

HERITAGE STATEMENT

Ref: 72980 – 8-12 Silver Street, Bury, BL9 0EX

Project number: GSS25142

Date: 5th June 2026

Proposal: Prior approval for change of use from Use Class E to create 8 no. apartments (Use Class C3)

This Heritage Statement has been prepared in support of a planning application for 8-12 Silver Street, Bury, BL9 0EX. It identifies all heritage assets and their settings which may be affected by the proposed development and demonstrates how an understanding of their significance has informed the proposals. The assessment addresses the following:

- 1) Assessment of heritage significance
- 2) Details of the proposed works
- 3) Assessment of impact

1. Site Address

8-12 Silver Street, Bury, BL9 0EX

2. The Application Site

The table below identifies all heritage designations applicable to the application site:

Heritage Asset	Yes / No
A listed building (Grade II, Grade II* or Grade I)	☐
Within a conservation area	☒
A scheduled ancient monument	☐
Within the Westminster World Heritage Site	☐
A registered park or garden	☐
In the setting of or adjacent to one of the above	☐
Within an archaeological priority area	☐
A non-designated heritage asset	☒

3. Identification of Heritage Assets

- 3.1 The application site at 8-12 Silver Street, Bury, BL9 0EX falls within two heritage designations: it is located within the Bury Town Centre Conservation Area, and the building is identified on the Council's draft local list as a potential non-designated heritage asset. Both designations are addressed within this statement.
- 3.2 The Bury Town Centre Conservation Area encloses the historic core of the town and incorporates its principal architectural heritage. The conservation area is characterised by a

high concentration of listed buildings and a mix of commercial and civic buildings, largely dating from the 19th century, arranged around and linked by public open spaces. The Council's Conservation Area Appraisal notes that despite the richness of the conservation area's architectural fabric, its character and appearance are generally cohesive.

- 3.3 The building at 8-12 Silver Street is not a listed building. It falls, however, within the draft local list entry for 3-13 Silver Street, Bury, BL9 0EU, and is therefore considered a potential non-designated heritage asset. Work on Bury's local list began some time ago, was paused in 2010 due to resource constraints, and resumed in 2016 following the increased importance of non-designated heritage assets under the NPPF. The draft list currently contains approximately 500 entries, produced using selection criteria based on Historic England guidance. As a row of late Victorian terraced commercial properties, the building makes a positive contribution to the character and appearance of the Bury Town Centre Conservation Area and to the historic commercial streetscene of Silver Street.

4. Significance of the Heritage Assets

4a. Bury Town Centre Conservation Area

- 4.1 The significance of the Bury Town Centre Conservation Area derives from the quality and coherence of its historic built environment, encompassing the commercial and civic character of Bury's 19th century town centre. Silver Street forms part of the active commercial core of the conservation area and retains a strong historic street pattern and traditional building line.
- 4.2 The application building contributes to the conservation area primarily through its external form: its traditional red-brick construction, multi-storey massing, historic fenestration pattern and consistent building line with neighbouring properties on Silver Street. These external characteristics are the principal elements of the building's contribution to the significance of the conservation area.

The site is located at 8-12 Silver Street, Bury, BL9 0EX, and is a row of three terraced houses. The property comprises of a ground floor, a first floor and a second floor and a loft space.

The site is located within The Bury Town Centre Conservation area.



The Bury Town Centre Conservation Area Appraisal, Bury Town Council:

“The conservation area encloses the historic core of the town and incorporates the best of its architectural heritage with a high concentration of statutorily listed buildings. The modern form of the area results from the mix of commercial and civic buildings, largely dating from the 19th century, arranged around and linked by public open spaces.

There are two distinct areas within the conservation area reflecting the 19th century mixed use of the area with residential property originally to the south and commercial property to the north.

Despite the richness of the conservation area architectural fabric, the character and appearance of the area is generally cohesive. It's character is supported by the recently revealed remains of Bury Castle and the development of the East Lancashire Railway around Bolton Street Station.”

