

Design & Access Statement /
Heritage Statement

290

24 Church Lane, Prestwich, M25 1AJ

February 2024

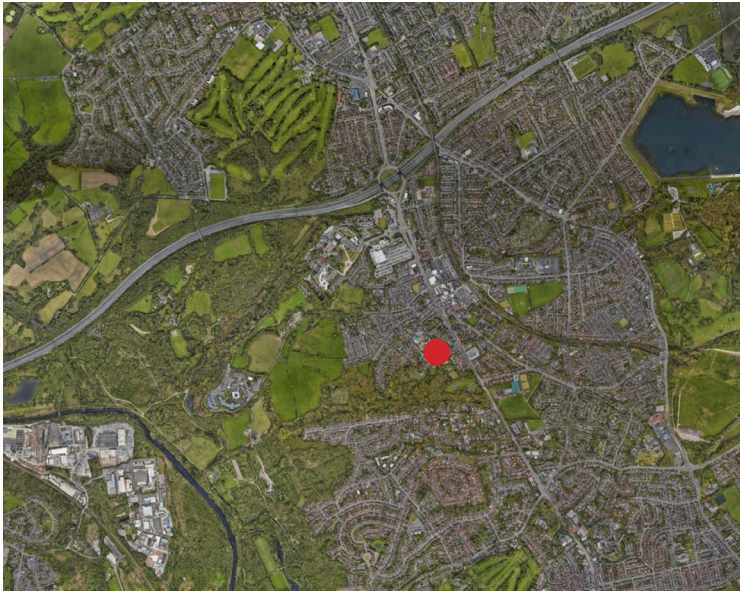


Harrison
Stringfellow

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Site Location and Brief



● Site



-- Conservation Area boundary

— Site



no.24 Church Lane [site]



no.24 Church Lane [site]

Site

The site is located within St Mary’s Park Conservation Area, Prestwich.

24 Church Lane is a substantial Victorian terrace at the centre of ‘George’s Terrace’, an elevated terrace block built with a large retaining wall in 1863. The elevated position from the main road is protected by a mature hedgerow and boundary wall obscuring much of the view of the front of the property.

This feature is typical of the characteristics of the Conservation Area setting (see page 7 for full Conservation Area / Character appraisal).

Access

The site is adjacent to Bury New Road (the main high street that serves Prestwich) and is half a mile from a tram stop that offers direct access into Manchester city centre. On-road parking is available, with no private parking facilities for the property.

The entrance to the property is accessed via an opening in the retaining wall from Church Lane and via steps which serve as access to neighbouring properties.

Brief

The existing property is a 4no. bedroom house over 4no. floors with a small garden to the rear. The house previously underwent refurbishment works in 2017 to convert the basement into a home office space and improve light and access at the front of the property. This application focusses on the rear of the property. The house, although fairly large internally, has an inefficient layout and does not meet the applicant’s brief in terms of daylight & access to the garden, along with a kitchen that is not connected to the rest of the living spaces. HSA were commissioned to reconfigure the internal layout to provide a larger kitchen area and better connectivity to the garden. This proposal also look to upgrade the existing windows and doors to the rear of the property.

Images Google Earth 2024



Georgian fenestration patterns and replica sliding sash typify the domestic window typologies along Church Lane



Church Lane is book-ended by two larger buildings, the Grade I Church of St Mary and no.1 Church Lane



The junction at Church Lane and Derby Street with views towards Church of St Mary (Grade I), the mature hedgerow lining George's terrace as denoting the historic core



Partial view of the rear of 24 Church Lane (application site) is visible from adjacent Derby Street and the boundary of the Conservation Area



Prestwich Conservative Club opposite the application site and dedicated access to no.20 Church Lane visible



Domestic window fenestration / arrangement of the Church Inn (Grade II)



