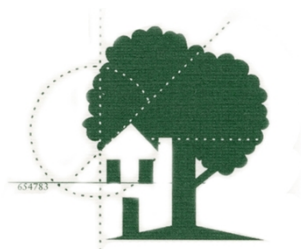


HERITAGE STATEMENT

R T DESIGN
Architectural and Surveying Services

25 Seymour Drive, Bradshaw, Bolton, BL2 3HB



PROPOSED REINSTATEMENT OF THE FRONT BOUNDARY STONE WALL/COPING STONES AND FENCE

This Heritage Statement is being submitted as part of a householder planning application to the property at Eastholme, St Ann's Road, Prestwich, M25 9LD. The property lies within the St Mary's Prestwich Conservation Area.

The property is listed in the Conservation Area Appraisal and Management Plan, amongst a list of 'other significant buildings that makes a positive contribution to the character of the Conservation Area'. The property is described in the Plan together with the neighbouring property Westholme as :

"Subdued early 20th Century brick villas in a restrained style. Central section plain but more elaborate wings in black and white timber with three storey mini towers. Hipped slate roof and central chimney."

The property is a large 20th Century semi-detached house that stands within a large domestic plot with an extended front garden and two tiered rear garden as well as a long driveway to the left hand side of the plot. The property is set well back from the road and is well screened from the street scene by several tall trees and shrubs along the Northern edge of the site facing onto St Ann's Road.

The house has living accommodation set over three floors. The house is a traditional red/brown brick construction with a natural grey slate roof. The detached garage is of a modern design with red brick and a slate roof. There is no record of when the garage was built.

The boundary wall to the front of the house adjacent to the footpath along St Anns Road is an original wall that is in a poor state due to the removal of the fence and the removal of the coping stones and small sections of the wall. The wall extends across the front boundary of both semi-detached properties, with the wall to Westholme still fully intact with a black wrought iron fence above the wall with matching gates set back from the road to allow a vehicle to stop at the gates without blocking the road.

The existing wall is stone to the outer face to the front boundary with brickwork behind forming the core of the retaining element of the wall due to the raised level of the ground behind the wall. The sections of wall that have been removed are still in situ and will be used to reinstate the wall back to its' original appearance. This will then have a new black wrought iron fence built on top of the wall to match the fence to the adjacent property Westholme. This fence will return along the driveway above the existing low brick wall to a new set of entrance gates that will match the front boundary fence.

Heritage Values

An appraisal of the heritage values associated with the house and garden has been carried out, with particular interest in how these might be affected by the changes proposed. The appraisal process relates to the range of heritage values as outlined by English Heritage (2008), which are distilled under the following headings: evidential value; historic value; communal value; aesthetic value. The purpose of assessing these values is to develop a clearer understanding of the site's significance whether physically manifest (e.g. architectural features) or in some other less tangible form (e.g. historical associations) - so as to enhance the objective appraisal of proposals for changing the site. In essence this follows the approach generally advocated by English Heritage, whereby necessary change in the historic environment is intelligently managed.

Evidential value

English Heritage (2008) suggests that - 'Evidential value derives from the potential of a place to yield evidence about past human activity.'

The property offers physical evidence that it has been used as a residential property since being built as a family home.

Historical value

English Heritage (2008) suggests that - 'Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.'

The historical value of the property is partly derived through its function and partly through its association with the surrounding properties. The property will not be affected at all by the proposals which will aim to restore an original feature.

Communal value

English Heritage (2008) suggests that - 'Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.'

The communal value of the property within the context of the conservation area will not be affected in any way. The proposals will add significantly to the quality of the street scene view of the property, whilst having no discernible impact on the conservation area.

Aesthetic value

English Heritage (2008) suggests that - 'Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.'

This phrase totally encompasses the reasons behind this proposal. The proposed reinstatement of the wall will bring back a feature of the original value of the conservation of the property.

Statement of significance

The houses heritage values combine to establish the significance of the building and conserving this significance is a key aim of the appraisal process.

These houses form an integral part within the St Mary's Park, Prestwich Conservation Area. The rebuilding of the wall which is an original feature that will enhance the appearance to the front of the houses, with the wall and fences to match, which is in keeping with the properties.

Tree adjacent to the wall

There are two mature trees within the boundary of the site behind the wall. As the foundations of the wall and the wall itself behind the stone façade are still intact, there will be no digging necessary as the rebuild will be carried out on top of the existing structure, therefore having no impact on the trees adjacent to the wall.

Conclusion

The property is already used as a residential dwelling and as such it is the findings of this Heritage Statement that there is no communal loss to the property or area in terms of its communal value within the conservation area.

It is the opinion of this report that the proposals will reinstate an original feature of the property in an important position adjacent to the footpath and the fence being installed to match the neighbouring property will combine to improve the overall appearance of the boundary wall, whilst restoring its value within the Conservation Area.