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DESIGN AND ACCESS REPORT

UNION CLUB APARTMENTS BURY SCHEME B

REVISION	-
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PROJECT REF.	2065

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW

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1.0 INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement accompanies a Listed Building Consent and planning application for Union Buildings, 1 The Rock, Bury.

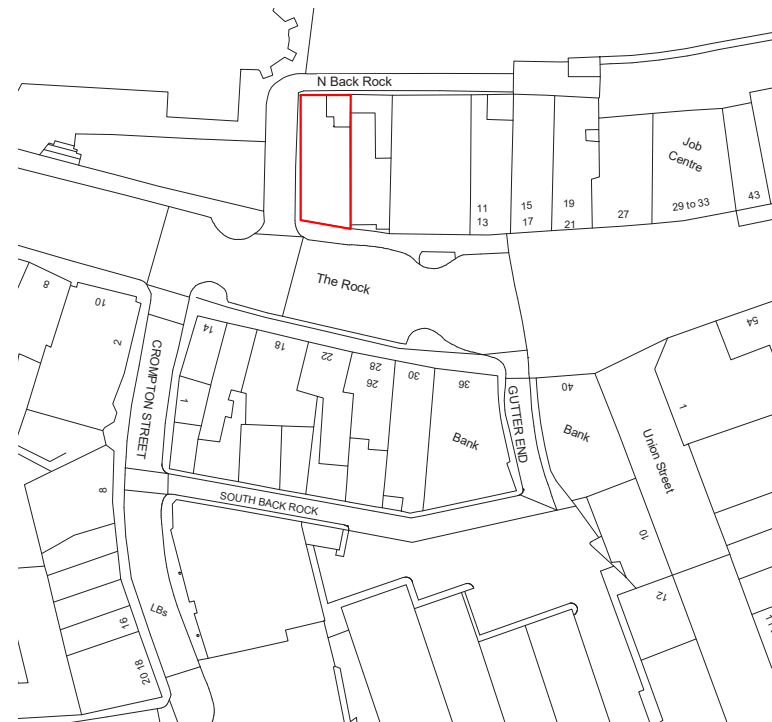
We are proposing the sensitive regeneration of this Grade II Listed building, delivering 10 residential units comprising a mix of studio, one-bedroom, and two-bedroom apartments within the historic fabric of the site. The scheme builds on a previously approved application (Planning Ref: 71533 and Listed Building Consent Ref: 71523), refining the design into a more cohesive and contextually responsive proposal that makes better use of the available space.

This document has been prepared by Atelier MB for Broad Property Ltd and must be read in conjunction with the full supporting information package, including a Heritage Statement prepared by Atelier MB.



Image: Historic view of the building (left hand side), 1920.

1.2 LOCATION



Union Buildings is a four-storey property located at the end of The Rock in Bury Town Centre, adjacent to the St Mary's Church (Bury Parish Church). The building has two frontages- one facing the main thoroughfare of The Rock and a second to the narrow, cobbled, side street, North Back Rock.

The site is within Bury Town Centre Conservation Area, designated in 1978, extended 2005. The Conservation Area Appraisal notes its special characteristics to be the overall Victorian nature of the principal streets, a distinctive and unified character and the grouping of civic and commercial buildings from the town's heyday in the 19th century.

Union Buildings has a prominent position, next to the Parish Church, close to the old Market Place, and at the start of The Rock. Whilst more modern development to the other end of The Rock has moved the retail focus, the historic core of the town remains around the Parish Church and former castle area.



Image: Location map of site.

Image: Aerial photograph of site.

1.3 THE BUILDING



View from The Rock

1 The Rock, Union Buildings is a four-storey building located at the end of The Rock in Bury Town Centre adjacent to the St Mary's Church (Bury Parish Church). The building has two main frontages- one facing the main thoroughfare of The Rock and a second to the narrow, cobbled, side street, North Back Rock. There is a full basement to the building accessed from the rear yard via a steep stone stair as well as via an internal staircase from the shop unit.