View towards George's Terrace (incl. application site) from end of Church Lane

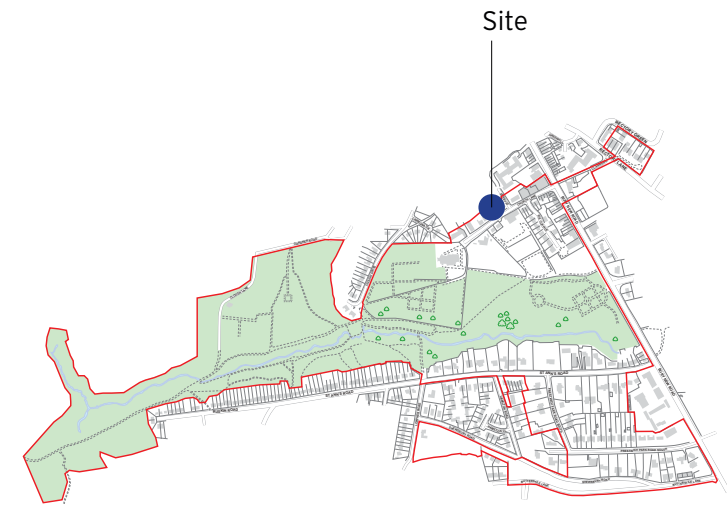
Relevant Approvals

Location: 24 Church Lane, M25 1AJ
Application ref: 56288
Proposal: Removal of front bay window and replacement windows at first floor to front
Status: GRANTED [09/05/2013]

Location: 24 Church Lane, M25 1AJ
Application ref: 61098
Proposal: Alterations to basement to create a self contained home office, external alterations and basement light well to rear
Status: GRANTED [23/03/2017]

Other relevant local applications:
Location: 34 Church Lane, M25 1AJ
Application ref: 66646
Proposal: Single storey rear extension
Status: GRANTED [20/04/2021]

Designated Areas / Assets



Conservation Area - St Mary's Park, Prestwich [Bury Local Plan]

The Conservation Area contains a number of distinct areas including Church Lane (which incorporates the site) in the north which is dominated by St Mary's Church (Grade I) and the mature treescape within Prestwich Clough.

The residential parts of the Conservation Area are typified by tree lined streets with substantial properties in large grounds mostly dating from the mid-19 century. The combination of large private grounds and public open spaces results in a lush and heavily tree lined appearance of the CA.

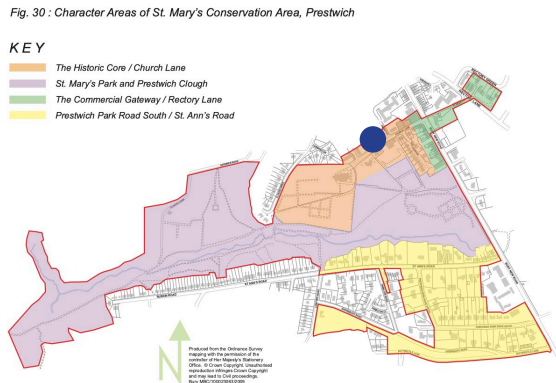
Refer to page 7 for full Conservation Area Appraisal.



Designated assets adjacent to the site [Historic England]

Designated assets are clustered at the end of Church Lane, mark by the Grade I St Mary's Church and grounds along with the beginning of the domestic architectural pattern starting with the scale and features of the Church Inn and adjacent no.38 Church Lane (both Grade II).

The application site [24 Church Lane] is c150m from St Mary's Church.



View towards Church of St Mary (Grade I) and the Church Inn (Grade II) fronting onto Church Lane



Church of St Mary (Grade I listed)
[LEN: 1067252 / NGR: SD 8109 0367]



The Church Inn (Grade II listed) & 38 Church Lane
[LEN: 1067251& 1356814]



The Rectory (Grade II listed)
[LEN: 1405179]

Conservation Area Appraisal



The conservation area incorporates a number of different architectural influences, including the residential streets including Church Lane bounding to the North which leads directly to the prominent St Mary's Church and leads into the mature woodland of Clough beyond. There are residential pockets of the conservation area which are typified by tree lined streets with substantial properties.

