

DESIGN, ACCESS AND HERITAGE STATEMENT



CHANGE OF USE OF GROUND FLOOR OF BUILDING FROM
SPORTS SHOP TO SPORTS BAR AND RESTAURANT, AND
FIRST FLOOR TO BE OFFICES.

12 BOLTON ST, BURY, BL9 0LQ

Date: 03/01/2023

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Heritage statement

12 BOLTON ST, BURY, BL9 0LQ

INTRODUCTION

Background

The application site was constructed through the course of the 1800's as a residential dwelling, however the building was soon utilised as a business premises by the early 1900's. The site now accommodates sports and trophies retail shop.



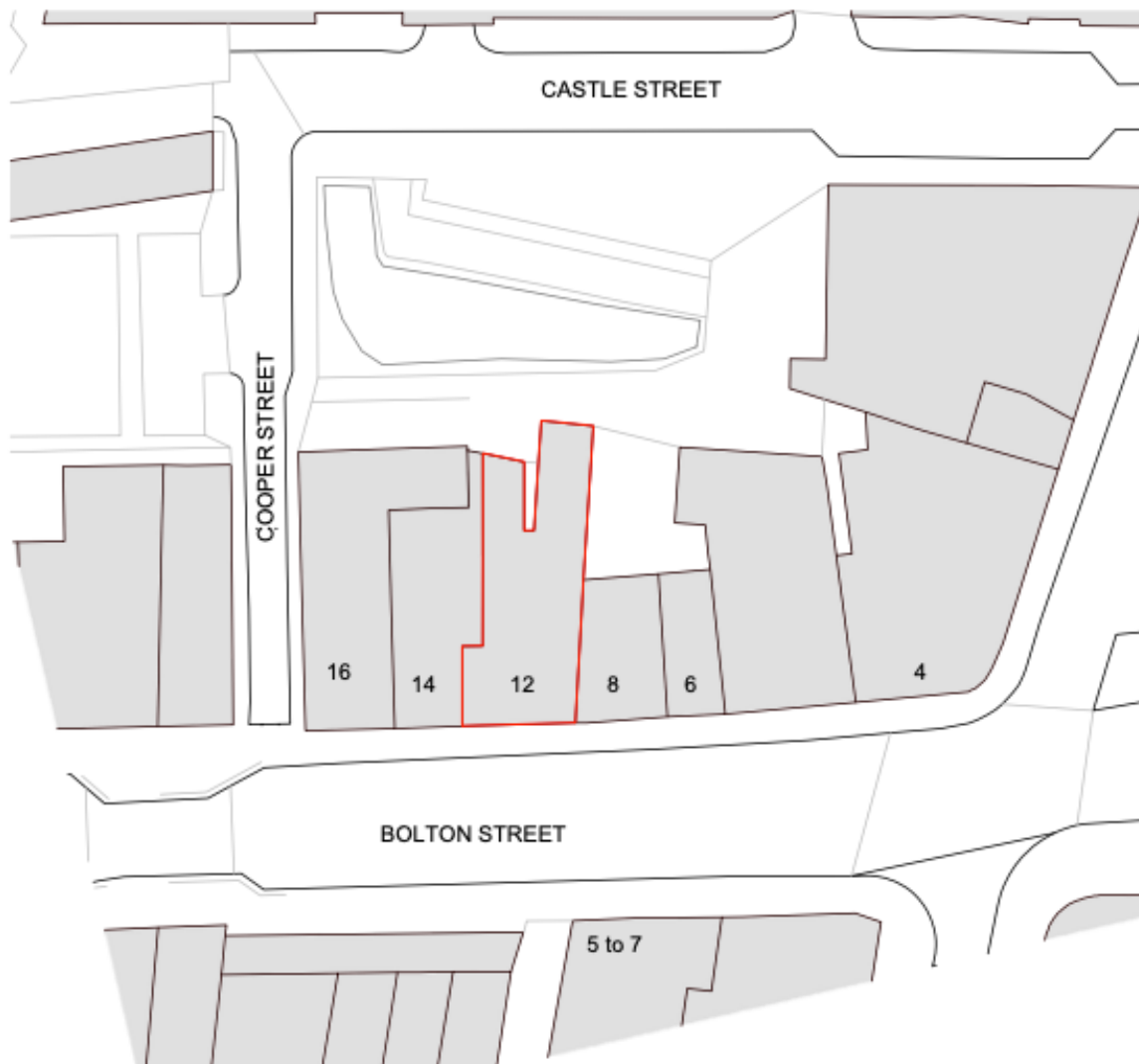
Image of application site: 12 Bolton St.

