

HERITAGE STATEMENT

TO ACCOMPANY
APPLICATION FOR LISTED BUILDING CONSENT

FOR
NEW STAFF FACILITIES

AT
THE ART PICTURE HOUSE
36 HAYMARKET STREET
BURY
BL9 0AY

Document Revision

Revision	Description	Date	By
-	First Issue	28.03.2024	CG
A	Revised following conservation and Theatres Trust comments	31.05.2024	CG

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1.0 Introduction

1.1 Purpose and Format

This assessment has been prepared as part of a listed building application for internal alterations at the subject property.

The assessment has been conducted in accordance with general guidelines set out in the English Heritage publication “Informed Conservation” and in particular responds to policies outlined in planning policy statement 5 (PPS5). In terms of local policies, the core strategy sets out the overall vision and special strategy for the Bury Council and seeks to achieve clear objectives for development and environment. This assessment supplements the design and access statement.

1.2 Methods of Investigation

Visual inspections of the property, carried out in November 2023, were completed with the aid of existing plans and elevations provided by the client. Background research into the building was conducted through consultation with the following main resources:

- The National Archives
- Historical Texts

The proposed works require listed building consent given the buildings Grade II listing.

1.3 The Art Picture House, Bury

The Art Picture House is a Grade II listed building, therefore any proposals which may impact upon the special architectural or historical interest of the building will need to be managed in relation to the planning (listed Buildings & conservation Areas) Act 1990. This statement assesses the impact of proposals to carry out the improvements to the existing public house. Any impact is assessed in relation to the special architectural and historic interest of the building.

Description: Public House

Location: The Art Picture House, Haymarket

Grading: Grade II Listed

2.0 Location

2.1 Location

Bury is a large town around 8 miles north-west of Manchester, and is the centre of the Metropolitan Borough of Bury. It is famous for its open-air market, which has a history stretching back to King Henry VI, and Bury black pudding. During the industrial revolution, the town produced textiles, though this industry no longer exists in the town. Bury was also the birthplace of Sir Robert Peel, Prime Minister of the United Kingdom 1834-1835 and 1841-1846. It is serviced by the Manchester Metrolink system, the M66 motorway, and the A58 and A56 roads.

3.0 General Description

3.1 The building History

The building itself was originally built in 1922 and was designed by Albert Winstanley. The building replaced a former Baptist church which had been converted into a theatre/cinema at this location. It continued as a theatre and cinema until 1964, when it became a theatre only. Sometime after this, the site became a Bingo Hall and then a Chicago Rock restaurant, and in 2010 JD Wetherspoon PLC took the site over and converted it into a Public House.



The Art Picture House from Haymarket Street/Bury Interchange.

3.2 Building services

The Building has Gas, Water and Electric services which are all functional to all levels of the building.

3.3 Listing Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1250829

Date first listed: 11-Apr-1995

List Entry Name: ART PICTURE HOUSE

Statutory Address: ART PICTURE HOUSE, KNOWSLEY STREET

District: Bury (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD 80343 10591

