



20 Church Lane, Whitefield

Design and Heritage Statement

Planning Application August 2025

Introduction

Purpose of the Report

This report is in support of a planning application and conservation area consent for the conversion of the existing garage and storage spaces to a lounge and entertainment space.

In addition, there is a proposal for a new single storey 4No detached garage of traditional construction.

The details are very similar to a previous planning application No 62897 which was approved 13/06/2018.

Design Brief

The owners of the existing house are looking to improve the connection between the house and garden to the rear and construct a garage which is commensurate with a property of this type.

They are also concerned that the proposals should be respectful to the existing building and the All Saints Conservation Area in terms of design materials and detail.



01

The Site



Site Context Photographs



1.0 Site Context

The property is located to the North East end of Church Lane, within the All Saints-Whitefield Conservation Area.

It is largely a residential area which is within easy walking distance of the main town centre and all local facilities.

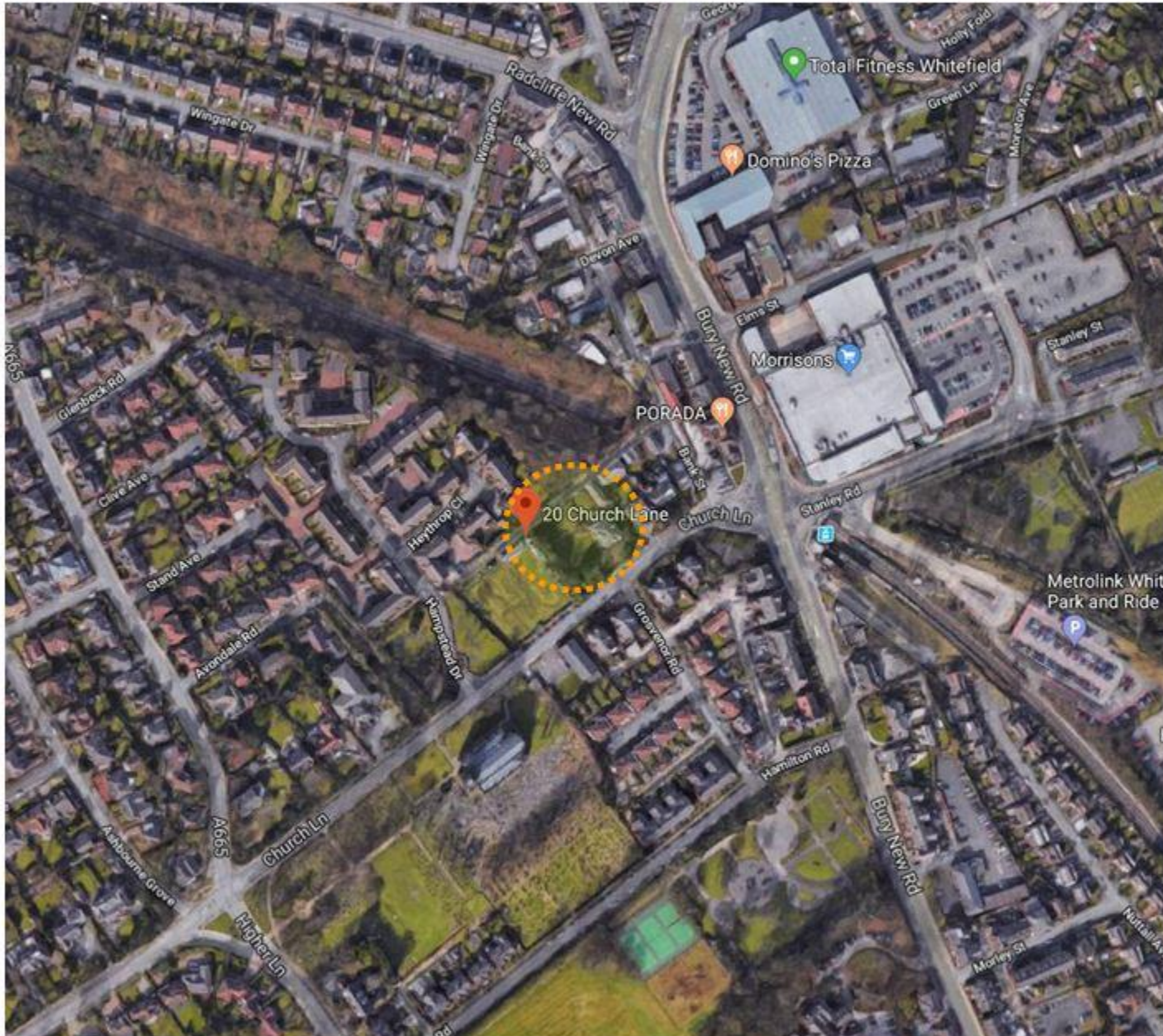
The pre-dominant built form consists largely of large historic detached and semi-detached villas, which are of traditional construction.

