



VICTORIA BUILDINGS | BURY

DESIGN + ACCESS | HERITAGE STATEMENT

SEPTEMBER 2024

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INTRODUCTION

LOCATION + CONTEXT



FIGURE 1 | SITE LOCATION

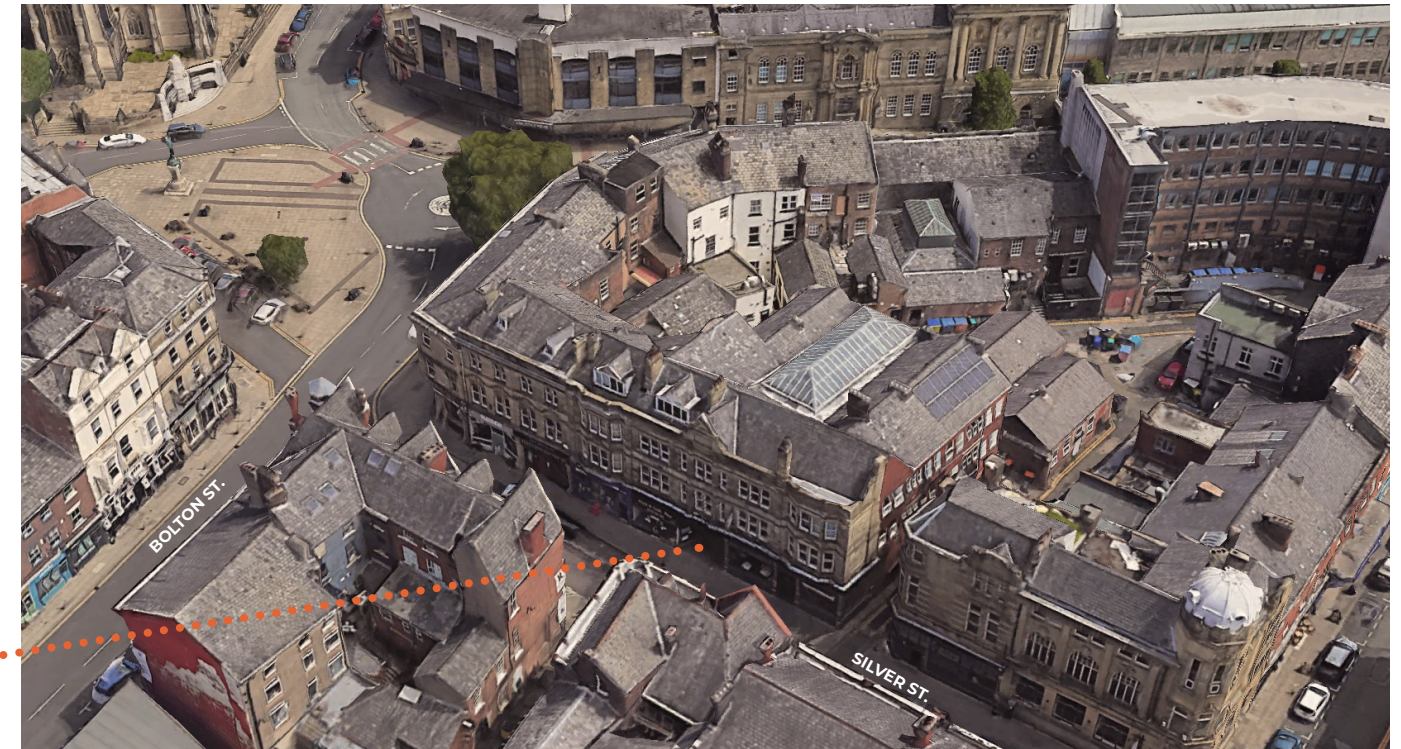


FIGURE 2 | MAIN ELEVATION IN CONTEXT - SILVER STREET

1.1 | INTRODUCTION

This document has been prepared by Four Architects on behalf of the Client, in support of a Full Planning Application for a proposed change of use and refurbishment from office space to residential units of the Victoria Buildings, situated at 9 - 13 Silver Street, Bury, BL9 0EU.

It aims to set out the analysis, approach and design strategy for the proposed works and should be read in conjunction with the associated application drawings and all other information submitted in support of the planning application.

1.2 | LOCATION

The site is located within the Bury Town Centre Conservation Area within the close proximity to town centre amenities and the travel hub, Bury Interchange with easy connection to Greater Manchester and beyond.

1.3 | SITE DESCRIPTION

Victoria Buildings maintain the form of the original Victorian shop frontages with 2 storeys in sandstone with sash windows above street level. Opposite there are buildings of a similar style with contrasting red brick to the upper storeys.

INTRODUCTION

LOCATION + CONTEXT



FIGURE 3 | AERIAL DIAGRAM HIGHLIGHTING CLOSE PROXIMITY TO PUBLIC TRANSPORT LINK.

INTRODUCTION

LOCATION + CONTEXT



FIGURE 4 | AERIAL PERSPECTIVE FROM SW.



