



Heritage Assessment

The Union Club, 1 The Rock, Bury BL9 0JP

Aim of this report

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This Heritage Statement has been prepared by Studio 805 in relation to the planning application and listed building consent of:

The Union Club, 1 The Rock, Bury BL9 0JP

Heritage Assessment

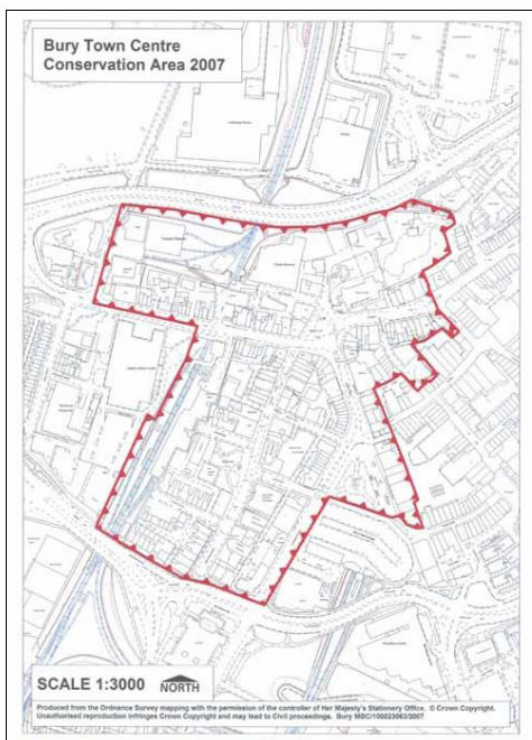
1.0 Location and Setting

The Union Club was built around 1874 and is a listed building (grade II). 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.

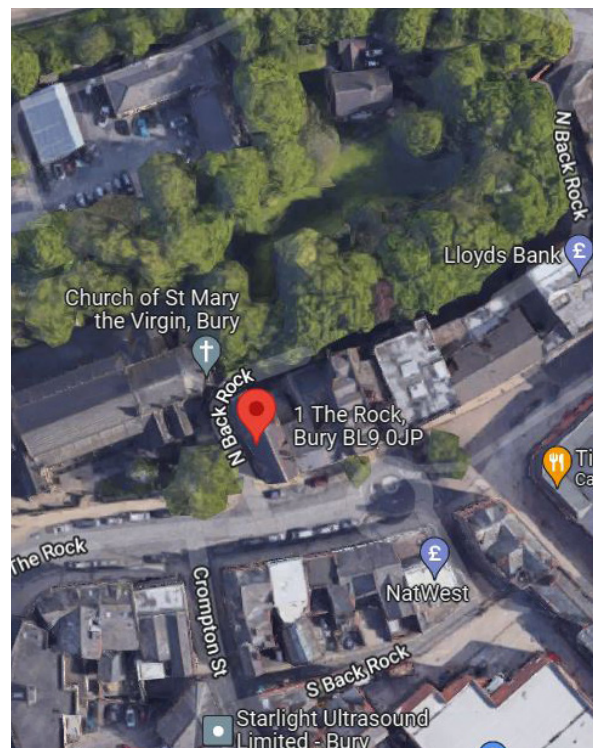
The conservation area spans across the historic core of central Bury. The zone covers the medieval settlement, with densely built up streets radiating to the east, south and west. The street pattern is irregular and is focussed around the church and Market Place. The conservation area covers Bolton Street, 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 town's 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.



Conservation Zone map taken from Bury Town Centre Conservation Appraisal 2007



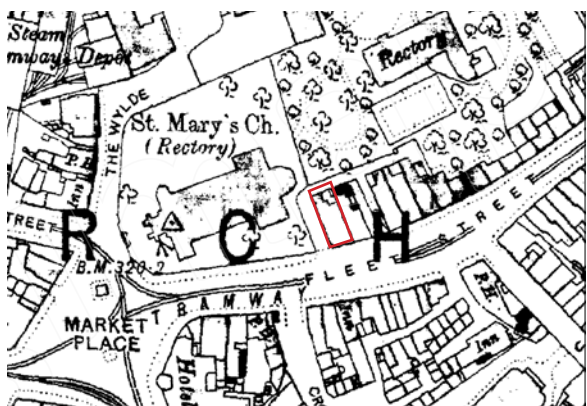
Existing plan view of the Union Building.