There are a number of mature trees located along the frontage of the properties, which make for a leafy suburban feel.

02

Site Analysis





2.01 Site as Existing

The site is located close to the main commercial centre of Whitefield off the A56 and backs on to the Metrolink tram line which links Bury with Manchester City Centre and the wider network.





2.02 Site as Existing

The existing buildings occupy a large plot adjacent to Whitefield Bowling Club.

It is a large 2.5-storey detached residence with a 2-storey annexe building located to the North East of the site.

There is an area of mature planting to the South West/South East boundaries, which largely obscure the view of the property from most of Church Lane.



site location





2.03 Site as Existing

The site as a feeling of enclosure created by the mature landscaping to the boundaries.

The main house is a grand building in the Victorian sense, with high ceilings, large double-height bay windows in natural stone, and restrained classical features.

03

Detailed Design





The proposed garage would not be visible when viewed from Church Lane, screened by the existing trees and evergreen shrubs.



View A



View B



View C

existing trees and evergreen shrubs are more than 8m high

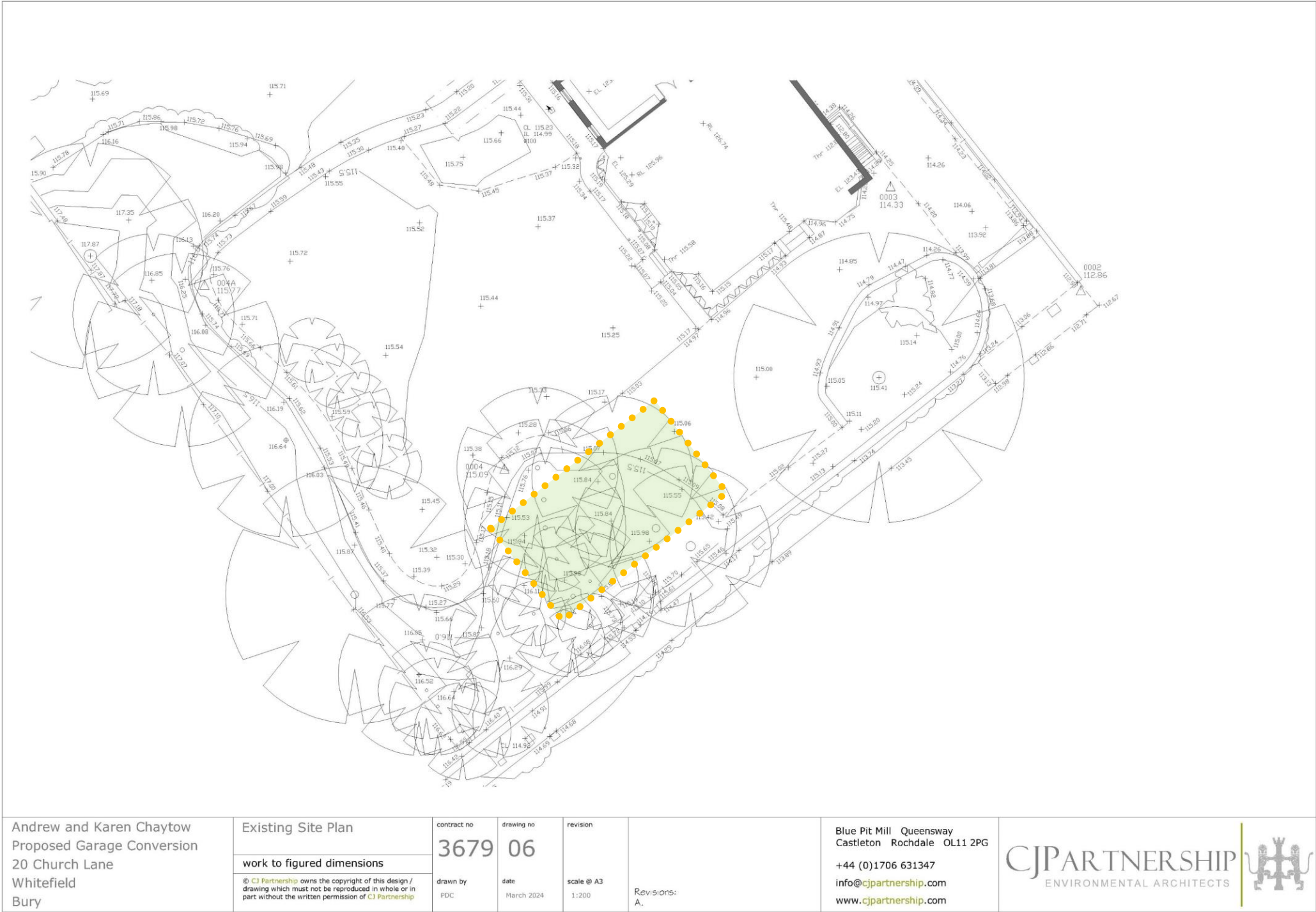
3.01 Site Location-Garage

The proposed garage is to be sited within in a clear open space to the southwest of the house, currently occupied by overgrown ornamental trees.

It will be largely screened by tan existing hedgerow which will be retained (see opposite for proposed street views).

It will not obscure the main view of the house from the street (entrance driveway).

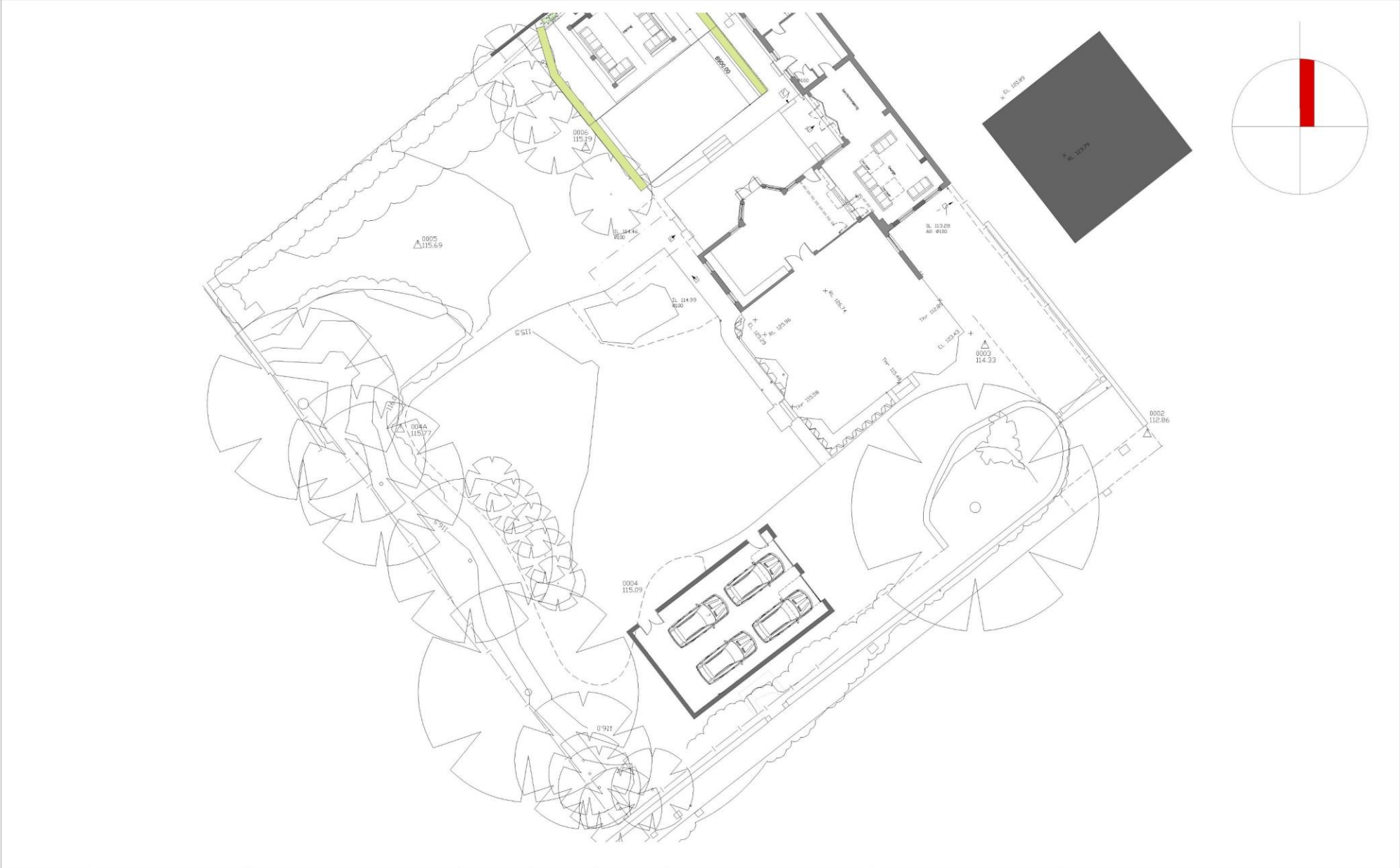
It will help to provide a more pleasant house frontage by enabling the existing garage entrance to be remodelled with a domestic character.



