

## St John's Street

Known as Long Brackland until the building of St John's church in 1841 and the accompanying replanning of the streets to the hinterland between it and Northgate Street, St John's Street is one of the most enjoyable historic locations in the town. This is due to two key factors: firstly the route predates the Norman replanning of the town and is one of the Medieval spider's web of roads which radiate from the current town centre, this is reflected in its topography and irregular nature being both rising to the south and contrasting with the regularity of the 'Grid' of the Norman town layout; secondly, it is economically vibrant with a wide range of (mainly) local shops and cafes housed in (again mainly) historic buildings dating from the 16<sup>th</sup> to the late 19<sup>th</sup> Cs. It is a charming street with a vibrant economy, the perfect ingredients for a successful conservation area.

Views in the street open up as one travels down the hill from the south, with the remarkable brick spire of St John's dominating to the north, even though it is at one of the lowest points in the route. The street has a wide and varied collection of buildings which form almost continuous terraces to both sides of the street, especially at the southern end. The buildings almost invariably now have retail accommodation at ground floor with residential or office uses above. The wide range of building dates has left a legacy of styles where small scaled two storey half-timbered medieval terraces are adjacent to tall three storey late Victorian commercial buildings in white brick and stone. The contrasts resulting from this eclectic mix adds to the richness and sensual enjoyment of this handsome location.

The street benefited from public realm improvements in the 1990s and so the road is paved with concrete setts with granite or concrete setts in parking bays and modern concrete paving flags. Street lighting is with some tall modern standards and other fittings attached to the taller buildings. There are some folksy planting standards and telegraph poles with overhead cables.

The street is one of the highlights of the conservation area.

### 2 and 3 St John's Street

Presumably built as a single development, the provenance of which is hard to establish simply with visual analysis but they could be late 18<sup>th</sup>/early 19<sup>th</sup> C and presumably were originally residential cottages. They have been subject to so many changes to make them appear quite separate constructions. What they have in common is their form being two storeys plus attic accommodation with ground floor shops and identical period style late 20<sup>th</sup> C shop fronts. They also share a red brick chimney stack. Where they differ is:

No 2 has a stucco rendered finish and the first floor is blind. The recently replaced machine made plain clay tiled roof has a casement windowed dormer. The tiled roof previously was of the same vintage as No 3 and in handmade tiles. It is a pity it was replaced in a different material as this just emphasises the differences between what are two parts of a single period building.

No 3 has red brick in English bond at ground level and (uncharacteristic for Bury) hung tiles at first floor, where there are two multipaned casement windows. There is a casement dormer too. What is odd is that the roof pitch at the north bay of the building is steeper than the remainder, presumably a later alteration.

While No 2 is presumably more authentic, No 3 appears to have had a faux vernacular make over in the post war years.

There is a part of an earlier wall to the south of No 2. This is in brick and Abbey stone and is significant as evidence of the development of the street.

Plastic rainwater goods.

This is an interesting pair of former cottages which may benefit from further research. It would be helpful to ascertain their historical significance/provenance but even as they are, they make a modest contribution to the conservation area. The wall to north is a positive element in the conservation area.



## St John's House (Former Police Station) St John Street

This is an imposing building in a sort of Jacobean revival style from the late 19<sup>th</sup> C. constructed as the town's first purpose-built police station which opened in 1892.

In three storeys of red brick with red sandstone dressings and, perhaps, looking more like a smaller Victorian town hall in one of Manchester's lesser boroughs than a building that one would come across in provincial East Anglia but an excellent example of what happened to architectural fashions during the mid-19<sup>th</sup> C and later with the 'Battle of the Styles' bringing all sorts of curiosities to locations where they had never been seen previously, and being built with materials which simply were not available before the coming of the railways.

The building is in three bays with deep moulded stone cornices at first and second floors and attic levels and the design is characterised by the articulation of the bays by shallow brick and stone pilasters with stone banding and other dressings. It is symmetrical about the central bay. This has a large stone door case at ground floor which projects forward and supports a bay at first floor level, with a stone framed mullioned bipartite window with casements with relief panelled apron. Above this is a balcony with a bottle balustrade and set back beneath a pediment is another bipartite window echoing the design below. The large, panelled entrance doors have stone steps from pavement level.

The flanking bays have modern shop windows at ground floor level, with a stone band at floor level and relief apron panels. Above this is a stone mullioned tripartite window, again with relief apron panels, and this is repeated, with bipartite casements at second floor, above which is another pediment. To the extremes of the building are cast iron rainwater pipes.

While the roof is not really visible in street views, the flanking elevations are above the adjacent smaller buildings and these reflect the designs of the street elevations with red brick and tall chimney stacks.

