramsbottom
- J 45/47/49/51 Prestwich Park Road South, Prestwich, M25 9PF
- J 46 to 66 Robin Road, Summerseat, Ramsbottom
- J 47 and 51 Market Street, Tottington
- J 5 and 7 The Wylde, Bury, BL9 0LA
- J 5 to 11 Pot Green, Ramsbottom
- J 50 to 52 Cross Lane, Holcombe, Ramsbottom
- J 50-56 (even) Higher Lane, Whitefield, M45 7WE
- J 5-7 Bolton Street, Bury, BL9 0EY
- J 59-65 Ringley Road, Whitefield, M45 7LH

- J 62 to 84 Clifton Road, Prestwich, M25 3HR
- J 6-22 Silver Street, Bury, BL9 0EX.
- J 63 to 67 Rectory Lane, Prestwich
- J 68-74 Ramsbottom Road, Hawkshaw, Tottington, BL8 4JR
- J 7 and 9 Broad Street, Bury, BL9 0DA
- J 7 St Ann's Road, Prestwich, M25 9GD
- J 80 to 86 Queens Place and 2 to 6 Meadow Way, Summerseat, Ramsbottom, BL9 5NN
- J 8-12 Tithebarn Street, Bury, BL9 0JR
- J 83 and 85 Rectory Lane, Prestwich, M25 1BX
- J 99 Higher Ainsworth Road
- J Activity Centre, Burrs Country Park, Woodhill Road
- J Affetside Primary School, Watling Street, Tottington, BL8 3QW
- J Ainsworth Hall Farm, Ainsworth Hall Road, Radcliffe, BL2 5QT
- J Albert Works (stone core/boiler house), Brook Street, Freetown, Bury, BL9 6AH
- J Albion Mill (inc gate piers and chimney), Albion Street, Bury, BL8 2AD
- J Anthony Fold, Turn Road, Shuttleworth, Ramsbottom, BL0 0RY
- J Avon Cottage, former Asylum Gas Works, Clifton Road, Prestwich, M25 3JT
- J Baguelay Farm, Heywood Old Road, Prestwich
- J Bank Top Farm, Walmersley, Bury, BL9 5QU
- J Barclays Bank, Prestwich Village, Prestwich, M25 1AX
- J Barn (South of Spring Field House), Spring Street, Shuttleworth, Ramsbottom
- J Barn at Greenhalgh Fold, Whipney Lane, Tottington, BL8 4HT
- J Barn at Park Farm, Manchester Road, Ramsbottom
- J Barwood Gate House, 189 Bolton Street, Ramsbottom.
- J Bass Lane House, 400 Bass Lane, Ramsbottom, BL9 5NR
- J Bass Lane/Crag Lane Cottages, Summerseat, Ramsbottom
- J Bassfield Farm, House and Cottage, Walmersley Road, Ramsbottom, BL9 5LY
- J Beech Tree Bank, 1 to 6 Rectory Lane, Prestwich
- J Beechwood House, Bury Road, Tottington, BL8 3DS
- J Bentley Hall, Bentley Hall Road, Tottington, BL8 3PH
- J Bethesda Pentecostal Church, Parkhills Road/Horne Street, Bury, BL9 9AU

-] Birch Hey Farm, Turton Road, Tottington, BL8 3QG
-] Black Lane Mill, Ainsworth Road, Radcliffe, M26 4AD
-] Blue Bell PH, 840 Manchester Road, Bury, BL9 8DW
-] Boardman's Farm (3 buildings), Hawkshaw Lane, Ramsbottom, BL8 4LD
-] Boaredge Farm, Birtle, Bury, BL9 6UQ
-] Bolholt Print Works, Walshaw Road, Bury, BL8 1PL
-] Bottoms Hall, Turton Road, Tottington
-] Bramley Fold Farm, Hawkshaw Lane., Ramsbottom, BL8 4LD
-] Brandlesholme Hall building group, Brandlesholme Road, Tottington, BL8 4LS
-] Brewery, Strang Street/Square Street, Ramsbottom
-] Bridge at Whittle Brook, Castle Road, Whitefield, BL9 8JL
-] Bridge Cottage and Crown Mews & 290 - 296 Bolton Road, Former Mill at Hawkshaw, Ramsbottom
-] Brook Bottom Farm, Brook Bottom Road, Radcliffe, M26 4HX
-] Brook House, 131-135 Holcombe Road, Greenmount, Tottington, BL8 4AY
-] Brookfield, St Ann's Road, Prestwich