Character

Church Lane sits within the historic core of the conservation area, the oldest part and bookended by the large sandstone St Mary's Church (Grade I). The row of large residential properties are illustrative of the medieval village development. The north side of Church Lane, which the application site sits, is well persevered from a conservation character and feature late-Georgian period dwellings, with a raised terrace above road level behind a brick retaining wall and hedge.

Victorian window proportions at the Church Inn



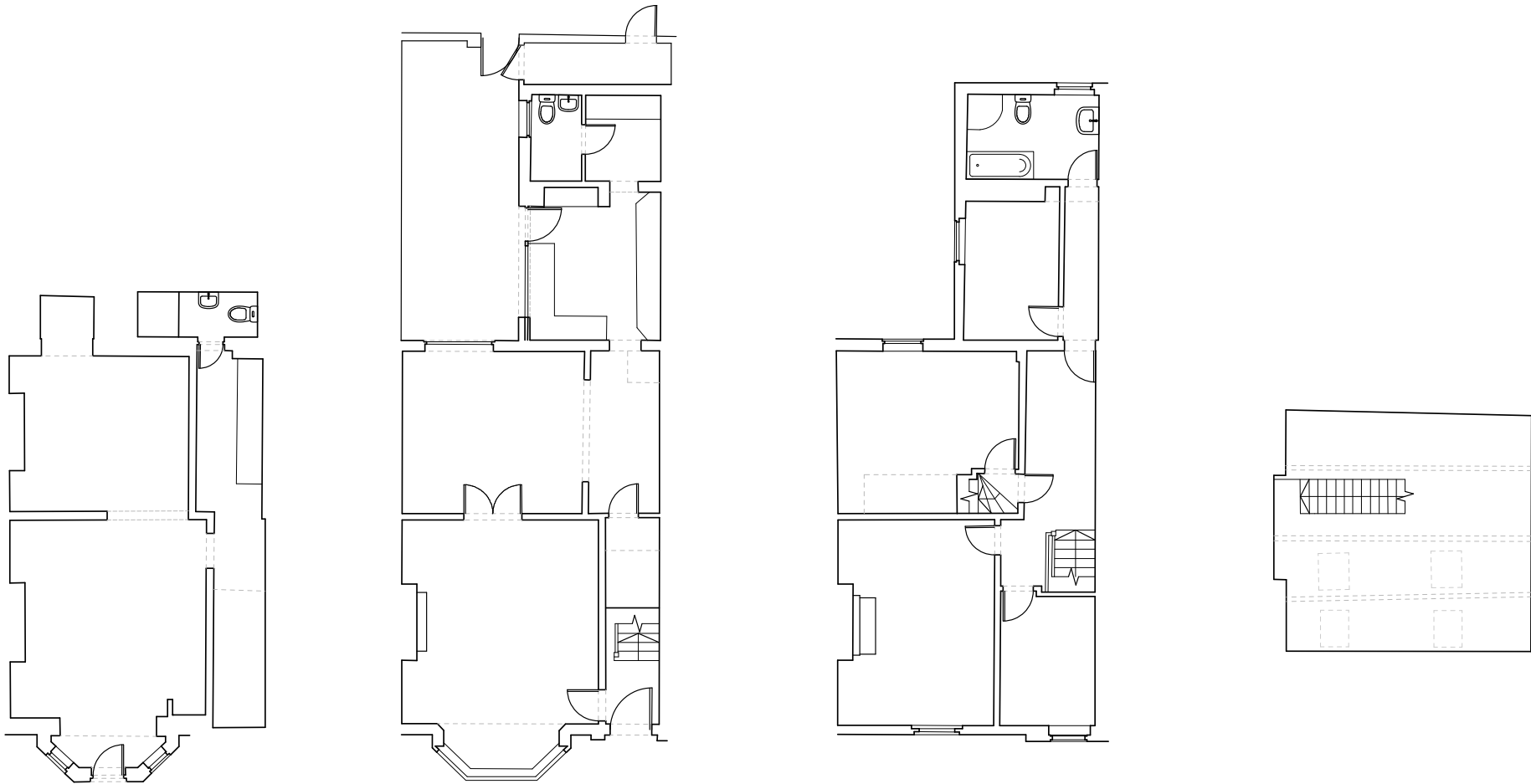
Church Lane opposite George's Terrace historic photo



