

HERITAGE ASSESSMENT

In support of the Planning Application to:

2A Nursery Road, Prestwich, Manchester, M25 3EN

Application ID: **PP-11361242**

Date: **05/08/2022**

INTRODUCTION

A planning application has been lodged with Bury Council on the 28th June 2022 to carry out the following works:

Proposal

Construction of a first-floor side extension with balcony, front porch extension with balcony & external works including new vehicular crossing.

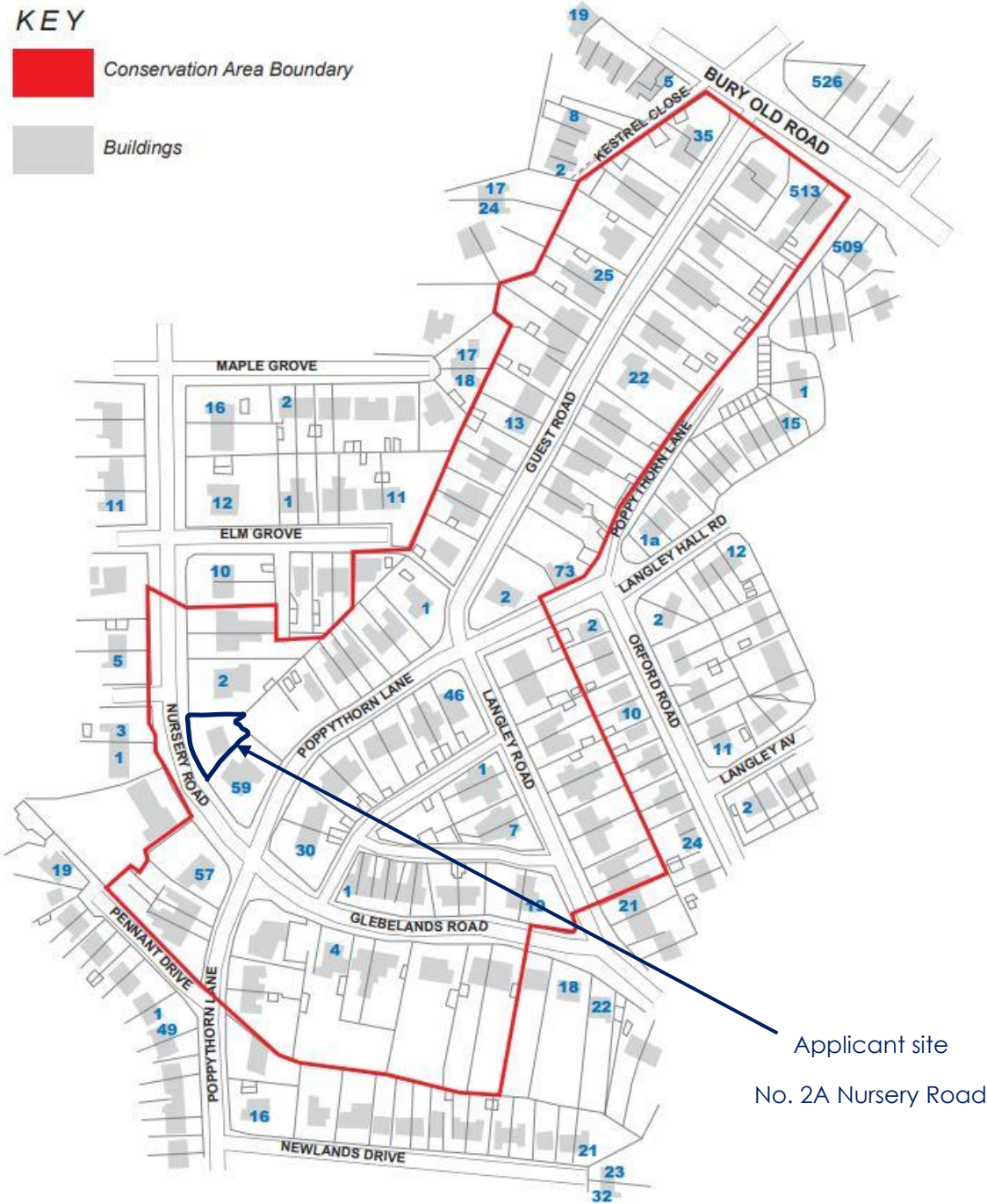
Location

2A Nursery Road, Prestwich, Manchester, M25 3EN

The submission requires a Heritage Assessment to fulfil the requirements of the Bury Council Validation Checklist as the site is located within the Poppythorn Conservation Area.

The site and its adjacency to the Conservation Area is depicted overleaf:

POPPYTHORN CONSERVATION AREA



SITE CONTEXT & HERITAGE APPRAISAL

The applicant site, no. 2A Nursery Road, is located within the Poppythorn Conservation Area along the western boundary, towards the southern end of Nursery Road.



Above - the existing street scene of the property in relation to the neighbouring no. 59 Poppythorn Lane and the existing rear elevation.

