

DESIGN, ACCESS AND HERITAGE STATEMENT



CHANGE OF USE OF GROUND FLOOR OF BUILDING FROM
SHOP TO SPORTS BAR AND RESTAURANT; SHOP FRONT
REPLACEMENT, AND FIRST FLOOR TO BE OFFICES.

12 BOLTON ST, BURY, BL9 0LQ

Date: 03/01/2023

PREPARED BY: MASON AND MARLOWE LTD

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Heritage statement

12 BOLTON ST, BURY, BL9 0LQ

INTRODUCTION

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



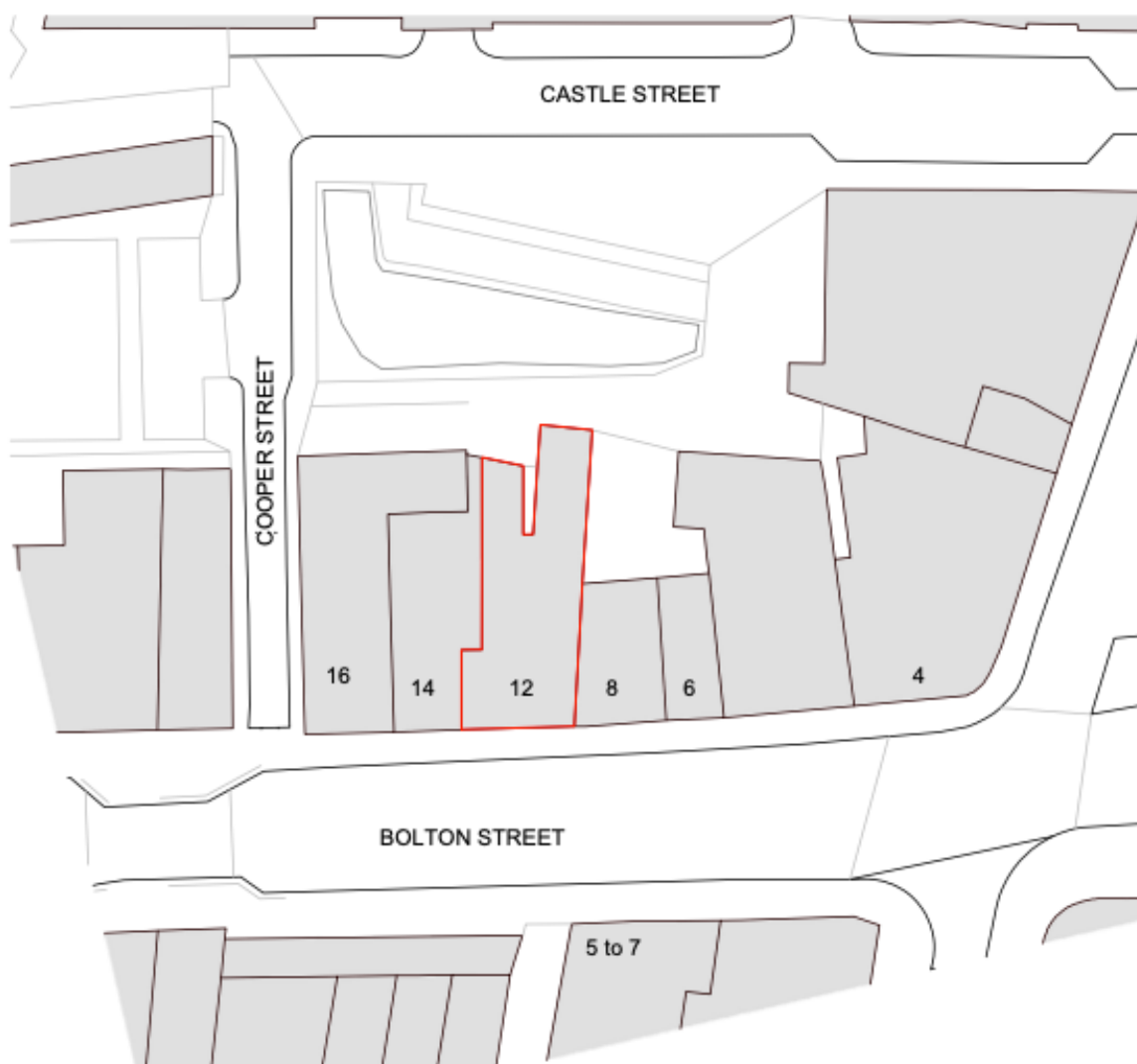
Image of application site building, 16-8 Bolton Street, early 1900's | Author: unknown

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 Property

The application site is located within Bury Town Centre and Conservation Area. These buildings are located within a terrace of red brick properties, which extend to the east of the site. The building is a two-storey mid-nineteenth century structure and sits mid-terrace on 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.



The building is considered to be a Non-Designated Heritage Asset (NDHA) by virtue of it being in the conservation area, with the archaeological remains of Bury Castle located to the rear of the site and the Castle Armoury building, which is a Grade II listed building, being in close proximity.

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

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.

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.

