

PROPOSED WORKS AT 8 MARKET STREET

BURY, GREATER MANCHESTER



HERITAGE ASSESSMENT

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Heritage Consultancy

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GARRY MILLER HERITAGE CONSULTANCY

Garry Miller is a heritage consultant, architectural historian and published author who has spent more than 40 years studying and working with buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. The book was described as ‘scholarship as its best’ by *Country Life* (June 2003), and ‘well analysed and presented’ in *Transactions of the Ancient Monuments Society* (Vol 48, 2004); and was widely cited in the 2006 Buildings of England volume on Liverpool and Southwest Lancashire. Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings, in particular the heritage assessments required to support planning applications affecting the historic environment. His area of operation encompasses the North West, Midlands, North Wales and parts of Cumbria and North and West Yorkshire. Several local authorities have cited his assessments as examples of best practice, and reports on more than 150 buildings or sites are produced annually.

THIS REPORT

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1: EXECUTIVE SUMMARY

The application building is number 8 Market Street in the town centre of Bury, Greater Manchester. The property is part of a mid-19th century mixed-use terrace and consists of ground floor retail premises with vacant offices above. The property is listed at Grade II as part of a single listing encompassing 2-10 (even numbers) Market Street. It also stands within Bury Town Centre Conservation Area.

Proposals have been submitted to Bury Metropolitan Borough Council for external and internal works to the listed building. The heritage issue arising is its impact upon the significance (heritage interest and value) of the listed building and its contribution to the conservation area. The scope and purpose of this report is to identify this significance and evaluate how it will be affected by the proposal.

As part of the listed terrace, the significance of the application property derives primarily from its group value rather than its own intrinsic qualities. As a Grade II listed building, the significance of the terrace extends to the national context and derives essentially from its special architectural and historic interest as a mid-19th century row of ground floor shops with offices above. This is also the basis of its positive contribution to the conservation area. In respect of number 8, owing to extensive alteration of its interior, its contribution to the terrace resides primarily in its external envelope and presence within the immediate streetscene.

The significance of the conservation area that forms its setting derives from its character and appearance as the civic and commercial core of the town centre. This significance is embodied in its largely 19th century buildings, many of high quality, and their relationship to each other amid the historic pattern of streets and open spaces. While the conservation area's significance extends primarily to the borough-wide context, it also contains many buildings which are listed as being of national importance.

The proposal requires consent for limited, mostly external works, the main items being refurbishment of the front elevation timber windows and replacement of those on the rear elevation; refurbishment of the slate roof covering and chimney; replacement of a flat roof section at the rear; and replacement of roof skylights. Internally, a modern partition on the top floor is to be removed.

The works on balance will sustain the significance of the listed building along with its role in the conservation area, and in certain respects will also deliver an enhancement in its appearance. In the key public views which illustrate its significance, it will continue to be read as an element of the prestigious mid-19th century redevelopment of Bury town centre. The proposal is thus in accordance with national heritage guidance along with the relevant heritage policies of the local development plan, and therefore merits approval.

2: THE SITE

The proposal site is number 8 Market Street, in the town centre of Bury, Greater Manchester. The property is part of a mid-19th century mixed-use terrace on the south side of the street, facing the Market Place. It consists of ground floor shop premises with vacant offices above.



Map 1. The proposal building



1. The application property



2. Its context within the listed terrace

3: THE PROPOSAL/PURPOSE OF THIS REPORT

3.1 The proposal

Proposals have been submitted to Bury Metropolitan Borough Council for external and internal works to the listed building.

3.2 Designation

8 Market Street is listed at Grade II as part of a single listing encompassing the terrace at 2-10 (even numbers) Market Street. It also stands within Bury Town Centre Conservation Area.

3.3 Heritage impact

The heritage issue arising is its impact upon the significance (heritage interest and value) of the listed building and (in respect of the external works only) its contribution to the conservation area.