All the fabric appears original except the shop fronts which are a necessary and not detracting change to facilitate an alternative use to that as a police station. What does detract is the TV satellite dish.

Streetlamp attached to building could be worse.

This is an important building and is a good example of a Victorian public building from that period. It is also at a bend in the street and where Sergeant's Walk heads to the bus station to the west and acts as a landmark. It makes a strong positive contribution to the conservation area.

## 19-25 St John's Street

This is a smart terrace of six early/mid 19<sup>th</sup> C cottages of differing sizes but built as a single development with several now having ground floor shops with residential premises over and only No 21 being entirely residential. 20<sup>th</sup> C shop fronts at Nos 19, 20, 22/23 and 25. Curiously No 24 has no ground floor accommodation but there is a single door to Nos 24 a+b. so presumably the original configuration of ground floor accommodation has been radically reorganised since the cottages were built.

As a terrace the properties are in two storeys with a clay tiled roof with seven lead clad dormers with a mixture of casements and three red brick stacks. There are, likewise, seven bays of fenestration at first floor level, and here the windows seem to align with the dormers in a slightly eccentric rhythm. At this level all the windows are two over two sashes and, presumably original. At ground level original arch headed doorways are at Nos 21, 23 and 24 although that at No 23 has been converted to a window in modern times. There is also an original window at No 21, with what is presumably an original six over six sash window. Other ground floor treatments are as shop fronts, none of which is historic but none really detracts although all could be more interesting in design.

The brickwork at No 19 has been painted which disturbs the homogeneity of the terrace and detracts.

The flanking wall to the north is in flint with some early brick and Abbey stone and seems to belong in part at least to an earlier building on the site. Its retention as part of this building suggests this building is more likely to be early rather than later 19<sup>th</sup> C.

Plastic rainwater goods with cast iron stench pipe on north facing wall.

This is a handsome terrace which, with the historic flanking wall, makes a strong positive contribution to the conservation area.



## 26-27 St John's Street

This is a smart mid/late 19<sup>th</sup> C commercial building with purpose built residential accommodation above shop premises. In three storeys of white bricks with rendered faux stone architraves to the windows and a double pitched slated roof with a bracketed eave with a brick stack only visible in long views to the north and south. The ground floor has handsome original shop fronts with separate accommodation doors to the flats above - the accommodation door to No 26 is original while that to No 27 has been relocated and is 20<sup>th</sup> C joinery. Each floor has a pair of two over two sash windows in front of which is a cast iron pot guard.

The south facing flanking elevation seems to include elements of an earlier building with a mixture of flint brick and Abbey stone in distinct bands, suggesting different periods of building, and finished in brick from the time of the building of the surviving building. The north elevation is rather more regular in brick. Modern metal rainwater goods.

This is a really strong conservation area building. It is an intact Victorian commercial building with early purpose built residential accommodation and helps tell the story of the alterations to this area of the town following the building of St John's church. It makes a strong positive contribution to the conservation area.



## 30 St John's Street

This is a single bay of a three-bay terrace which includes No 29 St John Street. Whilst No 29 is included in the listing description of the Bushel Public House, No 30 is not meaning that only part of this terrace is listed but the single bay that comprises No 30 is not.

Notwithstanding that, this is a terrace of three bays of paired first floor windows from the early 19<sup>th</sup> C and contemporary with the Bushel Public House. They are in two storeys of stucco rendered masonry with slated roofs. The two northern most bays have modern shop fronts at ground level with that to the public house being in a faux period style while the other is unashamedly modern and could be improved. The southernmost bay of the terrace has paired windows at ground floor level matching those at first floor level. The window joinery is all original and four over one sashes. Cast iron rainwater goods.

This simple group are good conservation area buildings helping to tell the story of the street, irrespective of their official designation.



## 34 St John's Street

Part of a terrace with houses to both the north and south, this is a handsome late 19<sup>th</sup> C house in two storeys of red brickwork in English bond with a clay pantiled roof and brick stack, compromised by the modern insertion of plastic window and door 'joinery'. Four bays of fenestration at first floor with the entrance door and flanking pair of windows below the north most bays at ground floor. The south most bay has large modern close boarded service doors to the rear, also modern. All openings have brick arches. Plastic rainwater goods.

This building is quite compromised by the detracting plastic joinery to the extent that its contribution to the conservation area, which should be very positive, is modest at best.



