

Southgate Street

Like Northgate Street and others, one of the significant medieval routes which almost certainly predated the creation of the Abbey of St Edmund and the Norman laying out of the town in its surviving position to the west. This was a route which, until the construction of the Abbey Church, would have linked, via St Mary's Square, to Northgate Street to the north, but was diverted around the Abbey precinct in the 13th C. The Southgate itself was sited at the extreme south end of the street at what is now called Southgate Green and its location is commemorated (also like Northgate Street) with a large 20th C roundabout. There is a distinct rise in the street as it approaches higher ground at St Mary's Square where the pre-Conquest town is believed to have been clustered. It has always been an important street since time immemorial.

It is a long street and, particularly as a result of the medieval gate being at its extreme end, the area can seem almost detached from the town centre and development would for most of its existence have been something of a suburb to the town. The River Lark and its flood plain to the east restricted development, and the River Linnet to the west did the same. So the main route remained an artery with little development on the land either side behind the street even by the end of the 18th C, while the main road was largely occupied by terraces of houses by then. Some of these earlier buildings survive although many seem to have been replaced in the later 19th and early 20th Cs. There are, for all that, some handsome medieval houses dotted along the length of the street and very handsome Georgian ones as well.

The scale of development rarely gets above two storeys and the dominant materials relate mainly to the period of the building's development, with the earliest buildings being stucco rendered on wooden frames, with tiled roofs, while the Georgian ones tend to be in red brick, also with tiled roofs. Later 18th C and early 19th C buildings are in white brick with slated roofs. There are several groups of terraces made up of shorter groups of different ages but with a predominance of later Victorian cottages, especially at the southern end of the street - a testimony to the increasing population during the 19th C and the need for improved housing for working people.

Southgate Street also has some very convincing fake historic buildings, particularly at the northern end. These are generally rather better than the common 'pastiche' modern contextual designs popular in recent years and have some quality for themselves. There are also several modern developments of mediocre designed houses, alas, particularly around the River Linnet bridge - these developments often result from the redevelopment of previous commercial sites and this has now resulted in the street being residential in character with few commercial uses.

Apparently a 13th C bridge survives under the road where Southgate Street crosses over the Linnet, but this is not obvious in the public realm and also, apparently, is not protected either by scheduling or by listing. The current arrangement for bridging the river is prosaic at best, and whilst the river could be an interesting local feature, it is barely distinguishable as a water course.

The road is finished in asphalt and the pavements are generally concrete flags but some are poured concrete slabs. Modern highway lighting and some folksy telephone posts with overhead cables.

Many of the post WW2 developments in the street are of limited quality, or so modern that they are not yet old enough to judge if they have any lasting value. The descriptions below do not include those which are in the latter category and, of course, any that do not make a contribution to the conservation area are omitted unless they have elements which detract, or in their entirety they detract from the historic setting.

Southgate Street is pretty in parts but, overall, is rather more interesting than attractive. Some of the modern developments let it down.



1-5 Long Row

This is a terrace of single storey almshouses built for the Guildhall Feoffees in 1811 by William Steggles. They are ranged perpendicular to the street but have been heavily remodelled in recent times so that their south facing elevation is in effect new. Significant works were carried out circa 2015 to a scheme prepared by the Whitworth Co-Partnership which included the reconfiguration of the internal accommodation and the provision of new entrance porches on the southern side.

However, they incorporate material from the earlier incarnation of the building - these include a hipped roof which now has modern concrete tiles and a small street elevation in a single storey of flint with brick dressings. Their north facing blind elevation is also in this form of construction. The street elevation has a single casement window. Red brick chimney stacks.

The new entrance to the houses is through a narrow opening in a tall brick wall to the street, which only allows fleeting glimpses of the private areas of the residences. But these are attractive and very well handled.

While much of this development is modern and the earlier parts are somewhat modest, they are together well designed and an attractive development which makes a strong positive contribution to the conservation area.

14-17 Southgate Street

This is a terrace of two storey cottages dating from 1896 according to a carved stone plaque set in the white brickwork. They are as unpretentious as could be imagined but do have stone lintols to their openings with a window, with two over two sashes at each floor, and entrance doors at ground level. The double pitched roof is slated and there are brick stacks. Somewhat remarkably they all seem to have a full compliment of original door and window joinery except No 17 which has a modern panelled door.

Plastic rainwater goods.

While of limited architectural pretention, these are handsome enough cottages and one of the many from the late 19th C which were added to the town's housing stock for working folks to live in. They make a modest contribution to the conservation area.

