

*St. Mary's*

*Prestwich*

# Conservation Area Appraisal & Management Plan



	<i>Page</i>
<b>PREFACE</b>	<b>2</b>
<b>1: Purpose: Implementing Good Practice</b>	<b>3</b>
<b>2: Introduction: Context within North Manchester</b>	<b>4</b>
<b>3: Conservation Area Boundary</b>	<b>4</b>
<b>4: Origins and Growth of the Area</b>	<b>6</b>
4.1 <i>Nineteenth century Prestwich</i>	<b>6</b>
4.2 <i>Twentieth Century Prestwich</i>	<b>11</b>
4.3 <i>St Mary's Church and Churchyard</i>	<b>13</b>
<b>5: Architecture and Environment</b>	<b>21</b>
5.1 <i>General Character and Setting</i>	<b>21</b>
5.2 <i>Character Areas</i>	<b>23</b>
5.3 <i>Significant Buildings</i>	<b>29</b>
5.4 <i>The Public Highway</i>	<b>36</b>
5.5 <i>Trees and Greenspaces</i>	<b>38</b>
5.6 <i>Features and Materials</i>	<b>40</b>
5.7 <i>Negative and Damaging Features</i>	<b>42</b>
5.8 <i>The Church and Church Yard</i>	<b>44</b>
<b>6: Development and Regeneration</b>	<b>45</b>
<b>7: Management Plan</b>	<b>46</b>
<b>8: Appendices, Further Information &amp; Acknowledgements</b>	<b>58</b>

*St Mary's Conservation Area was originally designated in 1993. A draft Conservation Area Appraisal document and proposals were presented to the local community in 2006 and 2008 to seek views on the issues to be considered when developing a strategy for the area. A working group was also established in 2008 to discuss and draft the management plan. All relevant matters were taken into account when the Local Area Partnership considered reports and when Planning Control Committee approved a range of actions in both February 2008 and January/March 2009. This document contains the original appraisal and the subsequent management plan, which will be used to seek the protection and enhancement of the conservation area. The current management strategy does not deal with every issue. It is the start of a process, which will, through regular reviews, develop further policies and actions for the area.*

*This booklet should be read in conjunction with the Council's booklet, the Conservation Areas of Bury, which outlines the full implications of conservation area status. Additional information is on the Council's website [www.bury.gov.uk](http://www.bury.gov.uk).*

*Some of the statements made in the appraisal part of this document represent the discussion of issues by the Council's consultant.*



Fig. 1: St. Mary's Church 1920s

# *1: Purpose: Implementing Good Practice*

The preparation of conservation area appraisals and management strategies is recommended by central government and is encouraged as good practice by English Heritage, the Government's principal advisory body on conservation areas.

The purpose of this document is to first describe and review the elements that contribute to the special character and historic interest of the Conservation Area, including its history, architecture and environment. It will also discuss the challenges to the area's protection and enhancement and consider how best to secure the area's character and distinctiveness. The second part of the document will put forward a management plan covering issues of development and enhancement. The documents are expected to be reviewed every five years.

The appraisal is not intended to be comprehensive, and omission of any particular building, feature or space should not be taken to imply that it is of no merit.