3.02 Site Plan as Existing

The plan opposite indicates the proposed position of the garage (in the exact same position as the 2018 approved application).





3.03 Site Plan as Proposed

The garage will be located between two mature trees and screened from the street by the existing hedge planting.

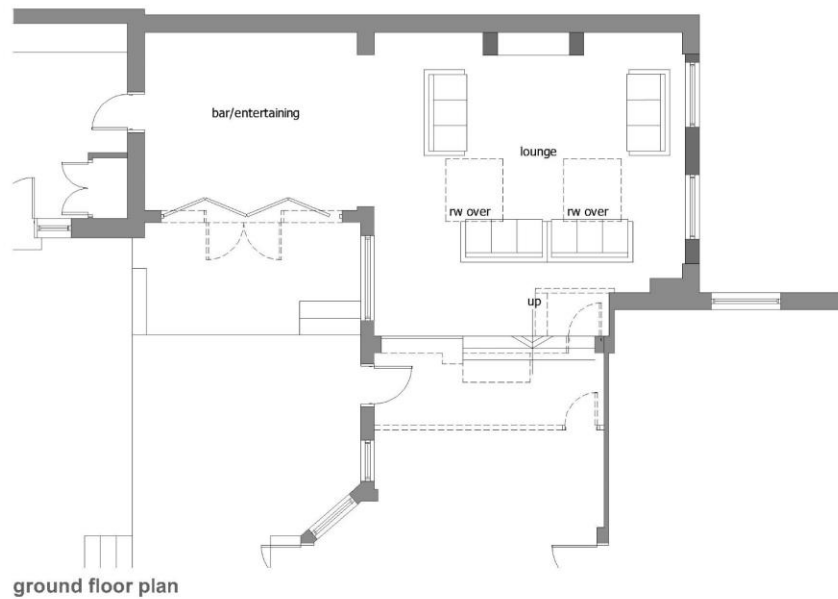
Andrew and Karen Chaytow Proposed Garage Conversion 20 Church Lane Whitefield Bury	Garage Plans as Proposed Site Layout	contract no 3679	drawing no 08	revision	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS
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3.03 Plans as Existing

The existing garage is located at the northeast corner of the house (circled below) and is directly linked to the rear annexe building, which faces southwest onto the rear garden (dotted orange rectangle).





3.05 Plans as Proposed

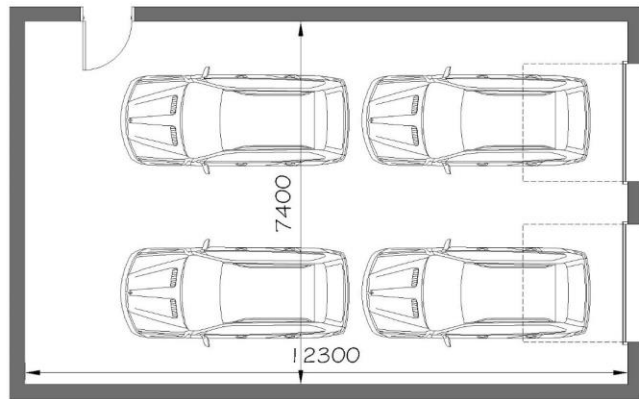
The existing garage is located at the northeast corner of the house (circled below) and is directly linked to the rear annexe building, which faces southwest onto the rear garden (dotted orange rectangle).

