

Heritage Statement to accompany applications for:

Listed Building Consent and New Garage

at

**The Rectory, 41 Church Lane,
PRESTWICH, M25 1AN**

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Prepared by **Architectural Services, Oldham, Rochdale & Tameside**

for

Drs Zia & Atifa Jalal

Introduction

This document is a Heritage Statement prepared in support of applications by Drs Zia and Atifa Jalal for consent to carry out alterations to a listed building and for the construction of a new single-storey garage within its curtilage at The Rectory (Springfield House), 41 Church Lane, Prestwich, M25 1AN. It is intended also to cover the needs of a design & access statement for these proposals.

The application site includes two Grade II listed structures, sits within the St. Mary's Conservation Area (CA) and is located close to a number of other listed buildings, most notably the Grade I listed St. Mary's Church dating from the 14th century. There is therefore the possibility that the proposals could have an impact on the conservation area and the setting of nearby listed buildings as well as upon itself. Accordingly, the heritage values and the significance of the subject building & site and the conservation area fall to be assessed along with any impact on them that might arise because of the proposals.

This Statement has been prepared in accordance with general guidelines set out in the English Heritage's '*Conservation Principles, Policies and Guidance*' (2008, now Historic England) and responds to policies outlined in the *National Planning Policy Framework* (NPPF, 2021). It also takes into account specific advice on '*The Setting of Heritage Assets*' by Historic England (2015) and the *Principles of Selection for Listed Buildings* (2108, DCMS 2018).

The NPPF specifically sets out the sort information required in assessing the appropriateness of proposals affecting heritage assets, including any contribution made by their setting (para 194):

"...local planning authorities should require an applicant to describe the significance of any heritage assets affected...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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

The author of this Statement is Michael Booth, who is a Fellow of the Royal Institution of Chartered Surveyors (FRICS), has a background in design in relation to heritage assets and who holds a master's degree in Building Conservation.

Site Location & Building Description

The application (or subject) site and listed building are shown below in **Figure 1** taken from the Heritage Gateway record. The site is situated on Church Lane and lies between it and Prestwich Clough to the south, the parish church of St Mary the Virgin to the west and residential properties and a club (with car park and open land at the rear) to the east. Prestwich is a town forming part of Bury MBC and lies approximately half way between Bury and Manchester.

The site (shown red in Figure 1) extends to an area of approximately 6,300 sq m (1.56 acres, 3.87 hectares) with the majority of the site laid to lawn (a former bowling green) and dense woodland combining seamlessly with the wooded open-access areas of the Clough. The site is sparsely

developed with a site coverage of under 4%. At present, the building is seen only partly from Church Lane because of the dense foliage of the garden and the slope on which it sits.

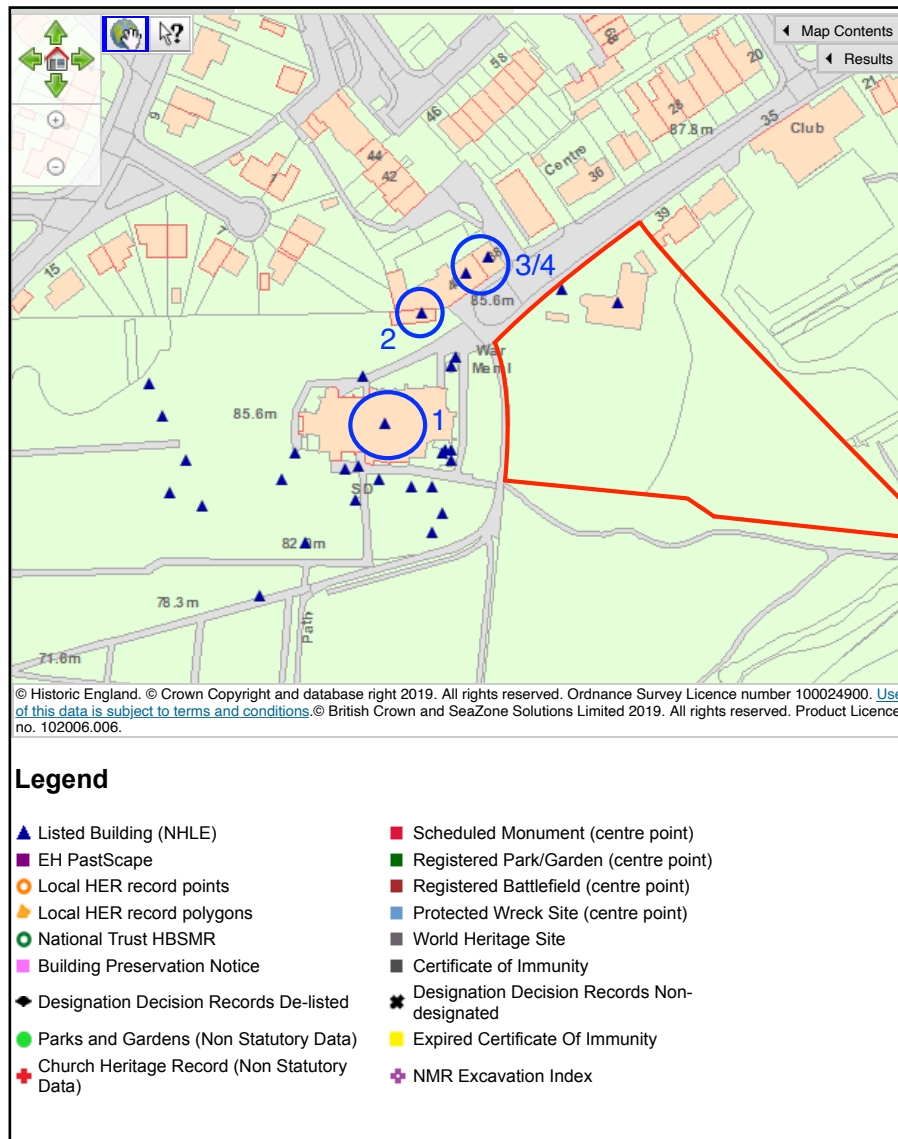


Figure 1: Site Location Plan (NTS) taken from the Heritage Gateway Record showing the **proposals site in red** and adjacent listed buildings (Grades I & II & II*). The most prominent of these are **ringed in blue** and numbered 1-4 (see below).

