



Job Number:	23.1933
Project:	3 The Stables, Scholes Lane
Client:	Richard Basso
Date:	September 2023

3 The Stables, Scholes Lane (Grade II listed) – Replacement of 3x Non-original windows

Introduction

This Heritage Statement is provided on behalf of our client Mr Richard Basso. The Statement has been provided in relation to the proposed replacement of 3x non-original windows with timber framed double-glazed windows.

The Heritage Statement has been prepared to accompany an application for Listed Building Consent and to assist Bury Council to determine the application. The Statement includes:

- An overview of the Site;
- A description of the proposal;
- An overview of the relevant heritage planning policy context;
- An appraisal of the works; and
- A conclusion.

The Statement should be read alongside the completed application forms for listed building consent, and the following drawings prepared by Tom Attewell Architects:

- 3-001 'Existing Location Plan'
- 3-100 'Replacement First Floor Front Windows – Existing Drawings'
- 3-200 'Replacement First Floor Front Windows – Proposed Drawings'

The Site

The proposal relates to 3 The Stables, Scholes Lane, Prestwich, Bury, M25 0NH and is identified by figure 1 below.



Figure 1: Aerial view identifying the site location.

The application property is grade II listed and forms part of List Entry Number 1067211. The listing was made 29 January 1985 and is titled 'Courtyard Block West of Nazareth House'. The entry reads as follows:

'Late C18. Reddish brown brick. 2-storey, built into slight slope. Symmetrical front. seven windows of sash type but with quadripartite glazing, the centre three in slightly advanced section crowned by gable of pediment shape. Three wide depressed arches, the middle one giving entry to the courtyard; the others, in end bays, are respectively blind and blocked, with 3-light window. Return front to left comprises three houses, probably original, with plain, arched doorways; otherwise similar to front. Hipped slate roof.'

The application proposal specifically relates 3 The Stables which is the central of the three houses on the south side of the building. The property was inspected on 7 September 2023 and photographs taken.

The property was in use as a residential dwelling and had been modernised and generally in good condition.

Externally the property is two storeys and three bays wide with a central doorway with arched brick lintel. Windows are vertically proportioned with flat brick lintels (which appear to be replacements) and stone cills.

The windows to the ground floor are 12 pane timber windows, which appear as sashes but have a top opening casement (ie. mock sash windows). The first floor windows are 9 pane timber windows which again are mock sashes. The windows are single glazed only.

This application specifically relates to the three first floor windows which are badly deteriorated and have reached the end of their life. Three new replacement windows are therefore proposed.

Photographs of the windows are provided at Appendix 1.



Figure 2: Front elevation of 3 The Stables

A plaque on the east elevation of The Stables reads 'The late 18th century courtyard block of former stables and cottages was restored by the North West Buildings Preservation Trust 1988'. The windows that are the subject of this application appear to date from this time.

The subject property is not within a conservation area, nor do any other specific planning policy designations apply.

Planning History

A review of the planning history of the site has been undertaken using Bury Council's online planning database. The following applications were identified:

- 61917 LBC – repaint walls
The Stables, Scholes Lane, Prestwich, M25 0NH
Approved with conditions 2017.11.21

- 59112 Listed building consent to replace 2no. first floor single glazed wooden windows with slimline double glazed units
9 The Stables, Scholes Lane, Prestwich, M26 0NH
Approved with conditions 2015.10.12
- 62313 Listed building consent to replace 2no. first floor single glazed wooden windows with slimline double glazed units
1 The Stables, Scholes Lane, Prestwich, M26 0NH
Approved with conditions 2018.04.17

The above planning history confirms that approval for replacement windows to other properties within the courtyard block have previously been granted listed building consent.

The Proposal

The proposal involves the replacement of the 3x non-original windows on the first floor of the south elevation of the subject property with timber framed double-glazed windows. The existing windows are badly deteriorated and have reached the end of their life (refer to photographs at Appendix 1). A series of previous repairs have been undertaken however these too have failed, and the windows show extensive rot and damage.

