



HERITAGE STATEMENT

68150

Proposal: Proposed Roller Shutters

Prepared by BDS

Address: No. 3 The Rock Bury BL9 0JP
16/03/2022

Heritage Statement

A Heritage Statement is requested by the Bury Council for this application as the site is situated within the Bury Town Centre Conservation Area and is also on the draft Local List.

The statement is intended to clarify and support the application for the proposed roller shutters at the ground floor shop operating as 'wow com!x'.



Summary

The purpose of this assessment is to assess the significance of the building at number 3 The Rock which lies within the Bury Town Centre Conservation Area, the setting off the Grade 2 Listed Union Buildings and is listed in the Bury Draft Local List, and to assess the impact of the proposal of the roller shutters to the existing ground floor shop front.

The building is of medium significance overall and is considered to constitute a non- designated assets in planning terms. It is listed on the Bury Draft Local List and this assessment supports that signification.

The conservation area appraisal identified to the building as a significant unlisted building that makes positive contribution to the character of the conservation area, although this incorrectly identifies it as a dating from the 1930's.

The building at Number 3 The Rock is also considered to make a positive contribution to the setting of the listed Union Building and to the church of St Mary, although it forms a small part of the setting of the church, and it is only the rear elevation which affects the east end of the church. The front elevation forms a more important part of the setting of the union building,



Planning History

*87/01745/ Internally illuminated projecting signs, internally illuminated fascia sign/ The Rock Bury
Approved*

08/49728/change of use of ground floor from bank to nail salon/ 3 The Rock Bury/ Approved

*08/42562/ internally illuminated free standing double sided 6 sheets advertising unit 3 The Rock Bury
/ Approved*

Architectural Assessments

Exterior

The front elevation is 3 storey stone fronted above the ground floor level. The building remains a unified appearance for the first and second floor with a bay window feature flanked by a moulded historic cornice.

The ground floor shop consists of the 'wow com!x' shop which consists of Glass panels either side of the central door. To the left side is a grey panelled door leading up to the second and third floor offices.



Design Principals of Proposed Developments

The proposed development comprises minimal external alterations, which are a more cosmetic nature to maintain the use of the building. Whilst addressing deficiencies with security issues, but to maintain the historic and special interest of the site and adjacent buildings further afield.

The proposal basically comprises the introduction of a 'recesses' shutter arrangement to the existing entrance. In detail the appearance consistent with shop units further afield, leaving all other existing elements of the façade and structure generally as existing, all is shown on the detailed drawings attached to the application.



Evaluation of the impact of proposals on the asset

The minimal alterations, new design elements and palette of material/finishes will be been carefully chosen, in co-operation with the planning department, not only to retain the existing original fabric and viability of the site.

Considered overall, and taking account the mitigation and benefits outlined above, the proposal is considered to preserve or enhance the character or appearance of the Borough's Conservation Areas. With the presumption in favour of sustainable development in the NPPF, it is the author's professional opinion that the proposals are compliant with national and local planning policies.

Although the proposals will result in minor harm to both the non-designated heritage assets and the conservation area, they will result in significant public health benefits.

The proposals are not considered to change the character of this part of the conservation area and considering, the proposals are considered to be beneficial overall.

Policies 194 and 195 of the NPPF states that the local planning authorities should require the applicant to describe the significance of any heritage assets affected. Including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance of the application site. The affected parts of the conservation area and to the setting.