

Bridewell Lane

One of the four north-south orientated streets of Bury's 'Medieval Grid' but, like Angel Lane, not one of the smarter high quality streets and at the lower end of the hierarchy, although not without interest and certainly a very characterful location which has great historic interest and a range of uses which is unusual in this town centre location. In addition to this it also houses one of the town's most important historic buildings at No 21 a 14th C hall house, which is within a group of other listed buildings at the mid-point of the street near Church Walks. At the south end of the street is another important group of listed building which are part of the Greene King Brewery complex, both historically important and also characterful buildings in their own right.

The brewery buildings are visible in much of the street being dominated by the late 20th C flues which form a local landmark (although believed to be redundant). These flues, which replaced a single red brick chimney stack, are the tallest buildings in the street where the majority are two storey domestic buildings with many being on early narrow plot widths of about 12 feet.

The brewery is one of a diverse range of uses in the street. Whilst being predominantly residential in character, along with that industrial use, is a school and robust premises at the north end are occupied by tattoo artists and to the south is the former brewery Fire Station. Unusually in 'the Grid' there are no retail premises. The buildings' uses are reflected in their styles and scales, for instance the school having a late Victorian (listed) Gothic revival block and an early 20th C annex.

The nature of the street reflects its changing uses. This is demonstrated on the east side where there are the walls and gardens to the large houses in Crown Street. It seems safe to say that the houses in this principal street would always have been on larger plots, many having been subdivided in the 18th or 19th Centuries, such as at No 41-43. Presumably, the premises behind them in Bridewell Lane were always service buildings to these larger plots, with stabling and carriage houses in a form of early 'Mews' type arrangements. Many of these buildings in Bridewell Lane are either lost or rebuilt, but garden walls survive, often with garage openings, or replacement residential buildings have been constructed. The garden walls give a particular open character to the east of the street and allow views of the houses in Crown Street and the Cathedral tower, often with vegetation overhanging providing a green punctuation in the urban setting.

The building materials are diverse too: stucco renders, red brick and flint or flint/rubble walling is the most common and roofing materials reflect, perhaps, more the history of the buildings they protect, with traditional pantiles but also plain tiles and 19th C Welsh slates. The road is asphalted and the pavements are modern concrete brick south of Tuns Lane and asphalt to the north. There are faux Victorian electric street lights on columns and, perhaps surprisingly for the 21st C in an urban setting, telegraph poles with wires - very folksy. There are a number of modern cast iron bollards in a sort of period style towards the more southern parts of the street and a real multiplicity of street signs.



The street is far from homogeneous in nature and rather the opposite. There are the traditional small cottages, most now surviving and dating from the 18th C to the post war years, which the narrow plot widths suggest occupation by the lower orders since time immemorial. But there are grander houses too, even from the 14th Century as well as 18th C narrow but tall terraced houses of a single redevelopment and now modern residential premises many of which reflect the 18th and 19th C uses of the street to service the larger premises in Crown Street. The diverse uses for educational and brewing have added other kinds of buildings too and in different styles which reflect their period of development. This diversity is more an advantage than a detraction as it leads to a street of real interest.

Having said that the street isn't without issues in the public realm. The fencing to the former Greene King Fire Station is at best regrettable and the lack of uses which relate to the conservation area in, especially, garage blocks rather detracts. The historic, and modern walls and buildings provide enclosure and where these are absent and the buildings are set back from the street, such as in the case of the Fire Station but also at the entrances to car parks such as those at the Dog and Partridge and Tudor Cottage, this also detracts.

6 Bridewell Lane

This dwelling was constructed circa 2001 to a design by Heaton Abbott Swales and, together with adjacent houses to the west and Nos 7+7a Bridewell Lane, resulted from the redevelopment of redundant Greene King Maltings. While the building's entrance elevation is in Bridewell Lane, its principal façade is in Westgate Street. It is a three storey end of terrace house with white brick (in faux Flemish bond) elevations above a ground floor of rusticated faux stone. On Bridewell Lane there are pairs of wooden framed sash windows to each floor and at the 2nd floor a central oeil de boeuf in a faux stone case. The windows have similar faux stone lintols and cills and the six panelled wooden entrance door a similar case in a sort of 'builders' Georgian' style with a five pane fan-light.