2.0 Historical Background

The Union Club was built around 1874 and is a listed building (grade II). It is located on The Rock, adjacent to the Church of St Mary the Virgin, with a view into the garden of the church. The rectory gardens and the church are the lowest density within the town centre and is an oasis of quiet in the centre. The rectory walls bound the gardens and is directly north of the Union club and forms a boundary to the back of house area located along N Back Rock. The West facade of the Union Building offers direct views onto this garden.

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 Union building is located at the start of this road and offers an active street frontage with a ground floor shop. The street follows a gentle curve that stems from the Market Place which is the core of the early settlement.

The historic maps on the following page show the development of Bury town centre. Overall the character of the medieval street remains intact. The historic maps show that the section that is facing the main street (1 The Rock) was once a bank. Due to its orientation to the church gardens, the West and South become the principal facades.



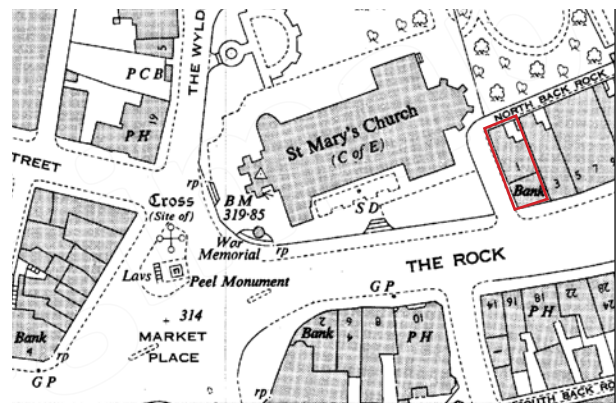
1890



1910



1930



1950



1970

3.0 The Union Club

The Union Club was built around 1874 and is a listed building (grade II). It is a Neo Gothic four storey building of red brick with stone dressings, mock timber and plaster infill. It has a modern shop front. This building replaced an earlier building on the same footprint which was constructed on the glebe lands of the rector of St Mary's Church.

It is on the National Heritage list as entry number 1318009. It was first listed on 26th March 1975 and the description on the National Heritage list follows:

Dated 1874. Neo-medieval. Red brick with stone dressings and mock timbering with plastered infill (especially to top stages). Corner site. Irregular. Four storeys. Gable front of three bays and 5-bay left-hand return front. Windows generally have straight heads on ground floor, obtusely pointed heads (and ornamental sill-grilles) on first floor, pointed heads and drip moulds on second floor and multiple mullioned lights on top floor (together with small 4-light roundels). Central window on first floor is rectangular oriel, as are two windows on second and third floors of return front, which has elaborate carving over bi-partite entry, incorporating dated coat of arms, surmounted by roundel on first floor under gabled canopy of pierced bargeboards on corbels. Circular corner chimney rising from foliate capital on shaft running towards ground. Steep tiled roof.

The images below show an overview of the building in its current state:



Street Elevation



View of two principal façades



Third Floor bay windows



Union Club Entrance, view from church gardens



View from N Back Rock showing that refurbishment is required.

4.0 Significance Appraisal

A significance assessment has been provided to ascertain historical development of the property and its contribution to the conservation area. It outlines findings and research mentioned throughout this document. The significance is based on Archaeological interest, artistic interest and historic interest. The building has been identified as a key building within the development of the town and its location within the conservation area. The building has architectural interest which can be seen in the construction, craftsmanship, and decoration of the building. It has two key principal façades that overlook the main road and church gardens.

The Union Club has played a significant role in the development of Bury. The building was rebuilt in 1874 on the same footprint of the previous building. The building was occupied by Martins Bank Ltd. The image on the right shows a comparison of the modern shop front against the previous shop front. The previous shop front entailed decorative timber windows as well as lettering to create interest in the shop front. The new shop front lacks the attention to detail and design in comparison. It is imperative that any alterations to the existing building must include the attention to detail that is apparent within the existing building.

The building in recent times has shifted uses from a bank into a commercial shop. Today, the building struggles to be occupied and has been left, causing it to lose its former glory. This has caused deterioration in within the facade which will require repairing.

