

MOUNTEER LIMITED

Heritage Statement

Proposed Conversion of Offices to 9 Apartments

18-20 St Mary's Place

Bury

BL9 0DZ

On Behalf of

Henmort Developments

Amended: 24.05.2023

Maximising the Value of Heritage Assets
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1 Introduction

1.1 Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period, I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 7 years ago took a master's degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

1.2 Purpose of Report

To identify the impact of alterations to the property which is a Grade II listed building, being part of a group listing from 2-20 St Mary's Place.

1.3 Sources & Information Relied Upon

Drawings as Follows:

J.E.P. Consultants Ltd, Architectural Design & Planning

22129/202E Proposed Ground Floor and Cellar Layout

22129/203C Proposed First & Second Floor Layout

22129/204B Proposed Elevations

22129/102A Existing Ground Floor and Cellar Layout

22129/103A Existing First & Second Floor Layout

22129/208 Section Through Attic

Data Sheet Flush Fit Slate Vend VS2 March 22

Specification-PDF-Cast Iron-Cowled-Conservation Vent-CAIB CON3

2 Proposals

2.1 The Proposal

Brief Description

The property which was originally constructed as a block from number 2 to number 20 built in 1845, consists of well proportioned early Victorian townhouses, most of which have two storey outriggers to the rear. In this particular case, there is also a further more modern outrigger, period of construction possibly 1980's/1990's. At the same time, the wall facing east abutting the boundary of the East Lancashire Railway, in the existing outrigger, was rebuilt and then the extension beyond that. Furthermore, the gable end to number 20, which faces onto the railway was also rebuilt.

The property we understand was owned by the local authority and 18 to 20 were in effect one property with structural openings in the party wall between number 18 and number 20. I think it is reasonable to state that many of the features internally are missing. There are no original fireplaces and the only detailed cornice is within the hallways of number 18 and 20.

There is only one original staircase which is in number 18. The staircase to number 20 was removed, and there is no original staircase up to the attic rooms. The one which leads up to the attic room currently which is situated in number 20 is a modern staircase.

The internal joinery is a mixture of some original skirting, but very few and the architraves and linings to the windows have all been renewed in a more modern material, in some cases pvc. The windows are sliding sash and double glazed.

We have assumed that previous consents were given for these works to be carried out.

Construction

The property is constructed having brick and half solid external walls, internal walls mainly of 105mm brickwork, although the party wall approximately is 225mm solid brickwork.

There are many internal partitions which are marked up which are timber studded and modern, and for the purposes of identifying the impact of the alterations, the original walls that are to be altered are marked up.

There are timbered and solid ground floors with a cellar to the front rooms. There are timbered first floors, second floors and roof timbers, with traditional purlin roofs giving intermediate support. There is a King post truss in part of the outrigger and the original outrigger wall has never been built up to give fire separation.

The roof covering is of blue slate. It is difficult to know whether the main building has been under felted, as all that can be viewed from the attic space is an over boarding to the rafters. There is under felt to the two storey outrigger, and there is no access as you will see from the building survey, which is a separate document, to the roof space over the outrigger.

Condition

The property has been reasonably maintained, although in the last 2 to 3 years it would appear to have been vacated, with external decorations and maintenance of windows and doors to be relatively low, but the external fabric can be re-painted.

There is a separate document which highlights the general condition of the building and for the purpose of the alterations the main roof and the original outrigger would be reroofed as part of a general refurbishment, in particular to install rooflights proposed to the rear elevation.

There are two chimney stacks which have been rebuilt in single stacks where originally in the rear outrigger they would have been gathered over to the ridge position. These are redundant and as these are not a particular original feature the removal of these are not considered to have a significant negative impact.

Brief Historical Development/Criteria for Undesignated Heritage Asset

We have no knowledge of when the alterations to make the property into one were carried out. Looking at the details and the internal fittings, we probably surmise something around the 1980's.

We have assumed, but cannot guarantee, that the gable end and the rebuilding of part of the outrigger, together with the construction of the two storey extension internal alterations will have all been carried out at the same time.

Unfortunately, much of the interior has been lost in terms of its quality, with only the hallways and archways on the ground floor retaining their original features.

Unfortunately, the openings and the rebuilding of the gable wall are not conducive to the original architecture, so some loss of quality of architectural features has taken place. We suspect that the gable end would have just been blank with chimney breast similar to the layouts of the other townhouses.