The roof is hipped and slated with projecting eaves with shaped brackets. Metal rainwater goods.

The Westgate Street elevation is more fun with a 1st Floor balcony in iron in a Regency style. The rear (north) elevation is similar to that to Bridewell Lane but here with no oeil de boeuf. Overall the building is a reasonable early 21st C response to building in a conservation area. While the scale and materials are good, a more academic design might have been better but overall at worst it makes a neutral contribution to the conservation area.



77+7a Bridewell Lane

This is a pair of houses contemporary with No 6 and sharing some of its characteristics. In three stories of faux Flemish bond red brickwork with a rather curious projecting bay which rises 2 stories with a brick parapet and dwarf lattice (metal?) balustrade to a 2nd floor balcony.

The two entrances have six panelled doors in 'builders' Georgian' panelled wooden cases. The fenestration is in multipane wooden sashes which (incorrectly) have horns and faux stone cills and lintols. There are windows above the entrance doors and to the bay and flank for the bay. At the second floor level are French casements to the balcony.

The slated roof is not really visible and has a projecting eave with metal rainwater goods. Small brick chimney to roof with two flues - presumably faux.

The flank north and south elevations are blind. To the south is a brick wall with an arched opening and wooden door to the rear garden of No 6.

Built into the masonry at high level is a dating stone for 1845 from the previous building ('School Maltings') on the site which is an interesting reminder of the building that was demolished to allow the pair of new houses to be built.

The comments about No 6 are equally applicable to this pair of houses. The scale and materials are good; a more academic design might have been better but overall at worst they make a neutral contribution to the conservation area.



School Extension

Set behind a rather handsome tall flint wall with brick dressings and concrete copings and large modern wooden gates to the south and steel pedestrian gate to the north, is this large (mainly) brick building of the early 21st C. The principal part of the building has a pitched roof with faux slates with faux Flemish bond walls in two tall stories. It has large steel (?) framed windows with panelled aprons which span the full storey heights. To the south of this element is a glass and metal curtain walled extension again in 2 stories and here with a flat roof and further walling clad in what appears to be turn coated steel. Metal rainwater goods.

Low level stained wood fencing to the courtyard/car park which is paved in concrete bricks. The two parts of the building have a rather curious relationship. The brick element has a strong form and is permanent looking while the extension is less resolved as an element and rather ephemeral looking.

Rather dominant signs 'School Drop Off' detract from the wall but the huge steel staples at the south end are an interesting historic repair.

Overall at worst this free-standing building within the grounds of the Guildhall Feoffment Primary School makes a neutral contribution to the conservation area.



4+5 Bridewell Lane

A pair of (presumably) late 17th/early 18th C cottages in 2 stories with a hipped pantiled roof to the south. Each has a single window at each floor and an entrance door. The ground floor is flint and brick, with some 'Abbey' stone inserts, and above is stucco on wooden framing.

The fenestration is late 20th C wooden casements with multi panes. The entrance door to No 4 is four panelled but half glazed and, presumably contemporary with the windows. The door to No 5 is plastic and late 20th C. Plastic rainwater goods. The flank (south) elevation to No 5 has a chimney breast of an earlier building on the site which would have been the next cottage in a terrace with this remaining pair. It and the remainder of the red brick party wall was finished in cement render some time ago - it now falls off. This is not in good condition.

A good pair of early cottages which are in need of some cosmetic work to make them very handsome and positive in the conservation area.



2+3 Bridewell Lane

These are a pair of late 20th C cottages in 2 stories with (stucco finished) dormered attic in a pantiled roof. Designed in a sort of early 19th C cottage style and with stretcher bond red brick elevations on a projecting brick and flint plinth. Brick chimney to roof. Plastic rainwater goods.

