

HERITAGE STATEMENT

TO ACCOMPANY

LISTED BUILDING CONSENT
FOR INTERNAL REFURBISHMENT WORKS

THE ART PICTURE HOUSE
36 HAYMARKET STREET
BURY BL9 0AY

Document Revision

REVISION	DESCRIPTION	DATE	BY
-	FIRST ISSUE	16.05.2025	LEB
A	W/ HVAC	30.06.25	GW

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1.0 Introduction

1.1 Purpose and Format

This Heritage Statement has been prepared on behalf of JD Wetherspoon PLC in support of the application for Listed Building Consent at: The Art Picture House, Bury. The statement assesses the proposal and the impacts on the heritage asset as informed by the National Planning Policy Framework.

The following resources were used to prepare this report:

- The National Archives
- Historical Texts
- The National Planning Policy Framework
- Bury Local Plan
- CTA Archive

The proposed works involve an internal refurbishment and mechanical works to The Art Picture House; this requires listed building consent given the buildings Grade II listing. In terms of local policies, the local plan sets out the overall vision and special strategy for the Bury Council and seeks to achieve clear objectives for development and environment. This assessment supplements the design and access statement.



Figure 1 – The Art Picture House 2025 (Harrison Ince Architects)

1.2 Responsibility

The National Policy Framework sets out a framework for planning policy. Section 16 outlines policy regarding the conservation and enhancement of the historic environment.

Paragraph 195 ensures Heritage assets are conserved in an appropriate manner to ensure their longevity and impact within the community.

Paragraph 208 stipulates proposals with less than the substantial harm be weighed against the public benefits.

The property is a Grade II Listed asset and located within the Bury Councils "Bury Town Centre" Conservation Area. Therefore, there is an obligation on the owners for the upkeep of the building.

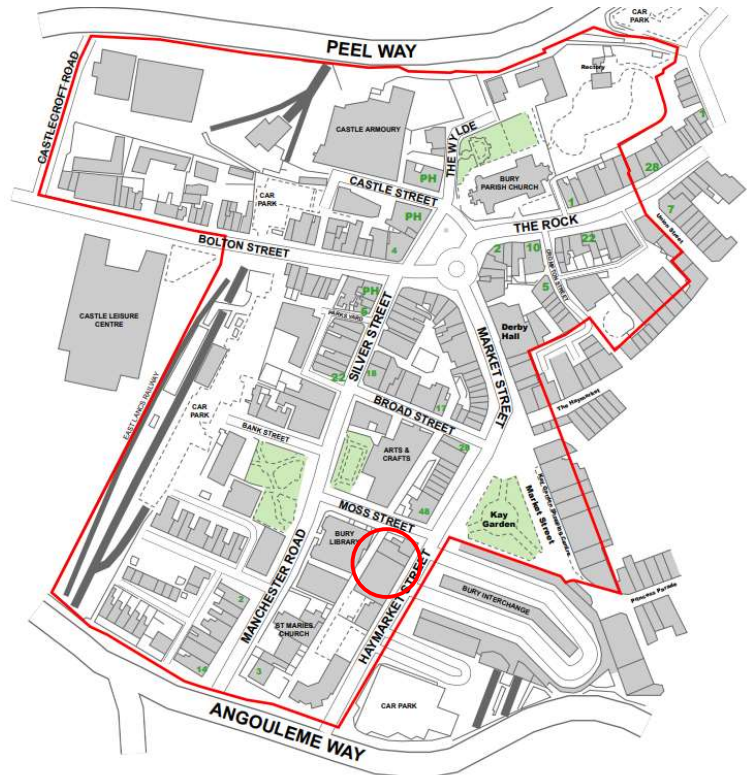


Figure 2 - Bury Town Centre Conservation Area (Bury Council Website)
Site Location Highlighted in Red

2.0 Context Assessment

2.1 Location

The name Bury, Buri and Byri comes from the Saxon and means "a stronghold". It is a large town around 8 miles north-west of Manchester and is the centre of the Metropolitan Borough of Bury. The Roman Governor of Britain from AD78 to AD87, Gnaeus Julius Agricola, made a fortress town of Mancunium (Manchester) and built roads out from the town, leading to the formation of Bury.

In the Middle Ages the "Black Death" led to a shortage of labour. Land previously ploughed fell into decay. Large areas were turned into pastures and sheep were reared. It was at this time that Bury appears to have become a centre for wool and woollen cloth.

During the industrial revolution, the town produced textiles, though this industry no longer exists in the town. Bury was also the birthplace of Sir Robert Peel, Prime Minister of the United Kingdom 1834-1835 and 1841-1846.