The building consists of 5 original storeys including a basement. The front section of the ground floor has been let to a retail user for some time and the other upper floors were in use as low grade offices before works began to convert the upper and basement floors into apartments.

The building is listed at Grade II.

A separate Heritage Report has been produced by Atelier MB which describes the history of the heritage asset in more detail and identifies areas of significance for the purpose of future negotiation with the Local Authority.



View down North Back Rock



1.4 THE BRIEF



Image: 1936.



Image: Late 19th century– note roof lights zig zag tiling pattern and colour scheme of facade and window frames.

The client's brief was to evolve and adapt the previously approved Scheme A (Planning Ref: 71533 and Listed Building Consent Ref: 71523), with a focus on making more efficient use of internal space and providing a fully compliant design.

All design interventions have been carefully developed with respect for the existing fabric of the listed building, guided throughout by the heritage consultant's assessment to ensure a sensitive and contextually appropriate approach.

2.0 PLANNING CONTEXT

2.1 PLANNING CONTEXT



Image: Rear elevational view of the building.

NATIONAL POLICY

The main heritage planning considerations affecting this site is its Grade II listed status and its place in the Conservation Area.

The legislation concerning built heritage is contained within Planning (Listed Buildings and Conservation Areas) Act 1990. Government Policy is set out within the National Planning Policy Framework (NPPF, updated 2023).

Statutory legislation states that special regard should be given to ‘the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.’ Clause 66.

Planning (Listed Building and Conservation Areas) Act, 1990.

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed. This report meets the requirements of NPPF, paragraph 210, ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting’. Paragraph 203 states, ‘In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.’

The significance of this building will be retained and enhanced through ongoing improvement to a space which is currently vacant and unused. Works are considered compatible with historic fabric and seek to adapt the space for re-use, whilst retaining and maintaining the asset for the future.

Paragraph 212 states, ‘When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.’

Proposals have been designed to retain historic features and fabric where present and to repair and retain external elevations and internal details.

Paragraph 215 states, ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.’



It should be noted that the original plans were approved and Bury MBC staff noted that there was little historic fabric remaining before works were undertaken. Wherever possible, new proposals seek to re-expose those historic details which do remain and improved strategies for their retention and protection in the long-term will be employed.

LOCAL POLICY

Places for Everyone is Greater Manchester's joint development plan. Policy JP-P2 relates to heritage and states that particular consideration will be given to ensuring 'the significance of key elements of the historic environment which contribute to Greater Manchester's distinct identity and sense of place are protected from harm' and that positive management and integration of heritage should be informed by 'delivering positive benefits that sustain and enhance the historic environment as well as contributing to the economic vitality, accessibility and environmental quality of a place.'

The proposals are considered to accord with local and national policy.

2.2 PLANNING HISTORY

In 2015 (ref: 59428 and 59429) planning permission and listed building consent were granted by Bury MBC for the conversion of Union Buildings into 5 no. apartments within the upper floors.

In 2022 (ref: 68111 and 68112), planning permission and listed building consent were granted for a revised scheme with 7 no. apartments.

In February 2025 (ref: 71523 and 71533), a variation to the approved plans on application ref. 68111 and 68112, was granted planning permission and listed building consent to re-glaze the existing rooflights, add 4no conservation rooflights and internal amendments to comply with fire regulations, show more of the historic fabric and create better layouts for future occupiers.

This application builds on a previously approved application (Planning Ref: 71533 and Listed Building Consent

Ref: 71523), refining the design into a more cohesive and contextually responsive proposal that makes better use of the available space.

3.0 DESIGN STRATEGIES

3.1

SUSTAINABILITY



Image: Internal elevation of existing window.

Atelier MB have developed a holistic in-house sustainability strategy. Designs are explored and assessed to ensure all design decisions are aligned with our core aims. Namely to reduce the negative impact of any development, whilst maximising the potential benefits both within the site and across the wider context and beyond.

