

Heritage Statement

Proposed Listed Building Consent of Replacement Windows,
Demolition of an Existing Outbuilding, and the Erection of a
Proposed Summerhouse at the Rear of 108 Manchester Road, Bury.



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1. Executive Summary

Equilibrium Architects were commissioned by the homeowner of 108 Manchester Road in February 2023 to prepare a Heritage Statement as part of a forthcoming Listed Building Consent Application for a select number of replacement windows, the demolition of an outbuilding and the erection of a proposed Summer House at the rear of 108 Manchester Road, Bury.

This Heritage Statement has concluded that 108 Manchester Road is a 19th Century House believed to have been built on land owned by the Earl of Derby. It was divided into two properties in the mid 1950's to create a GP surgery for Dr John Guinan and a residential property which became 108A Manchester Road. The GP surgery was refurbished in the 1970s and converted back into a house. 108 Manchester Road is concluded to have had some remodelling due to the division of the property and further interior changes because of the conversion of the property.

The application for Listed Building Consent is for works associated with the demolition of an existing detached outbuilding, replaced with a proposed new summer house with sheltered pergola and the replacement of like for like windows to the listed building as detailed within drawing reference R0799-11. This Heritage Statement has concluded that there is a very low (negligible) level of 'less than substantial harm' because of the proposed works, although this will be outweighed by the enhancement that will derive from the following:

- Loss of the visually harmful existing detached outbuilding which has become dilapidated.
- Replacement of like for like windows constructed to modern standards and increasing air tightness and cold bridging within the dwelling.

As the harm is outweighed by these enhancements, the proposed works accord with paragraphs 199,200 and 202 of National Planning Policy Framework.

The proposed works to the external fabric of the building are to be replaced with like for like elements or more appropriate examples. The demolition and erection of the proposed summer house is to the rear of the property and as such this Heritage Statement therefore concluded that there will be no impact or effect on surrounding designated and non-designated heritage assets within the local area.

2. Introduction

2.1 Project Background

Equilibrium Architects have been commissioned by the homeowner to prepare a Heritage Statement as part of a forthcoming Listed Building Consent Application for a proposed Summer House at the rear of 108 Manchester Road, Bury.

For ease of reference, this Heritage Statement refers to:

- Site, this refers to the entire area in the redline boundary comprising of 108 Manchester Road and its associated grounds.
- House, this refers to 108 Manchester Road, the focus of some of the proposed works.
- Outbuilding, this refers to the existing structure on the rear boundary between 108 and 106 Manchester Road
- Summer House, this refers to the proposed structure to be built to replace the existing Glass House

2.2 Project Location

The site is located along Manchester Road, approximately 0.6 miles from Bury Town Centre. Bury is a town with the Greater Manchester area situated to the North of the borough.

The site comprises 108 Manchester Road, a Grade II Listed Building (National Heritage List for England (NHLE): 1067234) which is dated to the early 19th Century. The site forms part of the larger listing which included 108A annexed from the site in the 1950's to allow 108 to become a GP surgery and 110 Manchester Road.

The Site is located directly off Manchester Road and is separated from 106 Manchester Road by a small accessway. Within the immediate area of the site (notwithstanding the buildings that form part of listing 1067234) there are no other listed buildings. However, there are several buildings that are on Bury Council's draft locally listed building including 138-152 Manchester Road a row of 3 storey Victorian townhouses.

2.3 Aims and Objectives

Equilibrium Architects Ltd have been commissioned to produce a Heritage Statement to determine, as far as reasonably possible from existing records and observations, an understanding of the historic environment resource to formulate:

- An assessment of 108 Manchester Road property
- An assessment of the significance of 108 Manchester Road property
- An assessment of the impact of the proposals on the significance of 108 Manchester Road property.

The scope of the Heritage Statement does not include an assessment of impact upon any buried archaeological resource or comprise a programme of historic building recording.

As the proposed works at 108 Manchester Road are to replace like for like elements, demolish an existing outbuilding to the rear and replace it with a new summer house, this Heritage Statement concludes that there is little to no impact upon the surrounding Heritage assets in the local area.

