

DESIGN STATEMENT & HERITAGE ASSESSMENT

Rev A

WESTHOLME
ST ANNES ROAD PRESTWICH
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1.0

INTRODUCTION

1.1 This design statement supports a Householder planning application for an extension to Westholme on St Annes Road in Prestwich

1.2 The statement should be read in conjunction with the architect's drawings.

2.0

EXISTING SITE AND CONTEXT

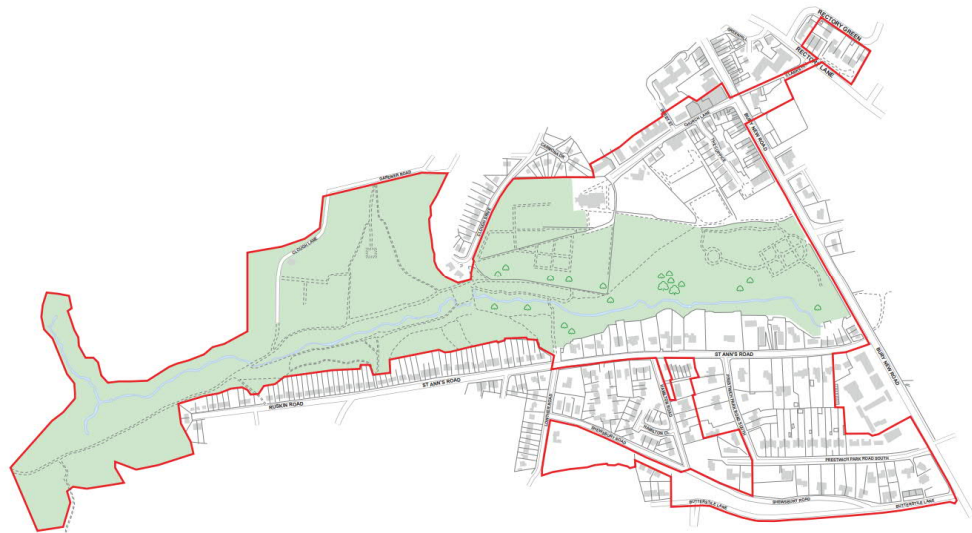
2.1 The property is located on the south side of St Annes Road in Prestwich south of the town centre

2.2 The property lies to the south side of the St Mary's Park Conservation Area

2.3 The character of the Conservation Area is described within the St Marys Prestwich Conservation Area Appraisal and Management Plan as per the extracts below.

2.4 *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 Conservation Area*

2.5 *This area is a 19th Century residential suburb, originally laid out as a private estate from c.1850. It also contains dwellings from the early 20th century and examples of late 20th century residential development. The main quality of this area is the character created by large period buildings in generous grounds. The style of individual buildings varies from the remnants of the Georgian tradition through Victorian and Edwardian styles to mid war dwellings. All these combine together with a mature street and garden landscape to produce an area of significant character*



2.5 The conservation area is characterised by a clear demarcation between the public and private realms with the houses set back from the boundary with the road.

2.6 Mature planting creates inward views, privacy and a leafy feel to the area

2.8 The property is noted, along with the semi-detached neighbour Eastholme, amongst a list of 'other significant buildings to make a positive contribution to the character of the Conservation Area'

- 2.9 The two properties are described as 'subdued early 20th Century brick villas in 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. Eastholme with upvc details.
- 2.10 There is no black and white timber detailing retained on Westholme and at some point in the past the windows have all been replaced with more modern upvc
- 2.11 The dwelling is set back more than 40m from the boundary. The boundary itself is well screened with trees and mature hedges



View of the property set back from the boundary of St Annes Road

3.0 EXISTING BUILDING

- 3.1 The existing building is a brick built semi-detached villa comprising two floors of accommodation and a third floor within the high roof space.
- 3.2 The front elevation is largely symmetrical with the neighbouring property and comprises of a canted bay window to the outside ends of the elevations and a narrow three storey tower projecting beyond the eaves line
- 3.3 The walls comprise of facing brick with a contrasting brick used on the low-level plinth, feature bands and brick arch detailing above some windows.
- 3.4 Windows to the front elevation are largely painted timber with some of the original leaded lights still evident. Some windows have been replaced by more modern upvc.



- 3.5 The rear elevation comprises of two gables of differing widths projecting from the central section of the dwelling. The adjacent property has undergone some additional work to create one large gable with a leant to gable such that any symmetry of the pair has been lost at the back
- 3.6 All the windows to the rear elevation have been replaced with modern upvc double glazed frames.



- 3.7 The side elevation has an existing duo pitch porch extension with upvc glazing and a composite front door.
- 3.8 Sections of the side elevation appear to have been rebuilt with areas of newer red orange brick between the existing chimney breasts
- 3.9 The roof is constructed from slates with a combination of painted timber and upvc fascias. Non conservation style velux rooflights have previously been inserted in the roof including to the neighbouring properties
- 3.10 The effect of the various extensions and infills to both properties has watered down the original architectural merit though the scale, mass and setting at the front of the property is well preserved.