3.4 Scope and purpose of this report

Paragraph 194 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (as revised July 2021) states local planning authorities should require an applicant to describe the significance of the heritage assets affected, including their setting. The scope and purpose of this report is to identify the significance of the listed building and the conservation area, and to assess how this will be affected by the proposal. In accordance with paragraph 194, it is considered the level of detail presented is proportionate to the significance of the heritage assets and no more than is necessary to understand the impact of the proposal. This report is to be read in conjunction with other documentation submitted in support of the application.

3.5 Report structure

This is as follows:

1. A brief description of the listed building (Section 4) and of the conservation area (Section 5)
2. A summary of their heritage significance (Section 6)
3. A summary of the national guidance and local heritage policies against which the application will be assessed (Section 7)
4. Analysis within this policy context of the proposal's impact upon the significance of the listed building and of the conservation area (Section 8)

4: THE LISTED BUILDING

4.1 Overview

One element of a prestigious 1850s terrace built on a curving site in the commercial heart of the town centre.

4.2 Historical context

The property forms part of the prestigious mid-19th century redevelopment of Bury town centre that was begun by the Earl of Derby in 1850 with the building of the nearby Derby Hall on Market Street. This redevelopment is characterised by buildings of high quality, mostly in stone, and the emergence of Market Street and Silver Street as the grandest thoroughfares of the town centre. The property is shown in an image of circa 1900 (following page) as tea and coffee rooms.



Map 2. The application property as depicted by the OS edition of 1907-1908



3. Image of circa 1900, from 2007 conservation area character appraisal, shows the property is use as tea and coffee rooms

4.3 List description

The National Heritage List for England description, compiled at the time of designation in 1985, briefly describes the terrace as a whole:

Between 1850 and 1860. Curved front. Classical. Ashlar. 2 storeys. 8 sash windows with bracketed cornices on 1st floor and keystones on second. Shop fronts on ground floor with cornice and pediments; the 4 right-hand bays being a bank frontage with ½-columns, continued along 2-bay return front, the entrance cut diagonal across the corner under ornately-carved shaped brackets. Long quoins to and within end pairs of bays. Cornice and blocking course.

4.4 Further analysis

- a. **Exterior.** The application property presents a dignified Neoclassical frontage to Market Street. While the ground floor shop front has been altered, the building retains its original character and appearance on the floors above. These are entered via a doorway left of the shop front, which has a segmental pediment supported on tall Corinthian columns. The rear is however irregular and of plain appearance, with a small 20th century ground and first floor outrigger.

- b. Interior.** The building occupies a short footprint, diminishing towards the rear. The first and second floors consist of a main room to the front with WCs in the outrigger on the ground and first floors. There are no historic features remaining within, the exception being an arch at the foot of the stairwell. .



