

DESIGN AND ACCESS STATEMENT / HERITAGE STATEMENT

DE-CONVERSION OF TWO FLATS BACK INTO A SINGLE DWELLING IN A
CONSERVATION AREA

**7 PARSONAGE ROAD
WITHINGTON
MANCHESTER
M41 6PZ**



CHEADLE ARCHITECTS

ARCHITECTURE | INTERIORS | DESIGN

PROJECT	7 PARSONAGE ROAD
SITE ADDRESS	7 PARSONAGE ROAD WITHINGTON MANCHESTER M41 6PZ
CLIENT	MRS & MRS KEYS
DATE	JULY 2025
REVISION	-
STAGE	PLANNING

INTRODUCTION

1.1 The semi-detached property is located at 7 Parsonage Road, Withington M41 6PZ and was originally constructed during the Edwardian period.

1.2 The immediate area is predominantly residential and is within the Withington Conservation Area.

1.3 This statement has been prepared in support of a Full Planning Application for the following alterations;

- De-convert two flats back into a single dwelling
- Erection of single storey side extension towards the rear of the property.
- Knock through / extension to produce a more modern style family kitchen / living area.
- Internal remodel.
- Mixture of traditional and contemporary materials.
- Replace white uPVC casement windows for traditional looking uPVC sliding sash windows [with black framed Crittall style glazing to new extension].

1.0 SUPPORTING INFORMATION

2.1 This statement is to be read in conjunction with the following drawing;

- PL01_7 PARSONAGE ROAD _Existing and Proposed Drawings_RevA

2.0 DESIGN STATEMENT

3.1 USE

The objective is to;

- De-convert two flats back into a single dwelling.
- Create a more modern kitchen / living / dining area that connects better to the garden.
- Bringing more light to the house.
- Remodel internal layouts.

3.2 AMOUNT

- Single storey side extension [towards the rear of the property].

3.3 LAYOUT

- Larger, more modern style kitchen / living / dining area with more light and a better relationship to the garden.
- New house layout for family use.
- More cloak / storage space / boot room on the ground floor.
- Functional ancillary space to the basement along with a habitable and multifunctional room with escape access to the front chamber.

3.4 SCALE

The footprint of the new single storey extension combined with the existing rear room will provide a good sized open plan kitchen / living space towards the rear of the property.

The existing building has high ceilings and we would like to continue this through to the extension. The parapet level will be slightly higher than the ceiling level allowing for a warm flat roof construction [a pitched roof / lean-to roof would cover the first floor windows].

The additional space to the ground floor will be 23m².

3.5 APPEARANCE

The existing property is constructed from red brick. A lower grade of red brick is used on the side and rear elevations. The roof has a black uPVC fascia and barge boards, with slate tiles. The windows are white uPVC framed casement windows. The windows to the front of the property have arched brick headers and sandstone sills, with a sandstone banding along the window sills of the first floor. The roof to the front elevation has a formed black gutter that is supported by decorative white painted brackets with a white painted banding below.

The side and rear elevations are less decorative with only two of the windows having flat-arched headers, the rest have no header details, but all have sandstone sills.

The proposed materials will be a mixture – some will match the existing building and some will compliment using modern materials.

- The new brickwork is to match the existing side and rear of the original property.
- The new glazing to the kitchen area is to be black slim-framed aluminium [Crittall style].
- Stone parapet copings [to match the stone window sills].
- Neutral coloured stone / porcelain steps to side and rear access.
- Black metal railings to new steps.
- Windows to existing house to be upgraded from white uPVC casement windows to traditional looking uPVC sliding sash windows.

3.6 LANDSCAPING

- New stone / ceramic steps from kitchen doors down to garden level.

3.7 CLIMATE CHANGE

The dwelling is being refurbished with additional insulation being added to the roof. It is also proposed to provide energy efficient light bulbs for a minimum of 90% of the whole building and to upgrade insulation where accessible around the building.

3.8 EMERGENCY SERVICES

Access for emergency services will remain the same. Access and egress from the building will remain the same.

3.0 ACCESS STATEMENT

4.1 ACCESS

All access and egress into the dwelling will remain as existing.

4.2 FLOOD RISK

The Environment Agency defines the site as not being within a Flood risk area.

4.3 DAYLIGHT AND SUNLIGHT ASSESSMENT

The extension and refurbishment of this property will have minimal impact on the daylight or sunlight values for the adjacent dwellings to the site.

5.0 HERITAGE STATEMENT

5.1 The semi-detached property is located at 7 Parsonage Road, Withington M41 6PZ and was originally constructed during the Edwardian period.

The proposal is to make the alterations outlined in section 1.3 to update the building internally to allow for a more modern style of family living.

The architecture style immediately around the property on Parsonage Road is very similar in appearance.

The architectural street scene style will be maintained with no alterations to the principal elevation, the proposed extension set towards the rear. The proposals will have a minimal impact on the property and will maintain the consistency of the Conservation Area.

There are minimal amounts of hedges and boundary treatments to the surrounds of the property – what is currently there will be maintained preserving the character of the property and the surrounding Conservation Area.

The existing architectural style of the house is of Edwardian period and has red brick, slate roof and brick banding / details, a mix of sandstone sills and brick headers. The majority of the properties in the surrounding area have this type of detailing, with some of the owners preferring to paint the sandstone sills / bands in white or black paint.

The proposed materials and detailing will mostly match the existing building along with some modern materials to compliment. The consistency of the Conservation Area will remain as is; the new addition is set back from the principal elevation.

There are some gateposts, garden walls, hedges etc. to people's front gardens / drives along Parsonage Road. We do not propose to alter anything to the front of the property. The principal elevation and the character of the property and the surrounding Conservation Area will be preserved.



Front view of 7 Parsonage Road



View down the side of the property



View looking toward Parsonage Road from the rear of the property.



Side and rear of property.



Rear of Property



Back garden