

7. Management Plan

7.1 Introduction

The character of St Mary's Conservation Area has been described in the earlier sections of this appraisal. National conservation guidelines place a responsibility on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas and, in exercising their planning powers, to take into account the desirability of preserving or enhancing their character or appearance.

This conservation area appraisal and the management proposals were prepared for circulation to and discussion with area residents as part of a consultation process during 2007, 2008 and 2009. During 2008 a small working group was established to develop the detail of the plan and the final proposals were agreed by the Local Area Partnership and the Council in 2009. There is broad support from the local community for the policies and actions which form the management strategy.

The St Mary's Conservation Area is a generally well preserved area which has suffered relatively little recent large-scale and dramatic change within its boundaries. There has been some loss of character due to individual 1960s/1970s redevelopments and also a more recent redevelopment north of St Mary's Park. The changes which have taken place to individual properties, however, could easily be compounded, and the result would be serious erosion of the character of the area. When alterations which seem minor in themselves become widespread, cumulatively they can have a far-reaching effect on the appearance of the area. Alterations to, and the deterioration of, properties has begun to have a damaging effect. The area has altered over recent times due to both natural and man-made changes to its landscape, trees and spaces. Drawing attention to the special features of the place and setting this in an historic framework is seen as a way of highlighting what is best about the area to help inform both public authorities and individual owners so they can avoid works which might erode the special qualities of the area.

Erosion of detail has taken place with the removal of chimneys and the introduction of flues and satellite dishes; the replacement of original doors and windows; changes to roofing materials; and the introduction of unsympathetic fencing and replacement garden walls.

Conservation policies recognise that change takes place and that individuals wish to improve their properties and environment. What the policies seek to do is to guide the way changes are made so that the traditional character of the area is preserved.

Following consultation within the area, the Council has now approved stricter planning controls and the use of grant aid for repair and restoration work. Design guidance will also be prepared to guide residents in altering or extending their homes in the area. This will be produced as general advice and will also cover other Conservation Areas.

The appraisal has also highlighted opportunities to make positive changes in the area, to remove blight and deterioration and to reinforce and restore the area's special character.

As indicated above, this section sets out a management plan for the St Mary's Conservation Area. These proposals should be read in conjunction with the appraisal of the designated area, set out in pages 2 to 45, and with the Council's booklet Conservation Areas of Bury which provides general advice. The proposed policies and recommendations are intended to preserve the character and appearance of the Conservation Area, to assist in managing change without compromising the historic environment, and to put forward proposals for its enhancement.

The plan is divided into three sections. The first sets out policies for the preservation of the special interest of the area, while the second relates to general proposals for enhancement. The final part of the plan contains proposals for the various specific sites that have been identified as opportunities for development or enhancement.

There is currently no time scale allotted to the actions put forward. The Council is required to prepare plans for all its conservation areas and it is not currently possible to do this and also take up all actions resulting from all of the plans.

7.2 Policies to Protect the Area's Character

Policy 1

All proposals for demolition, re-development, re-building, change of use or other alteration of land and premises in the conservation have to be considered in the light of the statutory duty to preserve and enhance the conservation area. With this duty in mind, there will be a presumption against the demolition of all listed buildings and those referred to within the management plan as significant or making a positive contribution to the area's character.

Policy 2

Proposals for the change of use of residential property, for the development of open land, for the over-development of land and garden areas, and for the unnecessary removal of trees, will be resisted.

Policy 3

Where planning permission is required, the following proposals should be resisted - over-large, prominent, or out of character extensions; out of character dormer windows; non-traditional materials; the external cladding of walls, out of character building alterations; loss of historic building fabric; inappropriate shop/office frontages, shutters and signage, the building of out-of-character gates and walls, and the location of satellite dishes in prominent locations.



Policy 4

It is proposed that a consistent line is taken in negotiating and enforcing changes to the Bury New Road commercial terrace, which runs south from Church Lane, to achieve a group of buildings more in-keeping with the area's traditional character.