FIGURE 5 | AERIAL PERSPECTIVE FROM SE.



FIGURE 6 | FIGURE 3 | AERIAL PERSPECTIVE FROM NE.



FIGURE 7 | AERIAL PERSPECTIVE FROM NW.

NOTE | THE IMAGES ABOVE DEMONSTRATE THE VICTORIA BUILDINGS SITUATION WITHIN THE BUILT CONTEXT.

INTRODUCTION

LOCATION + CONTEXT



FIGURE 8 | CORNER OF SILVER + BACK BROAD STREET



FIGURE 9 | MAIN ELEVATION - SILVER STREET



FIGURE 10 | PERSPECTIVE SILVER STREET



FIGURE 11 | PERSPECTIVE BACK BROAD STREET

NOTE | THE IMAGES ABOVE ARE TAKEN FROM GOOGLE STREET VIEW DATED AUGUST 2023 AND AUGUST 2020 (BACK BROAD ST).

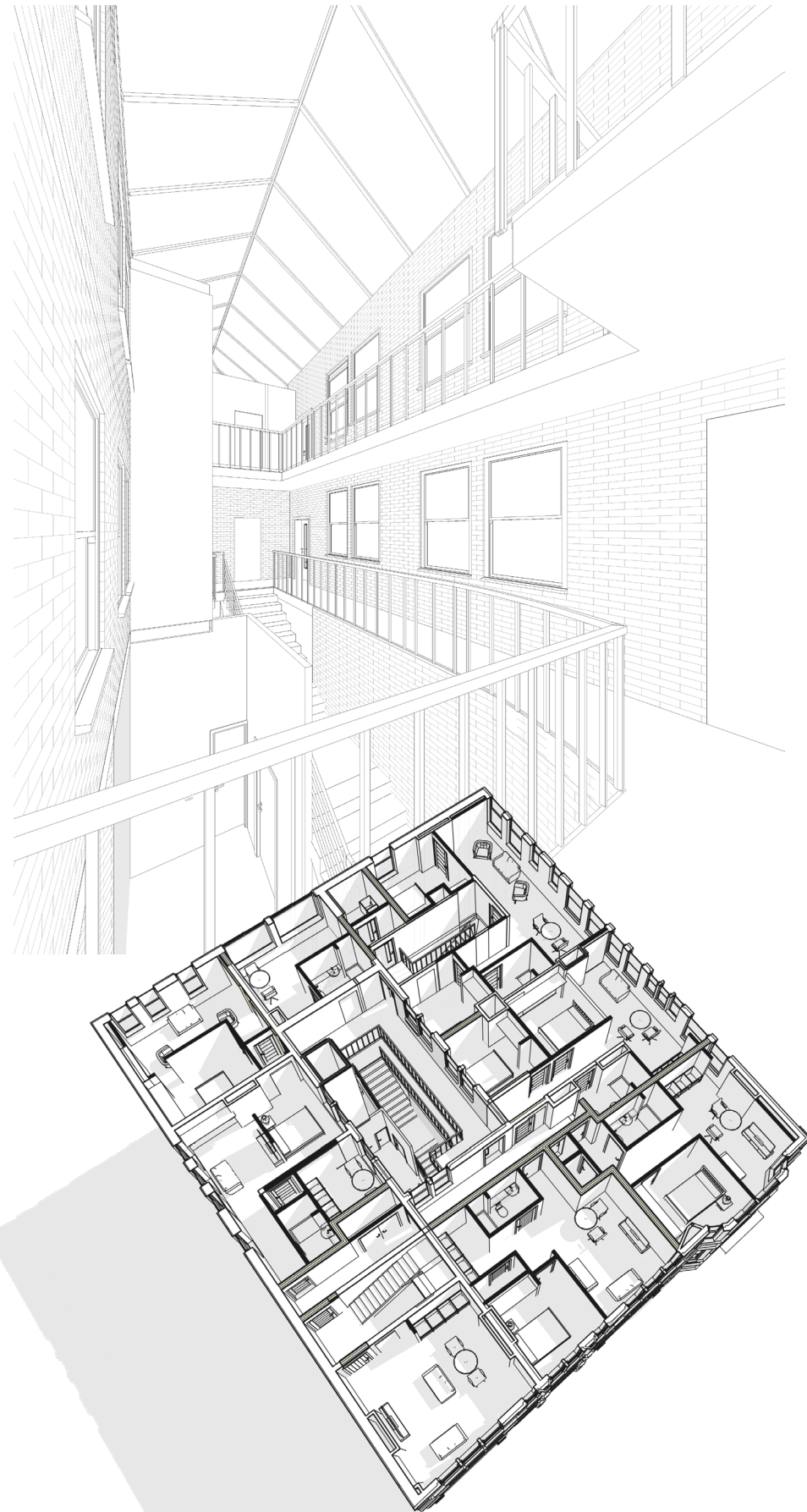
DESIGN + ACCESS

PROPOSED WORKS



DESIGN + ACCESS

STATEMENT



1.4 | PROPOSALS

The proposals look to change the use of the upper floors from commercial to residential to provide 14 no. flats for market sale. This is split as 10 no. 1 bed flats and 4 no. 2 bed flats.

