

Whitefield House, 26 Church Lane, Whitefield.

Extensions and Alterations.

Heritage Statement

1.Background/Proposal

The submitted design and access statement gives a full account of the background to the proposed works, and together with the submitted drawings fully details the proposals, which are : -

- The conversion of two existing ground floor bedrooms and the hairdressing salon to provide a large day room space. The day room will open onto a south-facing (front) external patio space through a large sliding glass opening with canopy above. The works to this area will also include the relocation of the existing laundry and the creation of a new centrally located reception and office area, and a new window opening at first floor.
- A single storey extension to the rear of the home will provide a garden room, and this will also provide a more attractive link to the currently under-used garden area.
- A further additional new stairwell extension will allow for the creation of a new utility to the rear of the home. This will allow much improved infection control, be better located for general day-to-day cleaning operations and be in close proximity to the external storage facility.
- The space created by the relocation of the first floor day rooms will allow for the creation of a number of new Bedrooms.

The property stands within the All Saints Conservation Area and is located opposite to All Saint's Church, and may impact on the setting of this grade I listed building. Consequently, the planning authority has requested the submission of a heritage statement to accompany the submitted planning application. The purpose of the statement is to assess the heritage significance of the property, its setting and the conservation area and to assess the impact of the proposed development on this significance. This impact should then be judged against national and local heritage policies. This statement has been prepared in line with the National Planning Policy Framework guidance 2019 which states that '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'. This statement is consistent with that requirement.

2.Significance

Bury Council has produced an appraisal of the conservation area (published 2006) and this partly considers the character and significance of the area. Below in italics are extracts from parts of the appraisal.

All Saints is a mixed but primarily residential area with All Saints Church as its centre piece. It contains Regency, Victorian and Edwardian brick villas that span the period from the beginning of the 19th to the early 20th century. Church Lane, Hamilton Road and Pinfold Lane contain many fine two and three storey detached, semi detached and terraced properties which have a host of impressive and well preserved traditional elements and details, together with their original boundary walls, gateposts and mature gardens. The buildings sit around an open setting due to the wide streets, spacious gardens and the substantial areas of large grounds, large stands of trees, public gardens and All Saints churchyard, all at the area's core.

The character of the area is in a number of linked parts. One such area is dominated by the grade I listed All Saints Church, the listed war memorial and its churchyard. This includes the substantial and well preserved houses on Church Lane and the later and more modest early 20th century properties set at a lower level along Hamilton Road.

Although generally similar, the residential roads each have their own specific character. The south side of Church Lane is dominated by the church and the open space of the churchyard. Strong features are the mature trees, which line the road, and the stone boundary walls to the various properties. The houses on the north side are very large, detached, two-storey properties set back within generous mature gardens

Within the appraisal Whitefield House is referred to as a locally significant building. This indicates that the building contributes significantly to the character of the conservation area, denoting that particular care should be taken in its alteration and extension. The Council has also produced a borough wide draft local list of buildings of special architectural and historic interest and this includes Whitefield House. This confirms that, in the view of the Council, the building is of special character and noted as a non-designated heritage asset as defined by the NPPF. The buildings to the west are also included on the draft local list and noted as locally significant within the conservation area.

The character of Whitefield House is primarily in its front elevation facing Church Lane and is as follows. Date around 1900. 2 storey brick with stone detailing. Hipped slate roof with mini-hips and lateral gables, and turret to right above 5 sided corner bay with battlemented parapet. Third storey with central dormer and turret room. Deep and narrow stone string courses and banding with some decoration. Projecting ground floor bays with stone framing, mullions, plinth, parapet and balcony. Large/deep stone lintel above central entrance with drip moulding and shield, and ornamentation. Stone shield also above first floor window to left. The elevation generally has a vertical emphasis. Early 21st century extensions are located to the left and right. The left is lower and set back from the main elevation. The extension to the right also set slightly back but larger and with a parapet and strong stone panel at its corner. This extension also has a vertical feel to parts of the facade. There is a large two storey extension to the rear which is partly visible from the immediate boundaries on the north and west of the site. The entrance to the site has been widened in the recent past with some tree cover removed, and with stone gate piers and boundary wall/railings retained. Its importance is in the preservation of its original facade and its contribution to the setting of Church Lane.



Whitefield house front elevation facing Church Lane. Modest extensions to left and right with no indication of large rear extension.

To the immediate west is 28 Church Lane also a non-designated heritage asset and important to the character of the conservation area. It is a large house in large grounds set back from the highway. It is also c1900 and 2 storey in brick on the ground floor and black and white half timber on the upper floor, with a tile roof, lateral gables and brick chimney stacks. It stands close to the boundary with number 26.

To the south west of Whitefield House stands All Saints Church a grade I listed building. Its formal description is as follows:-

Commissioners' church of 1822-6. Charles Barry's first building. Fanciful mixed gothic in style, with attenuated proportions. Ashlar West tower with ground stage forming enormously lofty open porch, which has wings with elongated lancets. Upper stage of tower has paired lancets. Sides of church have five long windows each sub- divided into two by panelled band corresponding to internal galleries. Battlements and tall pinnacles. Cantled apsidal east end. INTERIOR has slender perpendicular piers carrying two tierceron-star plaster vaults, each over two bays of nave. Ribbed apse vault is repeated over west gallery. Stained glass in east window probably c1830-50. Monuments to James Ramsbottom (d 1835), with bust, and to James Clegg (d 1836), with bust on high base bearing figures of Faith, Charity and Hope in relief. Carillon of 1906. (A. H. Ballard, All Saints, Stand; N. Pevsner, South Lancashire.)