Policy 5

Planning and conservation area consent applications will only be acceptable if the submitted information is clear, complete and comprehensive and includes full drawings of the proposals and a thorough design and access statement. The Council will expect any proposal for a development within the Conservation Area to include a full analysis of the surrounding area and justification of why the proposals are appropriate in the context of the area's character. Proposals should respond to the surrounding development in terms of scale, height, massing, detail and materials. All proposals should protect or enhance the character and appearance of the Conservation Area.



Policy 6

Additional planning controls have been introduced to protect the area character and the street scenes. Buildings, elevations and walls within the conservation area which can be seen from St Ann's Road, Prestwich Park Road South, Church Lane, Lowther Road, Butterstile Lane, Shrewsbury Road, Rectory Lane, Clarks Hill, and Bury New Road, are the subject of additional planning control through the implementation of an Article 4 Direction. This applies to buildings of all ages and sizes, and buildings/structures currently screened by planting are not excluded. The additional controls cover:



Policy 6 continued

- Replacement of windows and doors;
- Removal or concealment of architectural detail;
- The enlargement or creation of new exterior openings;
- Demolition or lowering of chimney stacks;
- Alterations to roof shapes and changes to roofing materials;
- The rendering or cladding of external walls, and the painting of brick and stone;
- The erection of satellite dishes;
- The demolition or erection of boundary walls, railings, fences and gates;
- The creation of hardstandings; and
- The addition of extensions, porches or outbuildings.

Formal procedures to introduce the additional controls were approved by the Council in September 2009. Planning permission is now required for the works listed above.

Policy 7

Trees make a significant contribution to the character of this conservation area. They are protected from removal by both the conservation area status and particular tree preservation orders. The Council will generally resist proposals to cut down, top or lop trees that contribute in this way. When trees are removed or die they should be replaced with new trees of appropriate species and size.

Policy 8

The detail of street lighting, signage and highway treatments, together with the appearance of street trees, are all important to the area's character. Changes to these elements can have a significant positive or negative impact on the historic environment. The presumption to preserve or enhance the character of the area should apply to works on the highway, and full and appropriate consultation should take place prior to any such works being undertaken.

7.3 Policies and Actions for Enhancement

Policy 9

There is potential for overlap between the conservation area management plan proposals and the approved regeneration plans for Prestwich town centre. Where these initiatives come together they should be fully co-ordinated and mutually supportive, aiming to meet both regeneration and conservation objectives.



Policy 10

For some time the Churchyard Action Group of St Mary's Church has been working with consultants to produce proposals for the enhancement and maintenance of the churchyard and its structures and monuments. The final report for this work is now complete and it is hoped that the implementation of the work will be funded through Heritage Lottery sources. This work would combine well with any improvements along Church Lane and within the park, and should be supported.

Policy 10 continued

For more information about the proposals for the churchyard please contact David Dutton on 0161 253 7667 or look at a copy of the report which has been deposited in the reference section at Prestwich Library.



The proposals within section 5 of the churchyard management plan should be incorporated within the wider conservation area plan. The churchyard plan outlines a conservation philosophy for the site and priorities for repair and conservation. Importance is given to the prominence of the church/churchyard, the area's landform, and the need to deal sensitively with the use of the site, its entrances, boundaries, and circulation routes within the site. The plan, in line with the Chris Burnett 2009 study, identifies the need to manage the woodland area and to protect key views and restore others. The plan puts forward improvements to encourage use and community involvement, upgrade interpretation, and at the same time to protect wild life. Particular features within the churchyard are put forward for restoration and repair. These elements should be combined with the Church Lane enhancement proposals

Policy 11

It is recommended that Church Lane and Clarks Hill are the subject of enhancement schemes aimed at fully realising their architectural and historic qualities and their potential to enhance the conservation area. Although a scheme has not been designed at this stage, some thought has been given to such matters as road and pavement surfaces, street lighting, boundary walls and landscaping. The properties along the street/footway may also feature as part of the proposals. This scale of work will require external funding support, and the final nature of the works may be determined by the criteria set by the funders. If a scheme can be progressed, further consultation will take place with the owners/residents directly affected.



