



Design, Access & Heritage Statement

Pizzeria Bella Italia, Bolton Street, Bury, BL9 0LQ

Author
Date

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Heritage Statement

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1.0 Introduction

1.1 Background

The application site was constructed through the course of the 1800's as a residential dwelling, however the building was soon utilised as a business premises by the early 1900's. The site now accommodates an Italian restaurant.



Image of application site building, 16-8 Bolton Street, 1895 | Bury Library archives



Image of application site building, 16-8 Bolton Street, early 1900's | Author: unknown

1.2 Location

Bury is a town in Greater Manchester in the North East of England. It lies 5.5 miles east of Bolton, 5.9 miles west-southwest of Rochdale and 7.9 miles north-northwest of Manchester. Bury is the largest settlement and administrative centre of the Metropolitan Borough of Bury.

The application site is located on the northern side of Bolton Street and accommodates the Pizzeria Bella Italia restaurant. The building a three-storey mid-nineteenth century structure and sits on the corner of Cooper Street at the junction with Bolton Street. It was originally constructed as a residence and still retains its domestic character. The application site is arguably the best preserved of Bolton Street's brick buildings.

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.



Image of application site building along Cooper Street, 1889 | unknown author



Location Plan extract | not to scale

1.3 Ownership and Planning Authority

The building is owned and has been occupied in recent past by the Pizzeria Bella Italia restaurant who maintain a healthy and popular business.

The Local Authority is Bury Council.

2.0 Historical Development of Bury

2.1 Early Origins

Bury is now known for its open-air Bury Market and famed past-resident, Sir Robert Peel, a British Prime Minister who founded the Metropolitan Police and Conservative Party. The Peel Memorial stands outside Bury parish church and the Peel Monument stands on Holcombe Hill in Ramsbottom, overlooking the borough.

However, Bury's early history was formed around the ancient market-place but there is evidence of activity dating back to the period of Roman occupation. Under Agricola the road-building programme included a route from the fort at Manchester (Mamucium) to the fort at Ribchester (Bremetennacum) which ran through Radcliffe and Affetside. The modern Watling Street, which serves the Seddons Farm estate on the west side of town, follows the approximate line of the Roman road.



The most imposing building in the early town would have been Bury Castle, a medieval fortified manor house, the ruins of which remain and are located behind the site pertaining to this application.

The castle was built in 1469 by Sir Thomas Pilkington, lord of the manors of Pilkington and Bury, and a powerful member of the Lancashire gentry. It sat in a good defensive position on high ground overlooking the Irwell Valley.

Excavations have revealed there were six main construction phases on the site. The first phase was between 1359 and 1400 and produced a house platform surrounded by a moat. The building was razed to the ground on the orders of Henry VII after Sir Thomas Pilkington supported the House of York in the Wars of the Roses, particularly the Battle of Bosworth in 1485. On top of this, all of Sir Thomas' lands were confiscated.

In 1540, antiquary John Leland described Bury Castle as "a ruin of a castle by the Parish Church in the town".

In 1753, Thomas Percival drew plans of the visible foundations of the walls of Bury Castle, measuring 180m by 82m. The ruins were looted to provide building material for the town of Bury.

In 1865, further foundations were discovered, this time of a keep or defensive tower 25m by 19m with walls 1.8m thick.

The remains of Bury Castle drew public attention in 1973 when amateur archaeologists uncovered stonework that had previously lain underneath a car park. The site has undergone "restoration and enhancement work" and has been open to the public since 2000.

2.2 Industrial Revolution

Historically part of Lancashire, Bury emerged in the industrial revolution as a mill town manufacturing textiles.

Development was swift in the late 18th and early 19th centuries. The establishment in 1773 by the family of Sir Robert Peel of Brooksbottom Mill in Summerseat as a calico printing works marked the beginning of the cotton industry in Bury. By the early 19th century, cotton was the predominant textile industry, with the Rivers Roch and Irwell respectively providing power for spinning mills and processing water for the finishing trades.

Development was further promoted when the town was linked to the national canal network by the Manchester, Bolton & Bury Canal, fully opened in 1808. The canal was provided with water from Elton Reservoir, fed by aqueducts from a weir on the Irwell, north of what is now the Burrs Country Park. The Burrs is also the site of another mill developed by the Peel family, first founded in 1790. There were seven cotton mills in Bury by 1818 and the population grew from 9,152 in 1801 to 58,029 in 1901.

Following this, railways were opened, linking the town from Bury Bolton Street railway station to Manchester. The Bury Bolton Street railway station remains open and active today and is sited directly opposite the application site.

