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Bury Council
The Planning Service
3 Knowsley Place, Duke Street
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HERITAGE STATEMENT

Address: Eastholme, St Ann's Road, Prestwich, M25 9LD
Proposal: Two Story Rear Extension to existing property.

This Heritage Statement forms part of the Householder planning application submitted to Bury Council.

Site Description

Eastholme is a large semi-detached house on the Eastern side of St Ann's Road, Prestwich. The property is located on the southern edge of Prestwich Village within the St Mary's Park Conservation area.

St Ann's Road lies close to the A56 Bury New Road, a primary route from the M60 into Manchester City Centre. The site is well situated at a mid-point between Bury Town Centre and Manchester City Centre. St Ann's road is primarily residential, consisting of a variety of size and style of property, ranging in age from early 19th century to mid-20th century buildings. It is the mix of dwellings and age of the properties which gives the street its distinct character.

Existing dwelling

The property is listed in the St. Mary's Prestwich 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 Appraisal and Management 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 living accommodation is over three floors, 3 bedrooms on the first floor an additional bedroom and bathroom in the converted loft space. The house is of a traditional red/brown masonry construction with red brick detailing in the way of heads, cills, banding and plinth. The roof is constructed from Natural grey slate. The property mirrors the neighbouring semi-detached property referred to as Westholme. The property boasts an original canted bay window along its front elevation. The primary access to the house is from the left side of the property although the property also has French doors to the front patio area. To the rear of the property there is an existing outrigger.

Principle of Design

The extension and adaptations aim to provide an adapted dwelling for [REDACTED] who has Cerebral Palsy and his family. [REDACTED] has very specific requirements and will require assistance with all activities for the rest of his life. The proposed ground floor extension will allow for the creation of a large open plan kitchen/living/dining room area which will provide amenity space for the whole family. The first floor extension will provide [REDACTED] with a bedroom that will accommodate his specialist equipment along with an adapted bathroom. The first floor extension has been situated away from the adjoining semi so as not to impact on the dwelling. The materials and details of the proposed extensions will reflect that of the existing house including brick detailing, pointing, verge and fascia details.

Historic Environment Statement

Eastholme falls squarely within the St Mary’s Park, Prestwich Conservation Area. Bury Council’s website describes the area as:

‘The Conservation Area contains a number of areas of distinct architectural form united by St Mary’s Park, incorporating Church Lane in the north and extending to the edge of Butterstile Lane. The whole area forms part of a pleasant wooded landscape. The area is dominated by St Mary’s Church which dates back to the 15th century, and the mature treescape within Prestwich Clough. The residential parts of the Conservation Area are typified by tree lined streets with substantial properties in large grounds mostly dating from the mid-19 century. The combination of large private grounds and public open spaces results in a lush and heavily tree-lined appearance of the Conservation Area.’

The St. Mary’s Prestwich Conservation Area Appraisal and Management Plan (Section 5 Architecture and Environment) describes the Prestwich Park Road South /St Ann’s Road area in more detail.

'This area is a 19th century residential suburb, originally laid out as a private estate from c1850. It also contains dwelling from the early 20th century and examples of late 20th century residential development. The main quality of this area is 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 conservation area is made up of a wide variety of building styles, street scenes and massing. St Ann's Road is a residential street within the conservation area made up of a mix of house types. The stretch of St Ann's Road in close proximity to the subject property is primarily made up of detached 19th and 20th century build houses in generous grounds of Georgian, Victorian and Edwardian architecture styles. As emphasized by the Bury Council Planning Appraisal, it is the presence of these prominent buildings, historic streetscapes and large trees which create a significant street scene and visual character for the area.

As such, care has been taken to ensure that the proposed extension works will not have a negative impact on the historic environment or unique character of the surrounding area. As mentioned above, the subject property is set quite far back from St Ann's Road and due to the location of the proposed extension to the rear of the property, the proposal will be completely hidden from the street view and will not impact on the existing street scene in any way.

The proposal has been designed to be subservient to the main dwelling. The narrowing of the proposed first floor extension off the existing projection will allow for a drop in the ridge line.

Privacy/Overlooking Issues

As mentioned above the positioning of the first floor portion of the extension is situated away from the neighbouring dwelling. No windows are proposed to the side elevation facing the adjoining dwelling. The ground floor extension is modest where closest to the adjoining boundary.

Summary

The proposal will provide the necessary accommodation for [REDACTED] and his family. The design of the additions will compliment the existing architecture of the dwelling and be in keeping with the character of the St Mary's Conservation area. The proposal adheres to the primary recommendations of conservation bodies (e.g. English heritage, SPAB).