



## 5.5 Trees and Green Spaces

The landscape of the conservation area and the mature tree cover and open spaces are seen to be particular features in the area's character. In order to fully understand their contribution to the area, consultants were commissioned in 2008 to undertake an assessment and analysis of the area, and to report on findings and proposals for the management plan. A landscape and visual appraisal has been undertaken, and the growth and appearance of character zones has been plotted and described (see Fig. 67 Landscape Analysis page 37). The study confirms the national importance of the churchyard site, and the significance of the Clough, the park, and the landscape link to the Irwell Valley. (Figs. 68, 69, 70). The recommendations within the study (see St Mary's Conservation Area Landscape Appraisal January 2009. Chris Burnett Associates) include the extension of the conservation area to include the full extent of Prestwich Clough, the land to the west associated with the 18th century bleaching industry, and Gardener Mount. The enhancement of Church Lane, Rectory Lane and Clarks Hill is also proposed to secure a more appropriate area environment and strengthen linkages between character areas (Fig. 71). This is to be achieved through the use of more traditional details and materials. Restoration proposals are put forward for Prestwich Clough, St Mary's Park, Church Bank, and St Mary's churchyard. Underlying the proposals is a recommendation to better manage tree growth, both in removal and replanting, to improve access and permeability, and also to open up traditional views throughout the area.



68) Formal Park

69) The Clough

70) Church Grounds





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## 5.6 Features and Materials (Figs. 72 - 80)

Brick and slate are the dominant building materials. Red brick is mainly used and this is seen in its darker, weathered, state or is given a more orange tint by cleaning. Decoration on buildings is also provided by different coloured brick used mainly in banding, but also in small scale decoration around features. A small amount of terra cotta decoration is also used. Header, Stretcher and Flemish bond brickwork is found in the area. Recessed brick panels are a common feature on elevations. Good examples of flat and round brick window arches exist of both Georgian

and Victorian styles, and buildings have a range of examples of entrances porches, and overhanging and decorated eaves, barge boards and verges. Stone is found in heads and sills and in string courses and some houses have stone ground floor bays. Render is used in the area, though this is primarily found as a modern material. Some original brick elevations have been faced in render. Some building groups have their high gables and bays faced in black and white timber, with the use of rendered and decorated panels. There is some evidence of damage to brickwork due to harsh cleaning methods.

There is a mix of window types, frames and doors in the area, many modern with little relationship to the area's original character. There are some convincing replacement sliding sash frames (Beech Tree Bank, Hornby Lodge) and a range of non traditional casements and standard side and top hung styles in a range of materials. There are interesting large scale diamond patterned timber frames on properties on St Ann's Road and these appear to be in both early and restored forms.

The streetscene is a key feature in the area's character, and the initial impression is given by boundary walls fronting the highway and the combination of walls, mature street trees and the garden planting. The streets provide a range of brick and stone boundary walls of mixed styles and construction. There are header and stretcher bond brick walls with stone copings of varied designs, and with stone gate piers and stone coursed and loose random walls. Walls are not high and the gate piers stand above them. Even on some sites that have been redeveloped the walls and gate piers remain. On Church Lane some boundaries are in stone coping blocks, which at one time would have been the base for cast iron railings. Very recent boundaries have introduced much higher gates and railings, and these are intrusive and, following some checks, do not appear to have had the required planning permission.



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81) The Scout Hut

82) Sub Station

83) Shrewsbury House

84) 257/259 Bury New Road

85) The Clough

86) Bury New Road

## 5.7 Negative and Damaging Features

There are a number of buildings, structures and details that actually act against the special qualities of the area. These can be buildings of poor design, or in poor condition, or features that are eyesores or that damage the environment.

- (1) The scout hut and the pensioners' hut (Church Lane Community Centre) on Church Lane are either prefabricated or temporary buildings that are out of place in the area. They are single storey, standing in their own grounds and whilst they form a useful resource they compare poorly to the traditional buildings. Both have been the subject of a programme of improvements during 2007/08/09 (Fig. 81).

- (2) The present Conservative Club has lost much of its original character through modernisation. Its extension is not in-keeping with the original building or the area due to its design and materials, and the expanse of car park is out of scale with its surroundings.
- (3) There are small pockets of out of character building development. These are generally the result of 1960s and 1970s redevelopment of sites prior to the designation of the conservation area.
- (4) The electricity sub station on St Ann's Road is the subject of vandalism and graffiti and is a significant eyesore within the area (Fig. 82).
- (5) Visual clutter resulting from traffic calming measures and highway signage and street furniture.
- (6) There are derelict and vacant buildings (and sites) that damage the environmental, economic and residential qualities of the area. These are Shrewsbury House (Fig. 83) and associated land; 395 to 399 Bury New Road, and 257 and 259 Bury New Road (Fig. 84).
- (7) The watercourse through the Clough has eroded the banks and over time dislodged the stone retention walls (Fig. 85).
- (8) There is an accumulation of extensions and alterations to traditional buildings which, due to some of their detail and the materials used, has begun to erode the basic character of the area (Fig. 86).
- (9) The use of solid roller shutters along Bury New Road is damaging to the character of that part of the area.

## 5.8 The Church and Churchyard

A Conservation Management Plan has been produced for St Mary's Churchyard by Byrom Clark Roberts. It was published in March 2008 following nearly 2 years of research, survey and consultation on the behalf of St Mary's Parochial Church Council and the Churchyard Action Group, and with funding from the Heritage Lottery Fund.

The report covers the heritage, landscape, ecological, health and safety, access and educational status and potential of the churchyard and includes detailed engineering studies of boundary features and monuments. Useful baseline information within the plan includes a detailed layout plan of the monuments and trees and a gazetteer with over 350 entries. The plan concludes with a list of Conservation Management Plan policies to steer future management of the site as well as noting potential projects. These include the repair of unsafe structures and monuments close to main paths; a systematic phased conservation of significant monuments; removal of intrusive elements; production of educational and interpretation materials for the benefit of existing and new users and a landscape design plan for the current active burial area.

Funding for the above is anticipated to be in the form of a further Heritage Lottery application.