2.4 Regulatory and Policy Context

There is national legislation and guidance relating to the protection of, and development of historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

3. Methodology

3.1 Standards

This statement has been undertaken in accordance with:

- Historic England's Historic Environment Good Practice (GPA) in Planning Notes: *The Historic Environment in Local Plans (2015a)*, *Managing Significance in Decision-Taking in the Historic Environment (2015b)* and *The Setting of Heritage Assets (2017a)*
- Historic England's Understanding Place Historic Area Assessments (2017b)
- Historic England's Advice Notes: *Advice Note 1 (2nd Edition): Conservation Area Appraisal, Designation and Management (2019a)* and *Advice Note 12: Statement of Heritage Significance: Analysing Significance in Heritage (2019b)*.
- Historic Environment (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment.

3.2 Scope of the Statement

The following sources were consulted to inform understanding about 108 Manchester Road and to form a baseline for the assessment and its significance:

- The National Heritage List for England (NHLE)
- Historic Mapping and Documentary sources held at Historic England Archives, National Library of Scotland and available online maps
- Aerial photography available online at Historic England, Britain from Above and National Collection of Aerial Photography (NCAP)
- Google Earth imagery
- Relevant primary and secondary sources and
- A site visit in January 2024 which involved a room by room survey and an exterior visual inspection.

This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. Aerial photography, where available online, was utilised to fully understand the historic development. No aerial photographs have been reproduced in this Heritage Statement. Sufficient access was afforded to 108 Manchester Road, including internally to conduct a room-by-room survey. Access was also afforded to the surrounding grounds.

3.3 Assessment of Significance

The National Planning Policy Framework recommends that in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected including any contribution made by their setting (NPPF,189).

The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF, Annex 2):

- *archaeological interest*: derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- *architectural interest*: derives from the architectural design, decoration, or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of building types and techniques and significant plan forms.
- *artistic interest*: derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place 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 skill, like sculpture.
- *historic interest*: derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors and group value of the site.

The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown.

4.0 Historic Environment Baseline

4.1 Bury Historic Area Assessment

The name Bury, Buri and Byri comes from the Saxon and means "a stronghold". In ancient times it is thought that the whole area was probably forest, marsh and moorland inhabited by nomadic herdsmen.

The earliest found evidence of settlement in and around the Bury area is a funeral mound more than likely from the Bronze Age. The Romans and specifically Gnaeus Julius Agricola Governor of Britain (78-87 AD) built the fortress town of Mancunium (Manchester) and then built roads out of town through area such as Bury. One of these roads (Watling Street) crossed right through the Borough, running in a straight line through Prestwich, fording the Irwell at Radcliffe and continuing through Starling and Affetside towards the Roman town of Ribchester.

During the medieval period most of the area was held by Lords of the Manor of Tottington, the De Montbegons. This barony was held on the Honour of Lancaster which has been granted by the King to Roger De Poictou at the end of the 11th century. From 1193 to 1219 Adam De Bury held the manor as "one knight's fee of ancient tenure". In the 14th century, Alice De Bury married Roger Pilkington, and the manor therefore passed into the possession of the Pilkington family until 1485 when the lands of Sir Thomas Pilkington were forfeited because of his allegiance to Richard III. The new King, Henry, granted them to one of his staunchest supporters, Thomas, Lord Stanley, who for his services was created Earl of Derby. The Stanley family have been Lords of the Manor ever since.

In the Middle Ages the "Black Death" led to a shortage of labour. Land previously ploughed fell into decay. Large areas were turned into pastures and sheep were reared. It was at this time that Bury appears to have become a centre for wool and woollen cloth. Little changed in Bury until the beginning of the 18th century, when a change in the textile world commenced. John Kay, born at Walmersley, Bury, invested his famous "picking peg" in 1733, which made the shuttle in his hand loom move more quickly. It became known as the "Flying Shuttle" and revolutionised cotton weaving. The Industrial Revolution was soon in full swing, and mills were built almost overnight, relying on the area's abundant soft water and the plentiful supplies of American cotton brought in from the port of Liverpool. The town of Bury and the surrounding area grew at an astonishing rate.