Fenestration is in wooden framed casements with modern wooden entrance doors with glazed panels. All openings have shallow brick arches.

The flank (north) elevation is gabled in red brick with two windows, one at each level.

These are quite unpretentious houses which are handsome in their own understated way and at worst they make a neutral contribution to the conservation area.



Former Greene King Fire Station

This is a group of mid 20th C industrial buildings set back from the street in a yard protected by a chain link fence with a similar large gate. The building's elevation to the street has 3 large industrial shutter doors, the central one of which has a large Greene King sign attached (rendering it useless), between steel posts with flanking sand faced Fletton brickwork. The profiled metal roofing extends on the face of the building as a fascia above the shutter doors. Behind this elevation is a portal frame building, the flanking walls of which are in the sand faced Flettons above which the profiled roof sheets are employed to infill the gable. Below this are steel framed casements in wooden frames as a clerestory.

Further to the rear are flat roofed offices and workshops, partially with steel fenestrated curtain walls with clerestory lights and wood cladding and brick piers and otherwise painted shiplap boarding.

There are other storage sheds and open air storage in the asphalted car park which has a concrete plank high wall surrounding it with barbed wire which, along with the chain link fence is all a bit 'cold war'.

The industrial building has no pretensions and tells something of the history of brewery use in this part of town. The chain link fence and, even worse, the concrete plank wall with its barbed wire is remarkably anti-social and, overall, this group detracts from the conservation area.



1,2,3,4 Harvey House

A rather handsome faux industrial type building of the late 20th C but approximating to a 19th C type with flint masonry with brick dressings. The building appears to be a pair of houses in two stories with a zinc clad dormered attic in a pantiled roof, but is in fact four flats. The elevation is divided into four bays with continuous fanlights in wooden frames between brick piers at first floor and arched openings on the ground floor with paired wooden doors with fanlights and flanking windows.

Plastic rainwater goods.

The flank (south) elevation has a wooden framed balcony and arch headed openings to the fenestration which includes a double storey height central window to the centre and flanking windows at the two floors. There is a low wooden fence to the car park.

The 'Tudor Cottage' car park has an asphalt finish but historic walls to the east with good views of the jumble of historic buildings in Crown Street. There is a small modern enclosure in the north west corner in brick. The wall to the street is flint and brick and relates to Harvey House.

A good modern intervention in the street and at worst it makes a neutral contribution to the conservation area.



1 Bridewell Lane + Garage to the Rear of 40 Crown Street

No 1 is a late 20th C rebuilding of former mews type properties behind Crown Street. To the North is the 'mews' building to the rear of 40 Crown Street and it is this which rather sets the stylistic vocabulary for the rebuilding to the south. This 19th C building in flint + rubble with brick dressings has a slate roof and is in two stories - the ground floor having stable/garage entrance below a brick arch with part wooden boarding and otherwise a modern roller shutter garage door. The first floor has a single original 19th casement and late 20th C small window at ground floor.

The flank (north) wall of this building has stucco render to the gable above a brick and flint/rubble walling.

Iron rain water goods.

The modern house (No 1) is entirely in red brick and has a pantiled roof and is also two stories and a small plinth with flint infill panel much as at Harvey House to the south. Large wooden casements at 1st floor and arched openings to two garages flanking a faux Georgian entrance door in a panelled lining, and a single casement. Plastic rainwater goods.

Like the similar buildings to the south, handsome in its own understated way and at worst it makes a neutral contribution to the conservation area.



13 Bridewell Lane

Part of a terrace of small but tall listed 18th C houses with the listed late Medieval house at No 12 to the north. This house has two stories and a zinc clad dormered attic in a slate roof.

The house is in grey brick with rendered lintols to the two windows and entrance door openings. At ground level is a small arched opening to a grated area and York stone steps to the door.

Plastic rainwater goods and plastic windows and door.