As part of this change of use application, the existing windows require replacement due to deterioration and current standards.

1.5 | USE

The current use is, Use Class E: Commercial, Business and Service, the proposed is Use Class C3(a) Dwellinghouses.

From 2017 to 2019 occupancy rates dropped from 80% to 10% which led to a change of use application being submitted, and approved, for the change of use from commercial to residential. The building has operated on a 10% occupancy level from 2019 until 2023 when it became fully vacant.

1.6 | AMOUNT

The proposed development occupies the entirety of the existing building of 656sqm. The total GIFA for change of use is 850sqm across the first and second floors with a small area in the second floor eaves as part of a duplex flat.

1.7 | LAYOUT

Access is off Silver Street via the original Victorian entrance. A level access leads into an atrium space comprising a stairway and lift access to the upper floors.

1.8 | SCALE

There is no increase in scale as the proposals are based within the existing footprint.

1.9 | LANDSCAPING

There is no opportunity for landscaping within the proposals.

1.10 | APPEARANCE

There will be no variation in appearance externally as the internal remodelling has been designed to work with the existing openings.

Any window replacement is proposed to be like for like as far as feasibly possible. Although the existing building is not listed, it does sit within Bury Town Centre Conservation Area. As such replacement timber sash windows in white are to be installed on the main Silver Street elevation.

White aluminium replacement windows are to be installed to the rear and side elevations, where previous replacement over the years has already occurred, to bring the building up to current standards in terms of thermal and acoustic properties.

1.11 | ACCESS

The site itself is in a very central location allowing ease of access in terms of connectivity with public transport etc. This omits the requirement for on-site vehicle parking.

Bicycle storage is included within the basement with 1 no. cycle rack per flat and 4 no. visitor/ spare racks.

The entrance to the building is subtly ramped/ level access from street level with a lift providing tenants to access the upper floors.

The ground floor and basement works have been completed under a separate application and do not form part of this application.

1.12 | RELATED APPLICATIONS

64268 - Full application - Approved 30/08/2019
New access ramp, replacement windows and new window openings to rear following removal of existing fire escape stair, redundant air conditioning units and flue.

64272- Prior Notification - Approved 30/08/2019
Prior notification for proposed change of use of upper floors from office use (Class B1(a)) to 12 no. flats (Class C3)

