

Heritage Assessment Statement

to accompany the application for

Elevational Improvements

at

Acolaid Case 67619; 82 - 84 Bolton Street Bury

On Behalf of

Steven Phillips

Prepared by



T: 07795388610 / 07893 347252 W: www.mcdccltd.co.uk

MCD Construction consultancy LTD (private Company Limited by Shares) registered in England No:7127675
Registered Office Phoenix House, 2 Huddersfield Rd, Stalybridge. SK15 2QA

1.0 Proposal:

Elevation improvements to update the shop frontage to a smarter and more appropriate elevation treatment which is congruous with the feel of modern Bury whilst also bringing proportions and materials into use that are more in keeping with the conservation area.

The proposed brick would be in a blue / black slip to sit in similar appearance and mass to the existing brick of the building but shall be in a strongly contrasting colour to contrast and to tastefully refurbish and enhance the street scene appearance rather than pastiche the existing styles.

The building is of a Commercial Edwardian typology.

The proposal changes a 1970's aluminium patent glazing system. Original ground floor features and construction have been lost entirely. A significant steel frame now opens up the ground floor space. The replacement of which would lead to substantial demolition. It is therefore to be retained.

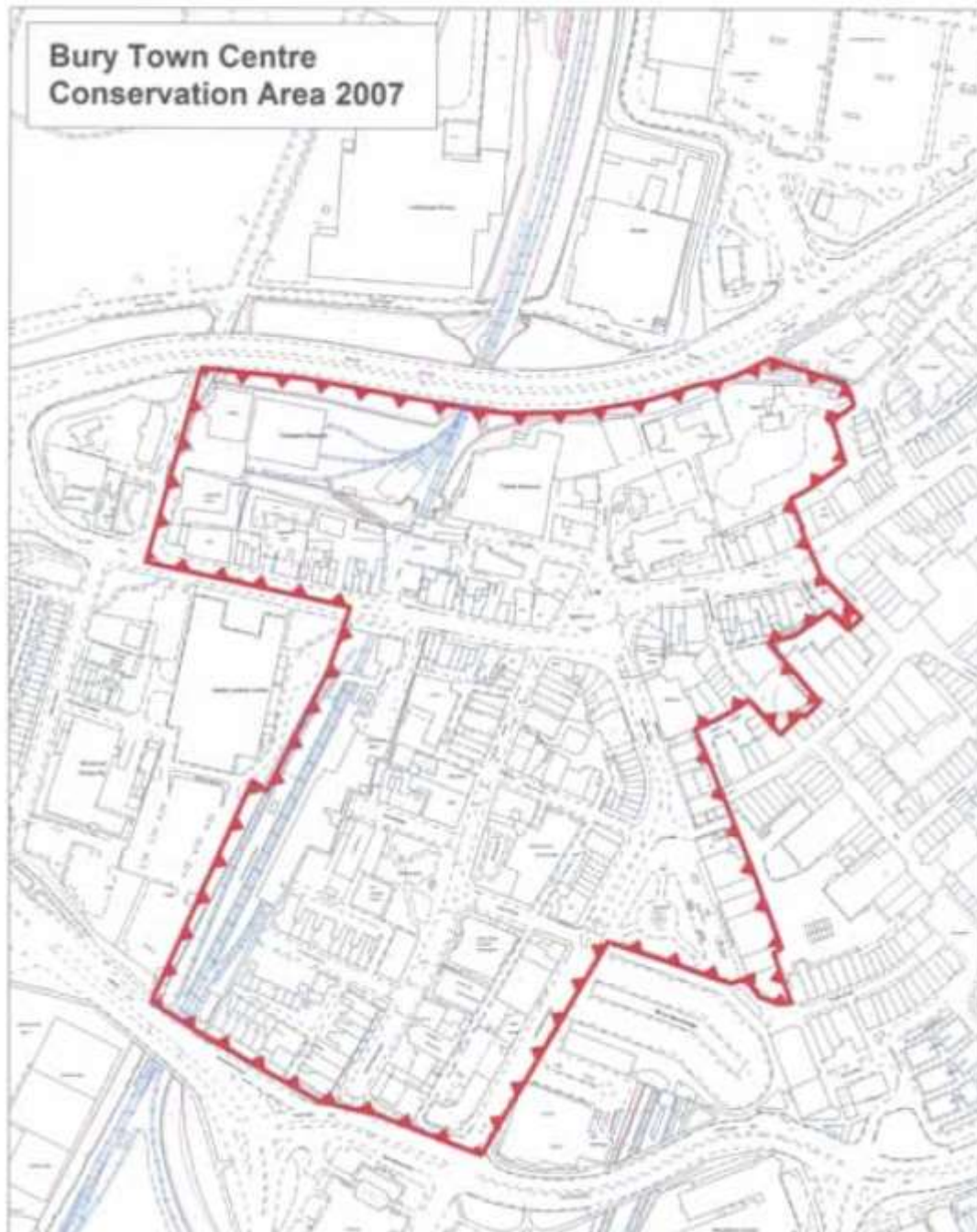
The glazing module is purposefully built to reflect modern access requirements and stand in contrast to the upper floors whilst also respecting the proportion and feel.

