



Heritage Statement

**17 Prestwich Park Road South
Prestwich
Manchester
M25 9PE**

***Alterations to the lower ground and ground floor level fenestration
on the East and North elevations***

April 2023

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1. INTRODUCTION

1.1. This heritage statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a planning application at 17 Prestwich Park Road South for:

Alterations to the lower ground and ground floor level fenestration on the East and North Elevation.

1.2. This structure of the remainder of this statement is as follows:

- **Section 2:** provides an overview of the property and surroundings; details of the conservation area character; and relevant planning history.
- **Section 3:** describes the proposals.
- **Section 4:** sets out the relevant planning policy considerations.
- **Section 5:** provides the planning justification for the proposed development including the heritage impact assessment.
- **Section 6:** concludes this statement.

2. SITE DETAILS

Site Details

- 2.1 The application property is a semi-detached part 3 storey residential late Georgian/early Victorian property.
- 2.2 It is the left hand side of a pair of houses that mirror each other, albeit number 17 has had a white render applied at some point in its history.
- 2.3 On its northern elevation, the existing windows of the property are six pane sashes windows at the upper ground floor and first floor levels. There is a two storey bay to the lower ground and upper ground floor. At the lower ground floor level there is a single pane arched window in the front of the bay. The lower ground floor windows of the adjoining house's bay differ in shape and style.
- 2.4 On the eastern elevation, the windows to the front on the first and ground floors are six pane sash windows. At the lower ground floor there are two smaller top hung casement windows and casement doors. At the upper ground floor to the rear, there is a further casement door.
- 2.5 The property is set within generous grounds having a large mature landscaped front garden to Prestwich Park Road South. There are very limited vantage points of the upper and ground floor elevations where the new windows are proposed due to the considerable set back from the street frontage, together with the difference in levels and the mature landscaping.
- 2.6 The property is located in the St Mary's Conservation Area, which is subject to the Bury St Mary's Conservation Area (Prestwich) Article 4 Direction (2009). This Direction restricts development that would otherwise be permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Consequently, express planning consent is required in the area for, amongst other things, the installation of windows. The property is included in the Council's draft list of Non-Designated Heritage Assets. It is not a listed building.
- 2.7 The property and surrounds can be seen in Figures 1 to 18.

