

Town & Country Planning Act 1990

Heritage Statement

**2 & 4 Kestrel Close, Whitefield, Bury
M45 6SB**

Our Ref:
Date:

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1.0 Introduction

- 1.2 This report is prepared in support of a planning application for a new dwelling and alterations to an existing dwelling at Nos 2 and 4 Kestrel Close, Whitefield, Bury M45 6SB. Whilst the application site is not within a Conservation Area, it is adjacent to the Poppythorn Conservation Area and therefore this report sets out a Heritage Statement setting out the implications of the proposal on a designated heritage asset.
- 1.3 A set of photographs are enclosed illustrating Kestrel Close and its relationship to the Conservation Area. The Conservation Area is shown on the enclosed map.

2.0 Character and Appearance of the Area

- 2.1 Kestrel Close comprises a small cul-de-sac of two rows of terraced houses, Nos 2, 4, 6 & 8 and Nos 1, 3, 5 & 7 and access to first floor flats to commercial units on Bury Old Road, Flat Nos 5A and 7A. The application relates to No 2 and 4 Kestrel Close.
- 2.2 No 2 and 4 Kestrel Close are brick built two-storey houses with a single storey pitched roof forward projection comprising a window to No 2 and a garage door to No 4. Internally these provide storage and utility rooms. Each house has three bedrooms to the first floor and small kitchens and open plan living and dining areas on the ground floor. The houses are set back from the road with fairly long driveways and open plan grassed front gardens. No 2 has additional space to the side. The cul-de-sac as a whole has no particular architectural merit and bears no obvious connection to the Poppythorn Conservation Area which adjoins it.

3.0 The Proposal

- 3.1 The proposal comprises two main elements:-
- to demolish part of No 2 Kestrel Close and enlarge No 2 by re-configure the internal space to include an integral garage and a larger open plan kitchen and living space together with four bedrooms.
 - to erect a new detached dwelling which would be seen as a continuation of the terrace albeit with a space between it. The new house would be similar in its design to the existing terrace but would create a four bedroom property with a large open plan kitchen / living area. It would incorporate an integral garage and a rear conservatory adding a glazed airy and bright space to make the most of its north-western orientation.

4.0 Heritage Impacts

Poppythorn Conservation Area

- 4.1 The application site is not within the Conservation Area and therefore the same statutory duty under Section 72 (1) of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 to have regard to preserving or enhancing the character or appearance of a Conservation Area does not apply. However, a small section of the Conservation Area adjoins Kestrel Close at its northern end, off Bury Old Road and so this report assesses the potential for this proposal affecting the Conservation Area.
- 4.2 The Council's relevant development plan policy is set out in UDP¹ Policy EN2 which establishes that the Council will seek to preserve or enhance the character or appearance of the Borough's built heritage. Policy EN2/1 sets out these aims in relation to Conservation Areas and Policy EN2/2 sets out criteria for development in Conservation Areas. These saved UDP policies are generally consistent with the aims of the National Planning Policy Framework² in terms of Heritage Assets.
- 4.3 A Conservation Area Appraisal and Management Plan³ has been produced to explain the context of the Conservation Area and to set out its future management strategy. This has provided the basis for the historical information referenced in this report.
- 4.4 The Poppythorn Conservation area reflects the shape and patch of glebe land originally vested in the Church of St Mary's, Prestwich. This ecclesiastical connection is noted today in the name Glebelands Road, which is located some distance from the application site at the southern end of the Conservation Area.
- 4.5 The Poppythorn Estate is referenced back to the 16th Century and Poppythorn itself was a fold, the name given to the characteristic pre-urban settlement of this part of Lancashire. It was typically a small grouping of cottages and agricultural buildings linked by a network of lanes and paths. Bury Old Road would have been little more than a rough track at this time but changed when it became a turnpike in 1754. Further improvements followed when a second turnpike, Bury New Road was constructed in 1826.

¹ Bury Council – Unitary Development Plan, Adopted 29 August 1997 (UDP)- Saved Policies 2007.

² Ministry of Housing, Communities and Local Government National Planning Policy Framework, 2021 (the Framework).

³ Bury Council – Poppythorn Conservation Area Appraisal and Management Plan, March 2006.

- 4.6 In the 1870's more substantial development began, probably starting in Glebelands Road and this new estate was clearly considered exclusive from the outset. Building works continued into the 20th Century with large residences principally occupied by wealthy Manchester merchants. A number of the houses in the area have links with nationally recognised architects including Francis William Maxwell, a senior partner in the Manchester firm of Maxwell and Tuke whose most famous work is Blackpool Tower (1891-4).
- 4.7 The Poppythorn Conservation Area is now completely surrounded by housing although the Conservation Area has retained its distinctive character. It is entirely residential and this is reflected in the scale of the buildings and their set-back position in relation to the various roads. The roads generally follow old tracks or recognise former boundary lines and so curve through the area obscuring through vistas. The abundant trees and greenery further add to the intimate feel of much of the area.
- 4.8 Its historical development and its architectural interest along with the general form and context of the area with its trees as it appears today contribute to its significance as a heritage asset.
- 4.9 The Council's Management Strategy is set out in the Conservation Area Appraisal as referred to above. This seeks to control demolition, new build and alterations and extensions to existing properties so as to preserve and enhance its character. However, this relates to development within the Conservation Area.

The Application Site

- 4.10 Kestrel Close adjoins the rear boundaries of Nos 29 to 35 Guest Road and is located at the north-western end of the Conservation Area. From Kestrel Close the view of the Conservation Area is of boundary walls and timber fencing and the rear elevations of the closest houses. Whilst the historical context of the Conservation area is noted, it has little relationship with the form, character or appearance of Kestrel Close.
- 4.11 From Guest Road there are small glimpses through the gaps between Nos 27 and 29 and Nos 31 and 35 towards the appeal site. From here the views are distant and interrupted by trees and vegetation. The proposed development is not of a scale to have an impact on the Conservation Area in any way. It would hardly differ from the current effect, it would not be prominent or intrusive nor would it conflict or jar with any of the historical characteristics that contribute towards the Conservation Areas significance as a heritage asset.
- 4.12 The Framework establishes that great weight should be given to the significance of a designated heritage asset's conservation. Due to the location of the development outside the Conservation Area and the form, nature and

scale of the development, it would have a neutral effect on the significance of the Poppythorn Conservation Area.

5.0 Conclusion

- 5.1 In conclusion, the proposal would be outside the Conservation Area and due to its location in relation to the heritage asset it would have a neutral effect on its significance. It would not conflict with UDP policies EN2, EN2/1 or EN2/2 or the aims of the Framework and the character and appearance of the Poppythorn Conservation Area would be preserved.