24 Church Lane historic photo showing Vitorian 1 over 1 glazing division

There are a mix of window types, frames and doors in the area, including many modern installations and those that reference the historic fenestration arrangements. There are also late-Georgian and Victorian styles evident as well as replica styles in modern materials which are convincing and preserve period detailing whilst ensuring continuity and longevity in terms of maintenance which all contribute positively to the conservation area.

Existing GA Layouts



Existing Basement Plan

Existing Ground Floor Plan

Existing First Floor Plan

Existing Second Floor Plan

Main issues

- natural light is restricted in the centre of the plan (dining area) due to existing partitions and height of existing openings
- inefficient circulation at ground floor
- inefficiencies in kitchen / utility arrangement
- lack of connectivity between kitchen and living / dining spaces, not reflective of modern day open plan living
- lack of connection with the garden

Options Appraisal

Harrison Stringfellow were initially appointed to undertake a feasibility study to explore the internal layout to improve connectivity between spaces and increase access to natural light.

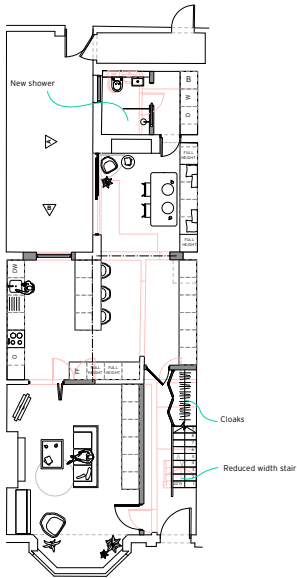
During the feasibility stage a number of design options were considered to make minimal alterations to the existing building in order to enhance the existing character whilst improving the domestic provision and accommodate the lifestyle needs of the client.

Key moves / considerations included:

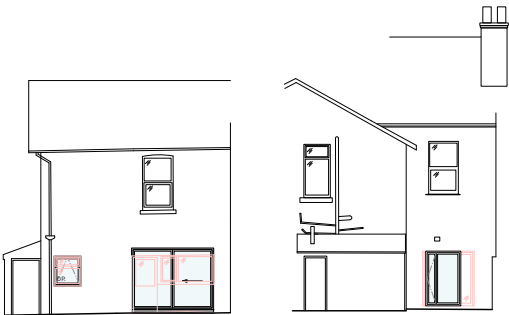
- retaining existing structure and servicing positions where possible
- improve amount of natural light at ground floor
- improve kitchen / utility provision
- improve access and outlook to the rear garden
- improve thermal efficiency through replacement of controlled elements (windows and doors) and introduction of background ventilation

A developed response taking elements from the approaches was prepared demonstrated in the proposals described on the adjacent page.