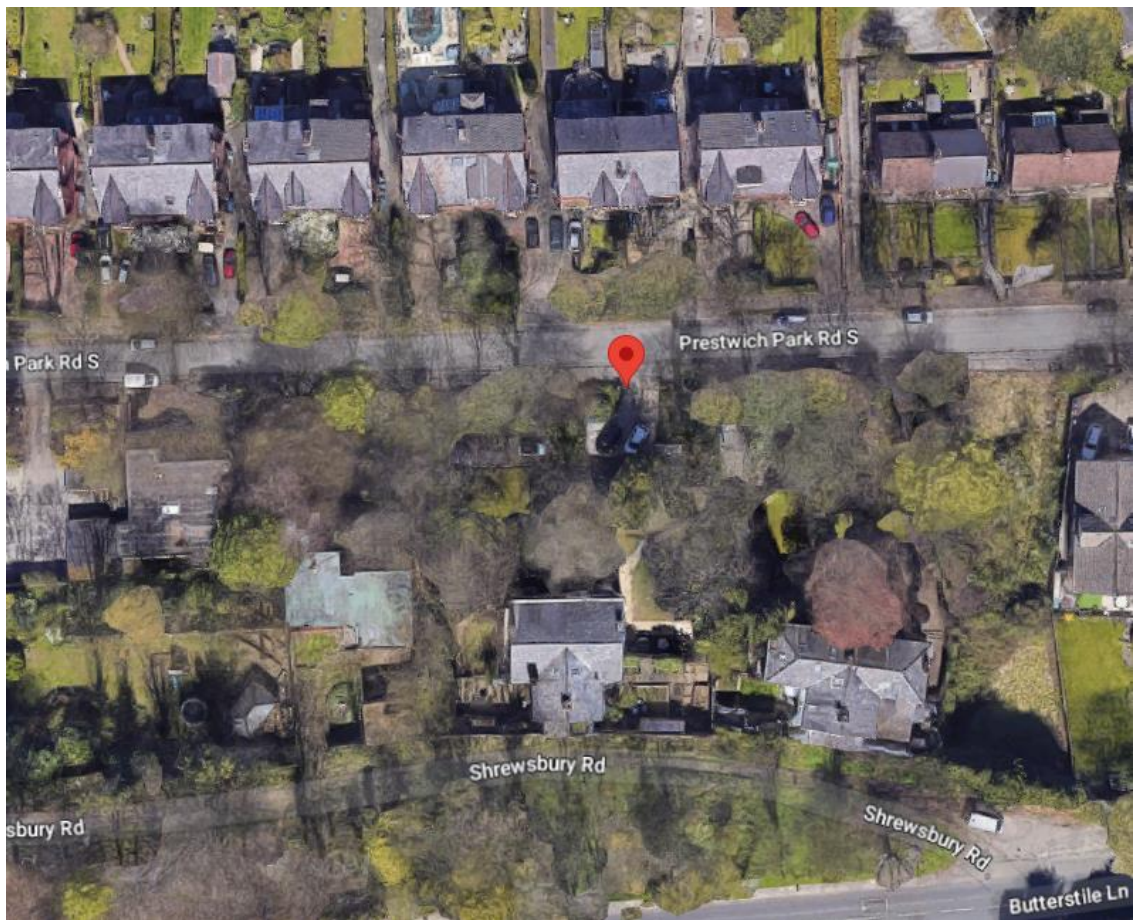


Figure 1: 17 Prestwich Park Road: Google Maps satellite imagery: Accessed April 2023



Figure 2: 17 Prestwich Park Road: Google StreetView imagery: Accessed April 2023



Figure 3: 17 Prestwich Park Road South from street



Figure 4: 17 Prestwich Park Road South front and side elevation – from within the garden.





Figure 6: 17 Prestwich Park Road South side elevation (rear).



Figure 7: Lower ground floor front window



Figure 8: Lower ground floor front window and bay



Figure 9: Front bay of no.17 as seen from adjoining property no. 19



Figure 10: No.19 front bay window – lower ground floor mostly beneath ground



Figure 11: No.19 front bay window – lower ground floor mostly beneath ground

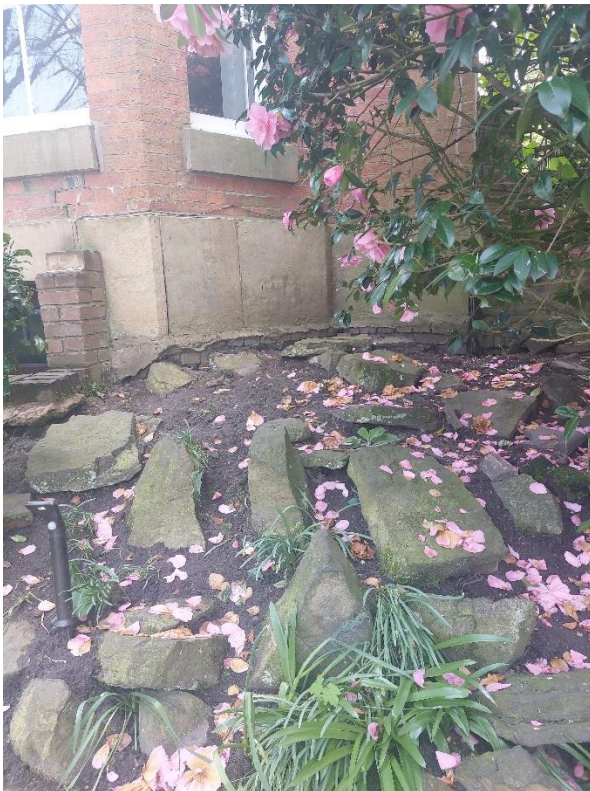


Figure 12: No.19 front bay window – lower ground floor mostly beneath ground



Figure 13: Lower Ground Floor Kitchen Door/Window



Figure 14: Lower Ground Floor Window



Figure 15: Lower Ground Floor Window



Figure 16: Upper Ground Floor Kitchen Window/Door



Figure 17: Rear of property from Shrewsbury Road



Figure 18: Rear of property from Shrewsbury Road

St. Mary's Conservation Area

- 2.8 The Council has produced St. Mary's Conservation Area Appraisal (SMCAA) (2008). The SMCAA identifies character areas and the site is within the Prestwich Park Road South/St. Ann's Road character area as shown on Figure 8.