The existing garage opening will be built up with a natural stone plinth and brickwork walls and 2No new sliding sash windows to match the existing.

To the rear the existing double doors will be replaced with larger bi-folding doors and a new window inserted to the rear of the former garage wall (over-looking the garden).



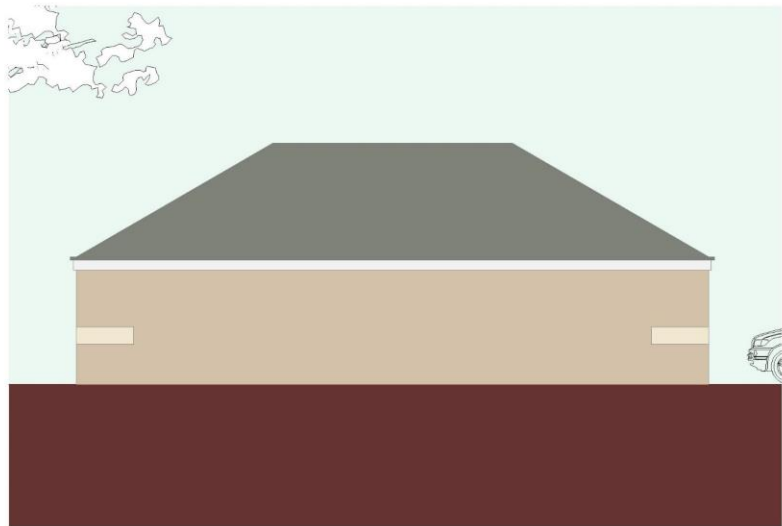
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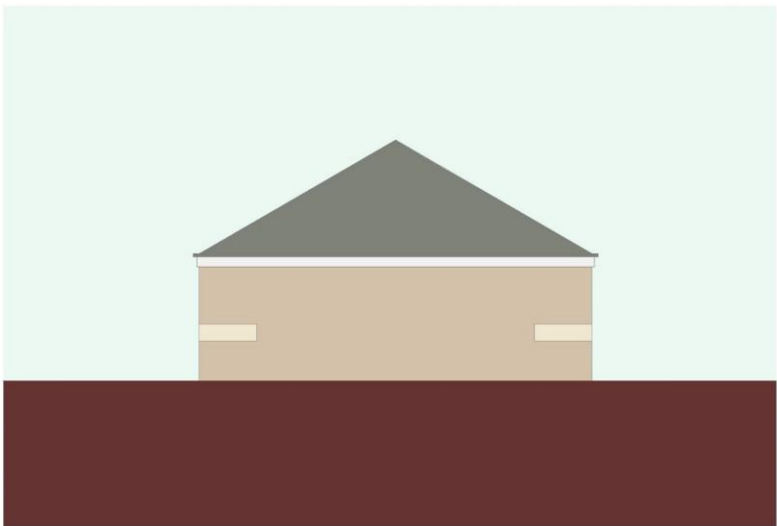
plan



front elevation



side elevation



rear elevation

3.05 Plans as Proposed

The proposed single storey garage will be constructed from red-brickwork with stone feature bands, and a pitched hipped slate roof to match the existing house.

Andrew and Karen Chaytow
Proposed Garage Conversion
20 Church Lane
Whitefield
Bury

Garage Plans as Proposed

work to figured dimensions

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drawing no

02

date
March 2024

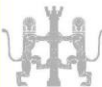
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3.07 Materials

Contextual

The palette of materials is fairly simple, consisting of brickwork with stone features to match the existing and a slate covering to the pitched roof above the garage.

Sliding sash windows are proposed to the entrance elevation to match those of the existing house.



04

Heritage Statement





OS map 1842 (site vacant)



4.01 Existing Building

In terms of a building of significance within the conservation area, No 20 Church lane falls within the category of the late nineteenth and twentieth century houses-as described in the extract lower-left.

The cottages to the rear of the site appear to be of an earlier date, and may relate to a previous building on the site.

"The character of the Conservation Area is essentially that of a late nineteenth century, leafy, residential suburb,"

The building does not appear on any historic maps until 1890, the site being vacant on the 1842 OS map.

