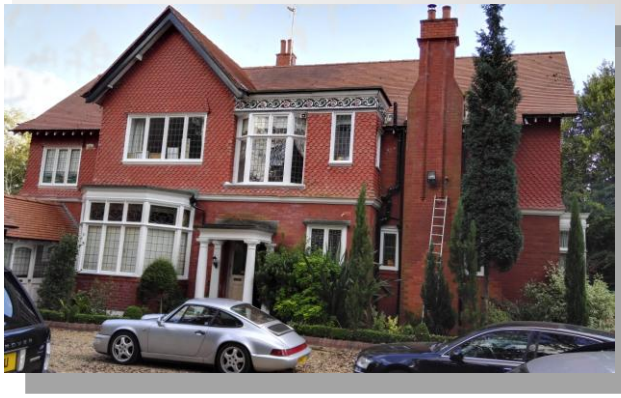


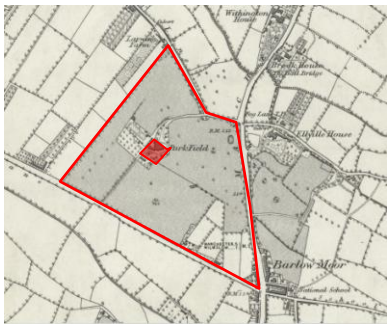
HERITAGE STATEMENT
for
REMODEL & EXTENSIONS
at
13 PARKFIELD ROAD SOUTH
On behalf of
Mr & Mrs Umar
20th Nov 2019

1.0 INTRODUCTION

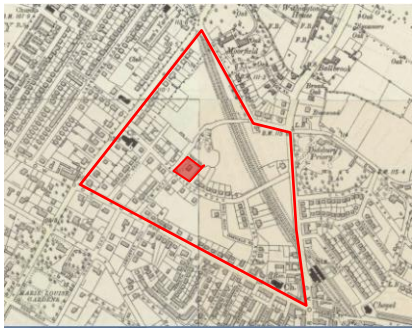
This statement is prepared in support of the Planning Application 124874/FH/2019 for the extension and remodeling of Parkfield House, situated in the Blackburn Park Conservation Area, Didsbury, Manchester.

2.0 HISTORY AND CONTEXT

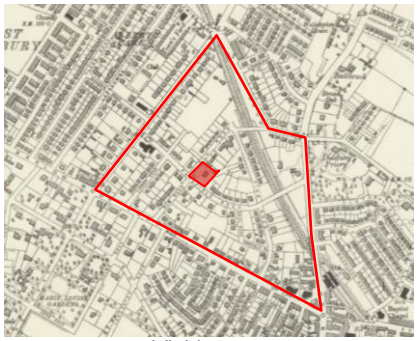
2.1 HISTORICAL BACKGROUND – The Blackburn Park Conservation Area was designated in December 1979 and is bounded by Barlow Moor Road, Palatine Road and Wilmslow Road. It is predominantly a residential area. The conservation area takes its name from Charles Blackburn who bought the Parkfield Estate and slowly sold off large plots for three or four houses. The first phase was built over a twenty year period from 1862 when Palatine Road was opened, this included Parkfield House built for Charles on the site of the original mediaeval Parkfield House. Following the opening of Didsbury railway station in 1880 the second phase of development started and continued up to 1905. The third phase followed Blackburn's death when the remainder of the land was sold off. It was in this third phase the Northern Lawn Tennis Club moved to their present location from Old Trafford.