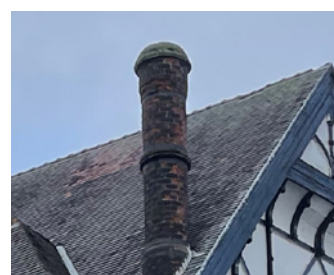
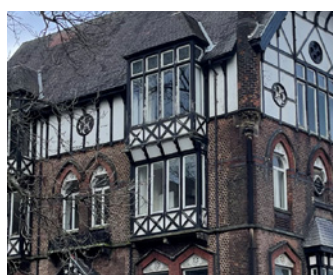


Present shop front



Previous shop front

The images highlight decorative elements such as the timber framed windows, ornamentation, detailing within the brickwork, stone ornamentation, bay windows and decorative balconies. These are elements that will need to be refurbished when undertaking building works.



5.0 Relevant Planning History

The building has a previous planning application that was submitted and approved in 2015: (Ref : 59428)

Change of use of 1st/2nd/3rd floors from commercial (Class A2) to 5 no. flats; Repairs and refurbishment of external elevations and windows. The plans for this proposal are shown below:

The previous application successfully identifies the use of the building as residential as opposed to leisure based on the very central location within the shopping and business area with a great deal going on. The need for residential in this location is overwhelming.

6.0 Design Recommendations

The main architectural interest of the building is on the exterior of the building, especially in the architectural merit and exemplar craftsmanship within the facade. It is recommended that there is minimal intervention within the south and west facade. As previously mentioned the building was changed from a commercial use to residential in 2015. 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 includes a main staircore that must be retained, other than that, 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 listed building. Indeed it is suggested that the most important factor is to preserve this building is to find an appropriate use that will ensure it is fully used. This would stop the building from deteriorating quickly. The proposal identifies wasted space such as the basement level and proposes an additional self contained flat within this space. The proposed design has minimal alterations to the exterior and the front and side façades that are mentioned in the English Heritage description are maintained as they are.

7.0 Proposed Changes

The proposal seeks to undergo interior changes and refurbish / enhance the architectural elements of the exterior.

The external refurbishment work that was outlined in the 2015 planning submission was completed. The major external changes will be to reintroduce the basement level windows. It is apparent from the site visit that in the past, these windows were blocked up. We are proposing to reinstate them and match the existing windows along the west facade.

Approximately a third of the basement windows are above ground level, when reinstating these, minor excavation will be required in order to get maximum light into these. It is apparent that this could have been what the original building was like as the ground is already excavated and windows have been blocked up. There are various ways to achieve a buffer zone from the pavement level. Below are examples of cast iron pavement lights which is commonly used for basement levels. These can be bespoke design to match the character of the existing building.

Other changes to the external will be the introduction of skylights for the mezzanine level. In the third floor ceiling there is a large patch that would have previously contained a skylight. The proposal seeks to introduce new skylights to the roof level that match the character of the building.



Existing basement windows that are to be reinstated.



Existing basement windows that are to be reinstated.

8.0 Visual Impact Assessment



View 1: Street Level view



View 2 : From the Parish Church Gardens

The introduction of the roof skylights will have very little visual impact as it is located towards the rear of the site.

The two key views on the site are from street level and the view from the Parish Church gardens.

1) The view from the street level has very minimal impact as the Parish Garden wall obstructs the view of the basement windows and due to the height of the building the skylights will have negligible impact as it will not be visible from street level due to the protruding bay windows.

2) The reinstated basement window has minimal impact from the Parish Church Garden as the garden is rained and the basement level cannot be seen in this view. The skylights are also not within the view .

There is no mention of the rear facade on the National English Heritage listing.

The purpose of this proposal is to keep the building as it is for all to appreciate, particularly the tenants. The aim is to make as little impact as possible to the facade a 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, which was done as part of the 2015 planning approval. The drainage systems added as part of the 2015 will be used for the new accommodation and 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 the existing chimney which is outlined as part of the 2015 application.

9.0 Conclusion

In conclusion, the proposed works to the building will have a very minimal impact. In terms of interior refurbishment, the proposed works are welcomed as it utilises detrimental spaces such as the basement and provides a better use for the third floor. Without a suitable use the building can become derelict, therefore a shift to residential use is suitable for the building as long as the ground floor shop is retained. The exterior changes are acceptable as they are reinstatements of windows that were previously there. The skylights are a new addition, which can have an impact on the buildings fabric. Therefore, this must be done carefully to match the character of the existing building. 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 the original building. This proposal will enhance the social and economical setting of Bury.