Location

Bury is a town in Greater Manchester in the Northeast of England. It lies 5.5 miles east of Bolton, 5.9 miles west-southwest of Rochdale and 7.9 miles north-northwest of Manchester. Bury is the largest settlement and administrative centre of the Metropolitan Borough of Bury.

The Property

The application site is located within Bury Town Centre and Conservation Area. These buildings are located within a terrace of red brick properties, which extend to the east of the site. The building is a two-storey structure and sits mid-terrace on Bolton Street. The application site is one of the best preserved of Bolton Street's brick buildings.



The building is considered to be a Non-Designated Heritage Asset (NDHA) by virtue of it being in the conservation area, with the archaeological remains of Bury Castle located to the rear of the site and the Castle Armoury building, which is a Grade II listed building, being in close proximity. Bolton Street was one of the earliest streets of Bury to be settled and developed, although no pre-Victorian buildings survive. Bolton Street never attained the civic status of Silver Street or Market Street, a fact reflected in the height of its buildings and the materials used. While the buildings of the Market Place are predominantly stone-faced, the prevailing material in Bolton Street is red brick.

Early Origins

Bury is now known for its open-air Bury Market and famed past-resident, Sir Robert Peel, a British Prime Minister who founded the Metropolitan Police and Conservative Party. The Peel Memorial stands outside Bury parish church and the Peel Monument stands on Holcombe Hill in Ramsbottom, overlooking the borough.

However, Bury's early history was formed around the ancient market-place but there is evidence of activity dating back to the period of Roman occupation. Under Agricola the road-building

programme included a route from the fort at Manchester (Mamucium) to the fort at Ribchester (Bremetennacum) which ran through Radcliffe and Affetside. The modern Watling Street, which serves the Seddons Farm estate on the west side of town, follows the approximate line of the Roman road.

