

the denser development of plots. In the main, poor quality architecture came hand in hand with redevelopment. New development has also been built up to the edge of the older areas.

To the south of this area is an area of woodland at Eagles Nest Wood and around Shrewsbury House. This area is important to protecting the edge and setting of the conservation area. Part of this character is associated with the nature and condition of Shrewsbury Road.



49) Late Georgian Villas



50) Winnats Knoll



51) Prestwich Park Road South.

### 5.3 Significant Buildings

#### ***Listed buildings:***

All the listed buildings/structures are on Church Lane. All are significant and contribute to the special character of the area. Other structures in the churchyard are being considered (2009) for statutory protection. The listed buildings are:

- Church of St Mary, Grade 1
- Cast Iron Gate Piers, Church of St Mary, Grade II
- Boundary Wall to Churchyard, Church of St Mary, Grade II
- Memorial to John Brooks, Church of St Mary, Grade II
- Memorial to Lawrence Hollinshed, Church of St Mary, Grade II
- Memorial to Slagg Family, Church of St Mary, Grade II
- Memorial to Fairbairn Family, Church of St Mary, Grade II

- Sundial, Church of St Mary, Grade II
- Tomb of children of Thomas Collier, Church of St Mary, Grade II
- Mounting block, Church of St Mary, Grade II
- Marker stone, Church of St Mary, Grade II
- Sundial in rectory grounds, Grade II
- The Church Inn, Grade II
- 38 Church Lane, Grade II

A fuller description of each structure/building is included within the formal record on the statutory list of buildings of special architectural or historic interest.

**Other significant buildings that make a positive contribution to the character of the Conservation Area:**

***Bury New Road***

***Red Lion Hotel (Fig. 52)*** - Built in 1892 (terracotta date stone on lateral gable) on site of ale house recorded in 1629. Two storeys in stretcher bond red brick, tall windows and generally plain with little ornamentation. Roof arrangement suggests two different buildings. Provides strong visual presence on main highway opposite entrance to Church Lane.

***Former Police Station, Hornby Lodge (Fig. 53)*** - Three storey Victorian villa in light brick with pale yellow brick detailing, mainly header bond. Round headed window openings dominate together with overhanging eaves and verges. Adjacent development is dominant and challenging.

***Oak Hill, 1836*** - A plain and square red brick Georgian building by Mills and Butterworth, with a strong stone and brick porch.

***387 to 399 (odd)*** - Two and three storey mixed Victorian and Edwardian brick terrace rising to Church Lane junction. Jumble of roofs, ridge lines, elevations and shop fronts. Much altered but important in scale and grouping to Bury New Road frontage. Some out of character shop fronts and shutters.

## **Church Lane**

**The Rectory (Fig. 54)** - Built 1923 by Taylor and Young. Two storeys to loose L-shaped plan and is set low into the landscape when viewed from Church Lane. Georgian proportions and detail though in modern flat and boxy treatment with Arts and Crafts feel. Subtle brickwork decoration.

**Number 32 and 34 (Fig. 55)** - Built in 1811 for the then Rector, James Lyon. Three storeys in brick with stone steps to first floor, stone sills and lintels and dentilled cornice. Chimneys lowered and windows and doors altered. Flemish bond.

**Numbers 20 to 30, George's Terrace (Fig. 56)** - Built in 1863. Two storeys in red and yellow brick and slate, elevated above the highway and behind a contemporary brick retaining wall and hedge, with central entrance steps. There are alterations to windows and some chimney stacks, together with some modern rooflights. Elevations have curved brick heads in good rubbed brickwork, regular shallow raised panels and strong projecting eaves and verges.

**Former Conservative Club** - Purpose built in 1879 by William Dawes. An imposing three-storey brick structure set close to the highway boundary with a tall slate and glass roof. Some original railings retained, but with the corner tower now part replaced with flat cap. Slight Gothic/ecclesiastical feel and good stone details.

**Number 1 to 11** - Probably second half of 19th century. Modest terrace, two storeys in Georgian style, but much altered as part of refurbishment, with chimney stacks removed and alterations to main walls, door heads etc.

**Number 2** - Remains of early 19th century residence/shops with slaughter house behind (on Church Lane). Two storeys in brick, with best preserved area to rear, and modern alteration to form restaurant at ground floor front. Georgian proportions and details can still be seen. Bury New Road (number 401) elevation (4 bays) and return on Church Lane (3 bays) has high quality proportions and details – rubbed brick flat arches. High chimney stacks remain. Forecourt has stone boundary coping and setts.



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52) Red Lion Hotel.  
55) Nos. 32 & 34.  
58) Beech Tree Bank.  
61) Beeches.

53) Hornby Lodge.  
56) Nos. 20 - 30.  
59) Nos. 63 - 67.  
62) Dingle Bank.

54) The Rectory.  
57) Prestwich Pk Rd South.  
60) Nos. 2 - 10.  
63) Glenholme & Glenside.

## ***Lowther Road***

***Shrewsbury House*** - Detached large house in grounds. Tall and narrow shape with good eaves and verge detail and timber supports. Decorative timber entrance porch. Red brick in Flemish bond with blue bands. Fine house in very poor condition.