We base our framework on the capacity for the proposal to:

- Reduce resources
- Reuse existing resources
- Recycle resources
- Generate resources.

These characteristics are coupled with informal measurement of the scheme against the ten One Planet Living Principals, <https://www.bioregional.com/one-planet-living>, which address the impact of the development in use.

The site is in an accessible location to encourage the use of public transport by residents. It is also well served by local amenities.

3.2 WASTE & DELIVERIES

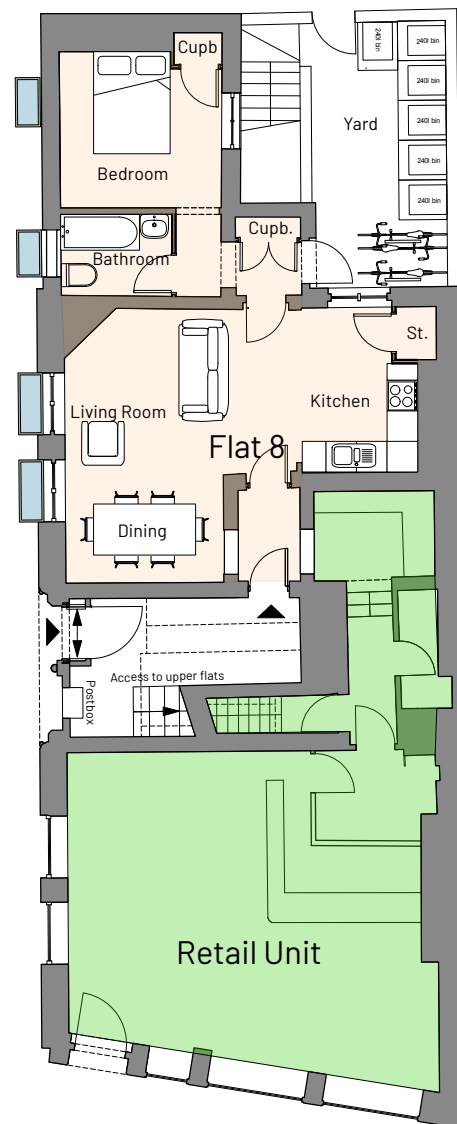


Image: Ground floor plan showing refuse area.

Communal refuse provisions are located in an open-air enclosure within the rear yard of the development, securely accessed via a fob-controlled door for all residents. The enclosure is located away from street frontage and to the rear of the building, helping to preserve the character of the listed building and its setting within the conservation area.

The building management company will be responsible for moving the bins to North Back Rock alongside the commercial bins for weekly collection. Refuse and delivery vehicles will access the site via The Rock, where an existing lay-by provides a suitable waiting space.

3.3 ACCESS & CYCLE STORAGE



Image: Main entrance door accessed via North Back Rock.

Pedestrian access to the building is via North Back Rock. The main entrance door provides access to the ground and upper flats, while the basement flat is accessed separately via a rear door leading from the external yard.

Cycle storage is located within the secure external yard and is accessible to residents via a fob-controlled gate.

There is no existing on-site car parking, and the proposal retains this arrangement with no changes. The building is well situated within Bury town centre, offering convenient access to a range of public transport options and local amenities, thereby supporting a sustainable, car-free lifestyle.

4.0 DESIGN PROPOSALS

4.1 DESIGN OVERVIEW



Image: Original staircase at top level.



Image: Original fireplace

This proposal builds upon the originally approved schemes (Ref: 59428 and 59429), which were found to be unworkable in terms of Building Regulations compliance and space utilisation. A subsequent variation to conditions (Ref: 71523 and 71533) introduced key improvements, and this revised scheme takes those further to ensure full compliance with current Building Regulations, fire safety standards, and heritage requirements, while optimising the use of the rear of the former shop. The layouts for Floors 1 and 2 remain unchanged from the previous application and are retained in their approved form.

