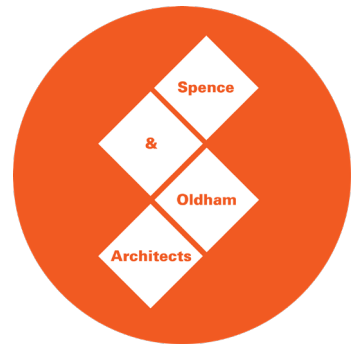




Ref: 0042/01/admin/LA.01 Revision A

28th July 2022 (*revised 05th September 2022*)

Development Management
3 Knowsley Place Duke Street,
Bury,
Lancashire,
BL9 0EJ

Dear Sir / Madam

RE: Heritage Statement for proposed rear extension – 15 Church Lane, Whitefield, M45 7NE

Please see the following Heritage Statement in connection with the above application.

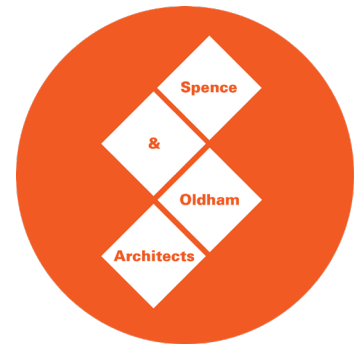
Heritage Statement

1.0 Introduction

- 1.1 This statement supports a planning application relating to No. 15 Church Lane, Whitefield. The proposal comprises of the demolition of an existing conservatory and basement space below, and replacement with a similarly sized rear extension to extend the existing kitchen space, connect the side of the house to the rear garden with a new terrace, and extend and convert the existing basement.
- 1.2 The application site is located on the South side of Church Lane within the All Saints Conservation Area. The property forms one of a pair of semi-detached properties, typical of the period and style of properties found within the conservation area, both of which are non-designated heritage assets (locally listed).
- 1.3 National and local planning policy requires that applicants and Local Planning Authorities consider the potential harm to the significance of heritage assets and their setting as part of any development proposal. In this instance, consideration must be given to the potential harm to the significance of the designated heritage asset, namely the All Saints Conservation Area. The significance and potential harm to this asset is fully considered in Section 5 of this document.

2.0 Planning History

- 2.1 The online planning search returns no results for the existing property at no. 15 Church Lane.
- 2.2 The existing conservatory to the rear of the property is constructed from relatively modern materials and a mis-matched red brick to the original house and is believed to be a relatively modern addition.



3.0 Planning Policy and Guidance

3.1 The national and local planning policy and guidance relevant to the historic environment are set out below and considered in more detail in Section 5.0.

- National Planning Policy Framework (2012)
- Bury Local Plan Policy Directions 2018
 - BH1 Conservation Areas
- All Saints, Whitefield, Conservation Area Appraisal and Management Plan (2006)

4.0 Application Proposals

4.1 The works proposed comprise:

- Demolition of the existing non-original conservatory to the rear of the property down to the rear garden level, retention of the existing stone steps to the garden level and retention of the existing terrace to the side of the property.
- Construction of a new two-storey (lower floor at rear garden / basement level, upper floor at ground level) rear extension, on the same footprint as the existing conservatory, with a step back at the upper level to provide a narrow walkway / terrace connecting the side access of the property to the rear garden.

4.2 Drawings of the existing and proposed development are included with the application under document numbers (02)002 Existing Plans and Elevations, and (02)003 Proposed Plans and Elevations respectively.

5.0 Significance of Heritage Assets

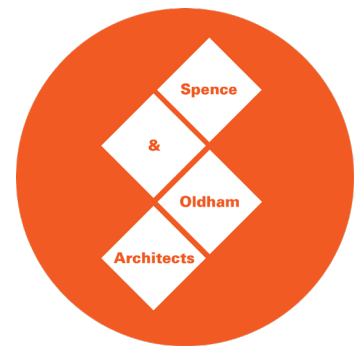
5.1 This Section considers the significance of the designated and non-designated heritage assets which would be affected by the proposal, in accordance with the NPPF.