FIGURE 12-13 | ATRIUM PERSPECTIVE + 1ST FLOOR ISOMETRIC VIEW

PROPOSALS

PROPOSED PLANNING DRAWINGS

PROPOSALS
FLOOR PLANS

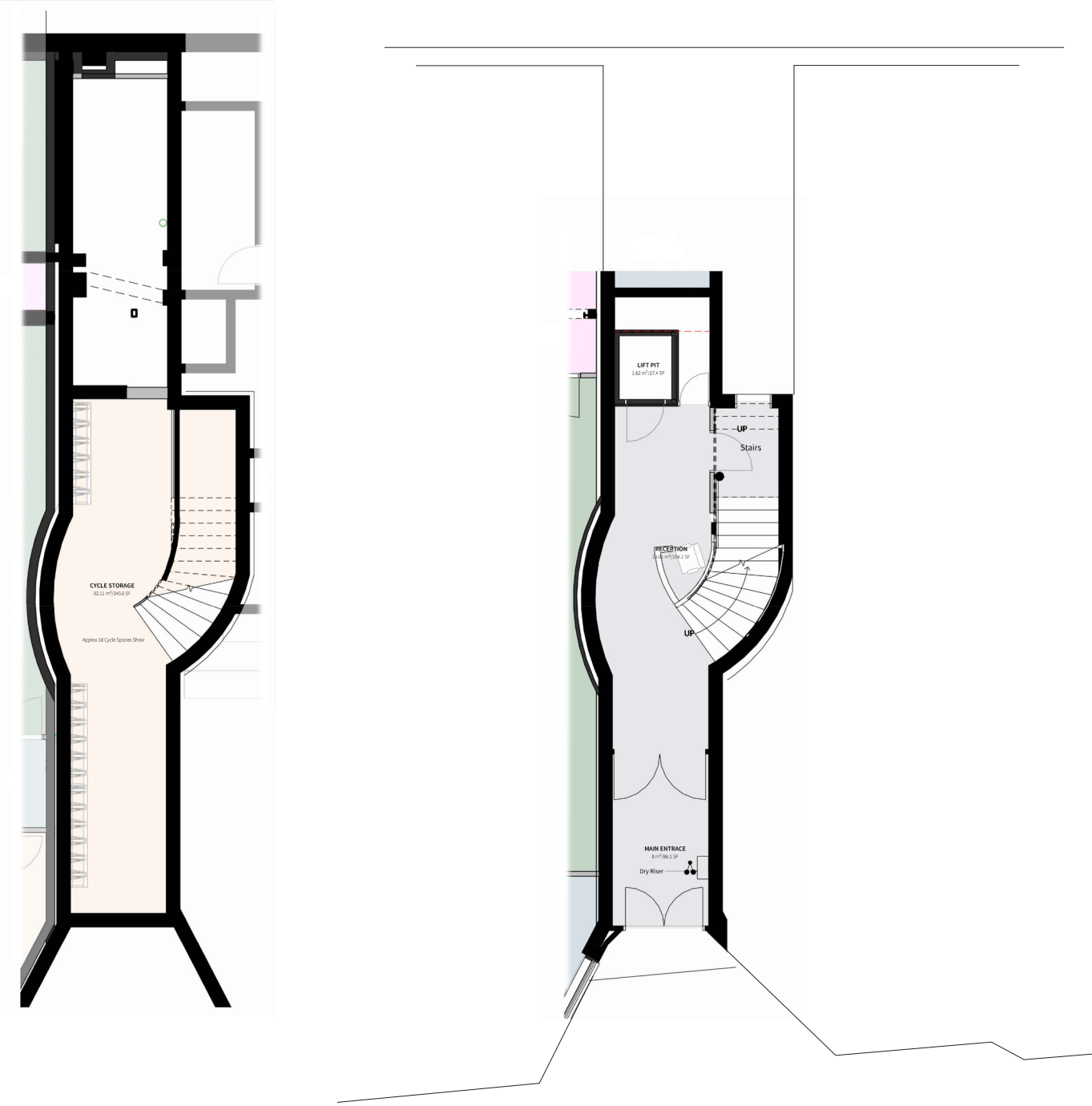


FIGURE 14 - PLAN -01 & 00 | BASEMENT & GROUND FLOOR

NOTE | BASEMENT & GROUND FLOOR WORKS COMPLETE UNDER SEPARATE APPLICATION.

