

**HERITAGE STATEMENT
and
DESIGN & ACCESS STATEMENT**
for
**Demolition of Swimming Pool & Pool Structure
& Erection of Single Storey Rear Extension**
at
**5 Parklands
Whitefield**
for
Mr & Mrs David Travis



9 MERSEY ROAD
SALE
CHESHIRE
M33 6HL
0161 973 9391
07801 474646

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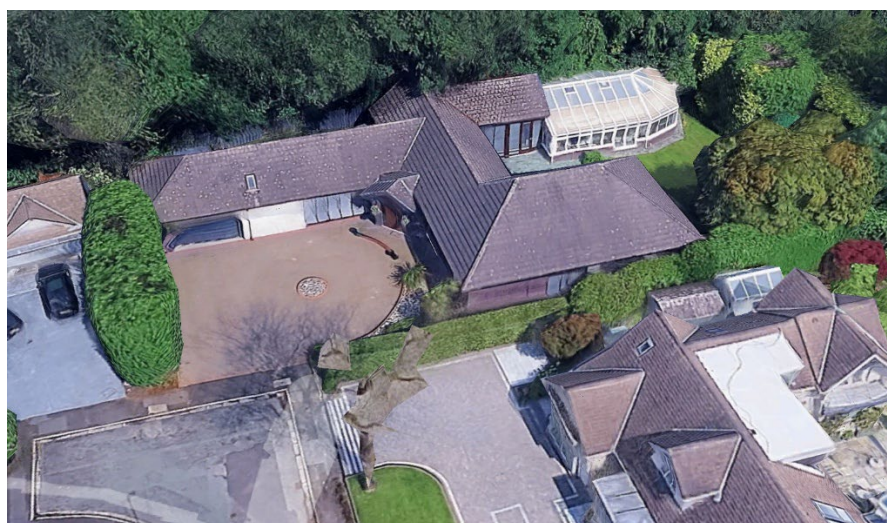
1.0 INTRODUCTION

1.1 This Heritage and Planning Statement has been prepared on behalf of Mr & Mrs David Travis in support of a Householder Planning and Demolition in a Conservation Area Application to their property. The works consist of demolition of the existing swimming pool and pool structure and erection of new single storey extension in place of the existing pool.

1.2 The application is submitted in full and is supported by the following drawings and report :-

202516 / OS1	Site Location Plan
202516 / Es1	Existing Survey – Ground Floor / Site Plan
202516 / Es2	Existing Survey – Roof Plan
202516 / Es3	Existing Survey – Elevations & Cross Sections
202516 / SkD1	Scheme Proposals – Ground Floor / Site Plan
202516 / SkD2	Scheme Proposals – Roof Plan
202516 / SkD3	Scheme Proposals - Elevations & Cross Sections
Planning & Heritage Statement	

1.3 Paragraph 207 of the National Planning Policy Framework (NPPF) (2024) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this statement.



Aerial View of the Property & The Site

2.0 HERITAGE DESIGNATION

Site Context

- 2.1 The site is located at 5 Parklands, Whitefield, Manchester, M45 7WY, National Grid Reference: SD804057 and lies within the All-Saints Whitefield Conservation Area.



Location Plan

- 2.2 The property is a corner plot located at the end of a cul-de-sac and has strong kerb appeal. The property benefits from a large area of open space dominated and surrounded by trees to the east, north east and the south east allowing for minimal overlooking and privacy issues to adjacent neighbours on Pinfold Lane.
- 2.3 All of the 8 properties along Parklands are an individual design and are all mainly bungalows apart from 3 to the north which are 2-storey overlooking the adjacent Stand Cricket Club.
- 2.4 Each property on Parklands occupies a reasonably large plot and are all detached properties.
- 2.5 All of the proposed alterations are to the rear of the property and therefore will have very little impact on the surrounding neighbours and Conservation Area. It will not be seen by anyone other than those occupying the dwelling.