The Second World War left Bury relatively unscathed although a German Flying bomb destroyed a row of cottages in Tottington in 1944 killing several people. The nineteen fifties and sixties saw a great decline in the cotton industry but Bury diversified into other industries.

Famous for its open-air market, attracting millions of visitors every year and has achieved multiple awards, including Market of the Year and Britain's Favourite Market. It has a history stretching back to King Henry VI. In 2025, works began on a £33m Bury Market regeneration project.

It is serviced by the Manchester Metrolink system, the M66 motorway, and the A58 and A56 roads.



Figure 3 - Bury Town Centre Walking Map (Bury Council Website) Site Location Highlighted in Red



Figure 4 – Bury Town Centre 1902 – 1995 (Bury Council Website)

2.2 Building History

The building, designed by Albert Winstanley, was originally built in 1922. It replaced a former Baptist church which had been converted into a theatre/cinema at this location.

The site continued as a theatre and cinema until 1964, when it became a theatre only. Sometime after this, the site became a Bingo Hall and then a Chicago Rock restaurant, and in 2010 JD Wetherspoon PLC took the site over and converted it into a Public House.



Figure 5 - Converted Baptist Church (CTA Archive)



Figure 6 – News Article regarding the Bingo Hall located within the Art Cinema (CTA Archive)



● American style: Bury's historic former Art Cinema could be transformed into a Chicago Rock Café.

Theme restaurant to replace cinema

BURY'S historic Art Cinema could be turned into a £1 million American theme restaurant, creating up to 60 jobs.

Live music and late opening will feature in plans to transform the listed building into a Chicago Rock Café.

Luton-based company Luminar Leisure have bought the former cinema and bingo hall on Haymarket Street.

Their plans, submitted to Bury Council, would create a restaurant for 70 customers, an island bar, dancefloor and a stage for a DJ and live bands.

Mr Steve Dennis, director of Luminar Leisure, said the company

ran 33 such US theme restaurants and bars across the country.

"This is a very big development," he said: "We've done the market research and we think it will be a worthwhile investment."

Completed

The building could be completed within the next 12 months.

A previous attempt by a different company to renovate the cinema fell through. It was to have been turned into a Jumpin' Jaks music restaurant and pub, but the firm decided to build in Bolton because of restrictions placed on what alterations could be made to the building.

Figure 7 – News Article detailing the buildings new use as a Chicago Rock Café (CTA Archive)

2.3 Listing Description

Heritage Category: Listed Building
Grade: II
List Entry Number: 1250829
Date first listed: 11-Apr-1995
List Entry Name: ART PICTURE HOUSE
Statutory Address: ART PICTURE HOUSE, KNOWSLEY STREET
District: Bury (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SD 80343 10591

SD 8010 SW KNOWSLEY STREET (north-west side) 326-/2/10025 Art Picture House

Former cinema, now bingo hall. 1921-2 by Albert Winstanley. Brick-clad steel frame with faience frontage. Slate and asphalt roof. Three-storey frontage to Knowsley Street masks full-height auditorium with gallery, boxes, stage and fly tower.

Faience frontage a symmetrical nine-bay composition, with three-bay centrepiece and single-bay end pavilions all under stepped pediments. Heavy cornice links these features, which have pilasters defining the bays. Round-arched central window rises through first and second floors under keystone; the round-arched motif repeated in the intervening bays over three-light windows.

Frieze between first and second floors bears inscription to left: ART PICTURES and to right: ART CAFE. The facade a demonstration of post-Edwardian baroque done with much character. The ground floor simpler, with modern shop front to right not of special interest.

The interior is richly decorated and theatrical in tone. Original round-arched proscenium with heavy modillion moulding and supported on paired pilasters - a rare survival. This encrustation of baroque motifs is repeated in the modillion eaves cornice running round the hall, the plaster ribs of the barrel-vaulted ceiling and its three ventilation roundels and rear dome, as in the intervening panels of the side walls set between moulded drops.

Single balcony with curved front heavily decorated with cartouches and swags supported on columns with heavy cornice brackets. On each side of this balcony are two boxes with extended, rounded fronts between Ionic pilasters set forward of unmoulded square columns; groin vault over between upturned volutes and with keystones.

Some original seating survives in circle. Circle reached via staircase with marble steps and gilded metal balustrade with 1920s-style Roman decoration. Large former first-floor cafe over entrance now lounge.