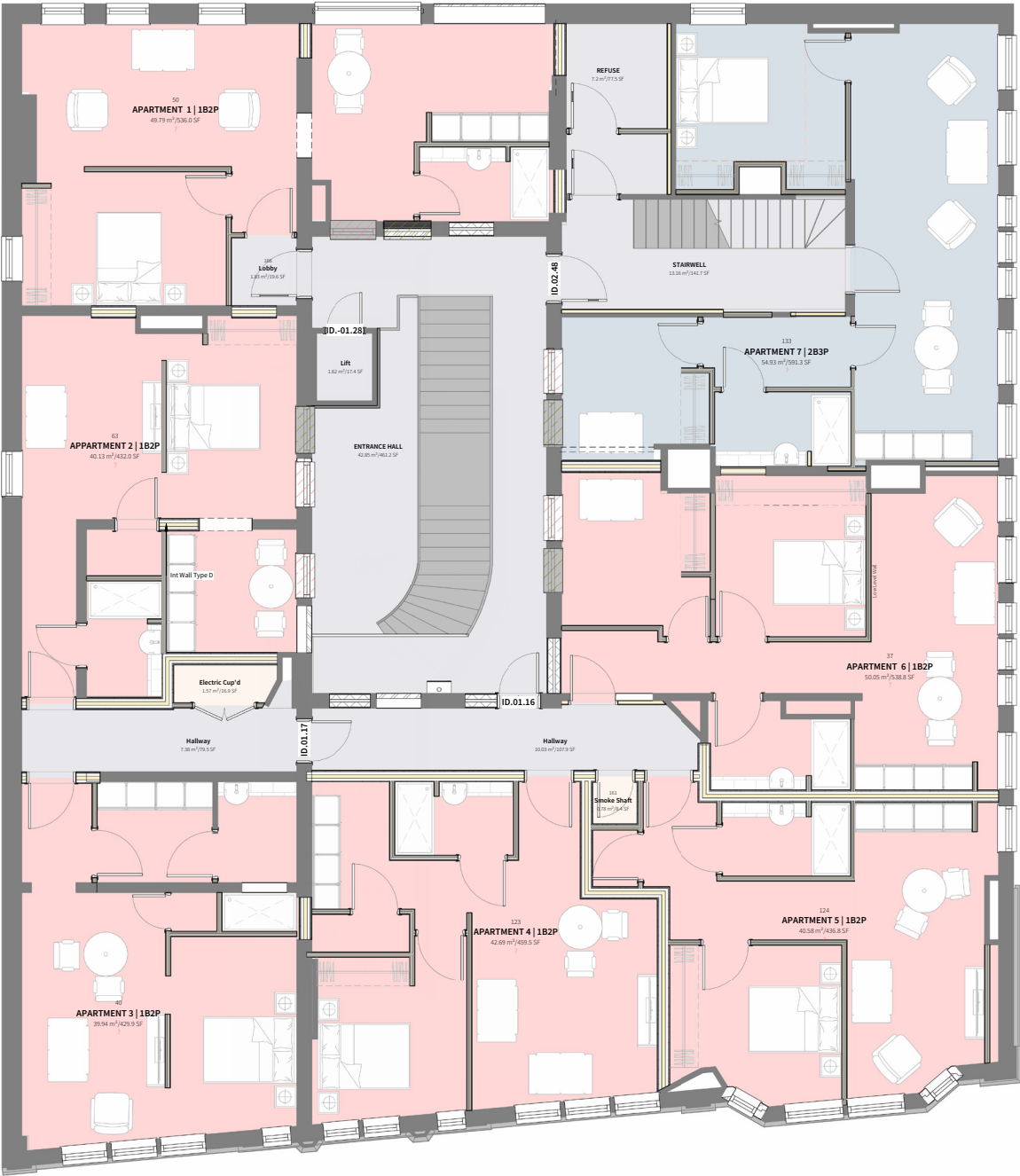


FIGURE 15 - PLAN 01 | FIRST FLOOR APARTMENTS

PROPOSALS

FLOOR PLANS

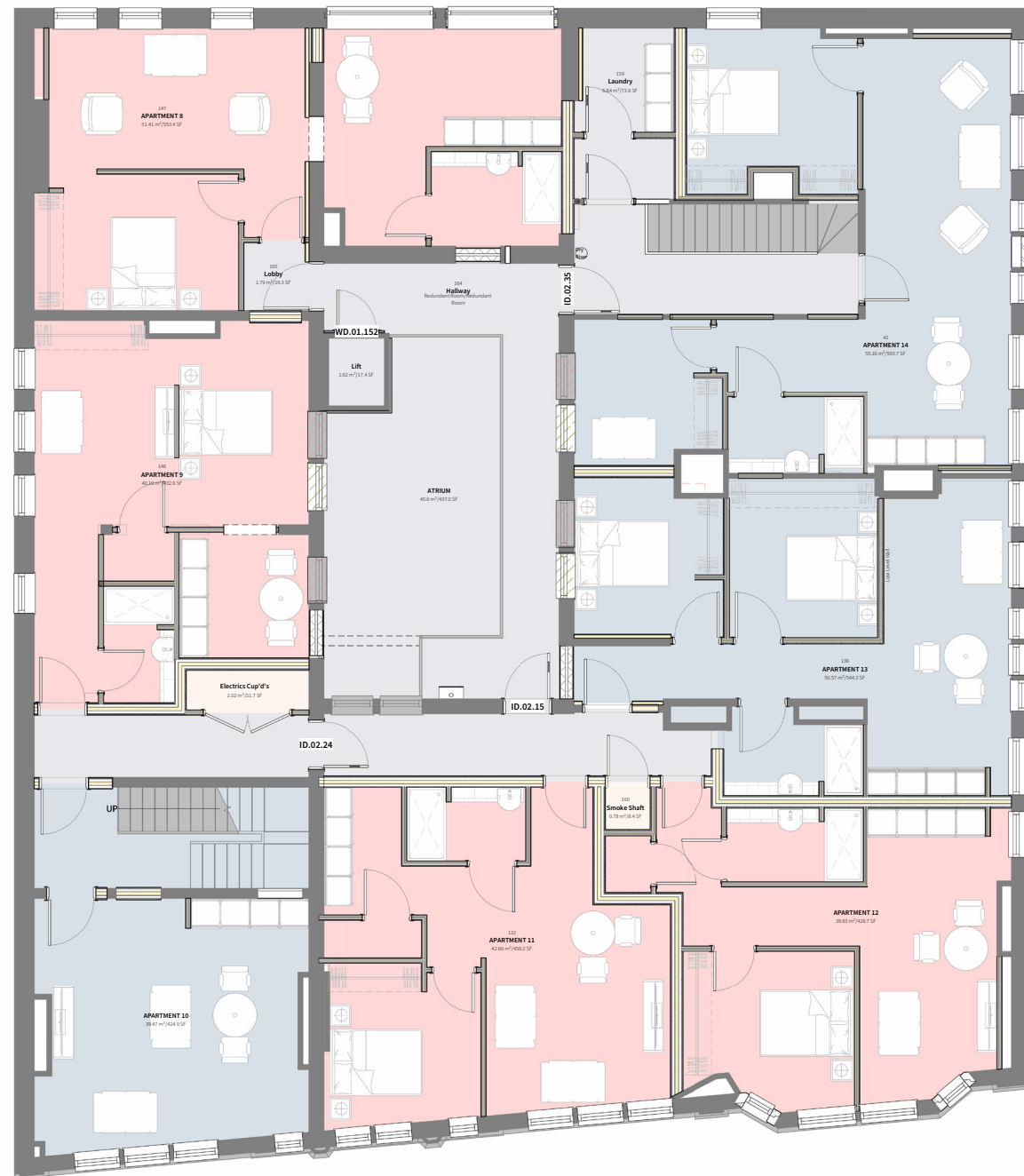


FIGURE 16 - PLAN 02 | SECOND FLOOR APARTMENTS

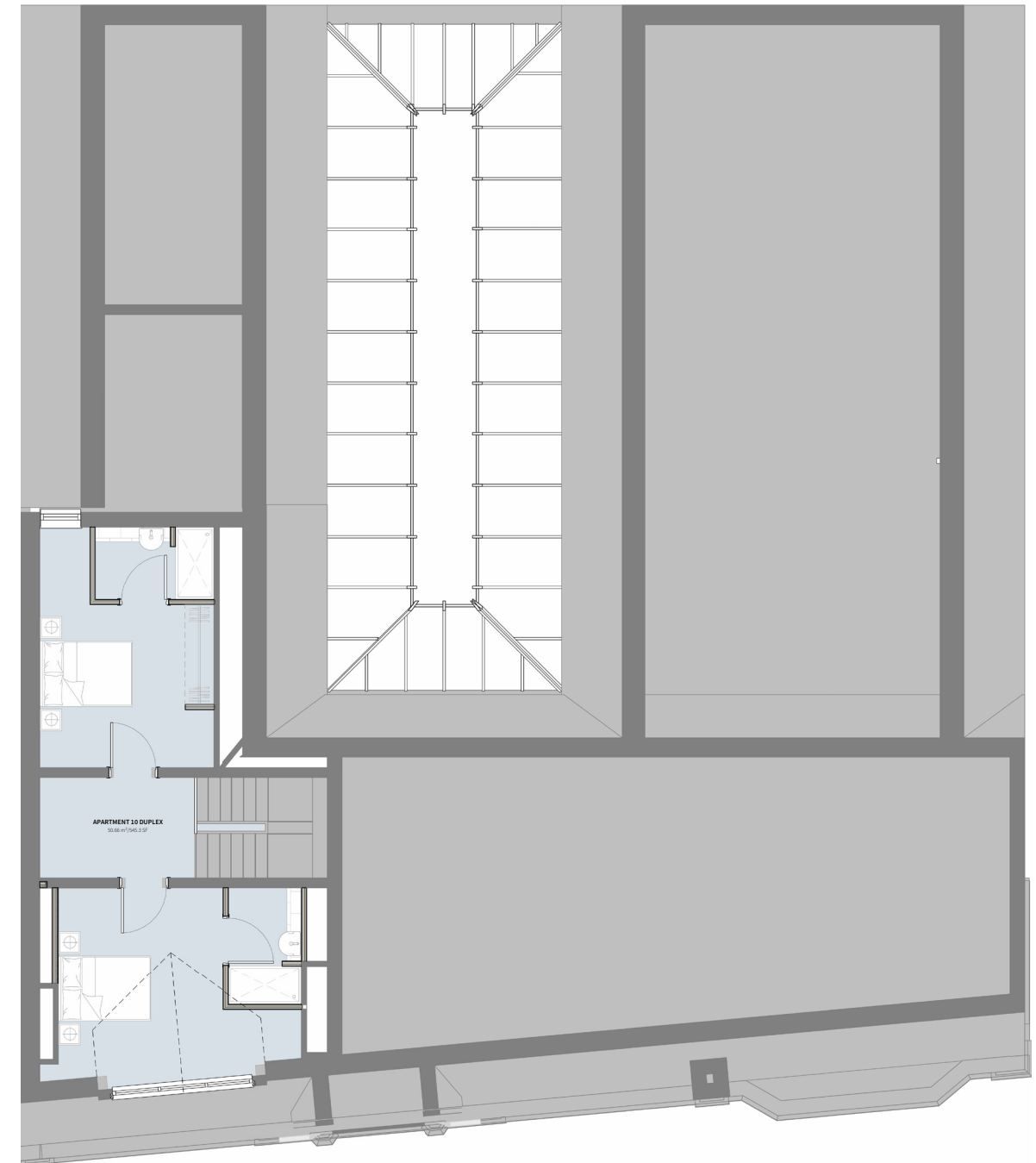


FIGURE 17 - PLAN 03 | THIRD FLOOR DUPLEX

PROPOSALS

ELEVATIONS



FIGURE 18 - ELE' 01 | MAIN ELEVATION - SILVER STREET



FIGURE 19 - ELE' 02 | SIDE ELEVATION - BACK BROAD STREET



FIGURE 20 - ELE' 03 | REAR ELEVATION - BACK MARKET STREET WEST

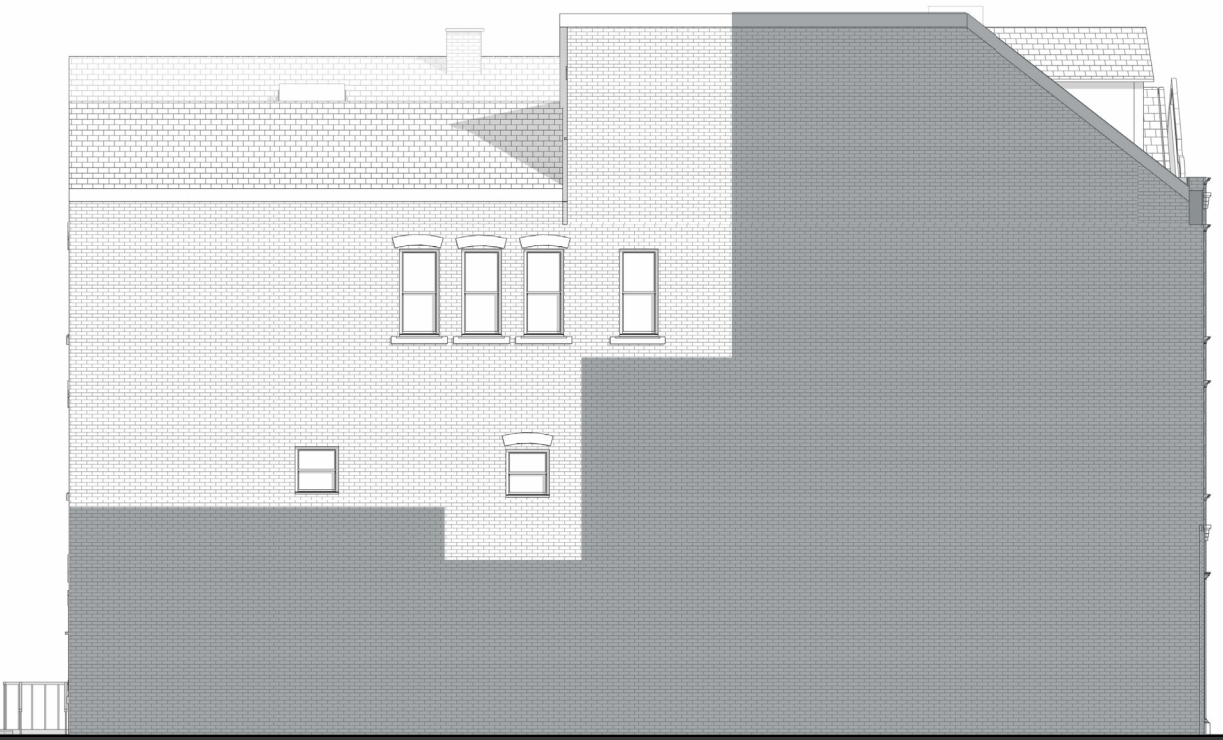


FIGURE 21 - ELE' 04 | MAIN ELEVATION - SILVER STREET

PROPOSALS

DENSITY AND CONNECTIVITY STATEMENT'S

DENSITY + CONNECTIVITY STATEMENT

DENSITY STATEMENT

Density Statement for the Conversion of Office Space to 14 Studio Apartments
13 Silver Street, Bury, BL9 0EU

The proposed development involves the conversion of an existing office space into 14 studio apartments. The density of this development has been carefully considered to ensure it is appropriate for the location, in line with Bury's Local Plan policies, and sensitive to the surrounding area.