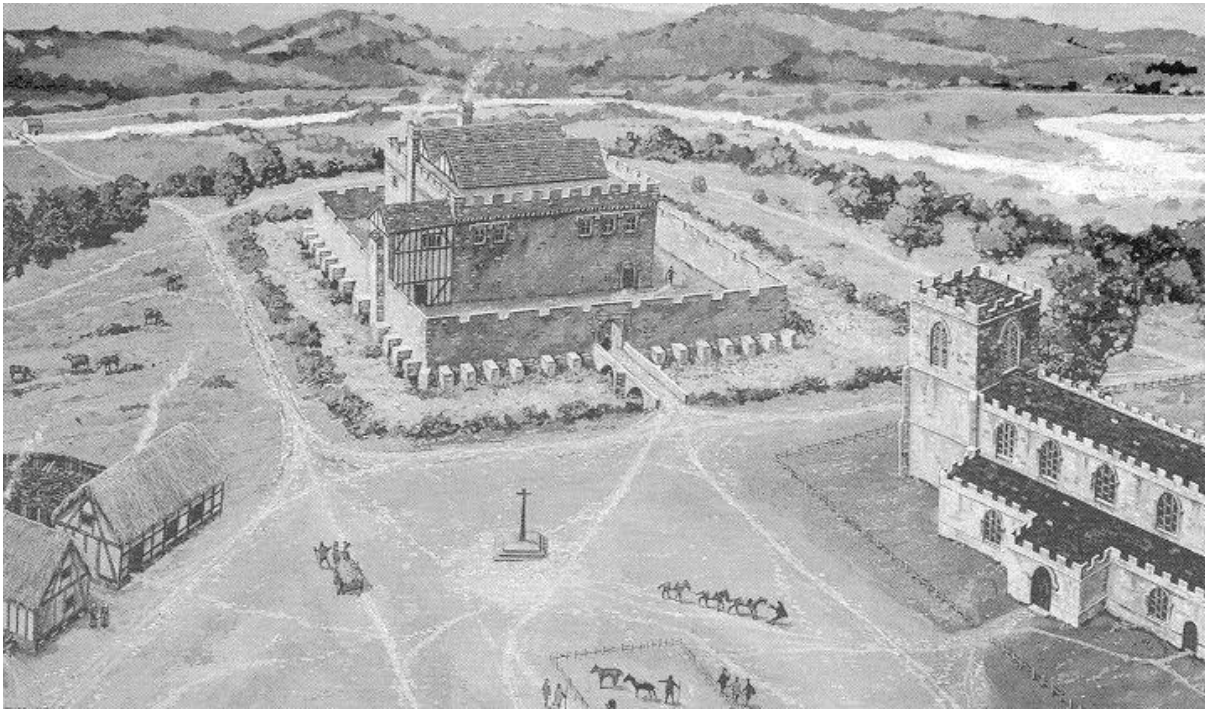
The most imposing building in the early town would have been Bury Castle, a medieval fortified manor house, the ruins of which remain and are located behind the site pertaining to this application.



Remains of Bury Castle, circa 1469

The only visible remains of Bury Castle, built in 1469 by Sir Thomas Pilkington, is this section of its medieval foundations shown above. Bury Castle was a medieval moated site of possibly 14 century origin, later strengthened around 1470 as a fortified manor house. The de Bury family held a manor here from the 12 century. This excavated site now forms part of Castle Square in the town centre. In 1753, Thomas Percival drew plans of the visible foundations of the walls of Bury Castle, measuring 180m by 82m. The ruins were looted to provide building material for the town of Bury. In 1865, further foundations were discovered, this time of a keep or defensive tower 25m by 19m with walls 1.8m thick.

The remains of Bury Castle drew public attention in 1973 when amateur archaeologists uncovered stonework that had previously lain underneath a car park. The site has undergone “restoration and enhancement work” and has been open to the public since 2000.



Parish Church and Market place as they may have appeared c.1485

Industrial Revolution

Historically part of Lancashire, Bury emerged in the industrial revolution as a mill town manufacturing textiles. Development was swift in the late 18th and early 19th centuries. The establishment in 1773 by the family of Sir Robert Peel of Brooksbottom Mill in Summerseat as a calico printing works marked the beginning of the cotton industry in Bury. By the early 19th century, cotton was the predominant textile industry, with the Rivers Roch and Irwell respectively providing power for spinning mills and processing water for the finishing trades.

Development was further promoted when the town was linked to the national canal network by the Manchester, Bolton & Bury Canal, fully opened in 1808. The canal was provided with water from Elton Reservoir, fed by aqueducts from a weir on the Irwell, north of what is now the Burrs Country Park. The Burrs is also the site of another mill developed by the Peel family, first founded in 1790. There were seven cotton mills in Bury by 1818 and the population grew from 9,152 in 1801 to 58,029 in 1901.

Following this, railways were opened, linking the town from Bury Bolton Street railway station to Manchester. The Bury Bolton Street railway station remains open and active today and is sited directly opposite the application site.

