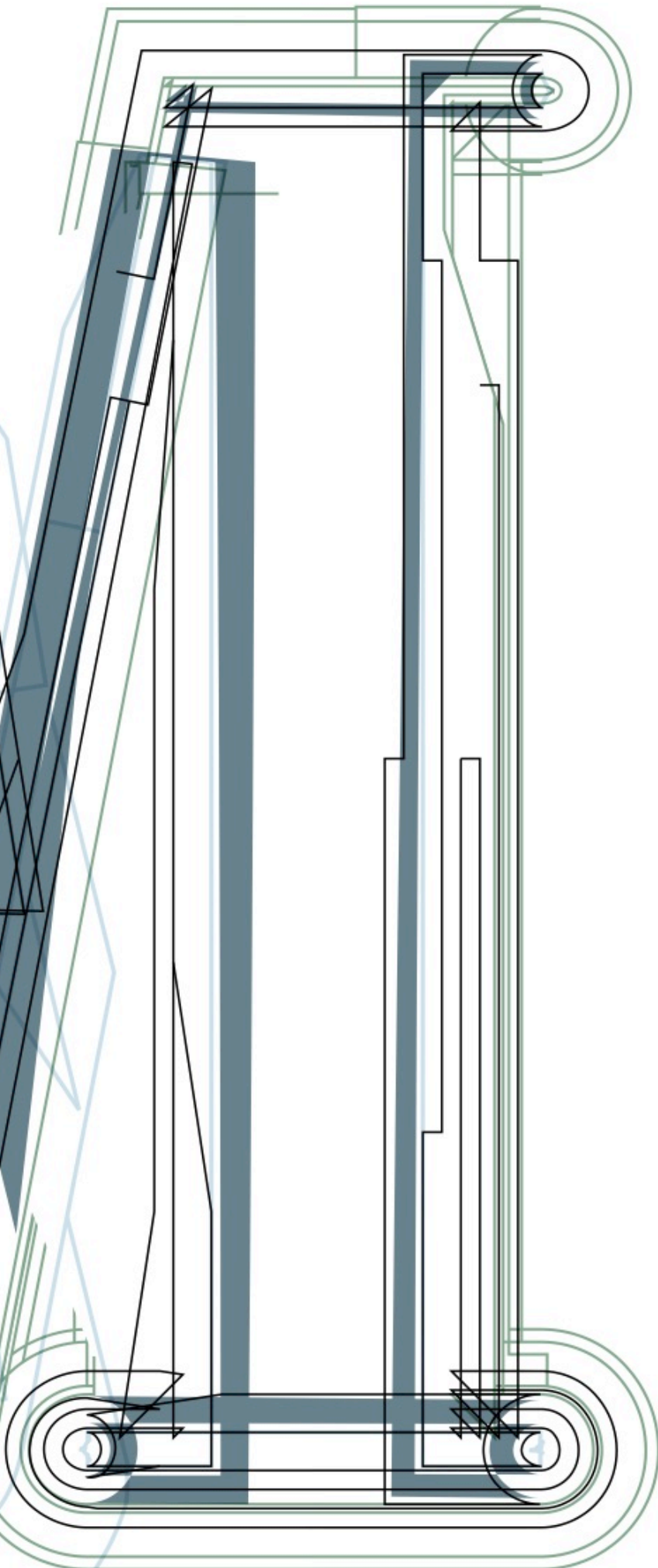
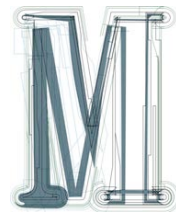


m b Heritage

Property Investment Complete

Proposed Residential Conversion
26 Silver Street
Bury
BL9 0DH

Built Heritage Statement



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Built Heritage Statement

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1.0 INTRODUCTION

1.01 This Statement, prepared on behalf of Property Investment Complete, sets out an assessment of the potential impacts upon the historic environment predicted to arise from the adaptive conversion to residential use of land and buildings comprising 26 Silver Street, Bury, SD80298 10702. The development comprises the conversion of the existing building, including internal alterations to form 9 no. residential apartments. The statement considers the nature and extent of potential impact upon built heritage assets within and in the vicinity of the site. It has regard to relevant assessment guidance produced by Historic England and that contained within the National Planning Policy Framework (2023).

1.02 The location of the site (centred on NGR: SD92689 05107) is shown at Figure 1.



Figure 1: Site Extent

1.03 No 26 Silver Street is recorded as a Grade II Listed Building on the National Heritage for England (NHLE) as the Former Barclays Bank (list entry 1356834) originally built for the Bury Banking Company in 1868. An annex to the building immediately to the west on Bank Street is also recorded as the Bank Chambers as a Grade II Listed Building (1067279) and is now in separate occupation although a ground floor linking corridor crosses to the north side of the

building linking with an extension block. Other Listed Buildings in the locality include numbers 2-8 Bank Street (1356790) to the west of the Bank Chambers, listed at Grade II, and a Grade II* listed War Memorial to the Lancashire Fusiliers in Galipoli Gardens to the east and east side of Silver Street. The site also falls within the Bury Town Centre Conservation Area which takes in the historic core of the town along with later 19th century commercial, civic and residential developments.