During the early to mid 1800's when 108 and 110 Manchester Road was built the Southern portion of Bury Town Centre was rapidly upon, as the town expanded to cater for a population which reached 40,000 by 1876. Several key builds were built in this time period in order to reflect the status of industrial town which, by the end of the 19th century, had become the biggest centre of paper making in the world, some significant civic buildings were constructed in the decade either side of 1900. Early Victorian Silver Street was largely rebuilt with commercial blocks, a hotel, a new library and the Textile Hall. The

technical school (now the School of Arts and Crafts) was built in Broad Street in 1893. Silver Street, Broad Street and Moss Street consequently became the new focus of civic and cultural activity in the town. The market hall which was built in 1839 was demolished to build the Kay Gardens and Memorial in 1908. A new market hall was erected immediately south of the gardens. The town was granted a charter of incorporation in 1876.

4.2 History of the Site

108 and 110 Manchester Road was built in approximately 1820-1830 on land owned by Earl of Derby, this is evidenced by a town plan of Bury from 1847 which shows the building in its original configuration of two dwellings: 108 Derby House and 110 Redvales houses surrounded by gardens and public walks.



Fig 1. 1847 Ordnance Survey Map taken from the Nation Library of Scotland's database.

The terraced row that is now 96-106 Manchester Road was built in 1863 as part of the need for more housing for an ever-growing population. At the time when 106 Manchester Road was built, there was still a large space between the new dwellings and 108 Manchester Road, as can be seen from the 1890 town plan below.



Fig 2. 1890 Town Plan taken from the Nation Library of Scotland's database.

The space between properties was then reduced in 1928 by an extension at the front of 106 Manchester Road which is reflected in the situation on site today.



Fig 3. 1928 Ordnance Survey Map taken from the Nation Library of Scotland's database.

108 Manchester Road, then known as Derby House, later became a school in the late 19th Century ran by the Church. The school was ran by Sisters from the Daughters of the Cross

congregation from Germany, at the time these Sisters alongside other teachers who were religiously inclined were being cast out of Germany. The Salford diocese meanwhile were looking for more teachers therefore, some of the Sisters from the congregation of the Daughters of the Cross found themselves teaching in a small school on Bank Street, Bury. When this became too small, they then moved into Derby House for a short time until a final move to the Ferns, a building which remains a key part of the Summerfield Building of the current college.

Lease records of 108 Manchester Road indicate that the house remained under Church control after the Daughters of the Cross relocated and later became St Mary's Home for Mothers and Babies, a charitable institution providing accommodation and work for unmarried mothers. St Mary's then closed in 1953 and the house was further divided with the creation of 108a Manchester Road as a separate dwelling with 108 becoming a GP surgery for Dr John Guinan.

In the late 1970's the GP surgery was closed, and the property was bought by the Martinez family who refurbished the building, turning it back into a residential property. The house alongside 108A and 110 Manchester Road was then given Grade II listed status in January 1985. The home is then bought by the current owners in 2021.



Fig 4. Image of 110, 108 and 108A Manchester Road taken from the archive of Historic England and the listing of the dwellings. Ref no IOE01/01663/30

5.0 Statement of Significance

5.1 Introduction

The following section has been undertaken in accordance with Step 2 of Historic England's GPA3 (2017a) and assessed the heritage significance of the house. The listing description for the block as a whole is listed is as below:

Official List Entry

Heritage Category – Listed building

Grade – II

List Entry Number – 1067234

Date First Listed – 29-Jan-1985

List Entry Name – 108,108A AND 110, MANCHESTER ROAD

Statutory Address 1 – 108,108A AND 110 MANCHESTER ROAD

Details:

SD 8010 SW MANCHESTER ROAD 2/46 (west side)

NOS 108,108A and 110

II

Early C19 pair. Brick. 2 storeys, 5 sash windows in all, those of No110 with glazing bars, those of No108 with C20 glazing. Moulded wooden door cases with fluted shafts; 12 panel doors; leaded fanlights.

