

Heritage Statement

Replacement of Existing Front Windows and Refurbishment of Existing Front Door

108 Manchester Road, Bury



Prepared by:

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1. Executive Summary

This Heritage Statement has been prepared in support of a Listed Building Consent application for the replacement of the existing front elevation windows and the refurbishment of the existing front entrance door at property known as 108 Manchester Road, Bury.

108 Manchester Road forms part of the Grade II Listed group comprising Nos. 108, 108A and 110 Manchester Road (NHLE: 1067234). The building dates from the early nineteenth century and derives its significance principally from its architectural and historic interest, together with its contribution to the historic character of Manchester Road.

The proposed works comprise:

- Replacement of the existing front elevation windows.
- Refurbishment and repair of the existing front entrance door.
- Retention of the existing moulded door surround, fanlight, and associated historic detailing.
- Use of materials, profiles and finishes sympathetic to the character of the listed building.

This Heritage Statement concludes that the proposed works will preserve the special architectural and historic interest of the listed building and will result in no harm to the significance of the heritage asset. The replacement windows will replicate the appearance and detailing of the existing windows while improving thermal performance and longevity. The refurbishment of the entrance door will retain and enhance existing historic fabric.

The proposals are therefore considered to accord with the objectives of the National Planning Policy Framework (NPPF) and the statutory duty to preserve the special interest of listed buildings.

2. Introduction

2.1 Project Background

KDB Services have been instructed by the property owner to prepare a Heritage Statement in support of an application for Listed Building Consent relating to the replacement of existing front windows and refurbishment of the existing front entrance door at 108 Manchester Road, Bury.

The proposed works are modest in scope and relate exclusively to the principal elevation of the listed building.

2.2 Project Location

The site is located on Manchester Road approximately 0.6 miles south of Bury Town Centre.

The property forms part of the Grade II Listed group known as:

108, 108A and 110 Manchester Road List Entry Number: 1067234 Date Listed: 29 January 1985

The listed building is an early nineteenth-century dwelling which has undergone alterations over time, including subdivision and changes of use. Despite these changes, the principal elevation retains much of its historic character and contributes significantly to the building's heritage value.

2.3 Aims and Objectives

The aims of this statement are to:

- Assess the heritage significance of the listed building.
- Assess the contribution made by the existing windows and entrance door.
- Explain the proposed works.
- Consider the impact of the proposals upon the significance of the listed building.
- Demonstrate that the proposals preserve the special architectural and historic interest of the asset.

2.4 Regulatory and Policy Context

The application has been considered within the context of:

- Planning (Listed Buildings and Conservation Areas) Act 1990.
- National Planning Policy Framework (NPPF).
- Historic England guidance relating to heritage assets and listed buildings.

Particular regard has been given to the statutory duty to preserve the special architectural and historic interest of the listed building.

3. Methodology

3.1 Standards

This assessment follows the principles set out within Historic England guidance regarding the significance of heritage assets and decision-making in the historic environment.

3.2 Scope of Assessment

The assessment has been informed by:

- Review of the National Heritage List for England entry.
- Review of the previous Heritage Statement prepared for the property.
- Site observations and photographic evidence.
- Assessment of the proposed works information supplied by the applicant.

3.3 Assessment of Significance

Significance has been considered under the following headings:

- Architectural Interest.
- Historic Interest.
- Artistic Interest.
- Archaeological Interest.

In accordance with national guidance, significance is derived from both the physical fabric of the building and its historic development.

4. Historic Environment Baseline

4.1 Historical Development

The previous existing Heritage Statement identifies 108 Manchester Road as having been constructed between approximately 1820 and 1830 on land owned by the Earl of Derby. The property was originally part of a pair of substantial dwellings known as Derby House and Redvales House.

During its history the building has served several functions, including:

- Private dwelling.
- Educational use.
- St Mary's Home for Mothers and Babies.
- GP surgery.
- Private residence.

The building was listed Grade II in January 1985 alongside Nos. 108A and 110 Manchester Road.