- 1.06 The potential impacts of the development upon the significance of the host building and designated heritage assets in the locality, including the Conservation Area, are considered within this Statement.
- 1.07 The Statement follows Framework and good practice guidance in assessing the heritage significance of those identified designated and non-designated assets potentially affected by the proposed development and the contribution made by their setting. The report is structured as follows:

Section 2 - Policy Context and Methodology

Summarises the principal policy guidance and the approach taken to the identification of heritage assets, baseline data sources and assessment criteria used.

Section 3 – Baseline Assessment

Summarises data sources consulted and the historical context of the site. Identifies the heritage assets, both designated and non-designated potentially affected by the proposals.

Section 4 - Assessment of Significance and Impact of Development Proposals

Provides an assessment of the heritage significance of those identified built heritage assets and their setting potentially affected and considers development impacts upon the significance having regard to national and local planning policy.

- 1.08 The assessment is based primarily on published and archival information and this is referenced as appropriate within the report. The Statement considers impacts upon the built historic environment and does not assess architectural potential. A site walkover, including a non-intrusive internal survey, was undertaken in May 2024. Plates showing the building and internal spaces are included at Appendix 1.

2.0 POLICY AND ASSESSMENT GUIDANCE

Statutory Context

- 2.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities, in the exercise of planning functions in relation to listed buildings. It states that:

“In considering whether to grant planning permission which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 2.02 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty as respects conservation areas in the exercise of planning functions, indicating that *“with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

National Planning Policy Framework 2023

- 2.03 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (2023) (the Framework) (paragraph 8). It indicates that ‘great weight’ should be given to the conservation of designated heritage assets (paragraph 205) (and the more important the asset, the greater the weight should be), conservation being defined as *“the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”* (Annex 2: Glossary).
- 2.04 Significance, for heritage policy, is defined in the Framework (Annex 2: Glossary) as:

“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- 2.05 In undertaking any heritage assessment, the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance. Historic England Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets, 2019 (HEAN12), indicates that heritage assessments of significance should provide an impartial analysis of significance and the contribution of setting:

“A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance.”

- 2.06 Historic England Advice Note 12 (Statements of Heritage Significance) advocates a staged approach to decision-taking in applications affecting heritage assets:

1. Understand the form, materials and history of the affected heritage asset(s).
2. Understand the significance of the asset(s).
3. Understand the impact of the proposal on that significance.
4. Avoid, minimise and mitigate negative impacts in a way that meets the objectives of the National Planning Policy Framework.
5. Look for opportunities to better reveal or enhance significance.

- 2.07 Further guidance on the assessment process is provided in Historic England Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment, 2015 (GPAP2). This notes that if there is apparent conflict between the proposed development and the conservation of a heritage asset, consideration *may* need to be given alternative means of delivering the development which leads to a more sustainable result which reduces potential harm to significance. This process, reflected in HEAN12 advice, should be undertaken before weighing the public benefits of a proposal against any harm.

- 2.08 In considering the extent of harm, Paragraph 206 of the Framework states that any harm to, or loss of, the significance of a designated heritage (from its alteration or destruction, or from development within its setting), asset should require ‘clear and convincing justification’. Paragraph 207 indicates that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset (particularly those of higher significance), authorities should refuse consent unless it can be demonstrated that:

“The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss.”

- 2.09 The Framework does not provide a definition of “substantial harm’ but National Planning Practice Guidance considers the process of assessing harm, stating that:

“Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework [.....] It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from the works to the asset of from development within its setting.”

- 2.10 Whilst the Framework itself does not define ‘substantial harm’, guidance must be taken from relevant case law which includes the 2013 case of Bedford BC v SSCLG [2013] EWHC 2847 (Admin) in which the High Court held that in order for harm to designated assets to be considered substantial, *“the impact on significance was required to be serious such that very much, if not all, of the significance was drained away... One was looking for impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.”* The Bedford case sets a necessarily high threshold for a proposal to result in substantial harm, suggesting that there is little difference in practical terms between the *substantial harm to*, and the *total loss of significance*, of a heritage asset.

2.11 Where *less than substantial harm* is identified to the significance of a designated heritage asset the Framework advises, at paragraph 208, that authorities should weigh the public benefits of the proposal against any harm identified.

2.12 Paragraph 209 indicates that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement should be taken having regard to the scale of any harm or loss and the significance of the heritage asset.

2.13 With regards to developments within conservation areas, paragraph 212 of the Framework states that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

2.14 The Framework notes that not all elements of a conservation area will necessarily contribute to its significance (paragraph 213).