-] Brookhouse Farm, Holcombe Road, Tottington, BL8 4BQ
-] Brown Cow PH, Burrs, Bury, BL8 1DA
-] Burrs Mill, Woodhill Road, Bury, BL8 1BN
-] Bury College, Market Street, Bury, BL9 0BG
-] Bury Grammar School, Bridge Road, Bury, BL9 0HH
-] Cadet Building, Crow Lane, Ramsbottom
-] Carmelo's Restaurant, 1 Chapel Street, Tottington, BL8 4AL
-] Carr Bank Lodge and Gates, Market Place, Ramsbottom, Ramsbottom, BL0 9AJ
-] Carter's Hill Farm buildings, Old Hall Lane, Whitefield, M45 7TL
-] Castle Buildings, 4-8 Market Place, Bury, BL9 0LT
-] Cheddleton House and Lodge, North Road, Prestwich, M25 3FB
-] Churchyard, St John's Free Church, Kirklees Street, Tottington
-] Civic Hall, Ramsbottom, Ramsbottom, BL0 9AJ
-] Clarence Park Lodge, Walmersley Road, Bury, BL9 5DH
-] Clarke's Hill, Ringley Road, Whitefield, M45 7TG

- J Coach & Horses, Bury Old Road, Prestwich, M45 6TB
- J Cobden Mill, Square Street, Ramsbottom, Ramsbottom, BL0 9AZ
- J Coney Green Farm, Coney Green, Nr Radcliffe Cemetery, Radcliffe, M26 4ER
- J Congregational Chapel, Harwood Road, Four Lane Ends, Tottington
- J Converted School Room at St John's Mews, Kirklees Street, Tottington, BL8 3QX
- J Co-op Store, Kelsalls, Dale Street, Radcliffe, M26 0SA
- J Coopers Farm, Simister, Prestwich, M25 2SP
- J Cottages at Rose Hill, Bolton Street, Ramsbottom
- J Cottages, 38-42 Knowsley Road, Ainsworth, Radcliffe, BL2 5PU
- J Croichley Fold (all unlisted buildings), Hawkshaw, Tottington
- J Darren Mill, Wash Lane. Part, Bury, BL9 7DU
- J Davieses Farm, Mather Road, Limefield, Bury, BL9 6TJ
- J Dingle Bank, St Ann's Road, Prestwich, M25 9GD
- J Doffer Fold Farm, Elton, Radcliffe, M26 4FW
- J Dry Gap Farm and Outbuilding (containing C17th datestone), Bury Old Road, Ramsbottom, BL0 0RX
- J Dundee Cottage, 201/203 Dundee Lane, Ramsbottom, BL0 9HF
- J Dundee United Reform Church, Dundee Lane, Ramsbottom, BL0 9HL
- J Eccles Cottages, Eccles Row, Turton Road, Tottington, BL8 3QF
- J Egypt Farm, Egypt Lane, Simister, Whitefield, M25 2RU
- J Elton Grange and Elton Vale, Elton Vale Road, Elton, Bury
- J Fairfield Hospital Buildings (former Bury Union Workhouse), Bury, BL9 7TD
- J Fairview, 145 Holcombe Old Road, Holcombe, Ramsbottom, BL8 4NF
- J Fernhill Mill (part building), Hornby Street, Bury, BL9 5EF
- J Finney Cote, Hawkshaw Lane, Ramsbottom, BL8 4LD
- J Former bank, 26 market Street, Tottington
- J Former Baptist Chapel, Bolton Street/Cross Street, Ramsbottom, BL0 9HU
- J Former Barclays Bank, 231 Bury New Road, Whitefield, M45 8QP
- J Former Barn & Cottage, Higher House, Holcombe Village
- J Former Boiler/Engineering Works, Brook Street/Badger Street/Bold Stree, Bury, BL9 6AD
- J Former Chapel, Chapel Road, Prestwich

- J Former Church (Now Apartments), Holly Mount, Tottington
- J Former Co-op Buildings, 45-53 Bolton Street, Ramsbottom, BL0 9HU
- J Former Co-op, Deli King, Kings Road, Prestwich, M25 0FY
- J Former County Courts, Tenterden Street, Bury
- J Former Dawes Bank Farm, Holcombe Old Road, Ramsbottom
- J Former Farmhouse, 27 Pot Green, Ramsbottom
