

### **About this heritage statement**

This heritage statement identifies all heritage assets and their settings which may be affected. It is therefore being produced early in the design process and demonstrates how an understanding of a heritage asset's significance has informed proposals. The following is included:

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

### **Site Location and Heritage Designation**

The application site is situated at 4-6 Silver Street, occupying the end of a short terrace row. The building comprises five floors, including a basement, ground, first, and second floors, as well as a converted loft space at the third-floor level. It is currently classified under Class E Commercial use.

The site is located within The Bury Town Centre Conservation Area. According to the Bury Town Council Conservation Area Appraisal, this area encloses the historic core of the town and contains a high concentration of statutorily listed buildings. The area is characterized by a cohesive mix of commercial and civic buildings, largely dating from the 19th century, which are linked by public open spaces and influenced by the development of the East Lancashire Railway.

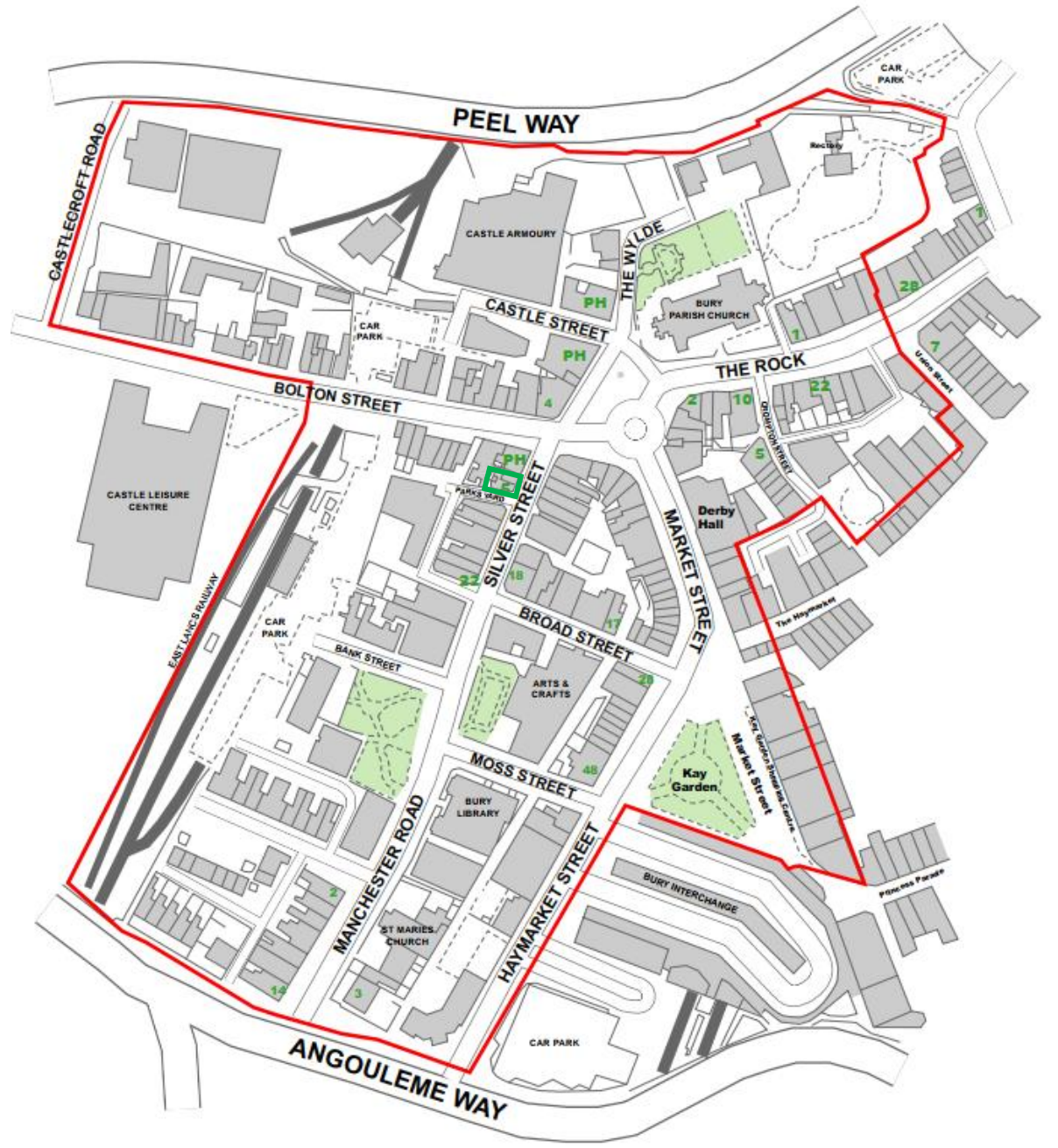
The Bury Town Centre Conservation Area Appraisal, Bury Town Council:

"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>)



Location of the Site within the Conservation Area is highlighted in green.

The significance of the site is derived from its contribution to the architectural fabric of the conservation area. The building features traditional 19th-century commercial architecture that maintains the character and aesthetics of the historic core. Photographs of the front elevation demonstrate specific architectural heritage features that define the building's presence within the streetscape of Silver Street.



**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.

### Description of Proposed Works

The proposed development involves a change of use for the basement and ground floor from Use Class E to a hot food takeaway (Use Class Sui Generis). To facilitate this use, the installation of an extractor flue is proposed to be internal – specifically placed within the building from the ground floor ceiling, installed internally, and exiting through the first floor roof – therefore only a very small amount of the top of the flue will be visible atop the first floor roof. This proposal will avoid a full external flue, climbing the side of the building, fully visible from the street scene.

The project aims to bring an under-utilized, vacant site back into productive use, noting that while the building has been marketed as Class E offices, there has been a lack of demand for that specific use. In order to do so, the shop front will be changed to display the new use of the site of the store – however, these changes have been designed to be kept to a minimum and to use materials that match and blend with the existing frontage materials.

### **Assessment of Impact**

The proposed scheme has been designed with sensitivity to its surroundings to ensure it honours the character of the conservation area. Key factors regarding the impact include:

- **External Appearance:** There will be some material changes to the front external façades of the building, with the aim to maintain as many existing architectural heritage features on the front of the site, as possible. The primary change is the addition of a door, necessary for the smooth running of the site. The proposed materials for the façade and new doors is timber, to match the existing.  
The flue will be installed internally to avoid external changes to this building which is within a conservation area.
- **Conservation Area Character:** Because the primary changes are internal, the development is not expected to adversely affect the conservation area. Any external changes have been kept to a minimum and incorporated the materials of the existing façade.
- **Local Context:** The introduction of a hot food takeaway is consistent with the established character of Silver Street, which already hosts numerous popular takeaways, restaurants, and bars, such as Pizza Hut and Murphy's.
- **Level of Harm:** Due to the limited scope of the works, the development is expected to have a minimal impact on the heritage value of the area.

### **Conclusion**

The proposed change of use and associated works at 4-6 Silver Street have been designed with a "preservation-first" approach. By opting for an internal extraction system and utilizing matching timber materials for the minimal shopfront alterations, the development ensures that the architectural integrity of the Bury Town Centre Conservation Area remains intact.

The proposal effectively balances the need to bring a vacant, under-utilized site back into productive economic use while providing "less than substantial harm" to the heritage asset. Given that the works are consistent with the established commercial character of Silver Street, the scheme complies with local conservation policies and supports the continued vitality of the town's historic core.