21-23 Southgate Street

A short terrace of three houses which seem to have been constructed in the early 19th C. In two storeys of stucco render with a tiled roof which encloses attic accommodation with lead and stucco facings. White brick stacks. There is a relief plat band at first floor level.

Each house has a single window at ground and first floor, with the entrance doors at the former, and a single dormer at attic level. The doorways have semi-circular arches. The ground and first floor windows are large and are original six over six multipane sashes at No 22. No 21 has an original two over two sash in its dormer and Victorian sashes while No 23 has modern casements. No 22 has a casement to its dormer. All of the door joinery is not original - No 21 has a post war half gazed door, while the others have modern panelled doors.

Metal rainwater goods.

This is an interesting and rather handsome terrace which would benefit from restoration. It is early and makes a positive contribution to the conservation area but could make an even stronger one with the restoration of window joinery in particular.



27 Southgate Street

Apparently two houses but with a single number and, presumably now occupied as a single dwelling. This may indeed have started out as a single elevational treatment as, clearly, the brickwork to the street elevation was part of a single primary period of construction and that seems to have been in the late 18th C. What is curious is that there is at ground level a shop front, apparently from the early 19th C, which is clearly a later insertion, and the windows at the southern three bays of the house have architraves, while those to the northern two bays do not. But the windows to the south also appear to be later replacements.

What seems clear is that in the late 18th C a single, two storey house with five bays of fenestration was built in red brick with a double pitched roof with brick stacks and a blind flank wall, also in red brick and a rear wall in a mixture of uncoursed materials, including brick, flint and Abbey stone. The street elevation had gauged brick arches over all the openings, including the semi-circular arched opening to the entrance door, and these were all tuck pointed.

In the first half of the 19th C a shop was inserted at ground level. Other more modern changes and extensions appear to have been confined to the rear elements of the building excepting the replacement of the windows to the southern bays. The northern windows are original and the door with its smart fanlight is too.

In some ways it is a surprise this building is not listed and perhaps this is because the windows are not original. It appears otherwise to be a fairly typical Georgian house with a later shop front, not an uncommon type in Bury, but which makes a very strong positive contribution to the conservation area, especially to its street elevation but the other elevations are also of interest and are visible from Bakers Lane.

River Linnet Bridge, Southgate Street

You'd be forgiven for not realising that there was a river flowing across Southgate Street as it is so unceremoniously marked. This is a great lost opportunity and, worse than that, the marking of its presence on the west side of the street with what amounts to a highway barrier actually detracts from the conservation area.

On the east side the tall red brick wall, which is clearly of several periods of construction, including some flintwork at low levels and more modern randomly bonded courses to the upper levels, hides the river but at least is a handsome element and makes a positive contribution to the conservation area.

33 Southgate Street

This is one of those one-off buildings which are so interesting to find. A two-storey building from the last half of the 19th C in red bricks laid in the rather rare header bond with some Abbey stone (with galleted joints) incorporated for good measure. For even more interest all the openings have canted brick arises and arched lintols. The roof is slated with a white brick stack and a bracketed eave. The fenestration, with a pair of windows at each floor, is with three over three sashes, which appear original and there is a modern panelled door.

Plastic rainwater goods.

To the south side is a modern extension built circa 2005 with weather boarding to a penned room with vehicular access below. This has a pantiled roof. The contrast between the original and this new element is rather interesting and the modern part rather enhances the interest of the building which makes a strong positive contribution to the conservation area being a singular building with the historic interest of incorporating Abbey stone.



41-51 Southgate Street

Set back from the street and elevated above its level, this is a late 19th C terrace of eight two storey, red brick cottages in handed pairs with slate roofs with brick stacks. Again these are the types of unpretentious houses built at the end of the 19th C to improve the living conditions of working people.

They could not really be simpler with a single window at each floor and a modern front extension common to each pair of houses, which adds an entrance porch and draught lobby. These have been done in a unified way which in some ways has enhanced the terrace, giving it some more articulation than it originally had. The two over two sash windows all seem to be original joinery and their openings all have stone lintols.

The north flank return elevation is in red brick while the south is stucco rendered.

Plastic rainwater goods.

One of the interesting characteristics of the terrace is that it is not only set back and elevated from the street, but the front gardens have a boundary/retaining wall in flint with brick dressings. This is a handsome feature in the street.

While a simple terrace this has charm and interest in the conservation area to which it makes a positive contribution.