The development comprises a mix of residential units, including studio, one-bedroom, and two-bedroom flats, each with access to associated cycle storage and refuse facilities. The ground floor and upper flats are accessed via a fob-controlled entrance from North Back Rock, with an existing staircase serving the

upper levels. The basement flat is accessed separately through the rear yard, with an external entrance leading to a dedicated stair.

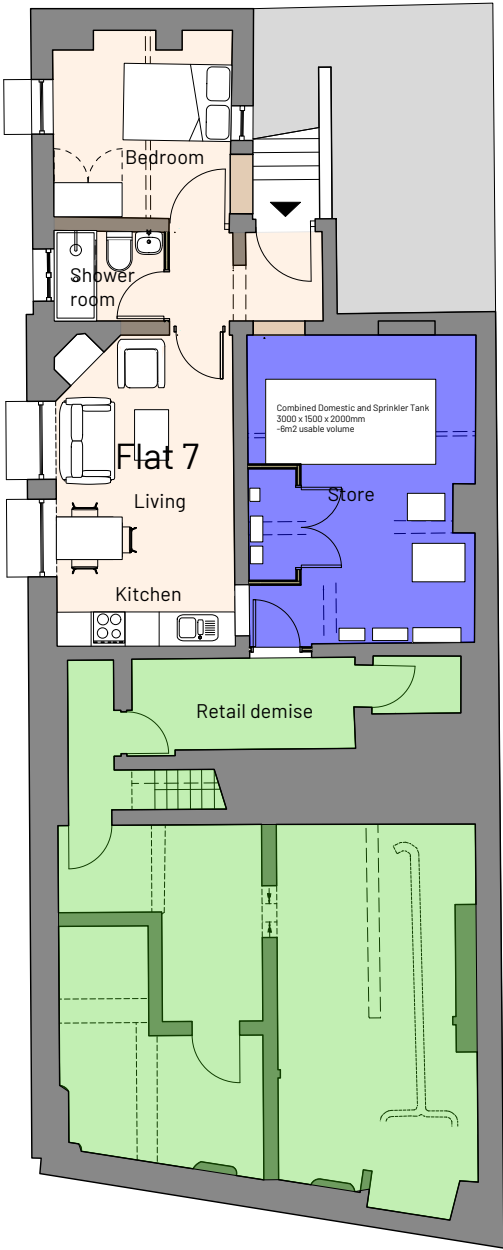
Externally, the proposal includes a comprehensive like-for-like repair of the existing façade. This includes repairs to render, localised repointing of brickwork, and the refurbishment of original windows, excluding a single existing uPVC window on the rear third floor previously inserted.

Existing windows will be repaired with glazing upgraded to improve thermal performance. Existing uPVC downpipes will be replaced with traditional cast iron/aluminium alternatives. The roof will be repaired with matching slates as required, with the addition of new conservation-style rooflights, and the reinstatement of two large historic rooflights currently sealed. These works enhance the listed building and for most of the works do not require listed building consent. Further construction details are outlined in the accompanying Heritage