## 35 St John's Street

An interesting one-off house from the early/middle 19<sup>th</sup> C which forms the end of the terrace of houses to the south of it. Unusually for the street this is a three-storey house with a stucco render finish with a double pitched roof with modern concrete interlocking tiles perpendicular to the street. There are two bays of fenestration at each level. At ground floor on opening is the entrance. Each opening has a flat lintol with a moulded plaster relief key stone.

The windows are all two over two sashes and original. The entrance door is set back within a small recess and has a reeded architrave and moulded cornice, the latter appearing a later change. The entrance door is a modern panelled model. Plastic rainwater goods.

A good positively contributing conservation area building which tells its own history and adds variety to the rich mix of St John's Street buildings.



### 37-39 St John's Street

This is a terrace of three painted brick cottages dating from the first half of the 19<sup>th</sup> C with hipped slated roof and red brick stacks. It turns the corner into St John's Place, but that is not in the conservation area.

The terrace is divided into three bays by two projecting bays of brickwork, with relief panels at first floor. The terrace is symmetrical only at first floor, where there are two windows in the central bay, flanked by the projecting bays with, at the extremes, a single window. The ground floor is somewhat different with an entrance door and a window below the two central first floor windows, flanked by a window and door in the projecting bay flanked by a shop window at the north extreme and a large window, installed in modern times, and an entrance door at the extreme south.

No 37 has a modern plastic window at first floor and modern bipartite sash windows at ground floor with a modern panelled entrance door. No 38 has original two over two sash windows and a modern panelled door. No 39 has original two over two sashes at first floor and modern fenestration at ground floor. Plastic rainwater goods.

The terrace has potential to be a strong positive contributor to the conservation area, but the painted brickwork and plastic window in particular detract. Notwithstanding that it still does make a modest contribution being an interesting example of early 19<sup>th</sup> C domestic architecture with some retail uses at ground floor level in the form of a corner shop.



### St John's Angle, 55-56 St John's Street

Dated 1880 this is a large and handsome commercial block with shops on the ground floor and flats above. It is in three stories of white bricks with a slated roof with tall brick stacks, which has elevations facing St John Street, Orchard Street and Church Row. In Orchard Street there are two elevations as the street bends from the southeast to meet St John's Street, only the eastern most part could be described as a 'rear' elevation which has a rather unregimented arrangement of fenestration. The other elevations are all, otherwise, similar, especially above ground floor level. The top two floors have regularly spaced windows on each elevation, four facing west, three facing north, two facing south and one on each of the three canted corners. These all have stone lintols with keystone and bracket details and the joinery is two over two sashes.



At ground floor there are large shop fronts to the northwest and southwest corners, with huge sashes, and entrance doors on the canted corners. Between the shop fronts on St John Street are the entrances to the flats above. Otherwise, there are larger windows matching those above facing both north and south. The secondary elements of the 'rear' elevation have flat brick gauged lintols. Iron rainwater goods. To the rear is a tall brick wall enclosing the rear areas of the premises.

What is surprising about this building is quite how much of the fabric has survived from the original construction. All the external door and window joinery, including the shop fronts and, seemingly, the associated friezes, are original. The shop name sign to No 55 particularly adds character to the conservation area.

This is a building which followed the construction of St John's church and the reorganisation of the street pattern. As such it helps tell the story of the street and the locality. Furthermore, it is a good example of a mid/late 19<sup>th</sup> C commercial/residential building. Being an early example of its type and in remarkably original condition, it makes a strong positive contribution to the conservation area.

### 66 St John's Street

Like Nos 55-56 this is another three-storey white brick commercial building with a slated roof from the mid-late 19<sup>th</sup> C, but here within a terrace of much earlier buildings. The roof has brick stacks and a single dormer.

The building is in a sort of Rundbogenstil manner made popular by the Royal Albert Hall and this is particularly reflected in the first-floor fenestration which has flanking arched windows at each extremity and these flank a tripartite centrally located version. The second floor has three equally spaced windows. These openings are all linked and dressed with red brick banding and stone. To the corners are stone quoins. The ground floor has original shop fronts below a deep dentiled cornice/frieze with heavily carved stone console brackets at each end. Centrally, there is a pair of doors one of which leads to the upper floors of accommodation; the other is an entrance to a shop unit. To the south another door opening gives access to another shop.

Iron rainwater goods and at high level is a streetlight attached to the masonry.

In common with No 55-56 this is an impressive mid-late Victorian commercial building which makes a strong positive contribution to the conservation area.