2.3 Recent Past

In recent history, the post-war period saw a major decline in the cotton industry and, in common with many neighbouring towns, the vast buildings and infrastructure put in place during the industrial revolution were razed to the ground or

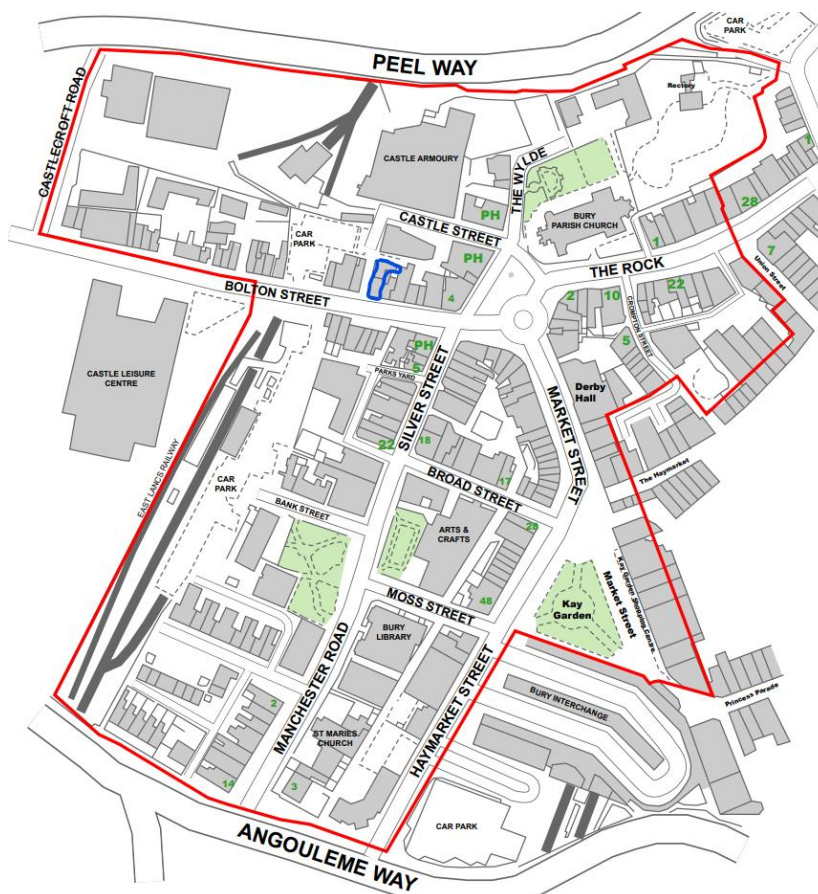
decommissioned. The old shopping area around Princess Street and Union Square was demolished in the late 1960s, and a concrete precinct emerged to replace it. This development was replaced by the Mill Gate Shopping Centre in 1995. The area known as 'The Rock' has since been further developed to accommodate a new shopping area with the inclusion of food outlets, cinema complex and department stores.

2.4 Conservation Area

The application site sits within the Bury Town Centre Conservation Area was designated in 1978 and extended to the west in September 2005.

The conservation area covers the historic core of central Bury, the heart of the medieval settlement, with densely built-up streets radiating to the east, south and west.

The irregular grid of streets focuses on the junction of the Market Place, Bolton Street, Silver Street and The Rock. Although there are no mills within the conservation area, cotton mills were built in the area south of the Rock, and to north of the town centre. The architectural interest of the conservation area is principally in the fine grouping of Victorian and Edwardian civic and commercial buildings which remind visitors of the town's 19th century heyday.



The map (left) indicates the current town centre conservation area boundary

Conservation area map with application site annotated by blue outline | Author: Bury Council Website | not to scale

3.0 Proposed Development

3.1 Proposed Works

The proposed works intended within the application simply consist of the replacement of 3No windows. The existing timber fittings have become dilapidated and water ingress has become an issue over the recent winter months.

The proposed window fittings are intended to match the existing style and features like-for-like. The windows will be sash type with hard wood frames and have bottom sliding panes. The fittings will be double glazed units to ensure compliance with current thermal requirements and building regulation standards.

4.0 Conclusion

4.1 Justification and Context

The proposed works and replacement window fittings will be like-for-like and reflect the existing arrangements. Once installed, the building will present itself no differently, therefore maintaining the standards of the conservation area and sympathetically updating the building as a Heritage Asset.

It is proposed that the works are satisfactory and in full compliance with conservation standards and those outlined in the NPPF Paragraph 189.