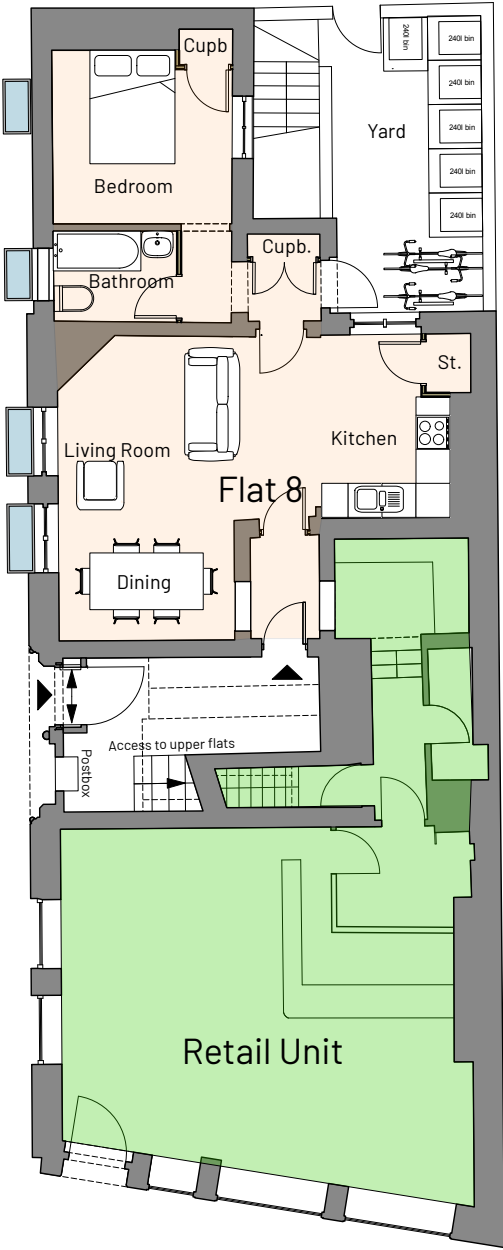
Statement.

New mechanical ventilation louvres are proposed for the rear gable elevation to improve internal air quality and mitigate damp, supporting the long-term preservation of the building fabric. Positioned on the rear elevation, these louvres are discreet and have no impact on the principal façade or the wider character of the conservation area.

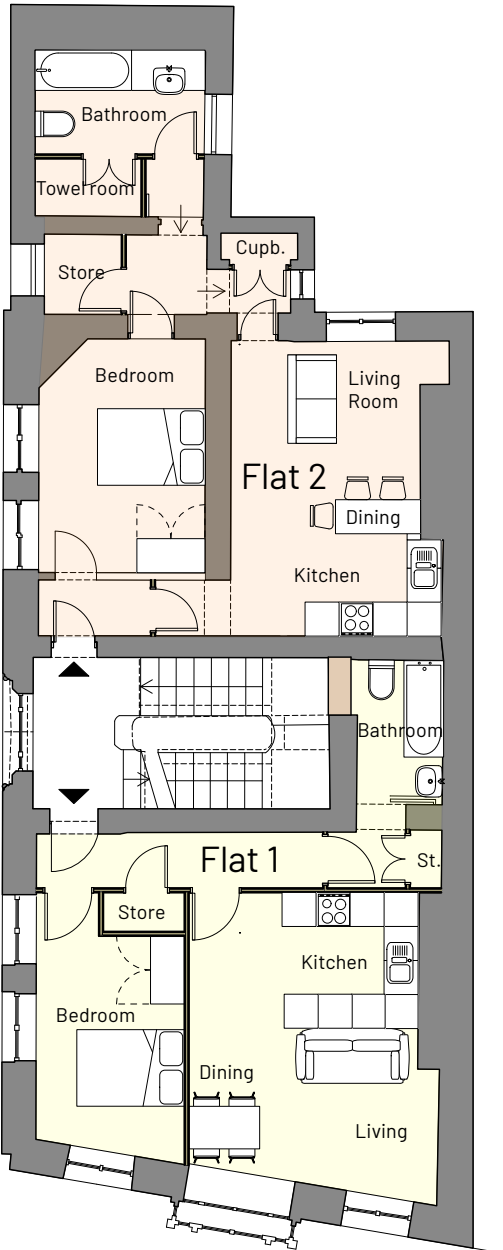
Internally, all works will follow best practice guidelines for listed buildings. External wall treatments will be carefully applied to preserve the integrity of the historic fabric, and floor and ceiling works will be sensitively carried out to retain original features. Previously unacknowledged heritage elements, such as original fireplaces, a dumbwaiter, historic external doors, and pavement lights, will be retained and exposed, enhancing the building's historic character and architectural value.