## ***Prestwich Park Road South***

***Numbers 11, 15, 17 and 19 (Witherslack)*** - Georgian semi-detached in brick and render

***Number 39*** (Sundown) possible extension of 19th century outbuilding. Appearance of altered and extended villa with slate covered multi-roofs.

***Numbers 14 to 42 (even)*** - Three storey Victorian semis with black and white timber jettied bays forming top floor on top of brick bay window projections. Tall windows with corbels to sills, long timber canopies to doorways, and overhanging dentilled eaves. Some have large out of character dormers. There is a mixture of window design and window material.

***Numbers 45 to 51 (even) including Lady Margaret House (Glen Lea) and Carnethie (Fig. 57)*** - Large and well preserved late Georgian c1850/60 semi-detached imposing villas, with strong bays and corbelled eaves. Window openings in recessed brick panels, frames in sash, dummy sash and modern interpretations.

## ***Rectory Lane***

***1-6 Beech Tree Bank (Fig. 58)*** - The main terrace was originally built as two semi-detached villas in 1881. Italianate Victorian, 3 storeys, and open basement, with lateral gables, roof dormers and tall chimneys. Set above Rectory Lane and behind a stone retaining wall. Exhibits projecting full height bays, twin windows with curved heads and decorative red, pale yellow and purple brickwork set in header bond. Formed into a visually strong terrace by matching infill in 1997. Also includes adjacent numbers 1 and 2.

**Numbers 63 to 67 (Fig. 59)**- Group of late 19th century town houses, 2 storeys in Flemish bond with basements, decorated ridge tiles and projecting eaves. Central section to Rectory Lane has been altered at ground and first floor, and unity of group weakened. However, still of group value with Beech Tree Bank.

### **St Ann's Road**

**Numbers 2 to 10 (even) (Fig. 60)**- Group of one detached and four semi-detached brick cottages, two storey to front and three at the back. Number 2 is the earliest with stone window surrounds and hood moulds and with overhanging eaves and verges. It was the original north lodge to Prestwich Park. All properties are header bond but mixed in plan and detail with different heads, sills and stone banding. Important to the junction with Bury New Road. Some have mixed brick bonding to other elevations and modern brick boundary walls.

**Beeches (Day nursery - Fig. 61)** - Fairly plain detached Edwardian with header bonding and pale brick to ground floor.

**Number 7, Ashfield** - Two storey symmetrical brick detached house with hipped roof, tall chimneys, stone string courses and brick banding, sliding sash frames, iron semi-circular decorated canopy, and ground floor bays.

**Westholme and Eastholme** - 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.

**Dingle Bank (Fig. 62)** - Symmetrical mid 19th century detached villa in dark brick in stretcher bond. Stone ground floor bays and steps and decoration below projecting eaves. Good brick flat arches to first floor windows but all frames now modern Georgian.

**Winnats Knoll** - Similar to Ashfield above but with lowered chimneys, single central roof dormer and open timber porch. Built in header bond with terra cotta detail in banding and stone string course.

**Brookfield** - Two and three storey Victorian large house with multi gables and complex roof arrangement, projecting bays and corbelled chimneys. Square forward building and three storey block to rear with single storey entrance porch between. Porch has pilasters to entrance. Some terra cotta details. Stone banding and sash windows. Intrusive staircase extension to rear.

**Glenholme and Glenside (Fig. 63)** - Tall Victorian brick semis with slightly projecting lateral gables, ground floor bays and timber canopy between. Tall multi-pitched slate roof. Upvc windows to upper floors.

**Burn Brae** - 1920s, dark brick and slate.

**Westmond** - Two storeys elevated above the street. Original house walls now covered in white render and black timber informal framing. Tall roof in modern tiles, chimneys look c1900.

## 5.4 The Public Highway

The majority of the carriageways and pavements in the area have been upgraded over time using concrete and bitumen paving and concrete kerbs. Only on Church Lane are there the remains of traditional materials (Fig. 64). The area exhibits the usual scarring from the work of the utilities and the street lighting works. There is no traditional lighting remaining in the area, this is now either in 20th century concrete columns or c2008 galvanised steel columns with simple modern lanterns (Fig. 65). Traffic calming has also been introduced on St Ann's Road and the changes to the highway are accompanied by additional bollards and illuminated signs. All highway signs appear to have their own individual poles. On Church Lane telephone lines are strung from poles and criss-cross the carriageway (Fig. 66). Yellow lines are used to control parking but the recommended primrose narrow lines have not been used. Shrewsbury Road is an unmade highway but does not appear to be public right of way. Comments have been made about the need to control access and the road and stop the resulting fly tipping. The park and the Clough contain formal rights of way and informal paths. Butterstile Lane and Shrewsbury Road are part of the early highway structure, but there is little that now remains in terms of their original character.

There appears to be some conflict between the wish to conserve and enhance the conservation area and the current design and implementation standards applied by the highway authority. Due to budgetary constraints, the highway authority find it difficult to fund works in conservation areas to a higher standard in terms of materials, equipment, reinstatement and design than generally in the Borough.



64) Setts on Church Lane.



65) Modern Lantern.



66) Overhead clutter