The only significant building on the site is the house and garage (connected) with a gross external area of 479 sq m over two floors. The Rectory was constructed in 1923 to serve St Mary's Church to the design of the Manchester architects, Taylor & Young. In 1968, some internal alterations were carried out to the rectory, including the sealing-off of the servants' quarters.

The building is constructed in red-brown brick with stone dressings with pitched slate and concrete flat roofs and prominent brick obelisk chimneys. It has multi-paned sash and casement

windows to all elevations with glazing bars and quoined red brick dressings that continue up the full-height of the building. The plan shape of the building is distinctive, described¹ as:

'Double-depth V-shaped (half-butterfly) plan with front ranges clasped by deeper rear ranges. The north front and rear ranges are formed principally of the servants' quarters, and the west front and rear ranges contain the principal rooms. The internal layout is arranged around the diagonal axis of the central entrance hall'.

The rectory and its grounds are partly enclosed by a brick boundary wall of varying height with sandstone copings and sandstone and brick gate piers. To the south side of the rectory building

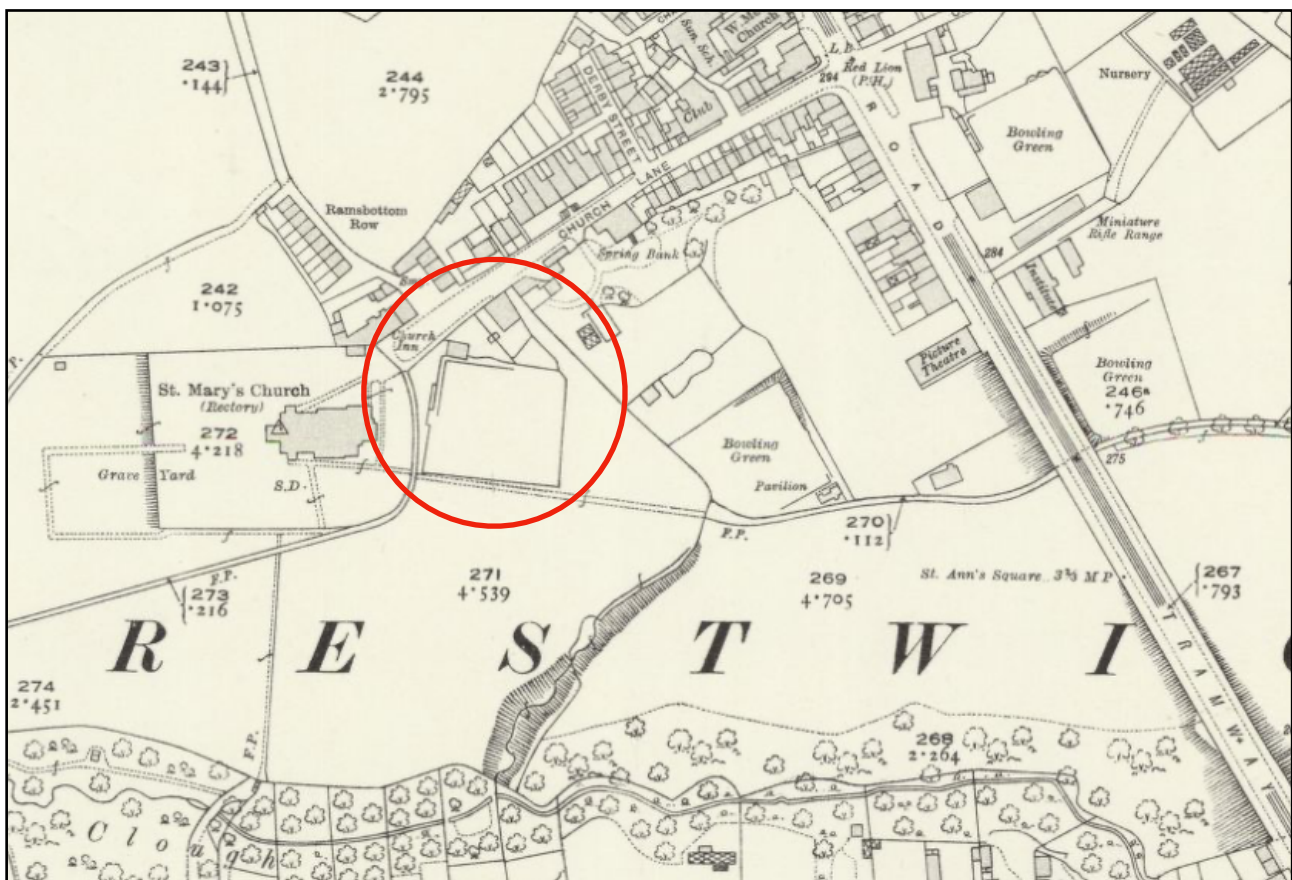


Figure 2: Historic map (OS: Lancashire XCVI. Revised 1915, Published: 1922 1:10,560) showing position of the application site ringed red.

is a large garden terrace of brick with sandstone copings. The site is located on a pronounced slope away from Church Lane and towards Prestwich Clough and, since the building is also set back from the Lane, this affords some extra privacy and separation from the road.