Albert Winstanley had already converted a former Baptist chapel on the same site as a cinema for the Bury Cinematograph Company in 1910-11. Included as one of the most elaborate and complete examples of an early 1920s cinema, still exceptionally theatrical in its plan and decoration. Source: Original plans held by Bury M B Archives.

Listing NGR: SD8034310591

2.4 Assessment of the Built Fabric

Externally, the historic value lies almost entirely with the front (south-east facing) façade. In particular the upper portions with its arched windows, stepped pediments and cornice and pilasters.

Internally, the arched proscenium appears to be the most significant in terms of historic value. Its intricate neo-baroque mouldings are also seen elsewhere in the customer area (what used to be the main theatre/cinema space), along the balcony front, the ceiling ribs, and the cornice.

Elsewhere internally, decorative plasterwork can be seen on walls, the main ceiling as well as smaller scale ceilings (below the remaining original cinema balconies) and throughout back of house areas on the first floor. What is now used as the staff room and the undeveloped room next to it have ornate ceilings which match the plasterwork on the underside of the balconies.

As stated within section 2.2 the building has gone through several refurbishments during its lifetime and changes made to the building's fabric can be noticed throughout the site. The first occupancy on this site being a renovated Baptist Church which was demolished and replaced with the current 1920's building, purpose built to be the Art Cinema.



Figure 8 – View from the original balconies (Harrison Ince Architects)

Several renovations have followed beginning with the use of the building as a stand-alone theatre, moving onto more commercial premises with the changes to become a Bingo Hall and later a Chicago Rock Café and JD Wetherspoon. With these changes new additions were made to the building, incorporating kitchens, bars, wash up areas, cellar spaces and larger public toilets.

JD Wetherspoon's took on the building in 2010 and in the 15 years since, the business has seen many operational changes. The current site has old AV and electrical equipment from its days as a JDW Lloyds No.1 Bar. This type of equipment physically and visually clutters the upper balconies of the original architecture.

Much of the interior is in reasonable condition due to the JDW team paying care and attention to the upkeep of the building. Extensive roof repair works have taken place and work to repair minor structural elements throughout the building have been completed over the years.

Sections of a historical carpet can be found in the back of house areas of the pub; this has a more art deco style.

The rear elevation on Back Knowsley St is of masonry construction with white tiling from the first floor up. There are several modern interventions on this façade due to its location on a service lane and back of house nature. The proposed additional mechanical elements on this façade are in line with the precedent set by this elevation. Where possible existing penetrations are being utilised eg. bathroom extract will use an existing vent, and additional vents are in existing boarded up windows. The proposed additional mechanical equipment will improve the overall HVAC of the venue and allow for it's continued use and management. The introduction of functional HVAC to the building is seen to outweigh the visual impact of the mechanical equipment proposed to the façade.

The rest of the HVAC scheme is in the undeveloped upper areas where the existing equipment is housed and is not seen to detract from the heritage features of the building.



Figure 8 – Front façade of JDW Art Picture House
(12.02.2025 Harrison Ince Architects)

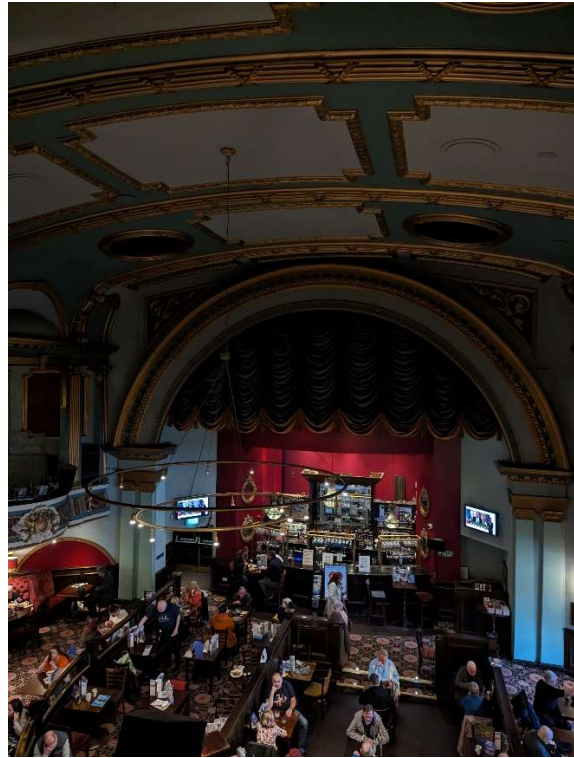


Figure 9 – Arched Proscenium
(12.02.2025 Harrison Ince Architects)



Figure 10 – Decorative fibrous plaster
(12.02.2025 Harrison Ince Architects)



Figure 11 – Decorative plaster work beneath balconies
(12.02.2025 Harrison Ince Architects)

3.0 General Description of the Works

3.1 Scope of Works

The following works are proposed, please refer to the Interior and Architectural Scheme and drawings for full scope and detail.