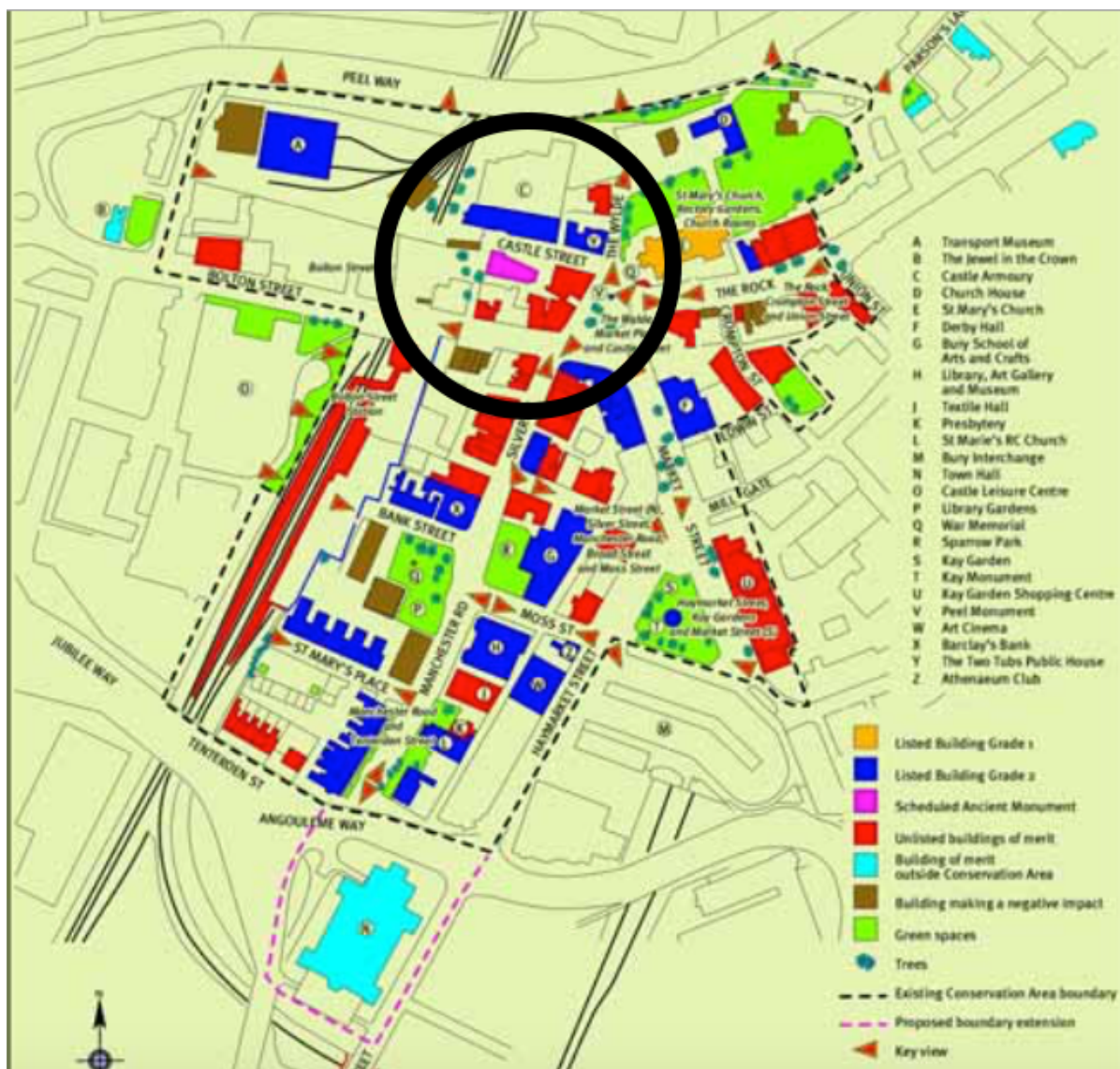
Recent Past

In recent history, the post-war period saw a major decline in the cotton industry and, in common with many neighbouring towns, the vast buildings and infrastructure put in place during the industrial revolution were razed to the ground or decommissioned. The old shopping area around Princess Street and Union Square was demolished in the late 1960s, and a concrete

precinct emerged to replace it. This development was replaced by the Mill Gate Shopping Centre in 1995. The area known as ‘The Rock’ has since been further developed to accommodate a new shopping area with the inclusion of food outlets, cinema complex and department stores.

