

Garland Street

While largely built-up by the end of the 18th C, Garland Street has few reminders of its earliest incarnations with only a handful of buildings pre-dating the largely 19th C character now.

Having said that Garland Street is full of interest and is one of those, mainly residential, streets close to the town centre which exhibit a diversity of architectural styles and types of building. There are obvious highlights such as Horndon House and the Baptist Chapel, but overall this is an attractive street of real character, even if the majority of the buildings are not highlights in themselves. Collectively they create a rich historic environment.

The street is primarily domestic with a few exceptions. In scale it is largely two storeys with a predominance of white bricks and buildings from the first half of the 19th C. Not as homogeneous as adjacent streets such as Well Street and Orchard Street and perhaps not built for those who inhabited the former, but this is a strong part of its identity and what makes it special in the conservation area.

At each end it has strong reminders of rebuilding during the 20th C and these consist of the converted former office building on its southern corner with Looms Lane (see 2 Looms Lane) and at its northern end a small development of new houses of limited architectural ambition. Other than these, and a small number of other more recent developments, the buildings generally are positive in the conservation area.

Asphalt finish to the road surfaces and the footpath at the north end only. At the southern part of the street the pavements have concrete flags. Modern standard street lights.

3-6 Garland Street

While this appears to be a terrace of early 19th C houses which had a major makeover in the interwar years to create a rather curious hybrid of a building, it does seem to have been created as a single design in the 1930s. With 8 bays of fenestration at first floor level. The ground floor has shop units with a passage to the rear, presumably for servicing, and a residential access at the south end. The roof is finished in clay tiles and at first floor level is a central parapeted feature with a tripartite multi pane casement window.

The first floor brickwork is now painted and there are multi pane sash windows with flat brick arched lintols. The ground floor has 1930s 'Art Deco' style shop fronts, and stucco rendered surrounds, a domestic entrance door, and service passage to the rear which has a modern steel gate.

Modern profiled metal rainwater goods.

While this is not a building for the purist, it is another interesting example of a period of architectural design which is relatively rare in Bury, and how that design idiom was mixed with more traditional forms to create a single, if somewhat curious hybrid. In a street of rich diversity it adds to that character and makes a positive contribution to the conservation area.

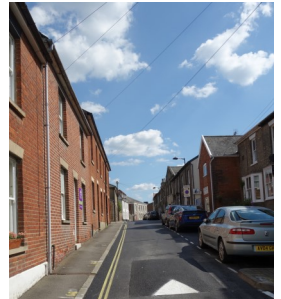
7 Garland Street, Elven Centre

This is a late 19th C (dated on a memorial stone 1892 and by J E Sears architect) non-conformist Chapel in a Neo-Gothic style, with a gabled street frontage in white bricks and a flanking north facing elevation is brindle bricks, with a later escape door at ground level. It has a slate roof with two large dormers, which are presumably a later 20th C addition when the building's use was changed.

The street elevation has a small two storey original extension to the south with a dormer at first floor. This elevation has stone dressings and lintols to all of the openings. To the main body of the chapel is a tripartite window with an elevated semi-circular central section, with decorative circular glazing bars. All the other windows are either sashes or, in the case of two to the ground floor, casements. All window and door joinery is original. Small grilled basement window to the extension and a commemorative stone to the north of the entrance door. Interesting decorative white brick panels to the extension at first floor level.

To the north is a modern extension presumably from the 1970s which is the reception for the building's current user. This is set behind a boundary wall with a small car park area. The extension is in a sand faced fletton, which rather lets it down as otherwise it is an entirely 1970s design not compromising to its location and another element adding to the mix of styles in the street.

The car park leaves an unfortunate opening in the street and detracts from the conservation area, but the original chapel makes a strong positive contribution to the street and its diverse mix, and even the 1970s extension is not without some interest with only the bricks used in the construction letting it down.



14 Garland Street

A simple one-off cottage in a terrace which is contiguous to No 15. Presumably from the early 19th C. It has two bays of fenestration and two storeys of stucco facing (presumably on a wooden frame) with a slated roof with what appears to be an asbestos cement gas flue but no chimney stack. The entrance door has a charming canopy on console brackets.

