



10 BUTTERSTILE LANE , M25 9PW

DESIGN CHANGES and REVISED HERITAGE STATEMENT
for
REMODEL and SUBDIVISION (Section 73 Application)
at
10 Butterstile Lane, Prestwich, M25 9PW
On behalf of
Mr J Caplin
23th May 2024

Rev :-

1.0 INTRODUCTION

This document is prepared in support of a Section 73 Planning Application - Variation of Condition 2 of Planning Approval ref.66779, for the remodel and further subdivision of an existing two storey two flat semi detached dwelling, in the St Mary's Park Conservation Area. The proposal was to upgrade, remodel and divide the property into five new flats including a basement apartment along with the demolition of various newer street front extensions and outhouses. During the construction period several changes to the approved elevations and site plan were carried out. This document explains and identifies the changes and comments on the effects with respect to the Conservation Area.

2.0 CHANGES

2.1 ELEVATIONS - The original building was rendered and had several unsympathetic window styles and flat roofed extension. There were no original sash windows present.



Original Elevation to yard



Original Elevation to street

The Planning approved elevation drawing P06A shows a rendered building with dark grey Upvc windows in a more sympathetic style and proportion to the period of the property. It also showed balconies and patio windows to the street side of the building – **see fig 2**.

During construction the balconies and patio windows were abandoned as being impractical and not really required for the use of the rooms. Some of the proposed windows were removed to increase the insulation value of the envelope e.g. the ground and first floor windows to the east side of the Street elevation.

The cill heights of the proposed windows to the street elevations were raised to be appropriate for bedroom cill heights i.e. 800mm plus from floor level. – **see fig 3**.



Fig 2. Approved Elevations

- Windows omitted ○ Balconies omitted ○ Cill heights changed

The stone cills and proposed stone detailing around the doors were also omitted. The eaves and gutters and roof detailing has followed the original profiles and all elevations have been insulated with external wall insulation and new flexible render. The property is now highly insulated and future proofed for the next 50 years, with high quality windows, render and external materials.



Fig 3. Elevations 'As Built'



Fig 4. Street View 'As Built'

- 2.2 SITE LAYOUT_** The original site layout consisted of a gravel yard/parking area to the rear and a series of concrete terraces and steps to the street frontage. The front boundary had a low brick wall to the back of the public footpath and a side driveway entrance to the rear yard. The approved layout P04B showed new paved terraces and boundary walls to the frontage with a new parking space to the front yard and 4 parking spaces to the newly paved rear yard. **(See Fig 5)**