As the historic plan (1922) and above (see **Figure 2** above) shows, the setting of the site has remained largely unchanged but with a different building on the site prior to the construction of the existing one. At that stage, what is now the house's garden was used as a bowling green for

¹ Listing description, Historic England 2012.

the Church Inn, which is located opposite on Church Lane. Judging from Figure 2, the current site might well have been divided into two parts. All the other, currently listed buildings and structures were in place at the time of construction.

The large and ancient parish of Prestwich-cum-Oldham, stretched 13 miles from west to east, and was controlled by the Church and Rectory of Prestwich. It is clear from historical records, including the 1922 OS sheet, that the rectory serving St Mary's Church has not always been close to the church itself. The previous rectory appears to have been a large building in grounds on the other side of Bury New Road, in what is now St Mary's park ('The Deyne') although 32-34 Church Lane were recorded to have been built in 1811, for the then rector. The conservation area appraisal document indicates that the large rectory ('The Deyne') was demolished in 1837.

The building shown on the current site in 1922 may have been the billiards room associated with the Church Inn. Accordingly, it seems the current site and buildings have only been associated with the church since 1923 but with the inn, and perhaps other buildings, before that.

Approach to Heritage Statement

The proposals to which this heritage statement relate involve only The Rectory and its surrounding area. The impact they will have on the significance of the building and its site, are therefore particularly important.

But, as Figure 1 shows, the application site is close to a number of other heritage assets, including several listed buildings, and within a conservation area, all of which might also be affected by the proposals. The next section provides details of the descriptions of these assets.

This report adopts a twofold approach, considering the 'Contextual Site Assessment' of the surroundings (the features of the conservation area and any group value of the listed buildings, for example) before assessing the significance of the listed buildings and structures themselves. Finally, we consider what implication the proposals will have on the listed building & conservation area and how these have been taken in to account in the design elements.

Descriptions of Heritage Assets

Listing & Listed Buildings

The end off Church Lane, Prestwich contains thirty listed buildings and structures. Two of these (a stone sundial and the rectory-house) lie within the application site and are considered in some detail below.

Of the remaining twenty-eight, the majority (24) are graveyard memorials and minor structures that are unlikely to have any bearing on the application. The other four include the Grade I listed Church of St Mary the Virgin and its hearse house (Grade II) plus the Church Inn (two listings) and these are assessed in greater detail.

The listing for the subject building (2012) extends over several pages but the summary reads as follows²:

Statutory Address: The Rectory, 41, Church Lane, Prestwich

Summary

Rectory, 1923, by Taylor & Young of Manchester, Neo-Georgian and Arts & Crafts influences.

Reasons for Designation

The Rectory, Church Lane, constructed in 1923 to serve St Mary's Church (C14 with later alterations, Grade I) and built to the designs of the Manchester architects, Taylor & Young, is designated at Grade II for the following principal reasons:

- * **Architectural interest:** It has a distinctive and largely unaltered design incorporating Neo-Georgian and Arts & Crafts detailing that displays a restrained elegance and is enhanced by its half-butterfly plan, which maximises views over the gardens and to the neighbouring church
- * **Design quality:** Its use of round-arched doorways, symmetrically placed obelisk chimneys, and concrete roofs provides an inventive composition and is reminiscent of the work of Wood & Sellers
- * **Interior survival:** The simple but good quality interior retains many original features, including panelled doors, coved ceilings, floorings, some stone fireplaces, a barrel-vaulted ceiling to the main bedroom, and a virtually unaltered servants' wing
- * **Group value:** It has strong group value with the neighbouring Grade I listed St Mary's Church and the Grade II listed Church Inn and no.38 Church Lane

The sundial structure within the rectory grounds has the following listing summary:

Statutory address: Sundial in Rectory Grounds, Church Lane

Probably c1630. Stone. 4-faced sundial on octagonal shaft; square base with strapwork carvings; plinth. Re-erected from grounds of Deyne Hall. Gnomons missing.

The four important listed buildings outside the application are as follows (using the numbering shown in Figure 1):

1. **Church Of St Mary**, Church Lane, Prestwich, Bury, Non Civil Parish, Bury, Grade I
2. **Hearse House** In Churchyard Of Church Of St Mary, Church Lane, Prestwich, Bury, Greater Manchester, Non Civil Parish, Bury, Grade II.
3. **Church Inn**, Church Lane, Bury, Non Civil Parish, Bury, Grade II
4. **38 Church Lane**, Bury, Non Civil Parish, Bury, Grade II

Summary listing details on each of these is provided at **Appendix A.**

² (Source: Historic England)

Conservation Area

The application site lies in the St Mary's conservation area which lies on the southern edge of Prestwich village, adjacent to the A56 about mid-way between Manchester and Bury. The area is primarily to the west of the main road and located around and to the south of Church Lane which forms the medieval core of the settlement. It is a large conservation area which also covers St Mary's Park and Prestwich Clough, containing both formal and informal open space and woodland.

The conservation area is in fact divided into four character areas but only two of these affect and cover the application site:

- **The Historic Core/Church Lane;** dominated by St Mary's Church and churchyard, located on a promontory at the west end, the surrounding buildings and those further along the Lane.
- **St. Mary's Park and Prestwich Clough;** comprise a large green swathe of land partly formal, near Bury New Road, partly informal to the west where the land also becomes more undulating.

