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Bury Council
The Planning Service
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HERITAGE STATEMENT

Address: Eastholme, St Ann's Road, Prestwich, M25 9LD

Proposal: New Tarmacadam driveway surface with block paved perimeter banding and kerb edging.

This Heritage Statement forms part of the Householder planning application submitted to Bury Council.

Site Description

Eastholme is a large semi-detached house on the Eastern side of St Ann's Road, Prestwich. The property is located on the southern edge of Prestwich Village within the St Mary's Park Conservation area.

St Ann's Road lies close to the A56 Bury New Road, a primary route from the M60 into Manchester City Centre. The site is well situated at a mid-point between Bury Town Centre and Manchester City Centre. St Ann's Road is primarily residential, consisting of a variety of size and style of property, ranging in age from early 19th century to mid-20th century buildings. It is the mix of dwellings and age of the properties which gives the street its distinct character.

The Existing drive way was a pattern impressed concrete surface finish, which had been laid to the extent of the driveway. We would assume the installation had been carried out without the submission of a Planning Application and it distinctly goes against the character of the site and locality. The pattern impressed concrete drive was an impermeable installation and was laid over all existing manholes/ inspection chambers. The installation also prevented drainage from the rainwater pipes. The nature of the entrance to the driveway offers a high degree of privacy and restricts views into the site. The gated entrance is set back from the road.

Driveways in the locality tend to be of varying materials and colours and whilst it can be argued they are not in keeping with the typical features of a conservation area they do offer

a maintenance free and accessible surface for any people with disabilities or impairments to traverse.



Existing dwelling

The property is listed in the St. Mary's Prestwich Conservation Area Appraisal and Management Plan, amongst a list of 'other significant buildings that makes a positive contribution to the character of the Conservation Area'. The property is described in the Appraisal and Management Plan together with the neighbouring property Westholme as:

'Subdued early 20th century brick villas in a restrained style. Central section plain but more elaborate wings in black and white timber with three storey mini towers. Hipped slate roof and central chimney.'

The property is a large 20th Century semi-detached house that stands within a large domestic plot with an extended front garden and two tiered rear garden as well as a long driveway to the left-hand side of the plot. The property is set well back from the road and is well screened from the street scene by several tall trees and shrubs along the Northern edge of the site facing onto St Ann's Road.

The living accommodation is over three floors, 3 bedrooms on the first floor an additional bedroom and bathroom in the converted loft space. The house is of a traditional red/brown masonry construction with red brick detailing in the way of heads, cills, banding and plinth. The roof is constructed from Natural grey slate. The property mirrors the neighbouring semi-detached property referred to as Westholme. The property boasts an original canted bay window along its front elevation. The primary access to the house is from the left side of the property although the property also has French doors to the front patio area. To the rear of the property there is an existing outrigger.

Principle of Design

The core principle of the design is for accessibility and use for a disabled individual would be restricted by the installation of block pavers. A tarmacadam surface would offer easy access for a wheelchair and the family who would be helping manoeuvre the wheel chair. Due to the extent of the driveway and distance to reach the public footpath at the bottom of the drive it could be argued that the vibrational movement would cause great discomfort and could lead to injury in future.

The Tarmacadam surface is deemed essential for Ibrahim who has Cerebral Palsy and his family. Ibrahim has very specific requirements and will require assistance with all activities for the rest of his life. A report from Ibrahim's therapist attached further explains his requirements.

The tarmacadam surface will have a block paved perimeter edging which would help reduce the impact and provide with a more residential feel. We feel the overall installation and quality of materials used will compliment the existing dwelling.



An example of a tarmacadam drive way with block paved edging

Historic Environment Statement

Eastholme falls squarely within the St Mary's Park, Prestwich Conservation Area. Bury Council's website describes the area as:

'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 15th 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.'

The St. Mary's Prestwich Conservation Area Appraisal and Management Plan (Section 5 Architecture and Environment) describes the Prestwich Park Road South /St Ann's Road area in more detail.

'This area is a 19th century residential suburb, originally laid out as a private estate from c1850. It also contains dwelling from the early 20th century and examples of late 20th century residential development. The main quality of this area is the character created by large period buildings in generous grounds. The style of individual buildings varies from the remnants of the Georgian tradition through Victorian and Edwardian styles to mid war dwellings. All these combine together with a mature street and garden landscape, to produce an area of significant character.'

The conservation area is made up of a wide variety of building styles, street scenes and massing. St Ann's Road is a residential street within the conservation area made up of a mix of house types. The stretch of St Ann's Road in close proximity to the subject property is primarily made up of detached 19th and 20th century build houses in generous grounds of Georgian, Victorian and Edwardian architecture styles. As emphasized by the Bury Council Planning Appraisal, it is the presence of these prominent buildings, historic streetscapes and large trees which create a significant street scene and visual character for the area.

As such, care has been taken to ensure that the proposed extension works and surface treatments will not have a negative impact on the historic environment or unique character of the surrounding area. As mentioned above, the subject property is set quite far back from St Ann's Road and accessed via a narrow entrance which is landscaped to both sides and a gated entrance set back from the pavement. Due to the location of the gated entrance, the majority of the driveway will be hidden from the public's view

proposal will be completely hidden from the street view and will not impact on the existing street scene in any way.

Privacy/Overlooking Issues

The boundaries to the site are well landscaped and views into the site are restricted meaning the new tarmac finish will have little to no impact on other people.

Summary

The proposal will make access to and from the site by Ibrahim and his family easier and reduce any potential for injury. The Tarmac finish will be of no detriment to the area when considering all other driveways and points of access are of differing materials, colours and textures, however the predominant surface finish of most houses in the vicinity is of tarmac. If anything, the installation will compliment the historic nature of the site with a new modern installation.