

Application number: 132521/FH/2021 25 Parkfield Road South M20 6DB

[REDACTED]

Thu 03/02/2022 01:19

To: [REDACTED]

Cc: [REDACTED]

 1 attachments (17 KB)

BPCS 25 Parkfield Road South, Manchester.docx;

Blackburn Park Conservation Society

[REDACTED]
[REDACTED]
[REDACTED]

Mr D. Lawless

2 February 2022

Manchester City Council

Planning Department

Your reference

Dear Mr Lawless,

Application number: 132521/FH/2021, Erection of single Storey rear extension and new detached garage following demolition of rear porch and garage; installation replacement windows and elevational alterations to all elevations; Re roofing and installation of new roof lights

Location 25 Parkfield Road South, Manchester, M20 6DB

I am writing on behalf of Blackburn Park Conservation Society in connection with the above planning application.

We agree with the Heritage and Design Statement saying that this property is part of an established frontage to Parkfield Road South and forms part of a coherent group of houses. This was typical of the original arrangement of group of houses in the Blackburn Park building scheme. As such it was actually part of the very early historical development of Blackburn Park and is not at all in an isolated position. Indeed, it is a prominent property on the main, and most frequently used, road crossing through the Conservation Area and for all these reasons makes a considerable contribution to its character and appearance.

The proposed plans are not clear on the details of the installation of replacement windows. Windows are a particularly important feature maintaining the character of Blackburn Park Conservation Area and there have been problems before, notably 50 Barlow Moor Road. 'Thornton' is a fine house in a prominent location and in common with neighbouring properties features leaded lights and panels of Art Nouveau-stained glass. We understand that this was designed by stained glass artist Walter J. Pearce, a Fellow of the British Society of Master Glass Painters. Pearce designed many of the stained-glass windows in Blackburn Park most notably those further along Parkfield Road South at St Aidan's Church which was Grade II listed on account of his fine stained-glass windows. We are surprised to see there is no mention of these stained glass windows in the heritage and design statement or on the plans. We would ask that there be a condition that these leaded lights and panels of Art Nouveau-stained glass are retained.

Another feature of Blackburn Park windows are the broad dimensions of the frames, and any replacement frames should exactly copy the existing. Using modern narrower frames destroys the integrity of such house's characteristic proportions and appearance.

There is currently a fine Oriel window again with stained glass in the morning room on the east side elevation. Such Oriel windows are a feature of Blackburn Park, and this should be retained and not bricked up as the plans suggest.

We note and support the proposal that the materials used for the external envelope will be sympathetic to the existing building, matching brickwork, but think new steel framed windows do not meet this proposed criterion, even if to be used at the rear. We recall the Secretary of State Inspector's report dismissing the appeal for the rear extension at 7 Parkfield Road South saying that even if it could not be seen from the road it should not fail to preserve or enhance the character of the conservation area.

At basement level it is proposed to use wood effect UPVC to ensure robust weatherproofing as they are below ground level, but this seems unnecessary as they all have substantial lightwells.

The proposed rear extension has a flat roof which is uncharacteristic of similar extensions in Blackburn Park and as we are pleased to see the current concrete tiled roof is to be replaced with traditional rosemary clay tiling feel this extension design should have a pitched roof with these tiles to match and ensure robust weatherproofing.

We would ask that the plans be amended to take the above matters into account so that the proposal does not fail to preserve or enhance the character of the Blackburn Conservation Area and be in conflict with Heritage Policy EN3 and Development Management Policy DM 1 of the Manchester Core Strategy.

If this is not possible, we would request that you refuse it.

Yours sincerely

[Redacted signature]

[Redacted contact information]

URGENT Removal of Stained Glass Windows at 25 Parkfield Rd South M20 6DB, 2nd February 2022

[REDACTED]
Thu 03/02/2022 01:26

To: [REDACTED]

Cc: [REDACTED]

Blackburn Park Conservation Society

[REDACTED]
[REDACTED]
[REDACTED]

Mr D. Lawless

2 February 2022

Manchester City Council

Planning Department

Your reference 132521/FH/2021

Dear Mr Lawless,

Removal of Stained Glass Windows at 25 Parkfield Road South, M20 6DB, 2nd February 2022

Application number: 132521/FH/2021, Erection of single Storey rear extension and new detached garage following demolition of rear porch and garage; installation replacement windows and elevational alterations to all elevations; Re roofing and installation of new roof lights

Location 25 Parkfield Road South, Manchester, M20 6DB

We are very concerned about the removal of stained glass windows 25 Parkfield Road South, Manchester. In the last couple of days work has begun at 25 Parkfield Road South, and at least one stained glass window and with leaded lights has been removed from the window frame and possibly disposed of.

As you can see from our letter responding to the application consultation we feel strongly that these stained glass windows are an important feature and should be retained. Our concern is increased as there is no mention of them in the heritage and design statement or on the plans and we would not wish to see them all removed and destroyed before you have had chance to determine the application.

Please can you contact the applicant or their agent as soon as possible to prevent any further removal of the existing windows.

Thanks for your help with this urgent matter

Yours sincerely

[REDACTED]

[REDACTED]

Please see photo of 25 Parkfield Road South



Thu 03/02/2022 01:30

To: [Redacted]

Dear Mr Lawless,

Please see photo of 25 Parkfield Road South where a stained glass window has been removed.

Yours sincerely



