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Heritage Statement

Applicant:

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Application Site

11-19 Bolton Street,
Bury,
BL9 0EY

Application Details:

Second floor/roof extension to form 9 no. apartments and increase in retail space to ground floor (02955E)

This report takes into account the particular
Instructions and requirements of our client.
It is not intended for and should not be relied
Upon by any third party and no responsibility
Is undertaken to any third party.

Job number 137482-00

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1.0 INTRODUCTION

Planning permission is sought in relation to a Second floor/roof extension to form 9 no. apartments and increase in retail space to ground floor. The site is currently a two storey building with 5 no. retail/commercial units at ground floor. The property is set back from Bolton Street, with a flat roof canopy projecting towards the adopted highway and public forecourt underneath.

To the rear the property there is a single storey flat roof element that can be accessed via Parks yard. The existing floor plans submitted do not include any room uses at first floor or ground floor however it was confirmed in our meeting that the first floor use used for storage. There are also flues on the top of the existing single storey element that do not appear to have the benefit of planning permission.

A front door access, to the first floor is also shown on the existing plans. This access also does not appear to have the benefit of planning permission. The site is located within Bury Town Centre Conservation Area. The site is also located within Bury Town Centre Shopping Area as identified under UDP Policy S1/1 and is classified as a Secondary Shopping Area and Frontage under UDP Policy S2/3.

2.0 LOCATION AND SETTING

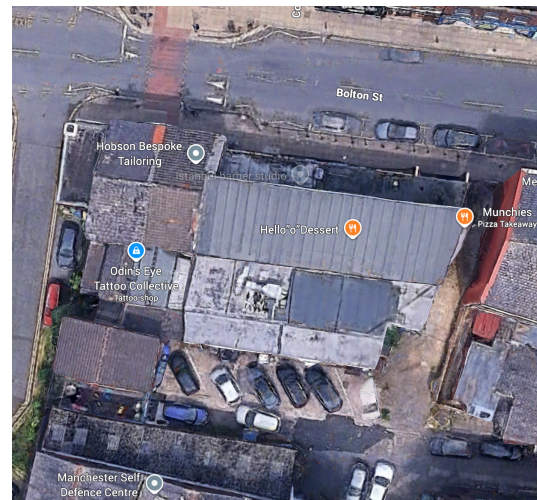
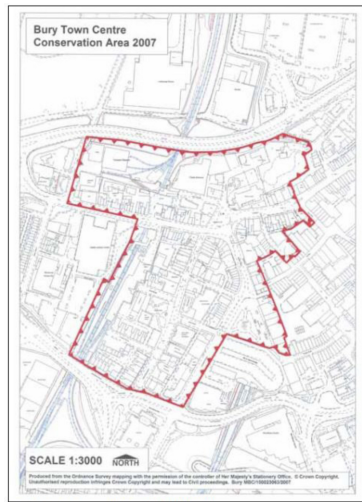
The site is located within Bury's Town Centre Conservation Area shown on the map below. Bury developed as a medieval market town with a castle and church. The street pattern around the Market Place reflects the medieval character of the site. The town further developed due to its association with the textiles industry, initially for wool but most significantly manufacturing and processing cotton in the late eighteenth and early nineteenth century. In addition to this, Bury was also a centre of paper making and had several iron foundry in the industrial revolution. Following this, the town rapidly expanded in the mid 19th century, resulting in ordered grids and numerous terraced housing.

The conservation area spans across the historic core of central Bury. The zone covers the medieval settlement, with densely built up streets radiating to the east, south and west. The street pattern is irregular and is focussed around the church and Market Place. The conservation area covers Bolton Street, Silver Street, and The Rock. There are no mills within the conservation area as the architectural interest of the conservation area focusses on the medieval streets, grouping of Victorian and Edwardian civic and commercial buildings that remind visitors of the 19th Century Heritage of Bury.

The character of the town is unified by the use of local sandstone. This is because majority of the key buildings within the town centre was established between 1850 and the early 20th century. This results to the overall Victorian character of the principal streets which are later developed to include Edwardian buildings of architectural merit. The Union Club as well as Bolton Street Station, the Art Picture House and number 15-21 The Rock have been identified as exemplar buildings within the town centre. The scale of the town centre is predominantly three to four storeys.

