



**Listed building consent for
remedial work to the existing
rear of building and roof to
include re-pointing walls, re-
slating the main roof,
replacement window and
replacing flat roof
construction**

**12-14 Manchester Road,
Bury, BL9 0DX.**

EXTENSIONS NW LTD

3 CRIBDEN STREET

RAWTENSTALL

ROSSENDALE

BB4 8HZ

HERITAGE ASSESSMENT

This assessment has been prepared at the request of Bury Council to accompany a Full plans application and listed building consent for remedial alterations at 12-14 Manchester Road, Bury, BL9 0DX.



INTRODUCTION

The property is situated on the Northern side of Manchester Road on a row of converted terrace properties into offices. The property is finished in brickwork and stone to the front and side elevations with a blue/grey slate roof tile. The property has multiple outriggers to the rear elevation with both pitched roofs and flat roofs.

Assessment of proposed development

The dwelling is a listed building. The existing main roof construction is in a poor state of repair and requires re-slating and new lead flashing to the box gutters and around the existing roof windows. A schedule of works has been provided with the application.

Along with the main roof construction the lower flat roofs are also in need of repair along with the glazed roof section.

The existing window to the second-floor storage area has rotted through and we would like this to be replaced with a new double glazed white UPVC window unit as access to the rear of the window is limited due to the position over lower roof construction. The window is on the rear and does not affect the street view of the overall outlook of the Listed building.

The existing rear brickwork walls also need re-pointing due to water ingress.

All materials used in the repairs will be like for like except the flat roofs which will be finished with a better waterproofing produce and the window from timber to PVC due to the position on the property.

We believe that the work is essential for the upkeep of the property and all the work undertaken will provide materials like for like unless stated above.

Impact on Conservation area

Whilst the building is listed the proposed work is essential for the upkeep of the building. All the materials to be used will be like for like apart from a better solution to the flat roof construction and a PVC window to the rear for maintenance and access reasons. The proposed works do not affect the street scene along the front and side elevations or affect the historic aspect of the property.