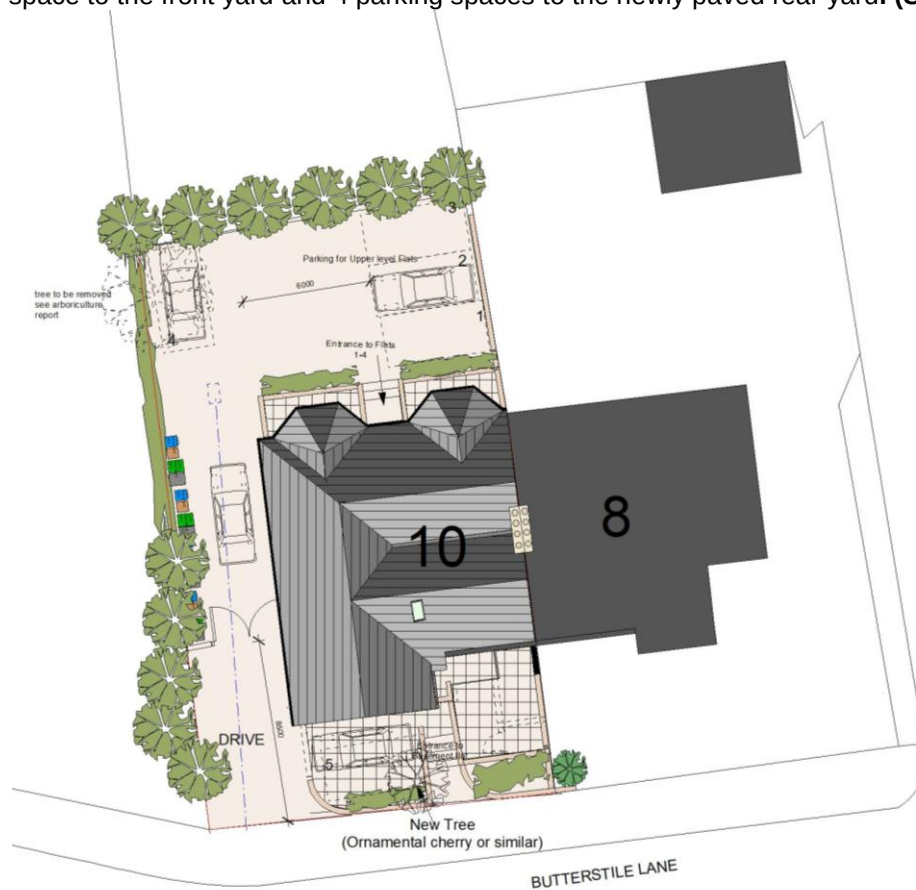


Fig 5. P04B Site Plan as Approved



Fig 6. Site Plan 'As Built'

The site as built includes a different arrangement of terraces and steps to the street frontage, which worked more closely with the site levels following the demolition of the original external extensions. The principles of the original application remained in that there are 5 parking spaces with one at the front and an area of soft landscaping including 1 new tree to the boundary with the adjacent property. The min change is the reduction in the length of the boundary retaining wall and the change from brickwork to a white rendered wall. To the rear the layout is unchanged. The public footpath and driveway cross over remain unchanged. (See Figs 4 & 6)

3.0 HERITAGE STATEMENT

Whilst the property is within the St Mary's Park Conservation Area, the works to this property have little effect on the character and appearance of the conservation area. The new windows reflect the original proportions and style, restoring the elevations to something more appropriate to the character of the area.

The street elevation to Butterstile Lane has over the years had many changes and additions and there is no overall character of Georgian style Villa remaining. The demolition of the newer extensions and the terracing of the frontage has tidied up what was a very messy and dilapidated frontage and provide a smart new amenity for the property.

There is no consistency of style and materials in the area and the proposals will not adversely affect the overall appearance of the area. There are many other properties in the area that have been rendered and have grey window frames, such as the adjoining property to the east. The works have improved the roadside elevation, and have tried to be sympathetic to the architectural heritage of the property.

The property looks to have been built sometime after 1840 and before 1890 so is not original Georgian, but in that style and originally part of Oak Hill, a grouping of large villas overlooking Prestwich Park presenting their main frontages to Prestwich Park Road South. (see figs 7 & 8) The conservation area is defined as an area of tree lined streets with substantial properties set in large private grounds.

This property however was no longer in its own private grounds nor had a lush tree lined frontage, before the works. The new works do though return the property to good modern condition and will allow the future use of the property for the foreseeable future, providing much needed high quality accommodation in a beautiful part of the city.

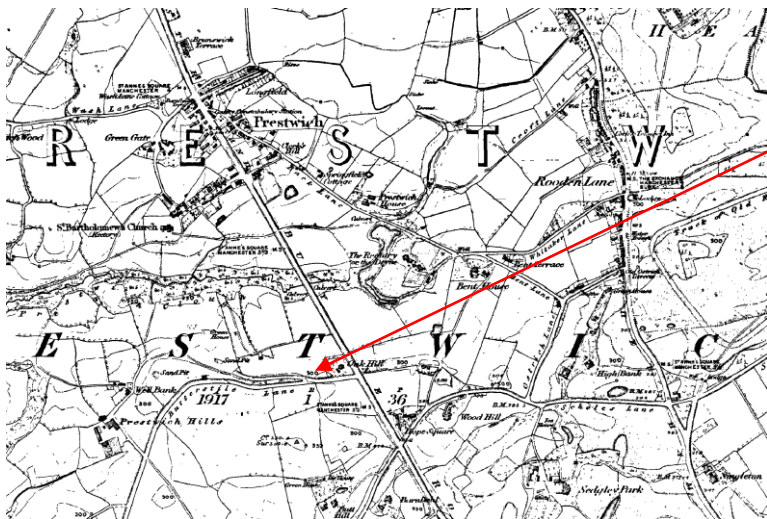


Fig 7. Oak Hill circa 1840 (10 Butterstile not built)



Fig 8. Oak Hill circa 1890 (10 Butterstile built)

The conservation area contains a number of areas of distinct architectural form united by St Mary's Park, incorporating Church Lane in the north and extending to the edge of Butterstile Lane. The whole area forms part of a pleasant wooded landscape. The area is dominated by St Mary's Church which dates back to the 15 century, and the mature treescape within Prestwich Clough. The residential parts of the Conservation Area are typified by tree lined streets with substantial properties in large grounds mostly dating from the mid-19 century. The combination of large private grounds and public open spaces results in a lush and heavily tree-lined appearance of the Conservation Area.



Fig 9. 10 Butterstile on the edge of the Conservation area