A good historic building which overall makes a positive contribution to the conservation area although the plastic replacement windows and door have a negative impact.



Garages behind 41, 42 and 43 Crown Street

These are the garden walls to the houses in Crown Street and are apparently in materials of earlier buildings on the street.

Behind No 41 the wall is red brick in Flemish bond and apparently 19th C with a boarded opening to the south with a modern steel garage door and wooden pass door, Behind Nos 42 and 43 the walls are a mixture of dates and largely rebuilt but, at least in part, appear to be early 19th C or even earlier. Here a lot of Dutch bricks of the type used in the 18th C as ballast on trading ships are included in the walling. Shaped brick copings and modern steel garage doors.

The gardens of these and other houses in Crown Street give a green punctuation in the street and interesting views of the rear of the Crown Street houses. Overall positive in the conservation area.



40 Bridewell Lane

This is a red brick faced house of the late 20th C which has a rather complicated design by Brown and Scarlett. It has two elements: to the north is a two storey house with a stucco rendered dormered attic in a tiled roof, with a casement to the dormer; to its south is an octagonal canted bay housing a staircase with a continuous double storey height window. Otherwise a multi pane sash window to the first floor and a garage entrance with steel doors and a half glazed panelled door to the ground floor.

To the south is a single storey element with another stucco rendered dormered attic in a hipped pantiled roof. At ground floor is a large garage with double steel doors and a wooden pass door.

Whilst the scale and materials are good, a simpler design might have been better but overall at worst it makes a neutral contribution to the conservation area.



Garages South of Bethany

Here are two sections of high wall behind the houses in Crown Street of different dates. Both are in flint with brick dressings and both have a garage type door, that to the south also has a pass door.

The older section of wall is to the south and here the masonry seems to be 19th C or earlier but with later interventions which saw the construction of the opening for the modern steel garage door and wooden pass door.

The very modern (built 2018) section is to the north and this too incorporates a small part of the historic flintwork at its extreme north end but otherwise is all new with a planked wooden garage type door. Overall positive in the conservation area.



19 Bridewell Lane

The most southerly extremity of a complete terrace of small cottages on the west side of Bridewell lane which almost completely fills the northern part of the street. The houses in the terrace are of different dates but are all two storey and share similar plot widths of about 12 feet. Presumably these were the original plot widths for small properties set out during the planning of the town in the 12th C.

No 19 appears as an early 19th C cottage with stucco render on a wooden frame with a slate roof. Two arched window openings at ground floor - presumably one had been a door way at one time - and a single opening at first floor. The windows appear to have original sash boxes but have modern (regrettable) metal framed sashes installed.

The flank of the building extends into Finsbury Square in similar style with a modern flush bargeboard to the gable and a pair of casements. More modern extension to the rear with a flat roof and multipane wooden door at the house's entrance.

Shares a red brick chimney with no 20. Plastic rainwater goods.

A modest cottage which makes a modest positive contribution to the conservation area except for the modern metal framed sashes.



20 Bridewell Lane

Charming red brick cottage of the early 19th C with arched openings to two windows, one on each floor, and the entrance door. The sash windows are modern joinery as is the half glazed four panel door but well enough done of their type. Stucco rendered plinth. Shared red brick chimney with No 19 and slate finished roof. Plastic rainwater goods.

A modest cottage which makes a modest positive in the conservation area.



21 Bridewell Lane

Another charming cottage and apparently 18th C with sash boxes with architraves in stucco finished walls - presumably on wooden frames. The roof has a tiled finish. The windows are sashes of the mid 19th C style but in earlier boxes and the entrance door and (fanciful) doorcase are modern.

Iron rainwater goods.

A modest cottage which makes a modest positive contribution to the conservation area.



22 Bridewell Lane

A dwarf cottage in two low stories apparently of the early 19th C in red brick with flat arches over the two window openings, one to each floor, and arched over the entrance door where a (now missing) fanlight would have been. The roof has Welsh slates and there is a shared chimney with No 21.

