



DC1-let-01

18th May 2023

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury, BL9 0EJ

Dear Sir,

**Heritage Statement: Proposed Double Garage at:
Lady Margeret House, 51 Prestwich Park Road South, Prestwich, M25 9LF**

Proposals for the above involve alterations within St Mary's Conservation Area, so this Heritage Statement is a requirement.

Consulting with the National Planning Policy Framework (NPPF) clause 189 requires that the applicant should describe the significance of any heritage assets affected in these areas, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1 Nature of the Asset :

The identity of Church Lane Conservation Area historically centres on its focal point, St Mary's Church, surrounded by mature trees and cemeteries containing ornate headstones, many commemorating prominent people.



St. Mary's Church

Founded in 1291 at a time when the Roman road between Manchester and Ribchester had fallen into disuse, the parish of Prestwich-cum-Oldham which stretched 13 miles from east to west was controlled by the Church and Rectory of Prestwich.

Winding lanes and rutted tracks led parishioners to St Mary's Church from Pilsworth, Ringley, Unsworth, Great and Little Heaton and Middleton to attend christenings, marriages and funerals.

By the Church entrance gates stands The Church Inn, a 17th Century coaching inn associated with those who travelled to the parish from within its extensive catchment area.

In front of the inn is a slightly widened highway with stone flags and setts which once formed part of the historic core and the central meeting place for the hamlet.



Stone setts featured at the historic core

It was not until a new turnpike road was established between Manchester and Bury in 1826 to cater for the horse drawn traffic of the expanding Lancashire cotton trade that a settlement began to fully develop.

A cluster of cottages with their own school, police station and small cotton mill settled in the area, centred on the northern part of Church Lane.

Residential development of Prestwich Park estate commenced in 1836 following the building of 'Oak Hill,' between Butterstile Lane and Prestwich Park Road South.

Large swathes of land were sold in the area, to enable houses to be built for the rising middle classes of Victorian Manchester.

The estate had gated entrance lodges and was laid out with detached and semi-detached brick built houses sited in large gardens to enjoy views across Prestwich Clough to St Mary's Church.

Two pairs of these semi-detached properties, 45-51 Prestwich Park Road South, were designed in an over scaled Georgian style by Izaac Holden & Son, architects of the infamous Prestwich county asylum.



51 Prestwich Park Road South

At the address adjacent our subject property, number 49 named 'Carnethie' lived Charles Swain, from 1853 until his death in 1874, an engraver and poet, known as 'Laureate of the North.'



Charles Swain

Carnethie

Development continued with the construction of the Prestwich Hills reservoir by Manchester Corporation in 1867 allowed for a permanent supply of clean water to higher level districts such as Prestwich, famously concealed by the grass mounds and embankments still seen today.

Residential development continued throughout the 19th century, with large villas being built on St Anne's Road and along the Bury New Road frontage.

Drastic changes took place in the 1960's and 70's when much of Prestwich of what was familiar was swept away under Compulsory Purchase Order.

The orders, which were intended to remove slum dwellings, resulted in the demolition of the Victorian / Georgian core of Prestwich Village.

The erosion included the demolition of grand properties and their replacement with mundane blocks of flats and housing schemes.

The designation of St Mary's Park Conservation Area in 1993 has helped to protect the varied architectural and landscape qualities of the setting of St Mary's Church from the worst excesses of redevelopment and change.

2 Extent of the Asset :

Described in St Mary's Conservation Area Appraisal and Management Plan commissioned by Bury Council around 2008, the building is noted as follows:

Large and well proportioned late Georgian 1850/60 semi-detached imposing villas with stone bays and corbelled eaves. Window openings in recessed brick panels, frames in sash, dummy sash and modern interpretations.

Sitting on a corner plot where Prestwich Park Road South meets St. Anne's Road, the dwelling is set back from both behind expansive open spaces.

3 Significance of the Asset :

As is often highlighted in Conservation Area Appraisals, sometimes it is not the quality of an individual building that makes a contribution to the character of the conservation area, but it's inclusion within the group.

Being situated beside the main axis from the old turnpike road to the original core of the village, a tangible timeline of history can be seen.

4 The Proposed Works :

Most people would assume a property of this size would already be provided with a garage, or lockable outbuilding.

In the absence of any such facility, a double garage is proposed adjacent to, and to be accessed from the existing hardstanding.

This will be constructed using brickwork, natural slate and detailing all to complement the existing.

Our proposal sits immediately adjacent the existing house, set down to the level of the existing hardstanding, which is itself set below the existing lawn.

5 The Impact on the Asset :

Our addition of a discrete structure, sunk below garden level will enhance the existing dwelling whilst retaining the open garden spaces facing both Prestwich Park Road South, and St Anne's Road.

Its position will afford a sense of privacy within the existing garden when viewed from Prestwich Park Road South.

Concealed by the existing landscaping and perimeter walls, the impact along Prestwich Park Road South will be minimal.

Should you require anything further please do not hesitate to contact the writer.

Yours faithfully,

Gary Dearden