The site is included in the second character area because a large area of the site (the garden) is vegetated and runs seamlessly into the open area of the Prestwich Clough. The rectory building

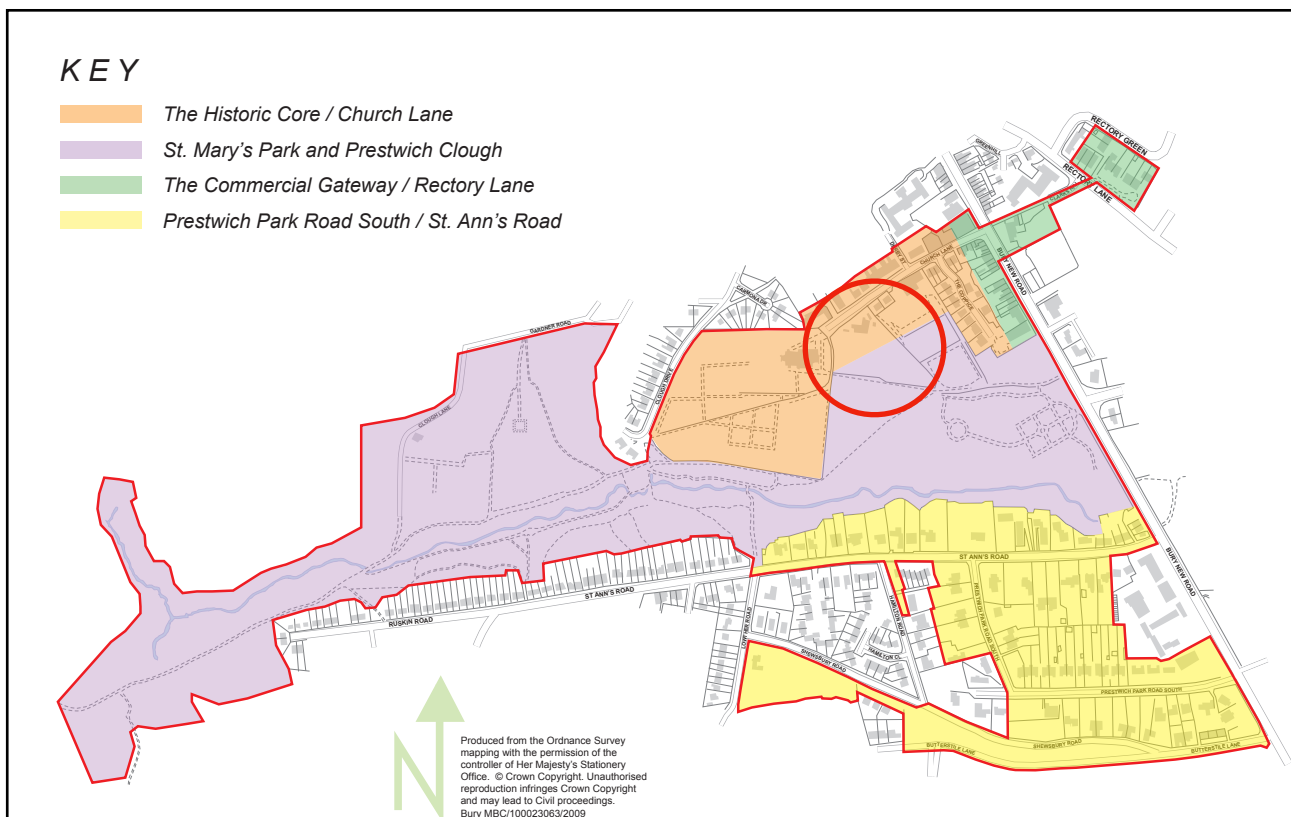


Figure 3: St Mary's Conservation Areas showing character areas and (circled in red) the application site.

itself, however, is entirely within The Historic Core / Church Lane. **Figure 3** above shows the conservation area and its constituent character areas. The conservation area has a **Conservation Area Appraisal & Management Plan (CA-AMP)** created around 2008-09 which describes the area in detail.

Contextual Site Assessment

Two aspects directly affect the way the building affects, and is affected by, the surroundings in which it sits. These are (a) the extent to which the building contributes to any 'group value' value with other nearby and, (b) the role it plays within the conservation area. We consider these in turn below.

Group Value

Group value has been defined³ as: *'the extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part'*. This is particularly the case where buildings comprise an important architectural or historic unity, a fine example of town planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.

The listing description for The Rectory (see above) considers that there is *'strong group value with the neighbouring Grade I listed St Mary's Church and the Grade II listed Church Inn and no.38 Church Lane'*. Furthermore, the CA-AMP thinks that: *'the new rectory harmonised with the Georgian buildings, such as the Church Inn'*.

Even so, it is difficult to see how 'group value' is strongly defined. As the listing also notes, the architectural interest is 'distinctive' (with a 'restrained elegance') and has a combination of both plan elements and design features (Georgian and Arts & Crafts). This contrasts with the ancient (14th century with later additions) character of the church and semi-vernacular features of the inn (& No.38) which seems to deny any great architectural or historical unity.

The Rectory exhibits *features* that are Georgian in style but the whole building is not of that era, unlike, we may suppose, Church Inn and its neighbour No. 38 (which are given an early 19th century dating). These Georgian features in the Rectory certainly provide a link with Church Inn but they also contrast with its other, newer features (Arts & Crafts in style) and this contrast with surrounding buildings should not be overlooked.

Furthermore, there was no deliberate plan to the open area in front of the inn and church though its *ad hoc* development could be equally important. It is worth noting however, that the Rectory is set back and lower than both the church and inn, it sits nearer to the rest of Church Lane and the orientation of the building is towards the former bowling green at the rear and away from the other buildings (that is deliberately so).

The functional links with the church are, of course, real though not historic since the rectory was located elsewhere for much of the time. The rectory site may have had longer functional links with

³ DCMS 2018 p 6

the inn because it now incorporates its bowling green (and may be its billiard room site) but this link, if true, is no longer a reality.

Accordingly, it is probably safer to say that any group value must arise because of the accidental 'co-location of diverse buildings'. This, in turn, puts the emphasis back on the distinctive architectural and design features of The Rectory which are discussed later.

Conservation Area

The CA AMP is the prime source of information about the historical and architectural interest in the area and from which to draw conclusions about its significance. Following the guidance in the NPPF, para 189, it is not the intention here to describe the whole of the CA but only those character areas in which the application site is located.