The fenestration is late 20th C casements but the entrance door is original early 19th C with later glass panels (presumably installed after the fanlight was blocked up).

Plastic rainwater goods.

A modest cottage which makes a modest positive in the conservation area.



24 Bridewell Lane

Apparently 18th C and here with rough cast render finish on a wooden frame and either rebuilt or remodelled in the late 18th C when the two first floor sash windows were installed and (perhaps) the tripartite Ground floor window too. The hood to the latter and the similar door case are apparently more modern. Pantiled roof.

The eave has brackets which are also presumably contemporary with the earliest joinery visible. Plastic rainwater goods.

Shared rendered chimney with 23.

Another modest cottage which is a modest positive in the conservation area.



25/26 Bridewell Lane

A post war rebuilding of two plots in sand faced Fletton bricks, and concrete tiled roof in a sort of neo-Georgian style. For some reason the south most bay is set back and has a single window at first floor above a further recessed garage doors at ground level, while the northern bays have two windows at first floor and at ground floor the entrance door (in a rather well done case) and another window. All openings have concrete lintols and fenestration is with contemporary multipane 18th C style sashes. The door is half glazed with multiple panes and with a tiled step. A rather typical post war neo-Georgian house.

Chimney stack to rear slope of roof. Plastic rainwater goods.

Neutral in the conservation area.



27 Bridewell Lane

This seems to be a late 19th C rebuilding with a slate roof and red brick elevation on a rendered plinth.

Excepting the plastic rainwater goods, all 'original' construction apparently. All openings have stone (or rendered) lintols and cills; the two windows have 19th C style 2 over 2 sashes and the entrance door is panelled with a small fan light.

Shares a red brick chimney with no 28.

Most unassuming but quietly charming.

A modest cottage which makes a modest positive in the conservation area.



28 Bridewell Lane

This and No 29 appear to be a pair because they share a rough cast render finish and a dentiled brick capping to their elevations. The latter suggests their elevation is in brick with later render finish.

The roofs to the two houses are, however, not similar and this suggests their fronts may be a later alteration to earlier construction which survives behind 19th C brickwork and later 20th C render.

No 28 has flat headed opening to the door and windows. The latter are modern with a casement at first floor and sash at ground floor. The door is modern faux Georgian.

The roof is slated and there are plastic rainwater goods.

A modest cottage which makes a modest positive in the conservation area.



29 Bridewell Lane

The pitch and span of the pantiled roof to No 29 is different to No 28, which suggests the two are not contemporary with each other despite their common elevation.

Also the window and door openings to No 29 are arch headed, the latter having a plastic casement at 1st floor and faux multipane sash in a similar material at ground level. Modern 6 panel door. Plastic rainwater goods.

Overall a modest cottage which makes a modest positive in the conservation area although the plastic windows have a negative impact.



Gardens to the North of Bethany

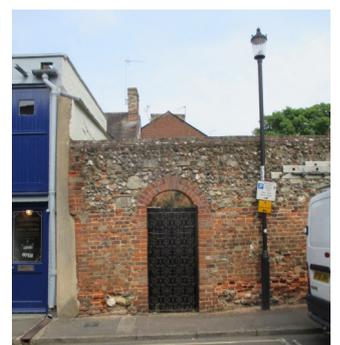
Here the wall to the street is a confection of construction in brick, including all the lower level, and flint and brick higher up, added to which is some Abbey stone too, and a brick coping.

The lower brickwork is, in parts, barely bonded and is almost uncoursed but is more or less header bond. It includes Tudor bricks and possibly earlier ones too- it also includes later bricks and even a 'functional' repair of the post war years in Warnham semi-engineering bricks.

To the south is a very large opening to a courtyard within which is set a 20th C house in two storeys, the ground floor though being largely garages with contemporary boarded doors. It is in red/ plumb stretcher bond brickwork and is set perpendicular to the street with its gable showing above the tall wall. The roof finish is tiles and the gable has a single casement with multipanes.

