

40 The Rock, Bury and 10 Union Street

Heritage Statement for the modifications to existing window openings



1. INTRODUCTION

- 1.1 Equilibrium Architects have been commissioned by our Client to provide a supporting Heritage Statement for the modifications to existing openings at 40 The Rock and 10 Union Street, Bury. This document is accompanied with architectural drawings being provided by Equilibrium Architects Ltd contained within Appendix 1.
- 1.2 This statement describes the existing buildings in outline within its context as Town Centre buildings within the Conservation Area. Whilst the buildings are not Listed, they provide character to the existing Town Centre.
- 1.3 The need for these proposals arises from the Client and the existing use as an Opticians. The current premises at 10 Union Street is to be extended into the existing building (40 The Rock) to create a larger footprint for Optician services and to open up the business to the main shopping street on The Rock. There are primary reasons why the Client is seeking these modifications:
 1. To provide retail presence / open up the opticians onto The Rock as a main shopping street frontage. The opening up of the opticians onto Th Rock, as Bury's main shopping street, will help to provide additional retail shop frontage (where there is currently a blank gable) to provide a vibrant and active retail presence at the far end of the main retail street. In this way the proposed modifications will seek to enhance the Conservation Area, by adding to its vitality as Bury's principal shopping street.
 2. To provide a more welcoming frontage in which visibility inward and outward will be increased.
 3. In regard to No 40 The Rock the desire to remove the remains of the stonework surround previously amended to accommodate an automated cash machine which in the Clients mind was installed in a crude but functional manner.

2. BACKGROUND

- 2.1 Prior to considering the existing buildings, comment is required regarding Bury Town Centre Conservation Area.

- 2.2 Location.

A location plan follows which illustrates the boundary of the Conservation Area and its boundaries to Peel Way (north), Angouleme Way (south), Market Street properties (east) and the East Lancs Railway and Castlecroft Road (west).

- 2.3 Location of Properties Concerned.

No 40 The Rock lies at the junction of The Rock and Union Street and No 10 Union Street lies immediately south and abuts No 40.

- 2.4 General Character.

The appraisal of the Town Centre Conservation Area outlines in detail the nature of the Town Centre including its growth, development and character. In regard to The Rock the following is noted:

As the main road to Bury from the east, The Rock was one of the earliest areas in the town to be settled and developed. No pre-Victorian buildings survive, but, as a busy commercial street, the layers of Victorian, Edwardian, Art Deco and later architecture provide a varied and interesting streetscape. The scale is predominantly three or four storeys, with buildings hugging the street line and following the gentle curve eastwards from the Market Place. (P27).

Union Street which runs south of The Rock is commented on as follows:

South of The Rock are the remains of the nineteenth century street pattern, including Union Street, Edwin Street and Crompton Street. Union Street was truncated by a 1960s shopping centre, but Crompton Street still retains its curving terrace whose northern view is closed by St Mary's Church. Historic setts remain in Gutter End and the alley between number 1 The Rock and the rear of St Mary's. Again, the nature of this area is that of a busy shopping precinct. (P27).

- 2.5 Character of the Buildings in Question.

In regard to No 40 The Rock the Conservation Area appraisal comments as follows when describing buildings of importance but not Listed by Statute.

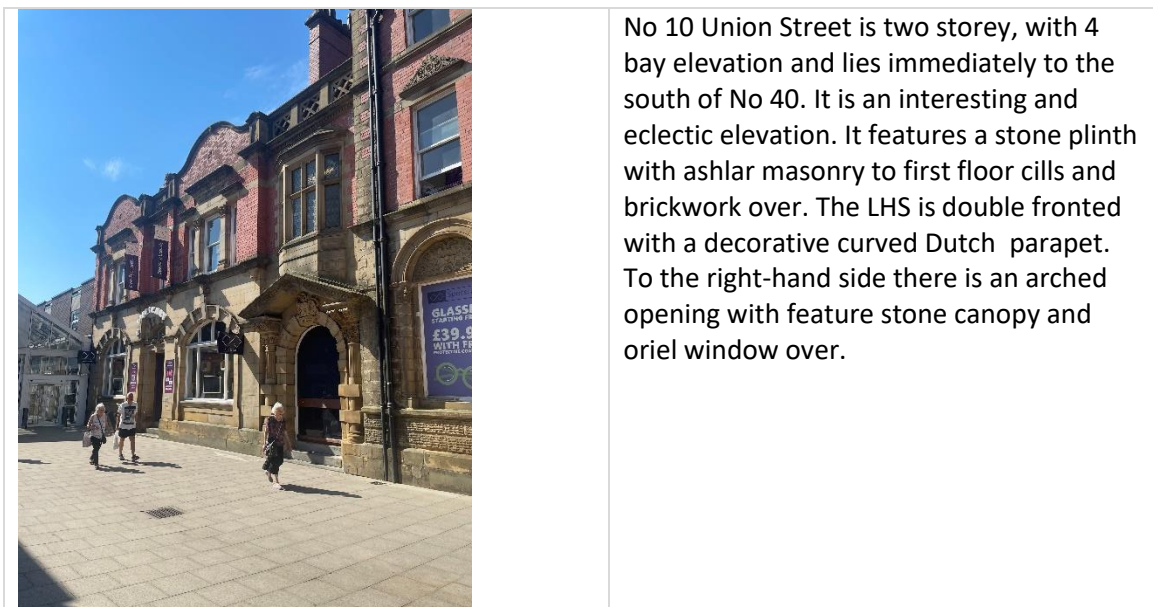
Royal Bank of Scotland, 40. Built as a bank between 1895 and 1898. Three storeys, with four bays facing The Rock and seven bays facing Union Street. Revived classical style, in brick with stone dressings. Ashlar to ground floor, with moulded arches. Some of the windows on the ground floor have been replaced with large panes of plate glass, and, on The Rock, the window opening to the right of the main entrance has been shortened, but otherwise the building appears externally as it must originally have looked. The bank was known for some time as William and