52,53 and 54 Southgate Street

The simplest of cottages making a short terrace attached to a later terrace to the south. Late 19th C and in two storeys with slated roofs and brick stacks with a stucco rendered north elevation. Otherwise, the houses each have a window at each floor and a door at ground level and all openings have a stone lintol. Original two over two sashes survive at Nos 52 and 54 and the latter also has an original door. No 53 is fully fitted with plastic 'joinery' and No 52 has a modern door.

Plastic rainwater goods

These are more late 19th C workers cottages and while modest in their nature they have some interest and make a modest contribution to the conservation area.

55-59A Southgate Street

A terrace of five cottages built shortly after those to the north and to the south. These appear to be very early 20th C and again in two storeys but here rather more elaborate in their designs with a redbrick ground floor and a rough cast rendered first floor. The two floors are differentiated by a continuous projecting decorative brick band with dentils. The roof is slated with brick stacks. There are single windows at each floor and a ground level door opening. The ground floor windows have gauged brick arches with carved key stones. Original two over two sashes survive other than at No 57 where plastic 'joinery' has replaced them. All of the doors are later replacements.

While unassuming, the terrace has some charm and again reflects the late 19th/early 20th C's ambition to provide better houses for working people. They make a modest contribution to the conservation area.

Plastic rainwater goods.

This is a relatively early terrace of this type of cottages and, despite the loss of details it makes a modest contribution to the conservation area. Restoration of missing detail would certainly increase its contribution.



59-62 Southgate Street

An early to mid 19th C terrace of four cottages with the two flanking houses being somewhat larger than the two central ones with shop units included at ground level. In two storeys of red brick with slate roof and brick stacks, the cottages each have two window openings at first floor level and either a door and a window or a door and a shop front (with additional discreet door within in it). All the window and door openings have gauged brick lintols, the latter have arched openings. Nos 59 and 62 are similar but handed and their shop fronts are somewhat different, but both of them are early 19th C. The doors which are not within the shop fronts appear to provide access through the cottages to the rear of the terrace. Nos 60 and 61 are also similar but handed. No 61 has a blind opening at first floor level.

The cottages all seem to have replacement joinery except No 62 where the shop front is apparently original joinery, although the door may be a later replacement. The boarded passage door here also appears original as does that to No 59, but the shop front here appears to have had some alterations. Otherwise, the windows to No 61 are modern two over two sashes and the others are plastic casements at Nos 59 and 60. The entrance doors are a mixture of late 20th C joinery.

Plastic rainwater goods.

This is a relatively early terrace of this type of cottages and, despite the loss of details it makes a modest contribution to the conservation area. Restoration of missing detail would certainly increase its contribution.

65-70 Southgate Street

Another simple group of cottages making a short terrace flanked by a late medieval house to the south and a 17th C former pub ('Sword in Hand') to the north. In two storeys with slated roofs and brick stacks. The houses each have a window at each floor and a door at ground level and all openings have a stone lintol. Original two over two sashes survive at Nos 67, 68 and 69 but none have original doors. The others have a mixture of plastic windows and all have modern doors.

Plastic rainwater goods

These are more late 19th C workers cottages and while modest in their nature they have some interest and make a modest contribution to the conservation area. Reinstating original details would enhance this contribution.

72a,b,c and d Southgate Street

Another terrace of cottages in two storeys of red brick with slated roofs with brick stacks dating from the late 19th C. Here with a canted terminus at the south end of the terrace as they turn the corner into Beech Rise. To Southgate Street they each have a single window and a doorway at ground level and two windows at first floor level, all with stone lintols. The original fenestration survives other than at 72a, (where it is replaced with plastic) and is multi pane over two sashes. The entrance doors are all similar - half glazed and panelled, Nos 72a, c and d are all the same model, but all appear rather more likely to be interwar. The return elevation of No 72a to Beech Rise has another pair of windows and these are again plastic. Beyond this is a splendid garden wall in random flint and brick with occasional 'Abbey Stones' too, presumably from the establishment which pre-dated the current houses on the plot.

Plastic rainwater goods.

Again, these are more late 19th C workers cottages and while modest in their nature they have some interest and make a modest contribution to the conservation area. The garden wall is rather older, apparently, and has more interest and makes a strong positive contribution to the conservation area.



72 and 73 Southgate Street

This is a handsome pair of early 19th C houses now part of a long terrace but, presumably replaced earlier building in the group which were certainly built by the later 18th C as they are shown on the Warren map of 1776.