- Removal of existing centrally located bar
- Formation of larger bar underneath the building's original proscenium
- Female WC's to be relocated to opposite side of building in which there is evidence they were originally positioned
- New DDA toilet
- Relocation of walk-in freezer
- Floor levels internally throughout the building to be rationalised
- Internal Decoration
- Restoration and consolidation of existing light fittings
- New light fittings and additional uplighting to highlight the building's decorative ceiling
- A new bespoke carpet to reflect the design of the original carpet
- New decorative flooring to bar front and kitchen gantry
- New furniture throughout
- Replacement of kitchen extract
- Alterations to HVAC including new condensing units and extract/supply

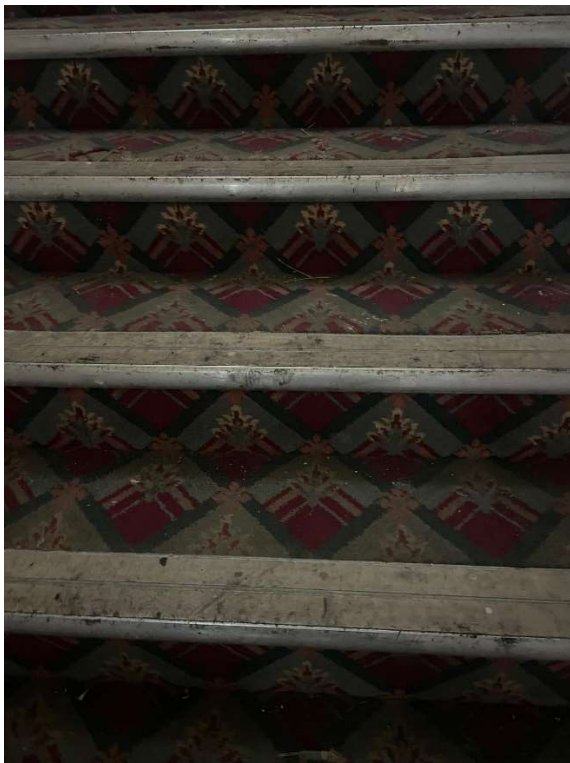


Figure 12 – Back of house carpet
(12.02.2025 Harrison Ince Architects)

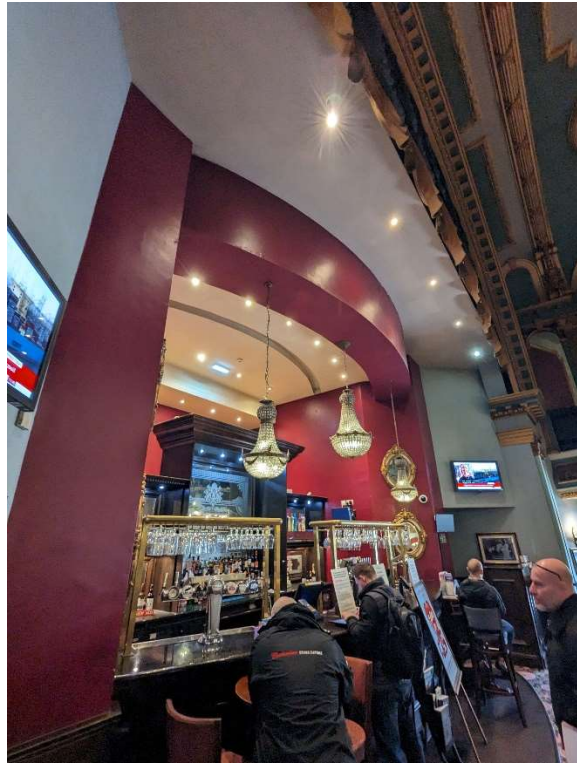


Figure 13 – Current unused bar within original proscenium
(12.02.2025 Harrison Ince Architects)



Figure 14 – Central bar to be removed
(12.02.2025 Harrison Ince Architects)

