

HERITAGE STATEMENT

Proposal: CHANGE OF USE FROM A 9 BEDROOM HMO (SUI GENERIS) TO C2 CHILDREN'S CARE HOME FOR FIVE CHILDREN UNDER THE AGE OF 18

Address: 240 Walmersley Road, Bury, BL9 6NH

The Property

The building is a detached 9-bedroom HMO situated Walmersley Rd, Bury, close to local shops and amenities. The open spaces of Clarence Park are within easy reach. Transport links are provided by both Bury interchange rail station and Bury rail station.

Proposal

The property has been in derelict situation for many years and draws in all types of nefarious activities. The applicant is willing to fix it and give it new life for the betterment of the surrounding community. This application is for permission for a **CHANGE OF USE FROM A 9 BEDROOM HMO (SUI GENERIS) TO C2 CHILDREN'S CARE HOME FOR FIVE CHILDREN UNDER THE AGE OF 18**



Fig. 1: Front View

The purpose of this heritage statement is to support our planning permission application.

Nature of the Proposal

We are expecting to achieve a minimal internal alteration within the ground floor a first floor of non-designated heritage asset. Please refer to the Architectural drawings submitted with this application. All existing elevations will not be altered and affected.

Site and its Legal Status

Marked in red is the location of the non-designated heritage asset. This property has been identified as a non-designated heritage asset accordance with Annex 2 of the NPPF and is considered to be a building identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.



Fig. 2: Location Plan

Notes on non-designated heritage asset from NPPF

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“Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Related designations

No registered historic park or gardens where the development is proposed that would be impacted. No designated heritage assets in the surrounding area would be affected by the proposal as there are no external changes made to the proposal. There will be no impact on the curtilage of listed buildings in the surrounding area.

Reference in the local Historic Environment Record

The building is not mentioned in the local Historic Environment Record.

Archaeological Potential

There is no archaeological potential.

Impact on the Significance

Impact on Significance

There is no change in appearance on heritage building. All changes are internal.

Archaeological Interest

There is no archaeological interest in the heritage building. There has not been any evidence of past human activity worthy of expert investigation.

Commentary of the Proposal

Summary Description of the Proposal

In summary, the proposal is to make internal alterations within a non-designated heritage asset. There will be no external impact on the architecture of the building. It is believed that the impact of proposal would be minor.