Policy 12

That proposals should be prepared for the enhancement of St Mary's Park to the west of Bury New Road, and that these should start with the reinstatement of the formal flower garden as soon as practical. The proposals should be in character with the original designs for the park. Proposals should also be prepared for Prestwich Clough and the former Buckley Lane bleach works site. These should combine a mix of heritage restoration, industrial archaeology and interpretation, wildlife and habitat protection/creation, and woodland management. Proposals should also be considered for the Eagles Nest woodland. A particular theme within these proposals should be the management of woodland to create and recreate important views, making maximum benefit of the area landmarks and topography.



Policy 13

A scheme for grant aid for the repair and restoration of buildings in conservation areas has been approved in line with the Council's procedures. The scheme is aimed at reducing the burden of additional costs, though not at making large contributions to normal maintenance requirements. Rates of grant will reflect the nature of the work. Subject to a number of conditions and thresholds, grants may be available for the following works:

- Essential repairs to stone and brick external walls and roof coverings, including chimney stacks
- Repair and restoration of gutters and downpipes
- Structural repairs
- Re-pointing
- Repair and replacement of window frames and external doors
- Reinstatement of architectural elements
- Fees associated with grant-aided works

Policy 13 continued

Applications for grant aid will be made on a standard form and must be accompanied by a clear description of the work, possibly including detailed drawings etc, together with itemised competitive prices/estimates. The full detail of the grant system has recently been reviewed.

Policy 14

In support of both the additional controls and the approved grant system, written advice is to be prepared and issued to assist the area residents in their proposals to extend, alter and repair their properties. It is hoped that this can be produced by Summer 2010. In the meantime, interim guidance is included within this published management plan document, and the Conservation Officer can be contacted to discuss requests for design advice. Until such time as comprehensive guidance is prepared, the Council supports the following broad interim guidance:

- a) Repair of traditional and decorative external woodwork is preferable to replacement. Window sills/details which require repair should be cut out and replaced with new matching timber pieces joined in a traditional way. Where windows and doors have deteriorated beyond repair, consideration should be given to having new units made to the original design, rather than to replace them with modern standardised alternatives. Replacement windows and doors should be in timber, which should be painted. External joinery should be painted rather than stripped or stained.
- b) Where possible new alarm box and satellite dish fittings should be mounted just below eaves level and at the rear or side of the property. Main elevations should remain uncluttered. See-through mini satellite dishes cause the least harm.

Policy 14 continued

- c) If re-roofing is required, salvageable slates/tiles should be reused where possible, the balance being made up of reclaimed material. The use of concrete tiles or synthetic 'slates' can be inappropriate. Where possible semi-detached houses and terraces should be re-roofed as a whole to preserve a unified appearance.
- d) Chimney stacks should be retained although the flues may not be in use. Steel flues located in roofs are out of character with the area.
- e) Where replacement of rainwater goods is necessary, off the shelf PVC-u is seldom appropriate. There are convincing copies of cast iron and timber sections in other materials that are lighter, less expensive and are easy to maintain. The installation of additional and new pipe work on the front or primary elevations should be avoided.
- f) External stone or brickwork should not be painted and, if they are to be cleaned, an appropriate non-abrasive method should be used. Careless and dominant re-pointing of brickwork can seriously affect the appearance of the property, and the work should only be entrusted to an experienced contractor using a weak to medium mortar mix, preferably in a lime mix, and traditional pointing methods.
- g) Existing boundary walls and gateposts should be retained and protected from removal and relocation. In some streets, proposals to create car hardstandings by removing walls and gates should be resisted. In others, designs should take great care not to lose this part of the area's heritage.