Parkfield estate 1850



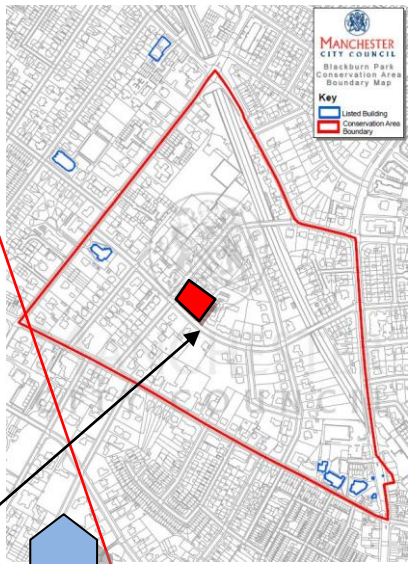
Parkfield estate 1900



Parkfield estate 1923



Parkfield House 13 Parkfield Road South - Application site



Blackburn Park 1979

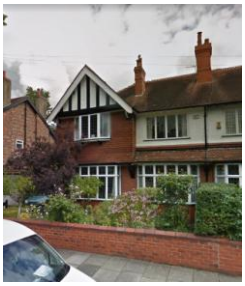
2.2 **CONTEXT -** Blackburn Park is principally an area of large family houses with spacious gardens arranged along tree lined roads. As one of the largest and earliest properties Parkfield House sets the style precedent for many of the properties in the area, an eclectic mix of red brick, terracotta tile hanging, Tudor paneled gables, high pitched roofs and stained glass windows. Loosely fitting into the 'Arts and Crafts' style of the mid to late Victorian period.



Corner entrance on Parkfield rd



Adjacent property to north







Typical house styles in Blackburn Park

2.3 **ARCHITECTURAL AND CONSERVATIONAL SIGNIFICANCE –** Parkfield House has many of the elements that set Blackburn Park out as an area of special architectural and conservational significance. The property itself is not Listed but many of its features are of high quality and internally there are some magnificent period pieces.

Externally – The front elevation with its fine mix of tile hanging, feature brick chimney stack, stained glass windows and elaborately carved bay window head is a fine example of the style and mannerisms of the period and of Blackburn Park generally. The classical portico entrance though is rather out of proportion in scale to the rest of the house and appears overwhelmed by the other features.



Front entrance elevation

The rear and garden side elevations present a very eclectic mix of styles with what appear to be later additions to the north end of the property. Split into four sections each different from each other, the conservatory section and the domed roof section sit a little incongruously in the overall form of the property. The conservatory is an elegant example of Victorian Glass house, but is proving costly to repair and prevents the maintenance and repair of the expose rendered wall and parapet roof of the domed roof section. The domed roof and faience parapet edging over the second section are peculiar to this part of the house and must once have had some internal significance. It is no longer expressed internally and has proven difficult to weather proof and maintain. The third bay is gabled with black and white Tudor infill paneling, tile hanging and large bay windows as seen elsewhere in Blackburn Park. The fourth is similar but with windows of rather poorer proportions. Whist the conservatory and dome add to the eccentricity of this property they give it a sense of being unfinished and being added on ad hoc.

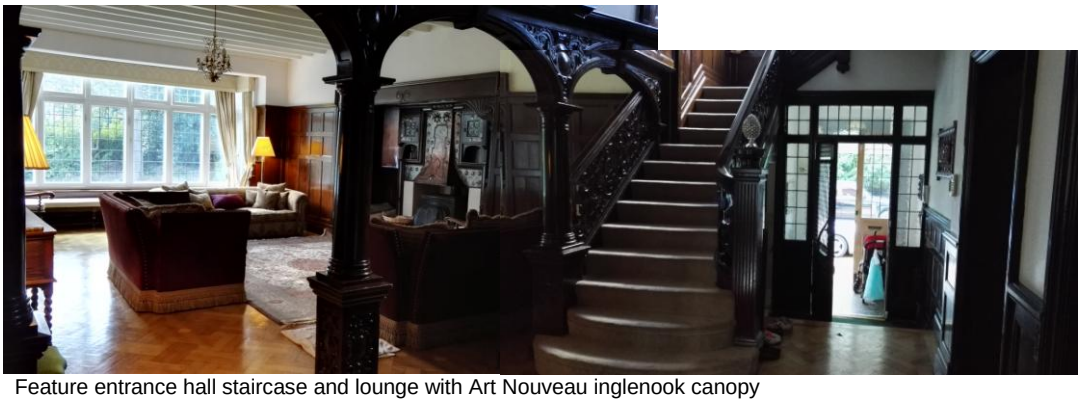


Aerial view of rear – showing four bays/sections



Rear garden view – conservatory and domed roof bays

Internally – The most impressive feature of the property is the grand entrance hall staircase and entertaining area. Paneled in dark wood with a large inglenook fire place it displays all the craftsmanship of the Arts and Craft era with a Scottish baronial style. The space is largely unchanged from the original form and decorated sensitively. The other rooms within the property have been modernized in a sensitive way and still retain many of the original features, such as fire places and cornices.