3.0 PLANNING HISTORY

3.1 The following applications are considered most relevant to the current application :

Application No.	Description of Development	Decision & Date of Issue
65898	Single storey rear extension, roof covering replacement to pool area, replacement doors and windows including cladding over existing openings, repositioned rear window openings in relation to internal alterations/pool area, new terrace to master bedroom and external landing to door opening in courtyard	Granted, October 2020
63593	Roof extension and elevational alterations to form first floor accommodation to existing bungalow	Granted March 2019
98/33865	New pitched roof to existing bungalow	Granted, February 1998
90/24812	Swimming pool to rear	Granted August 1990

4.0 ALL SAINTS CONSERVATION AREA

4.1 All Saints Conservation Area was originally designated in March 2004 and lies close by the district centre of Whitefield, which is located approximately 3km south of Bury Town Centre. Whitefield falls within the Borough's Pilkington Park Ward and the majority of the Conservation Area is situated to the west of Bury New Road.

4.2 The main streets within the conservation area are Bury New Road, Hamilton Road, Church Lane, Higher Lane, Pinfold Lane and Knowsley Road. The area's origins are as open farming land, being part of the Pilkington estate. It was the building of All Saints Church in 1822 and the coming of the railway in 1879 that had the greatest influence on the area's growth into an elegant 19th and early 20th century residential suburb.



Conservation Area Map

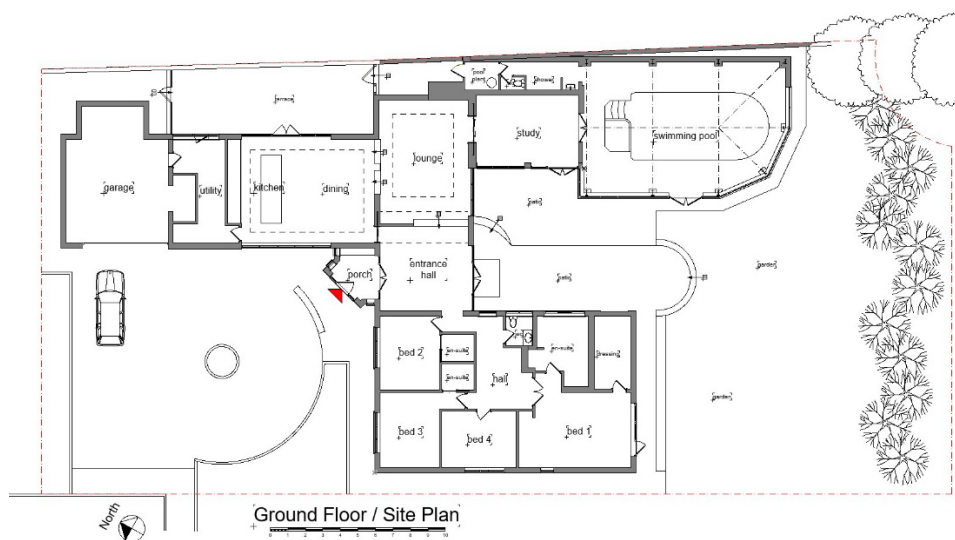
- 4.3 Higher Lane is a wide road and has a very mixed appearance. There are a limited number of buildings along its east side because of the graveyard to All Sanits Church and the Stand Cricket Club and these are varied in appearance. The housing along the west side is of little historic interest and is outside the designated conservation area.
- 4.4 Parklands has a very different character, being a cul-de-sac bungalow development dating from the second half of the twentieth century. The buildings appear to be single-storey in height, although in some cases on the north side the slope of the land allows for a lower level, and there is no hard definition of the plots. There are some mature trees within the gardens.

5.0 SCOPE OF THE WORK

- 5.1 The scope of the works are to firstly to demolish the existing swimming pool and pool structure and infill the pool to achieve a level surface. The existing rear wall to the pool structure to the east boundary would be retained as this gives excellent screening and privacy to the adjacent site.