The windows are therefore proposed to be replaced. The new windows will be 9 pane mock sashes to match the existing. The glazing bars will match the existing and the window will have a white painted finish to match the existing. The replacement of the windows will provide an opportunity to upgrade the glazing with the installation of double glazing which will improve the thermal and acoustic performance of the building. Slim double glazed units will be specified in order that the proportions are the units match the existing.

Full details of the proposed replacement window are provided by the submitted architectural drawings.

The Heritage Planning Policy Context

Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.

Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990 advises that in considering whether to grant planning permission for development, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The relevant heritage planning policy context for considering the proposed works is set out within the following documents:

- National Planning Policy Framework (NPPF)
- The Bury Unitary Development Plan (UDP)

A review of relevant provisions of these documents is provided below:

National Planning Policy Framework (NPPF)

Detailed guidance about the legislation is given in National Planning Policy Framework (NPPF), which was first published on 27th March 2012 and last updated in September 2023 and sets out the Government's planning policies regarding the conservation of the historic environment. The original NPPF and its subsequent updates are a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and is a material consideration in planning decisions. Heritage provisions are set out at Section 16 to which due regard has been given.

The Bury Unitary Development Plan (UDP)

The following key policies are relevant for the determination of this application:

- EN1/2 - Townscape and Built Design states 'the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements'.
- EN2/3 - Listed Buildings states 'The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

In considering applications for Listed Building Consent, the Council will have regard to the following criteria: a) the impact of the proposal on the historic fabric of the building;

- the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;
- the need to protect the setting of the Listed Building;
- the impact of associated ancillary facilities and infrastructure works.'

Heritage Appraisal

Inspection of the subject windows found them to be non-original windows, likely dating from the time of the building's restoration by the North West Building Preservation Trust in 1988. As later additions the subject windows are not of heritage significance. Indirectly they are however of some value with consistency with other windows in the property and their mock sash design being positive aspects.

The proposed scheme involves the replacement of non-original windows which are in poor and dilapidated condition. The new windows will match the appearance of the existing in all respects

including the profile/size of glazing bars, opening type and paint finish. The only material difference will be installation of slim double glazed units. The replacement windows have been specified so that the use of double glazed units does not affect the profile of glazing bars. The provision of double glazed units will be beneficial in terms of improving the thermal and acoustic performance of the building which will help to safeguard its long-term future.

The acceptability of double glazed units is confirmed by the planning history of The Stables, where it is noted that double glazed replacement windows have been approved at No. 1 and No. 9 The Stables.

For the above reasons it is confirmed that replacement of the three subject windows on a like-for-like basis will not have any negative heritage impact. On the contrary replacement of the windows which are non-original on a like-for-like basis will have a beneficial impact by maintaining the building and helping to secure its long-term future. There are also other benefits associated with improving the energy performance of the building.

Conclusion

This Heritage Statement has been prepared to consider and assess the heritage impact associated with the replacement of three non-original windows at 3 The Stables. The windows are in deteriorated condition and have reached the end of their life. Replacement of the windows with new double glazed timber sash style windows will maintain the overall condition of the property and ensure it can be retained in its optimum viable use as a residential dwelling. The proposed design of the replacement windows is appropriate and acceptable, and on this basis Paul Butler Associates are pleased to submit this application on behalf of our client and respectfully request it is approved.

Appendix 1: Photographs



Figure 1: Frontage of 3 The Stables



Figure 2: Detail of Central and RHS windows



Figure 3: Detail of LHS window



Figure 4: RHS window



Figure 5: Detail of RHS window



Figure 6: Detail of RHS Window



Figure 7: Detail of RHS window



Figure 8: Detail of RHS window



Figure 9: LHS Window



Figure 10: Detail of LHS Window



Figure 11: Detail of LHS Window



Figure 12: Detail of LHS Window



Figure 13: Central window



Figure 14: Detail of Central Window



Figure 15: Detail of Central Window



Figure 16: Plaque confirming the building being restored in 1988