CLEVELAND RD

HERITAGE STATEMENT -
LAND AT CLEVELAND ROAD

Project:	ERECTION OF A NEW C3 DWELLINGHOUSE
Address:	LAND IN BETWEEN 17 AND 21 CLEVELAND ROAD, MANCHESTER, M8 4GS
Revision :	P01
Date:	JUN 2025
Issued For:	PLANNING

Rev	Date	Description
P01	*29/06/25*	*Issued for Planning*

INTRODUCTION

This heritage statement has been submitted in support of the planning application for th proposed development of the land adjacent 17 and 21 Cleveland Road.

The development is for a new dwellinghouse that forms as semi for No. 21 Cleveland Road.

The site is located in the conservation area and in close proximity to Grade 2 Listed Church of St Matthew with St Mary.

Church of St Matthew with St Mary

Church. 1908-10. By Isaac Taylor. Rock-faced ashlar with ashlar dressings to exterior and buff brick with ashlar dressings to interior. Late Perpendicular style. Chancel, chancel transepts, north vestry, nave with aisles, west baptistery and entrance and north west tower. Short chancel has 5-light east window and a lancet to either side with another in the canted corner joining it to the transepts. 3-light window to south transept gable and mandela to north over the projecting vestry. 3- and 4-light clerestory windows with cusped lights under Tudor arches. Aisle windows of 2- and 3-lights. West end has a 3-light window with a cusped lancet either side at a lower level over the projecting baptistery which has a small cusped window at the centre, a 2-light to left and door to right. The tower has angle buttresses with set-offs, paired 2-light louvred openings to the top stage and small windows below. Adjoining the baptistery a polygonal stair turret rises to the second stage. Entrance in north side.

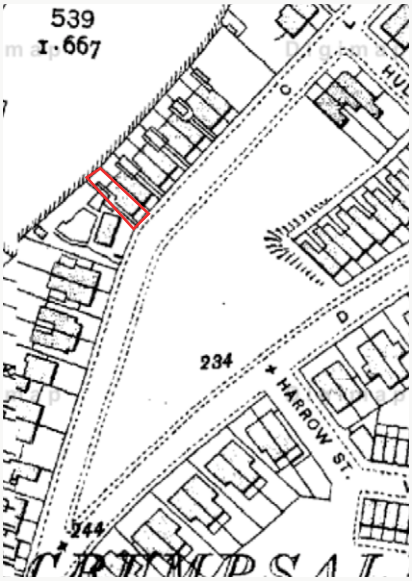
A finely designed church of the period with rich and virtually complete fittings, a very unusual feature being the design of the chancel.

HISTORIC MAPS

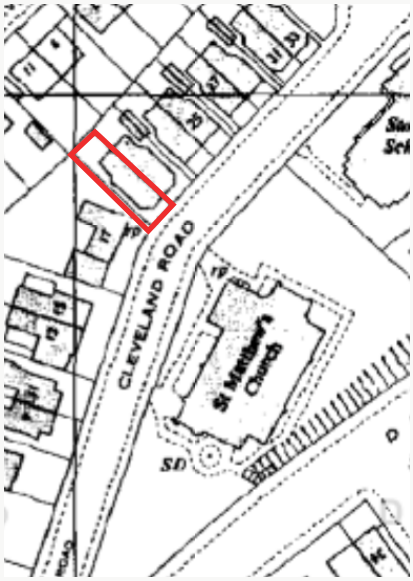
The application site actually pre-dates the church. As can be seen in the 1900's Map. A dwellinghouse used to exist which likely followed the same rhythem and design as the houses on Cleveland Road.

The 1950's-1970s map show the house still there with the church also showing.

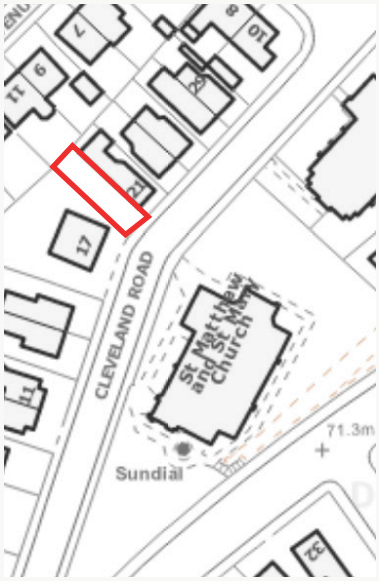
Sometime between 1970s and 2000, the house was then demolished therefore creating a very awkward finish to No.21 Cleveland Road.