3 Cultural Heritage Impact Methodology

3.1 Significant Assessment

English Heritage guidance on heritage assessment is set out in Conservation Principles, Policies and Guidance for the Protection of the Historic Environment (EH, 2008) which identifies a series of “heritage values” against which a site's heritage significance should be assessed.

Evidential Value

Evidential value derives from the potential of a place to yield evidence about past human activity and can be natural or manufactured. Very often archaeological deposits are of evidential value as they are the primary source of human activity for a particular place and period. However, other types of asset can also be of evidential value where the written or drawn record may be incomplete. Age is a strong indicator of relative evidential value but is not paramount while the evidential value of an asset tends to be diminished in proportion to the extent of its removal or replacement. There is a certain degree of overlap with historical value, discussed below.

Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be either illustrative or associative. Illustrative value relates to the way a place may provide a tangible link to illustrate aspects of history or prehistory. This relies on visibility and may relate to distinctiveness of a regional tradition or an aspect of social organisation. Associative value is concerned with links with a notable family, person, event, or movement. Buildings or designed landscapes may relate to a particular person and the way in which they were designed, laid out or furnished may reflect that person's personality or needs. Buildings or landscapes may also be associated with notable art, literature music or film and they may derive associative value from this.

Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place; it can be because of conscious design or can arise fortuitously because of the development and use of a place over time, or from a combination of the two factors. Where aesthetic value derives from conscious design, this may relate to aspects such as form, proportions, massing or of views and vistas, and the retention of the value relies on maintaining the integrity of the concept. Fortuitous aesthetic values may involve the organic form of a rural or urban landscape and reflect the appearance of a place as it has developed over a period. Aesthetic value resulting from the passage of time on human works, the “patina of age” may overlie the values of conscious design and may enhance or detract from them.

Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are tightly bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. This may relate to commemorative or symbolic places, or places which contribute to a sense of identity. Communal values may tend to relate more to an activity associated with the place rather than the physical buildings themselves and is thus less reliant on the physical survival of historic fabric.

3.2 Summary of the Significance of Heritage Assets

Table 3.1

Heritage Significance	Summary Rationale
High	Asset has importance for an outstanding level of evidential, historical, aesthetic, or communal value or a high level of more than one value, resulting in a high level of architectural or historic interest.
Medium	Asset has importance for a high level of evidential, historical, aesthetic, or communal value or several elements of more than one value.
Low	Asset has importance for elements of evidential, historical, aesthetic, or communal value.
Negligible	Asset has little importance for elements of evidential, historical, aesthetic, or communal value due to its nature or form/condition/survival.

Other Criteria Used

Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07, Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective) and English Heritage Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Table 3.2

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well-preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)

High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association Designated or undesignated special historic landscapes and townscapes with reasonable coherence. integrity, time-depth or other critical factor(s)
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with little or no surviving cultural heritage interest. It is a building of no architectural or historical note. The Landscape has been severely fragmented, and the contextual associations are compromised due to the demolition of the main hospital complex.

Evidential Value

The evidential value is low. There is no knowledge of any previous evidence of past human activity. We have assumed that at some stage the development in the mid 19th century of Bury would have included the building of the railway line and these townhouses.

Historical Value

The building is a substantial group of well presented early Victorian townhouses, with good architectural features, particularly to the front elevations with doorways and window openings synonymous with this particular period.

Aesthetic Value

We consider this is of reasonable aesthetic value in terms of the frontage of the building, although unfortunately this particular property, or at least number 20 has been damaged considerably by the rebuilding of the gable wall.

Communal Value

There would have been a relatively medium communal value in terms that it is in the centre of Bury, and there has been some reliance upon a public footpath which goes at the end of number 20 leading onto steps down to the station.

So it would suggest that the asset has an importance of one or more elements, that is certainly its aesthetic communal value which would designate it as a medium use by interpreting Table 3.2, we would also say it is a locally listed building that can be shown to have good quality in terms of fabric or historical association.

So, in conclusion, by using both measures we consider that the value to be **medium**.

3.3 Magnitude of Impact

Magnitude of Impact	Typical Criteria Descriptors
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative) Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding, and appreciation is improved; the asset would be bought into community use. (Positive)
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible/No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements Minor changes to the setting or context of the site.

