

66674 – Former Nursery Building and Land to the Rear of Earl Street, Prestwich.

**Change of use of former nursery building to form 4 no.dwellings;
Demolition of existing garage units to create 13.no dwellings with
associated external works.**

The former nursery was purpose built as club in 1897 and later used a furniture shop and then as the Prestwich & Whitefield Guide printworks and latterly as a nursery. The building is currently vacant. As such the building has been subject to alterations during its different uses. The submitted heritage assessment suggests that there is evidence of re-fenestration along the front elevation by way of comparison of the difference in the building typology between a purpose built club and daylight factory of the period. This is further supported by the retention on the front elevation of a projecting chimney with stepped detailing and projecting brick ridges continuing above eaves level. The brick ridge and stepped detailing is typical of commercial properties of the period. (submitted HA).

The building is considered to be a Non-Designated Heritage Asset and as identified by the submitted heritage assessment it possesses medium local heritage significance.

Paragraph 203 of the National Planning Policy Framework (NPPF) states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposal does include the demolition of part of the north end of the building to facilitate the required access for the proposed new units to the rear of the building. This would involve the loss of the projecting stepped chimney breast which is considered to be a significant architectural feature of the building. The chimney breast is proposed to be re-sited to the new gable that would be created as a result of the demolition. This is considered to be acceptable with regard to retaining the chimney breast and as such retaining evidence in the legibility of the building typology.

The demolition would represent medium harm to the significance of the NDHA but when balanced against bringing a building back into a viable use with local heritage significance securing its long term use the proposal is considered acceptable. As such the proposal would comply with paragraph 203 of the NPPF.

It is recommended that if the application is approved the following conditions should be added:

1 – A level 2 recording shall be submitted in accordance with Historic England's – Understanding Historic Buildings – A Guide to Good Recording Practice (Historic England May 2016). It should include a drawn and photographic record of all internal floors and basement and external elevations to be submitted to the

written satisfaction of the local planning authority before the commencement of any development.

2 – The chimney breast and stack to be relocated to the newly created north gable end shall be carried out using only the existing original brick work and to the existing form of the existing chimney breast and stack in accordance with a submitted plan and method statement to be submitted to and approved in writing by the local planning authority before the commencement of any development. Any replacement brick shall be submitted to the local planning authority for written approval and only that which is approved shall be used in the development.

3 – The datestone in the front elevation shall be re-positioned in the front elevation in accordance with a plan submitted to and approved in writing by the local planning authority before the commencement of any development.

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Conservation Officer

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