

Heritage Appraisal and Statement of Significance

For the Refurbishment of the roof at 6-8 Manchester Rd, Bury, Lancashire, BL9 0ED



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Equilibrium Architects Ltd
435 - 437 Walmersley Road
Bury, Lancs
BL9 5EU
Tel: 0161 797 2077



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1.0 INTRODUCTION

- 1.1 The purpose and format of this Heritage Statement has been prepared to assess and inform proposals to refurbish the roof of 6-8 Manchester Rd Bury, a Grade II listed Heritage asset.

The NPPF, emphasises that the level of detail in support of applications for planning permission and Listed Building Consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. At the same time those carrying out this work need enough information to understand the issues (NPPF, paragraphs 43-44 and 189).

In essence the Heritage Statement assesses the heritage significance of the heritage asset and guides proposals for change in a manner that takes account of and conserves significance. This approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.

The Statement has been prepared in accordance with the general guidelines set out in Historic England Advice Note 12 and the English Heritage publications 'Informed Conservation'² and 'Conservation Principles, Policies and Guidance'³ and in particular responds to heritage policies outlined in Chapter 12 of the National Planning Policy Framework (DCLG, 2012). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. The local policy context is set out in the Bury Unitary Development Plan (1997) and general guidance is given within the Bury Town Centre Conservation Area Appraisal and Management Plan (2011), both published by Bury Council.

- 1.2 The Author Vic Fletcher is a Chartered Architect and professional member of the Royal Institution of British Architects (RIBA), with substantial experience in the field of conservation and historic buildings. The author holds a MSc (with distinction) in Conservation and Urban Regeneration.

¹ Historic England Advice Note 12

² Clarke, K, *Informed Conservation*, English Heritage 2003

³ English Heritage, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

2.0 GENERAL DESCRIPTION AND BACKGROUND

2.1 Site Location.

6-8 Manchester Rd is situated with the terrace of 2-14 Manchester Rd as indicated on the location plan below in Fig 1. The application site is outlined in red.



Fig 1

Note the scale is approximate and not to be relied upon

2.2 Site Description and context

The site lies close to Bury Town Centre and falls within the Bury Town Centre Conservation Area. Manchester Rd and St Marie's RC Church lies to the east and St Mary's Place to the north-west. Angouleme Way lies to the south and the Employment Centre and Library Gardens to the north. The site is flat.

The building in question 6-8 Manchester Rd form part of an elegant C19th brick terrace which was listed as a heritage asset in 1977.



6-8 Manchester Rd from south east



2-14 Manchester Rd from the north east



6-8 Manchester Rd from the west



2-14 Manchester Rd from the west

2.6 Heritage Asset Designation

2-14, MANCHESTER ROAD BURY

Overview

Heritage Category:

Listed Building

Grade: II

List Entry Number: 1067233

Date first listed: 01-Aug-1977

Statutory Address: 2-14, MANCHESTER ROAD

District: Bury (Metropolitan Authority)

National Grid Reference: SD 80247 10577

Details SD 8010 NW MANCHESTER ROAD 1/45 (west side)

1.8.77 Nos 2 to 14 (even) - II

Includes No 2 Tenterden Street Mid C19 Terrace in classical style. 2 storeys and basement. Red brick with stone dressings, including first floor sill band, window sills and lintels, eaves cornice and blocking course and quoins to left end corners. 3 or 2 sash windows to each house, some on ground floor Tripartite. Doors of 4 moulded panels some altered, framed by pilasters and dentilled cornice and recessed in arch with plain fanlight. Engraved glass to some of the inner doors. A bay window to each return facade.

Listing NGR: SD8024710577

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

2.7 Planning History

A planning search reveals no documented applications with this site.

3.0 BUILDING ASSESSMENT AND STATEMENT OF SIGNIFICANCE

3.1 Introduction

The following appraisal is cognisant of guidance published by English Heritage (2008) and relates specifically to the requirement contained in clause 128 of the National Planning Policy Framework (2012) and that of Historic England Advice Note 12 which outlines a suggested structure for a Statement of Heritage Significance. Interestingly Advice Note 12 also states that this is not the only method of working providing an analysis of the property is thorough and that the description of the significance of the heritage asset forms the central point of the statement (page 13).

3.2 Roof Assessment

Prior to the writing of the Statement of Heritage Significance an assessment of the roof fabric was carried out. This comprised a thorough detailed examination from roof level, the use of drone footage and internal inspections.

In summary we can conclude:

- The slate roof is failing with a significant number of broken, damaged, slipped/tabbed slates.
- Unsatisfactory repairs to roof lights using bituminous felt
- Fractured ridge pointing
- Defective flashings to chimneys (including water penetration)
- Lead abutment gutter shows signs of distress, expansion of leadwork and defective cover flashings
- Defective slate hanging to dormers
- Failing slate hanging to rear outrigger gable
- Rainwater goods in need of overhaul

3.3 Statement of Significance

Having assessed the building fabric Advice Note 12 suggest an assessment which is dependent upon significance and complexity i.e. 'modest, more harmful and complex.'

In our assessment we are addressing this matter as a modest proposal given that there will be only two changes to the external appearance and barely visible from ground level.

1. Replacement of 3 no single glazed rooflights with Velux conservation rooflights.
2. Removal and re-slating of 2 No (now lead covered) former rooflights.

3.4 The Heritage Asset and its Significance

Understanding the Form and History of the Heritage Asset

2-14 Manchester Rd falls within the Bury Town Centre Conservation Area.

Bury Town Centre Conservation Area was designated in 1978, and extended to the west in September 2005.

