

71176 – First Floor, 228 Bury New Road, Whitefield

Replacement of all upper floor windows from steel to UPVC frames and change frame colour from white to anthracite grey

The application site is within the All Saints Conservation Area Whitefield. It is at the end of a two storey residential brick and slate terrace dating from the late 19th/early 20th century and was originally a post office. It is currently occupied as kitchen showroom.

The terrace of which it is part has six terraced dwellings plus the showroom and is a good example of the period residential dwelling with stone heads, stone string course, twin canopies of over bays with rosemary tiles and keystone to front entrance.

The terrace is relatively unaltered from Bury New Road with architectural features and decorations intact along with original boundary treatments. The terrace including the application site makes a strong group contribution to the character and appearance of the conservation area, although unfortunately this contribution has been reduced by each of the dwellings having had inappropriate window replacements of UPVc of varying designs and setbacks.

The existing windows to be replaced are steel frames in a contemporary design with no setback which causes harm to the architectural aesthetic of the building and the character and appearance of the conservation area.

It is proposed to replace these windows with double glazed UPVc windows which, if they are of the appropriate design and installed with a setback would be an improvement on the existing windows and would at least preserve the current heritage baseline of the terrace preserving the character and appearance of the conservation area.

It recommended that suitable condition(s) are imposed if the consent is granted to:

1 – Provide samples of the UPVc frame to be used for the opening part of the window, transom and mullion in order to assess the appropriateness of the proportions and profile of the window frames in order to preserve architectural aesthetic of the building and the character and appearance of the conservation area. The samples should be approved in writing before commencement of any works.

2 – The colour of the window frames should be white.

3 – Before commencement a section plan at no less than 1:50 scale showing a 50mm setback of the installed window frames within the window openings shall be approved in writing.

Conservation Officer

21/11/24