

Design and Access Statement – 19 Prestwich Park Road South

Rebuilding of Bay Window and Replacement of Existing Bay Windows

Proposed Changes

The proposed changes are:

- To partially dismantle the existing bay to the ground floor level, then rebuild in a manner that renders the bay structurally sound but which does not have a material impact on the appearance of the house.
- To upgrade the existing windows on the front of the house (as circled in the picture below) from single glazing to vacuum glazing but otherwise like for like appearance.



Rationale for Works

As part of the due diligence carried out during the purchase of the property, cracking was identified under the bay window. A structural engineer's report determined that the bay was twisting away from the house, and recommended that the bay be rebuilt to be true and level. If the works are not completed then over time this is likely to lead to further damage to the bay, and eventually its collapse.

The replacement of the single glazed windows with vacuum glazed windows is sought to reduce the heat loss from the house, thus reducing heating bills and contributing to efforts to combat climate change. The windows are being replaced alongside the bay rebuilding to maximise efficiencies in processes.

Location

The site comprises a semi-detached early Victorian house with front and side garden, located on the south side of Prestwich Park Road South. The house sits at the top of a slope set back from the road, and this together with a hedge to the front of the property means that visibility of the property from the road is low (with the greatest visibility being up the driveway as shown in the picture below). The two-storey (plus single third storey room and basement level) building is finished in red-brick to the front with slate-cladding to the side; distinctive features include large windows and a ground floor bay window.



The adjacent property (17 Prestwich Park Road South) is broadly a mirror of number 19, save that at some point it has had a white render, and more of its basement level is visible. Planning permission was granted in 2023 for works on number 17 (ref. 69400) which included the installation of aluminium framed windows.

Heritage Statement

The application site lies within 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, nor are there any listed buildings in the vicinity of the site which would be impacted by the proposals.

Section 16 of the National Planning Policy Framework (as updated December 2023) relates to the conservation and enhancement of the historic environment. Particularly relevant paragraphs include nos. 196, 200, 203, 205 and 209.

The relevant local development plan policies for the proposals include the 'Places for Everyone Joint Development Plan' 2022 to 2039 (adopted 21 March 2024). Relevant policies include:

Policy JP-P2: Heritage replaces the former Bury UDP heritage related policies. It states:

"We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings [...] Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

[...] Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process."

The St Mary's Conservation Area Appraisal ('CAA') was agreed by the Local Area Partnership and Bury Council in 2009. The application site falls within the 'Prestwich Park Road South'/St Ann's Road' character area within the CAA, described as follows:

"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".

The application site, No. 19 Prestwich Park Road South, is specifically identified (as part of a group of properties) by the CAA as 'other (i.e. non-listed) significant buildings that make a positive contribution to the character of the Conservation Area':

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

Relevant policies contained within the St Mary's CAA are identified below (*emphasis added*), along with commentary on how the proposed development complies with each policy.

Policy 1: “All proposals for demolition, re-development, re-building, change of use or other alteration of land and premises in the conservation have to be considered in the light of the statutory duty to preserve and enhance the conservation area. With this duty in mind, there will be a presumption against the demolition of all listed buildings and those referred to within the management plan as significant or making a positive contribution to the area’s character.”

No demolition is proposed except so far as is necessary to enable the repair and rebuild of the existing front bay window. This is to be a like for like replacement, re-using the same building materials where possible and otherwise sourcing new materials of as similar appearance as possible to match the existing. Likewise, all other proposed alterations (i.e. replacement of windows on the front elevation) are to be like for like in appearance (though with vacuum glazing to replace the existing single-glazing).

Policy 3: “Where planning permission is required, the following proposals should be resisted - over-large, prominent, or out of character extensions; out of character dormer windows; non-traditional materials; the external cladding of walls, out of character building alterations; loss of historic building fabric; inappropriate shop/office frontages, shutters and signage, the building of out-of-character gates and walls, and the location of satellite dishes in prominent locations.”

The proposed bay window replacement and window replacements are designed to be in character and to match the existing so far as possible.

Policy 5: “Planning and conservation area consent applications will only be acceptable if the submitted information is clear, complete and comprehensive and includes full drawings of the proposals and a thorough design and access statement. The Council will expect any proposal for a development within the Conservation Area to include a full analysis of the surrounding area and justification of why the proposals are appropriate in the context of the area’s character. Proposals should respond to the surrounding development in terms of scale, height, massing, detail and materials. All proposals should protect or enhance the character and appearance of the Conservation Area.”