The grade I listing indicates that the building and its site is of enormous importance. Adjacent to the church there are also grade II listed monuments, gateway and piers and a lamp post.



Listed All Saints Church and gate posts/gates viewed from outside 26 Church Lane.

3.Impact on Significance

The proposed single storey garden room and two storey stair are located at the rear of the property, the former at the boundary of number 28 and the latter facing away from the conservation area. Here views into the site are limited. Both structures will be attached to the large two storey extension which is not seen as valuable to the building's significance. The garden room will not be visible from outside the site. The stair will be seen partly from the north but it is consistent in design with the host building and will not impact on any sensitive views. There will be no impact on the character of number 28 and both extensions will be well away and hidden from the setting of the grade I and II listed buildings. The proposed extensions will have no impact on significance.

The key question is the impact of the changes to the front elevation which is very visible and part of the street scene. The central original part of the building is to remain as existing. Therefore that part of the building that is of primary importance will not be altered. The existing extension to the east is to receive a large patio door within the ground floor. This will adjust the emphasis of this part of the elevation which will be further changed by the proposed canopy above. The changes will reduce the vertical emphasis which reflected that of the main house elevation. However, the large stone panel in the south corner will remain and a further first floor window will be added, and both these will mitigate against any change. In addition, the set back of the extension behind the central building and the visually strong bay/turret, and the set back within the site, reduces any impact. In addition the unsightly laundry flue is to be removed. This is an alteration to an early 21st century extension and not the original building. Its impact on the significance of the building and the conservation area is neutral.

The facade of Whitefield House is approximately 40 metres from the listed gates at All Saint's Church and 60 metres from the building itself. The open setting is part of the church's significance and any change to it will require close scrutiny. However, the combination of distance and the limited scale of alteration to Whitefield House means that this important setting should not be affected. The visual barriers of Church Lane itself and the boundary walls, railings, raised banks and trees also reduce any connection between the two. The conclusion is that the setting of listed buildings is not affected by the proposals.

4.Policies

The relevant national and local planning policies are outlined below. Each policy description is followed by comments in relation to the submitted planning application and in line with the case made in parts 2 and 3 above. The policies referred to cover purely heritage matters.

National Policies 2019 NPPF

The 2019 NPPF largely confirms that assessments of development proposals should be in line with the policies in LPA's development plans. It does, however, give some guidance, as outlined below.

NPPF paragraph 127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Comment: The proposals are the product of operational changes for the better functioning of the home and for the benefit of residents. Their design takes into account the heritage of the site. The proposals will assist in the health and wellbeing of the residents.

The NPPF also includes the following heritage policies relevant to the proposed development within a designated heritage asset.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, 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.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Comment: Paragraphs 2 and 3 above demonstrate that the significance of the conservation area and the setting of listed buildings will not be harmed.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Comment: Paragraphs 2 and 3 above demonstrate that the significance of the conservation area and the setting of listed buildings will not be harmed. If there had been any harm the continuing successful functioning of the home and the improved quality of life of the residents could be seen as public benefits.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Comment: Paragraphs 2 and 3 above demonstrate that the proposed works cause no harm to the significance of the non-designated heritage assets at 26 and 28 Church Lane.

Local Policies

EN2/1 - Character of Conservation Areas

The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas. The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:

- a) retain, replace and restore features of historical and architectural interest;
- b) retain and enhance existing landscape features including trees, parks and gardens;
- c) initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;
- d) remove dereliction and bring unused land or buildings back into beneficial use;
- e) prepare and promote design guidelines to ensure sympathetic development.

Comment: Original features of the building and its boundary have been retained and alterations have been designed to ensure the character of the area is not harmed.

EN2/2 - Conservation Area Control.

Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area. In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

- a) the nature of the development in terms of its bulk, height, materials, colour, design and detailing;
- b) the relationship between the proposed development and the architectural and visual qualities of the surrounding area;
- c) where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;
- d) in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.

Comment: Paragraphs 2 and 3 have shown that the significance of the conservation area will not be harmed by the proposed development.

EN2/3 - Listed Buildings

The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained. In considering applications for Listed Building Consent, the Council will have regard to the following criteria: a) the impact of the proposal on the historic fabric of the building; b) the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape; c) the need to protect the setting of the Listed Building; d) the impact of associated ancillary facilities and infrastructure works.

Justification. Buildings of Special Architectural or Historic interest are "listed" by the Secretary of State for the Environment. The listing of a building provides statutory protection against its alteration or demolition. The Borough's valuable heritage is reflected in the large number of Listed Buildings in the area (316 in June 1996) and the Council is mindful of the desirability to preserve them and enhance their setting and appearance. New uses for Listed Buildings may often be the key to their preservation especially for buildings which have become wholly or partly redundant. However, new uses must not adversely affect the architectural or historic features and character or appearance of such buildings. The setting of a Listed Building is often an essential feature of its character; unsympathetic development in close proximity to a Listed Building can mar its appearance, make its future use unattractive or untenable, or physically damage its structure. It is therefore important to consider the effect that a proposed development may have on such buildings. In respect of Listed Building Consent for demolition, applicants will have to demonstrate conclusively why the building cannot be retained.

Comment: The setting of All Saint's Church and its associated listed structures will not be affected by the proposals.

The conclusion is that the proposals at 26 Church Lane, Whitefield, are consistent with national and local heritage policies.

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Sept 2020