(<https://www.bury.gov.uk/planning-building-control/heritage-and-conservation/conservation-areas>)

4b. Non-Designated Heritage Asset (Draft Local List)

- 4.3 The building at 8-12 Silver Street falls within the draft local list entry for 3-13 Silver Street, Bury, BL9 0EU. The draft local list is a work in progress and the full significance of each asset is assessed when proposals for alteration or removal come forward. This statement fulfils that purpose. As a building on the draft list, it is afforded a level of protection proportionate to its significance, as required by national planning policy.
- 4.4 The significance of the building as a non-designated heritage asset lies in its external architectural character. It is a late Victorian terraced commercial building of traditional red-brick construction with multi-storey elevations, a coherent roofline, and traditional fenestration at upper floor level. The building retains much of its original external fabric and forms part of a group of similarly scaled and characterised properties on Silver Street that collectively define the historic commercial streetscene.
- 4.5 The internal arrangement of the building has been subject to subdivision and alteration over many decades and is of limited evidential or historic value in its current form. The significance of the building as a non-designated heritage asset is concentrated in its external envelope and its contribution to the streetscene.

5. The Proposed Works

- 5.1 The proposed development involves the change of use of the upper floors of the building from Use Class E (Commercial, Business and Service) to create 8 no. self-contained apartments (Use Class C3). The ground floor commercial uses are retained in their entirety and are not affected by the proposals.
- 5.2 All proposed works are internal. The only external alteration is the removal of the existing fire escape staircase and fire door on the rear elevation. No changes are proposed to the front elevation, roof, windows, external materials or ground floor commercial frontages.

The proposal is a Change of use of from Use Class E to create 9 no. apartments (Use Class C3)

The only external changes will be the removal of the fire escape door and stairs.



A view of the site from Google Earth



A view of the front of the site, showing any architectural heritage features – that will all be maintained.

6. Conservation Area: Statement of Impact

- 6.1 The proposals have been designed with full regard to the character and appearance of the Bury Town Centre Conservation Area. The front elevation of the building, which faces Silver Street and makes the principal contribution to the conservation area streetscene, is entirely unaffected by the proposals. The roofline, fenestration, external brickwork and ground floor commercial frontages are all preserved without alteration.
- 6.2 The only external change proposed is the removal of the rear fire escape staircase and fire door. This is considered a minor enhancement: the fire escape is a later functional addition that detracts from the historic rear elevation of the building, and its removal will restore a cleaner historic fabric. This element is not visible from the public realm.
- 6.3 The proposed conversion of the upper floors to residential use is consistent with the mixed-use character of the conservation area and will bring long-underutilised upper floor space back into active use, supporting the vitality and long-term maintenance of a building that contributes positively to the conservation area.
- 6.4 In summary, the proposal preserves the character and appearance of the Bury Town Centre Conservation Area. There is no harm to the significance of the designated heritage asset.

7. Non-Designated Heritage Asset: Assessment of Impact

- 7.1 In determining applications that affect non-designated heritage assets, paragraph 197 of the NPPF requires a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset. That test is applied below.
- 7.2 The significance of 8-12 Silver Street as a potential non-designated heritage asset is concentrated in its external form. The building's contribution to the historic Silver Street streetscene derives from its traditional red-brick elevations, multi-storey massing, roofline, and fenestration pattern. These elements are entirely unchanged by the proposals. All works are internal.
- 7.3 The only external alteration is the removal of the existing fire escape staircase and fire door on the rear elevation. This element is not original to the building, is not visible from the public realm, and its removal restores a cleaner rear elevation. This is considered a minor enhancement rather than harm.
- 7.4 Applying the balanced judgement required by paragraph 197, the scale of harm is nil. The significance of the asset, whilst acknowledged, is moderate and relates solely to its external form, which is preserved in its entirety. The balanced judgement falls clearly in favour of the proposal. There is no harm to the significance of the non-designated heritage asset.

8. Conclusion

- 8.1 This Heritage Statement has assessed the significance of the Bury Town Centre Conservation Area and of 8-12 Silver Street as a potential non-designated heritage asset, falling within the draft local list entry for 3-13 Silver Street, Bury, BL9 0EU, and has evaluated the impact of the proposed upper floor conversion on both.
- 8.2 The proposed works are entirely internal. The only external alteration is the removal of the existing fire escape staircase and fire door on the rear elevation, which is considered a minor enhancement. The external character of the building, which constitutes the principal element of its significance both as a contributor to the conservation area and as a non-designated heritage asset, is wholly preserved. Applying the balanced judgement required by paragraph 197 of the NPPF, the scale of harm is nil and the proposal is fully acceptable in heritage terms. Planning permission is respectfully sought.