



Heritage Statement

Practice: Building Design Services

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bds

Address:
42 Haymarket Street
Bury
BL9 0AY

Proposed:
Change of Use from Shop to Takeaway (Class E)

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1. INTRODUCTION

- 1.1 This Heritage Statement has been prepared in support of a planning application for the change of use from a shop to a takeaway at 42 Haymarket Street, Bury, BL9 0AY.
- 1.2 The application site is located within the Bury Town Centre Conservation Area, a designated heritage asset recognised for its historic townscape, commercial character, and civic significance. The building itself is not listed; however, there are listed buildings and designated heritage assets in proximity, including the Kay Monument, whose setting forms part of the wider historic environment of the town centre.
- 1.3 In accordance with paragraph 200 of the National Planning Policy Framework, this statement describes the significance of the heritage assets affected by the proposal. It assesses the impact of the proposed development on that significance. The level of detail provided is proportionate to the nature of the proposal, which involves a change of use only, with no external alterations proposed to the building.
- 1.4 The proposal seeks to facilitate the continued active use of a ground-floor commercial unit within the town centre. The existing shopfront will be retained in its current form, with no new signage and no changes to external materials, openings, or architectural detailing. The proposal does not involve extensions, demolition, or alterations to the historic fabric.
- 1.5 The building has historically operated within a range of commercial uses, including takeaway use, and its continued occupation as an active town centre premises is consistent with the established character and function of Haymarket Street. The assessment, therefore, focuses on the relationship between the proposed use and the character, appearance, and setting of the Bury Town Centre Conservation Area and nearby heritage assets.
- 1.6 This Heritage Statement concludes that the proposed change of use will preserve the character and appearance of the conservation area and will result in no harm to the significance or setting of nearby listed buildings or the Kay Monument.

2. Site Description and Context

- 2.1 The application site is located at 42 Haymarket Street, within the commercial core of Bury town centre. The property forms part of a continuous historic terrace of mixed-use buildings, predominantly commercial at ground-floor level with accommodation above, which is characteristic of the town centre conservation area.
- 2.2 Haymarket Street is a well-established secondary commercial street that connects directly with Market Street and the surrounding civic spaces. The street is defined by:
- A strong and continuous building line
 - Narrow frontage plots are typical of historic urban development
 - Active ground floor uses including retail, food and service premises
 - A consistent scale of two-storey and three-storey buildings with traditional masonry construction
- 2.3 The application unit occupies a typical town centre shop width within the terrace and contributes to the rhythm and enclosure of the street. The upper floors are finished in traditional brickwork with vertically proportioned window openings, reflecting the area's historic development. The ground floor has a modern commercial frontage, consistent with many neighbouring units, while still respecting the established proportions and scale of the terrace.
- 2.4 The site lies directly opposite Kay Garden and the Kay Monument, a key public space and heritage feature within the town centre. This relationship reinforces the site's prominent and obvious position within the conservation area. Several listed buildings and civic structures nearby, including historic religious, cultural, and municipal buildings, collectively contribute to the architectural and historic significance of the wider area.
- 2.5 The surrounding context is one of activity and movement, with pedestrian footfall throughout the day and evening. Commercial uses operating into the later hours are common and part of the town centre's established character. The continued occupation of ground-floor units is a defining feature of the conservation area's vitality and function.
- 2.6 The site is therefore located within a dense, historic, and active town centre environment, where the significance of individual buildings is derived not only from their architectural qualities but also from their contribution to the wider streetscape, townscape continuity, and commercial life of Bury.