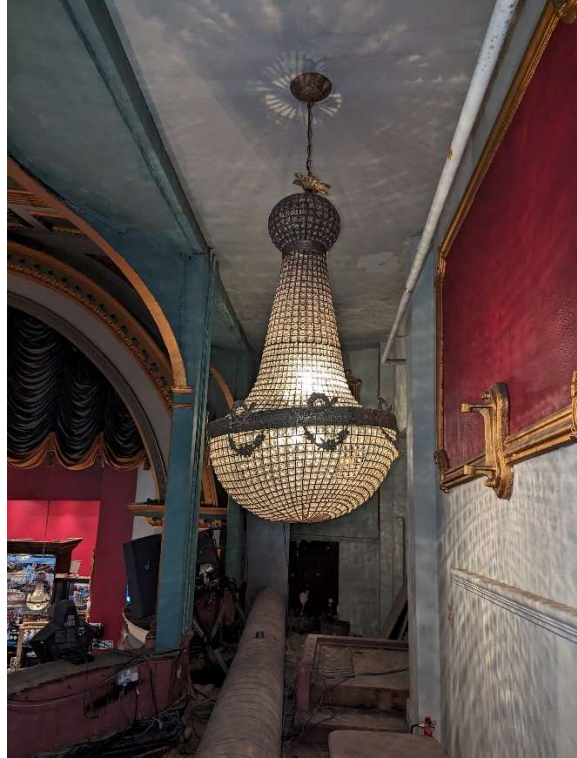


Figure 15 – Example of lighting to be restored and retained
(12.02.2025 Harrison Ince Architects)

4.0 Impact Assessment

4.1 Impact on the Historic Interest

Refurbishment

The focus of the refurbishment is to remove the current centrally located bar and increase the size of the bar located within the proscenium arch. This reinstates the original spatial planning of the site, refocusing and rebalancing the visual hierarchy back to the original architectural elements. In making these changes, the operational system throughout the pub will be improved, allowing for a larger customer space, a more functional bar and better service facilities. The proposed interior works will aid in modernising the current scheme, adding light and an uplift of character to the space. The existing classical design of the interior will be embellished with Art Deco style elements inspired by the front façade of the building. In marrying these two styles together in a more customer facing approach, it allows the buildings history to be clearly celebrated and at the forefront of customer attention.

Lighting

With the removal of the central bar, more natural light will be able to enter the customer area, making the main dining space more attractive to customers. Additional directional lighting to the pubs decorative ceiling will highlight the original building fabric, allowing customers to enjoy and absorb its history. Existing light fittings will be restored and reinstalled within the pub in various locations. New fittings added as needed will compliment the design. Elements of AV and lighting from the period as a Lloyd's No.1 Bar will be removed from the upper balconies, allowing these to be appreciated without unsightly obstruction.

Decoration

The proposed decoration will be inline with the existing colour scheme. The use of red will be reduced to allow for an airier feel to the interior. Existing ornate plaster work will be cleaned but mainly go untouched unless general touch ups to the existing gold or white painted areas are required.

Carpet

The proposed carpet design reflects a historic carpet found in the back of house areas of the pub. This has an Art Deco pattern and will be recoloured to match the decoration scheme. The carpet will flow through the main customer area and it's own dedicated art piece will be displayed in the pub noting the carpets significance.

Artwork

Artwork referencing the buildings long history and days as an operational cinema will be assessed for damage and fixed where necessary. These will be reinstalled within the pub in new, preferable locations to ensure patrons are aware of the rich history of the building fabric and the stories of the place. Additional pieces may be required which will be sourced through a reliable artwork supplier and make reference to local imagery and history.

Bathrooms

The WC are modern interventions and the refurbishment of these is not deemed to have any impact on the heritage asset. Demolition works will take place in the bathrooms located on the ground floor. All walls proposed to be removed are modern and their removal will help to reinstate the proscenium arch. Tile choices will reflect the Art Deco style external façade of the building.

HVAC

The expansion of the HVAC in the public house will improve the function of the venue and ensure the continued occupation and use of the heritage asset. Whilst there is equipment proposed to the service elevation, given, the existing equipment and modern interventions the equipment proposed is in line with the precedent set. The HVAC works are deemed to have no negative impact on the heritage asset.

Kitchen

The new kitchen extract and related kitchen works to and replacing of modern equipment. Where possible existing penetrations will be used to limit the impact on the heritage asset. The introduction of a new kitchen extract will improve the function of the kitchen and provide greater ventilation to the kitchen staff. This is deemed a positive impact on the heritage asset.

5.0 Conclusion

The proposals above established the approach taken to the proposed work (Minimum intervention, sympathetic to the existing fabric to be considered) alongside an assessment of the buildings architectural and historical interest, which justifies the need to modify the building. The intention of the application is to enhance the built fabric ensuring the character of the building is retained.

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