

Heritage Statement

To support application for single storey ground floor extension



At

Seedfield House (Number 37)

The Drive

Bury

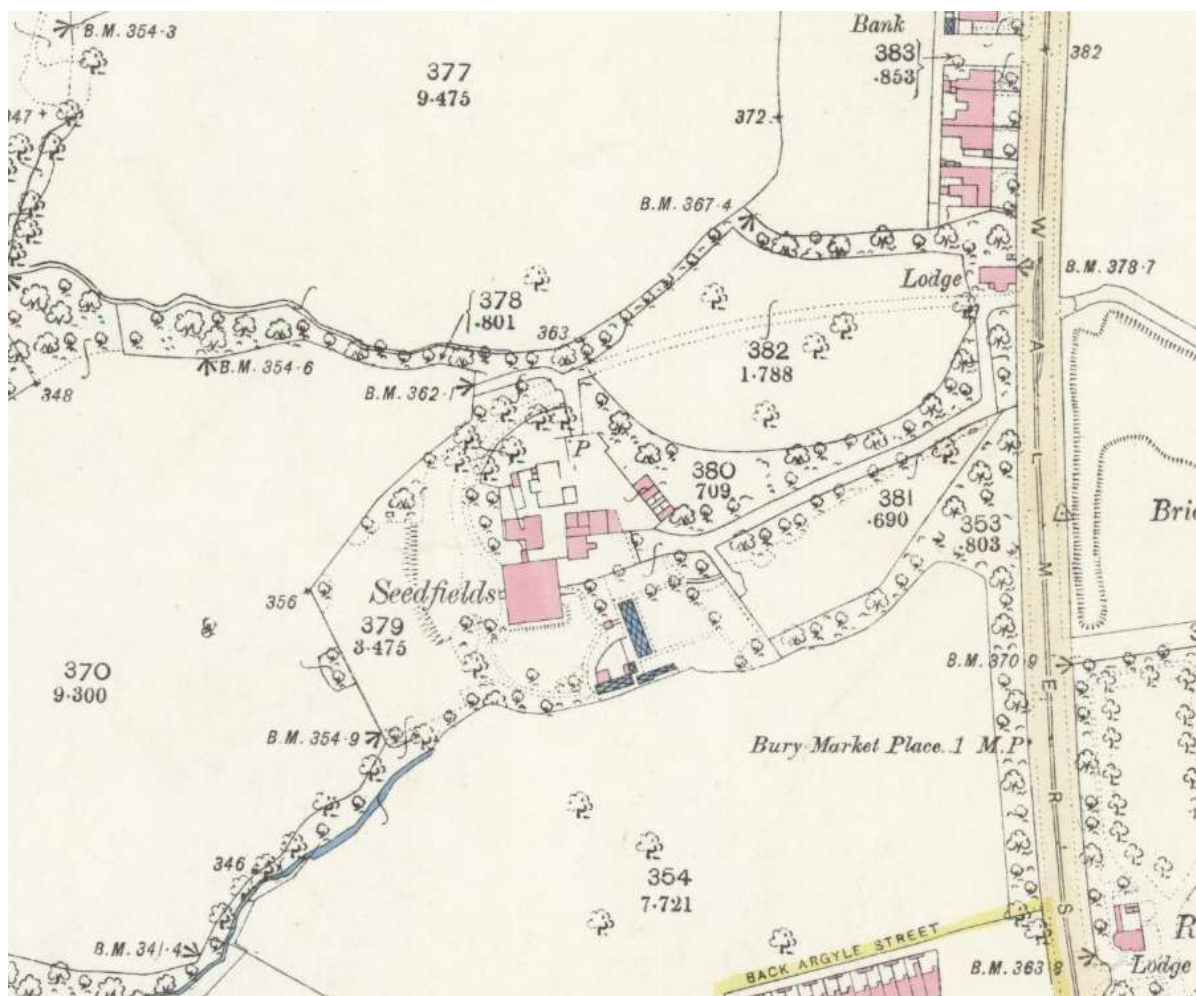