4.2 Listed Building Description

The statutory list description notes:

"Early C19 pair. Brick. 2 storeys, 5 sash windows in all... moulded wooden door cases with fluted shafts; 12 panel doors; leaded fanlights."

This description demonstrates that the principal elevation, including its sash windows and entrance door arrangement, contributes to the significance of the listed building.

5. Statement of Significance

5.1 Overview

108 Manchester Road derives significance from:

- Its status as an early nineteenth-century dwelling.
- Its architectural character and traditional proportions.
- Its contribution to the historic streetscape of Manchester Road.
- Its association with the historic development of Bury.
- Its survival as part of a listed group of buildings.

5.2 Architectural Significance

The front elevation is the most architecturally significant element of the building.

Particular significance is derived from:

- The symmetrical arrangement of openings.
- Traditional sash window proportions.
- Brick façade detailing.
- Moulded timber doorcase.
- Fluted timber shafts.
- Leaded fanlight.
- Historic entrance door arrangement.

The windows and door contribute positively to the character and appearance of the listed building.

5.3 Heritage Significance

The building is considered to possess *medium heritage significance*, principally due to its architectural and historic interest as an early nineteenth-century listed residence. This assessment aligns with the conclusions of the previous Heritage Statement for the property.



Figure 1 – Existing front elevation



Figure 2 – Existing front elevation

6. Assessment of Impact

6.1 Proposed Works Overview

Listed Building Consent is sought for:

Front Windows

- Removal of the existing front elevation windows.
- Installation of new replacement windows replicating the existing style, configuration, proportions and appearance.
- Retention of the existing window openings and surrounding brickwork.

Front Door

- Refurbishment of the existing front entrance door.
- Repair of deteriorated timber where required.
- Preparation and repainting of the door.
- Retention of the existing moulded doorcase, fanlight and decorative detailing.

6.2 Assessment of the Proposed Works

Window Replacement

The existing front windows make a positive contribution to the appearance of the listed building and are specifically referenced within the statutory list description.

Accordingly, careful consideration has been given to their replacement.

The proposed replacement windows are intended to replicate the existing appearance, proportions and detailing whilst providing improved durability, weather resistance and thermal performance.

As the replacements are proposed on a like-for-like basis, preserving the established character of the building, the visual impact will be negligible.

The proposals will therefore preserve the architectural significance of the principal elevation. All new windows to be from accoya wood, double glazed, lead weights, fully finished in white (conservation sash window Specification made)

Door Refurbishment

The existing front entrance door and associated surround form an important component of the building's special interest.

Importantly, the proposal is for refurbishment rather than replacement. The works will retain the historic door and associated architectural detailing, thereby preserving existing historic fabric.

The proposed repairs will arrest ongoing deterioration and ensure the continued long-term preservation of the entrance feature.

Overall Impact

The proposed works are limited in scale, involve the retention and enhancement of historic fabric where possible and respect the architectural character identified within the statutory listing.

The proposals will have:

- No impact upon the historic form of the building.
- No impact upon the setting of the listed building.
- No impact upon neighbouring heritage assets.
- No loss of significant architectural features.

Consequently, the proposals are considered to result in *no harm to the significance of the designated heritage asset*.

7. Conclusion

This Heritage Statement has assessed the proposed replacement of the front elevation windows and refurbishment of the existing front entrance door at 108 Manchester Road, Bury, a Grade II Listed Building forming part of List Entry No. 1067234.

The building derives significance primarily from its architectural and historic interest, particularly the character of its principal elevation, sash window arrangement and traditional entrance detailing.

The proposed works have been carefully designed to preserve these characteristics through:

- Like-for-like replacement of the existing front windows.
- Retention of original proportions and detailing.
- Refurbishment and conservation of the existing entrance door.
- Retention of the moulded doorcase and leaded fanlight.

The proposals will preserve the special architectural and historic interest of the listed building and will not adversely affect its significance.

Accordingly, the proposed works are considered compliant with national heritage policy and represent an appropriate and sympathetic approach to the ongoing maintenance and conservation of this Grade II Listed Building.