- J Former farmhouse, 6 Pollards Lane, Summerseat, Ramsbottom
- J Former Health Authority building, 21 Silver Street, Bury, BL9 0EN
- J Former Isolation Hospital, Broom Field, Knowsley Road, Ainsworth, Radcliffe
- J Former Mechanics Institute, Summer Hill, Hill Street, Summerseat, Ramsbottom
- J Former Office Building, 51 Mount Pleasant, Bury, BL9 6SP
- J Former Plants Farm, Greenside, Ainsworth
- J Former Post Office, Crompton Street, Bury, BL9 0AD
- J Former Prestwich Co-op, Bank House Studios, Warwick Street, Prestwich, M25 3HN
- J Former Printworks, Earl Street, Prestwich
- J Former Radcliffe Times Office, 44 Church Street West, Radcliffe, M26 2SY
- J Former Radcliffe Town Hall, Spring Lane/Water Street, Radcliffe, M26 2TQ
- J Former Ragged School, rear of Carlton Carpets, 1 Church Street, BL9 6BN.
- J Former Red King PH and Associated Milestone, 162 Bury New Road, Whitefield, M45 6AD
- J Former St Andrew's Vicarage, 191 Bolton Street, Ramsbottom
- J Former Stables and Coach House, 1-16 Barwood Lea Mill, Grants Lane, Kay Brow, Ramsbottom, BL0 9AY
- J Former Temperance Billiard Hall, 66 Bolton Street, Bury, BL9 0LL
- J Former Wellington Barracks, Bolton Road, Bury, BL8 2PL
- J Former Wollen Mill and Associated Buildings, Higher Gollinrod, Ramsbottom
- J Forrest Cottages, Wood Road Lane, Summerseat, Ramsbottom, BL9 5PZ
- J Friendship Inn, Scholes Lane, Prestwich, M25 0PD
- J Gate House, Holcombe Old Road, Holcombe, Ramsbottom, BL8 4NF
- J Gate House/Lodge, Bridge Hall Lane, Bury, BL9 7NY
- J Gatehouse, 157 Manchester Road Park, Bury
- J Glenholme and Glenside, St Ann's Road, Prestwich

- J Gorsey Brow Farm Group, Chesham, Bury, BL9 6SS
- J Gorsey Clough, Harwood Road, Tottington, BL8 3PT
- J Green Bank, Green Street, Walshaw, Tottington, BL8 3BJ
- J Greenmount School, Brandlesholme Road, Tottington, BL8 4DS
- J Grey Mare, Bolton Street, Ramsbottom
- J Half Mile House, 97 Summerseat Lane, Ramsbottom, BL0 9TR
- J Hamer's Arms, Higher Summerseat, Ramsbottom, BL0 9UG
- J Harcles Hill Farm, Moor Road, Ramsbottom
- J Hardman's Fold (All Buildings Group), Hardman Street, Radcliffe, M26 4GY
- J Hare and Hounds, Holcombe Brook, Ramsbottom, BL0 9SA
- J Hark to Towler, 41 Marrket Street, Tottington, BL8 4AA
- J Hawkshaw Farm, Hawkshaw Lane, Ramsbottom, BL8 4LD
- J Hearse House, Church Lane, Whitefield, M45 7NE
- J Heather Cottage, 22/24 Cross Lane, Holcombe, Ramsbottom, BL8 4LY
- J Heaton Farm, Heywood Old Road, Prestwich
- J Heaton Park Methodist Church, Bury Old Road, Prestwich
- J Heights Barn, Harwood Road, Four Lane Ends, Tottington, BL8 3PR
- J Hercules Farm, Castle Hill Road, Birtle, Bury, BL9 6UJ
- J Hey Club Houses, Delph Lane, Ainsworth, Radcliffe
- J Higher Ash Farm, Hawkshaw Lane, Ramsbottom, BL8 4LD
- J Higher Barn Cottage and barn building group, Moor Road/Helmshore Road, Holcombe, Ramsbottom
- J Higher Dick Field/Highfield House, Helmshore Road, Ramsbottom, BL8 4PD
- J Higher Grainings Farm, Hawkshaw Lane, Ramsbottom, BL8 4LD
- J Higher Redisher Farm, Redisher Lane, Ramsbottom, BL8 4HX
