

# DESIGN AND ACCESS STATEMENT, AND HERITAGE STATEMENT

**Proposal:** REPLACEMENT ALL UPPER FLOORS WINDOWS FROM STEEL FRAME TO UPVC FRAME WINDOWS, INCLUDING CHANGE OF WINDOW FRAME COLOUR FROM STAINLESS STEEL TO ANTHRASITE GREY.

**Address:** 228 BURY NEW ROAD WHITEFIELD, M45 8QN

**Date:** 15/09/2024

## The Proposal

The building is located in the All Saints Conservation area. The existing building has windows that are stainless steel framed. The applicant wants to change all the upper floors; first and second floors windows from stainless steel frames to UPVC anthracite grey coloured window frames. The next door neighbour has anthracite grey colour also.

### KEY

 Conservation Area Boundary

 Buildings



Fig. 1: All Saints Conservation Area

## HERITAGE STATEMENT

### STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

228 Bury New Road Whitefield, falls within the All Saints Conservation Area which lies close by the district centre of Whitefield, which is located approximately 3km south of Bury Town Centre. Situated on the A56 (Bury New Road), Whitefield is ideally placed for commuting into Bury town centre and Manchester city centre. The Metro-link station is within the conservation area boundary. Whitefield falls within the Borough's Pilkington Park Ward and in 2001 the population was 10,004. Within the All Saints Conservation Area the population is estimated to be between 300 - 500 people.

The majority of the Conservation Area is situated to the west of Bury New Road. The leafy residential suburb of Stand surrounds the area to the north, west and south, and there are commercial and industrial areas to the east. The main streets within the conservation area are Bury New Road, Hamilton Road, Church Lane, Higher Lane, Pinfold Lane and Knowsley Road. The area's origins are as open farming land, being part of the Pilkington estate. It was the building of All Saints Church in 1822 and the coming of the railway in 1879 that had the greatest influence on the area's growth into an elegant 19th and early 20th century residential suburb.

#### The Application Site

The application site is on A56, Bury New Road. In the vicinity of the Metro Station there are the ornate 19th century Barclays Bank and residential and commercial late Georgian (facing the end of Hamilton Road), Victorian and Edwardian properties, some elevated above road level. Further south there is the dominant former Masons Arms (now Slattery's chocolate emporium) and close by on the road frontage, mid 19th century brick buildings, originally houses, and early Victorian villas on Knowsley Road.

Bury New Road provides a mixture of commercial activity on the eastern fringe of the area. The type of commercial activity varies along the length of the road. Concentrated around the Church Lane junction are the Barclays and Natwest Banks, immediately adjacent to Whitefield station. Further south, are local shops and services. Bury New Road is lined with a variety of buildings and is a major traffic route. It has a busy and, in part, lively commercial character. The majority of the late nineteenth and early twentieth century houses are two or two-and-a-half storeys in height and are arranged either as semi-detached pairs or are in short terraces. The buildings generally have steep pitched roofs and many have prominent front gables, often accommodating windows to the attic rooms. Bay windows, dormers and tall chimney stacks are also a feature of these houses, and some of the larger or more prominent buildings have corner features, such as turrets. The majority of the buildings are generally designed with a strong vertical emphasis and many make extensive use of elaborate detailing.

#### Architecture and Significant Buildings

The application site, number 228 Bury New Road, on the corner with Salisbury Road, is a tall, end of terrace, red-brick building, with an interesting, chamfered corner entrance feature, which provides a minor landmark along the street. It is characterized by steep pitched roof and prominent front gables, windows to the attic rooms. 228 Bury New Road, is a "Building of Significance" which is shown in blue in Fig 2 below. It is also amongst a terrace of buildings that are "Buildings that make a positive contribution."

There are seven buildings and structures within the Conservation Area. In addition to the listed buildings there are a number of unlisted buildings of significance, which represent the major developments of the area or are landmark structures. They are shown on Fig. 2 and described in the following.

On the east side of Bury New Road, number 260, which is a 1930s single-storey bank building constructed of limestone with a domed corner roof, is an important landmark building. Immediately to the south there is a nineteenth century terrace (numbers 250-258), with half-timber details, which is typical of that period of development within the area. Number 228 Bury New Road, on the corner with Salisbury Road, is a tall, end of terrace, red-brick building, with an interesting chamfered corner entrance feature, which provides a minor landmark along the street.

On the west side of Bury New Road, number 231 is a late nineteenth century, red-brick Barclays Bank building with an elaborate crow-stepped gable. The whole building is significant but the gable is particularly important to views along Bury New Road from the south. To the south of Church Street, numbers 211-229 Bury New Road, is an important group of terraced and detached houses. The Uplands, Bury New Road, is set back within its own grounds and is a large two-storey detached property with single storey outbuildings. It is one of the few surviving examples in the area of a mid-late nineteenth century house standing in substantial grounds.



Fig. 2: Heritage Building in All Saints Conservation Area

## The Impact Of The Proposed Work On The Historic Fabric/Area

Upon a visual and physical examination of the property within the context of the street scene as well as the activities/functions on the street, the proposed windows replacement and changing of the colour of window frames to Anthracite grey, would be in keeping with the street scene and would NOT cause harm to the appearance of the conservation area. It will also enhance the heritage asset within the All Saints Conservation Area as well as other heritage assets on the street.