3 Heritage Assets and Significance

- 3.1 The application site is located within the Bury Town Centre Conservation Area, which is designated for its special architectural and historic interest as the landmark commercial, civic, and cultural heart of Bury. The conservation area encompasses a dense network of historic streets, public spaces, and buildings that collectively illustrate the town's development as a market and service centre.
- 3.2 Bury Town Centre Conservation Area - The significance of the conservation area is derived from a combination of factors, including:
- 3.3 The historic street pattern and plot layout
- The prevalence of traditional masonry buildings dating from the nineteenth and early twentieth centuries
 - Continuous commercial frontages at the ground floor level
 - The presence of civic, religious, and cultural buildings of architectural distinction
 - Public spaces and monuments that act as landmarks within the townscape
- 3.4 The conservation area is characterised by activity and commercial vitality, with shops, cafes and food-related uses forming a central part of its historic and contemporary identity. The relationship between buildings and the public realm, particularly at street level, is a defining feature of the city's character.
- 3.5 The application building is not a listed building and does not possess individual architectural significance. Its contribution to the conservation area lies primarily in its role as part of a coherent historic streetscape, maintaining the scale, alignment, and active frontage that define Haymarket Street.
- 3.6 Nearby Listed Buildings and Heritage Assets - There are several listed buildings within the wider town centre, along with designated heritage features such as the Kay Monument, located directly opposite the application site within Kay Garden. These assets are of historic and communal significance and contribute to the town centre's legibility and identity.
- 3.7 The significance of these assets is derived from:
- Their architectural and historic interest
 - Their relationship with surrounding streets and spaces
 - Their visibility within key public viewpoints and routes
- 3.8 The application site forms part of the setting of these heritage assets. The setting is experienced primarily through street-level views, pedestrian movement, and the continuity of the surrounding built form, rather than through any direct architectural relationship.
- 3.9 Contribution of the Application Site - The application building contributes positively to the significance of the conservation area and the setting of nearby heritage assets by:

- Retaining an active ground-floor commercial use
- Preserving the established rhythm and enclosure of the street
- Supporting the continued vitality of the town centre

3.10 The significance of the heritage assets in this location is therefore closely tied to the ongoing use and activity of the town centre, rather than to the architectural detailing of individual units. This context is central to assessing the proposed change of use.

4. Description of the Proposed Development

- 4.1 The proposal seeks planning permission for the change of use from a shop to a takeaway at the ground floor of 42 Haymarket Street, Bury. The application relates solely to the use of the premises and does not involve any physical work on the building.
- 4.2 The existing shopfront will be retained in its current form, with no external alterations proposed. There will be no changes to the building's façade, materials, windows, doors, or architectural detailing. The existing signage will remain, and no new signage is proposed in this application. The proposal does not include extensions, demolitions, or alterations to the building's historic fabric.
- 4.3 Internally, the layout will be adapted to accommodate the proposed takeaway use. These internal works do not affect the building's exterior appearance and have no impact on the character or appearance of the conservation area or the setting of nearby heritage assets.
- 4.4 The takeaway will operate from morning through to late evening, which reflects the established pattern of commercial activity within the town centre. Haymarket Street and the surrounding streets accommodate a variety of retail, food, and service uses, many of which operate beyond standard daytime retail hours. As such, the proposed use is consistent with the area's existing rhythm, activity, and function.
- 4.5 It is also noted that the building has historically operated as a takeaway, and the proposal therefore represents a continuation of a use that has previously formed part of the character of the street. The change of use does not introduce a new or incongruous activity into the conservation area but reinforces the town centre's established commercial character.
- 4.6 As the proposal involves a change of use only, with no external alterations, its potential impact on heritage significance arises solely from the nature of the use rather than from any physical change to the built environment. This forms the basis for the heritage impact assessment set out in the following section.

