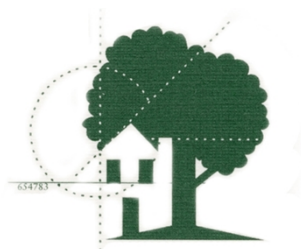


HERITAGE STATEMENT

R T DESIGN
Architectural and Surveying Services

25 Seymour Drive, Bradshaw, Bolton, BL2 3HB



PROPOSED CONVERSION OF THE GARAGE TO A GARDEN ROOM AND ANCILLARY FACILITIES

This Heritage Statement is being submitted as part of a householder planning application to the property at Eastholme, St Ann's Road, Prestwich, M25 9LD. The property lies within the St Mary's Prestwich Conservation Area.

The property is listed in the Conservation Area Appraisal and Management Plan, amongst a list of 'other significant buildings that makes a positive contribution to the character of the Conservation Area'. The property is described in the Plan together with the neighbouring property Westholme as :

"Subdued early 20th Century brick villas in a restrained style. Central section plain but more elaborate wings in black and white timber with three storey mini towers. Hipped slate roof and central chimney."

The property is a large 20th Century semi-detached house that stands within a large domestic plot with an extended front garden and two tiered rear garden as well as a long driveway to the left hand side of the plot. The property is set well back from the road and is well screened from the street scene by several tall trees and shrubs along the Northern edge of the site facing onto St Ann's Road.

The house has living accommodation set over three floors. The house is a traditional red/brown brick construction with a natural grey slate roof. The detached garage is of a modern design with red brick and a slate roof. There is no record of when the garage was built.

The house has been extended several times with an extension built and the house adapted to suit the needs of the applicants son who has Cerebral Palsy, who has very specific requirements and will require assistance with all activities for the rest of his life. With this in mind it is proposed that the conversion of the garage to a garden room and the addition of a soft play area to the rear garden area together with a pergola and outdoor kitchen will provide the family with an outdoor space that will provide suitable amenity space for all the family whilst still having all the needs and facilities provided within the house close at hand.

All the proposed alterations are to the rear of the house in an area surrounded by timber fences and hedges. It is proposed to section the area off from the driveway with a fence and double gates to provide a secure space with double gates to provide suitable access from the house within a level/sloping entrance. The proposed fence/gates will be to the rear of the main rear elevation of the house and over 60 metres from the entrance on to St Ann's Road, thus still providing ample off street parking within the site.

Heritage Values

An appraisal of the heritage values associated with the house and garden has been carried out, with particular interest in how these might be affected by the changes proposed. The appraisal process relates to the range of heritage values as outlined by English Heritage (2008), which are distilled under the following headings: evidential value; historic value; communal value; aesthetic value. The purpose of assessing these values is to develop a clearer understanding of the site's significance whether physically manifest (e.g. architectural features) or in some other less tangible form (e.g. historical associations) - so as to enhance the objective appraisal of proposals for changing the site. In essence this follows the approach generally advocated by English Heritage, whereby necessary change in the historic environment is intelligently managed.

Evidential value

English Heritage (2008) suggests that - 'Evidential value derives from the potential of a place to yield evidence about past human activity.'

The property offers physical evidence that it has been used as a residential property since being built as a family home.

Historical value

English Heritage (2008) suggests that - 'Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.'

The historical value of the property is partly derived through its function and partly through its association with the surrounding properties. The property will not be affected at all by the proposals which will be completely contained to the rear end of the garden to the property

Communal value

English Heritage (2008) suggests that - 'Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.'

The communal value of the property within the context of the conservation area will not be affected in any way. The proposals will add significantly to the quality of life and wellbeing of the applicants son whilst having no discernible impact on the conservation area.

Aesthetic value

English Heritage (2008) suggests that - 'Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.'

This phrase totally encompasses the reasons behind this proposal. The sensory and intellectual stimulation that these facilities will provide to their son will be invaluable not only to him but to the way the family live in and use the property.

Statement of significance

The houses heritage values combine to establish the significance of the building and conserving this significance is a key aim of the appraisal process.

Whilst the house forms an integral part within the St Mary's Park, Prestwich Conservation Area, the proposal will have no affect at all on the stature and presence of the house, the works to be carried out to provide an improve quality of life for the occupants to the rear garden area which will be contained and distant hidden from the view of the house from St Ann's Road

Tree adjacent to the garage

Due to the close proximity of the tree to the garage, the works to the pergola are to be carried out in accordance with the Arboricultural Method Statement, with the digging required for the adjacent post to be as shown in the statement. The ground levels around the tree and boundary fence are to be retained.

Conclusion

The property is already used as a residential dwelling and as such it is the findings of this Heritage Statement that there is no communal loss to the property or area in terms of its communal value within the conservation area.

It is the opinion of this report that the proposals represent a well conceived scheme which acknowledges and responds to the significance of the property.