Option 1

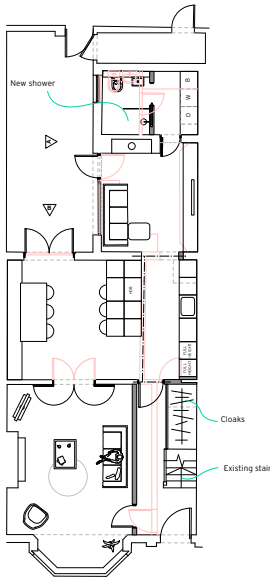


Proposed ground floor plan - option 1

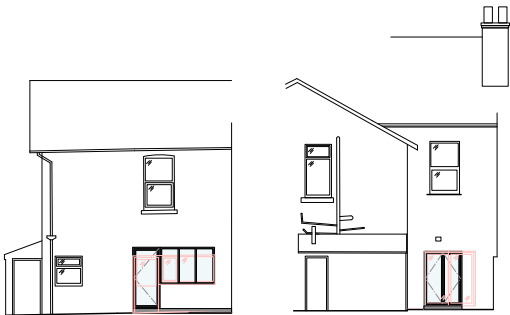


Proposed elevations - option 1

Option 2

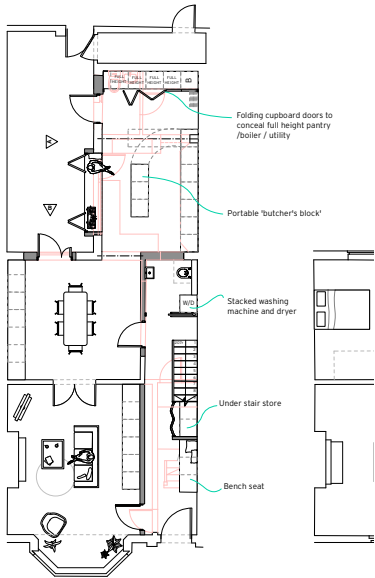


Proposed ground floor plan - option 2

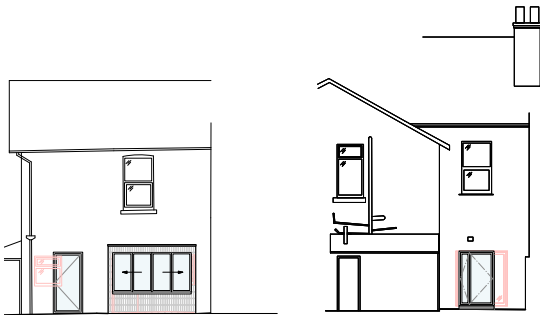


Proposed elevations - option 2

Option 3



Proposed ground floor plan - option 3



Proposed elevations - option 3

Final Proposals

The options appraisal and original design concept developed into the final proposal, of which the key moves are:

- maximising the amount of natural light at ground floor by removal of internal partition and raising the head of the existing structural opening
- greater connectivity between kitchen and living / dining spaces
- additional shower / reconfigured utility space at rear
- replacement windows in uPVC and aluminium - fenestration design in 1 over 1 glazing sympathetic to historic Victorian pattern evident through the setting/context appraisal of the Conservation Area and the historic photos. Replicates the proportion of the surrounding late-Georgian and Victorian examples with superior maintenance and longevity important
- improves thermal efficiency, background ventilation and energy efficiency of appliances in the building to meet the needs of climate change