Existing Swimming Pool Structure



Existing Ground Floor Plan



Existing Front Elevation



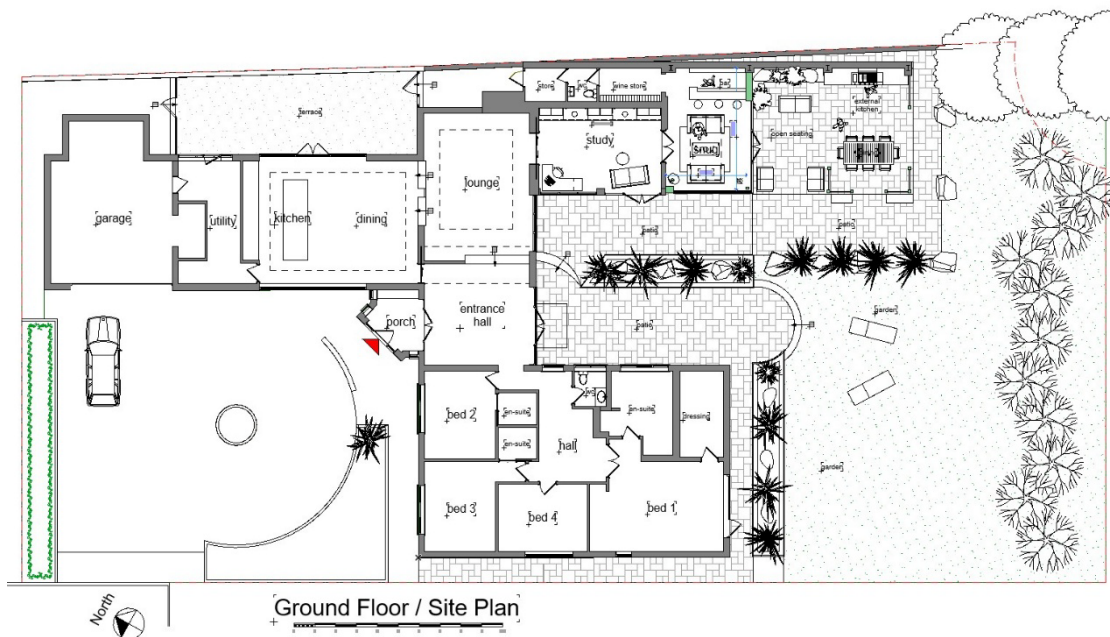
Existing Rear Elevation



Existing Side Elevation

- 5.2 On completion of the swimming pool removal, a new single storey flat roof glazed structure would be provided. This would occupy only a third of the area of the pool structure to be demolished. The new single story rear extension would be connected to the existing study to be used as a new snug & bar area.
- 5.3 The second third area of the pool area would be used as an open seating / patio area with just the rear boundary wall retained.
- 5.4 The final third of the pool area would include an open pergola structure to be used for external dining including an external kitchen/cooking area.
- 5.5 All materials used within the extension are to match existing.

- 5.6 New PV photovoltaic solar panels are to be provided to the east, south & west elevations, none of which would be visible from the front elevation or Parklands.



