

Heritage Statement

Porada, 231 Bury New Road, Whitefield, Manchester M45 8QP

Introduction

The proposal is to erect an aluminium structure with a retractable fabric canopy to the south elevation of the property. This will provide all-weather seating facilities for customers.

Location

The restaurant is located on the west side of Bury New Road, which is the main road through Whitefield Town Centre, next to the junction with Church Lane. This location is right on the edge of All Saints Conservation Area. On the opposite side of the road is a modern Morrisons supermarket.

Building History

Number 231 Bury Road is not a listed building, but is noted as having local significance. It is a late nineteenth century, red-brick former bank with an elaborate crow-stepped gable, which is particularly predominant to views along Bury New Road from the south.

The building was in use as a bank until 2010, having self-contained residential accommodation at the upper levels. Planning Approval 54177 for change of use from Class A2 to Class A3 was granted in August 2011.

The establishment currently operates as an Italian restaurant. The residential use above, which has its own separate entrance, continues and is unaffected.

Nearby Assets

There are seven buildings and structures within the Conservation Area included on the List of Buildings of Special Architectural or Historic Interest.

All Saints Church on Church Lane is a grade I listed building. Within the churchyard there are five other listed structures, all of which are listed Grade II. These include the decorative cast iron west gateway with stone piers, the cast iron lamp post adjacent to the church entrance, and the stone War Memorial at the eastern end of the churchyard.

Number 32 Church Lane, which is a residential property, formerly the Rectory, is also listed Grade II.

The proposed development at Porado Restaurant is not visible from any of these listed sites, nor from within the local open spaces at Hamilton Road Park or Stand Cricket Club.

Other architectural assets in the immediate area include a number of residential properties. To the south side of Church Lane there is a group of large semi-detached late nineteenth century villas, which feature some of the predominant architectural character of the Conservation Area. Along the north side of Church Lane are some larger detached properties, set back behind front gardens.

Impact

The main building is of imposing appearance and will remain unchanged. The existing large awning above the decking area will be removed to make way for the new structure.

The proposed extension will feature a pitched awning style overhead canopy with full height glazing to two sides, creating a light and airy seating environment in an 'outdoor room'.

Having a modern glazed appearance but remaining subservient to the building as a whole, when the canopy and glazing are retracted any visual impact will be lessened further.

A timber clad stud wall will lessen any effect of noise pollution facing the car park and the residential properties on that side of the development site.

The footprint will follow a line inside that of the existing low timber planters.

The new structure and windows will be colour-coated aluminium to match the windows in the existing front façade.

All existing trees on site will be retained and are unaffected.

Planning History

63114 Variation of condition no. 3 of planning permission 60696 to change the proposed car park surfacing/drainage scheme
Refused Oct 2018

60696 Change of use of grassed area to car park
Approved Mar 2017

55239 Erection of conservatory to the south side (resubmission)
Approved Jul 2012

54751 Erection of conservatory to the south side
Refused Mar 2012

54716 Non-material amendment following grant of planning permission 54177 for 4 no. larger replacement windows at front
Approved Jan 2012

54177 Change of use from bank (Class A2) to restaurant (Class A3)
Approved Aug 2011



BRANCH NETWORK

11-35-90 Whitefield

231 Bury New Road Whitefield Manchester

Martins go
to extremes
to be helpful

**MARTINS
BANK**

Changing Priorities...



1888

FOUR CENTURIES OF BANKING VOL II ©

MARTINS BANK LIMITED 1968
reports that no records
survive to explain why the
Bury Banking Company
Limited, the oldest of the
Lancashire constituent banks

of Martins, consented to be taken over by
the Lancashire and Yorkshire Bank in 1888.
The main reason for the takeover would
appear to be a considerable number of
bad/rejected accounts in the books of the
Bury Bank. Thus another collection of
branches, Whitefield amongst them, began
their journey towards becoming part of
Martins Bank. The branch appears to have
been the subject of changing priorities over
the years - in 1888 it was a full branch of
the Bury Bank, but was downgraded to a sub
branch once the merger with L and Y had
taken place. In the 1960s Whitefield is a
full branch of Martins, and even has its own
sub branch at Besses O The Barn, which we
opened in 1937.



Image: W N Townson Bequest
One of two branches in Bury New Road, our Main branch
at Whitefield is pictured here in 1922 as a branch
of the Lancashire and Yorkshire Bank.

MARTINS BANK WHITEFIELD

Meet the Staff



Mr A Scholed
Manager
1946 to 1958



Mr H Johnes
Manager
1965 to 1968



Mr T Derbyshire
Manager
1968 onwards



MARTINS BANK WHITEFIELD

Branch Specification

Details Correct at 1st Jan 1969

Title: 11-35-90 Whitefield
Type: Full Branch
Address: 231 Bury New Road Whitefield Manchester
Hours: Mon to Fri 1000-1500
Saturday 0900-1130
Telephone: 062 766 2537
Services: Nightsafe Installed
Manager: Mr T Derbyshire Manager