

DESIGN STATEMENT & HERITAGE ASSESSMENT

THE BEECHES NURSERY ST ANNES ROAD PRESTWICH MARCH 2023



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1.0

INTRODUCTION

1.1 This design statement supports a planning application for the replacement of external windows and doors only at the Beeches Nursery on St Annes Road in Prestwich

1.2 The statement should be read in conjunction with the architect's drawings.

2.0

EXISTING SITE AND CONTEXT

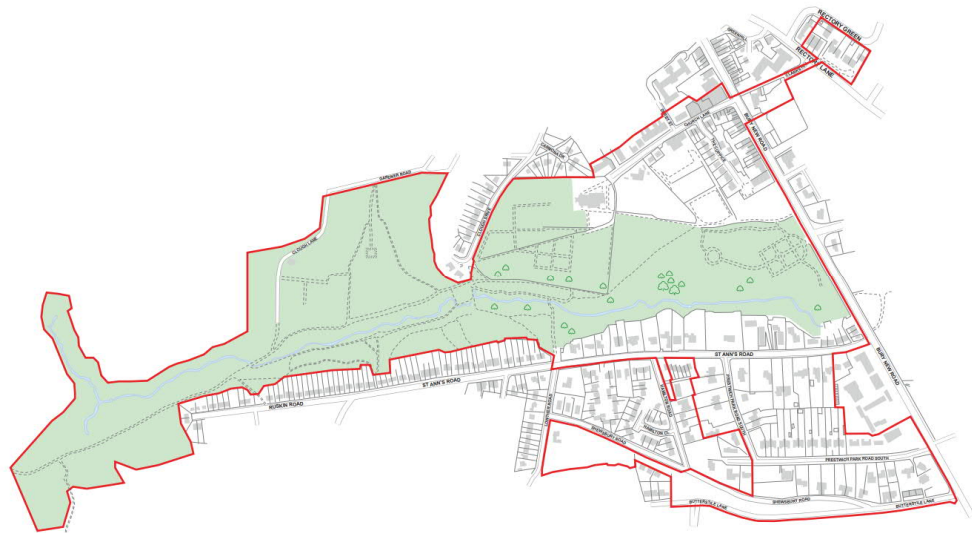
2.1 The property is located on the south side of St Annes Road in Prestwich south of the town centre

2.2 The property lies to the south side of the St Mary's Park Conservation Area

2.3 The character of the Conservation Area is described within the St Marys Prestwich Conservation Area Appraisal and Management Plan as per the extracts below.

2.4 *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*

2.5 *This area is a 19th Century residential suburb, originally laid out as a private estate from c.1850. It also contains dwellings 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*



2.5 The conservation area is characterised by a clear demarcation between the public and private realms with the houses set back from the boundary with the road.

2.6 Mature planting creates inward views, privacy and a leafy feel to the area

2.8 The Conservation area includes an Article 4 directive that restricts permitted development in terms of like for like replacement windows that front St Annes Road

3.0

EXISTING BUILDING AND JUSTIFICATION

- 3.1 The existing building is a brick built detached property set back from the main road.
- 3.2 The property is two storey and includes a basement and some attic rooms
- 3.3 A single storey garden building has been erected in the past and is linked on the west side of the building via a single storey upvc clad corridor.
- 3.4 The property was almost certainly constructed as a residential villa but has since been converted in to a nursery
- 3.5 The existing windows are mostly of single glazed timber framed construction
- 3.6 Windows to the basement have been replaced in the past with more modern timber casements and some blocking up within the lightwells.
- 3.7 The windows, as is typical for building of this age, are suffering from rot and general disrepair.
- 3.8 Despite this the external frames have been progressively painted over the years and the paint is thick in places and has rendered many of the windows as unopenable.
- 3.9 The building is suffering in terms of heat loss from the single glazing which is becoming more acute with the recent rise in energy prices.
- 3.10 The single glazing also leads to excessive condensation that is not a suitable environment for the young children using the building and leads to standing water that makes cills sections particularly vulnerable to wet rot
- 3.11 Many of the stained-glass windows are severely bowed and include areas of broken glass that cause excessive draughts and water ingress.
- 3.12 At the ground floor the windows are also lower than 800mm from the floor and need be constructed of safety glass
- 3.13 Many of the functional opening lights are too high to reach by staff
- 3.14 Those opening lights at low level that are still functional are fitted with secondary restrictors to safeguard children.
- 3.15 The combination of all of these issues has led the client to consider replacing the windows throughout the building to more energy efficient, safe and low maintenance glazing