Fig. 30 : Character Areas of St. Mary's Conservation Area, Prestwich

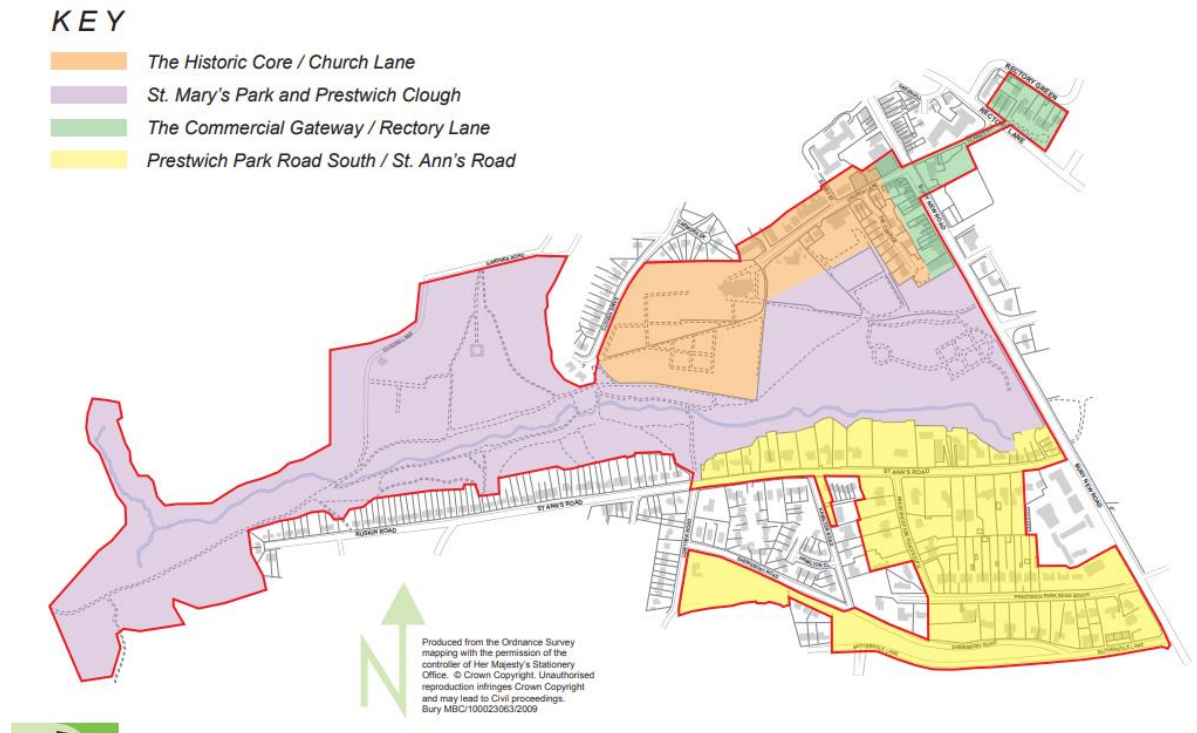


Figure 19: Character Areas of St. Mary's Conservation Area, Prestwich taken from St. Mary's Conservation Area Appraisal, Bury Council.

- 2.9 The SMCAA states that this area is a 19th century residential suburb, originally laid out as a private estate from c1850. It also contains dwellings from the early 20th century and examples of late 20th century residential redevelopment. The main quality of this area is in 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. The quality of the area has been eroded by a mix of modern development during the last half of the 20th century, when original dwellings were removed to allow the denser development of plots. In the main, poor quality architecture came hand in hand with redevelopment. New development has also been built up to the edge of the older

areas. To the south of this area is an area of woodland at Eagles Nest Wood and around Shrewsbury House. This area is important to protecting the edge and setting of the conservation area. Part of this character is associated with the nature and condition of Shrewsbury Road.

- 2.10 The application property is identified in the SMCAA as a significant building that makes a positive contribution to the character of the conservation area, described as follows:

Numbers 11, 15, 17 and 19 (Witherslack) - Georgian semi-detached in brick and render.