Extract from All Saints Conservation and Management Plan

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. There are some larger detached properties, particularly along the north side of Church Lane. These houses generally front the roads but are set back behind front gardens. Along Bury New Road these front gardens are generally small and have often been made into hard-paved forecourts. 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.



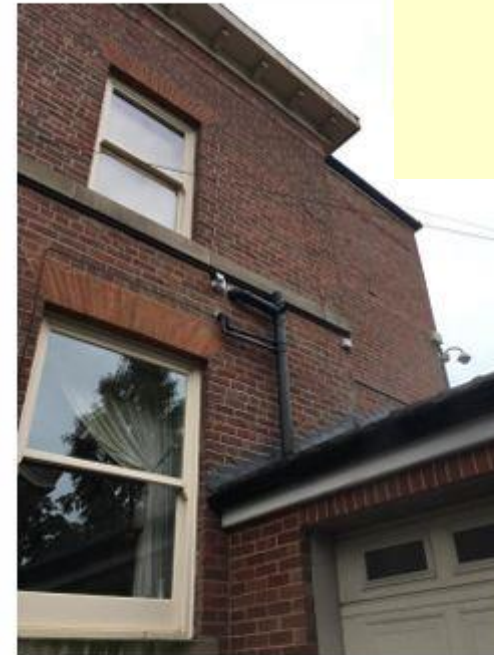
The property is shown on the 1892 OS map, for the most part in the form it is today, with the exception of a building to the North-East boundary.



4.02 Existing Building

It is one of the earliest larger Victorian domestic properties located along Church Lane, and could plausibly have had some association with the All Saints Church.

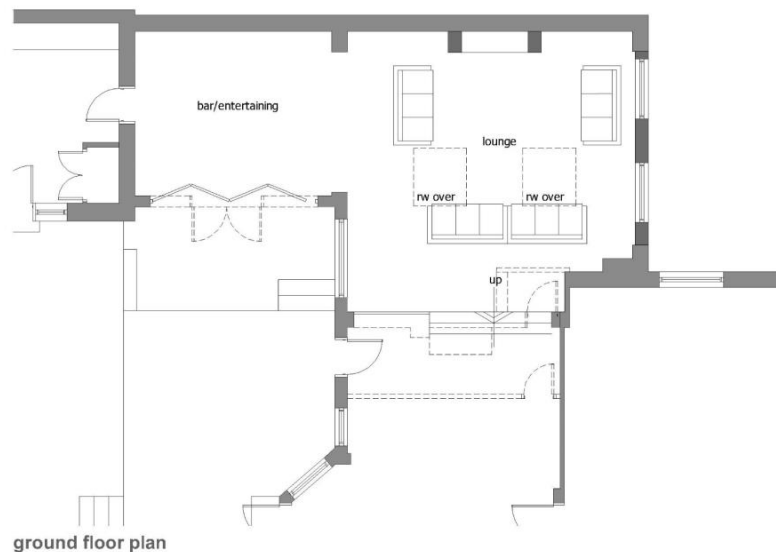
It was not uncommon for larger domestic properties to have ancillary buildings, such as coach houses or servants quarters located on site.



4.05 Proposals

There appear to have been some relatively recent additions to the property (late C20th), which include the single storey double garage and utility room to the northeast which link the main house to the annexe at the rear.

They are simple utilitarian structures, constructed with red brick walls and a pitched slate roof.