2.0 Current use:

Offices and shop frontage

3.0 Description:

The Site sits just within the Bury Town Centre Conservation Area.



T: 07795388610 / 07893 347252 W: www.mcdccltd.co.uk

MCD Construction consultancy LTD (private Company Limited by Shares) registered in England No:7127675
Registered Office Phoenix House, 2 Huddersfield Rd, Stalybridge. SK15 2QA

4.0 Constraints and details of the conservation area:

Bury Town Centre Conservation Area was designated in 1978, and extended to the west in September 2005.

Whilst the building is within the area it is not listed as a heritage asset of any meaning although what remains of its period features would be considered to contribute to the overall feel of the conservation area.

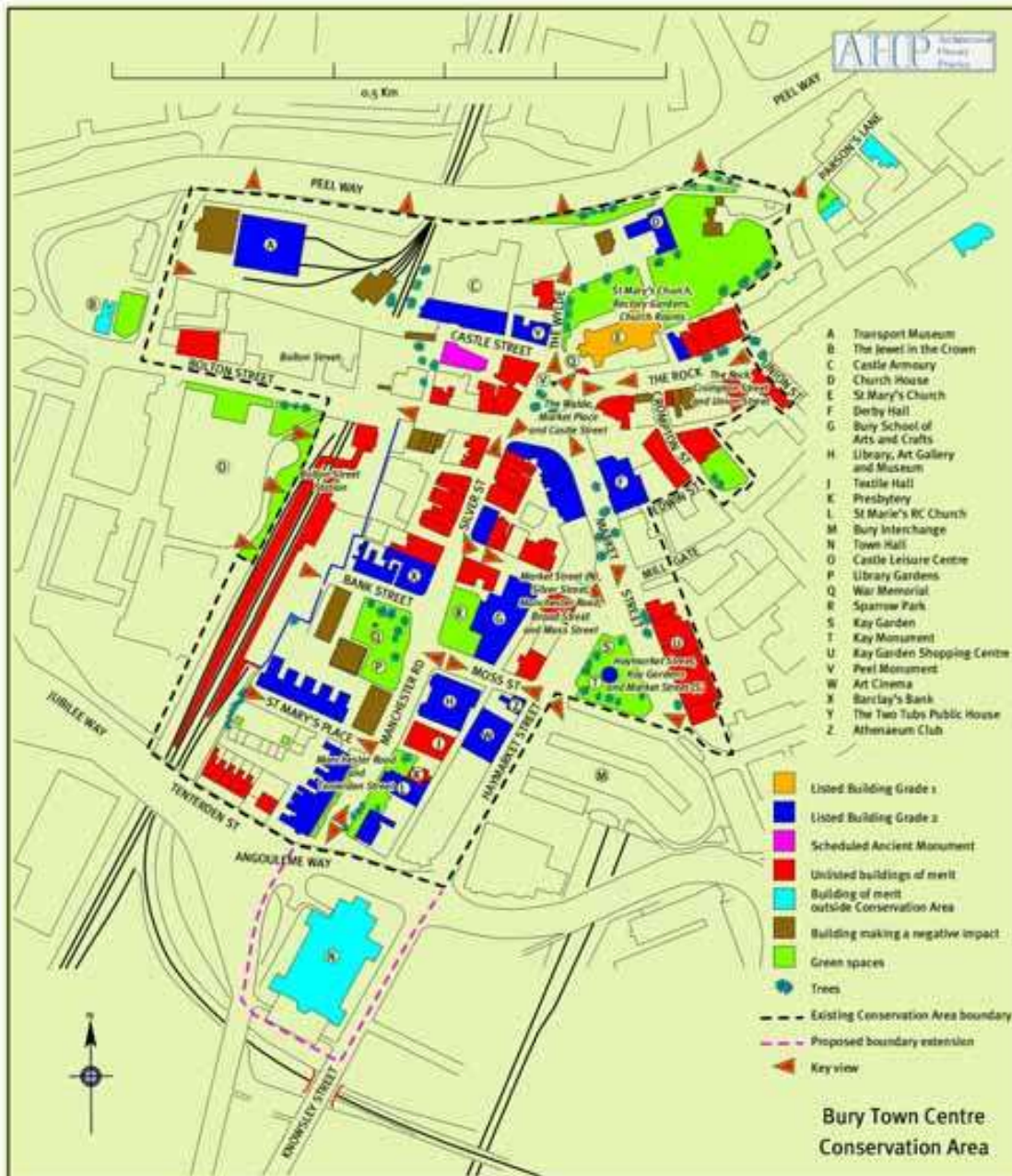
Whilst the building is late for the Era of the most significant buildings it does abut an unlisted local building of merit. The below extract from the Conservation Area appraisal captures the most significant part of the directly contextual character.