The Conservation Area itself is defined by the significant Victorian & Edwardian properties mainly constructed from the 1870's onwards following the construction of the original Bury New Road in the 1820s, with these assets primarily located along Guest Road and Poppythorn Lane.

A housing boom between 1927 and 1953 saw an influx of council housing development within the area, with much of Nursery Road and the adjacent cul-de-sacs being developed throughout this time. The applicant property, no. 2A Nursery Road, is an even later development to the road as shown by the map below extracted from the Poppythorn Conservation Area Appraisal:

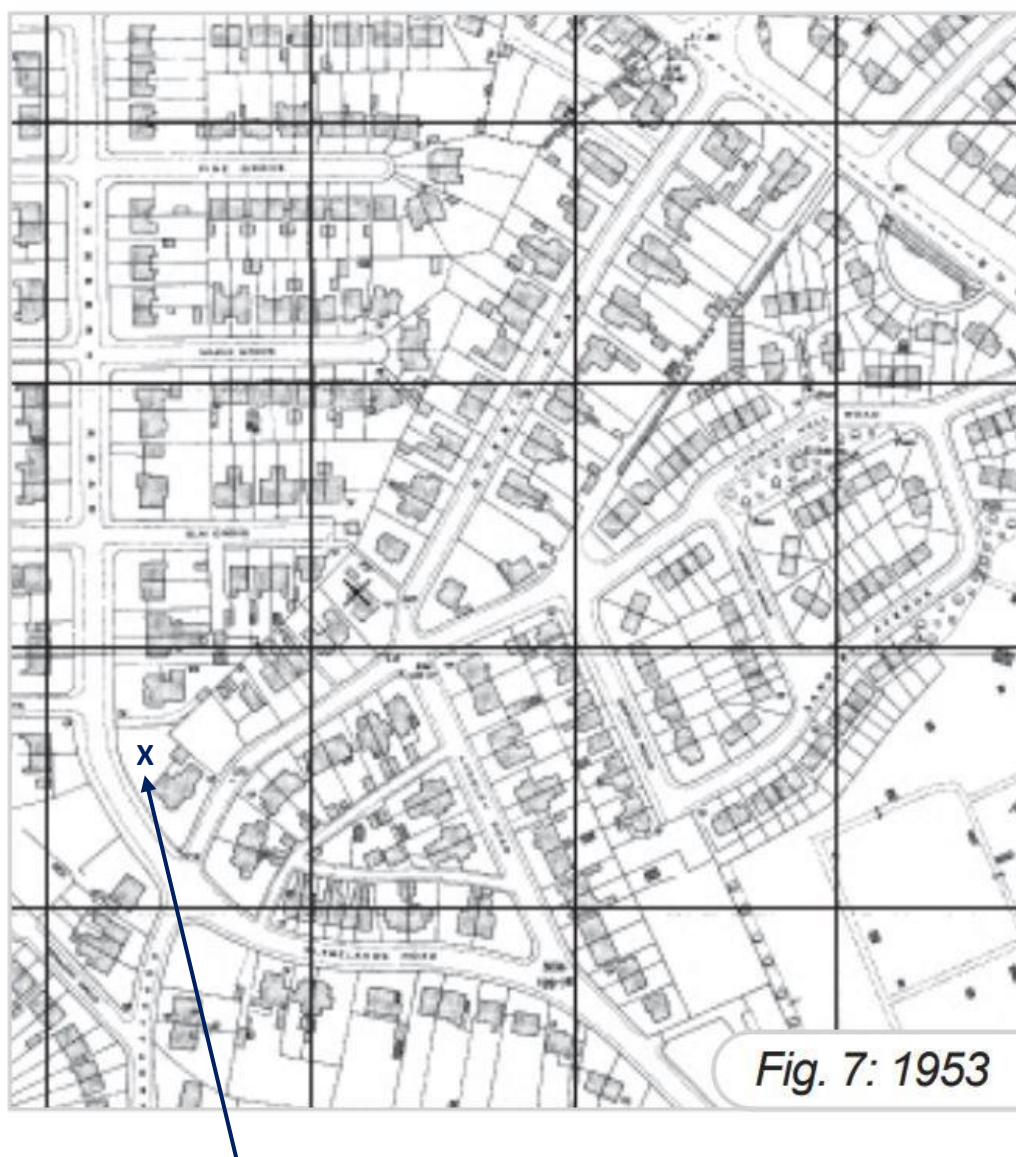


Fig. 7: 1953

Applicant site
undeveloped c.1953



Above – views from the top and bottom of Nursery Road within the Conservation Area Boundary. Applicant property dwarfed by the neighbouring 59 Poppythorn Lane.

The Conservation Area is circumscribed by the Victorian and Edwardian era dwellings, with emphasis placed on the traditional features of these dwellings in defining the significance of the area, such as red facing brick, stone & brick detailing, prominent chimneys, timber framing & bargeboards and other such decorative and original features. However, the area contains no listed buildings, and the Poppythorn Conservation Area Appraisal states that “none (of the properties within the area) are considered sufficiently significant to warrant inclusion in the list of buildings of special architectural or historic interest”.