Glyn's Bank, but is now used by the Royal Bank of Scotland. It was built on the site of the White Horse Hotel, which was demolished in 1895.

Photographs of No 40 The Rock follow:



Photographs of No 10 Union Street follow:



3 THE PROPOSALS

- 3.1 These proposals concern the modifications of existing openings to No 10 Union Street and to No 40 The Rock as follows:

10 Union Street

Either side of the main entrance to the Opticians are two windows with semi-circular arched heads and ashlar dressings. There is a high-level stone cill above which is a timber framed window with arched head and tripartite window. The proposal is to lower the existing cill by circa 600mm to allow for more natural light and visibility as described above.

The proposal is to modify the two window openings and providing new timber windows with a design that reflects the existing.



10 Union Street from south.



Window C. Modified to form glazed opening.



Window A. Modified to form larger glazed opening.



Window B. Modified to form larger glazed opening.

40 The Rock

Built in the classical style with ashlar masonry to first floor string course and brickwork masonry over. The elevation has four classical arches at ground level, the left hand of these forms the main entrance and the three windows to the right-hand side provide natural light. The second bay (to left hand side) has been modified historically to accommodate an automated cash machine.

The proposal is to modify all three window openings, lowering the existing cill to plinth level and introducing contemporary glazing above. The windows will be powder coated aluminium in white to reflect the existing timber frames.



The intention is to modify all 3 existing windows to the ground floor to introduce larger glazed openings and bring uniformity to the elevation.



The intention is to remove existing boarding and provide a new fully glazed opening.

5 IMPACT ASSESSMENT

Whilst this building is not Listed we recognise its heritage value given that it forms part of the Town Centre Conservation Area and for its elegant classical style architecture.

Prior to looking at the impact of the proposal on the Heritage asset it would be helpful to consider relevant principles of repair in regard to Heritage assets.

5.1 Proposals and Justification for the Development

5.1.1 This section addresses the justification for the scope of the overall proposals using a recognised set of assessment criteria. These proposals seek to provide the necessary background and policy justification to support the application proposals.

5.1.2 Proposals

10 Union Street

Fabric affected and significance – The proposals affect 2 No windows where the cills are being lowered. Of moderate significance.

Potential impact – Lowering of existing cills to form larger window openings.

Mitigation – The proposals are considered and the windows designed in such a way that a tripartite window elevation is maintained.

40 The Rock

Fabric affected and significance – The proposals affect 3 No windows where the cills are being lowered. Of moderate significance.

Potential impact – Lowering of existing cills to form larger window openings.

Mitigation – The proposals have been considered and the windows designed in such a way that retains the three openings to form uniform consistent openings and rationalising the unsightly stone work of the former cash machine.

5.1.3 Justification

1. What is the need for the development?

- The current user is trying to form a new “shop window” to the frontages on Union Street and The Rock. The larger glazed openings will provide additional light and transparency for retail purposes allowing views both in and through the building.

2. Can the development needs be met in a different way?

- No, given this solution maintains the form of the original window openings.

3. What are the benefits of the new work?

- We believe these proposals will have a positive impact on the business and the Conservation Area. Currently all retail is suffering and business owners are trying to maximise the buildings they have in the greatest possible way. The proposals allow for the enlargement of window openings but not to destroy them. In a small way this new project can breathe life into the Conservation Area.

4. Will the benefits outweigh any harm?

- Absolutely. With Town Centres not having recovered from Covid it is incumbent on business owners to improve properties to the best of their ability. This allows for imaginative thinking and creative solutions. We believe the benefits to the Town Centre in regard to footfall and business far outweigh the harm to the Listed building.

Added to the above statement, we believe that the rationalisation of the stonework to the elevation fronting The Rock is a positive enhancement in the location where the former cash machine was placed.

5. Can you avoid (mitigate) any minor impacts on the heritage?

- No, minor impacts are, at this stage, envisaged.

6. Is the scale, design, materials proposed for any new works appropriate?

- The design and detailing are all shown and indicated on the submission drawings

6 JUSTIFICATION

- 6.1 This proposal seeks approval for modifications to two (non-listed) buildings in Bury Town Centre. The aim is to introduce extended glazing within the windows of the two buildings and subsequently to provide a retail unit which has a 'shop front window', clients being able to see the merchandise from Street level all carried out in accordance with the drawings.

Currently merchandise is "off-view". Clearly, any visual assistance that can be provided to enhance footfall is welcome.

We commend these proposal to you.

Date: 12th July 2023

Signed: VJD Fletcher fDA BA BArch MSc RIBA