4. Tall pedimented entrance to the offices on the upper floors



5. The first and second floors retain their 19th century character



6. Rear elevation has a more irregular, workaday appearance



7. View from entrance lobby into stairwell



8. The stair is mid/late 20th century



9. Front room on first floor

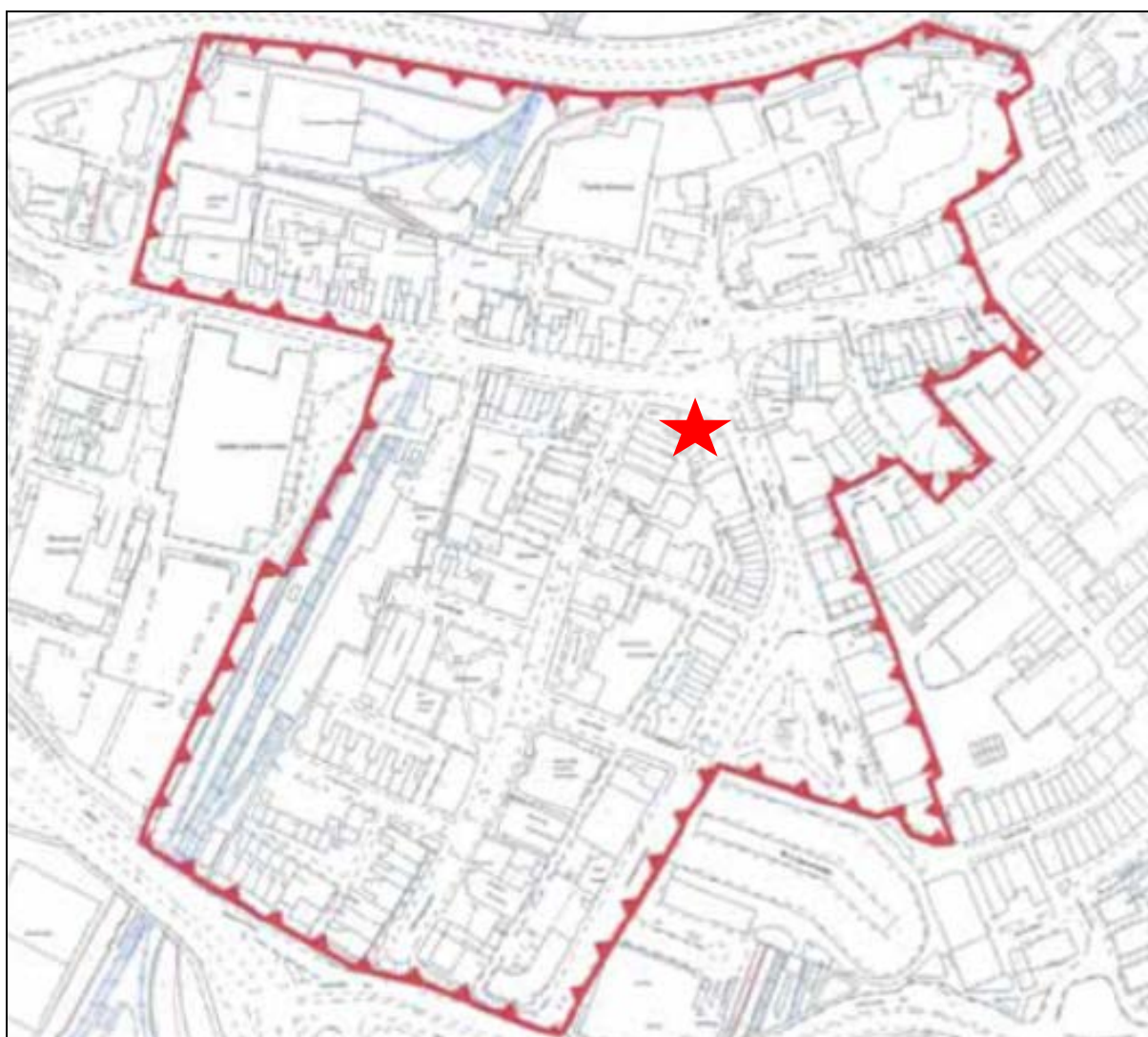


10. Modern partition on top floor

5: THE CONSERVATION AREA

5.1 Overview

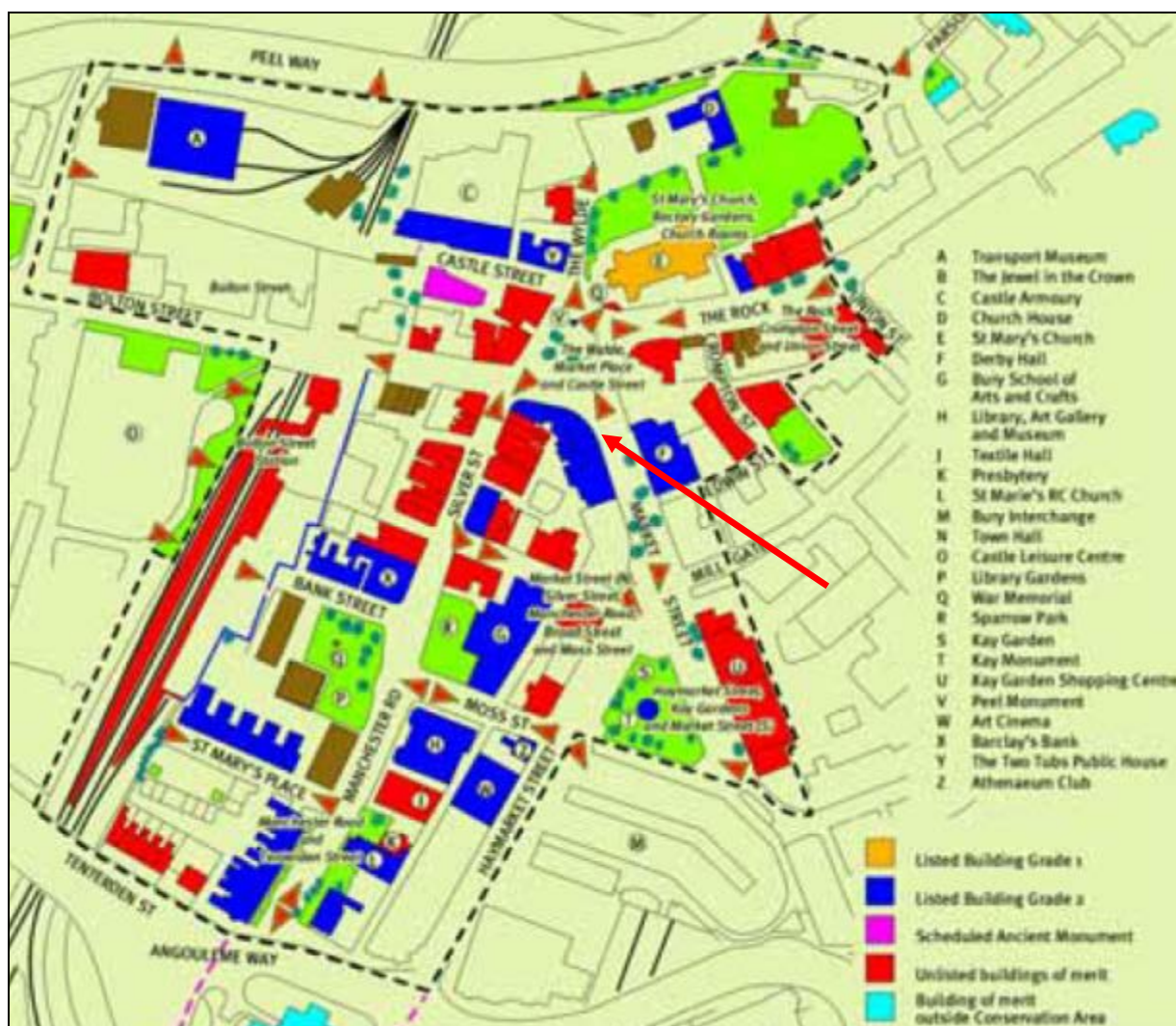
The conservation area encompasses the historic core of the town and is defined by a mix of largely 19th century commercial and civic buildings arranged around and linked by public open spaces. Its qualities are described in the character appraisal produced for Bury MBC in 2007. This identifies eight separate character areas, the application property standing within that defined by Market Street (north), Silver Street, Manchester Road North, Broad Street and Moss Street: an area of high quality civic and commercial buildings, developed after 1850 in the wake of The Derby Hall. The conservation area contains numerous listed buildings, those closest to the site including St Mary's Church (Grade I), numbers 12-16 and 18-20 Market Street (all listed Grade II) and the Sir Robert Peel Statue in the Market Place (Grade II).



Map 3. Conservation Area boundary, with the application building indicated

5.2 Contribution of the application building

The application building, as an element of the listed terrace, makes a positive contribution to the conservation area for its role in the high-quality mid-19th century civic and commercial development of the town centre. This contribution is principally embodied in its Neoclassical frontage as witnessed in public views along Market Street and Market Place.



Map 4. The application property forms part of the conservation area's key buildings

6: SIGNIFICANCE OF THE HERITAGE ASSETS

6.1 Rationale

Paragraph 195 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

6.2 The listed building

As part of the listed terrace numbered 2-10 Market Street, the significance of the application property derives primarily from its group value rather than its own intrinsic qualities. As a Grade II listed building, the significance of the terrace extends to the national context and derives essentially from its special architectural and historic interest as a mid-19th century row of ground floor shops with offices above. This is also the basis of the building's positive contribution to the conservation area. In respect of number 8, owing to extensive alteration of its interior, its contribution to the terrace resides primarily in its external envelope and presence within the immediate streetscene.