- J Higher Spen Moor Farm, Bolton Road, Radcliffe
- J Higher Woodhill Mill (remnants), Stock Street, Bury, BL8 1BU
- J Hill Crest/Molyneux Brow, Philips Park Road, Whitefield, M45 7TW
- J Hill End, Holcombe Old Road, Holcombe, Ramsbottom, BL8 4NF
- J Holcombe (Mondi) Mill, Bridge Street, Ramsbottom
- J Holcombe Hey, Ramsbottom, BL8 4LD

-) Holcombe Primary School, Helmsore Road, Ramsbottom, BL8 4PA
-) Holcombe Rectory, Dundee Lane/Chapel Lane, Ramsbottom, BL0 9HF
-) Holhouse, off Holcombe Road, Tottington, BL8 4DT
-) Hollingrove Unlisted Buildings, Redisher Lane, Ramsbottom, BL8 4HX
-) Hollins Bush PH, 257 to 261 Hollins Lane, Whitefield, BL9 8AS
-) Hollins Grundy School, Hollins Lane, Whitefield, BL9 8AT
-) Hollins House Farm, 247 Hollins Lane, Whitefield, BL9 8AS
-) Holt House (The Headlands), Hilton Lane, Prestwich, M25 9YF
-) Holy Law Synagogue, Bury Old Road, Prestwich, M25 0EX
-) Hornby Lodge, Bury New Road, Prestwich, M25 9PE
-) Howarth's Farm, Watling Street, Affetside, Tottington, BL8 3QR
-) Indoor Market Building, Bury Market, Bury, BL9 0BD
-) International House ,Former Conservative Club and Railings, Church Lane, Prestwich, M25 1AN
-) Irwell Bridge Mills, Stead Street, Ramsbottom, BL0 0AB
-) Jackson Fold Farm and barn, Pilsworth Road, Bury, BL9 8QZ
-) Kenyons Farm, Bolton Road, Tottington, BL8 4JN
-) Kiln Clough Farm, Bradley Fold Road, Radcliffe, BL2 5QR
-) Lady Wilton School, Nut Lane, Simister, Prestwich
-) Lagos House, 59 Poppythorn Lane, Prestwich, M25 3BY
-) Langness, 9 Lime Grove, Limefield, Bury, BL9 5ES
-) Liberal Club, Bury New Road, Prestwich
-) Little Holcombe House, Farmhouse and Barn, all buildings, Lumb Carr Road, Ramsbottom, BL8 4NJ
-) Lodge to Heaton Park, St Margarets Road, Prestwich
-) Loe Bank Farm House and Loe Barn/Loe Farm Cottage, Bolton Road, Hawkshaw, Ramsbottom
-) Loe Farm buildings, Redisher Lane, Ramsbottom, BL8 4HX
-) Loe Wood, 325 Holcombe Road, Greenmount, Tottington, BL8 4BB
-) Longcroft House, Walmersley Old Road, Bury, BL9 6SX
-) Lower Dick Field/Cottage, Helmsore Road, Ramsbottom, BL8 4PD
-) Lower Heaps Farm/Keepers Cottage, Ringley Road West, Whitefield, M26 1DT

-] Lower Withins Farm, Hawkshaw Lane, Ramsbottom, BL8 4LD
-] Lowes Farm, Sefton Street, Limefield, Bury, BL9 6PL
-] Lumb Carr House, Lumb Carr Road, Ramsbottom, BL8 4NH
-] Lumn Mill, Walmersley Old Road, Bevis Green, Bury, BL9 6RE
-] Meadow Croft Fold Farmhouse Barns, Moss Hall Road, Whitefield
-] Meadowcroft Hall & Meadowbank, Harwood Road, Tottington
-] Memorial and gate piers at Brookshaw Street, Walmersley Road, Bury, BL9 6EB
-] Methodist Chapel, Bolton Road, Hawkshaw, Ramsbottom, BL8 4JR
-] Middle Spen Moor Farm, Bolton Road, Radcliffe
-] Milestone, Starling Road/Cockey Moor Road, Radcliffe
-] Mill Yard Cottage, Mount Pleasant, Bury, BL9 6SP
-] Miller Street Terrace, Summerseat, Ramsbottom
-] Moorfield, 241 Whalley Road, Shuttleworth, Ramsbottom
-] Moss Shaw Farm, Chatsworth Road, Radcliffe, M26 4WQ
-] Moss Side Barn/Farm, Griffe Lane, Whitefield