	No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the no discernible change in baseline conditions. (Positive)
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3.4 Significance of Effect

By combining the value of the cultural heritage resource with the predicted magnitude of impact the significance of the effect can be determined. This is undertaken as the table below:

Significance of Effects	Magnitude of Impact			
Cultural Heritage Value	Substantial	Moderate	Slight	Negligible/No Change
Very High	Major	Major Intermediate	Intermediate	Minor
High	Major Intermediate	Intermediate	Intermediate Minor	Neutral
Medium	Intermediate	Intermediate Minor	Minor	Neutral
Low	Intermediate Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor- Neutral	Minor- Neutral	Neutral	Neutral

The proposed alterations can be assessed as follows:

Ground Floor

The creation of the four apartments will mean the upgrading of some of the existing walls which are original to the property, by placing an independent studded wall with an air gap to create compartmental walls to comply with the building regulations.

With regard to apartment 1 there is an existing wall which is indicated on the heritage plan, that will be removed completely, which is the current rear room to the main original building in number 20. This is required the wall to be removed to create a certain square footage area for flats to comply with the housing regulations.

There is no cornice on the hall side, so therefore there is no loss of a feature, and the upgrading of the wall in the front room will be done within the flat itself. So the cornice will remain in the communal hall. Furthermore, the archway which can be seen in that area will remain unaltered.

Because of the gable end in apartment 1 has been rebuilt, and the front and rear has no cornices or original architectural features or window linings, there is no particular loss of original fabric.

Apartment 2 has been created from a current corridor which leads to an external door which will remain. The compartment wall is a brand new wall, but there will be a loss of a fireplace detail which is currently in the rear section of the outrigger to number 20. All other alterations are already in existence in terms

of doorways and there is no significance to the two storey extension where the proposed internal layout is to create a kitchen and bedroom.

Apartment 3 will have some alterations to the original fabric, that is the rearrangement of the window to be built up and a doorway to be created (This has now been subject to amendment which utilises an existing window and is adopted to form a doorway, which means that a minimum loss of historic fabric and a better solution aesthetically to the external elevation (drawing 202E and 204B).)so that gives another means of escape out of the building to the rear. The use of the flush vent system and the cast iron cowl for extraction is a welcome treatment to the existing fabric. There will be a loss of the fireplace, which currently is in the rear room of the outrigger to create a kitchen/living area.

In apartment 4, the chimney breast has already been removed by the previous occupiers in the past, and the upgrading of the existing walls that are in the communal hall will be on the flat side so as not to disturb any features. Although there is no cornices within the apartment floor area in any case due to the major alterations that have taken place in the past.

The cellars are to remain unaltered and just to be used for storage purposes.

The first floor proposals to create apartment 5, will be the lining of an existing wall but on the flat side, but removal of one wall between the two offices.

Again, there are no original features within these areas, as the gable wall has been rebuilt using modern methods.

Apartment 6 will be created by subdivision with modern timber studded walls, and the only alteration to the original fabric is a breakthrough at the left hand side of the chimney breast.

With regard to apartment 7, the only alterations to the original fabric are the creation of a corridor to the left of the chimney breast, which currently exist in the rear part of the outrigger. Again, no internal features.

Apartment 8 is to be created by again removal of an original internal wall between the two front offices, and the external lining in the corridor where the proposed kitchen is, but again there are no original features in this area.

Apartment 9 is to be created solely out of the outline of the roof structure which currently exists. The original staircase which appears to be 1980's ranch style staircase leading up to it, is to be removed and another staircase created to wraparound the building.

The creation of the staircase means a slightly larger structural opening in the party wall between number 18 and number 20.

There will be 6 rooflights which are to be incorporated in the rear roof to give natural light to the stairwell, lounge, bedroom and en-suite.

The magnitude of impact therefore is that there are some measurable changes in the asset, but none which are considered major, as there has been so many alterations to this property and removal of original features, it is difficult to say that the alterations are negative.

Although not shown on the plans, the external elements of the building will be lined with a dry lining system. As previously stated, there are no cornices around the window openings that remain, and therefore renewal of the cornices to accommodate the dry lining system would not be considered detrimental effect. The introduction of rooflights on the rear, this is a relatively straight roof, whilst it is a minor change in the roof characteristic, again we consider that these are relatively minor.