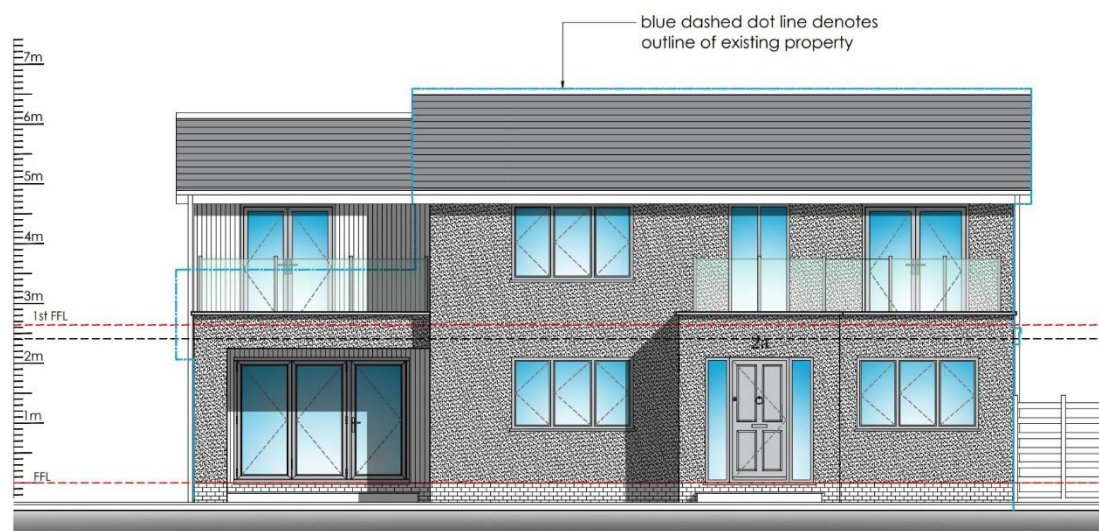
Due to the age of the applicant property, none of the above features are found within its construction and as such it offers little significance to the overall character of the conservation area.

DESIGN

The proposals consist of the construction of a first-floor side extension with balcony, front porch extension with balcony & external works including new vehicular crossing. See drawing no's. 2022-1612-P-101 to P105 for details of the existing and proposed general arrangements.

The proposed addition to the property is modest in scale, with a first-floor side extension proposed directly above the existing side projection, which is set back circa 2.2m from the front elevation of the property. The proposed porch to the front of the dwelling is set to occupy an additional 2.7m² only, and the additional projection of the roof is minimal in comparison to the existing canopy overhang projection.

The proposed front elevation with an outline of the existing dwelling can be seen below:



Externally, the existing dwelling utilises a mismatched, dated material palette typical of the 1960s. On the front elevation in particular, the property comprises brown facing brickwork, dark grey mock-stone cladding at ground floor and dark brown timber cladding at first floor. The proposals aim to unify the existing dwelling through a contemporary new material palette with influence from the area and aim to improve the overall quality of the street scene.

Primarily the proposals will be finished in a light render as referenced along Nursery Road and more prominently within the Poppythorn Conservation Area along Guest Road. The set back side extension will be clad with a blue timber cladding on the front elevation to provide a contemporary finish while referencing the coloured timber material palette of the existing dwelling.

Externally, the proposals also seek to remove the poor-quality timber carport to the side of the dwelling. This will allow the side of the site to be better utilised externally and provide an improved aesthetic quality to the street scene.

Internally, the proposals seek to provide a contemporary open plan living space and family space at ground floor, while creating more suitable sized bedrooms at first floor with improved facilities including en-suites to two of the bedrooms and a more sizable bathroom to accommodate the 4-bedroom household. The additional space aims to ensure an improved quality of internal environment, better suited to the modern family lifestyle.

ACCESS

The current access to the property is located on the right-hand side of the existing dwelling, situated on the inner bend of Nursery Road. The location of the existing driveway opening makes access to and from the property difficult and in some instances unsafe with restricted views along Nursery Road to see oncoming traffic. The proposals look to relocate the site access to the left-hand side of the dwelling which will allow for improved sight lines along both directions of Nursery Road. The road also slopes upwards considerably from right to left outside the property, allowing for improved ease of access from the left-hand side. The materials of boundary treatments are to remain unchanged, with the existing driveway opening to the front boundary wall to be infilled with brickwork to match existing and shrubbery to also be introduced to match existing. See 2022-1612-P-105 for the existing and proposed street scenes. The overall impact on the street scene is set to be minimal while providing improved conditions to the property.

CONCLUSIONS

The applicant property, no. 2A Nursery Road, is not a significant asset to the Poppythorn Conservation Area and offers little contribution to the overall character of the conservation area, nonetheless consideration has been made on the potential impact the proposals may have on neighbouring properties and the wider context of the conservation area – inclusive of material choices, massing and appearance. Externally the proposals aim to improve the overall quality of the street scene within the conservation area by rejuvenating an outdated dwelling, while internally the designs look to make a positive contribution by providing an improved overall quality of living spaces.