



Prestwich and North Western Housing Association

External Refurbishment

Heritage Statement 4102244

19/07/2021

Revision control

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1. Introduction

1.1 Purpose and Methodology

This heritage statement has been prepared at the request of the Prestwich and North Western Housing Association to assess the proposed roof alteration. The buildings in question are not listed and not within a conservation area so are under no obligation to preserve the character of the building.

The statement assesses the significance of the building and helps to guide the proposals to change the building that will avoid harm and conserve its significance. A central theme to practice of conserving the historic environment is that changes can be made, but they must be managed intelligently. The methodology uses the following steps:

- Establish the nature of the change and the aim for the changes being made.
- Identify any designated or non-designated heritage assets that may be affected by the proposed changes.
- Evaluate the heritage values and the significance of the building, considering how the proposed changes may affect the values and significance.
- Produce a statement of significance to be used as a guide for the design of the changes.
- Analyse the potential impact of the finalised design upon the significance of the heritage asset.

In order to make informed decisions regarding the proposals, guidelines published by Historic England such as 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' have been used. The statement pays particular attention to Chapter 16 of the 'National Planning Policy Framework.' The legal context of this statement is set out by the 'Planning (Listed Buildings and Conservation Areas) Act 1990.' Documents additional to these have also been used as guidance for writing the statement.

1.2 Methods of Research and Investigation

Background research into the Conservation Area was undertaken to contextualise matters pertinent to the proposals. Using the guidance from the National Planning Policy Framework (NPPF), local authority information and Historic England Guidance, the background research undertaken was equivalent to the nature of the building, the proposed changes to the building and the impact the proposal may have both physically and to the significance of the adjacent Conservation Area.

2. Background

2.1 Location

The Prestwich and North-western Housing Association is located on the north side of Rectory Green, north of Rectory Lane and east of the A56, see figures 1 and 2. The full address is 24 Rectory Green, Prestwich, Manchester M25 1BQ.



Figure 1: Location of Prestwich and North Western Housing Association, highlighted within red area (Google, 2021)



Figure 2: Location of Prestwich and North Western Housing Association, highlighted within the red area (Bing 2021)

2.2 Outline Description and Historical Background

The Prestwich and North Western Housing Association is accessed from Rectory Green. There are seven buildings and consisting of three and four stories. The buildings are not listed or within a conservation area but are situated across the road from the St Mary's Park conservation area, see figures 3 and 4.

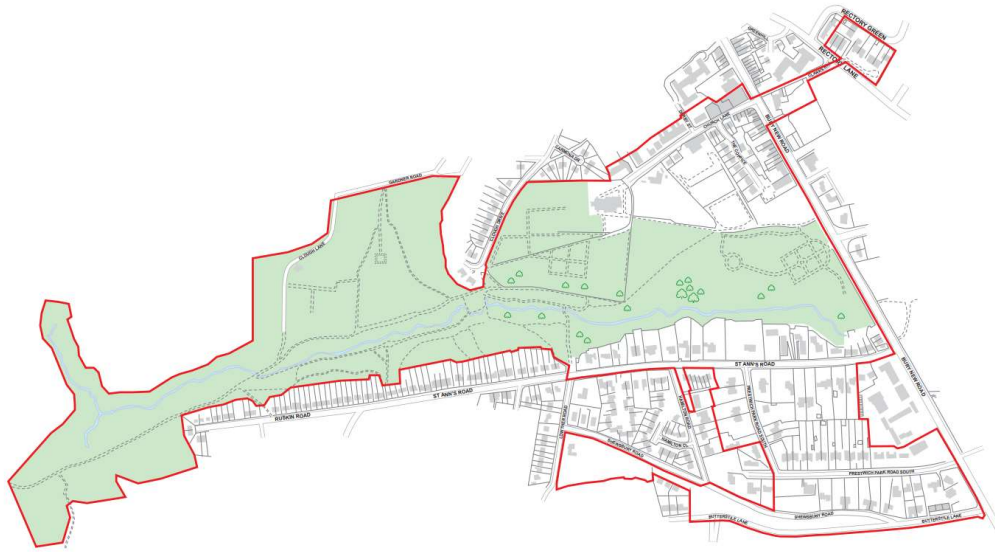


Figure 3: Map view of the St Mary's Park conservation area



Figure 4: Focused area of St Mary's Park conservation area, showing the proposed site outside

