



VICTORIA BUILDINGS | BURY

HERITAGE STATEMENT

JUNE2024

HERITAGE STATEMENT

LOCATION + CONTEXT



FIGURE 1 | FRONT FACASE



FIGURE 2 | FRONT ELEVATION

1.1 | INTRODUCTION

This document has been prepared by Four Architects on behalf of the client, in support of replacing existing timber windows with Aluminium windows at Victoria Buildings in Bury.

This document be read in conjunction with the associated application drawings and any/ all other information submitted in support of the planning application.

1.2 | LOCATION

The site is located at Victoria Buildings, 8-12 Silver St, Bury, BL9 0DP



1.3 | WINDOW REPLACEMENT IMPACT ASSESSMENT

Introduction

This heritage statement assesses the impact of replacing the existing timber windows with aluminum windows at Victoria Buildings, located at 8-12 Silver Street, Bury, BL9 0DP. The objective is to demonstrate that the proposed changes will have minimal impact on the heritage value of the building, ensuring the preservation of its historical and architectural significance.

Historical Context

Victoria Buildings, constructed in the late 19th century, is a prominent example of Victorian commercial architecture in Bury. The building historically housed a range of commercial enterprises, contributing significantly to the town's economic development and social history. Its architectural style reflects the opulence and detailed craftsmanship typical of the Victorian era.

Architectural Significance

Key features of Victoria Buildings include:

- **Facade:** Intricately detailed brickwork, characteristic of Victorian craftsmanship.
- **Windows:** Originally timber-framed, large sash windows that are integral to the building's historical aesthetic.
- **Design:** Symmetrical facade with decorative elements typical of Victorian commercial architecture.

Existing Condition

A survey of the current timber windows reveals significant deterioration due to age and exposure to the elements:

- **Rot and Warping:** Extensive decay and deformation of the timber frames.
- **Energy Inefficiency:** Poor thermal performance leading to significant heat loss and condensation issues.
- **High Maintenance Needs:** Regular and costly maintenance required to address ongoing deterioration.

Proposed Changes

The proposal involves replacing the deteriorated timber windows with high-quality aluminum windows. These aluminum windows are designed to replicate the appearance and dimensions of the original timber windows, providing a visually consistent and historically sympathetic solution.

Justification for Aluminum Windows

- **Aesthetic Continuity:** Aluminum windows can be manufactured to match the profiles and detailing of the original timber windows, ensuring the visual integrity of Victoria Buildings is maintained.
- **Durability:** Aluminum is resistant to rot, warping, and other forms of deterioration, significantly reducing maintenance requirements.
- **Energy Efficiency:** Aluminum windows with advanced glazing options offer superior thermal performance, enhancing energy efficiency and comfort for occupants.
- **Reversibility:** The installation of aluminum windows is a reversible intervention, allowing for the possibility of future restoration to timber if desired.

Heritage Impact Assessment

The replacement of timber windows with aluminum windows at Victoria Buildings will have minimal impact on its heritage value due to the following reasons:

- **Preservation of Visual Integrity:** The new aluminum windows will be designed to closely replicate the original timber profiles, preserving the building's aesthetic character and historical appearance.
- **Sympathetic Material Use:** While aluminum is a different material, its high-quality finish and ability to mimic the original timber design ensure that it is sympathetic to the Victorian architectural style.
- **Unchanged Historical Context:** The overall architectural form, scale, and significant design elements of Victoria Buildings will remain intact, ensuring that its historical narrative and architectural merit are preserved.
- **Enhanced Longevity:** Improved durability and reduced maintenance needs will contribute to the long-term preservation of the building, preventing further deterioration that could compromise its heritage value.

Conclusion

The proposed replacement of existing timber windows with aluminum windows at Victoria Buildings, 8-12 Silver St, Bury, BL9 0DP, has been carefully considered to ensure minimal impact on the building's heritage significance. By selecting aluminum windows that faithfully replicate the original timber designs, the proposal aims to preserve the visual and historical integrity of Victoria Buildings while providing enhanced durability and energy efficiency. This balanced approach ensures that Victoria Buildings remains a valuable and well-preserved part of Bury's architectural and historical landscape.