Recent Past

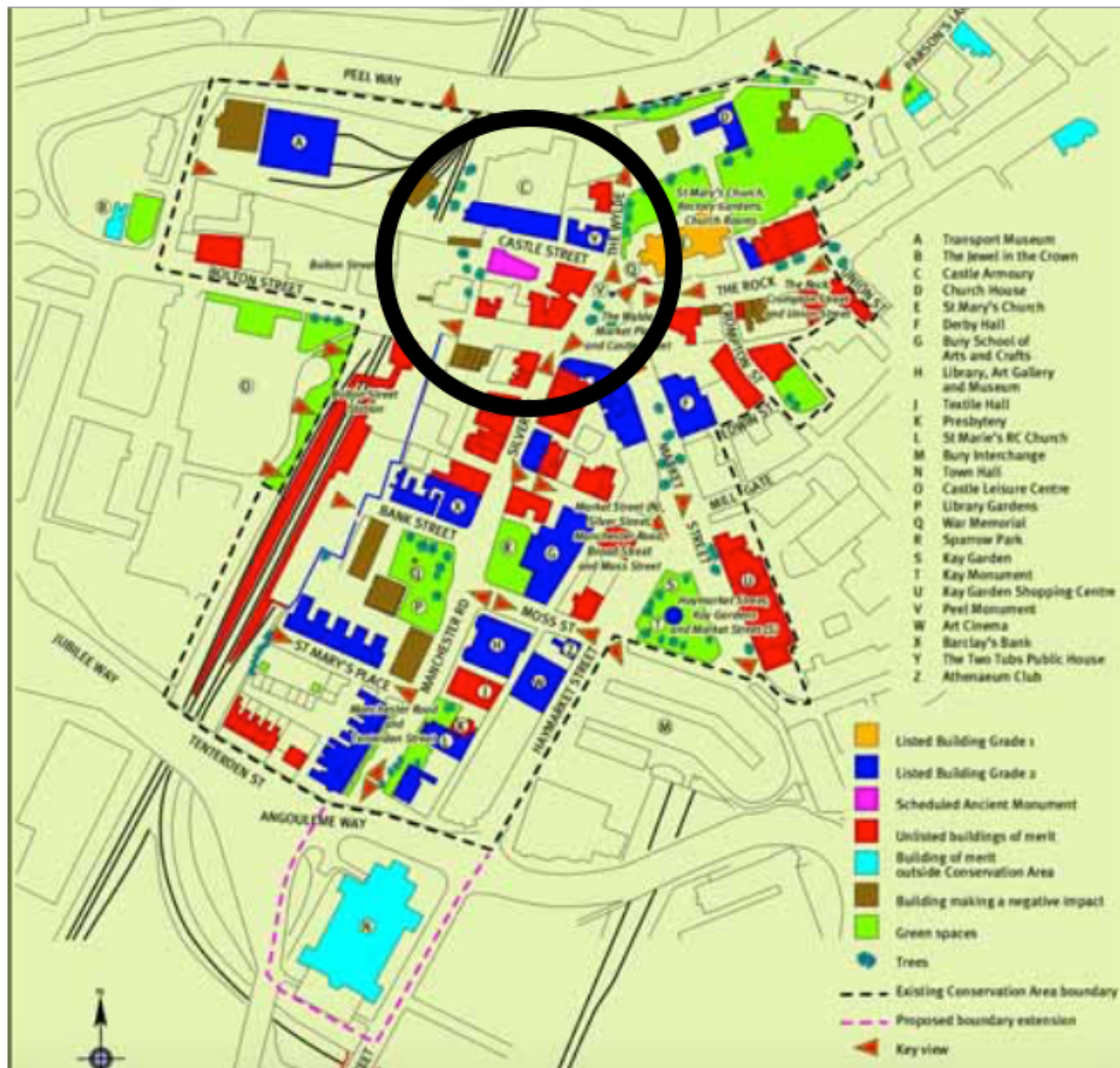
In recent history, the post-war period saw a major decline in the cotton industry and, in common with many neighbouring towns, the vast buildings and infrastructure put in place during the industrial revolution were razed to the ground or decommissioned. The old shopping area around Princess Street and 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.

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 indicates the current town centre conservation area boundary with the application site within the black circle (Source: Bury Town Centre and Conservation Area).

PROPOSED DEVELOPMENT

The proposal

The application is for the change of use of ground floor of building from shop to sports bar and restaurant; shop front replacement, and first floor offices. The shop front would be aluminium door and window frames, coloured anthracite grey. The existing shop front had two recesses that made usable floor area redundant. The new shop front design will incorporate this floor space into the building's ground floor space, matching the shopfront of number 10a, and 10 Bolton St. that are part of the same terrace building.

Relevant Planning History

None existent.

Non-designated Heritage Asset (NDHA)

The building itself is considered to be an NDHA and for the same reasons as above and as a constituent part of the conservation area the proposal would not cause harm to or loss of significance of the building as an NDHA. There is precedence for a bar not only on the street, but on the same terrace block. The premises next door, 14 Bolton Street is a bar, Blind Tiger, has a late licence, and currently closes at 4:30am.

Justification

The proposed change of use and shopfront replacement, by virtue of its design, construction, materials, and colour, would have a neutral impact on the character and appearance of the conservation area and street scene and as such would at least preserve it.

The proposal would therefore comply with adopted UDP policies EN1/1-Visual Amenity, EN2/1-Character of Conservation Areas, EN2/2-Conservation Area Control and paragraphs 194, 195, 199, 202, 203, 206 of the NPPF. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development.

Access

All external access shall remain the same and unchanged.

Opening times

Sports bar and restaurant	Offices
Sunday: 8am – 3 am Monday: 8am – 3 am Tuesday: 8am – 3 am Wednesday: 8am – 3 am Thursday: 8am – 3 am Friday: 8am – 4:30 am Saturday: 8am – 4:30 am	Mon - Fri: 8am - 8pm Sat - Sun: Closed

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

If you require further information or clarification, please do not hesitate to contact me.

Dr Kanadi Jagafa

Director

Mason and Marlowe Ltd

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