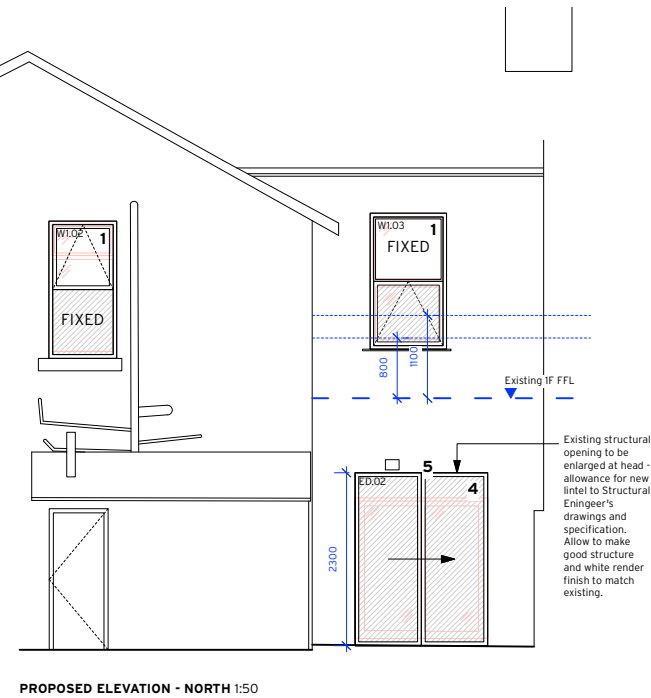
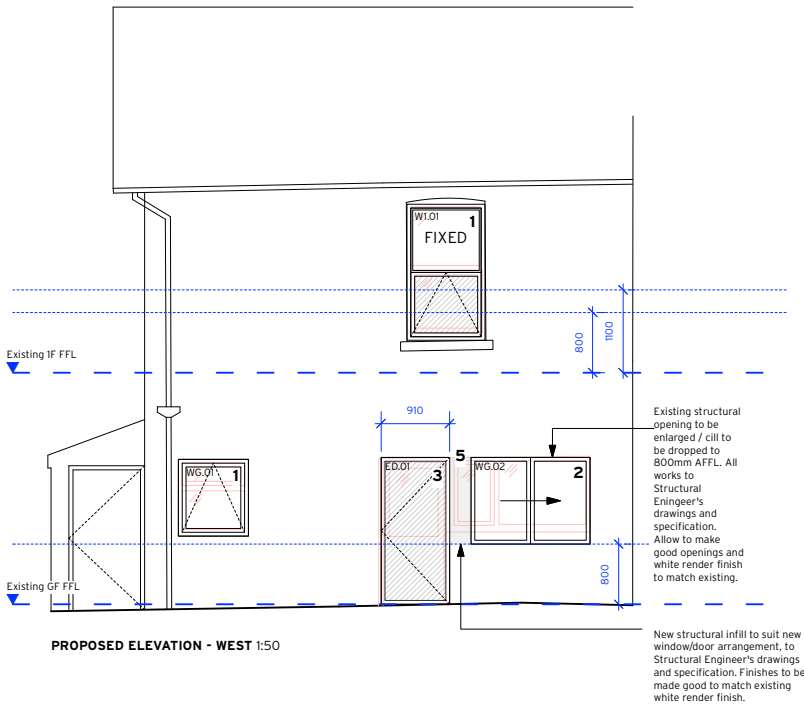
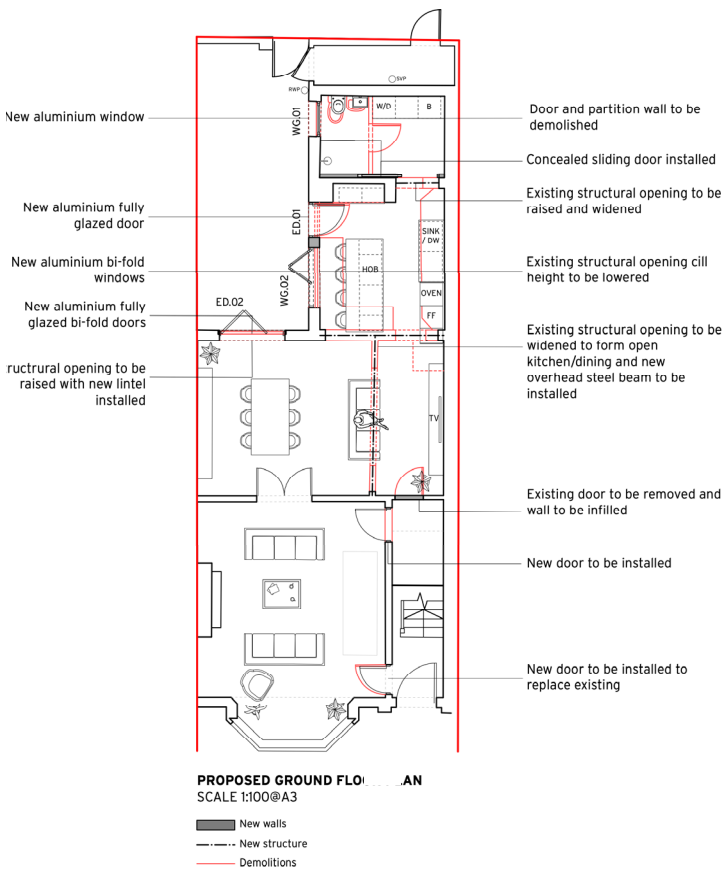
Statement of significance