Feature entrance hall staircase and lounge with Art Nouveau inglenook canopy



Conservatory Interior



New Kitchen with bay window seating



Retained feature fireplace Lounge

3.0 DEVELOPMENT PROPOSALS

3.1 DESIGN CONTEXT _ The Applicants wish to upgrade and extend the fabric of their property in a sensitive yet contemporary manner. There are some issues with the spatial flow of the existing rooms, which prevent full enjoyment of the garden aspect from the inside. The conservatory positioned on the southern corner of the house prevents light penetration into the inner rooms of the property and blocks views of the lawn area from the family rooms and kitchen. The family has small children and the parents wish to have better access and visual connection to the gardens from the family lounge and kitchen dining areas.
The Applicant also wishes to improve access for maintenance and reduce areas of the fabric that are difficult to maintain and repair. They have previously spent a lot of time and money trying to prevent water penetration through the domed flat roof areas and the rendered side wall, also though much care has been given to the conservatory it is becoming more and more difficult and expensive to maintain.
Alongside the issues with the main house the existing garage and access from Elm Road has become impractical and the Applicants wish to form a new garage extension for three cars and create a games room in the old garage.

3.2 PROPOSALS _ The proposed extensions and renovations fall into three areas – The Garage/ courtyard area; The kitchen extension and remodel and lastly the replacement of the conservatory and domed roof sections of the garden side of the house. The first two elements do not have as great an impact on the historic fabric and form of the building as the latter element. Though each in its way will change the overall shape and form of the property.
The Garage – The proposal is to create a courtyard in front of the main house by enclosing it with a pitched roof brick and oak garage structure, linked to the existing garage with a covered walkway to the new back door /boot room entrance to the property. The style and materials will match the existing outbuildings and help form a more formal entrance area to the Main House. The existing garage roof is to be raised to create a room in the roof space, and also to screen the roof of the neighbouring properties side extension, which detracts from the view when approaching from the driveway.
The new garages running parallel to the Elm Rd boundary will be screened from the road by the existing mature trees and shrubbery.



Existing entrance courtyard over looked by neighbouring extension



Proposed entrance courtyard enclosure strengthened and view of neighbouring property blocked

Also it is proposed that the rather out of scale entrance portico is to be enlarged to be more in keeping in scale with the rest of the property



Raised roof of garage and enlarged portico entrance



The Kitchen extension – The extension and remodel of the kitchen area seeks to open up the existing awkward arrangement of rooms in the north east corner of the house to extend them into the garden area and provide a southerly view to the garden from the kitchen. The architectural merit of this part of the house is minimal, it being service area of the property, with different floor levels and minimal decorative features. Apart from

the bay window to the existing kitchen area, the windows are not in keeping with the quality of the rest of the house. In knocking through and extending this end of the property there will be no great lots of existing features and the gain of a modern thermally efficient new extension with new high quality thermally efficient windows which retain the character of the existing window style.

Conservatory and domed bay demolition and rebuild - The loss of these features and the rebuilding of these two bays of the property will have the largest effect on the overall quirkiness of this property. For reasons previously stated the ongoing retention of these features is seriously undermining the enjoyment of the property by the owners and causing great concern for future maintenance of the property. The new build proposals will create a modern and spacious ground floor living area with open views to the south facing gardens, giving the house more connection to the grounds and allowing more light to enter the property. The upper level of the extension will create a new master bedroom suite, again with south facing views across the gardens.
The beautiful and imposing entrance hall stairs and lounge will not be altered by this change of plan and all the original period features will be retained.
The form of the new build extension will echo the two remaining gable ended bays, with matching roof tile, brickwork and Tudor paneling.

The windows will be highly thermally efficient and of high quality Heritage Range such as Residence 9 flush sash windows in a style to complement the existing windows.



GARDEN ELEVATION/ SECTION (EAST) AS PROPOSED

4.0 CONCLUSION

The proposals respect the scale and style of the existing building and the surrounding area whilst upgrading the physical fabric of the property and increasing the useful life span of the house. The changes will allow the better and continued enjoyment of this unique property and grounds by the Applicants and their young family for many years to come.
The overall impact of this proposal on this property is not insubstantial, but the retention of the main quality features of the property and the overall improvements to the built fabric mitigate against the loss of the redundant historic features.
The impact on the surrounding heritage assets and overall feel of the conservation area is negligible.