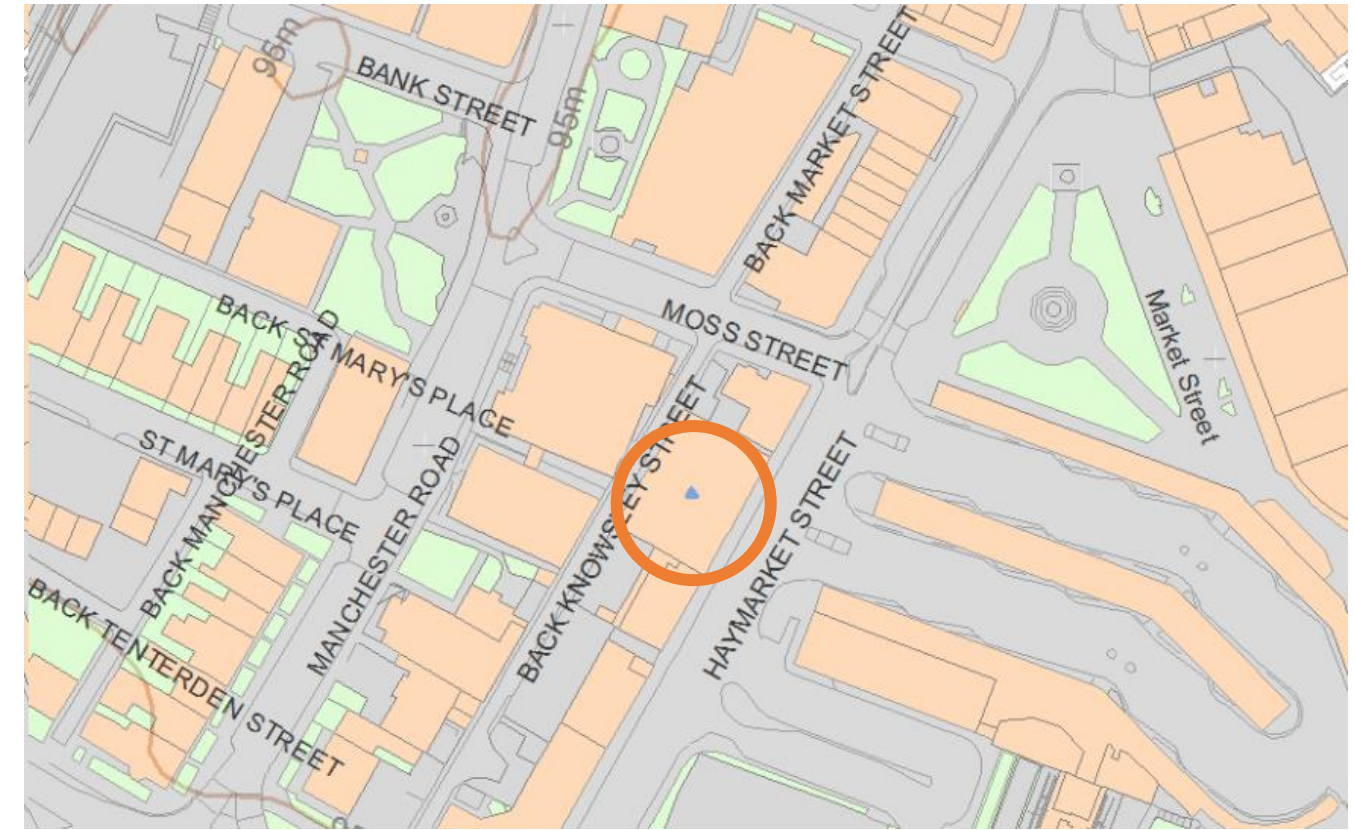
SD 8010 SW KNOWSLEY STREET (north-west side) 326-/2/10025 Art Picture House

II

Former cinema, now bingo hall. 1921-2 by Albert Winstanley. Brick-clad steel frame with faience frontage. Slate and asphalt roof. Three-storey frontage to Knowsley Street masks full-height auditorium with gallery, boxes, stage and flytower. Faience frontage a symmetrical nine-bay composition, with three-bay centrepiece and single-bay end pavilions all under stepped pediments. Heavy cornice links these features, which have pilasters defining the bays. Round-arched central window rises through first and second floors under keystone; the round-arched motif repeated in the intervening bays over three-light windows. Frieze between first and second floors bears inscription to left: ART PICTURES and to right: ART CAFE. The facade a demonstration of post-Edwardian baroque done with much character. The ground floor simpler, with modern shop front to right not of special interest. The interior is richly decorated and theatrical in tone. Original round-arched proscenium with heavy modillion moulding and supported on paired pilasters - a rare survival. This encrustation of baroque motifs is repeated in the modillion eaves cornice running round the hall, the plaster ribs of the barrel-vaulted ceiling and its three ventilation roundels and rear dome, as in the intervening panels of the side walls set between moulded drops. Single balcony with curved front heavily decorated with cartouches and swags supported on columns with heavy cornice brackets. On each side of this balcony are two boxes with extended, rounded fronts between Ionic pilasters set forward of unmoulded square columns; groin vault over between upturned volutes and with keystones. Some original seating survives in circle. Circle reached via staircase with marble steps and gilded metal balustrade with 1920s-style Roman