The rear elevation of the property is low significance in comparison to the front elevation which faces Church Lane and is characterised by the large retaining wall and mature hedgerow which is typical of the character of the Conservation Area.

The rear elevation faces the boundary of the Conservation Area and as such is of less significance / value and is neutral in terms of its contribution to the Conservation Area setting.

Where the first floor window at the rear elevation is visible from the adjacent public highway (Derby Street) the proposed replacement window will be altered to match the fenestration proportions (1 over 1) evident in the historic photographs of the house and as seen elsewhere along Church Lane thereby preserving and enhancing the Conservation Area.

The other openings at the rear of the property which are proposed to be replaced are not visible beyond the site boundary, and will similarly be sympathetic in terms of proportions.



The final proposals have been developed in accordance with National and Local Planning Policy and will be of the highest possible design quality.

Policies referenced in the developement of the design:

National NPPF (National Planning Policy Framework) 2023
Planning (Listed Building and Conservation Areas) Act 1990

The presumption in favour of sustainable development that is the backbone of the NPPF provides a clear basis for approval on this site.

It identifies 3 dimensions to sustainable development:
- an economic role - to help build strong, vibrant and healthy communities
- a social role - to support strong, vibrant and healthy communities
- an environmental role - to contribute to protecting and enhancing our natural, built and historic environment

Local Bury Unitary Development Plan (adopted August 1997)
Bury Local Plan Pre-submission draft

We have focussed on the UDP for policy compliance however acknowledge the pre-submisison developments of the local plan.

Key planning policies that have been referenced in the development of the design include:

Bury UDP
H2/3 Extensions and alterations
EN2/1 Character of Conservation Areas
EN2/2 Conservation Area Control
SPD6 - Supplmentary Planning Document 6 - alterations and

extensions to Residential Properties

The proposals demonstrate good design with respect to the character and setting of the Conservation Area through:

Windows
There are numerous local examples of replica or more modern uPVC window installations that mirror historic Victorian portion (e.g. 1 over 1 glazing) in the Conservation Area and the applicant has sought to ensure the design quality is maintained, whilst also providing a practical solution to ensure meeting updated energy efficiency requirements.

Visual amenity
With respect to visual amenity, there is no impact on the Conservation Area setting as the proposals are modest in scale and not visible from the street and therefore would preserve the character and appearance of the Conservation Area. The proposals are exclusive to the rear of the property, an area of low/neutral significance to the Conservation Area and are to a non-designated heritage asset. The scale of any harm or loss as a result of the proposals is therefore of low significance / neutral.

Where the first floor window at the rear is partially visible from Derby Street, the replacement window will take precedent from adjacent installations as well as fenestration that is sympathetic to the Conservation Area character through 1 over 1 glazing.

Residential amenity
The proposals seek to reduce the impact of development on the residential amenity of neighbouring properties and therefore replacement first floor windows are like for like substitutions, and where amendments are made at the ground floor to address the requirements of the client’s brief with respect to access to natural light these are modest in scale and therefore of low impact on the residential amenity of neighbouring properties.

Access
There is no new or altered access to any Public Highway. Garden and amenity space will remain the same. Existing parking provision will be unaltered. Boundaries remain unaltered.

In summary, the proposals meet policy and will provide a sustainable home.