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Heritage Statement



Demolition of garage to rear

**8 Manchester Road,
Burnley**

February 2024

Kirkwells

The Planning People

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1. Introduction

- 1.1 This heritage statement has been prepared to support the submission of an application for the demolition of the brick garage building to the rear of 8 Manchester Road, Burnley.



Figure 1: Front elevation of garage

2. Description of site and proposed development

- 2.1 8 Manchester Road, Burnley is a large retail property and is located within the defined Burnley Town Centre boundary and within the defined primary shopping frontage. The site is also located within the Burnley Town Centre Conservation Area boundary; and also appears on the Burnley Local List.
- 2.2 This proposal seeks permission for the demolition of a small garage to the rear of the property.

3. Heritage Statement

- 3.1 Paragraph 200 [inter alia] of the National Planning Policy Framework states: *“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.”*

Policy context

- 3.2 The relevant national planning context is established by Section 16 of the National Planning Policy Framework (Conserving and Enhancing the Historic Environment, December 2023). Paragraph 209 states that

“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.”

- 3.3 Paragraph 212 states *“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.”*

- 3.4 Paragraph 213 of the National Planning Policy Framework states: *“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”*

- 3.5 The local context is established by historic environment policies of the Burnley Local Plan HE2 and HE3.

Impact of the proposal

- 3.6 This assessment has been carried out after a site visit. This assessment is a subjective judgement and provides a reasoned professional view on the likely impact of the proposals and how this might be interpreted under current legislation and national planning guidance.

- 3.7 Policy HE2 of the Burnley Local Plan states:

“Proposals affecting designated heritage assets and/or their settings will be assessed having regard to the desirability of sustaining and enhancing the significance of the asset and, where appropriate, securing a viable use most consistent with its conservation. All levels of harm should be avoided.”

3.8 Policy HE3 states:

The Council will maintain a local list and will seek to help ensure the retention, good maintenance and continued use of non-designated heritage assets.

3.9 The application site forms part of what was constructed as Martins Bank in 1963., and opened its doors to the public on the 3rd June 1963. On the 16th December 1969, the building became Barclays Bank and in June 1991 the buildings ceased to be a bank.



Figure 2: Martins Bank

3.8 The building retains the same form as when it was constructed. However, the garage to the rear was constructed at a much later date and was constructed against the original building.

3.9 There is no Conservation Area Appraisal for Burnley Town Centre Conservation Area to take reference from, however, there are a number of buildings in the immediate area from the Victorian period.

3.10 Indeed, this building replaced the Savoy Cinema in 1963.

3.11 The application site is a building that postdates the Victorian and Edwardian eras but has its own interest in the Conservation Area due to its modern.

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- 3.12 The proposed demolition will remove a later addition to the original building and will retain the remainder of the building in its entirety.
- 3.13 The removal of the garage will make a positive contribution to the local character and distinctiveness of the area, in revealing the original building.
- 3.14 Largely the scheme leaves the principle and significant parts of the external envelope unaltered. The main elevation onto Manchester Road will remain unaltered.

4. Conclusion

- 4.1 This application relates to the demolition of a brick build garage to the rear of a non-designated asset and within a Conservation Area.
- 4.2 This proposal will result in an enhancement to the visual appearance of the building through the removal of a later addition.
- 4.3 The proposed changes will enhance the visual appearance of the building and will preserve and enhance the character of the Conservation Area.
- 4.4 This proposal is in accordance with the National Planning Policy Framework and Policies HE2 and HE3 of the adopted Burnley Local Plan.

Kirkwells

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For more information on the contents of this document contact:

Claire Bradley
Kirkwells
Lancashire Digital Technology Centre
Bancroft Road
Burnley
Lancashire
BB10 2TP

01282 872570

clairebradley@kirkwells.co.uk