Conservation Area

The application site sits within the Bury Town Centre Conservation Area which was designated in 1978 and extended to the west in September 2005. The conservation area covers the historic core of central Bury, the heart of the medieval settlement, with densely built-up streets radiating to the east, south and west. The irregular grid of streets focuses on the junction of the Market Place, Bolton Street, Silver Street and The Rock. Although there are no mills within the conservation area, cotton mills were built in the area south of the Rock, and to north of the town centre. The architectural interest of the conservation area is principally in the fine grouping of Victorian and Edwardian civic and commercial buildings which remind visitors of the town’s 19th century heyday.



The map indicates the current town centre conservation area boundary with the application site within the black circle (Source: Bury Town Centre and Conservation Area).

PROPOSED DEVELOPMENT

The proposal

The application is for the change of use of ground floor of building from sports and retail shop to a sports bar and restaurant; and first floor offices.

Relevant Planning History

None existent.

Non-designated Heritage Asset (NDHA)

The building itself is considered to be an NDHA and for the same reasons as above and as a constituent part of the conservation area the proposal would not cause harm to or loss of significance of the building as an NDHA. There is precedence for a bar not only on the street, but on the same terrace block. The premises next door, 14 Bolton Street is a bar, Blind Tiger, has a late licence, and currently closes at 4:30am.

Justification

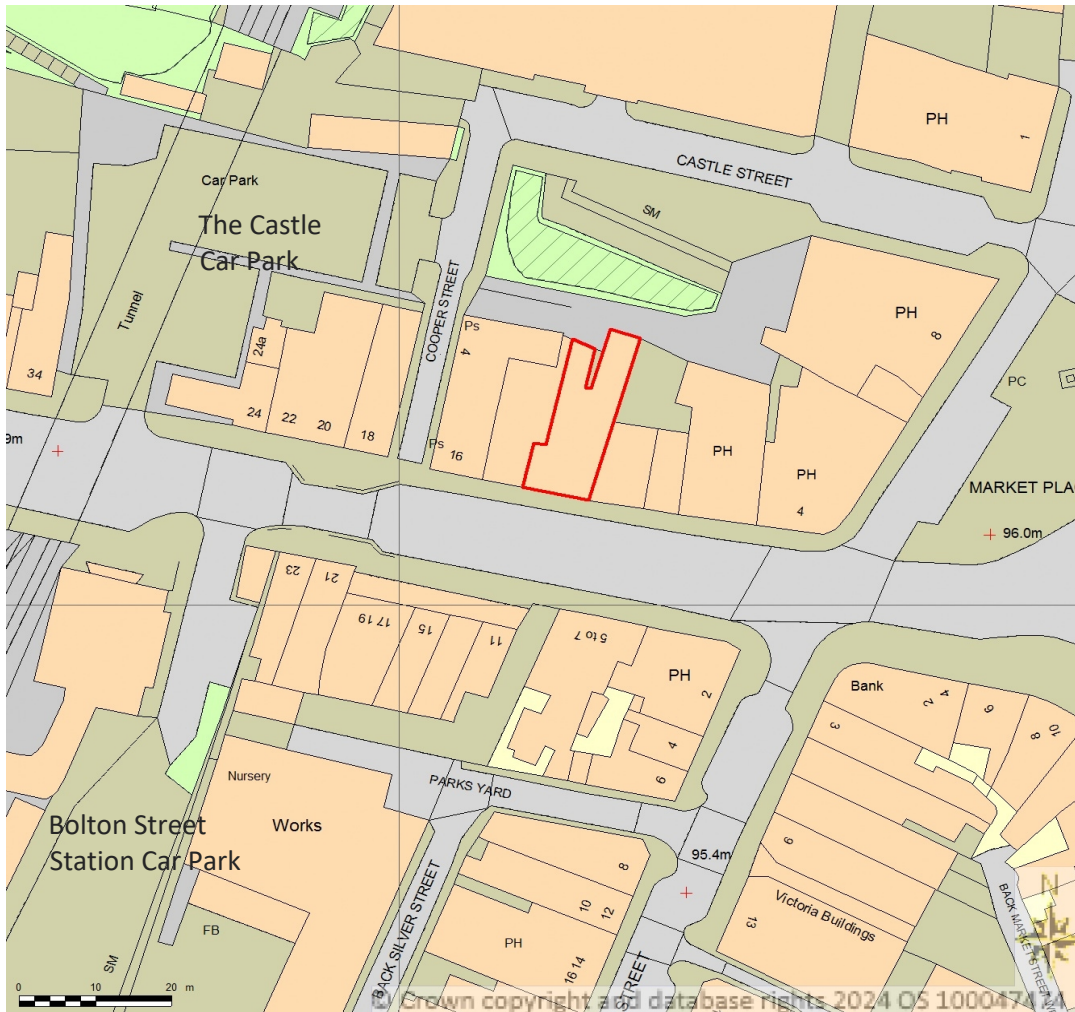
The proposed change of use would have a neutral impact on the character and appearance of the conservation area and street scene as all existing external features are maintained and the proposed use fits with context.

