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HERITAGE STATEMENT ADDENDUM

UNION BUILDINGS 1 THE ROCK, BURY

REVISION

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PROJECT REF.

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ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

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Image: External view of the site, taken from The Rock.

1.0

INTRODUCTION

This is an addendum to the previously submitted Heritage Statement for Union Buildings, 1 The Rock, Bury, BL9 0JP. It has been produced by Atelier MB in February 2025.

The existing Listed Building Consent application for conversion to apartments, ref. 68112, was approved by Bury Council in June 2022.

This addendum deals with revisions to the aforementioned approved scheme in order to address a number of issues: i) to correct inaccuracies of the existing building survey ii) amendments to improve the layout of the apartments and iii) changes to meet the requirements of relevant regulations (Part B of the building regulations).



Image: Exterior of Union Club Buildings, 1 The Rock, Bury showing the two primary elevations.

2.0 PROPOSALS + IMPACT



Image: Photograph showing the rear elevation of the building.

Refer to accompanying drawings which show revised proposals with a key indicating the reasoning behind changes.

Basement

Proposal: Various amendments to the layout of the apartments to improve spaces, practicality and to meet Part B of Building Regs.

Impact upon significance: Neutral. Altered locations of partition walls within existing spaces. There is no additional level of harm to historic fabric. All walls will avoid junctions with existing windows. There are no specific features of heritage significance which will be impacted by the proposed revisions to layouts.

Proposal: Rear basement access door to be moved to the adjacent wall.

Impact upon significance: Minor adverse. There will be a small degree of loss of historic brick work. This brickwork has no special particular historical or architectural value. The existing proposed doorway is not workable in practical terms and the low level of harm is considered to be outweighed by the benefit of putting the building back into viable end use.

Proposal: Insertion of sprinkler tank and associated meters.

Impact upon significance: None. There is no impact upon any areas of historic significance as a result of this proposed change.

Ground floor

Proposal: Remove proposed change to create door to rear staircase, due to unworkable layout.

Impact upon significance: Minor beneficial- existing fabric will be retained in its original form.

Upper floors

Proposal: Various amendments to layout of apartments to improve spaces, practicality and to meet Part B of the Building Regs.

Impact upon significance: Neutral. Altered locations of partition walls within existing spaces. There is no additional level of harm to historic fabric. All walls will avoid junctions with existing windows. There are no specific features of heritage significance which will be impacted by the proposed revisions to layouts.

Retention of historic dumbwaiter.

Impact upon significance: Beneficial. This is an historic feature of evidential value, not noted in the original plans. Its retention is seen as a positive.

2.0 PROPOSALS + IMPACT



Image: 1895 view of Union Buildings showing original roof covering (no longer present).

Fourth floor

Proposal: Existing historic rooflights to be re-glazed.

Impact upon significance: Moderate enhancement.

Changes will re-establish historic fabric and form and allow for daylight within the upper floor, ensuring the space can be put back into viable end use.

Proposal: Introduction of new conservation rooflights in four locations to allow for additional natural light within bedroom spaces.

Impact upon significance: Minor adverse. The roof covering is not original. The loss of a limited amount of original roof structure beneath the tiles may be necessary, by trimming back of original joists. This limited extent of loss is considered to be outweighed by the wider benefit of putting the listed building back into viable end use and securing its long-term future. Whilst the existing structure is assumed to be original fabric, it is not considered to be of any specific heritage value, with no particular historic or architectural significance. The trimming back of timbers will be kept to the minimum required and all other remaining roof structure will be unaffected. The new conservation rooflights will provide natural daylight to the upper floor spaces, ensuring the rooms are suited to residential use, whilst providing slim profiles to ensure the roofline is not unnecessarily altered.

3.0 PLANNING CONTEXT

NATIONAL POLICY

The main heritage planning considerations affecting this site is its Grade II listed status and its place in the Bury Town Centre Conservation Area.

The legislation concerning built heritage is contained within Planning (Listed Buildings and Conservation Areas) Act 1990. Government Policy is set out within the National Planning Policy Framework (NPPF). Statutory legislation states that special regard should be given to 'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.' Clause 66. Planning (Listed Building and Conservation Areas) Act, 1990.

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed.

Paragraph 210 states, 'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'

The significance of this building will be enhanced through ongoing improvement to a space which is currently vacant and unused. Works are considered compatible with historic fabric and seek to adapt the space for re-use, whilst retaining and maintaining the asset for the future. Paragraph 212 states, 'When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

Proposals have been designed to retain historic features and fabric where present and to repair and retain external elevations and internal details.

Paragraph 215 states, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.'

The minor degree of harm resulting from limited loss of specific areas of fabric for doorways and to the roof is considered to be outweighed on balance by the positive benefit of putting this vacant listed building back into long term viable use.

The proposed changes are not considered to have any impact upon the significance of the Conservation Area.

It should be noted that the original plans were approved. Bury MBC staff noted that there was little internal historic fabric remaining. Wherever possible, new proposals seek to re-expose those historic details which do exist and improved strategies for their retention and protection in the long term will be employed.

3.0 PLANNING CONTEXT

LOCAL POLICY

Places for Everyone is Greater Manchester's joint development plan. Policy JP-P2 relates to heritage and states that particular consideration will be given to ensuring 'the significance of key elements of the historic environment which contribute to Greater Manchester's distinct identity and sense of place are protected from harm' and that positive management and integration of heritage should be informed by 'delivering positive benefits that sustain and enhance the historic environment as well as contributing to the economic vitality, accessibility and environmental quality of a place.' The proposals are considered to accord with local and national policy.



Image: upper floor rooflight, to be reglazed.

4.0 CONCLUSION



Image: The building in 1911.

Union Buildings have a degree of heritage significance as demonstrated by the Grade II listing. The majority of the interiors have been removed at an earlier date, with the main remaining features of historical and evidential value being the staircase, a limited amount of woodwork around windows, and the dumbwaiter, still present. Proposed changes to the application relate almost exclusively to the reorganisation of new walls to alter the apartment layouts. These will not cause any degree of harm to fabric of significance. A small amount of roof structure will be trimmed back to allow for fitting of new conservation rooflights. The extent of this loss will be limited, and the new windows will be small percentage of the roof surface. When weighed against the public benefit of putting the listed asset back into long term use, the limited harm is considered justified.

Minor alterations to the exterior are proposed, where previously approved door locations are considered unworkable. These changes are to the rear of the property and will harm is considered to be negligible-minor in terms of the whole building. Alterations do not involve primary elevations and are considered to be justified in order to allow for the conversion of the building into residential re-use, offering a long-term future for the asset.

Changes are considered to accord with both national and local planning policy.

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