2.3 Heritage Asset Designations

The Prestwich and North Western Housing Association is not listed and not within a conservation area and is, therefore, under no obligation to preserve the look or character of the buildings. However, the proposed development has been flagged by the local authority as potentially affecting the conservation area. In the area directly adjacent to Prestwich & North Western Housing Association the conservation area encompasses Beech Tree Bank apartments and 4 nr private residences. None of the buildings or installations on site are subject to listing or specific planning restrictions.

3. Heritage Appraisal

3.1 Introduction

The following heritage appraisal is written in adherence to the 'NPPF' published by the Ministry for Housing, Communities and Local Government (MHCLG) and 'Conservation Principles, Policies and Guidance' published by Heritage England. In particular, the following chapter responds to paragraph 189 from the 'NPPF.' MHCLG (2012) states that '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.' MHCLG (2012) goes on to say that the level of detail should be '...sufficient to understand the potential impact of the proposal on their significance.' Miller (2018) defines significance as that a site has '...importance, suggesting that there is something about the site that is valuable, has status and should not be ignored.'

The heritage appraisal begins with an assessment of the heritage values that are identified in 'Conservation Principles, Policies and Guidance' and culminates in a statement of significance. The statement will determine what the priorities for conservation are and assess how the proposals will affect the significance that has been identified. MHCLG (2012) also states that conservation of the significance of the building should be given 'great weight.'

3.2 Heritage Values

People place value in a building for a variety of different reasons, not purely for the buildings architectural merit. Although the Prestwich and North-western Housing Association is not within a conservation area, the adjacent buildings lay within the St Mary's conservation area. Conservation areas protect the existing character of a place and limit the changes that can take place.

3.3 Evidential Value

Historic England (2008) states that 'Evidential Value derives from the potential of a place to yield evidence about past human activity.'

The evidential value of the area directly adjacent to Prestwich & North Western Housing Association lies within the buildings located on Rectory Lane. Number 63 and 67 Rectory Lane are traditionally built semi detached buildings. The buildings are constructed using traditional red brick with 4nr bay windows to the Rectory Lane frontage. The roof appears to be covered with Westmorland slate and the windows appear to be a mixture of timber and PVC-U following a traditional sash profile. Adjacent to these private residences, Beech Tree Bank is located to the South. Beech tree bank was originally two pairs of large semi-detached villas built in 1881 in an Italianate style with noteworthy decorative brick work. The progressive dereliction of three of the four villas at Beech Tree Bank was halted in an imaginative restoration in 1997 which now comprise several residential apartments per building.

3.4 Historical Value

Historic England (2008) states that 'Historical Value derives for the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.'

Photos below show the development of Beech Tree Bank from 1881 to today. The villas are a result of wealthy people from Salford and Manchester buying up land in order to reside close to the turnpike road between Manchester and Bury built in 1828.



3.5 Communal Value

Historic England (2008) states that 'Communal Value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.'

The communal value of this particular area of the conservation area is the distinct identity which is derived from the local landscape character to which 63/67 Rectory Lane and Beech Tree Bank contribute to.

Beech Tree bank was subject to a significant regeneration scheme in 1997 which prevented decay of the building fabric of the 4nr Victorian villas and allowed the preserved building to remain relevant and habitable to future generations.

3.6 Aesthetic Value

Historic England (2008) states that 'Aesthetic Value derives from the ways in which people draw sensory and intellectual stimulation from a place'.

The residential buildings directly adjacent to Prestwich & North Western Housing Association are typical of their age and represent traditional construction methods. Beech Tree bank is notable on the street scene from its decorative brickwork to the principal elevation of the building.

3.7 Statement of Significance

In terms of a statement of significance regarding the buildings on site at Prestwich & Northwestern Housing Association Bury Council planning authority have determined that the apartment blocks are of 'limited architectural merit' and that the proposals for the scheme are likely to improve the overall aesthetics of the buildings.