decoration. Large former first-floor cafe over entrance now lounge. Albert Winstanley had already converted a former Baptist chapel on the same site as a cinema for the Bury Cinematograph Company in 1910-11. Included as one of the most elaborate and complete examples of an early 1920s cinema, still exceptionally theatrical in its plan and decoration. Source: Original plans held by Bury M B Archives.

Listing NGR: SD8034310591



OS map of The Art Picture House.

4.0 Assessment of Impact

4.1 Building Fabric Analysis

Externally, the historic value lies almost entirely with the front (south-east facing) façade, particularly the upper portions with its arched windows, stepped pediments and cornice and pilasters. The rear elevation has very little of architectural significance.

Internally, the arched proscenium appears to be the most significant in terms of historic value. Its intricate neo-baroque mouldings can also be seen elsewhere in the customer area (what used to be the main theatre/cinema space), along the balcony front, the ceiling ribs, and the cornice.

Elsewhere internally, decorative plasterwork can also be seen on the walls and ceilings of the back of house areas on the first floor. What is now used as the staff room and the undeveloped room next it have ornate ceilings which match the plasterwork on the underside of the balcony. These rooms were previously one long room running underneath the raised seats at the back of the circle (leading to its trapezoid ceiling shape). The walls are decorated with plaster panelling, with pilasters at regular intervals. At some point, two dividing walls have been erected in the space which do not have the same plaster detailing as the end wall in the undeveloped space (the original end wall).



The historic plasterwork in the existing staff room.

4.2 The Proposed Work

This proposal aims to provide staff members with appropriate rest, changing and toilet facilities which are separate to those available to customers. The proposed work to achieve this includes:

- a) The formation of four cubicles (two WC and two changing) in an undeveloped space on the first floor. The (non-original) lobby to the stairwell will be demolished. The row of cubicles will be a separate box within the room, formed of stud walls. The front and back walls will be fixed to the non-original wall with no historic plasterwork; at the other end, the new stud walls will

finish close to, but not touching, the wall – a panel scribed to fit alongside the historic plasterwork will be fixed to the end of the wall. This panel will not be fixed to the plaster or create a seal. The cubicles will have a plasterboard ceiling, the joists of which will help give the walls stability given they are not fixed at one end. As the ceiling for the cubicles is below the ceiling level in the room, the void behind the cubicles will be part of the same space, and therefore fully ventilated.

On the other side of the room, a locker/storage area will be created, with a new stud wall built 100mm in front of the original wall to allow for the lockers to be safely fitted with fixing back into the wall without damaging the historic plasterwork. Like the cubicles, this will be fixed at one end to the non-original wall (where there is no risk of damaging the plasterwork), and at the other a scribed panel to fit the plasterwork will be fixed to the end of the wall. This stud wall will be vented to prevent a build-up of moisture which could damage the plasterwork. The stud walls allow for wall lights to be fixed without any damage to the historic fabric.