4.0

PROPOSED LAYOUT

- 4.1 Internally the ground floor is dominated by a large central hall space though the stairs have been relocated when the new porch was added. The reception rooms either side of the hall are large well-proportioned spaces with high ceilings. The existing kitchen and utility space are cramped and rather small for the size of the property.
- 4.2 The client originally proposed some internal rearrangement of the spaces to try and provide a larger kitchen.
- 4.3 The two rooms on the rear elevation have been combined to create a large open plan kitchen/dining/living space with direct access to the garden. The existing kitchen was to become a playroom for the children
- 4.4 However, the covid pandemic has resulted in more working from home and the need to keep a downstairs home office/study.
- 4.5 The result of this is that a small single storey extension is required which has been positioned at the rear of the house to infill the corner created by the previous porch extension. This space will be used as the children's playroom with the home office located at the front of the house with some internal remodelling.



- 4.4 The existing porch extension creates excessive draughts and the client has requested that secondary porch be added to create a new and more prominent front door.
- 4.5 Whilst this extension is to the front facing elevation it will be set back some 2.3m and is a small extension to the existing extension that is hopefully considered as subservient and will not detract from the existing setting of the dwelling at the head of the long drive.
- 4.6 On the upper floor the floor plans will be rearranged slightly to improve the bathrooms and en-suite facilities. This does not involve any extensions or changes to windows on the front and back elevations.

5.0 PROPOSED ELEVATIONS AND MATERIALS

- 5.1 The proposed extension to the side and rear of the property is a single storey extension that will house the playroom.
- 5.2 The extension is set back slightly from the rear elevation in order to remain subservient and so that the existing contrasting bricks can still turn the corner rather than terminating at the extension line
- 5.3 The new roof to the extension proved difficult to plan when working with the slope of the existing roofs, the height of the window cills to the gables and the side gable of the previously extended porch
- 5.4 Leaving the existing porch roof alone created some awkward and uncomfortable roof junctions



Early massing diagrams of proposed roofs

- 5.5 In the end it was agreed to remove the existing porch roof which is not original and reroof the new and existing porch with the extended playroom as one element
- 5.6 This creates a neater and more coherent massing to the side of the building with simple details
- 5.7 In order to achieve this it will be necessary to lift the window cill of the existing landing window by about three brick courses. The side elevation is not visible from any public vantage point and the raised window cill cannot even be seen from within the garden



- 5.6 The extension will be provided with upvc window frames to match those of the existing house at the rear elevation.
- 5.7 A larger sliding folding upvc door will be inserted into the existing living room and the patio will be extended to provide a link directly to the garden space from the new open plan living spaces.
- 5.8 A new composite front door will be installed to the front together with a feature timber eaves and column to make a subdued statement that this is the main entrance rather than a side door.



- 5.9 The roof will be clad in the same slate as the existing roof and fascias and verges will be designed to match the existing
- 5.10 Two new velux style rooflights are proposed in the lean-to roof
- 5.11 The extension will be constructed of matching brick with the same plinth details provided to the base of the extension
- 5.15 Rainwater goods will be of heritage style upvc in black
- 6.0 **LANDSCAPING & ENVIRONMENTAL**
- 6.1 No trees or hedges will be felled or pruned as a result of the proposed works

7.0 HERITAGE IMPACT ASSESSMENT

- 7.1 As the proposed extension is to a property that is within a designated Conservation Area an assessment of the impact of the development will be required to accompany the Householder Application.
- 7.2 *The main quality of this area is the character created by large period buildings in generous grounds. The style of individual buildings varies from the remnants of the Georgian tradition through Victorian and Edwardian styles to mid war dwellings. All these combine together with a mature street and garden landscape to produce an area of significant character*
- 7.3 The impact of the development should be measured against this description in the first instance. As the proposed extension is to the rear of the property, save for a further extension to an existing porch extension, and there is no material change to the boundaries of St Anne's Road or the elevation and setting of the building as seen from the public realm then it could be described as having a low heritage significance minimal and would not warrant a detailed assessment.
- 7.4 We note that this stance has been provided in a number of other planning applications even where windows or elements of the front elevations are being altered and seems to have been supported by the planning authority.
- 7.5 The impact to the building itself is also considered minimal. The original scale and massing of the building as viewed from the front will remain and no changes are proposed to the windows or roofs on the main front elevation.
- 7.6 The rear elevation has had some previous changes including replacement windows and alterations to the neighbouring property would suggest that the rear elevation is not as important to the character of the conservation area as those facing the public realm.
- 7.7 In any case, other than the insertion of a new larger window to the combined living/kitchen space, there are no other alterations proposed to the rear elevations that would warrant a heritage concern or be considered harmful.
- 7.8 The extension itself is designed to be subservient and whilst the single lean-to roof stretching across the extensions to the side might be considered larger in scale it does provide a more unified and sympathetic extension which we do not consider to be detrimental to the existing dwelling.
- 7.9 Given that the existing porch is an extension already and parts of the existing side elevation appear to have been rebuilt then the new unified extensions would appear to us to be appropriate
- 7.10 Critical to the decision is the fact that the extension cannot be seen or overlooked either from the public realm or from the adjacent neighbouring properties.

7.0 CONSULTATION

- 7.1 No formal consultation has been undertaken with the planning department
- 7.2 However, similar applications and officer's reports for nearby properties have been reviewed and have affected the design of the building.

8.0 CONCLUSION

- 8.1 The proposed development is considered to be of low impact to the heritage of the Conservation area and the level of harm is considered to be neutral

- 8.2 The proposed extension will be sub-ordinate to the main dwelling. The scale and use of materials will be complimentary and of low visual impact to both the public realm and immediate neighbours.