The proposal would therefore comply with adopted UDP policies EN1/1-Visual Amenity, EN2/1-Character of Conservation Areas, EN2/2-Conservation Area Control and the NPPF. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area by bringing people of different backgrounds together, increase harmony, and aid community building. It therefore comprises sustainable development.

Parking

Car parks in close proximity to the application site: 12 Bolton St. are The Castle Car Park, and the Bolton Station Car Park will be utilised by customers. The customers of the proposed use would be recommended to use these car parks when attending the Sports Bar and Restaurant. See car parks on image below.

The existing tenants in No. 8 and 10 Bolton St. also park at the rear of the property. Of course, this would not be used by customer of staff, only seldomly by the owner.



Car Park in close proximity of application site: 12 Bolton St.



Current tenants parking at the rear of 8, 10, and 12 Bolton St.

Bins and Waste Collection

Arrangement has been made by the applicant and EMPTYMYBINS DAILY LTD for waste collection every morning. The waste of every night from the restaurant and bar would be stored in the bins located in the proposed bin store and collected by EMPTYMYBINS at 6am every morning. The collection service is:

EMPTYMYBINS LTD

Address: 70 Temperance St, Manchester M12 6HU

Phone: 0161 828 4250



Existing bin location



Existing Bins and Proposed Bin Store Location



Existing Bins Location and Proposed Bin Store Location

Proposed Bin Store

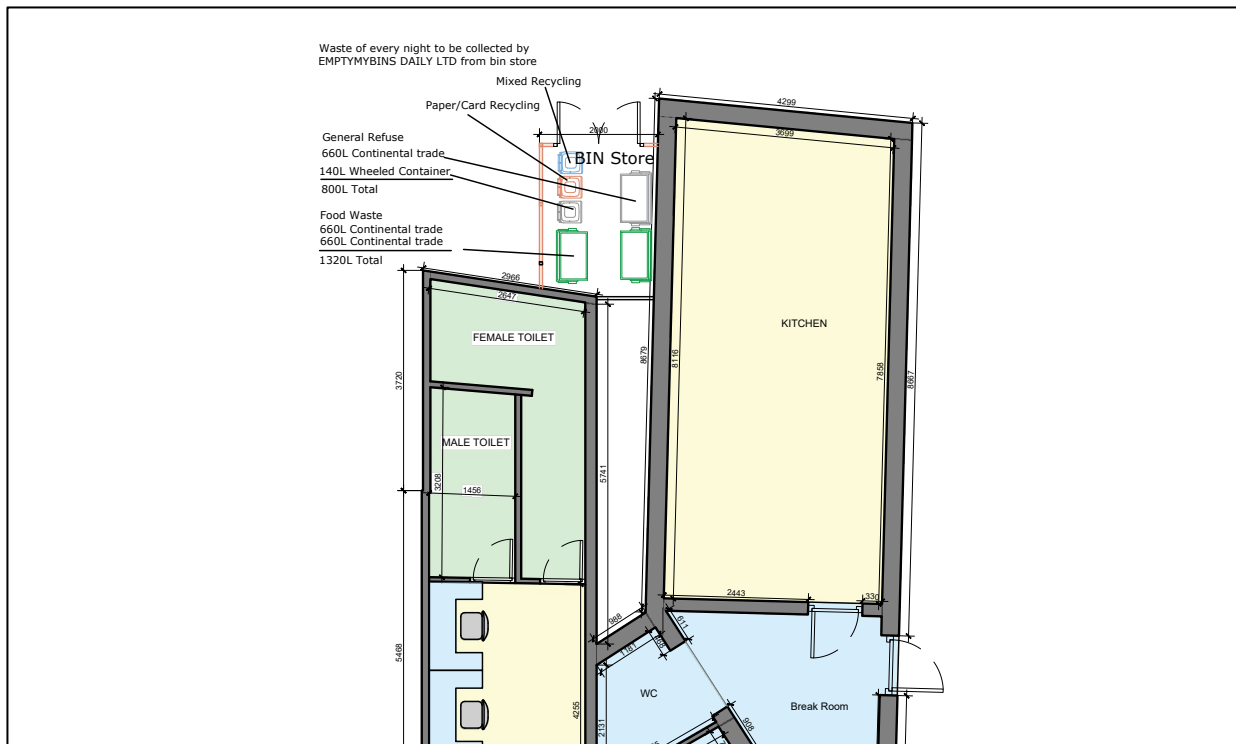
The build of the proposed bin store will be timber frame of 1.8m high. This would be of similar type structure and build to the bin store of No. 5-10 Market Pl. See images below.