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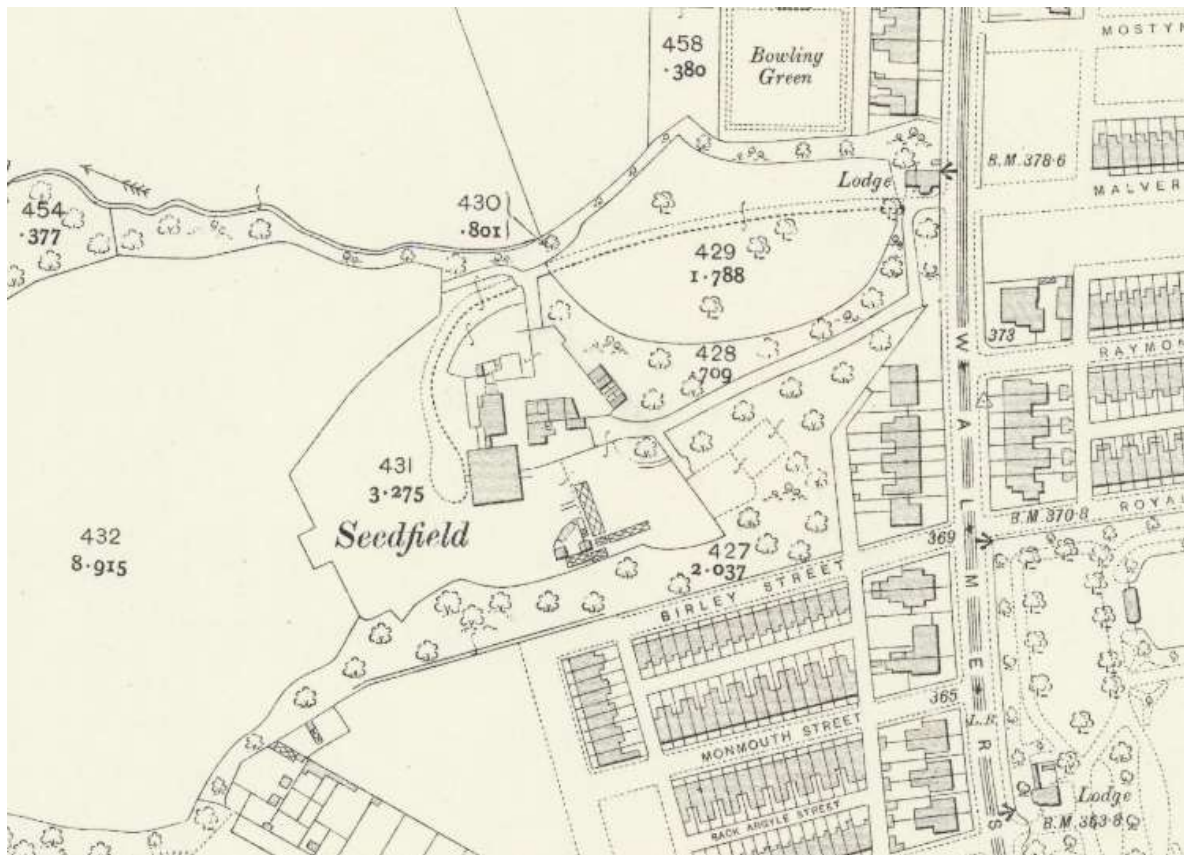
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1.0 Introduction