They are in two storeys of red brickwork and the two premises are quite unequal in size with No 72 comprising about $\frac{3}{4}$'s of the frontage. No 73 has a single window at each floor and a doorway at ground level, while No 72 has four bays of fenestration (three windows and a doorway) at ground level with two eccentrically disposed windows at first floor. There has been much rebuilding of brickwork at ground level at No 72 (the result of the removal of a modern and somewhat incongruous shopfront in the late 20th C) but, presumably, this does not account for the curious arrangement of fenestration which may be a clue that the house is much older behind the street elevation. The handsome black glazed pantiled roof may also be a clue to this too, as maybe the rather random location of the red brick chimney stacks.

Windows are all six over six sashes and those on the ground floor all seem to be replacements. No 72 has a smart door opening with an arched head and original fanlight, which suggests this may have been the single entrance to a single house on the site which was later divided into two, with the second door now being into No 71. All openings have gauged brick arches.

Plastic rainwater goods.

This is a handsome and interesting pair of houses which probably started life as a single dwelling. The irrational elevation treatment suggests that this may be a re-fronting of an earlier building and this would be worth investigating further. Irrespective of that, it is architecturally and historically of interest and it makes a strong positive contribution to the conservation area.

74-76 Southgate Street

Another simple group of mid/late 19th C cottages making a short terrace and terminating the long group at the northern extremity. Again, in two storeys but unusually in white bricks with pantiled roofs and brick stacks. Otherwise, the houses each have a window at each floor and a door at ground level and all openings have a stone lintol. Original two over two sashes survive on the first floor at No 76 where at ground level a larger window was installed later in the 19th C and this has three over three sashes. Here too is an original door. Nos 74 and 75 have a mixture of plastic windows and modern doors. No 75 has been cleaned which rather disrupts the homogeneity of the group.

The houses each has a cellar and an area below the pavement protected by wrought iron grilles.

Plastic rainwater goods

These workers cottages ,while modest in their nature, have some interest and make a modest contribution to the conservation area. Reinstating original details would enhance this contribution.

82a+b Southgate Street

This is a pair of interwar semi-detached houses in a sort of arts and crafts inspired style in two storeys of stucco render on a red brick plinth, with a hipped slated roof with brick stacks. They have original multipane sashes at first floor with a bipartite and tripartite window each while at ground floor they have a hexagonal projecting bay with multipane casements and a slated roof, and half glazed entrance doors below projecting canopies. All joinery appears original.

Plastic rainwater goods.

While these houses are good enough examples of their type, they seem quite out of place in the conservation area context. Not only do they contrast with the urban nature of the other buildings in the street, but they are set back behind dwarf walls and have front areas which are concreted over detracts from the conservation area. So while the houses themselves could be said to be neutral in their contribution, when their setting is taken into account, the overall effect is detracting.



105-111 Southgate Street

Another simple group of mid/late 19th C cottages making a single long terrace. Again, in two storeys in red bricks with white brick dressings with slated roofs and brick stacks. Otherwise, the houses each have a window at each floor and a door at ground level and all openings have arched brick lintols in contrasting bricks - the entrance doors have semi-circular arches with fan lights over the doors. Original two over two sashes survive at Nos 107, 109, 110 and 111 with the last two also having original doors. The other houses have a mixture of plastic windows and modern doors. No 106 has been painted, which disturbs the homogeneity of the terrace as does the partial painting of the brickwork at No 108. There is an obvious satellite TV dish on the elevation of No 107 which detracts.

The cottages have cellars with window openings within a white brick plinth, some of which are infilled. There are also small areas in the pavement which were at one time protected by grilles but only a small number of these survive.

These are further unassuming workers cottages and, while modest in their nature, they have some interest and make a modest contribution to the conservation area. Reinstating original details would enhance this contribution.



119-120 Southgate Street

This is an unequal pair of mid/late 19th C houses which form part of a terrace being the southern terminus while there is a pair of late Georgian fronted buildings to the north. In two storeys of white brickwork. The northern partner has a single window on each floor with an entrance door at ground level, while its larger neighbour has two windows at first floor with a large tripartite window and entrance door at ground level. All openings have stone lintols. Slated roof with brick stacks. The return flank elevation is in red bricks. Fenestration is in two over two sashes and these are all original but the door joinery is modern.

The houses have cellars with window openings and there are also small areas in the pavement protected by grilles. Plastic rainwater goods.

These are a handsome pair of modest houses which, while typical of many in this area of the conservation area, do make a positive contribution to the conservation area.