- 2.11 Relevant to the proposal, the SMCAA identifies that there is a mix of window types, frames and doors in the area, many modern with little relationship to the area's original character. There are some convincing replacement sliding sash frames (Beech Tree Bank, Hornby Lodge) and a range of non traditional casements and standard side and top hung styles in a range of materials.

3. PROPOSED DEVELOPMENT

- 3.1 The proposal is for one new window opening as well as replacement windows and doors on the ground and upper ground floor to the east and north elevations.
- 3.2 These will be new powder coat aluminium doors and window frame with black internal/white external finishes – to match the colour of the existing window frames.
- 3.3 The existing upper ground and lower ground floor kitchen doors are later additions to the property and both these four door style will be replaced with a wider paned double door.
- 3.4 The existing windows on the east elevation will be replaced with full height wider paned windows.
- 3.5 To the front north elevation, the lower ground floor bay will be altered with the existing arched window being replaced by a top opening rectangular window, mirroring the neighbouring property. A new rectangular top opening sash style window is also proposed on the left hand side of the bay.



Figure 20: Proposed Eastern Elevation



Figure 21: Proposed Northern Elevation

4. RELEVANT POLICY REQUIREMENTS

- 4.1 This section sets out and appraises the proposal against the relevant planning policy considerations.

Statutory Duty

- 4.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Development Plan

- 4.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the Development Plan unless material planning considerations support a different decision being taken.
- 4.4 The statutory development plan for the area comprises the Extant Bury Unitary Development Plan (1997).
- 4.5 Due to the age of the UDP the Council has undertaken an assessment to determine consistency between the policies within the UDP and those set out in National Planning Policy Framework (NPPF). The assessment sets out the basis for determining the degree of weight that should be attached to existing UDP policies and instances where policies in the NPPF should take precedence in the development management process.
- 4.6 UDP Policy EN2 states that the Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance. This is consistent with the NPPF's core planning principles relating to design and amenity and preserving heritage assets and the aim to conserve and enhance the historic environment as set out under section 12.

Other Material Considerations

National Planning Policy Framework

- 4.7 The National Planning Policy Framework 2021 (NPPF) includes the key objective of achieving sustainable development. Paragraph 11 confirms that decisions should apply a presumption in favour of sustainable development which means where policies most important for determining the application are out-of-date granting permission unless (i) the application of NPPF policies that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;

or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies taken as a whole.

4.8 NPPF also provides policies on a range of topics and is a material planning consideration in the determination of planning applications.

4.9 Paragraph 197 of the NPPF identifies the following criteria in relation to heritage assets:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.10 Paragraph 199 states the following:

...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5. HERITAGE ASSESSMENT

- 5.1 The majority of the works to change the windows and create a new window opening will only be visible through filtered views of the property from Prestwich Park Road South away from key public views.
- 5.2 There are very limited vantage points, public or private, of the upper and ground floor elevations where the new windows are proposed due to the considerable set back from the street frontage, together with the difference in levels and the mature landscaping.
- 5.3 There is no visibility of these windows from the street to the rear – Shrewsbury Road.
- 5.4 The main significance of St. Mary's Conservation Area lies in the character created by large period buildings in generous grounds. Number 17 Prestwich Park Road South's contribution to the conservation area lies in its group value with numbers 11, 15 and 19 of Georgian style properties set within generous front gardens.
- 5.5 The application property forms a draft Non-Designated Asset as part of a group of properties. It is understood that this is a draft local designation and therefore has very limited weight.
- 5.6 Given the varied window framing and glazing profiles along the street, including more visually prominent standard uPVC units, the proposed new and replacement windows and doors would not be incongruous particularly as there are already differences between this property and the adjoining property lower ground floor bay window.
- 5.7 The proposed alterations will have a minimal impact upon the conservation area being limited as they are away from key public views. They will not impact upon the group value of the 'Georgian properties set within generous front gardens.'
- 5.8 As such it is considered that the proposed development would not affect the significance of the conservation area nor the non-designated heritage asset.
- 5.9 The proposal therefore accords with Local Plan Policy EN2 and NPPF.