True to the towns nature, there is a vibrant mixture of shops, restaurants and community buildings ensuring that the town centre has a dynamic atmosphere. Within the town centre there are a limited number of residential buildings which

are to be retained. The buildings within the town centre are very decorative and retain a high proportion of attractive historic features, particularly windows and sandstone detailing. Many shop fronts have been modernised around the Market Place. Decorative boundary walls, gate piers, and railings all add to the detailed interest of the street scene.



Figures 1 & 2 above, Conservation zone map taken from Bury Town Centre Conservation Appraisal 2007

3.0 HISTORICAL BACKGROUND

The main road to Bury from the east is The Rock, which is one of the earliest roads in the town to be settled and developed. It is a commercial street characterised by layers of Victorian, Edwardian and Art Deco buildings to create an interesting street scape. The building is located near the start of this road and offers an active street frontage with a number of commercial ventures on the ground floor. The street follows a gentle curve that stems from the Market Place which is the core of the early settlement. The building itself has no special architectural merit and is more of an eyesore to a 1970's throwback to the 1970s with its awkward design in the vicinity including whole Street Scene!

Directly behind the proposal is the Bury Bolton Street Railway Station, which is the main station for the East Lancashire Railway (ELR), a Grade II listed building. The heritage railway itself is preserved and operated by the ELR Preservation Society, featuring restored heritage trains and facilities like the Bury Transport Museum. The station itself is a beautiful example of the ELR's heritage, and right across the road you'll find an old goods warehouse that's now home to the Bury Transport Museum.

The ELR has received funding for a £12 million plan to enhance the railway, which includes the restoration of the Grade II-listed locomotive workshop.

The historic maps on the following page show the development of Bury town centre. Overall the character of the medieval street remains intact.



4.0 RELEVANT PLANNING HISTORY

The building has a previous planning application

28066 - (No. 11) Change of use from hairdressers (class A1) to hot/cold food takeaway

(Class A3) - Approve with conditions 21/03/1993

28352 - (No. 11) Internally illuminated fascia sign - Approve with Conditions 26/05/1993

34622 - (No. 19) Change of use from amusement arcade to retail shop - Approve with Conditions 21/10/1998

39824 - Single store extension to the front of shops - Approve with Condition 18/11/2002

48049 - External fire escape and guardrail at the rear - Refused 25/07/2007

5.0 DESIGN RECOMMENDATIONS

The building possess no architectural merit or exemplar craftsmanship within the facade. It is recommended that the existing elevation be cladded over with architectural or reclaimed brick slip panels including the added 2 storeys above. As previously mentioned the building is proposed to be changed from a commercial use to residential in the above storeys whilst retaining commercial on the ground floor. This has successfully identified that the main issue is to find a suitable occupation that will in turn lead to refurbishment and maintenance on the building.

The interior of the building is of no heritage use whatsoever. Any alterations or interior partitions can be added as long as they do not interfere or clash with windows. The proposal accepts and welcomes the responsibility of ownership of a building within a conservation area. Indeed it is suggested that the most important factor is to preserve this site is to find an appropriate use that will ensure it is fully used.

This would stop the site from deteriorating quickly. The proposal identifies wasted space such as the first floor level and proposes additional floors to include extra self contained flat within this space.

6.0 PROPOSED CHANGES

The proposal seeks to undergo interior changes and refurbish / enhance the poor architectural elements of the exterior. The purpose of this proposal is to keep the building as it is for all to appreciate, particularly the tenants. The aim is to blend the facade with neighbouring buildings to restore the architectural elements where possible. There is a need to add insulation to the interior face of the external walls to comply with building regulations. The drainage systems to be added for the new accommodation are located towards the rear of the building. The kitchens and bathrooms will require air extraction. This could be carried out through the passing vents on the rear all or using a proposed reclaimed brick chimney stack.

7.0 CONCLUSION

In conclusion, the proposed works to the building will have a very positive impact. In terms of interior refurbishment, the proposed works are welcomed as it utilises detrimental spaces and provides a better use for all existing and proposed floors. Without a suitable use the building can become derelict, therefore a shift to residential use is suitable for the building as long as the commercial usage on ground floor is retained. The exterior changes are a massive welcome. This must be done carefully to match the character of existing neighbouring buildings. To summarise, the development and its aim to refurbish and maintain the building is welcomed as long as the design and detailing matches the craftsmanship and architectural detailing of neighbouring buildings and conservation area as a whole. This proposal will enhance the social and economical setting of bury.



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