Years of paint applied to existing timber widows and bowed glass panels with broken glass

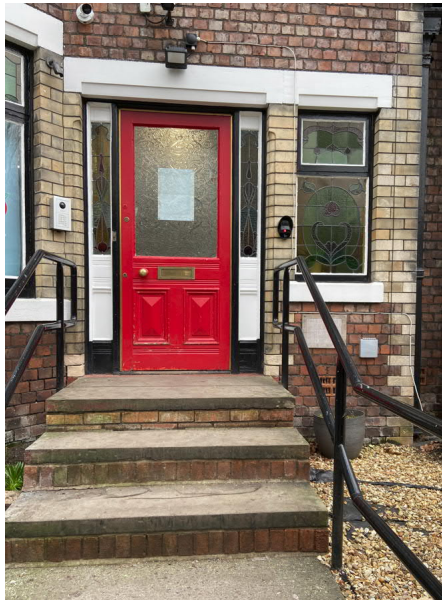


Basement windows and lightwells typically protected by planters for safety reasons
And high level opening lights

4.0 **PROPOSED WORKS**

- 4.1 There are no extensions proposed to the building and the application relates to the replacement of windows only.
- 4.2 No other parts of the building are to be renovated or refurbished at the same time
- 4.3 The proposed windows will be replaced with a like-for-like arrangement of transoms and mullions

- 4.4 The proposed windows at ground and first floor level are to be a upvc 'timberlook' casement designed with traditional looking flush sashes to respect the character of the building
- 4.5 The windows at basement levels that are partly visible but have been replaced in the past will be proposed to be replaced with a more standard upvc window
- 4.6 The existing front door and the two narrow side panels are to be retained including the feature stained glass panels
- 4.4 Windows will be double glazed with 28mm units that exceed the current Building Regulations in terms of energy performance
- 4.5 They will be provided with locking restrictors that allow for background ventilation rather than in frame trickle ventilators
- 4.6 Where required by Building Regulations the glazing will be of toughened or laminated glass
- 4.7 Locking heritage style handles will be provided that offer improved security to the building



Existing front door and side panels to be retained



Examples of upvc flush sash windows

5.0

HERITAGE IMPACT ASSESSMENT

- 5.1 As the property is within a designated Conservation Area an assessment of the impact of the development will be required to accompany the Householder Application.
- 5.2 *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*
- 5.3 The impact of the development should be measured against this description in the first instance. As there are no extensions and there is no material change to the boundaries of St Anne's Road or the elevation and setting of the building as seen from the public realm then it could be described as having a low heritage significance and would not warrant a detailed assessment.
- 5.4 We note that this stance has been provided in a number of other planning applications even where windows or elements of the front elevations are being altered and seems to have been supported by the planning authority.
- 5.5 The impact to the building itself is also considered minimal. The original scale and massing of the building will remain and no changes are proposed to the arrangement of transoms and mullions on the windows that would affect the appearance from the public realm
- 5.6 The need to improve the energy efficiency, environmental conditions and safeguarding of the young children using the building is considered to be a valid reason for the proposed changes.
- 5.7 The most significant impact on the building will be the loss of some of the stained glass panels that cannot reasonably be retained within the new window system.

6.0

CONCLUSION

- 861 The proposed development is considered to be of low impact to the heritage of the Conservation area and the level of harm is considered to be neutral.