## 70-71 St John's Street

This is a curious building which may be much older than it appears having been much altered over a long period and even quite recently. It is a single building in one tall storey with a large attic and three modern dormers with casement windows in a plain clay tiled roof with what appears to be a rebuilt early chimney stack. The ground floor is divided into two quite different elements. To the north is a stucco render finish with a single sash window to the north of the entrance door and a bipartite sash window to the south. The door itself is panelled. While this could be historic all the fabric is modern and the result of this part of the building being converted from retail to residential use in the early 21<sup>st</sup> C. To the south is a Victorian shop front with a set back entrance - this all appears original. Cast iron rainwater goods.

This is an interesting building and may be more historic than its current appearance suggests and thus might benefit from further research. It is another singular building in the eclectic mix in the street and adds to this making a strong positive contribution to the conservation area.



## 72 St John's Street

This is a two storey mid-late 19<sup>th</sup> C brick building with a full width original shop front which incorporates recessed entrance doors to the ground floor lock up shop and separate residential accommodation at first floor level. The first floor has a pair of original two over two sash windows, one of which has a detracting fan attached to it. The brickwork is painted, which is unfortunate, and there are various alarms and CCTV devices, which could be more discrete. The roof is slated but not really visible. Plastic rainwater goods.

A simple building which is unassuming but remaining in remarkably original condition which makes a positive contribution to the conservation area despite some detracting elements,



## 74-76 St John's Street

This is a pair of semi-detached buildings in two storeys dating from the mid-late 19<sup>th</sup> both with original shop fronts at ground floor level and paired sash windows to residential accommodation above. The shop front to the north has had some modern changes with a mullions replaced by transoms, but retains its entrance to the upper floor accommodation although this is now not used. The similar door opening in the southern half of the building is now part of the shop front. Presumably what had been two flats at first floor are now accommodation either used for storage or offices by the shop units, or accessed separately from the rear - this is not clear. The door entrances to the two shops are recessed and the shop doors appear to be replacements.

The first floor is in white bricks and the window openings have arched stone lintols with the sash windows being original. There is a streetlight fixed at high level and, otherwise, an amount of clutter of what appears to be redundant service boxes and signage which is unsightly. The roof is slated and has brick stacks. Plastic rainwater goods.

A handsome pair of commercial residential buildings which followed the building of St John's church and the rearrangement of the street pattern to the north. It makes a strong positive contribution to the conservation area.



## 77a to d St John's Street

This is a large mid-late 19<sup>th</sup> C terrace of three storeys with two pairs of shops, with accommodation over, and an eccentric single extra bay at the south end. At ground level there are two pairs of shops but 77d is part of 77c as a single shop with the shop front to the former being somewhat different to the others. The shop fronts all appear more or less original but those at 77a and 77b are most complete with mullioned windows and ventilation grilles to the fascia still intact; the others no longer have these details. The entrance doors are deeply recessed, and it is not obvious where the access to the premises above the shops is, but this presumably is from the rear.

The upper floors are in brickwork, which is unfortunately painted, and there is a single window at each floor in each of the five bays. The windows have stone lintols (also painted) and original two over two sashes. The return flanking elevations have a rendered finish.

The roof is slated with white brick stacks and the rainwater goods are plastic.

There is a streetlight fixed at high level and, in common with other such buildings in the street, there is an amount of what appears to be redundant service boxes which are unsightly.

In common with other such buildings of this period in the street this terrace makes a strong positive contribution to the conservation area despite some detracting elements.



## 80 St John's Street

Another of the mid-late 19<sup>th</sup> C buildings in the street built with retail at ground floor and with residential accommodation above. Here again with two storeys of white brickwork above what is mainly an original shop front at ground level. The latter has had alterations with the fascia being boxed out and the entrance doors, both to the shop and the accommodation above being modern joinery. The return elevation the north is also in white bricks.

At first and second floors there are two windows with decorative stone lintols and original two over two sashes. There is what appears to be a modern awning box fixed above the shop fascia which detracts to a degree.

The roof is slated with a brick stack and the rainwater goods are plastic.

In common with other such buildings of this period in the street No 80 makes a strong positive contribution to the conservation area despite some detracting elements.

## 81 St John's Street

The description of No 80 could equally be applied here. Again with two storeys of accommodation above a ground floor shop with white brickwork and decorative stone lintols. It has slightly taller storey heights and it has six over two sashes in the pairs of windows at first and second floor. It also has a more intact original shop front with deeply recessed entrance with original door, but no access to the accommodation above, presumably this is from the rear.

The roof is slated with brick stacks and it has a deep bracketed eave with plastic rain-water goods.

In common with other such buildings of this period in the street this handsome building makes a strong positive contribution to the conservation area.