We note from the architect the alterations which are showing on apartment 1 a recess where the new partition wall joins the moulded arch to both sides which retains the feature and the introduction of the cast iron hooded cowls of mechanical ventilation on the flush slate vents, again a welcome conservation adaptation to the external fabric.

The architect has also said that the new exterior door to the rear area has been amended so the existing window is utilised which as previously stated is welcomed.

We would therefore conclude that the **magnitude of impact is even more slight than originally due to these improvements**, and it is questionable whether that whilst there is no minor benefit, there is no significant negative benefit.

Significant of Effect

As the aesthetic value is medium, we consider the impact to be slight, the overall effect is minor on the asset itself.

4 Local Plan Policies

EN2 - CONSERVATION AND LISTED BUILDINGS *The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance. Justification Historic buildings and Conservation Areas are vitally important to the environmental quality of life in the Borough. They help to provide a diverse living environment, provide educational benefits and are important in improving the image of the Borough and its potential to attract visitors and investors. The protection and enhancement of Conservation Areas, Listed Buildings and areas considered to be of local historical importance is, therefore, considered to be an important element of the Plan.*

EN2/1 - Character of Conservation Areas *The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas. The Council will be especially concerned with encouraging and, where appropriate, implementing measures to: retain, replace and restore features of historical and architectural interest; retain and enhance existing landscape features including trees, parks and gardens; initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes; remove dereliction and bring unused land or buildings back into beneficial use; prepare and promote design guidelines to ensure sympathetic development. Justification Within any town or city there are areas which have a special character. This is usually derived from a sense of history, the existence of traditional buildings, and the spaces between buildings including the street pattern, trees, parks and gardens. Planning legislation recognises the value of these areas. It requires Local Planning Authorities to determine which parts of their area have a special architectural or historic interest which it is desirable to protect or enhance, and to designate these as Conservation Areas. There are currently nine Conservation Areas in the Borough as shown on the Proposals Map. The identification of further areas worthy of conservation is constantly under review. The aim of this policy is to ensure that the special character inherent in the Borough's Conservation Areas should not only be preserved but enhanced as far as possible. This aim will be carried out through the Council's development control decisions, the implementation of special projects and through the production of a series of Conservation Area Strategies. These Strategies will: help to define in detail those aspects of each area's character and appearance which are worthy of preservation; provide a basis for the co-ordination of conservation projects; provide guidance for development control decisions; assist in providing advice for developers on design principles. Besides being important in their own right, the Borough's Conservation Areas also represent an important part of the Council's tourism package. Where appropriate, measures will be taken to enhance these areas to improve their visitor appeal in line with the principles laid out in this policy.*

The property is within the boundaries of the Bury Town Centre Conservation Area and the St Mary's Place is a significant row of properties.

The proposal however does not affect the conservation area in terms of the public to a detrimental effect and if anything the alterations have already taken place by previous owners which have not been particularly complimentary, and the only real change in the external appearance would be the rooflights to the rear elevation. The property whilst it has an open aspect to the front, has relatively modern office buildings to the rear.

EN2/2 - Conservation Area Control Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area. In considering proposals for development in Conservation Areas, regard will be had to the following criteria: the nature of the

development in terms of its bulk, height, materials, colour, design and detailing; the relationship between the proposed development and the architectural and visual qualities of the surrounding area; where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished; in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building. Justification The sensitive character of Conservation Areas justifies proposals being given special attention in order to ensure that developments and changes of use make a positive contribution to the built environment in terms of their aesthetic quality. Often the emphasis will be on control rather than prevention, and to allow each area to remain alive and prosperous whilst at the same time ensuring that any new development accords with each area's special architectural and visual qualities. It will be especially important to ensure that every new building is designed not as a separate entity but within the context of the whole conservation area. As such, in order to facilitate control over new developments in Conservation Areas, developers will be required to submit planning applications in sufficient detail to show how proposals are likely to affect the character of the area. Therefore, outline planning applications will not normally be considered acceptable for proposals within Conservation Areas. Proposals for demolition will only be permitted where there is a suitable redevelopment scheme or it is considered that the demolition would enhance the appearance of the area. Where possible, the re-use of buildings within Conservation Areas will be encouraged, particularly at upper floor level. Where such proposals are submitted they will be considered with regard to the likely impact on the character of the immediate area and the need for alterations to the fabric of the building. The Council will also have regard to the protection of trees within Conservation Areas and every effort should be made to incorporate tree planting in new development proposals as appropriate.