2.15 Recent case law has set out the clear requirement for decision makers to undertake a clear planning balancing exercise which weighs any alleged heritage harm against the public benefits of the proposals. This is an express requirement and a fundamental part of decision making involving designated heritage assets in accordance with Framework guidance.

2.16 High Court decisions in *R (oao CPRE Kent) v Dover District Council* [2016] EWCA Civ 936 and *R (oao Shasha) v Westminster City Council* [2016] EWHC 3282 (Admin) dealt with the duty to give adequate reasons. Together, they make it clear that there is an expectation for decision makers to ‘grapple with’ the complexities by properly considering and particularly provide adequate reasons where a decision is taken not to accept professionally qualified evidence. This was further reinforced in August 2019 in the case of *Gare, R (On the Application Of) v Babergh District Council* [2019] EWHC 2041.

2.17 Individual elements which are perceived as ‘harmful’ cannot be distinctly considered from other elements which are ‘beneficial’. Those benefits need not relate solely to the physical alterations to the building itself, but may also include wider public benefits. Individual elements which are perceived as ‘harmful’ cannot be distinctly considered from other elements which are ‘beneficial’ when conducting a balancing exercise. Benefits need not relate solely to the physical alterations to the heritage asset itself or the wider conservation area, but may also include wider public benefits.

2.18 Public benefits include heritage benefits and the National Planning Practice Guidance provides the following examples:

- *“Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.”*
- *Reducing or removing risks to a heritage asset*
- *Securing the optimum viable use of a heritage asset in support of its long-term conservation.”*

2.19 In any assessment, it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and the contribution it may make to the significance of other assets. As regards setting this is defined by the Framework as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

2.20 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 2.21 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19).

3.0 BASELINE ASSESSMENT

3.01 In order to understand the nature of the historic environment in the vicinity of the site and to identify those heritage assets likely to be impacted by the development proposals a baseline assessment study has been undertaken which identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, conservation areas and scheduled monuments.
- Non-designated heritage assets, including buildings or structures of local interest
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets

3.02 To inform the baseline the following information sources have been reviewed:

- The National Heritage List for England (NHLE)
- The Greater Manchester Historic Environment Record (GMHER)
- The National Record for the Historic Environment
- The Historic England Archive
- Historic maps of the site and surrounding area

Heritage Assets

3.03 Number 26 Silver Street is recorded on the NHLE, as the Former Barclays Bank, as a Grade II Listed Building (1356834). The building was added to the list in 1981 with the following identifying description:

1868, by Blackwell and Son and Booth, of Manchester and Bury. Enriched classical style. A substantial corner building of two storeys. Ashlar, with moulded plinth and rusticated bands across ground floor and cornice (on brackets alternation with medallions) across upper floor. Five large windows, the upper ones having shaped hoods on brackets and enriched pseudo-balcony fronts. The middle bay projects slightly; on ground floor it has large arched entry with horizontal ribbing to angled intrados and grotesque head as keystone; on first floor it has paired pilasters supporting segmental pediment enclosing sculpture. Side sections of front are framed by pilasters. Parapet with sections of balustrading; chimneys with bracketed cornices

surmount it. 4-bay return front to Bank Street is similar. Recessed quadrant corner. INTERIOR has highly enriched plasterwork.

Built for Bury Banking Co, founded (as Grundy and Wood) before 1836. Upper floor formerly used as Bury Council Chamber and offices.

- 3.04 Adjoining to the west, on a cross plan fronting onto Bank Street, is the Grade II Listed Bank Chambers building (1067279) which was originally an annex to the bank. Added to the list in 1985 the building has the following description:

1868: by Blackwell and Son and Booth, of Manchester and Bury, being an annexe to the abutting Barclays Bank. Red brick with stone dressings. 3 storeys. 3 windows, arched and with sill band on top storey. The rest tall, and with cornices above, but with wooden transmullioned glazing. Rusticated bands terminating in quoins. Cornice and blocking course.

- 3.05 Other designated heritage assets recording on the National Heritage List for England (NHLE) in proximity to the site are summarised below:

2-8 Bank Street

Grade II Listed Building

List Entry Number: 1356790

Numbers 2-8 (even) Bank Street comprise a terrace of houses, now in office use, constructed in around 1840 and extended to the west of the Bank Chambers building (NGR: SD80278 10702). The terrace is in 2-storeys and built in a red brick with grey slate roof coverings and incorporates simple neo-classical detailing.

War Memorial to the Lancashire Fusiliers, Gallipoli Gardens

Grade II* Listed Building

List Entry Number: 1250814

The War Memorial is located within the Gallipoli Gardens on Silver Street, an area of public open space laid out to the west of the Fusilier Museum. It is a First World War Memorial to the Lancashire Fusiliers designed by Sir Edwin Landseer Lutyens and erected in 1922. It consists of a 4m tall tapered obelisk with square base with moulded cornice, constructed in a Portland stone.