-] Mount Pleasant Farm and The Lodge, Simister, Prestwich,
-] Mount Zion Works, Mount Zion Road, Radcliffe
-] Nabbs Farm (Barn/Outbuildings), Rowlands Road, Ramsbottom, BL9 5LJ
-] Nat West Bank and Managers House, Bury New Road/Clifton Road, Prestwich
-] Nat West Bank, 15 Bridge Street, Ramsbottom, BL0 9AD
-] Nat West Bank, 36 The Rock, Bury, BL9 0NU
-] New Hoyles Farm, Hawkshaw Lane, Ramsbottom, BL8 4LD
-] Norcot and Carriage House, Moorbottom Road, Holcombe, Ramsbottom, BL8 4NS
-] Number 8, Former Bank 260 Bury New Road, M45 6AB
-] Oak Hill, Butterstile Lane, Prestwich
-] Oddfellows, 94 Manchester Road, Bury, BL9 0TH
-] Old Brewers Court , Former Walmersley Brewery, Walmersley Road, Bury
-] Old Dungeon PH and 1-5 Turton Road/1 and 2 Harwood Road, Tottington, BL8 4AW
-] Old School, Ainsworth Hall Road, Ainsworth, Radcliffe
-] Original/Central section of Holy Cross College fronting Manchester Road
-] Our Lady of Grace Church, Hall and Presbytery, Fairfax Road, Prestwich

- J Outwood Gate Farm, Ringley Road West, Whitefield, M26 1DL
- J Pack Horse, 50 Watling Street, Affetside, Tottington, BL8 3QW
- J Pados House (theatre - former library), St Mary's Road, Prestwich, M25 1AQ
- J Park Chapel, Manchester Road, Ramsbottom, BL0 0DH
- J Park Wood Farm, Walmersley Road, Ramsbottom
- J Parkside Hotel, 281 Bury Old Road, Prestwich, M25 1JA
- J Philips Park Former stable block. M25 7QJ or M45 7GH, Whitefield,
- J Pigsden Farm (renamed and in separate apartments), from Long Lane, Bury, BL9 5QT
- J Pike Farm and adjacent buildings, Bury Old Road, Ramsbottom
- J Pilkington Fold, Street Lane, Starling Lane, Radcliffe
- J Pilot Mill (Antler), Alfred Street, Bury, BL9 9EF
- J Plane Trees Farm, Barns/Outbuildings, Bradley Fold Road, Radcliffe
- J Plant House, Cross Lane, Holcombe Village, Ramsbottom, BL8 4LY
- J Prestwich Glass and Glazing (former church), Church Mews, Chester St., Prestwich, M25 3HD
- J Prestwich Preparatory School, Bury Old Road, Prestwich, M25 1PZ
- J Prospect House, 1 and 2 Coulthurst Street, Tanners, Ramsbottom, BL0 9ES
- J Radcliffe Bridge Methodist Church, Milltown Street, Radcliffe, M26 1ED
- J Railings, Walls and Setts, Former Rowlands Church, Summerseat, Ramsbottom, BL9 5NF
- J Railings/wall around garden at junction of Manchester Road/Manchester Old Road, Bury, BL9 0TR
- J Railway and Naturalist PH, Bury New Road, Prestwich
- J Railway Hotel, Railway Street, Ramsbottom
- J Railway Viaduct and tunnel, Summerseat, Ramsbottom
- J Ramsbottom Memorial, Gardens, St Paul's Church, Bridge Street, Ramsbottom
- J Ramsbottom Mills, Crow Lane, Ramsbottom, Ramsbottom, BL0 9BR
- J Red Lion PH, Bury New Road, Prestwich Village, Prestwich
- J Road Bridge, Stand Lane, Radcliffe
- J Roadside Buildings, Mum's Harris Farm, Watling Street, Affetside, Tottington, BL8 3QR
- J Robin Hood PH, 19 Market Street, Tottington, BL8 4AA
- J Rose and Crown and Bowling Green, 96 Carr Street, Ramsbottom, BL0 7AE
- J Rose Bank / Moss Bank / Carisbrook / Pleasley, Knowsley Road, Whitefield, M45 6BF

-] Rossall, Higher Ainsworth Road. M26 4JJ