To the north is a pass gateway with a rather splendid wrought iron gate which appears quite new but is in a 17th C style and the quality of it would not have disgraced a craftsman from that earlier period. This is set in an Arts and Crafts style opening, with an arched head and tiled creasing courses etc. The gate may be contemporary with the creation of this opening, presumably in the early years of the 20th C, but it looks much newer. Modern shutter doors behind the gates prevent views into the garden.

Positive in the conservation area.



Hope and Glory

This appears to be a post war semi-industrial type building of 2 storeys with a fair faced brick-work ground floor and stucco rendered elevation above. On the ground floor are 3 garage type openings with contemporary boarded doors, and an entrance to the premises above at the south end with another contemporary half glazed door. Above this is a solid door to a first floor loading bay and the fenestration otherwise in steel framed casements - again all contemporary with the original construction. The parapet has a zinc capping.

The flank (south) wall is brickwork at high level with a projecting element with recently rendered finish with pargeting in the form of figurative animals but these are not really visible from the street.

Not a remarkable building architecturally but interesting as a reminder of the multifarious functions which have occupied Bridewell Lane historically and indeed continues so to do. Because of this the building makes a very modest contribution to the conservation area.



Garages North of Hope and Glory

A three bay post war block with stucco rendered parapet and posts between flanking fair faced brick piers. Three garage openings with large part glazed sliding folding doors.

Not of any architectural interest and not adding any other interest in the form of any activity to the conservation area and therefore negative in its contribution.



Chequer Square Flats

This appears on the street elevation to be a late 20th C three storey block built perpendicular to the street with a gabled end. This block connects with the buildings in Chequer Square and, while the street elevation appears quite recent, the flanking elevations to the north and south seem more contiguous with the finishes on the rear of the buildings to the east. Presumably the building was extended or its extensions to the west were remodelled in the later 20th C and the elevation to the street was rebuilt to its surviving design then. The other elevation may have been rebuilt/remodelled at the same time but this isn't clear.

The street elevation has two lower stories of red brickwork in faux Flemish bond with arched opening, and above this the second floor and gable are stucco rendered. There are 2 over 2 sashes in pairs on the ground and first floors with a similar one central at second floor and a rather eccentric smaller sash there too. The roof finish is slate and the rainwater goods are plastic.

The return, flank, elevations to the north and south are contiguous with the rear of the Chequer Square buildings and are completely cement rendered and have a multiplicity of 19th C style (with horns) multipane sashes, which at least suggests these are quite modern.

The elevation to Bridewell Lane might have been better if built entirely in red brick and at best is neutral in the conservation area.



30 Bridewell Lane

This is a real eccentricity of the 1860/70s. It is to all intents and purposes a one off Victorian house, presumably designed for a particular client by a named architect and on a curious plot at the north end of an earlier terrace of houses built on the plots laid out in the 12th C, to which it is attached. But it is orientated away from the street with its principal elevation facing north and its flank gable end facing the street with a garden to the north bounded by an iron railed fence now largely camouflaged by vegetation.

The house has two storeys below a hipped slated roof the principal elevation facing north has three bays of fenestration with all openings framed in Bath stone cases with (all original) 2 over 2 sash windows and four panelled door below a fanlight. There are two similar windows at first floor on its street (East) elevation too.

Small extension (original) to the west and later extension to that along with modern brick wall to the north west to the garages yard entrance.

Small brick chimney to west and shared chimney with no 29 too. Plastic rainwater goods.

While eccentric its architectural quality makes it positive in its contribution to the conservation area.



Garages North of 30 Bridewell Lane

A single storey garage block which, on Bridewell Lane, has a single large opening with a modern door in red brickwork, above which is a stucco rendered gable to a faux slate roof.

The wall to the south elevation is a mixture of 19th C (?) rubble/ flint and brickwork and this is quite handsome. The north elevation is less interesting and fair faced brickwork.

Plastic rainwater goods.

The historic elements are of interest but overall the contribution to the conservation area is neutral.