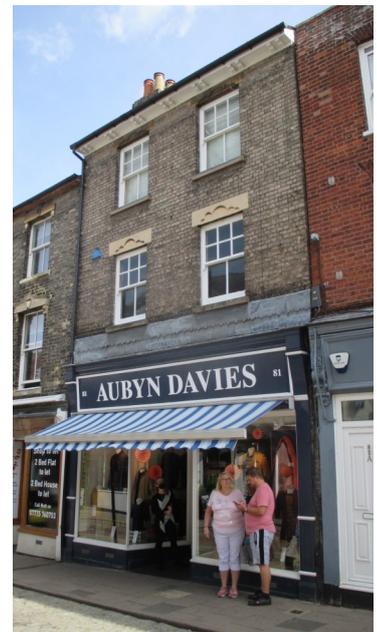
## 82-83 St John's Street

Unusually for the street this seems to be a late 18<sup>th</sup>/early 19<sup>th</sup> C building in red bricks with a parapet hiding the roof and gauged brick arches to the window openings. Presumably built as a pair of houses, shop fronts seem to have been installed in the late 19<sup>th</sup> C when some of the fenestration was replaced. There are no original windows left but there were only a few years ago multipane sashes without horns at first floor level in No 82, which would suggest, with the stylistic clues, that this building is of this date. If this is the case, and site evidence might confirm this, it would be unusual in the street as there are few buildings of such a date in it.

Notwithstanding that, this pair are in three storeys with red brick elevations above the Victorian ground floor shop fronts. Each of the pair have two windows and to No 82 they have been recently replaced as two over two sashes in plastic, which seems particularly disappointing as here there had been 18<sup>th</sup> C joinery. At No 83 the first floor has an inter-war multipane projecting bay with casements at first floor and above this two over two sashes, presumably from the 19<sup>th</sup> C when the shops were fitted at ground level. The shop fronts seem all late 19<sup>th</sup> C fabric with recessed entrances but the accommodation door to the north is modern although presumably would have been created when the conversion took place in the 19<sup>th</sup> C.

The south facing return flank elevation has a rendered finish.

It seems a real shame that the early joinery in this building was replaced and especially in plastic but, despite all that, the building is important in the conservation area and would benefit from further research to establish its history and development. Despite the negative detracting windows, it still is makes a strong positive contribution to the conservation area.



## 87 St John's Street

Again, the description of No 80 could equally be applied here. No 87 also has two storeys of accommodation above a ground floor shop with white brickwork but here painted plain stone lintols. It has two over two sashes in the pairs of windows at first and second floor. It has an original mullioned shop front with deeply recessed entrance with an original door, but no access to the accommodation above. Presumably this is from the rear or is accessed internally from the shop unit.

The roof is not really visible but appears slated with brick stacks and it has a deep eave with plastic rainwater goods.

Like other such premises in the street above the ground floor there seems to be an accumulation of regrettable service boxes. A streetlight is fixed at high level.

In common with other such buildings of this period in the street this handsome building makes a strong positive contribution to the conservation area.



## 88-89 St John's Street

The description of No 81 could equally be applied here. With tall storey heights again, this pair has two storeys of accommodation above the ground floor shops. The first and second floors have white brickwork and two over two sashes in the pairs of windows to each of the units at first and second floor. The openings have painted decorative stone lintols which have key stones and corbel brackets. The windows also have projecting cills, with those at second floor still retaining original cast iron planting box guards.

The shop fronts here are all modern and the ground floor is occupied by a drinking club/ restaurant and has two deep and wide recessed entrances. While not detracting the ground floor treatment has no particular value.

The roof is slated with a brick stack and it has a deep bracketed eave with plastic rainwater goods.

In common with other such buildings of this period in the street this handsome building makes a strong positive contribution to the conservation area.



## 93 St John's Street

This is a three-storey mid-19<sup>th</sup> C commercial building in white bricks above a ground floor shop front and turns the corner at Brentgovel Street to the east. It has three bays on St John's Street and two on Brentgovel Street and a single one on the corner which forms a recessed bay. There is a deep bracketed eave with a slated roof and plastic rainwater goods. The second floor has a projecting brick band.

The windows have architraves at first floor and appear to have had their sashes either replaced or they are largely original but with glazing bars remove. Stylistically the windows should have glazing bars and that they have no horns suggests the bars might have been removed, presumably at the end of the 19<sup>th</sup> C when larger panes were available. The corner windows have fixed panes and are modern although the second-floor frame/ box, may be original as it is curved on plan as would be expected in a building of this quality and date.

The shop fronts are all modern and have no value, but do not detract.

There is a rather obvious security monitoring device on the corner, which does not add to the character or appearance of the property.

This is a handsome corner building which makes a strong positive contribution to the conservation area.

