

Stand Cricket Club. Extensions and Alterations. Heritage Statement

1.Background/Proposal

The submitted designs and access statement gives a full account of the background to the proposed works, and together with the submitted drawings fully details the proposals, which are : -

- The extension of the existing changing room section of the cricket clubs main clubhouse. These works will include accessible access, ladies changing rooms and new toilet facilities and showers replacing the existing 50 year old facilities.
- A single storey porch area to rear of the building. This will allow for the main entrance to be kerbside and improve accessible access for community.
- Refurbishment of historic pavilion building currently used as a store room. Until 2023 this was the scoreboard building which has now been replaced by a new digital scoreboard. This building will provide a second members area, and a second smaller function room for community use.
- Refurbishment of the seating area facing the pitch.

Stand Cricket Club is located within the All Saints Conservation Area and is located on the junction of Higher Lane and Hamilton Road; and adjacent to the Hamilton Road Play Pak and Tennis Courts. The club is set down from the pavement behind hedgerow and offers little visual impact to pedestrians walking past the club on Higher Lane.

The planning authority has requested the submission of a heritage statement to accompany the submitted planning application.

The purpose of this statement is to assess the visual impact the proposed works will have on to its setting and the conservation area. This impact should then be judged against national and local heritage policies. This statement has been prepared in line with the National Planning Policy Framework guidance 2019 which states that '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'. This statement is consistent with that requirement.

2.Significance

Bury Council has produced an appraisal of the conservation area (published 2006) and this partly considers the character and significance of the area. Below in italics are extracts from parts of the appraisal.

All Saints is a mixed but primarily residential area with All Saints Church as its centre piece. It contains Regency, Victorian and Edwardian brick villas that span the period from the beginning of the 19th to the early 20th century. Church Lane, Hamilton Road and Pinfold Lane contain many fine two and three storey detached, semi detached and terraced properties which have a host of impressive and well preserved traditional elements and details, together with their original boundary walls, gateposts and mature gardens. The buildings sit around an open setting due to the wide streets, spacious gardens and the substantial areas of large grounds, large stands of trees, public gardens and All Saints churchyard, all at the area's core.

The character of the area is in a number of linked parts. One such area is dominated by the grade I listed All Saints Church, the listed war memorial and its churchyard. This includes the substantial and well preserved houses on Church Lane and the later and more modest early 20th century properties set at a lower level along Hamilton Road.

The other non-residential area covers Stand Cricket Ground, the adjacent Hamilton Road Park, together with the substantial grounds around Uplands and Whitefield House. The cricket ground and the park are relatively open in character with few trees and provide recreational facilities for the local residents and the surrounding area.



The view from Higher Lane

Within the appraisal Stand Cricket Club is noted as a private sports club with organised use and restricted access open space. In recent years Stand Cricket Club has repositioned itself as a community asset – welcoming the public to the facilities. The building themselves are in dire need of refurbishment and a local grant application for funding to commence these works was successful.

The club has been a mainstay of the area since 1853.

The main single storey clubhouse is only accessible from the front (pitch side) after climbing the crumbling concrete steps. The rear of the building is built using a mix of brickwork and dark green shiplap timber cladding. The extension will be a continuation of the existing building lines, including the pitch of the roof, to keep within the existing features.

The proposed porchway will sit adjacent to the current fire exit which will become the main entrance to the club house. This will not only improve the kerbside appeal of the club with the conservation area, but will keep public access at night limited to this side of the club.

3. Impact on Significance

The proposed single storey porchway, and extension to the changing rooms are located at the rear of the property directly facing an embankment which sits 2 metres beneath the pavement level. The roof will continue at the current level (which is lower than the main club house roof) and will have no impact on the view over the ground. The porch will continue the flat room directly from the rear of the function room and will offer a new pathway with improved landscaping of the embankment down to the club from Higher Lane.

The proposed extensions will have no impact on significance.

The refurbishment of the old pavilion building will bring the building back to its former glory, restoring the frontage to all window (removing the 1980s scoreboard), providing a new community asset as well.



The dilapidated original pavilion building.

The proposed elevated pavilion will make the concrete pavilion seating area safe and offer a more visually appealing view of the club from Parklands.



The crumbling seating area will be covered to create an elevated view over the pitch with new seating at the pitch side.

The key questions is the impact of the extention to the changing room and refurbishment of the old pavilion building. The extension requires the building to extend towards Higher Lane by 4.6 meters (but remains within the building line). This requires a birch tree to be removed which is very visible and part of the street scene but directly next to the current rear of the changing rooms – it's root system impacting the main soil pipe and footings of the existing building.



The rear of the club buildings that face Higher Lane. The changing rooms make up the green clad block and the removal of the birch tree, dilapidated concrete shed and bins to accommodate the extension will improve the visual asthetic of the area. The path will be relaid to improve accessibility.

To mitigate the removal, Stand Cricket Club will plant 3 new trees within the grounds to improve biodiversity whilst not impacting any views of the area.

The refurbishment of the old pavilion will require a septic tank to be installed. This will be positioned out of view and surrounded by an embankment and foliage. Bringing the building back to life will remove the unsightly view currently offered by its state of repair.

The proposed changes will vastly improve the overall kerbside appeal and accessibility to the club.



4.Policies

The relevant national and local planning policies are outlined below. Each policy description is followed by comments in relation to the submitted planning application and in line with the case made in parts 2 and 3 above. The policies referred to cover purely heritage matters.

National Policies 2019 NPPF

The 2019 NPPF largely confirms that assessments of development proposals should be in line with the policies in LPA's development plans. It does, however, give some guidance, as outlined below.

NPPF paragraph 127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Comment: The proposals are the product of operational changes for the better functioning of the club and provide better community facilities and accessibility. The design takes into account the heritage of the site.

The NPPF also includes the following heritage policies relevant to the proposed development within a designated heritage asset.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Comment: Paragraphs 2 and 3 above demonstrate that the significance of the conservation area and the setting of area will not be harmed.

196. 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.

Comment: Paragraphs 2 and 3 above demonstrate that the significance of the conservation area and the setting of the historic cricket ground will not be harmed. If there had been any harm the continuing successful functioning of the club and the improved community facility could be seen as public benefits.

Local Policies

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:

- a) retain, replace and restore features of historical and architectural interest;
- b) retain and enhance existing landscape features including trees, parks and gardens;
- c) initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;
- d) remove dereliction and bring unused land or buildings back into beneficial use;
- e) prepare and promote design guidelines to ensure sympathetic development.

Comment: Any enhancements will have been designed to ensure the character of the area is not harmed, and overall visual appeal is greatly enhanced.

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:

- a) the nature of the development in terms of its bulk, height, materials, colour, design and detailing;
- b) the relationship between the proposed development and the architectural and visual qualities of the surrounding area;
- c) 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;
- d) 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.

Comment: Paragraphs 2 and 3 have shown that the significance of the conservation area will not be harmed by the proposed development.

The conclusion is that the proposals at Stand Cricket Club, Whitefield, are consistent with national and local heritage policies.