The overall summary of the CA continued in this document says:

'The St Mary's Conservation Area is a generally well preserved area which has suffered relatively little recent large-scale and dramatic change within its boundaries. There has been some loss of character due to individual 1960s/1970s redevelopments and also a more recent redevelopment north of St Mary's Park. The changes which have taken place to individual properties, however, could easily be compounded, and the result would be serious erosion of the character of the area.'

Unfortunately, the CA-AMP does not identify The Rectory as a listed building within the CA for the simple reason that it was not listed when the Plan was written. It does however comment as follows as follow;

- (1) Buildings that make a positive contribution to the character of the Conservation Area (include): The Rectory - Built 1923 by Taylor and Young. Two storeys to loose L-shaped plan and is set low into the landscape when viewed from Church Lane. Georgian proportions and detail though in modern flat and boxy treatment with Arts and Crafts feel. Subtle brickwork decoration.
- (2) The enclosure of the area (at the end of Church Lane) is completed by the early 20th century brick built rectory on the south side, which stands behind brick walls and railings and within large mature grounds, part of which once formed the bowling green to the Church Inn. A relocated 17th century sundial is also located within the grounds.

This last analysis of the building perhaps benefits from the candour that would be possible before it was listed. There is a clear acknowledgement that the building sits lower than the rest of the nearby buildings but that, nonetheless, it helps complete the composition. These factors are important when analysing the effect the present proposals have on views in to and out of the CA.

When it comes to the materials, the CA-AMP comments:

- (1) Brick and slate are the dominant building materials. Red brick is mainly used and this is seen in its darker, weathered, state or is given a more orange tint by cleaning.

- (2) There is a mix of window types, frames and doors in the area, many modern with little relationship to the area's original character.
- (3) The 'streetscene' is a key feature in the area's character, and the initial impression is given by boundary walls fronting the highway and the combination of walls, mature street trees and the garden planting.

The Rectory benefits from similar materials and has distinctive window types, though it might be that the boundary treatments of the application site are the most important factor with respect to the 'streetscene' given how the building sits back and lower in the view. In fact the importance of retaining original railings and stone copings to boundary walls are specifically mentioned (p.41).

Although the CA-AMP shows part of the garden being in the St. Mary's Park and Prestwich Clough character area, little is said about this area. This is perhaps because the garden is in private hands whereas the rest of the character area is publicly-accessible. That said the following comments appear relevant (from the CA-AMP and a later landscape appraisal⁴):

- (1) 'The landscape improvements to the Clough at the beginning of the 20th century was an important part of the development of Prestwich as a place to live and continued with the creation of St Mary's Park some 20 years later. If some of the quality has since gone from these areas the footprint and integrity of this important public recreation space still remains and is locally significant'.
- (2) 'The principal conclusion that arises from this study is that the area is very enclosed with only a limited number of panoramic views. The woodland of Prestwich Clough is the key instrument of enclosure but the individual trees that occur (elsewhere have a similar effect)'.
- (3) 'For its length within the conservation area, the Clough has a clear identity, a clear boundary edge and an important physical and landscape structure, with significant opportunities for enhancement. The open spaces in the area are generally in contrast to the surrounding dense development, and are an important resource for the locality'.

It is not possible therefore to say too much that is positive about the treatment of the garden in relation to the rest of the CA. The garden is private and access-restricted land so boundaries no doubt will need to be strengthened. That said, management and maintenance of the garden will have to pay attention to the requirements of the surrounding green spaces.

The CA-AMP outlines a number of management policies designed to enhance and preserve the conservation of the area. The most notable and relevant of these are:

- (1) Proposals for the ... development of open land, for the over-development of land and garden areas, and for the unnecessary removal of trees, will be resisted.
- (2) Where planning permission is required, the following proposals should be resisted: ..non-traditional materials; ...out of character building alterations; loss of historic building fabric; .. the building of out-of-character gates and walls...

⁴ St Mary's Conservation Area: Landscape Appraisal, C. Burnett Assocs 2009

- (3) Additional planning controls..introduced to protect the area character and the street scenes. Buildings, elevations and walls within the CA which can be seen from.. Church Lane, ..(that) applies to buildings of all ages and sizes, and buildings/structures currently screened by planting ... The additional controls cover: windows & doors; removal of architectural detail; chimney stacks; boundary walls, railings and fences, hardstandings and outbuildings.
- (4) Trees that make a a significant contribution to the CA are protected..resist proposals to (remove) trees (but if removed) they should be replaced with new (appropriate ones).
- (5) When considering planning applications and development proposals the duty to enhance the conservation area may be addressed through the achievement of the following – the planting of trees and hedges where appropriate; the provision or reinstatement of walls and railings, reinstatement of doors and windows and other original architectural detail.

Summary of Contextual Assessment

The Rectory contributes to the group value of surrounding buildings, not because of any unity of design, age or planning but because it adds to the enclosure in a diverse, ad hoc way.

In terms of views into and out of the CA, the site is surrounded by woodland on most sides and the building lies low in the landscape as it falls down towards Prestwich Clough. So, the building itself is not especially 'prominent' and contributions made by it and its site to the streetscape may come about as much from new tree planting, masonry walls and iron railings as from the building structure itself.

The CA-AMP states that the building makes a positive contribution to the conservation area and points to the preservation of its structure and the materials from which it was constructed in order to enhance and preserve the CA.

The Rectory benefits from a range of materials, distinctive window types and boundary treatments all of which the local planning authority would look to preserve. Little more can be said about the part of the application site that is part of the Prestwich Clough from the CA-AMP.