The proposal preserves the character of the row of properties, the installation of the rooflights to the rear and removal of the two single stacks in my view is not particularly detrimental.

EN2/3 - Listed Buildings The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained. In considering applications for Listed Building Consent, the Council will have regard to the following criteria: a) the impact of the proposal on the historic fabric of the building; the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape; the need to protect the setting of the Listed Building; the impact of associated ancillary facilities and infrastructure works. Justification Buildings of Special Architectural or Historic interest are "listed" by the Secretary of State for the Environment. The listing of a building provides statutory protection against its alteration or demolition. The Borough's valuable heritage is reflected in the large number of Listed Buildings in the area (316 in June 1996) and the Council is mindful of the desirability to preserve them and enhance their setting and appearance. New uses for Listed Buildings may often be the key to their preservation especially for buildings which have become wholly or partly redundant. However, new uses must not adversely affect the architectural or historic features and character or appearance of such buildings. The setting of a Listed Building is often an essential feature of its character; unsympathetic development in close proximity to a Listed Building can mar its appearance, make its future use unattractive or untenable, or physically damage its structure. It is therefore important to consider the effect that a proposed development may have on such buildings. In respect of Listed Building Consent for demolition, applicants will have to demonstrate conclusively why the building cannot be retained.

The character of the building is not particularly altered by the proposals as there are no additional openings, except for the one door opening on the inward facing element of number 18, the removal of two single chimney stacks and the introduction of 6 rooflights to the rear, none of which are particularly significant as has been assessed within the heritage statement.

5 National Planning Policy Framework

5.1 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The assessment of the significance of the building is proportionate to its importance and value.

5.2 197

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

It is quite evident that the office use in this particular part of Bury has diminished over a period of time, and therefore the residential use is more viable and consistent with protecting the building in the future.

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

As number 14 and 16 have already been converted to residential use, and therefore this particular use is commensurate with sustainable community.

- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

This is not applicable to this application.

5.3 202

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

As previously stated, it is less than substantial and is very slight. Also, it maintains the building for viable use in the future, and introduces residential accommodation to the centre of a town which is considered a positive aspect.

We understand the local authority are concerned that there is less than substantial harm as previously stated in the assessment, on the balance this property will be more in its original plan shape than it currently does. And therefore it is more beneficial to the overall significance of the building.

Furthermore, the para 92b states that there should be a safe environment for communities, and that this is a public benefit as it includes provision of housing.

Therefore, residents will not have to walk along a public thoroughfare which is currently used people walking past St Mary's Place towards the station, and is regularly used.

Therefore, the creation of the doorway will allow a safe passage for residents into the private yard to the bin store without having to engage with the public, particularly in dark evenings and purely for safety reasons the door is beneficial.

Furthermore, you will see on photograph 10, it can be clearly seen that this is not an original opening and has been created by different kinds of bricks and a more modern head and sill, and therefore its historical value is not as important as an original feature.

The cutting down and retaining of the head will still allow the reveals to remain but just a small loss of brickwork below.

Therefore the minimal harm as identified in the magnitude of impact can be weighed against the public benefit of ha housing provision securing its optimum viable use as previous commercial demand has diminished.

6 Conclusion

The property has been substantially altered, with many of the original architectural features being lost by works carried out by the local authority in combining the two buildings 18 and 20.

The proposed further subdivision is no worse or better than the current proposal, and therefore we consider as previously stated to be within acceptable limits and is substantiated by putting the building into a viable use and introducing residential accommodation into the town centre.

I consider there is minor impact on the heritage asset, and the building will now have a viable future and provide a public benefit by conversion to residential accommodation, meeting the criteria of para 202. Therefore on balance the harm to the asset is outweighed by the public benefits identified by virtue of having been minimised by mitigation measures in the design.

7 Appendix A – Photographs

Photograph 1



Repair to original balustrade to number 18.

Photograph 2



Previous brick repairs to front wall of number 20.

Photograph 3



Plasterboard removed to show no original fireplace to the rear first floor main room to number 18.