Bury School of Arts and Crafts, Broad Street

Grade II Listed Building

List Entry Number: 1250802

Formerly a Technical School constructed in 1893 to designs by the Borough Engineer, Joshua Cartwright, for Bury Borough Council. The building now accommodates the regional headquarters and museum for the Royal Fusiliers with principal elevation addressing Broad Street. The building is constructed in an Accrington brick with the principal elevation in a Cullingworth limestone with Westmoreland slate roof. The Broad Street elevation adopts a renaissance style with more functional elevations extending along Moss Street and Back Haymarket Street.

- 3.04 Other NHLE recorded heritage assets in the locality are considered to be sufficiently distant, and have no historical or contemporary association with the site, such that no development impacts will arise.
- 3.05 The Bury Town Centre Conservation Area was designated in 1978 and extended to the west in 2005. It takes in the historic core of the town, focused around the Parish Church and later 19th century commercial, civic and residential development extending to the south. It includes areas of formal public open space most notably the Library and Gallipoli Gardens to the south of the site and Kay Gardens to the south-east. The Bury Town Centre Conservation Area Appraisal was published in February 2007 (The Architectural History Practice Limited. 2007) and provides a summary of the special architectural and historic interest of the Area. The document informs the assessment set out below.
- 3.06 The Greater Manchester Historic Environment Record (GMHER) records the former Barclays Bank, 26 Silver Street (MGM10740) and the former Bank Chambers building (MGM10720). Records are also held for the War Memorial to the Lancashire Fusiliers (MGM10667), the Bury School of Arts and Crafts (MGM10758) and numbers 2-8 Bank Street (MGM10721).
- 3.07 The nature and extent of potential impacts upon these designated heritage assets is considered in Section 4.

Historic Context and Mapping Record

- 3.08 Early settlement at Bury emerged around the site of the Market Place, likely during the Saxon period, taking advantage of the defensive position over-looking the crossing point of the River Irwell. Settlement is not referenced within the Domesday survey of 1086 and the first reference is made to '*Biri*' (a defended homestead) during the late 12th century. The manor passed to the Pilkington family in the 14th century and a market charter was granted in 1440. During the 16th and 17th centuries the town developed on land between the castle and church around The Wylde and Market Place. The castle was the site of the fortified manorial house of Sir Thomas Pilkington which included stone walls, moat and tower. Population by the late 17th century was between 1,000 and 1, 500.
- 3.09 Growth during the 18th century was stimulated by textile manufacturing, iron-making, paper making and coal mining and the construction of the Manchester, Bolton and Bury Canal, completed in 1791. The railway, constructed in 1846, further stimulated industrial growth and the expansion of the town to the south and south-west. The town also became the headquarters for the Lancashire Fusiliers with barracks constructed on Bolton Road. Land to the south-west of the historic core, including Silver Street, was developed during the late 18th and 19th century and was favoured for the construction of more affluent residences reflecting the industrial wealth of the town. During the latter half of the 19th century earlier development around Silver Street, Moss Street and Broad Street was redeveloped with new buildings including commercial and civic buildings, hotel, library, the Textile Hall and Technical School. The area became a focus for civic and cultural activity in the town during this period.
- 3.10 The 1849 Ordnance Survey (OS) Town Plan, surveyed in 1847 (Figure 3.1), shows this expansion of the town to the south-west with development extending along Silver Street and Bank Street, and to the south around St. Mary's Place and to the east side of Manchester Road. The site is shown as over-built by the *Bury Bank*, an earlier building which had been established in around 1798 by Grundy and Wood, later becoming the Bury Banking Company in 1836. The building is stepped back from Bank Street with main entrance shown to the Silver Street frontage. The boundary is defined by walling to the south and east with a yard area shown to the north. The Bank Chambers building to the west has not been constructed by this point with its site showing two smaller buildings and enclosures. A larger building attaches to the north-west corner of the Bury Bank building and was likely in industrial use.



Figure 3.1: 1849 OS Map Extract

- 3.11 The 1849 map shows the construction of the terrace of townhouses, numbers 2-8 Bank Street, to the west. To the south, a Unitarian Chapel and burial ground is shown within the land now occupied by the Library Gardens and the Exchange Building. The current Unitarian Church is the fourth chapel building although retains no evidence of its predecessors which are recorded as being constructed in 1719, 1837 and 1852 (*Clare Hartwell, Matthew Hyde, Nikolaus Pevsner, 2004, The Buildings of England, Lancashire: Manchester and the South-East, p178*).
- 3.12 The 1891 OS Town Plan, surveyed in 1890 (Figure 3.2), shows the footprint of the present 26 Silver Street and the associated Bank Chambers building to the west. The map indicates a recess to the north-west corner of the building and a series of outbuildings to the rear taking access via a narrow ginnel, retained, to the west of the Chambers building. To the north the Royal Hotel has been constructed and was later redeveloped following the extension of Broad Street to the west. The Unitarian Chapel to the south is shown on a revised footprint reflecting the construction of the 1852 Chapel. The burial ground is now marked as disused and the frontage of the grounds onto Silver Street in part overbuilt by a further 'savings bank'. The land to the east of the site and Silver Street has been cleared ahead of redevelopment, the Bury Technical School building being constructed in around 1893.