Heritage Values of the Listed Building

An appraisal of the heritage values associated with the The Rectory listed building is given below. The appraisal process relates to the range of heritage values outlined by English Heritage (now Historic England, 2008) as: evidential value; historic value; communal value, and aesthetic value.

The purpose is to develop a clear understanding of the significance of the place. Significance may be physical (e.g. architectural features) or less tangible form (e.g. historical associations).

This will give an objective framework by which to assess how the attributes of the asset and its setting affect the significance and in turn how they are impacted by the proposals. This follows the approach advocated by Historic England and responds directly to para 189, NPPF (2019).

More detail on the proposals themselves and an analysis of how they might affect these values is given later.

Evidential Value

Evidential value “**derives from the potential of a place to yield evidence about past human activity**” and this need not be purely archaeological evidence.

In the light of the contextual analysis above, the application site does have some links with the past through the re-use of the garden which was once the bowling green attached to the Church Inn. Before The Rectory was built, the area around the church and inn was much more central to the then village of Prestwich and thus was much more greatly used for activities including bowling. By the same token, however, the change of use of the site might have shown how these activities had declined as the A56 became the commercial focus. All-in-all, the site and buildings could therefore be said to have **MEDIUM** evidential value.

Historic Value

Historical value “**derives from 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*”.

The value the building and site provide about local history is somewhat limited. The building is modern (early 20th century) and displays modern traits. There is a mixture of styles as though the design is in a stage of transition from one style to another. The site itself has been a distinct unit, as various historic maps show but there is little that could be said to be illustrative, let alone associative. Hence, **LOW** historical value.

Communal Value

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**”.

When built, the application site was turned over from a public or semi-public use to a private one, albeit one (then) attached to the church which will have very high communal value. It could be said therefore that the communal of the building and site is negligible or **LOW**.

Aesthetic Value

Aesthetic value “**derives from the ways in which people draw sensory and intellectual stimulation from a place**”.

The building is mostly important because of its aesthetic values. The statutory listing shows that the building is important by virtue of its architectural interest, design quality and internal survivorship. The combination of plans and features from different styles referred to above, the quality of the detailing throughout the building and the good condition of the fabric, largely because of its age, demonstrate this clearly.

The strength of these very aesthetic values, its recent age and its position in the landscape make it difficult to argue that its group value or setting is highly significant. But it will be still be significant because it adds something to a composition of diverse buildings in significant location. Therefore, we can ascribe a **HIGH** aesthetic value to the asset.

Statement of Significance of the Setting

The analysis above has assessed the heritage values associated with the listed building and the contextual analysis has assessed it in relation to its setting, the conservation area and other, neighbouring listed buildings. Thus, a rounded summary of the significance of the heritage asset can now be set out. This *statement of significance* is given below.

The Rectory, Church Lane, Prestwich is chiefly significant for its aesthetic qualities and in particular the distinctiveness of its design and the features it displays as a result.

The Rectory building exhibits a combination of styles (old and new) that both reflect a striving for a new idiom at the time it was built as well as hint at the solutions employed by other notable architects of the early twentieth century.

The building is also significant because it helps to enclose and 'complete' the composition of listed buildings at the end of Church Lane. This effect is ad hoc and accidental since the building has little in common with the surrounding ones and stands set back and off-set from the Lane.

The garden part of the site forms part of the Prestwich Clough character area and is significant for this, even if its maintenance and management is likely to be organised differently on account of the private ownership and access.

Analysis of the Proposals

It is necessary to consider the nature of the proposals and assess these against the Statement of Significance and Contextual Analysis given previously following the ethos of the NPPF and guidance given by Historic England.

Paragraph 193 of the NPPF (2019) states: "*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)*". Accordingly, the key question is: would the proposals impact the heritage values of the conservation area and, if so, by how much?

Development within or affecting the setting of a **conservation area**, including views in or out, must serve to preserve or enhance the character or appearance of the area. Proposals should therefore have a sensitive and appropriate response to context and good attention to detail. They should also avoid adversely affecting important architectural or historic features or distinctive local features or structures unless they bring substantial benefits in return.

Summary of the Proposals

The proposal are twofold and are supported by two planning applications, one of which is for listed building consent.

The first proposal, to be supported by the listed building consent application, is for the remediation of the Rectory building with alterations in particular areas. The proposals are set out in a series of drawings (Nos.: 100110/001B-007A & 024C-027) and an Inventory which

accompany the application. The drawings and Inventory show on a room-by-room, area-by-area basis the extent of the work that is planned.

The proposals can be summarised as follows:

- (a) Remediation, to comprise the repair, overhaul and redecoration of the constituent elements of each room (for example, woodwork, brick and lath & plaster walls, lath & plaster ceilings).
- (b) Wherever possible, original features are to be retained and restored.
- (c) Windows to be progressively overhauled and redecorated with secondary double-glazing added in all cases. Two windows lights (on the northern elevation) are in a very poor condition and largely missing. These are to be replaced with new sash or casement units to match the existing, based on comparable windows specified in the Inventory.
- (d) Where replacement work is required (such as parts of external masonry, internal ceilings damaged by water ingress, tiled internal floors surfaces, etc.), the repair of the original to as near as possible to the original is to be maintained.
- (e) The Servant Quarters to have a colour scheme to indicate its distinctiveness and bought back in to use as an originally integrated part of the whole house.
- (f) Installation of new kitchen units and appliances; new bathroom, shower-room and W.C. were including re-tiling to walls and new floor coverings.
- (g) New en suite accommodation to be constructed in the main bedroom with glazed, reversible partitions.
- (h) Original tiles in main bathroom to be retained covered-over by boxing-in with part exposed as a display of the original.
- (i) New stone fire surrounds in three rooms to replace lost items. Two original stone surrounds that have survived to be carefully remediated. A number of wrought iron surrounds to be retained and, where displaced, to be returned to original purpose elsewhere in the house.
- (j) Energy efficiency of the structure to be maintained or improved by non-invasive additions such as insulation felt in existing loft spaces. External insulation added to non-visible flat concrete roofs where required, e.g. by Building Control.
- (k) Brick replacements to match existing and Portland cement to be used in masonry repairs and re-pointing.
- (l) Sundial in garden to have surrounding security fencing but will remain visible.
- (m) Boundaries to be secured with materials (stone copings and iron railings) to match existing at the front and new security fencing where hidden by vegetation at the rear (adjacent the park). Removal of added tarmac to external areas to expose original stone slab base.