While this building could be charming and is of historic interest, it has had its joinery replaced with plastic windows and door.

Iron rainwater goods.

This building makes some limited positive contribution to the conservation area, but the plastic replacement 'joinery' detracts.

15 Garland Street

A mid-late 19th C one-off cottage in the continuous terrace on the west side on the street. In two storeys of white bricks with a dormered attic in a slated roof with a large chimney stack to the south flank.

There is a large single tripartite window at first floor with a smaller window and entrance door at ground floor. The dormer has casements but the other windows are all two over two sashes and all appear original as does the panelled entrance door. The openings all have painted stone lintols.

Iron rainwater goods.

An unassuming but smart cottage which makes a positive contribution to the conservation area.

15a Garland Street

This is another eccentricity in the street as it is a one-off cottage in the terrace which has a gable to the street elevation - a real rarity in the town and even in the region. As a result of this the roof is not visible from the street although a brick chimney stack is. Apparently dating from the mid-late 19th C, it has two storeys of painted brickwork with two windows at first floor and a large tripartite window and entrance door at ground floor. The windows have flat gauged brick arches, but the door has a semi-circular arched lintol. Fenestration is with two over two sashes. The panelled door joinery is modern.

This is not a pretty cottage and perhaps makes only a limited contribution to the conservation area but it is unusual and it is this, in the context of a street with such a diversity, that means it is worth preserving.

16 Garland Street

Another one-off cottage in the terrace dating to the mid-19th C, although this seems quite a large cottage but still in two storeys of white bricks with a shallow pitched slated roof with a deep eave overhang with brackets. The house seems to have been built with a carriage entrance to the rear on the south side of the ground floor, which now seems to have been incorporated into the residential accommodation with a boarded wooden panel and door in the opening. Otherwise, there are two windows at first floor and another at ground floor with the entrance door. All the joinery other than to the former passage appears original with two over two sashes and a half glazed panelled door. All openings have painted stone lintols with moulded cornices, and painted stone cills.

Iron rainwater goods.

This is a handsome house and it is typical of others in this area of the town and in the conservation area, to which it makes a positive contribution.



17-18 Garland Street

This pair of cottages in the terrace are similar in design and detail to No 16, with a similar roof and street elevation but with flat gauged arches over the openings. They have a single window at each floor level and entrance door at ground level. All original joinery.

No17 has swift boxes on the eaves which may upset the purists but not the ornithologists!

Again, this is a handsome pair of houses and typical of others in this area of the town and in the conservation area, to which they make a positive contribution.

19-23 Garland Street

This again is another group in the terrace on the west side of the street and here the detail is similar to Nos 17-18 but presumably built immediately before the southern neighbours in the first half of the 19th C. Again the two storey cottages have white brickwork and a slated roof, here with a shallower overhang at the eaves, and red brick stacks. The greatest fundamental difference between these and Nos 15-16 is that their entrance doors have semi-circular gauged openings with fanlights and these have cellars with grilled arched windows.

Each cottage originally had a single window at each floor and the entrance door at ground level. No 20 now has two windows at first floor with a rather crudely inserted extra opening at first floor level. No 20 also has plastic fenestration while the others have original multi-panes at Nos 19 and 21 and later large paned sashes at Nos 22 and 23. The doors are a melange with No 20 again being the most disappointing in plastic with a replacement frame and an ersatz fan light. Others appear replacements with No 23 being interwar and the others probably later 20th C.

There is a mixture of plastic and iron rainwater goods.

This is a very handsome terrace which is compromised to a degree by the plastic 'joinery', and poor intervention at No 20. Without those detractions the group would make a very strong positive contribution to the conservation area.

23a Garland Street

This was formerly a Non-Conformist Chapel from the first half of the 19th C which was used as a warehouse before being converted to residential use around the late 20th C. It is a two storey building in white bricks with a gable facing the street and three bays differentiated by pilasters and, at first floor level three large multi-pane sash windows with semi-circular arched lintols - all this is primary construction. The ground floor is heavily rebuilt, with flanking semi-circular arched openings with a multi-pane sash window to the south and a door to the north and close boarded doors to the centre - all this construction is modern.