5. Impact on Heritage Significance

- 5.1 This section assesses the impact of the proposed change of use on the significance of the Bury Town Centre Conservation Area and on the setting of nearby listed buildings and designated heritage assets, in accordance with paragraph 200 of the National Planning Policy Framework.
- 5.2 Impact on the Bury Town Centre Conservation Area - The proposed development involves change of use only, with no external alterations to the building. As such, the physical form, appearance, and architectural detailing of the application property will remain unchanged.
- 5.3 The retention of the existing shopfront ensures that:
- The established building line and streetscape rhythm of Haymarket Street are preserved
 - The visual continuity of the commercial frontage is maintained
 - There is no loss of historic fabric or alteration to materials, openings, or proportions
- 5.4 The character of the Bury Town Centre Conservation Area is defined not only by its built form but also by its active commercial function. The continued occupation of ground-floor units is a key contributor to the area's historic and contemporary significance. The proposed takeaway use supports this activity and reflects the established pattern of uses along Haymarket Street and into the broader town centre.
- 5.5 The proposed operating hours, from morning through to late evening, are consistent with the established commercial character of the area. Given the absence of external changes, the hours of operation do not result in any visual or physical impact on the conservation area and do not undermine its significance.
- 5.6 Overall, the proposal will preserve the character and appearance of the Bury Town Centre Conservation Area and will result in no harm to its significance.
- 5.7 Impact on Nearby Listed Buildings and the Kay Monument - There are several listed buildings within the wider town centre, as well as the Kay Monument located directly opposite the application site. The significance of these assets is primarily reflected in their architectural presence, historical associations, and relationships with surrounding streets and public spaces.
- 5.8 As the proposal involves no external alterations, there will be:
- No changes to key views or sightlines
 - No alteration to the setting of nearby listed buildings
 - No impact on the prominence or appreciation of the Kay Monument
- 5.9 The continued use of the application property as an active commercial unit does not detract from the significance or setting of these heritage assets. On the contrary, the ongoing vitality of the surrounding streets contributes positively to the wider historic town centre environment.
- 5.10 Summary of Impact - In heritage terms, the proposed development:

- Results in no physical change to the building or its surroundings
- Causes no harm to the character or appearance of the conservation area
- Preserves the setting of nearby listed buildings and the Kay Monument
- Is entirely consistent with national and local heritage policy objectives

5.11 The proposal is therefore considered acceptable from a heritage impact perspective.

6. Impact on Heritage Significance

- 6.1 The proposed change of use has been carefully considered to ensure that it preserves the character and appearance of the Bury Town Centre Conservation Area, in accordance with national and local heritage policy.
- 6.2 Preservation of the conservation area is achieved through the retention of the existing building fabric and frontage. No external alterations are proposed, and the existing shopfront, materials, and architectural detailing will remain unchanged. This approach ensures that the established streetscape, building line, and visual rhythm of Haymarket Street are fully maintained.
- 6.3 The proposal supports the conservation area's historic function as an active commercial centre. The continued occupation of the ground floor unit prevents vacancy and underuse, both of which can have a detrimental effect on the character and vitality of historic town centres. By maintaining an active frontage, the proposal enhances pedestrian activity and street-level engagement, both key characteristics of the conservation area.
- 6.4 The building has historically accommodated food-related uses, including takeaway use, and the proposal therefore represents a continuation of an established pattern of occupation. This continuity reinforces the area's historic commercial character and avoids introducing incongruous or incompatible uses.
- 6.5 In terms of enhancement, while no physical enhancement works are proposed or required, the ongoing active use of the premises provides a functional enhancement to the town centre. The use supports the conservation area's vitality and viability. It enhances appreciation of nearby heritage assets, including the Kay Monument, by maintaining an active, well-used public realm.
- 6.6 Overall, the proposal demonstrates a sensitive and proportionate response to the historic environment, achieving preservation of the conservation area and delivering a modest but meaningful enhancement through continued active use.

7. Conclusion

- 7.1 A Heritage Statement has been prepared to assess the impact of the proposed change of use from a shop to a takeaway at 42 Haymarket Street, Bury, which is located within the Bury Town Centre Conservation Area.
- 7.2 The assessment has demonstrated that the building itself is not a listed building, but forms part of a historic town centre streetscape that contributes to the character and appearance of the conservation area. The site also lies within the setting of nearby listed buildings and the Kay Monument, whose significance has been carefully considered.
- 7.3 The proposal involves change of use only, with no external alterations to the building. The existing shopfront, materials, and architectural detailing will be retained, and no new signage or physical works are proposed. As a result, the development will not harm the character or appearance of the conservation area or the setting of nearby heritage assets.
- 7.4 The continued occupation of the premises as an active commercial unit supports the historic function, vitality, and viability of the town centre. The proposed use is compatible with the established commercial character of Haymarket Street and reflects both current and historic patterns of use within the area.
- 7.5 In accordance with paragraph 200 of the National Planning Policy Framework, the proposal has been shown to preserve the significance of the Bury Town Centre Conservation Area and nearby designated heritage assets. The development is therefore considered acceptable from a heritage perspective and should be supported.