The second proposal, to form apart of an application for development in a conservation area, is for the construction of a new 3-bay garage in the garden of the Rectory. The proposals are set out in a series of drawings (Nos.: 100110/009-013) which accompany the application.

In summary, the garage will be single-storey and measure externally 8.0m by 8.5m (67.8 sq m) with a maximum height at the front of 2.9 m (higher at the rear because of the slope). It will be constructed in materials (chiefly masonry) to match the existing house with new window and doors, again in similar style. The garage is to be located in the most concealed part of the garden, along the north-western boundary, behind and in the shadow of the house and lying low on the site about 1.88 m below street level.

Analysis of Potential Impact

This section set out how the proposals will impact the heritage assets concerned and how this justified by scale and proportionality. It assesses each of the two proposals in turn against how they affect the listed buildings/structures and the conservation area.

Remediation and Alteration of The Rectory

This proposal is required because the building is vacant, has been for some time and, unless remediation takes place, key features that form part of its significance will continue to deteriorate.

Essential to restoring its occupation is the status of The Rectory as a residential building which will continue. This in turn requires the modernisation of the building particularly where kitchen and bathroom facilities are concerned. Areas that have been mothballed for many years will be brought in to full usage. In short, a modicum of renewal will facilitate restoration.

No views of, or out from, the listed building will be adversely affected. External repairs will leave the building looking better than at present and much more like it was intended to be. All work will be reversible if required. Potentially significant features, such as the tiling in the main bathroom, are to be retained, intact throughout.

Where the historic fabric is to be removed or altered, it will be only by necessity, where full repair is impossible, for example where individual ceramic or timber parquet tiles or whole fire-surrounds are lost or broken. The proposals acknowledge that architectural interest, design quality & distinctiveness and detail survivorship are the key points about the significance of the building (defined as High above) and these are to be protected in all but the most extreme cases.

In line with the recommendations of the CA-AMP, the buildings, elevations and walls as seen from Church Lane will be maintained, even though it is currently screened by planting. The CA-AMP also recommends additional controls cover the removal of architectural detail such as windows & doors, roofs and chimney stacks, etc. Only two windows & some doors will need to be replaced but in each case this will be justified by the current deterioration of that fabric.

The group value of the building lies in it completing an existing composition rather than any major commonality of style, so we would not expect this to be compromised. The listed sundial in the garden will be secured and protected and the garden and site will be maintained as such to enhance the desirability of the building as a residence and one fronting The Clough.

Construction of New Garage

The reason for this proposal lies in the need to upgrade some facilities of the house to make it suitable for 21st century living with adequate covered, off-street parking. The fully restored building will have seven bedrooms and several adult occupiers for which one small existing garage designed for the cars of the 1920s is inadequate.

The proposal therefore is for additional block, to provide for up to three cars, designed to match the main house in style. The siting is such that the garage will be in its most concealed position (see Dwg No 100110/013) and lying low such that it can in the main not be seen from the street (see Dwg No 100110/012). The design will make use of largely traditional materials that are in character with the dominant building on the site, all as recommended by the CA-AMP.

The rear of the garage would be seen from the St Mary's Church and churchyard if it were not for the dense foliage and undergrowth surrounding the subject site. Views into and out of the site will be hardly affected, if at all, again because of the dense planting.

The CA-AMP acknowledges that the site sits low in the landscape but makes a contribution to the composition of listed buildings nearby. The proposals takes this into account (indeed takes advantage of it) such that where the garage is sited, they will make no impact on the group value of surrounding buildings.

The CA-AMP also makes clear that the 'streetscene' is a key feature in the character of the conservation area and that the initial impression is given by boundary walls fronting the highway and the combination of walls, mature street trees and the garden planting. The current proposals are explicitly designed to improve these boundary features (with new railings, to match existing, replacement coping stones and repaired walls) that will enhance this end of Church Lane considerably (as suggested in the CA-AMP). The original pillars either side of the gated vehicular access will be removed a short distance (c. 300mm each) to improve access for modern vehicles.

We are also clear in what the CA-AMP says about development, proposals 'for the ... for the *over*-development of land and garden areas, and for the unnecessary removal of trees, will be resisted'. This report has shown that the not only is the development density very low (4%) but that the proposed building is in scale with the existing. It will have little impact on the garden or its setting. The scheme does not represent over-development and only a modest amount of mature shrubs (not trees) will need to be removed for the scheme.

The garden will be maintained and managed but as a private and access-restricted land boundaries and security will need to be strengthened whilst paying attention to the requirements of the surrounding green spaces.

Conclusions & Recommendations

In summary, the remedial and alteration works to The Rectory building will result in some harm to the fabric and setting of the building as set out above, but fully justified by the gain in public benefit arising from the preservation and restoration of a Grade II listed building.

The garage proposals are simply an extension of the *raison d'être* behind the two proposals - to render the house and surrounding sufficiently attractive that continued occupation will lead to the conservation of important local heritage assets, continually in future.

The proposals have therefore adopted a treatment for the application building and site that is explicitly designed to preserve the listed building and enhance the character of the conservation area. The proposals acknowledge and follow the most important heritage values in the building that arise because of the aesthetics of its design and position within Church Lane, Prestwich. They also seek to 'enhance' as well as conserve the Conservation Area itself by careful siting of the new garage and the selection of matching materials and by improving boundary treatments.