No dimensional alterations are proposed as part of the development: the replacement bay will be rebuilt to the same dimensions, and windows will remain the same shape and size. As such, it is not considered proportionate to require full technical elevation drawings to support the submission. Instead, this Design and Access Statement (See Figure 1) clearly indicates the windows and bay which are to be the subject of the proposed works (front elevation: 2 at the first floor, 3 within the ground floor bay); full details and product specifications of the proposed replacement windows are also provided. This is considered sufficient to enable the assessment of the impact of the proposals and secure any planning permission granted to the works proposed.

On account of it being a like for like replacement, the proposals protect and enhance the character and appearance of the Conservation Area.

Policy 6: *“Additional planning controls have been introduced to protect the area character and the street scenes. Buildings, elevations and walls within the conservation area which can be seen from St Ann’s Road, Prestwich Park Road South, Church Lane, Lowther Road, Butterstile Lane, Shrewsbury Road, Rectory Lane, Clarks Hill, and Bury New Road, are the subject of additional planning control through the implementation of an Article 4 Direction. This applies to buildings of all ages and sizes, and buildings/structures currently screened by planting are not excluded. The additional controls cover:*

- *Replacement of windows and doors;*
- *Removal or concealment of architectural detail;*
- *The enlargement or creation of new exterior openings;*
- *Demolition or lowering of chimney stacks;*
- *Alterations to roof shapes and changes to roofing materials;*
- *The rendering or cladding of external walls, and the painting of brick and stone;*
- *The erection of satellite dishes;*
- *The demolition or erection of boundary walls, railings, fences and gates;*
- *The creation of hardstandings; and*
- *The addition of extensions, porches or outbuildings.*

Formal procedures to introduce the additional controls were approved by the Council in September 2009. Planning permission is now required for the works listed above.”

Policy 6 explains why planning permission is required for the replacement of windows. Advice was sought from the Council’s planning department prior to the submission of the application as to why planning permission was needed for the rebuilding of the bay window. The Applicant was pointed to the Article 4 Direction as having removed permitted development rights which would ordinarily be allowed under the General Permitted Development Order. Structural repairs to non-listed buildings are not ordinarily considered to be ‘development’ under the definition of ‘development’ provided by Section 55 of the Town and Country Planning Act 1990 (as amended); instead, it falls under the category ‘building operations’ for which planning permission is not required. It may be, given that the works to the bay would inevitably involve an element of demolition to allow its rebuilding and repair, that the works would fall within the category of requiring ‘Conservation Area Consent’ but not planning permission, albeit this has not been made clear. However, given that the proposed replacement windows (including those within the bay structure) do require planning permission, the rebuilding of the bay window has nevertheless also been included within the scope of this planning application, for the purposes of expediency and to ensure that all necessary permissions are included.

Choice of Materials

The rebuild of the bay will involve the reuse of existing materials where possible. Where this is not possible, we will try to source similar replacements. The overall intent is that the rebuilt bay should be similar in appearance to the existing bay, yet structurally sound.

The replacement windows will be six-pane timber sash windows (The Winston: Sash Window (Heritage) in Accoya – full product specifications enclosed). These are of a similar appearance to the existing windows on the front elevation save that the existing single glazing has been replaced with vacuum glazing. (Vacuum glazing has been chosen over standard double glazing as this is both more energy efficient and has a slimmer profile, thus better maintaining the look of the existing single glazed windows.) All replacement frames will be painted white to match the existing and those elsewhere on the property. A total of 5 windows will be replaced (including 3 within the rebuilt bay), all on the front elevation of the property.

Intended Changes to Existing Design

The existing single glazed window panes will be replaced with vacuum glazing. No other alterations to the design are proposed.

The existing bay window has no insulation in the roof of the bay. Installation will be installed as part of the rebuild works in order to reduce future heat loss and improve the energy efficiency of the house. However, this will be internal only, and will not impact the external appearance of the bay window.

Access

Access to the property will not be changed by the proposed works.

Trees

Due to the nature of the development as a like for like replacement of an existing bay and windows, no trees will be impacted through the proposals.

Conclusion

The proposed rebuilding of the bay is necessary to prevent further structural damage and the eventual collapse of the bay. As such, the proposals actively seek to preserve and enhance this non-designated heritage asset and ensure its long-term maintenance and contribution to the character of the St Mary's Conservation Area. The replacement windows to a more energy-efficient material yet maintaining the same timber sash appearance will likewise ensure the long-term preservation of this building whilst also protecting the character of the conservation area. The development proposals are therefore in full accordance with the above national and local planning policy framework and it is respectfully requested that permission is granted.