Proposed Ground Floor Plan



Proposed Front Elevation



Proposed Rear Elevation



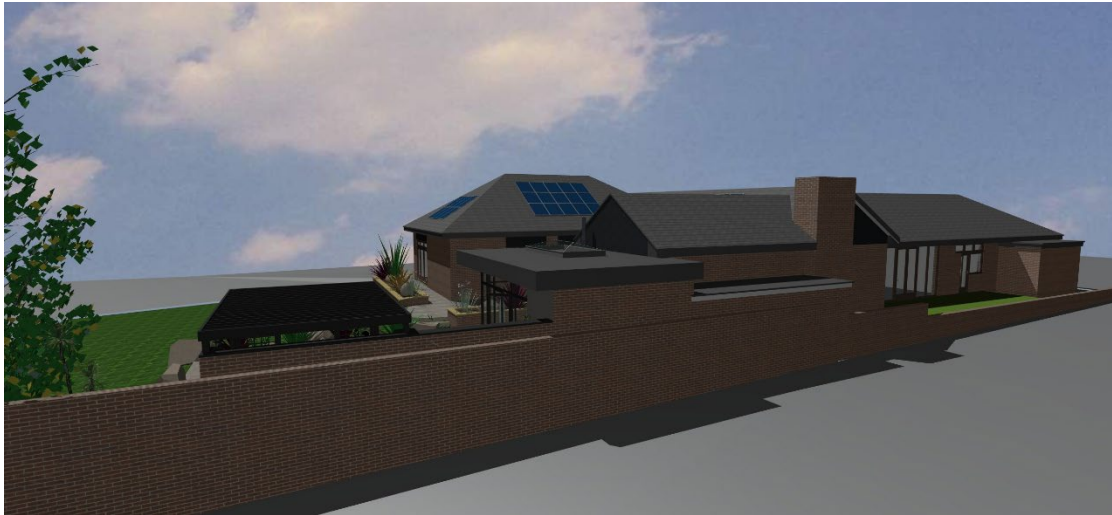
Proposed Side Elevation



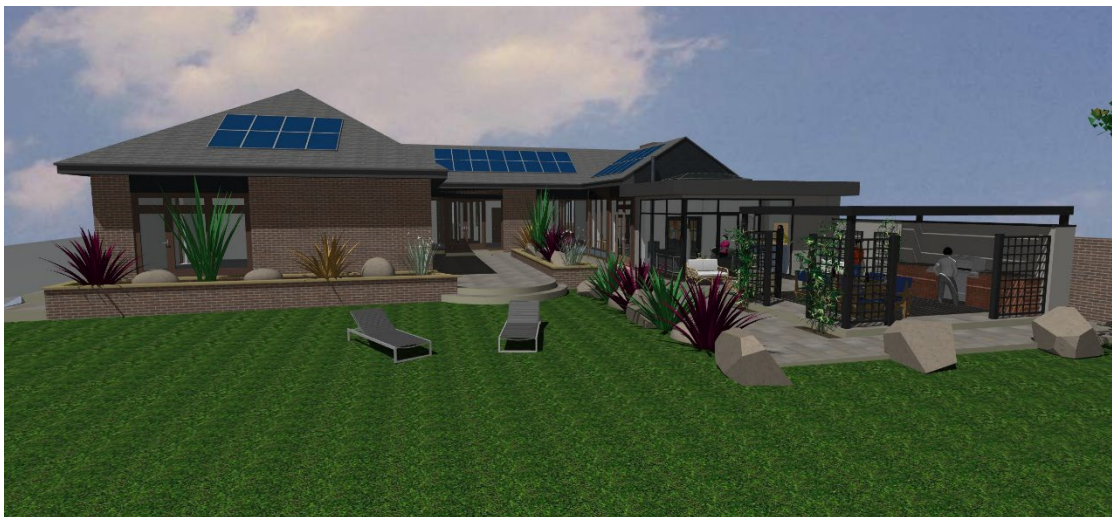
Proposed Aerial View



Proposed Aerial View



Proposed Rear Perspective View



Rear Perspective View



Rear Perspective View to New Extension & Pergola



Rear Perspective View



Rear Perspective View



View to New Single Storey Extension

6.0 CONCLUSION

- 6.1 This document and the included 3D views has been prepared to briefly explain the scope of the work in relation to the existing bungalow which lies within the All Sanits Conservation Area.
- 6.2 It is a simple extension scheme which includes demolition of the existing 'out of character' modern swimming pool structure which is 88m² and providing new single storey snug / bar structure which is only 25m². The other areas to the scheme include an open seating/patio area and new open structure pergola for outside dining. The height of the proposed scheme is lower than the existing swimming pool structure. New private garden and landscaping will be provided.
- 6.3 The scheme includes new PV photovoltaic solar panels to the east, south and west elevations.
- 6.4 None of the scheme, including the PV panels can be seen or viewed from the front elevation or the end of the cul-de-sac to Parklands.
- 6.5 It is therefore recommended that the application is permitted subject to achievable and standard conditions.

PHD Design

March 2026