Figure 3.2: 1891 OS Map Extract

- 3.13 The new building was constructed by the Bury Banking Company in around 1868 and was taken over by the Lancashire and Yorkshire Bank in 1888, later through merger becoming a branch of Martins Bank in 1928 and later Barclays Bank Limited. The list description for the building, dated 1981, notes that the upper floor of the building was formerly uses as Bury Council Chambers and offices. The associated Bank Chambers building to the west was also constructed in 1868 as an annex and later separated off from the main Bank building during the late 20th century and placed in office use.
- 3.14 The 1910 OS map (Figure 3.3) shows the extension of Broad Street to the west and the construction of number 24 Silver Street adjacent to the north boundary of the Bank building. Number 24 is marked as a 'hotel' and is now the Club Sixty-Six nightclub venue. The map also shows the construction of the Technical School to east of Silver Street with the area of frontage to the west of the building later laid out as the Gallipoli Gardens and in part developed as an extension to the School, now the Royal Fusiliers Museum. No significant changes are shown to the arrangement of buildings within the site.

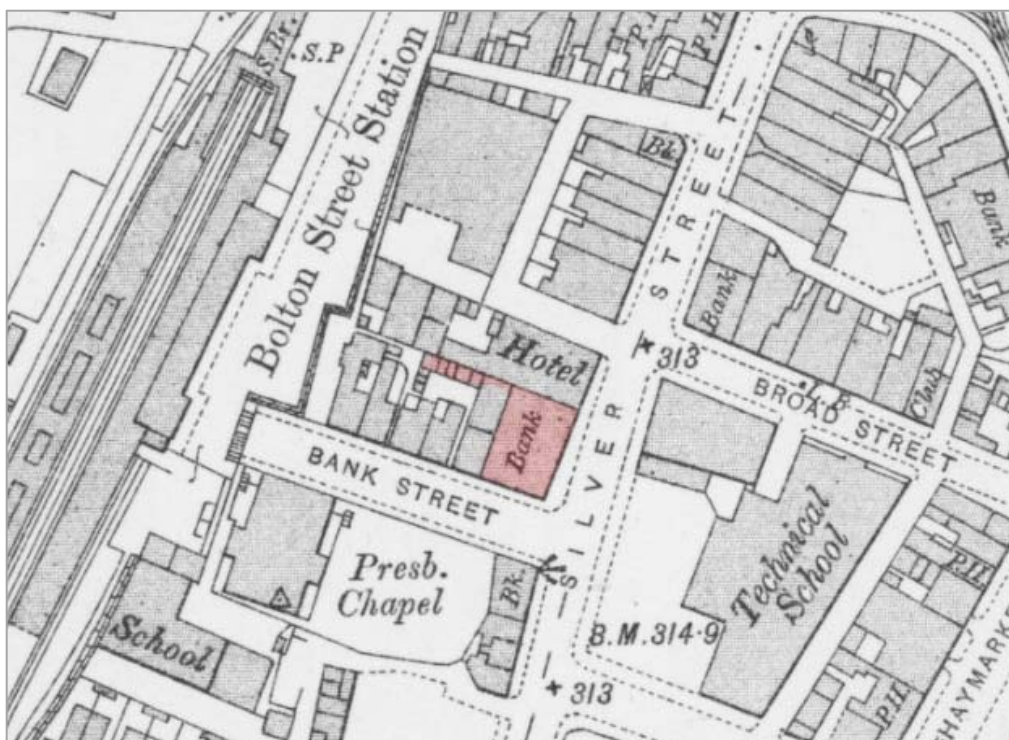


Figure 3.3: 1910 OS Map Extract

- 3.15 Subsequent 20th century mapping shows no changes to the arrangement of buildings within the site. The, then, Barclays Bank, was closed in 2010 although the upper floors remained in office use. The building is now vacant.