-] Rowlands Cottage, Pollards Lane, Summerseat, Ramsbottom
-] Royal Bank of Scotland, 27/29 Bridge Street, Ramsbottom, BL0 9AJ
-] Royal Hotel, 24 Silver Street, Bury, BL9 0DH
-] Royal Oak PH, Bridge Street, Ramsbottom
-] Saleses Farm, School Street, Bury, BL9 7EY
-] Sand Field Farm, Simon Lane, Whitefield, M24 4SF
-] Schoolroom, St Paul's Church, Kersal Road/Rainsough Brow, Prestwich
-] Scotland Place (former drying shed), Square Street, Ramsbottom
-] Seedfield House and No. 37, The Drive, Bury, BL9 5DP
-] Seedfield Lodge, 2 The Drive, Walmersley Old Road, Bury, BL9 6SX
-] Seedfield Methodist Church, Linton Ave, Bury
-] Shipper Bottom Farm and Barn, Manchester Road, Ramsbottom
-] Shrewsbury House, Lowther Avenue, Prestwich
-] Signal Box and Level Crossing, Ramsbottom.
-] Slatterys, Former Masons Arms, Bury New Road, Whitefield, M45 6GE
-] Springfield House, Spring Street, Shuttleworth, Ramsbottom, BL0 0DS
-] Springside Farm, Springside Road, Bury, BL9 5QU
-] St Andrew's School (old part), Nuttall Lane, Ramsbottom
-] St Ann's Church Rooms, Chapel Lane, Tottington
-] St George's Terrace, 20 to 30 Church Lane, Prestwich
-] St George's Church, Hollins Lane/Castle Road, Unsworth, Bury, BL9 8QT
-] St Hilda's School, Whittaker Lane, Prestwich, M25 1HA
-] St James Church, Walshaw Road, Bury, BL8 1PY
-] St John in the Wilderness, Whalley Road, Ramsbottom, BL0 0DE
-] St Joseph's Church and Presbytery, Ramsbottom, BL0 9HY
-] St Margaret's Tavern, Bury Old Road, Prestwich, M25 1QA
-] St Mary's Church and Vicarage (former Bishop's Lodge), Hawkshaw, Tottington
-] St Paul's Court (former school) & 11, Crow Lane, Ramsbottom, BL0 9BR
-] St Peter's Church and Vicarage, St Peter's Road, Bury, BL9 9QZ
-] St Stephen's Church, Bolton Road, Bury, BL8 2PU

- 〕 Stand Old Hall, Ringley Road, Whitefield, M45 7ZZ
- 〕 Stand Unitarian/Presbyterian Chapel, Lych Gate and Churchyard, Ringley Road, Whitefield, M45 7JL
- 〕 Stormer Hill Works (various buildings, chimney, reservoir and structures), Mill Street, Tottington, Tottington, BL8 4AT
- 〕 Stubble Bank, opposite Rock Street, Shuttleworth, Ramsbottom, BL0 0DG
- 〕 Summer Villa Cottage, 1 Guest Road, Prestwich, M25 3DJ
- 〕 Sunday School, Leaches Road, Shuttleworth, Ramsbottom
- 〕 Sundial PH, 312 Walmersley Road, Bury, BL9 6QF
- 〕 Textile Hall, Manchester Road, Bury, BL9 0DG
- 〕 The Beeches, St Ann's Road, Prestwich
- 〕 The Church Institute, Bury New Road, Prestwich, M25 1AR
- 〕 The Clarence, 2 Silver Street, Bury, BL9 0EX
- 〕 The former George Hotel, 5 Market Street, Bury, BL9 0BL
- 〕 The Gatehouse, Derby Works, Manchester Road, Bury, BL9 9XX
- 〕 The George and Dragon PH, 415 Rochdale Old Road, Fairfield, Bury, BL9 7TB
- 〕 The Knowsley PH, 46 Haymarket Street, Bury, BL9 0AY
- 〕 The Lodge, Walmersley Road/Mosley Avenue, Bury, BL9 6QF
- 〕 The Lux Lounge (formerly Paragon House) Milltown Street
- 〕 The Marne, Higher Ainsworth Road, Radcliffe, M26 4JJ
- 〕 The New Grove Inn, Bury New Road, Whitefield, M45 6AB
- 〕 The Old Rams Head, 40-42 Stand Lane, Radcliffe.