1900



1970



2015

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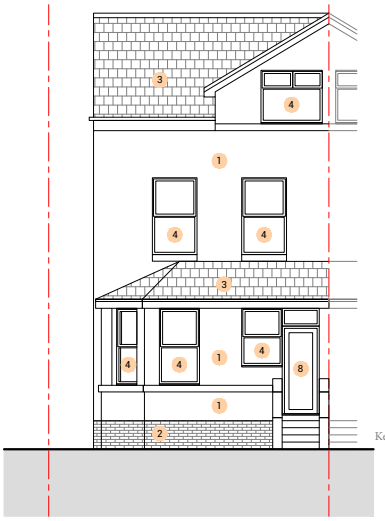
BUILDING LISTING

As you can see from the street view, the dwellinghouse that used to form a pair of semi has been cut in half and therefore quite an awkward/unfinished element. The proposal seeks to bring this symmetry back, especially as the house that used to exist on the site pre-dated the church therefore there would be very little negative impact on the Listed setting.

We believe that it would help the streetscene and also the local context in relation to the Church as it helps to complete an area that used to exist while also providing valuable housing to an area that is in demand.

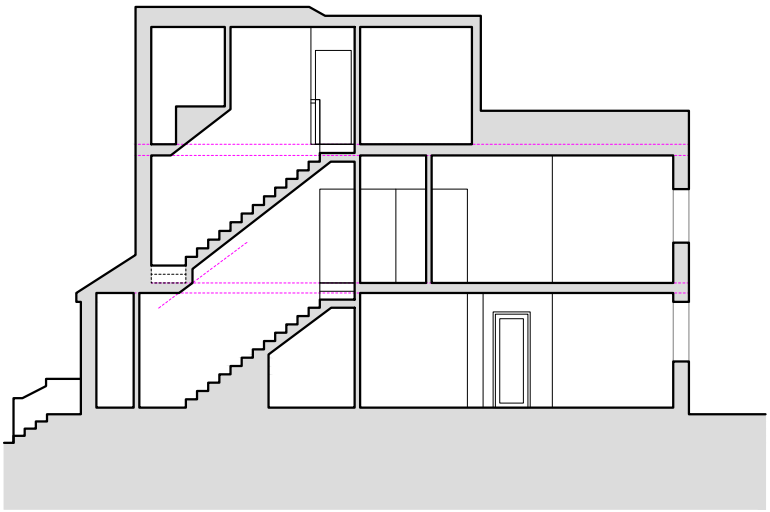
THE PROPOSAL



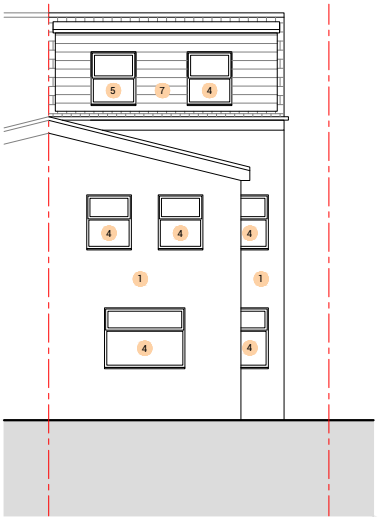
PROPOSED FRONT ELEVATION
1:100 @ A3

Key

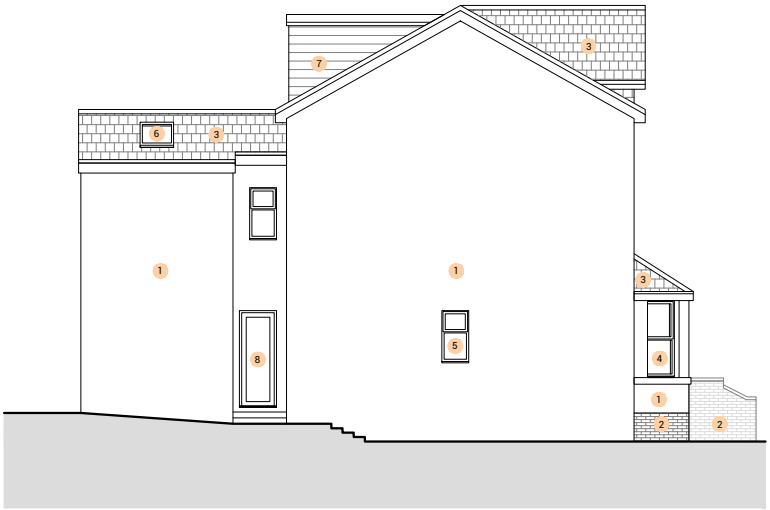
1 Rendering (Off-white)
2 Brickworks
3 Slate Roof Tiles
4 PVC Window
5 PVC Window (Obscure Glazing)
6 Rooflight
7 Dormer Cladding
8 Composite Door



PROPOSED SIDE ELEVATION
1:100 @ A3



PROPOSED REAR ELEVATION
1:100 @ A3



PROPOSED SIDE ELEVATION
1:100 @ A3