128-129 Southgate Street

This is an intriguing pair of houses which seem to date from the late 18th or early 19th C. In two storeys of red brickwork with a slated roof with brick stacks. This was presumably always two houses. No 129 now is coated in cement stucco and has two windows at each floor, symmetrically arranged either side of the ground floor entrance. The former are multipane casements (excepting the southern ground floor window which has later replacement sashes with horns) presumably replacing original sashes in a sort of ersatz way which fools no one. The modern panelled entrance door has a rather fine late 18th C fan light within an arched opening - this gives a clue to what the buildings may have originally been.

On the Southgate Street elevation No 128 has a single window at first floor level under a gauged flat arch lintol and, where the building originally had a curved wall below a cantilevering upper storey, a mid 20th C steel framed casement is installed. This has some cement stucco above presumably hiding supporting elements. At ground level is an arched opening in front of which has been installed in recent times a folksy faux neo-classical door case - as ersatz as the neighbour's windows. This has a half glazed door. Presumably the entrance door here would have originally have matched that at No129 with a handsome fan light. On the Maynewater Lane elevation No 128 has a window at each floor, both with shallow arched brick lintols and both now with modern casements. These seem to attest to a previous non-domestic use of these rear parts of the building.

To the west of this is what appears to have been part of the flint garden wall from the 18th C that has been incorporated into a building that is now a gymnasium but which was previously used as workshops. This has a section of raking flintwork wall (now alas painted) with an area of wooden boarding above which hides a roof. Below is a modern shop front with wooden doors set in a screen. Above this the rear of the main house can be seen and this is also in flint and rubble.

Plastic rainwater goods.

While these houses have elements which detract, especially the render coatings to No 129, they appear to be 18th C in origin and would benefit from further research. They are historically and architecturally of interest and make a positive contribution to the conservation area and could, with some improvements, make a very strong positive contribution.



139-140 Southgate Street

This is a pretty pair of early 19th C houses, in two storeys of stucco render with attics in a pantiled roof with, later, rather large tripartite dormers windows and brick stacks. There is a single window to each floor with original multipane sashes and door openings with arched lintols with replacement doors. There is a plat band at first floor level. The lead lined dormers have multipane modern casements at No 140, while No 139 has no glazing bars.

The houses have cellars with window openings and there are also small areas in the pavement protected by wrought iron grilles.

Plastic rainwater goods.

This pair of houses which, despite their rather disproportionately large dormers, make a strong positive contribution to the conservation area.



146 Southgate Street

This is something of a conundrum as it is a house which is flanked by modern 'period style' houses but in itself appears to be a real 'period house' but heavily restored in recent times.

In two storeys of stucco render with a slated roof and red brick stacks. There is a centrally located entrance door at ground level with a blind arch above. This is flanked by eight over eight sash windows. At first floor there are six over six sashes immediately above those on the ground floor and, rather disconcertingly, another window of the same type which doesn't align with the entrance door below as would be expected. All these windows are modern sashes with horns; the panelled door is also modern.

The house has a cellar and there is a small area in the pavement protected by a grille.

Plastic rainwater goods.

A house which, while heavily restored, still reflects something of its origins as an early 19th C dwelling and, as such, makes a positive contribution to the conservation area.



147 Southgate Street

This is a late 20th C infill one-off house in a sort of neo-Georgian style with red brickwork in two storeys and a slated roof. It has two six over six sash windows at first floor and a tripartite window at ground floor. The windows all have exposed boxes in the manner of the late 17th C. There is a folksy faux neo-classical door case with console brackets and bolection mouldings with a panelled lining.

Metal rainwater goods.

While this would not fool anyone that it is a real historic building, it does have some charm and perhaps illustrates rather well the 'revival' period of the late 20th C's. For this reason it makes a very modest contribution to the conservation area.

151-152 Southgate Street

Like No 147 an infill development from the late 20th C and again in red brick but here a pair of terraced cottages in two storeys of red brick with a pantiled roof containing attic accommodation with gabled dormer windows. Each has two windows at first floor and a single at ground floor where there is also the entrance doors. The windows are all three over three sashes and of the late 17th C type with exposed boxes. The doors have cases in a sort of ersatz neoclassical style - that to No 151 has a flat pediment while the door case to No 152 is less successful and pitched. There are simple casements in the dormers.

Metal rainwater goods.

While this would not fool anyone that it is a real historic building, it does have some charm and perhaps illustrates rather well the 'revival' period of the late 20th C. For this reason it makes a very modest contribution to the conservation area.