5-10 Market Pl Outdoor Bin Store and Application Site: 12 Bolton St.



5-10 Market Pl. Outdoor Bin Store (Black coloured timber frame)



Proposed timber frame bin store: 12 Bolton St.

Access

All external access shall remain the same and unchanged.

Opening times

Sports bar and restaurant	Offices
Sunday: 8am – 3 am Monday: 8am – 3 am Tuesday: 8am – 3 am Wednesday: 8am – 3 am Thursday: 8am – 3 am Friday: 8am – 4:30 am Saturday: 8am – 4:30 am	Mon - Fri: 8am - 8pm Sat - Sun: Closed

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Policy JP-S2: Carbon and Energy

This proposed change of use will comply with JP-S2, 1,2 and 3 and with Part L of Building Regulations by improving energy efficiency and generate renewable and low carbon energy, heating and cooling. The following will be done to the property to ensure JP-S2, 1,2, and 3, are met.

- 1) **Cavity Wall Insulation:** Any empty cavity walls will be fully filled, subject to a check for suitability from an accredited installer and approval by local authority building control.
- 2) **Loft Insulation:** loft spaces will be checked and filled with appropriate insulation.
- 3) **Floor Insulation:** uninsulated suspended timber floors, where easily accessible from underneath will be insulated.
- 4) **HVAC (Heating controls)** will be upgraded with central heating that has a programmable timer, room thermostat or thermostatic radiator valves.
- 5) **Energy efficient lighting** will be used throughout the bar and offices

Policy JP-C2: Digital Connectivity

To comply with Policy JP-C2, the premises will have an internet provider such as BT and Sky. This will be full fibre optic connectivity. The premises' wifi will only be for the establishment and its customers, NOT for the public.