Extracted from the CA Appraisal:

4.1 Bolton Street

As the road from Bury Bridge, 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. The best preserved of Bolton Street's brick buildings is number 16, a three-storey mid-nineteenth century house on the corner of Cooper Street which retains its domestic character despite its conversion into a restaurant. There is an Edwardian shop fascia, carved pilasters and door surround to numbers 5 and 7, and good examples of modern timber shop fronts to numbers 8-10. There are fine views of the moors as Bolton Street drops away to the west. The buildings are predominantly used as offices and shops.

West of the 1846 railway line and cutting which dissects the street from north to south, Bolton Street has a mixture of buildings from different eras, including the large block of the twentieth century leisure centre and the twin-vaulted roofs of the Temperance Billiard Hall. In front of the leisure centre is informal green space. Much of the north side of the road is characterised by three-storey terraced shops which follow the downwards slope of the street. Several of these terraced houses have been replaced with smaller buildings which disrupt the street line and urban grain. The presence of the railway line must have meant that late Victorian improvement schemes were easier to effect elsewhere in the centre. Partly as a consequence of this – and the fact that new buildings and alterations to existing ones have damaged existing historic character – the street has become marginalised from the shopping and civic centre of the town, and is suffering a general decline.



5.0 Opportunities:

T: 07795388610 / 07893 347252 W: www.mcdccltd.co.uk

MCD Construction consultancy LTD (private Company Limited by Shares) registered in England No:7127675
Registered Office Phoenix House, 2 Huddersfield Rd, Stalybridge. SK15 2QA

We are also open to any suggestions that the conservation team might have about detailing of the proposed houses and their layout.

Planning Policy 16 assessment:

The following section features extracts from NPPF 16, Planning and the historical environment, the national policy guidance which underpins conservation areas. Relevant sections have been quoted and a summary follows each one assessing this site and its opportunities against each.

194. In determining applications, local planning authorities should require an 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

This assessment qualifies as a suitable response to the above

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The building is not a direct Heritage asset and the proposal is a minimal impact on the character of the area as described above in section 4.1

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposal is an enhancement to the existing structure attempting to improve on previous harm.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The economic factors driving these improvements demonstrate that the building is in optima; use. And is in effect both its current and historical use type.

Conclusion:

We have fairly assessed the impact against specific and related policies above.

The Proposals are designed to indirectly complement the existing style of the building and give a high-quality street edge feel that enhances the conservation area.

Both ourselves and our client wished to avoid a direct emulation of the existing building.

Given the fact that the proposed changes only improve an outmoded and degraded structure we feel that the design is suitable for approval within the conservation area.