The building is an interesting interlude in the street and adds to the richness of the conservation area, to which it makes a positive contribution.

24 Garland Street

Another mid-19th C house which is a part of the continuous terrace again with two storeys of white bricks and a slated roof with brick stacks.

Apparently built more or less contemporaneously with No 25, with which it shares some details, but this is a two-bay house with an extra door opening at ground level - presumably the way to the rear of the house. Otherwise, there are a pair of two over two, sash windows at first floor with a doorway (modern panelled door) and a single window at ground floor level matching those on the first floor. All joinery except the entrance door is original. All openings have painted stone lintols.

Plastic rainwater goods.

Another typical terraced house in the street which makes a positive contribution to the conservation area.



25 Garland Street

This is similar to its southern neighbour but is a symmetrical composition with two windows at each floor and a central door at ground floor level with a handsome door case- It is a perfect template for a Dolls' House. All joinery is original excepting the entrance door.

A handsome house at the north end of a mixed group of similar but varied cottages which are idiosyncratic in the conservation area to which it makes a positive contribution.

25a Garland Street

This is a red brick two storey building which is arranged perpendicular to the street with a gable end of its slated roof on the street elevation. This is not only unusual in the street in its walling material but also its use - it is a small light industrial building currently the premises of an upholsterer. It appears to be an early 20th C building but has been remodelled.

The gable end has a single window at each floor with modern fixed casements, although the upper window appears to have at one time provided access for goods and the ground floor has been heavily rebuilt. The return elevation facing south has two sections - at the west end is a tall single storey element, with a modern casement; at the east end the two storey element has a symmetrical arrangement of openings with an entrance door and flanking arched headed casements at ground level (all modern joinery) while at first floor is a single steel framed casement of the interwar years.

Plastic rainwater goods.

To the south is large modern steel weldmesh gate, which is a bit harsh in this environment, and to the rear is a two-storey storage building with weather boarded finish. This adds to the light industrial character of this location.

While uncharacteristic of the conservation area locally, the unusual use and the unusual appearance of the building add variety and interest and because of this the building adds positively to the character and interest of the conservation area.

26-34 Garland Street, Garland Terrace

This is a group of nine mid-late 19th C houses which is a terrace of four pairs of houses with a single property at the northern most end. All the houses are similar with two storeys of white brick with a single window at first floor and an entrance door and bay window at ground floor level. There are basements with a single window in the bays with small areas/ lightwells. Slated roofs with brick stacks.

Fenestration is with two over two sashes and these seem all to be original joinery but only Nos 31 and 32 have original entrance doors. Each opening has a painted stone lintol and the bays have lead roofs. Stone steps access the entrance doors. Mainly plastic rainwater goods but Nos 28 and 29 have cast iron. Satellite TV dish on No 27 detracts.

The terrace is set behind the pavement line with small front gardens, most of which are paved and most of which have brick dwarf walls. Original railings are all missing although Nos 31 and 32 have replacements in period style.

This is a very important terrace in the street as it rather sets a high standard of domestic buildings at its north end and is, after all, a major element in this part of the street. It is a handsome group and makes a strong positive contribution to the conservation area.

This is a very handsome group in the street and conservation area, and historically is important too. It makes a strong positive contribution to the conservation area.



46-48 Garland Street

This is one of the earliest buildings surviving in the street and, presumably, dating from the early/mid-19th C. This is a three-storey terrace of three houses in stucco render on a wooden frame with a slated roof finish with white brick stacks.

The two flank ends are blind, but the street elevation has a single window at each floor with an entrance door at ground level. Window joinery is two over two sashes and all original. Nos 46 and 47 have original door joinery too. Weather boards and cills have decorative brackets which are an unusual feature. To the south is a close - boarded door which provides access to the rear and helps form the gap between this terrace and its neighbours to the south.

This is a very handsome group in the street and conservation area, and historically is important too. It makes a strong positive contribution to the conservation area.