Accordingly, this report concludes that the the proposals set out in the accompanying applications are worthy of consent.

Appendix A:

Summary Listing Details of Main Nearby Buildings

Name: CHURCH OF ST MARY

List Entry Number: 1067252

Grade: I

326/10/116 30-JUN-66 CHURCH LANE Prestwich CHURCH OF ST MARY GV I

Church. There has been a church on this site since at least 1200, but the earliest part of the present structure appears to be the C15 tower; the nave and aisles date from the C16; south porch, 1856; Lever Chapel and Lady Chapel, 1874-5; chancel, Wilton Chapel, organ chamber and choir vestry added by Paley and Austin, 1888-9; and north porch, 1895. Red sandstone with stone slate roof. 3-bay chancel with choir vestry and organ chamber to north and Lady Chapel to south; 5-bay nave and aisles with Wilton Chapel projecting from 2 easternmost bays on north side, Lever Chapel from same bays on south side, and porches from westernmost bays on both sides; west tower. The heavily buttressed C19 chancel has a large 7-light Perpendicular east window, tall clerestory, 2-storey choir vestry in the angle between the chancel and tall, transept-like organ chamber, and stair turret with a polygonal cap between the chancel and vestry. Most of the structure of the C16 nave is hidden by the C19 additions, externally only the 3-stage battlemented tower retains much of its medieval character. INTERIOR: very tall octagonal piers support fine C16 coffered roof with carved bosses. Most of the fittings, including the polychromatic marble floor in the chancel and screen with stone wall and integral pulpit, are late C19. Memorials: brass of 1634, Anna Allen; plaque, 1816, Nathaniel Milne; bust with relief, Rev James Lyon, 1833 by Sievier. C18 candelabrum. Stained glass: Shrigley and Hunt, chancel clerestory and organ chamber; Clayton and Bell, in aisles (SAW, NA1,2,3). A fine church with much medieval work and of great historic importance as the ancient parish church of Prestwich-cum-Oldham.

Listing NGR: SD8110303676

Name: CHURCH INN

List Entry Number: 1067251

Grade: II

SD 80 SW CHURCH LANE 10/114 30.6.66 Church Inn GV II

C18, altered. Brown brick; front rendered, with Ashlar scoring. 3 very wide windows with sashes of Victorian type. Interior has roll-edged beams and fielded 6-panel doors. Abuts no 38.

Listing NGR: SD8112703721

Name: HEARSE HOUSE IN CHURCHYARD OF CHURCH OF ST MARY

List Entry Number: 1406340 21-Feb-2012

Grade: II

Reasons for Designation

The hearse house in St Mary's churchyard, Prestwich, is designated at Grade II for the following principal reasons:

* Date and survival: It is an important survival of a late Georgian hearse house with a design that is above the purely functional, and which despite some later alteration retains many original features, including stone sett floors and a timber ledger cupboard * Historic interest: Built into the walls of the interior is a 1668 tomb crest and a medieval tomb slab with incised decoration. * Historical context: It illustrates the extensive history of the St Mary's churchyard and the original Prestwich-cum-Oldham parish, once one of the largest and wealthiest parishes in the country * Group value: It has group value with the Grade I listed St Mary's Church and the other listed monuments and structures in the St Mary's churchyard

History

St Mary's Church, Prestwich, dates to the C14 with later alterations, and the oldest extant grave marker in the churchyard dates to 1641. However, the topography of the churchyard suggests a much older burial ground. The churchyard has been extended many times, including in 1827 when boundary walls were constructed. Prior to these walls being erected the churchyard was enclosed by a ditch and hedge created in 1706, and subsequently by the planting of beech and fir trees in 1763. Further extensions of the churchyard occurred in 1864, 1886, 1924 and 1950.

The western section of the churchyard contains, amongst other graves, the unmarked burials of thousands of inmates of the County Asylum Prestwich dating from the mid-C19 to early-C20, although several communal graves for the asylum's attendants and some inmates are marked by grave slabs. In 1801 the hearse house (altered in the mid-late C20) was constructed to the north of the church.

Details

MATERIALS: brick with ashlar dressings, slate roof.

EXTERIOR: Hearse house stands to north-east corner of churchyard to north of St Mary's Church. Slender, near full- height gabled piers to south and east elevations, gabled kneelers to eastern gable end. Pitched roof of rear (western) half of building replaced with a flat roof. East gable end with off-centre doorway with a shallow-arched head and ashlar lintel, and a panelled door with a modern metal covering (an identical doorway and door to the west end have been sealed off but can be observed internally). Later narrow doorway inserted to south elevation of rear section. Mid-late C20, single-storey, flat-roofed toilet block extension attached to west end of hearse house with doorways and small windows to south and west elevations is not of special interest.

INTERIOR: Now used as a store. Divided into two (front and rear halves), both with whitewashed walls and stone sett floors. Front section contains an original timber ledger cupboard fixed to one of the walls, an enclosed brick corner stove and chimneybreast. Stone crest, 1668, of Edward Kenyon built into north wall, which came from his monument in St Mary's Church. Interior also incorporates an incised, late medieval stone tomb slab depicting a floriated cross and shears. Wall-mounted hooks to interior of rear section.

Name: (No name for this Entry) 38, CHURCH LANE

List Entry Number: 1356814 30-Jun-1966

Grade: II

Details

C18. Brown brick. 3 storeys. 3 windows: sashes on ground and first floors (one on left on first floor with glazing bars), sliding casements on 2nd floor. Wooden cornice on ogee brackets. Slate roof. On right-hand return front is tablet with Church Inn in Gothic letters (possibly mid C19). Abuts Church Inn.

Listing NGR: SD8113403726