The site at 13 Silver Street is located within a central, highly accessible urban area. The building footprint remains unchanged, with no external expansion required, ensuring the development maximizes the efficient use of previously developed land. The proposed density of 14 units is compatible with the surrounding urban context, where residential and commercial developments of similar scale are prevalent.

Given the site's proximity to public transport links, shops, and local amenities, the proposed density is sustainable and aligns with the objectives of national and local policies that encourage higher densities in urban areas to reduce the need for outward expansion. Additionally, this density promotes urban living and supports the vibrancy of the town center, contributing to the local economy and housing supply.

Each studio apartment has been designed to meet national space standards, providing sufficient living space for future residents while maintaining high standards of amenity, privacy, and comfort. The proposed density is further supported by the building's existing infrastructure, ensuring there is no undue pressure on local services or facilities.

In conclusion, the proposed density is considered appropriate for the site, given its urban setting, transport accessibility, and surrounding land uses. The development will make efficient use of the existing building, contributing positively to the local housing stock without negatively impacting the character or amenity of the surrounding area.

CONNECTIVITY STATEMENT

Digital Connectivity Statement for the Conversion of Office Space to 14 Studio Apartments
13 Silver Street, Bury, BL9 0EU

The proposed development at 13 Silver Street, Bury, comprises the conversion of office space into 14 modern studio apartments. In line with current standards and the increasing demand for reliable digital infrastructure, the development will be equipped with high-quality digital connectivity solutions to meet the needs of future residents.

All units will have access to high-speed broadband, with provisions for fiber-optic broadband connectivity, which is already available within the local area. This ensures that each apartment is equipped for modern digital usage, including streaming services, remote working, and smart home technologies. The development will also offer support for wireless connectivity throughout the building, enabling residents to enjoy seamless access to the internet.

Additionally, the building's existing communication infrastructure will be upgraded where necessary to support the anticipated demand for digital services. The development is future-proofed to allow for easy upgrades to even faster internet services, as technology evolves.