The All Saints Conservation Area – designated heritage asset

5.2 The All Saints Conservation Area lies close by the district centre of Whitefield, which is located approximately 3km south of Bury Town Centre.

5.3 The conservation area is characterised by attractive, open green spaces consisting of the Grade I Listed All Saints Church and its grounds, and Hamilton Road Park. The surrounding streets display a range of impressive and well-preserved semi-detached, detached and terraced houses and villas in the Regency, Victorian and Edwardian styles, from the 19th and 20th Centuries.

5.4 First designated as conservation area status in March 2004, a formal appraisal and management plan was published in 2005, outlining policies to be considered when undertaking development within the area.



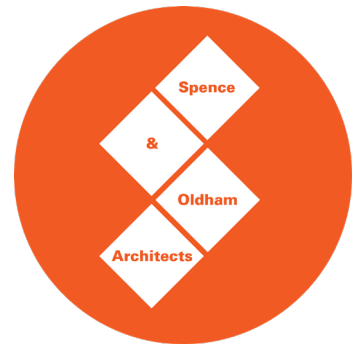
- 5.5 The large detached and semi-detached properties to the North and South of Church Lane, including the application site, are listed under the appraisal document as “Buildings of Significance” to the character of the conservation area.
- 5.6 Policies set out under the management plan state a number of restrictions to development of buildings of significance, including restrictions on demolition, replacement of windows and doors, and development which would alter the character of the conservation area. The design will be shown to comply with the relevant policies in section 6.0

15 Church Lane – non-designated heritage asset (locally listed)

- 5.7 The Draft local list of buildings of special architectural or historic interest, compiled by Bury Council, lists the property at 15 Church Lane as a non-designated (locally listed) heritage asset, stating “3-17 (odd) Church Lane, Whitefield, M45 7NE”.
- 5.8 An official appraisal of the specific property at 15 Church Lane is not available, however the property is believed to be locally listed as a rare and well preserved example of a late Victorian Villa, displaying original decorative brickwork and stonework to the front and side facades visible from Church lane.

6.0 Assessment of Proposals

- 6.1 The relevant considerations are the effect of the proposals on the character and appearance of the All Saints Conservation Area and the non-designated heritage asset (locally listed building).
- 6.2 Demolition works proposed are limited solely to the non-original conservatory to the rear of the property at 15 Church Lane. The conservatory is not believed to be of architectural interest as it is evidently a relatively modern addition to the existing dwelling house. The existing boundary walls, stone steps to the garden and original terrace to the side of the house are to be retained.
- 6.3 The conservatory is to be replaced with a new rear extension on the footprint of the existing conservatory which will provide additional space to the kitchen at ground floor level, and to the basement at the lower garden level. The upper level of the extension is stepped back 1.2m to extend the existing terrace from the side of the house around to the existing stone steps, linking the front and rear gardens.
- 6.4 The supporting drawings indicate that the extent of development is entirely contained to the rear of the property only and will not be visible from the public highway on Church Lane. The proposal represents a reduced massing, typically domestic in scale and form which would not constitute overdevelopment or overbearing to the existing property or its neighbours, instead this would be less visually obtrusive than the existing conservatory.
- 6.5 Visually the design matches the existing house in its choice of material and style, and will be constructed from red brick external walls, grey slate roof tiles and soldier bond brick coursing over new windows and doors. Bi-folding doors installed to the upper and lower levels will be of slimline aluminium frames, powder coated to RAL 7016 Anthracite Grey.



6.6 An assessment of the proposal demonstrates that this should not be considered harmful to the All Saints Conservation Area, as the proposal is designed to be sympathetic and subservient to the existing dwelling and is located entirely to the rear of the property, concealed from the public highway.

Yours Sincerely,

Gregory Oldham BA(Hons) March ARB
For and on behalf of Spence & Oldham Architects Ltd