Photograph 4



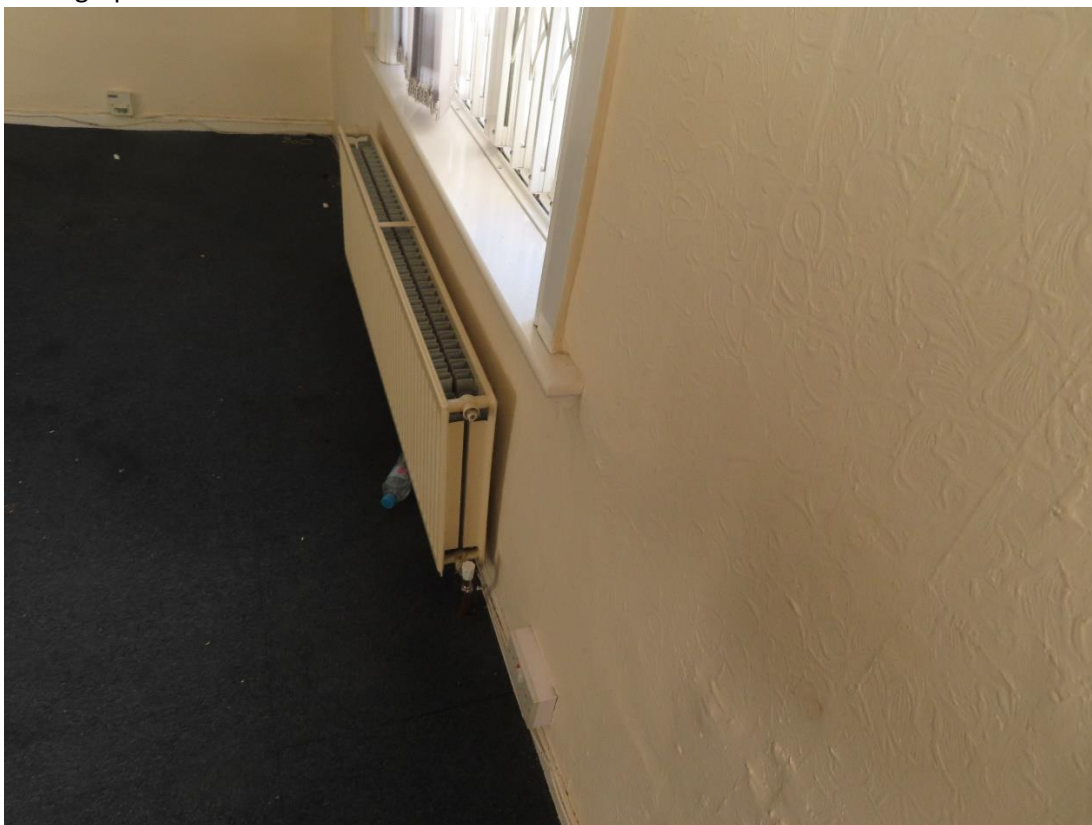
Evidence of no original fireplace to original rear ground floor outrigger chimney breast to number 18.

Photograph 5



Plasterboard removed to show no original fireplace to the original fireplace to the original outrigger to number 20.

Photograph 6



No original protruding architrave, just a flush pvc.

Photograph 7



New staircase to first floor.

Photograph 8



Number 20, archway to remain unaltered by proposal.

Photograph 9



Number 18, archway and stairwell remain unaltered on proposal.

Photograph 10



It can be seen by the reveal of this window that it has been created at a later period with a different type of brickwork and a more modern head and sill, therefore is not an original feature to the property, its heritage value there is limited.

8 Appendix B – Official List Entry

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1067219

Date first listed: 29-Jan-1985

List Entry Name: Nos. 2-20, ST MARYS PLACE

Statutory Address 1: 2-20, ST MARYS PLACE

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

Location

Statutory Address:

2-20, ST MARYS PLACE

The building or site itself may lie within the boundary of more than one authority.

District: Bury (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD 80224 10619

Details

1/70

ST MARY'S PLACE, Nos. 2 to 20 (even)

25.08.77

II

Dated 1845 on finely-cut moulded stone tablet. Two-storey terrace of two-bay houses in late-Georgian idiom. Hand-made pale red brick, with stone plinth, lintels, 1st-floor sill band, eaves cornice and blocking course. Sash windows with glazing bars (many altered); those of nos. 6 and 8 larger on ground floor. Wooden door cases with fluted pilasters and dentilled cornices; ornamental metal fanlights, mostly curvilinear, to arched heads (except nos. 10, 18 and 20). Slate roof.

Listing NGR: SD8022410619

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

210736

Legacy System:

LBS