4.0 ASSESSMENT OF DEVELOPMENT PROPOSALS

4.01 The proposed development to be submitted as an application for full planning permission and listed building consent, comprises the following elements:

- The adaptive conversion of the building to form 9 no. apartments providing 1 and 2-bed accommodation.
- The outbuildings to the rear, formerly bank vaults and servicing spaces, will be adapted to provide bin/recycling store and cycle storage space with access to Bank Street via an existing passage to the west side of the Bank Chambers building.
- No significant external works are proposed although a blanking panel will be inserted within ground floor windows to mask the new and existing mezzanine floor installations internally.
- Existing timber framed windows will be refurbished or new units, to matching patterns, installed subject to agreement with the Local Planning Authority.
- Internally, the ground floor space will be sub-divided to provide 3 no. apartments. The works will include the removal of a later side stair and lift shaft to the north of the building, installation of a new stair and lift and installation of a new mezzanine floor within the former banking hall space to the south side of the building. Access will be retained off Silver Street. Room space will be sub-divided by new stud-wall partitions to provide living, bedroom, kitchen and bathroom spaces.
- The three ground floor mezzanine apartments will be accommodated within a new floor installation to the south side of the building (sub-dividing the vertical space within the former banking hall) and within an existing mezzanine level to the north. Original masonry division walls will be retained with later partition divisions removed and replaced.
- The first-floor space will be sub-divided to form three apartments with original structural divisions walls remained and later partitions removed. New stud-walling will be introduced to define the new apartment spaces.
- Sections of masonry walling will be removed in a number of areas to accommodate the new stairs to the central, rear, of the building and to provide new door openings into the apartment spaces. A number of existing openings will also be blocked off.

Sections of the existing ceiling at ground and mezzanine levels will be removed to allow for the insertion of the new lift shaft.

- Cycle and bin storage will be accommodated within the outbuildings to the west, rear, of the building within an existing passage link retained.

4.02 Further details of the proposed development, including Design and Access Statement, will be submitted with the planning application. The assessment set out below is based upon the following drawings produced by Code L6 Architecture Ltd:

23-062-SK05A	Elevations as Proposed	18/02/24
23-062-SK06	Plans as Proposed	31/01/24

Development Impact

- 4.03 A series of plates showing the building, including internal spaces, is included at Appendix 1. A number of areas of the building to the north side rear at first floor level were inaccessible due to deterioration of floors and ceilings.
- 4.04 The host building, number 26 Silver Street, is recorded on the NHLE as a Grade II Listed Building (1356834) holding special architectural and historic interest in the national context. The building was erected in 1868 for the Bury Banking Company, formerly Grundy and Wood which had established a bank on the site at the end of the 18th century. The mapping record confirms the later construction of the currently standing building on a different footprint, drawn closer to the footpath edge. The Grade II Listed Bank Chambers was constructed as an annex to the west and is of same dating and also by the architectural practice of Blackwell and Son and Booth of Manchester and Bury (active 1860-1869).
- 4.05 The former bank building was built in a decorated neo-classical style incorporating Beaux-Arts elements and has strong landmark qualities at the corner of Silver Street and Bank Street. In two tall storeys, the building is constructed in ashlar, with some use of marble, with a recessed grey slate roof covering set behind a parapet with balustrading. Detailing includes the use of rusticated banding, bracketing cornice, projecting bracketed faux balconies with balustrading, modillion and bracketed eaves cornice and medallions. The central entrance bay to the Silver Street frontage steps forward and has elaborate arched opening with intrados and 'grotesque'

head keystone with paired marble pilasters above rising to a beaux arts pediment with sculptured figures designed by Joseph Bonehill a stonemason working in Manchester (active 1860-1890). The south-eastern corner is curved at and retains a relief carving of the Bury Banking Company name.

- 4.06 The building retains architectural character and detailing and whilst some localised areas of deterioration related to weather action, moss/lichen build up and some failure of rainwater goods, guttering and leadwork are evident the overall condition of the building is good. The retained window inserts comprise a later 20th century painted timber framed casement with top opening panes with secondary glazing. The windows are in poor aesthetic condition and whilst refurbishment may be possible it is recommended that consideration be given to replacement windows, ideally replacing or removing the requirement for secondary glazing panels internally. Any replacement windows should seek to match the existing framing style and be constructed in timber.
- 4.07 The ramp access at the building entrance is a later addition and is to be retained as part of the scheme. The existing handrail is poor quality and it is recommended that this is replaced with a more sympathetic design in order to improve the visual appearance of the Silver Street frontage.
- 4.08 The proposed works include no significant alteration to the principal elevations onto Silver Street and Bank Street. Whilst blanking panels will be introduced with the windows at ground floor these will, subject to detailing, have a minimal visual impact. The existing ground floor mezzanine division and stair to the north wall are currently visible within the two bays to the right of the entrance and a blanking element along with the removal of the stair will improve the visual character of this section.
- 4.09 Given the relatively minimal impact of the works upon the external fabric of the building it is considered that the architectural significance of the listed building, as represented from public vantage points, will be retained. The potential replacement of windows will also provide an opportunity to secure enhancement. Should works be brought forward it is recommended that a schedule of repairs and maintenance is agreed with the Local Planning Authority. This

may reasonably be secured by condition attached to the planning permission and listed building consent.