- 〕 The Ostrich Inn, Bury Old Road, Prestwich
- 〕 The Priory/Robinson Kay Home, Manchester Road, Ramsbottom, BL0 0DH
- 〕 The Rectory, Chapel Lane, Ramsbottom
- 〕 The Rowlands and Rowlands House, Summerseat, Ramsbottom
- 〕 The White Horse PH, 466 Bury New Road, Prestwich, M25 1AX
- 〕 Three Acres, Hawkshaw Lane, Ramsbottom, BL8 4LD
- 〕 Thurston Fold, Castle Road, Whitefield, BL9 8QS
- 〕 Tittleshaw Farmhouse, 511-513 Holcombe Road, Greenmount, Tottington, BL8 4EL
- 〕 Tonge Fold and Cottages, Hawkshaw Lane, Ramsbottom, BL8 4LQ
- 〕 Top o' th' Hoof and Hoof Farm, Bury Old Road, Ramsbottom

-] Top o' the Brow, Two Brooks Lane, Hawkshaw Village, Ramsbottom, BL8 4LA
-] Touch Road Farm, Walmersley, Bury, L9 5QS
-] Tower Farm, Mill Street/Shepherd Street, Greenmount, Tottington, BL8 4SA
-] Town Hall, Knowsley Street, Bury, BL9 0SW
-] Two former banks, River Irwell bridge, Blackburn Street, Radcliffe, M26 1NW
-] Unitarian School and Recreation Ground, Knowsley Road, Ainsworth, Radcliffe, BL2 5QB
-] Unsworth Hall Lodge, 733 Manchester Road, Bury
-] Unsworth Hall, Manchester Road, Whitefield, BL9 9TJ
-] Uplands, Bury New Road, Whitefield, M45 6HE
-] Verna Street Residences/Coach house, Lodge Street, Ramsbottom, BL0 9AW
-] Victoria Hotel, 12/14 Hall Street , Walshaw, BL8 3BD
-] Victoria Mill, Stubbins Lane, Ramsbottom
-] Victorian Lanterns, Miller Street, Ramsbottom, BL9 5PX
-] Victorian Post Box, Poppythorn Lane, Prestwich
-] Waggon and Horses PH, 153 Walmersley Road, Bury, BL9 5DE
-] Waggon and Horses, Hawkshaw Village, Ramsbottom, BL8 4JL
-] Walshaw Co-op, 2 Bank Street & 8-10 Hall Street, Tottington, BL8 3AZ
-] Walshaw Hall, Bradshaw Lane, Tottington, BL8 3PJ
-] War Memorial, Library Gardens, Bury
-] Welby Farmhouse (Top o' th' Hill), Mather Road, Baldingstone, Bury, BL9 6TJ
-] Wharfside Apartments, formerly Bury Boot and Shoe Co. Prospect Terrace/Woodhill Mill, Brandlesholme Road, Bury
-] Whitebirk Farm, Holcombe Road, Greenmount, Tottington
-] Winnats Knoll, St Anns Road, Prestwich, M25 9GD
-] Wolstenholme House, 4 Tenterton Street, Bury, BL9 0EG
-] Woodbine Cottage, Hill Street, Summerseat, Ramsbottom, BL9 5PL
-] Woodheads Carpets, 1-7 Peter Street, Bury, BL9 6AB
-] Woodthorpe Hotel, Bury Old Road, Prestwich, M25 0EG
-] Woos Nab Farm, Hinds Lane, Radcliffe, BL8 2BR
-] Yew Tree Farm, Ringley Road West, Whitefield, M26 1EB

Appendix SOCG7