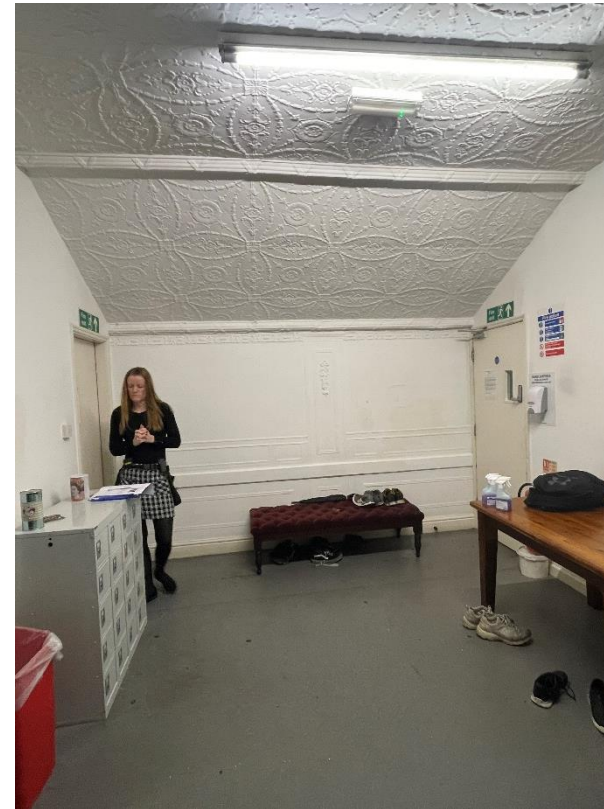


The undeveloped room on the first floor, including the lobby to be demolished and the ceiling and end wall with historic decorative plasterwork.

- b) The refurbishment of the existing staff room. Two stud walls will be erected in front of the walls with historic plasterwork, to protect them from the increased wear and tear of the space and to allow wall lights, plug sockets and pin boards to be fixed without damaging the plaster. These will be fixed at both ends to the non-original dividing walls with no historic plasterwork. At the top, a shelf will be fixed to prevent things from falling down the back – this will be fixed only to the stud wall, and will be scribed to fit the plasterwork. It will meet the wall just below the bottom ceiling rib, leaving the ceiling completely open to the room. To prevent the void behind from becoming damp, these walls will be vented. A new sink will be installed, along with an A/C unit.



The existing staff room to be refurbished.



The decorative plaster at the top of the wall/bottom of the ceiling.

- c) An additional condenser will be required, which will be positioned on the rear elevation, facing Back Knowsley Street alongside the existing units. This is not the principal façade of the building, and as part of a larger existing array, it will not have a detrimental impact on the façade.



The back of The Art Picture House, from the corner of Moss Street and Back Knowsley Street.

None of the proposed work involves fixing to any walls with historic plasterwork, and every effort has been made to ensure the plasterwork is protected and preserved. Stud walls have only been fixed to the non-original walls which divided the space. Where voids have been created, the new walls are vented to prevent moisture build-up. We have avoided any works which impact the historic ceiling.

The alterations proposed will support the building's continued use as a public house, while preserving the details for the future.

5.0 National Planning Policy Framework

5.1 Relevant NPPF Paragraphs

Paragraph 58 considers the general design principals within the built environment and where developments should function well and add to the overall quality of the area, not just for short term but over the life of the development. The proposal will not impact any original element of the building, whilst also improving the current function.

Paragraph 61 stipulates that the visual appearance of the architecture of individual buildings has very important factors securing high quality and inclusive design goes beyond aesthetic considerations therefore planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. The proposal will be sensitive to the building's design, and support its continued use as a public house, connecting more people to the architectural heritage of the building.

As stated in paragraph 62 the proposal has been reviewed by the local planning authority. Harrison Ince Architects understand and agree that the local Design review arrangement is in place to provide assessment and support high standards of design.

6.0 Conclusions

The proposals above established the approach taken to the proposed work (Minimum intervention, sympathy to the existing fabric to be considered) alongside an assessment of the buildings architectural and historical interest, which justifies the need to modify the building. The intention of the application is to enhance the built fabric ensuring the character of the building is retained.

The proposed design has been assessed by relevant built environment professionals to completely understand the potential impact of the work and thereby ensuring only the most appropriate measures are taken. The historic environment record has been consulted and the heritage assets assessed using appropriate expertise where necessary.

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