- 4.10 Given that the external appearance of the building will be retained, it is not considered that the conversion works will impact upon the significance of the Bury Town Centre Conservation Area or upon the setting of listed buildings in the vicinity of the site. The proposed residential use is considered in keeping with the character of the area.
- 4.11 Internally the building shows relatively extensive historical alteration associated with the evolution of the bank at ground floor and the adaptation of spaces on the upper floors to provide office space.
- 4.12 At ground floor, the main banking hall is retained as a full height space to the south side of the building. The space retains a deep coffered ceiling with finely detailing plasterwork incorporating acanthus leaf mouldings, ceiling roses, medallions, cornice and coving incorporating ventilation holes. The plasterwork is in relatively good condition with localised areas of paint decay and water damage. No fixtures or fittings are retained within the space and modern interventions have included the addition of suspended lighting, the relining of wall coverings and laying of a concrete screed floor. The west internal wall retains blocked off opening which originally linked with the Bank Chambers annex. The north internal wall has two large openings added at a later date with the original openings to the space no longer evident.
- 4.13 The space to the north of the main hall retains no significant original decorative detailing and has been vertically sub-divided to accommodate a mezzanine floor level to the Silver Street frontage. The main space has a modern suspended ceiling and later lift and stairwell, the latter set against the north wall. A cashier's office is retained to the west accessed via a linking corridor to the rear outbuildings which contained the bank vaults. The spaces have been modernised and retain no significant decorative elements or fixtures and fittings. Areas of steel framing and blockwork walling indicate later construction.
- 4.14 Access to the existing ground floor mezzanine and first floor is gained via a later half landing stair with carpeted concrete or reconstituted stone steps and risers, steel balustrade and

timber handrail. The stair was likely added during the latter half of the 20th century and cuts across the ground floor end bay window to the north side of the Silver Street elevation. The mezzanine level is sub-divided as office and toilet spaces with a plant and boiler room to the rear, west.

- 4.15 The first-floor level has similarly been sub-divided to provide office space. Walls have been re-lined and a suspended ceiling installed. Some retained decorative plasterwork, including cornice work and ceiling roses, is evident where the original ceiling can be viewed although the exposed sections are in poor condition. A suspended timber floor is retained. Earlier openings connecting with the Bank Chambers annex has again been blocked off.
- 4.16 The internal space has undergone relatively extensive alteration during the latter half of the 20th century although the spatial character of the main banking hall space is retained to the southern section of the building. The northern section evidences a greater extent of modern intervention including the introduction of a ground floor mezzanine level installation of a stair and lift and sub-division of original spaces to provide offices. Original decorative detailing is retained to the main hall space at ground floor and to ceilings within the first-floor space although the extent of retention and condition of plasterwork to the latter is masked by the later suspended ceiling.
- 4.17 The proposed internal works will remove the later stairs and lifts and provide a new stair and lift shaft within the central space accessed from the main Silver Street door and lobby space. Whilst the majority of original masonry walling will be retained a number of sections will be removed to accommodate the new apartment spaces and stairwell including sections of the former cashier's office at ground floor and walling to the plant/boiler room spaces to the north-west corner of the building. The new stair and lift will also require sections of the original ceiling and flooring to the rear of the building to be removed although this will not result in the loss of significant decorative detailing.
- 4.18 The introduction of a new mezzanine level floor and sub-division of the original main hall space will remove evidence of original spatial character and circulation within the building. Similarly, the sub-division of the open first floor space above the hall will remove original treatment although impact will be to a lesser extent given the extent of historical alteration

and sub-division of the first-floor spaces. Should works be approved, it is recommended that original decorative ceiling plasterwork is retained, repaired and, where practical reinstated. Further assessment of the extent of survival of plasterwork to the first-floor ceilings should be undertaken following removal of suspended ceilings and incorporated within the new apartment spaces where retention is practical.

- 4.19 The works within the northern section of the building will have a lesser degree of impact given the extent of historical, later 20th centuries adaption of the spaces to provide offices, stair and lifts.
- 4.20 The assessment indicates that the proposed internal works, including sub-division of original spaces, will give rise to harm to the significance of the listed building. This harm is assessed as less than substantial in Framework terms. The extent of harm can be moderated through the retention of original decorative elements, principally relating to ceiling plasterwork, and through the securing of repairs and maintenance to the external building fabric. Benefits may also be derived from the replacement of the existing windows and removal of secondary glazing panels.

Summary

- 4.21 Overall, it is considered that the proposed sub-division and loss of the original spatial character of principal hall spaces, most notably the ground floor banking hall, will give rise to harm to the significance of the listed building. The principal facades of the building will be retained and the potential replacement of existing windows, subject to detailing, may secure an element of enhancement. The harm identified to the listed building, 26 Silver Street, is considered to be less than substantial. No impacts upon the significance of other designated or non-designated heritage assets will arise. In accordance with Framework guidance this harm should require clear and convincing justification demonstrating that the proposals represent the optimum viable use for securing the refurbishment and re-use of the building.
- 4.16 Subject to this consideration the proposed harm should be minimised as far as is practical and opportunities for enhancement secured. A number of recommendations in this regard can be made:

- Where practical original decorative elements within the internal spaces, should be retained or restored where damaged. Decorative and structural elements, including to the ceiling, within the main hall spaces hold the greatest level of significance and should be prioritised.
- Details, including sections, of the method for the encapsulation of decorative elements and margins where new walling intersects with these elements should be provided and assessed.
- Original timber flooring should be retained where practical.
- The replacement of existing windows and secondary glazing should be considered. Any new window inserts should be fully detailed and assessed.
- Specification of works, including details of repairs and finishes, should be provided for each apartment. This should include detailing of any secondary glazing or insulation requirements and drainage/extraction installations.
- Prior to works of conversion commencing, a building record, including photographic record should be taken. This can be secured by planning condition.

