

Heritage Assessment

**Proposed installation of new roof-lights, windows & doors and
new raised terrace to the south-west elevation
at
2 Deyne Avenue
Prestwich
M25 1EJ**

The following statement has been prepared to support our application for full planning permission, following the comments provided by Helen Pressley in her Pre-application advice dated 31/03/2023, in connection with the above.

1 The Property

- 1.1 The application relates to a detached dwelling house located on Deyne Avenue. The premises is located on a large corner plot, at the junction of Deyne Avenue and Rectory Lane, with an adopted access road running along the rear boundary. The dwelling has gardens to the front, side and rear; with the boundary being depicted by a tall hedgerow. The dwelling appears to have been previously extended at single storey with an attached garage located to the side/rear.
- 1.2 The building appears on the 1910 map of the area.

2 Heritage

- 2.1 The site is considered to be a non-designated heritage asset. As such, it is necessary to assess the proposal in terms of paragraph 197 of the NPPF which states that "in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

3 The Proposal

- 3.1 The proposal involves the installation of new roof-lights, windows & doors and new raised terrace to the south-west elevation; together with internal alterations and refurbishment to improve the thermal insulation and energy conservation, to meet 21st century living standards.

4 Visual Amenity

- 4.1 Following the guidance of the Pre-App advice, in terms of SPD 6 and UPD Policy H2/3, the proposals provide a high standard of design to this sustainable development, creating a better place in which to live and work, appropriate to the local community.
- 4.2 The proposals conserve and enhance the historic environment; sustaining and enhancing the significance of this non-designated heritage asset; enhancing this sustainable community and its economic vitality; and the desirability of the development makes a positive contribution to local character and distinctiveness.

5 Residential Amenity

- 5.1 Following the guidance of the Pre-App advice, in terms of SPD 6 and UPD Policy H2/3, the pre-app proposals have been revised to eliminate any impact on the residential amenity to the neighbouring properties.
- 5.2 The proposals are complementary in design to the main house and the use of reclaimed facing brickwork, together with roof tiles, window style & profile to match the existing; will allow the alterations and improvements to sit comfortably within the host building.
- 5.3 Apart from a small intrusion into the front garden space by the proposed raised terrace, the front space will be left unaffected by the development and thereby reduce any impact to the character and setting of this non-designated heritage asset.

6 Conclusion

- 6.1 The proposed alterations and improvements have been designed to complement the character of this non-designated heritage asset and will not over-dominate or detract from the character of the building.
- 6.2 The proposals respect and contribute to the significance of the building and large corner plot, particularly in the context of the character of this mature street and garden landscape setting, close to the St. Mary's Conservation Area.
- 6.3 The proposals therefore accord with national and local heritage planning policy.



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