Policy 15

When considering planning applications and development proposals the duty to enhance the conservation area may be addressed through the achievement of the following – the planting of trees and hedges where appropriate; the provision or reinstatement of walls and railings, reinstatement of doors and windows and other original architectural detail.



Policy 16

The Prestwich Heritage Society and the Greater Manchester Archaeological Unit have in the past undertaken archaeological investigations and excavations in the conservation area. It is proposed that a programme of priority work is researched and established and supported by the Council from existing resources. This may assist in investigations to identify the origins of Prestwich and support proposals for interpretation.



Policy 17

The Council will seek financial support from grant giving bodies for Conservation Area enhancement where the proposals meet the grant criteria.

Policy 18

The Council will consider the nature and character of St Mary's Conservation Area when considering proposal for the repair and upgrading of the highways and street furniture.

7.4 Site Specific Proposals

Policy 19

There is potential to enhance the area by engaging with the owners of the following properties to seek their improvement or redevelopment – electricity transformer on St Ann’s Road, the Scout Hall, the Pensioners’ Club, Shrewsbury House, and the Conservative Club car park.



Policy 20

Shrewsbury House has deteriorated significantly over recent months and is now partially open to the elements and in danger of being beyond economic repair. With the approval of the Secretary of State, the Council has powers to require owners to undertake urgent work for the preservation of unoccupied buildings in conservation areas, and, in the absence of action, to undertake those works and recover the costs from the owner. It is proposed that this action is investigated and proposals prepared. As a necessary first step measure, action to achieve the improvement of the site and elements of the building’s external condition and appearance is being undertaken through Section 215 of the Town and Country Planning act 1990.



Shrewsbury House should be retained and restored. There may be capacity to extend the property in order to support its restoration, but its demolition and the redevelopment of the site would not protect or enhance the character of the conservation area.

Policy 21

That controls over access to Shrewsbury Road together with associate environmental improvements be investigated with all appropriate bodies.

8. Appendices, Further Information and Acknowledgements

COUNCIL CONTACTS

If you need to contact the Council in connection with the conservation area in general, or about changes to land and individual buildings, please use the Conservation Officer and Development Control telephone numbers.

Planning, Engineering and Transport Services
Bury Council, Planning Division
Craig House, 2nd Floor, 5 Bank Street, Bury, BL9 0DN

Conservation Officer

Tel: 0161 253 5317

Email: implementation@bury.gov.uk

Development Control

Tel: 0161 253 5432

Email: planning@bury.gov.uk

USEFUL CONTACTS

English Heritage

North West Region, Suites 3.3 & 3.4
Canada House, 3 Chepstow Street
Manchester, M1 5FW

Tel: 0161 242 1400

Email: customers@english-heritage.org.uk

Greater Manchester Archaeological Unit

University of Manchester
Oxford Road, Manchester
M13 9PL

Tel: 0161 275 2314

Web: www.gmau.manchester.ac.uk

Bury Archives Service

Bury Art Gallery, Museum and Archive, Moss Street, Bury, BL9 0DR

Tel: 0161 253 6782 **Email:** archives@bury.gov.uk

REFERENCES

- Report of Woodhall Planning and Conservation on St Mary's Park Conservation Area Appraisal and Study, 2005
- Report to Prestwich Area Board at its meeting on the 29 January 2007
- St. Mary's Church and Churchyard Conservation Management Plan March 2008
- Report to Prestwich Local Area Partnership 13 January 2009
- Report of Chris Burnett Associates January 2009
- Report to Planning Control Committee March 2007 and March 2009
- Prestwich Clough Walk and Wildlife leaflet
- Prestwich Heritage Trail. Ian Pringle October 2003

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**PLEASE NOTE:
CONSERVATION AREA BOUNDARIES MAY BE ADJUSTED AND
UPDATED. ALWAYS CHECK WITH THE COUNCIL'S CONSERVATION
OFFICER TO BE SURE OF CURRENT BOUNDARIES**

Bury Council
Craig House, 5 Bank Street, Bury, BL9 0DN

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