6.3 The conservation area

The significance of the conservation area derives from its character and appearance as the civic and commercial core of the town centre. This significance is embodied in its largely 19th century buildings, many of high quality, and their relationship to each other amid the historic pattern of streets and open spaces. While the conservation area's significance extends primarily to the borough-wide context, it also contains many buildings which are listed as being of national importance.

7: PLANNING POLICY CONTEXT

7.1 Statutory duty

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest. Regarding conservation areas, section 72 (1) states that local planning authorities must pay special attention to the desirability of preserving or enhancing their character.

7.2 Relevant policies

Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 197 states that in determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

Regarding designated heritage assets, paragraph 199 states that ‘*great weight*’ should be given to their conservation and the more important the asset, the greater that weight should be; and that significance can be lost through development within its setting.

Locally, the relevant heritage policies are those retained by Bury MBC from its Unitary Development Plan, adopted 1997, which remain in force until replaced by policies of the emerging Local Plan. Relevant to this application are:

- Policy EN2 (*Conservation and Listed Buildings*), which aims to preserve the borough's built heritage through the control of development, especially that affecting conservation areas, listed buildings and areas of local historical importance
- Policy EN2/1 (*Character of Conservation Areas*), whose purpose is to preserve or enhance the character or appearance of conservation areas
- Policy EN2/3 (*Listed Buildings*), which states that the council will actively safeguard the character and setting of listed buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features.

8: IMPACT OF THE PROPOSAL

8.1 Summary of the works

The proposed works involve mainly external alterations of a limited nature. They are summarised as follows, along with their impact upon the listed building and conservation area:

1. **Refurbishment of existing windows on front elevation.** The windows, with timber frames and single glazing, are not original, and likely to be mid-later 20th century; the circa 1900 image appears to show small-pane windows instead. The windows are to be retained and refurbished as required.
 - **Effect: positive**
2. **Replacement of rear elevation windows in UPVC owing to deterioration of the frames; existing framing pattern to be replicated.** The present windows are not original, with the possible exception of that of the second floor room. While UPVC is a non-traditional material, it is already in use on the topmost floor and elsewhere at the rear of the adjoining listed terrace (12-16) and is therefore part of the character of these less publicly visible rear elevations. The proposal therefore is a continuation of what already exists.
 - **Effect: neutral**
3. **Replacement of existing timber front door in aluminium.** The existing door is not original and in need of replacement.
 - **Effect: neutral**
4. **Replacement of existing front and rear elevation skylights by smaller skylights in UPVC.** The replacements, while not of traditional material, are smaller and therefore less visually apparent than the existing items. Comment on the use of UPVC has already been made above.
 - **Effect: neutral**
5. **Refurbishment of existing roof slates and repair and repointing of chimney, as required.** These works will be undertaken on a like-for-like basis using matching materials where original items are damaged, and traditional repair methods and materials. The appearance of the listed building and its visual contribution to the conservation area will be enhanced.
 - **Effect: positive**

6. **Replacement of existing flat roof at rear of top floor with elastomeric membrane.** This will protect the building fabric from water ingress and damage.
 - **Effect: positive**
7. **Removal of modern internal partition on top floor.** This feature is late 20th century and of no interest except for merely recording how the building was altered at that time.
 - **Effect: positive**

8.2 Conclusion

For the reasons given above, the works on balance will sustain the significance of the listed building along with its role in the conservation area, and in certain respects will also deliver an enhancement in its appearance. In the key public views which illustrate its significance, it will continue to be read as an element of the prestigious mid-19th century redevelopment of Bury town centre. The proposal is therefore in accordance with guidance in Chapter 16 of the National Planning Policy Framework and the relevant saved heritage policies of Bury MBC's Unitary Development Plan. The application should therefore be regarded as favourable and approved accordingly.