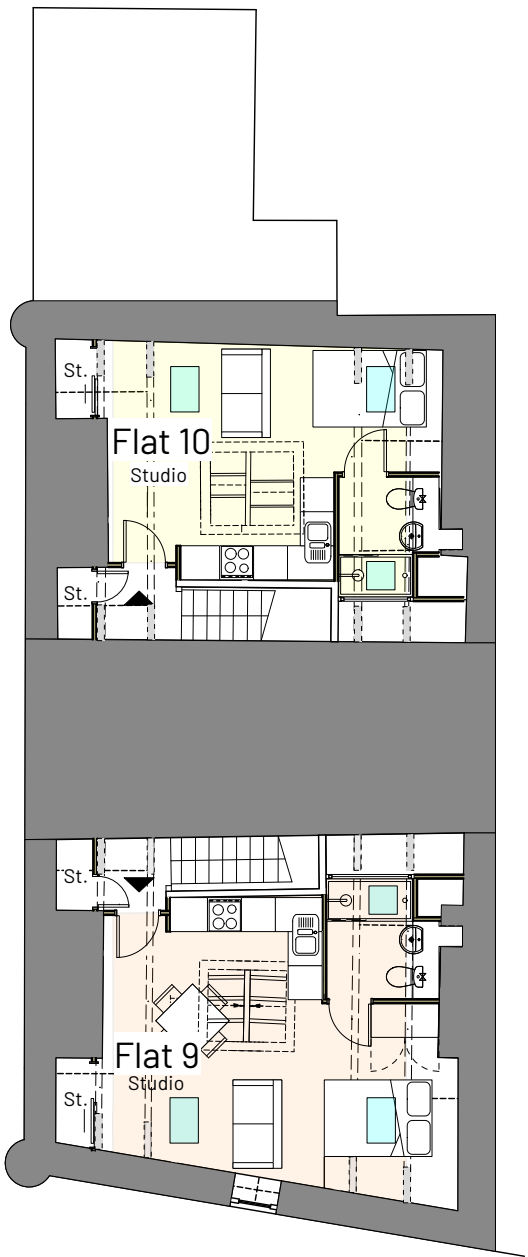
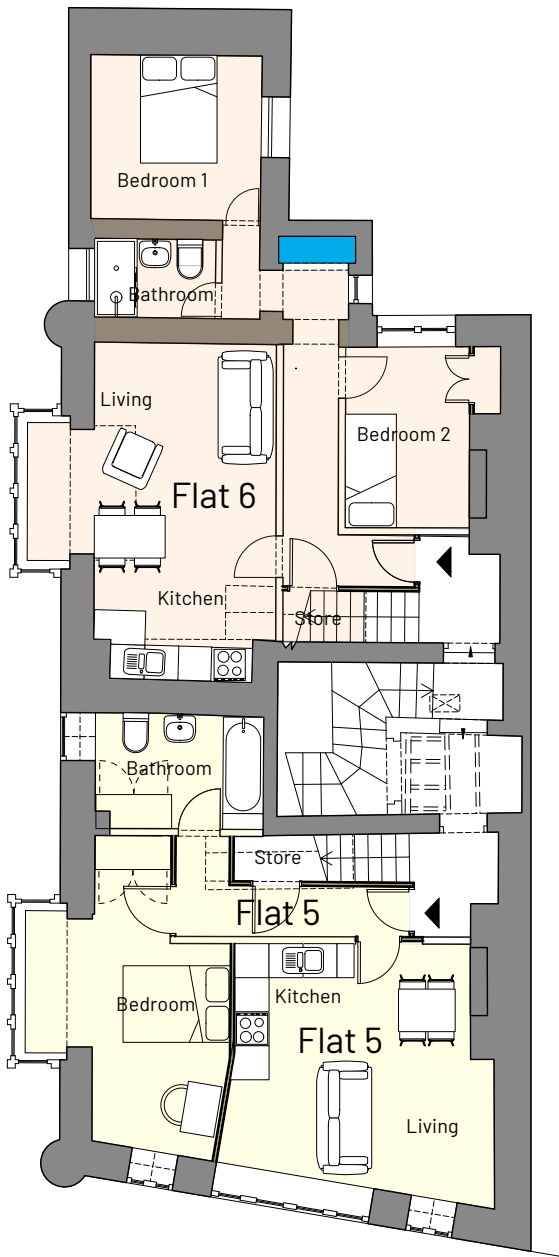
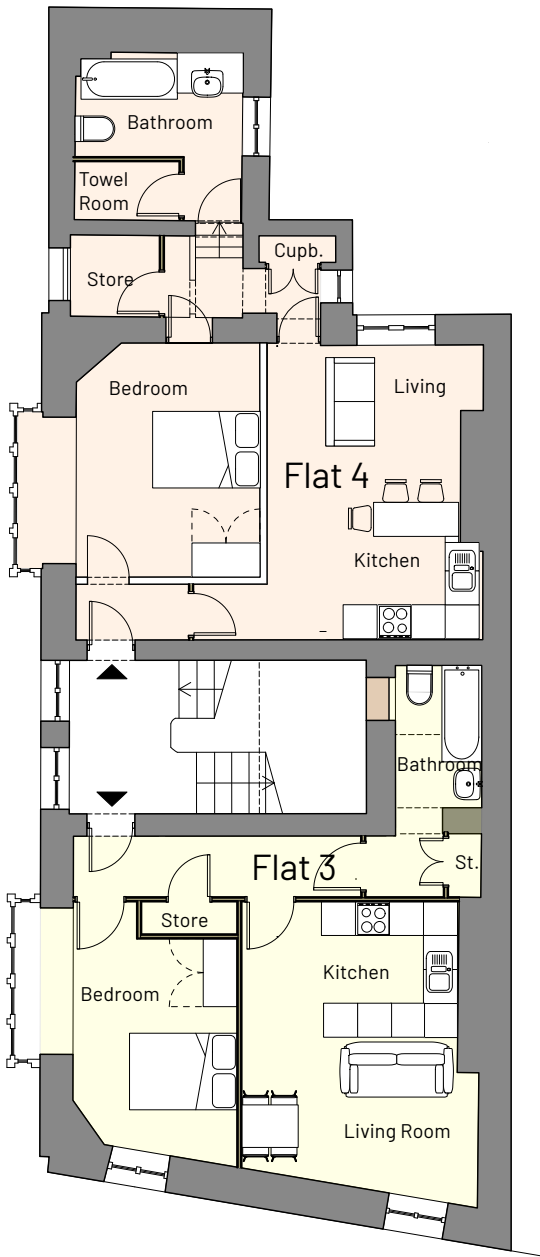
1 Basement Plan Proposed
Scale: 1:100



1 Ground Floor Plan Proposed
Scale: 1:100



1 First Floor Plan Proposed
Scale: 1:100



5.0 CONCLUSION

5.1 CONCLUSION



Image: External elevation showing main entrance.

Union Buildings are of heritage significance, demonstrated by their listed status. Their place within the Bury Town Centre Conservation Area and alongside the listed Bury Parish Church are also of importance.

The proposals within this application are considered to offer an enhancement to the significance of the listed building by better revealing the remaining features of significance; proposing appropriate new interventions where needed; improving the condition, repair and long-term protection of historic fabric; and ensuring the building is sympathetically upgraded.

The loss of historic fabric has been limited to the level necessary to allow for practical re-use. In all instances where proposals result in harm, this is considered to be at a minor level and certainly less than substantial. In every case the proposals are considered justified and outweighed by the greater benefit of bringing the

building back in to sustainable use.

Proposals are considered to accord with both national and local policy.

OLD PLACES • NEW STORIES

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