4. Analysis of Proposals

4.1 General Principles

The properties on Rectory Green in Prestwich which are over 50 years old, during which time some of the key components have been replaced namely the roof and the windows. The roof was last replaced over 25 years ago, and the windows are over 40 years old. Consequently, the current windows and roof coverings have reached the end of their life cycle and require replacement. The association has now decided to carry out a major refurbishment of the scheme which includes replacement of these key components.

In looking at replacing the key elements in this analysis, in terms of ensuring that those items are replaced achieved value for money, and it is a result of this analysis that replacing the existing flat roof with a pitched roof would represent a better return on investment. In replacing the flat roof with a similar material, the best performance, one could expect from the roof would be 25 years, but this would require annual inspection of the roof to ensure there were no issues with it. In replacing the flat roof with a pitched roof, the minimum expected life of the roof is 40 years, along with no annual roof inspection.

The windows require replacement as they are over 40 years old and are about 10 years past their design life expectancy. Additionally, the windows do not meet current standards in regard to either thermal performance or ongoing maintenance.

The reason for replacing both the windows and roof at the same time is for the disruption to residents being kept to a minimum as scaffolding would be required for both operations and therefore, carrying out both elements of the work during the same timeframe would reduce both costs and disruption to the residents.

4.2 Summary of the Proposals

The project aims to provide a programme of planned maintenance of the windows, curtain walling and roof coverings to the entire estate. In addition to replacement of the building elements, the scheme provides a major improvement in energy performance to the homes on Rectory Green. The installation of a pitched roof scheme to the 7 buildings on site aims to mitigate localised issues with the existing building design, reduce future maintenance and guarantee performance of the roof coverings for an extended period (proposed digital rendering below). The roof replacement scheme will also include the installation of insulation compliant with modern standards, which would be difficult to achieve with the existing design.

The project also includes elements of upgrade and refurbishment such as fire upgrades to apartment entrance doors, fire protection to garages (where required), an upgrade of the door entry system and a programme of internal refurbishment to communal areas. This refurbishment includes internal lighting, flooring, and decoration.



4.3 Analysis of the Proposals: National Planning Policy Framework

To summarise pre application advice received from Bury Council Local Planning Authority the following UDP policies have been determined as relevant: -

EN1/1 Visual Amenity

EN1/2 - Townscape and Built Design

EN2/1 - Character of Conservation Areas

EN2/2 - Conservation Area Control

Bury Council Assessment (Extract from pre-app advice 02327E)

‘Given that the existing flat roof is in need of replacement, the new pitched roof may well enhance the visual appearance of the Rectory Green flats themselves, which have limited architectural merit.

Whilst the site is not within St Marys Conservation Area, a small part of the site is immediately adjacent to it. We would therefore need to ensure that the new roofs would not have a detrimental impact on the character of the conservation area – this would need to be demonstrated by a Heritage/Design Statement with reference to the NPPF and UDP Policies/ guidance and appropriate streetscape elevations.

We have not seen proposed elevations and ridge heights and so I cannot comment in detail on this element. Suffice it to say that if the roofs are relatively shallow pitched so as not to be visually overdominant and do not interfere with daylight to surrounding properties, they may be appropriate within the streetscape.

We would want to view the materials/texture/colour pallet to be used in the new roof structure prior to submission of any application.’

5. Summary and Conclusions

In summary, it is considered that the proposed developments to Prestwich & North Western Housing Association will not detrimentally affect the local landscape character or street scene. The addition of pitch roofs should in fact compliment the existing pitched roof buildings adjacent to the scheme due to a sympathetic design and colour palette. The proposed ridge height will constitute a circa 1700mm increase (22-degree pitch), which should not be overly impactful on the surrounding buildings and from the pedestrian footway. The proposed ridge height extension will be significantly below the large tower block development adjacent to the Longfield shopping centre.

In addition, the replacement will be a like for like, with minimal amendments to the existing design to create a cleaner aesthetic where possible.



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