

19 Guest Rd, Prestwich Bury, M35 3DJ

Statement of Heritage Significance

(For a single-storey side extension)

Rev A : Dated 07.03.2022



**On behalf of
Mr and Mrs R Jacobs**

1. INTRODUCTION

- 1.1 This statement supports the planning application for the erection of a single-storey side extension which replaces an existing single-storey garage with flat roof at 19 Guest Road, Prestwich, Manchester, M25 3DJ.
- 1.2 This statement describes the present building, which lies within The Poppythorn Conservation Area in Prestwich. Whilst the building is not a designated heritage asset (nationally or locally) in its own right, it lies within The Poppythorn Conservation Area and will take account of the Conservation Area Appraisal & Management Plan.

2. BACKGROUND

- 2.1 Prestwich has two conservation areas. The Poppythorn Conservation Area was designated in March 2004 as an example of the Victorian and Edwardian residential development that characterised the early development of the area. The other conservation area is St. Mary's Park which contains the medieval core of the village around the church, the park and the 19th century residential development to the south.

A plan of the Poppythorn Conservation Area is shown below.

Whilst there are no Listed buildings within the designated area, the Conservation Area Appraisal suggests the following regarding the character of the area:

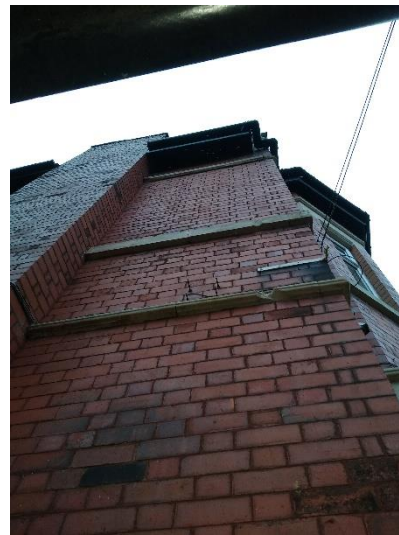
- Many of the properties are of fine design with a mix of substantial detached, smaller villas, semi-detached and terraces which provides a strong visual interest to the area.
- The area boasts the use of high quality materials and reflects the Arts and Crafts movement with use of traditional materials and in the irregularity of design.
- There are connections with various prominent people including the Architect Francis William Maxwell (amongst others).
- In regard to Guest Road, number 18 & 20 (opposite 19) provide striking details with string courses and brick lozenges below window cill level. There is a sense of individuality of the houses, heightened by the range of porches, dormer windows and bay windows, designs are either unique or found in small groups of houses built by the same developer.

3. THE HERITAGE ASSET

No 19 Guest Road comprises a 3.5 storey semi detached dwelling which lies within the heart of the Poppythorn Conservation Area. Built with traditional load bearing brickwork and pitched slated roofs. The front elevation is formed with facing brickwork and stone features and a 3 storey bay to the left hand side and gabled apex. Added to this there is a 2 storey bay centered on the gable with flat roof. There is a recessed porch at ground level (now enclosed).

Gable elevation - the elevation boasts two significant chimneys. The elevation has been part rendered. Rear elevation -this has been fully rendered.

Externally there is a detached garage with flat roof, drive to the front and enclosed garden to the rear. Refer to existing drawings R-0643-01 & R-0643-02.



4 PROPOSALS

Refer to proposed drawings R-0643-20C, R-0643-21C & R-0643-22.

The proposals allow for the removal of the existing garage and the provision of a single storey extension. The accommodation comprises an extended dining area, gymnasium and utility room as shown. The extension is formed with a monopitched roof (with slate covering) which is enclosed by a parapet and stone coping. Within the monopitch roof is a glazed lantern light affording light to the dining area below as shown.

The extension is built in traditional load bearing brickwork with ashlar stone features to reflect the architecture of the existing building.

These proposals have been developed in conjunction with comments from the Planning and Conservation Officer. The original proposals sought the removal of the rear gable chimney stack. The view was held by the Council that the rear chimney stack was an important feature of the building noting its context within the Conservation Area as previously described. These proposals are mindful of the above comments and the rear stack has now been incorporated within.

5 IMPACT ASSESSMENT

5.1 Assessment of Assets

5.1.1 Whilst the existing house is clearly a fine period building we would suggest that there are two serious negative impacts within the existing structure and layout:

1. The rendered rear and part side elevation
2. The existing single storey light weight garage with flat roof.

5.2 Proposals and Justification for the Development

5.2.1 This section addresses the justification for the scope of the overall development using a recognised set of assessment criteria. These proposals are supplementary to the above impact assessment and seek to provide the necessary background and policy justification to support the application proposals.

5.2.2 Proposals

The proposals allow for the removal of the existing single storey garage and the provision of a single storey extension, all built with traditional brick and stone materials in keeping with the Conservation Area. The scale of the development will present itself as a single storey extension from the road. The extension has been detailed to reflect the details of the existing house.

Fabric affected and significance – The main impact on the existing building is the loss of a single storey garage, which can be seen as a positive contribution not negative.

Potential impact – These proposals have a positive impact on the Conservation Area, with the provision of a new structure with materials in keeping with the Conservation Area. It is not overbearing.

Mitigation – The proposals have been designed to ensure that the impact from street level is minimised. This has been ensured by keeping the roof line of the parapet to first floor window cill level and utilising stone features to reflect the existing house i.e. window surrounds, string bands and brick plinth course.

Access to the rear garden area is via the side of the proposed extension. Brickwork will be to match the existing in a smooth faced Accrington brick or similar.

5.2.3 Justification

1. What is the need for the development?

- To create additional family accommodation.

2. Can the development needs be met in a different way?

Not easily as the main living accommodation is at ground level and this is where additional space is required.

3. What are the benefits of the new work?

- To provide extended family living accommodation and therefore improved amenity.

4. Will the benefits outweigh any harm?

The loss of the existing garage which is visually intrusive is of clear benefit to the Conservation Area. Its replacement with a carefully designed extension is of a clear benefit.

5. Can you avoid (mitigate) any minor impacts on the heritage?

No, minor impacts are, at this stage, envisaged.

6. Is the scale, design, materials proposed for any new works appropriate?

It is considered that the proposed extension has sufficient integrity to contribute to the amenity of the dwelling without detracting away from the beauty and character of the Conservation Area or conflicting visually or technically to the existing property.

7. Is any new work in the least damaging place?

The proposals are in keeping with the area. The redevelopment of the building will allow for the preservation of the original historic building and ensure its architectural distinctiveness within this unique location.

6 CONCLUSION AND RECOMMENDATIONS

- 6.1 It is clear from details above that the Poppythorn Conservation Area is a significant Heritage Asset which has received broad support from the local community in regarding to the Council's policies and management actions for the future. It is quite clear that the Poppythorn Conservation Area is a remarkably well conserved enclave which has suffered relatively little large scale change since the First World War. The Conservation Area Management Plan states that any unsympathetic development must be avoided for instance the introduction of storm porches, dormers, replacement of original doors and windows and changes to roofing materials. It is cognisant that change does occur but guards against damaging alterations.

It is hoped that the proposal put forward to replace the existing garage with a new structure formed with materials in keeping with the Conservation Area, and with appropriate detailing and aesthetics will form a significant contribution.

We commend these proposals to you.