ground floor plan



front elevation



elevation to annexe building



rear elevation

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Whitefield
Bury

Plans as Existing

work to figured dimensions

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July 2025

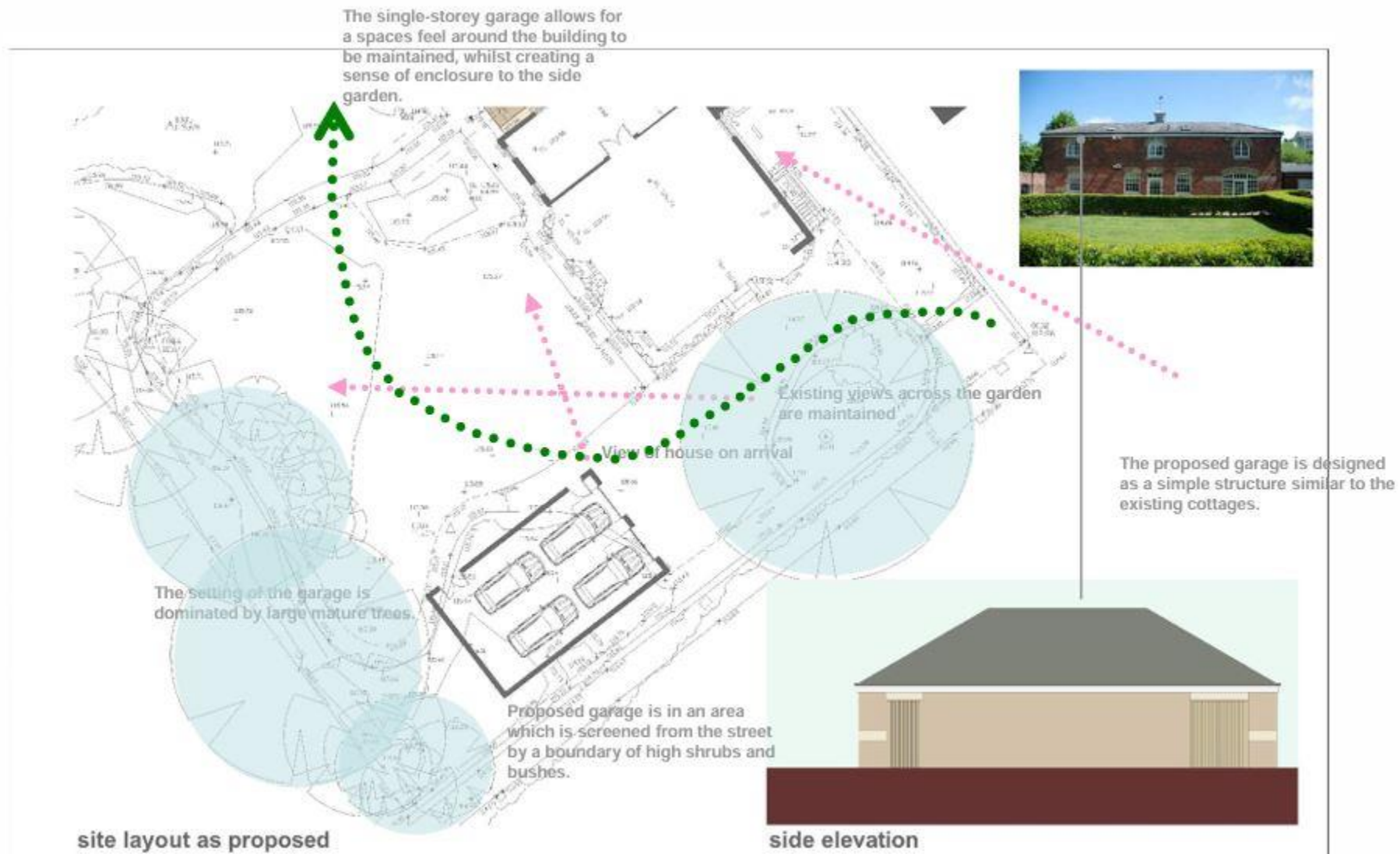
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4.06 Proposals

The existing built form is retained and the only alterations to the exterior are as follows:

- Replacing the existing garage door with 2No sliding sash windows.
- The replacement of the existing double doors with bi-folding doors to the private rear elevation.
- The insertion of a new window to the rear of the garage to allow views of the private garden. Note the horizontal emphasis of the existing ground floor windows. The new windows are designed to provide a more elegant visual connection between the historic buildings.
- The insertion of 2No heritage rooflights above the proposed lounge.



4.07 Proposals

The detached garage is designed as a simple ancillary structure to the main house, in much the same style as the rear annexe building.



4.08 Proposals

Conclusion

It is our opinion that the proposals will have a positive impact on the existing building for the following reason:

1. The proposed replacement of the existing garage will be visually more complimentary to the existing house when viewed from the street, due to the replacement of the garage doors with 2No sliding sash windows to match the main house.
2. It creates an improved connection between the main house and the annexe building/gardens to the rear.
3. The proposed garage will move cars away from the main entrance area, allowing for improved public views of the property from Church Lane.
4. It will provide a less cramped frontage onto Church Lane which is commensurate with a property of this type historically.