4.17 In accordance with Paragraph 202 of the Framework, the less than substantial harm identified should be balanced against the public benefits of the proposal, which include heritage benefits, of bringing the building back into active use and securing necessary repairs to original fabric. Regard should also be had to the current and ongoing vacancy of the building and the desirability of securing a new adaptive re-use. These matters are considered within the planning case report to be submitted with the planning and listed building consent applications.

4.21 Subject consideration of the justification for the proposed development, assessment of details where required and undertaking of the Framework balance it is considered that the development can be brought forward in accordance with Framework guidance and without conflict with the 1990 Act.

APPENDIX 1

PLATES



PLATE 1:
26 Silver Street (Former Barclays Bank), principal east facing elevation.



PLATE 2:
Return elevation onto Bank Street, viewed from the south-east.

Plates

SITE: 26 Silver Street, Bury
PROJECT: Built Heritage Statement



PLATE 3:
View north-east from Bank Street showing the former annex, Bank Chambers, building.



PLATE 4:
Interior of the main banking hall space looking towards the west wall. Block opening formerly linked with the Bank Chambers annex.

Plates

SITE: 26 Silver Street, Bury
PROJECT: Built Heritage Statement



PLATE 5:
Secondary glazing panels within the main banking hall, south wall.



PLATE 6:
Interior of the main banking hall space looking towards the east wall.

Plates

SITE: 26 Silver Street, Bury
PROJECT: Built Heritage Statement



PLATE 7:
Ground floor, northern section of the building showing later mezzanine floor, partitioning and lift and stairs.



PLATE 8:
Ground floor mezzanine ceiling construction.

Plates

SITE: 26 Silver Street, Bury
PROJECT: Built Heritage Statement



PLATE 9:
Later stair to north internal wall.



PLATE 10:
Ground floor vault room spaces to the rear of the building.

Plates

SITE: 26 Silver Street, Bury
PROJECT: Built Heritage Statement



PLATE 11:
Ground floor vault room.

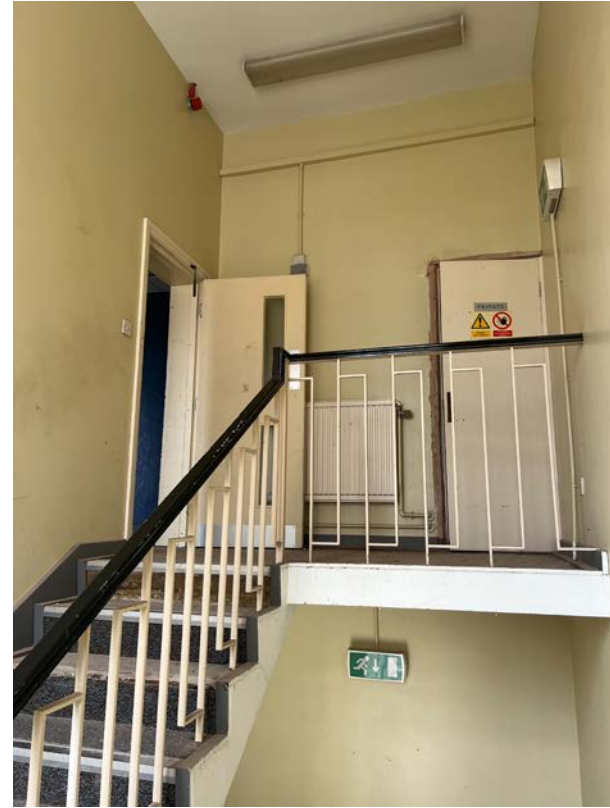


PLATE 12:
First floor landing to north side of the building.

Plates

SITE: 26 Silver Street, Bury
PROJECT: Built Heritage Statement



PLATE 13:
First floor main space to south side of building looking east.



PLATE 14:
First floor main space to south side of building looking west

Plates

SITE: 26 Silver Street, Bury
PROJECT: Built Heritage Statement



PLATE 15:
Retained ceiling plasterwork and cornice at first floor.



PLATE 16:
Retained ceiling plasterwork and cornice at first floor.

Plates

SITE: 26 Silver Street, Bury
PROJECT: Built Heritage Statement