49-53 Garland Street

This is a late 19th C red brick terrace of a single design but with two types of houses. To the north end there are a pair of double fronted houses while there are three smaller ones at the south. The northern properties have a single window on each of their two floors and the southern have a symmetrical arrangement of two windows to each floor and a central ground floor door. While there are these differences in form, the details are common to the entire terrace.

The terrace has slated roofs and brick chimneys stacks, although these seem to be lost at Nos 49 and 50. Two over two sash windows at first floor, and ground floor at Nos 49 and 50, but Oxford type sashes to the ground floor of the remainder. These all appear original. The entrance doors are generally modern except at No 49. All openings have stone lintols, two of which are painted at No 49.

Plastic rainwater goods.

This is a not uncommon type of small housing development of the late 19th C, although the mixture of forms is rather unusual. The terrace makes a positive contribution to the conservation area.



57 Garland Street

This appears to be a late 19th C mixed residential and commercial building (formerly the Joiners Arms Public House) which remains largely intact. On its street elevation it has two storeys of red brickwork with a slated roof with brick stacks and it shares some of the detail of the houses to the north at Nos 49 to 53 Garland Street, and may have been by the same builder. However, No 57 has some rather engaging affectations which rather lift its quality. These include decorative terra-cotta banding at first floor and eave level and canted brick arises to the openings. There are three two over two sash windows at first floor level and two below with an entrance door to the north end and a large carriage entrance to the south. The latter has a four centred brick arch, but the other openings all have stone lintols. The window joinery and the close boarded carriage doors all appear original, but the entrance door is a modern alteration.

The side elevation facing north in Schoolhall Lane has a rather less formal arrangement. In two parts with a small, clay pantile roofed, flint and brick single storey outbuilding to the far east end of the plot. Otherwise, there is what amounts to a closet wing in two low storeys with a clay tiled roof, attached to the return elevation to the main street wing in two full storeys. All these parts of the building have a stucco rendered elevation on a brick and flint plinth giving the impression there may be parts of an earlier building incorporated into the surviving late 19th C rebuilding.

The outbuilding has a pair of 19th C multipane casements/clerestory windows. The western most element has a pair of two over two sash windows at first floor level and a similar such at ground floor in the closet wing where there is also a half-glazed door with a cute canopy. All the elements to these rear parts seem to be original 19th C fabric, except the ubiquitous plastic rainwater goods and the rather detracting plastic meter box.

An interesting and enjoyable building which helps tell the story of the area making a strong positive contribution to the conservation area



58-61 Garland Street

A mid-19th C terrace of cottages in two storeys of white bricks with slated roof and brick stacks. Each cottage at one time had a single window to each floor and an entrance door. No 58 has been extended to the north and now has an entrance within that extension and further accommodation at first floor level too. The typical original arrangement of the houses would have been that which survives at Nos 59, 60 and 61 with the entrance openings having semi-circular gauged arched openings (somewhat curiously infilled and not having fanlights as would have been expected) and the windows flat gauged arched openings.



All the doors are modern except at No 61 where the door is 19th C and half glazed with what appears to be later stained-glass panels. Original fenestration survives in multipane sashes at Nos 59 and 61. No 58 has later Victorian 19th C sashes while No 60 has a full complement of plastic windows and doors which detract from the unity of the elevation and the wider conservation area. The same can be said of the casement window and plastic door to the extension at No 58. This extension seems to have some age, but the more recent changes have made it detract.

The south facing flanking elevation is blind and in red brick, while the north facing elevation is in plain stucco render. Rainwater goods are plastic.

This should be a handsome terrace but it now has some detracting elements especially the replacement of the original joinery and this has undermined the contribution it makes to the conservation area. Should original designs be reinstated its positive contribution to the conservation area would be greatly enhanced.

Garland Lodge, 62 Garland Street

This is a modern period style residential building which involved the remodelling and extension of a mundane chalet bungalow. It is barely visible from the public realm so any potential contribution it makes to the conservation area as perceived by the public is moot.

However, it does have tall flint and brick boundary walls which do make a significant positive contribution to the street scene and the wider conservation area.