Listing NGR: SD8016710076

Overview

108 Manchester Road was designated on the 29th January 1985 and is a Grade II listed building alongside 108A and 110 Manchester Road (NHLE:1067234).

108 Manchester Road is a 2-storey 19th Century brick-built dwelling which has been divided into two over a period of many years. The front elevation, which is the only elevation detailed under the listing, has 3no sash windows with C20 glazing and brick splayed lintels to all windows with a brick arched lintel to the entrance door. The front door has a moulded wood casing with fluted shafts which has a single glass panel with leaded fanlight above.



Fig 5. Front elevation of 108 (right) and 108A (left) taken from Google Streetview circa 2017



Fig 6. 108A and 108 Front Doors, all following images unless otherwise stated are taken during a site visit on 02/01/2024.

It is envisioned that due to the many uses that the building has had over the years (House, School, Mother and Babies Homes, GP Surgery) and the dividing of the property into two dwellings, has resulted in the floor plan being changed to that at the time when the property was first built.

However, at ground floor there are two main rooms, to the front is a formal sitting room with a single large sash window and to the rear the kitchen. There are little remaining internal architectural features and the proposed works as part of this Listed Building Consent will have none or limited impact upon any remaining features apart from the replacement windows. To the rear there is an existing small ground floor extension, possibly built in the late 1970's which has 3no single glazed windows and a rear door all of which are not in keeping with the Grade II Listed Building. One window is a triple casement with two top hung openers at either side, another is a single casement window with top hung opener and the final is a fixed light window with obscure glazing.

There are a further 5no windows on the rear elevation 3 of which appear to be in keeping with the original dwelling. Including a large arched window with glazing bars which is located on the stairs/landing, which is to be retained as part of the proposed works. The kitchen and bedroom widows are both in a state of disrepair and need replacing as part of the proposed works. The other two windows seem to be later additions and are either fixed light or top hung timber windows, details of which can be located on drawing reference R0799-11.



Fig 7. Existing rear single storey extension.



Fig 8. Rear of existing single storey rear extension showing obscure glazing.

To the boundary of 108 Manchester Road and 106 Manchester Road is the existing dilapidated outbuilding. The outbuilding comprises of a 750mm brick base with approximately 1200mm of glazing above, all with glazing bars, with matching double patio doors to the front and a single door to the side elevation. The roof which is currently leaking is a glass pitched roof at approximately a 10-degree pitch.

It is unknown at this stage when the outbuilding was built and as part of the proposals this is to be demolished and replaced with a new summerhouse which is of robust construction and fit for purpose. It is envisaged that while the proposed summerhouse is located within the curtilage of the listed asset, it will not influence the significance of the dwelling as the Historic England listing of this Grade II property which only indicates the front elevation within its details and as such works to the rear of the property will have a minimal impact on this.



Fig 8 & 9 Showing the dilapidated outbuilding front and side elevation



Fig. 10 Interior of the outbuilding glass house

During the site visit it was noted that the dwelling House is generally in a good state of

repair and its condition is sound. There has been some water ingress in several locations, which has resulted in largely cosmetic and very localised harm in some of the ground floor rooms. It is presumed that this is a result of a broken or clogged drainage which is proposed to be rectified during the proposed works.

5.2 Heritage Significance

The house is of medium significance principally due to its historic, aesthetic, archaeological and architectural interest. With a summary as follows:

- Its historic and continued development, function and use which contributes to our understanding of its evolution reflected in both documentary sources, historic mapping and the physical fabric (known and potential) including fixtures, features and furnishings of interest;
- The historical association with owners, occupiers and land owners.

The setting of the house inherently contributes to its significance, as outlined above, and forms part of the wider construction boom in and around Bury town centre in the early 19th century. 108 Manchester Road's significance is also demonstrated by the location of the dwelling by being sited directly off a main arterial route into the town centre.

This Heritage Statement has concluded that the House can be seen to be the sum of its clearly distinguishable parts and its history and development is clearly evident in the easily distinguishable phases of construction and alteration. It is clear that the house was originally a domestic dwelling and was altered to facilitate its many different uses and in recent years has been refurbished into a residential family dwelling.