A plan of the area is shown below:



Source: <https://www.bury.gov.uk/CHttpHandler.ashx?id=1782&p=0>

The Conservation Area encloses the historic core of the town and incorporates the best of its architectural heritage with a high concentration of statutorily listed buildings. The modern form of the area results from the mix of commercial and civic buildings, largely dating from the 19th century, arranged around and linked by public open spaces. There are two distinct areas within the Conservation Area reflecting the C19 mixed use of the area with residential property originally to the south and commercial property to the north.

In the southern half of the conservation area two-storey buildings predominate, either commercial terraces or finely detailed two-storey public buildings. The south west corner of the conservation area is characterised by early Victorian, two-storey brick terraces. These are residential in character, but some are used as offices. Some post-war buildings in the conservation area fail to echo the scale, construction materials or style of their historic surroundings.

The terrace of 2-14 Manchester Rd is specifically referred to:

Manchester Road (south) and Tenterden Street During the early to mid-nineteenth century Manchester Road and the southern section of Silver Street was dotted with the spacious detached houses and gardens of mill owners and merchants. Mid-nineteenth century development was built to a higher density, to provide good quality terraced housing, particularly to the west side of Manchester Road. This includes St Mary's Place (1845), 2-14 Manchester Road (mid-19th century) and 4-14 Tenterden Street (1850-60). The terraces on Manchester Road and Tenterden Street were built with front gardens. These terraces give the area a pleasantly domestic, low-density character, despite the fact that most of the bigger houses have been converted for office use.

Added to the above the fine detailing of 2-10 Manchester Rd is described:

Windows and door joinery: there are some good examples of historic windows and door joinery in the conservation area. The top storeys of numbers 7 and 9 Broad Street retain very attractive 8-over-8 sash windows (the ground floor also retains wooden Victorian shop fascias, cornice and architraves). Later nineteenth century sash windows have also been retained on larger commercial buildings in the centre, and in most of the terraces at the southern end of Manchester Road. Fig. 60 Sash windows in (L-R) 14-10 Manchester Road.

Source: <https://www.bury.gov.uk/CHttpHandler.ashx?id=4322&p=0>

Understanding the Proposal

Advice Note 12 recommends that the Client describes the proposed changes in a manner which is directed towards those matters of crucial concern particularly those that impact on significance.

These proposals can be outlined in brief as follows:

External Fabric

- Stripping the existing slate covering and re-slating on new battens and felt (reusing existing slates)
- Rebed existing roof tiles
- Overhaul/renew existing flashings to chimneys, abutments and dormers
- Repointing of chimneys
- Repair slate hanging to dormers and outrigger gable
- Renewal of lead abutment gutter (east elevation)
- Overhaul rainwater goods
- Remove 2 No former rooflights as shown
- Replace 3 No single glazed rooflights with Velux conservation rooflights (See Appendix)

Internal Fabric

- Repair and redecoration of damaged plastered areas

Assessing the Significance of the Heritage Asset

Guidance issued by Historic England in Advice Note 12 refers to the various interests associated with any historic property, those are:

- Archaeological interest
- Architectural and artistic interest
- Historic interest

It seems clear in an assessment of the existing terrace that the predominant heritage interest is 'architectural and artistic':

Architectural and Artistic Interest

"These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."

Architectural and Artistic Interest

It is clear from the previously documented information and Conservation Area Appraisal that the terrace 2-14 Manchester Rd, derives its significance from being original housing to the wealthier class as Bury grew as a Market Town. Elegant domestic architecture, with garden frontages and finely detailed elevations with openings of fine proportions and graced with a stone parapet.

It should be noted that the significance lies with the front elevation rather than the rear elevation which is crude in comparison.

4.0 IMPACT OF THE PROPOSALS ON SIGNIFICANCE

4.1 The Proposals as Drawn

The proposal for this building is to repair a failing roof within a historic setting and to make the building watertight and sustainable, thereby securing its long-term future. This will involve:

1. **External Fabric.**

- Stripping and re-roofing as previously described

- Repairs to dormers

- Replacement of single glazed rooflights with Velux conservation rooflights

2. **Internal Alterations.**

- Repair only

4.2 Impact on Significance

External Fabric

The general improvements of repairs and maintenance to the roof including repairs to slate hanging will enhance the existing character.

There is a modest impact on the significance of the external appearance of the roof to its west elevation. The proposals illustrate the replacement of existing single glazed roof lights with Velux conservation style. There is also a modest impact in the removal of 2 No former rooflights (now covered with lead).

4.3 Justification for the Above

The current buildings No 6-8 Manchester Rd are suffering from water ingress through an aged slate roof. The repairs and minor modifications described in the above will provide a long-term and sustainable future for this fine building whilst conserving its status as a Grade II heritage asset.

5.0 SUMMARY & CONCLUSION

This Heritage Statement provides an overview of a design process guided by a detailed understanding of heritage significance and the need to conserve and, where possible, enhance significance through the intelligent management of change.

The designers of the proposed scheme have ensured that, through an initial analysis of heritage significance, the designers have tried to preserve the heritage significance of the building by minimising disruption to the fabric.

It is appreciated that there will be modest harm to the significance with changes to the external appearance on the rear but this has to be balanced by the need for essential repair to make the building a sustainable asset for future generations.

Bury Town Centre is an architecturally and historically significant place. The proposals for the restoration of the roof to 6-8 Manchester Rd, if permitted, will only strengthen the significance and character of the Conservation Area and help sustain this important heritage asset.

Signed: *V Fletcher* VJD Fletcher FdA MSc BA BArch RIBA

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Equilibrium Architects Ltd
435-437 Walmersley Rd
Bury
Lancashire
BL9 5EU