Seedfield House is a Victorian house that was part of the Seedfields estate. Seedfields was built around 1847 and was bounded by Walmersley Road along the east and fields surrounding the estate on the other sides. It was roughly 3 hectares in size. There was also an entrance lodge on Walmersley Road which was still shown on plans as late as the 1910. The house was owned by the Grundy family who were important mill owners in the area. They had mills at both Heap Bridge and Heap Brow. When designing the house it is thought "the grandeur of which should match the fortunes still being made in wool by more than one branch of the family business at that time".



Map published in 1893



Map Published 1910

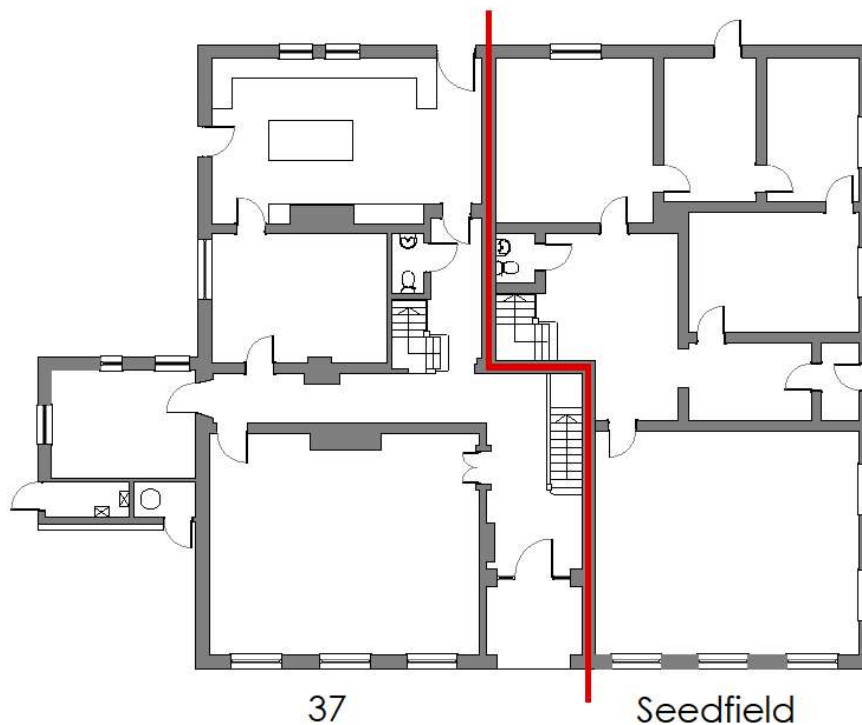


Map published 1942

2.0 Existing House

The house itself is an imposing buff brick house that has a stone plinth predominantly around the front and sides. It has a parapet roof which hides the hipped roof beyond. Within the roof are a series of rooms that are most noticeable from the rear of the property. The house was split into two separate dwellings in the early 20th century. The large entrance doors serves the left side of the building and leads into a large hallway. The original stairs is now part of the right hand side of the semi-detached dwelling. The original stairwell comprises of a 35 foot high ceiling topped with a large lantern. The windows are large white sliding sash windows that are predominately on the front façade, with smaller windows on the side and back, and of slightly different proportions.

To the left of the front façade is a small single storey outrigger that comprises of a small snug and store rooms for boilers and a water pump. It is believed that the smaller one storey building is a later addition. While the stone is in keeping with the main house, the windows are not in proportion with the main house, and the stone plinth is also not present.



3.0 Planning History

The planning history of the site only goes back as far back as 30 years, so does not include the separation of the dwelling or the smaller building. I have included the bungalow that was built in the previous grounds of Seedfield.

Erection of detached bungalow (revised scheme)

Ref No. 46825 Validated: 17th August 2006 Status: Approved

Erection of detached bungalow

Ref No. 45913 Validated: 24th February 2006 Status: Approved

Outline residential development - Erection of detached bungalow

Ref No. 44965 Validated: 22nd July 2005 Status: Approved

Change of use from dwelling to childrens home (resubmission)

Ref No. 00/36483 Validated: 17th April 2000 Status: Refuse

Change of use from dwelling to childrens home

Ref No. 99/36048 Validated: 1st December 1999 Status: Refuse

Conversion from two dwellings to five apartments

Ref No. 94/30065 Validated: 8th July 1994 Status: Approved

Detached Bungalow (Land in front of 35 & 37 The Drive)

Ref No. 87/20342 Validated: 10th November 1987 Status: Refuse

4.0 Proposed Store

The proposal is for an extension to the existing boiler and water pump store in materials that would be in keeping with the original house. There will be a stone plinth to the store that will tie it into the original house. There would be no new openings into the existing dwelling, or the removal of windows. The store will have a flat parapet roof which will be the same as the existing store. No internal fittings or architectural details will be changed by the proposed store.

A new timber porch is also proposed at the rear of the side elevation. It will have a stone plinth, of similar material and colour to the existing building with a timber structure above.