By providing robust digital infrastructure, the development at 13 Silver Street will meet the growing expectations for connectivity, ensuring residents have access to fast and reliable internet, which is essential for both professional and personal use in today's digital age.

HERITAGE STATEMENT

PRELIMINARY HERITAGE STATEMENT ASSESSING
IMPACT FROM WINDOW REPLACEMENT

HERITAGE STATEMENT

WINDOW REPLACEMENT



FIGURE 22 | PRINCIPLE ELEVATION AS PROPOSED - SILVER STREET



FIGURE 23 | SIDE ELEVATION AS PROPOSED - BACK BROAD STREET

2.1 | WINDOW REPLACEMENT IMPACT ASSESSMENT

2.1_1 | INTRODUCTION

This preliminary heritage statement assesses the impact of replacing the existing windows which vary between timber sash and more recent UPVC windows with a like for like combination of timber sash and aluminium windows. The objective is to demonstrate that the proposed changes will have minimal impact on the heritage value of the building, ensuring the preservation of its historical and architectural significance within the conservation area.

2.1_2 | HISTORICAL CONTEXT

Victoria Buildings, constructed in the late 19th century, is a prominent example of Victorian commercial architecture in Bury. The building historically housed a range of commercial enterprises, contributing significantly to the town's economic development and social history. Its architectural style reflects the opulence and detailed craftsmanship typical of the Victorian era. This is evident along the majority of the upper floors of Silver Street in both sandstone and brick examples.

2.1_3 | ARCHITECTURAL SIGNIFICANCE

Key features of Victoria Buildings include:

- **Facade:** Sandstone block with horizontal detailing above, characteristic Victorian shop frontage at street level.
- **Windows:** Originally timber-framed, large sash windows that are integral to the building's historical aesthetic.
- **Design:** Symmetrical facade with decorative elements typical of Victorian commercial architecture.

2.1_4 | EXISTING CONDITION

A survey of the current timber windows reveals significant deterioration subject to their age and exposure to the elements:

- **Rot and Warping:** Extensive decay and deformation evident of the timber frames. See images on following page.
- **Energy Inefficiency:** Poor thermal performance leading to significant heat loss and condensation issues.
- **Acoustics:** Poor acoustic performance unsuitable for residential standards.
- **High Maintenance Needs:** Regular and costly maintenance required to address ongoing deterioration.

2.1_5 | PROPOSED CHANGES

The proposal involves replacing the deteriorated timber windows along the principle elevation, Silver Street, with like for like timber sash windows compliant with modern standards. To the side and rear elevations, high-quality aluminium windows are proposed which are designed to replicate the appearance and dimensions of the original windows, providing a visually consistent and historically sympathetic solution.

HERITAGE STATEMENT

WINDOW REPLACEMENT



FIGURES 24 - 27 | SHOWING TYPICAL DETERIORATION OF EXISTING TIMBER SASH WINDOWS

2.1_6 | JUSTIFICATION FOR ALUMINIUM WINDOWS

- **Aesthetic Continuity:** Aluminium windows can be manufactured to match the profiles and detailing of the original windows, ensuring the visual integrity of Victoria Buildings is maintained.
- **Durability:** Aluminium is resistant to rot, warping, and other forms of deterioration, significantly reducing maintenance requirements.
- **Energy Efficiency:** Aluminium windows with advanced glazing options offer superior thermal performance, enhancing energy efficiency and comfort for occupants.
- **Acoustic performance:** Aluminium windows allow for higher acoustic performance providing the ability to accommodate triple glazing and insulated framing.
- **Reversibility:** The installation of aluminium windows is a reversible intervention, allowing for the possibility of future restoration to timber if desired.

2.1_7 | HERITAGE IMPACT ASSESSMENT

The replacement of a selection of the existing windows with aluminium windows at Victoria Buildings will have minimal impact on its heritage value due to the following reasons:

- **Preservation of Visual Integrity:** Any new aluminium windows will be designed to closely replicate the existing/ original profiles, preserving the building's aesthetic character and historical appearance.
- **Sympathetic Material Use:** While aluminium is a different material, its high-quality finish and ability to mimic the original window design ensure that it is sympathetic to the Victorian architectural style.
- **Unchanged Historical Context:** The overall architectural form, scale, and significant design elements of Victoria Buildings will remain intact, ensuring that its historical narrative and architectural merit are preserved.
- **Enhanced Longevity:** Improved durability and reduced maintenance needs will contribute to the long-term preservation of the building, preventing further deterioration that could compromise its heritage value.

2.1_8 | CONCLUSION

The proposed replacement of a range of UPVC and old timber windows not associated with the principle elevation with aluminium windows has been carefully considered to ensure minimal impact on the building's heritage significance.

By proposing aluminium windows that faithfully replicate the original design, the proposal aims to preserve the visual and historical integrity of Victoria Buildings while providing enhanced durability, acoustic and energy efficiency. This balanced approach ensures that Victoria Buildings remains a valuable and well-preserved part of Bury's architectural and historical landscape.

