

RETAIL UNIT
9 BOLTON STREET, BURY BL9 0EY

HERITAGE STATEMENT

It is proposed to construct a small two storey retail unit in a narrow gap in an otherwise built up frontage to Bolton Street in the centre of Bury. Number 7 is a nineteenth century three storey brick building with a traditional shop front. Number 11 is the end unit in a two storey row of shops, 11 to 19 Bolton Street. This row of shops is set back from the highway with a canopy to front and a mono pitch roof.

The property is in Bury Town Centre Conservation Area which was designated in 1978. An Appraisal was issued in 2007.

The latest version of the National Planning Policy Framework was issued in December 2024. Paragraph 207 of the NPPF requires the impact of any development on a heritage asset to be assessed, with a level of detail proportionate to the asset's importance.

The Conservation Area Appraisal identifies the Clarence Hotel, on the corner of Silver Street, as an unlisted building of merit which is also on Bury's local list. On page 25 there is reference to *"an Edwardian shop fascia and carved pilasters and door surround to numbers 5 and 7"*.

A 1960 map shows buildings on the site of numbers 11 to 19. The new shops must have been erected soon afterwards. The Appraisal considers them to have a negative effect on the Conservation Area (para 5.5 page 69).

"On Bolton Street the c.1970s redevelopment of numbers 11-19 left a narrow gap between number 7 and 11. The setting back of this development from the street line also caused disruption to the rhythm of the existing terraces. A more appropriate development would adhere to the prevailing street line, match existing roof heights and echo the vertical appearance of the street."

Figure 115 on page 70 shows the gap and the existing fence.

It is unrealistic to expect numbers 11 to 19 to be rebuilt in a more appropriate manner but filling in the gap will be an improvement to the street scene. The solution is a compromise between the design and appearance of number 7 and the modern shops. The frontage to number 7 is continued. The design of the shop front and first floor window will complement number 7 together with the specification of traditional materials.

The windows in the east elevation will reflect the detail of numbers 11 to 19 as will the roof, linked to the existing mono pitch roof.

It is contended that the proposal will preserve and enhance the historic character of Bury Town Centre Conservation Area.