The changes to the property during its use as a school, GP surgery and a Mothers and Babies charity has detracted from the house's overall special interest, affecting the legibility of the floor plan and the symmetry of the front elevation. The Grade II listing only details matters in relation to the front elevation, which has remained relatively unchanged since the property was split into two. The proposed works will not unduly affect the significance of the dwelling as the replacement windows will be on a like for like basis. Works to the rear of the property, including the demolition of the existing outbuilding and erection of the proposed summerhouse will therefore not unduly affect the building's significance.

6.0 Assessment of Impact

This section sets out a description of the Proposed Works and assesses the impact on the 108 Manchester Road property. It should be read in conjunction with the drawings provided as part of the Listed Building Consent and the level of information assessed is based on that known/provided at the time of the Heritage Statements completion. Should the works be subject to change, or additional further detail be provided, the following section would need revising.

6.1 Proposed Works Overview

The primary need for the proposed works arises from the desire to upgrade heritage features (windows) within the main elevation up to current modern standards. The detached outbuilding to the rear has become dilapidated and no longer fit for purposes, therefore a replacement contemporary summerhouse is proposed to contrast with the features of the Listed Building. The Listed Building Consent is sought for the following proposed works:

- Removal of a number of existing windows and replaced with like for like as detailed within the proposed drawing ref R0799-11
- Demolition of the existing outbuilding
- Erection of a proposed summerhouse built in matching brickwork with heritage bifold doors to the front and heritage access door to the side elevation. Built in the same location as the existing outbuilding.
- Works to the levels of the existing paving to the side and front of the dwelling to access the currently presumed broken drainage which is to be fixed/replaced where appropriate.

It is understood that all the materials for the Proposed Works will be sympathetic and appropriate and on a like for like basis. Any demolition and reconstruction will be carried out so that the materials can be reutilised, wherever possible.

6.2 Assessment of the Proposed Works

This section is to be read in conjunction with the proposed drawings and schedule of works submitted as part of the Listed Building Consent application.

The proposed new windows to the front elevation, would represent a material change but would not be out of character/context for this building. By matching the existing fabric and replacing with like for like designs and materials, this element would reinforce the appearance and confirm the existing historic fabric of the house. This, therefore, should not affect the details as described in the listing of the property. Similarly, the windows that are to be replaced on the rear elevations will be replaced with design that is more in

keeping with the front elevation and will not have an impact upon the significance of the dwelling.

Equally works to the proposed summerhouse will have a minimal impact upon the significance of the dwelling due to it being to the rear and detached from the main building. The dilapidated outbuilding is to be demolished and replaced with a proposed summerhouse built in matching brickwork in a contemporary design to contrast with the Listed Building. Heritage bifold doors are to be incorporated into the front elevation with a pergola and climbing plants to provide natural shading to the summerhouse. The use of the pergola and planting will allow the blending between the existing and proposed structures. The heritage access door in the side elevation will replicate the existing door of the glasshouse, providing direct and easy access from 108 Manchester Road. The Proposed Works would not impact upon the majority of the key features or fixtures within the House which contribute to its significance. Where works are proposed to these are sympathetic and appropriate.



Fig 11. Proposed front Elevation of Summer House, extract taken from proposed works drawing no R-0799-20

7.0 Conclusion

The proposed works would have a minimal impact upon 108 Manchester Road, Bury which forms part of a Grade II listed property (NHLE: 1067234)

The proposed works have been carefully considered to minimise loss of historic reference. Features of architectural and historic interest are to be retained, as far as reasonably possible, and where they are being replaced, are done so on a sympathetic basis. As such, the heritage interests inherent in the physical fabric of 108 Manchester Road, its group values and setting, would remain understandable and appreciable.

This Heritage Statement has concluded that there is a very low level of less than substantial harm because of the proposed works. The enhancements proposed outweigh and very low level of 'less than substantial harm' that could potentially be considered to result from the minor loss of historic fabric of low significance. As such proposals would accord with paragraphs 199, 200 and critically 202 of the NPPF. We commend these proposals to you.