

SUMMERVILLE, 65 DAISY BANK ROAD, MANCHESTER

DESIGN AND ACCESS WITH HERITAGE STATEMENT

AINSLEY GOMMON ARCHITECTS

HERITAGE STATEMENT PREPARED BY;

Ainsley Gommon Architects
1 Price Street
Hamilton Square
Birkenhead
Merseyside
CH41 6JN

T: 0151 647 5511
E: birkenhead@agarchitects.co.uk
W: www.agarchitects.co.uk

Architectural Technologist: Tom McEvoy

Architectural Assistant: Lucy Fellows

Front Cover - Taken from Historic England - https://historicengland.org.uk/listing/the-list/list-entry/1283098?section=comments-and-photos

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1.00 - STATEMENT OF PURPOSE

This Design and Access with Heritage Statement supports the Listed Building Consent Application for the proposed driveway enhancements at **Summerville, 65 Daisy Bank Road, Manchester, M14 5QL.**

This document is intended to explain the significance of the site as it is today and to support our application for the works to the existing driveway.

Summerville is a 12-bedroom detached property, managed by Crossway Estates. It is a grade II Listed Building, built approximately around 1850, as an 'italiante style' Villa. It has since been modified and extended and today serves as privately rented, fully furnished apartments. Tenants at Summerville have access to off-street, secure parking on site, and a spacious rear garden with picnic benches and a patio area.

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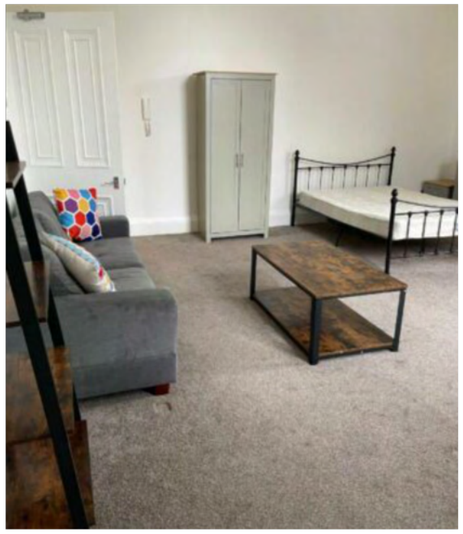
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Image 01 - The Rear Garden at Summerville - taken from https://crosswayestates.com/properties/

Image 02 - The Patio Area at Summerville - taken from https://crosswayestates.com/properties/

Image 03/04/05 - Examples of the fully furnished apartments at Summerville - taken from https://crosswayestates.com/properties/

2.00 - LOCATION & CONSERVATION AREA

Summerville is located in a residential suburb of south-east Manchester, also under the Victoria Park Conservation Area.

It was designated as a Conservation Area in March 1972, which covers land 3km south of the city centre (map shown in image 04). As with Summerville, the area is characterised by its grand, historic houses set within spacious grounds that feature landscaped gardens and grass verges. Classical and Gothic influences are evident throughout the area, with notable buildings such as the Dalton Hall and the Edgar Wood Centre. Architectural features such as projecting bays, tall chimneys, and vertically proportioned windows are recognisable elements seen within Victoria Park Conservation Area.

The area was was previously an exclusive residential suburb, but this has since changed with the the redevelopment of sites to accommodate a greater number of buildings. The improvement guidance for this Conservation Area recognises that proposed alterations can reflect contemporary design principles whilst establishing a sympathetic relationship between old and new, ensuring that any works respect and complement the character of the historic surroundings.

Summerville has convenient access to the surrounding road network with its large driveway to the front of the property that provides secure on-site parking. The proposed enhancements seek to improve the appearance and functionality of the driveway while ensuring that it remains appropriate to the property's historic character and the wider setting of the Victoria Park Conservation Area.

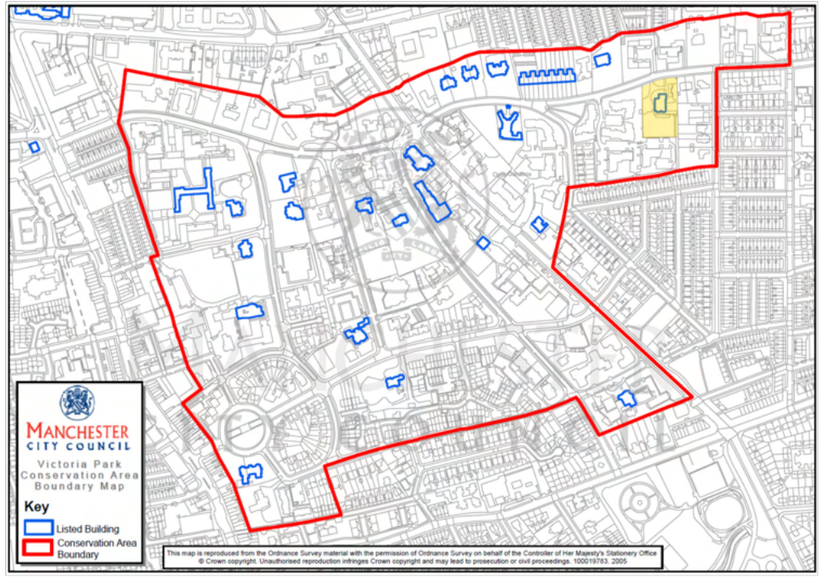
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Image 01 - The Driveway at Summerville - taken from https://manchesterhistory.net/LONGSIGHT/NWTOUR/daisybankroad.html

Image 02 - The outline of the Site within the Residential Suburb - taken from Google Earth 2026

Image 03 - The Secure Gates to the Driveway - taken from Google Earth 2026

Image 04 - A map of the Victoria Park Conservation Area (Summerville highlighted in yellow) - taken from https://www.manchester.gov.uk/parks-leisure-and-the-arts/parks-playgrounds-allotments-and-open-spaces/conservation-areas/introduction6

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3.00 - HISTORY OUTLINE

Summerville was originally built as a private residence for a prominent Manchester Merchant, Wilhelm Kessler, who lived there with his family from 1859 until 1904.

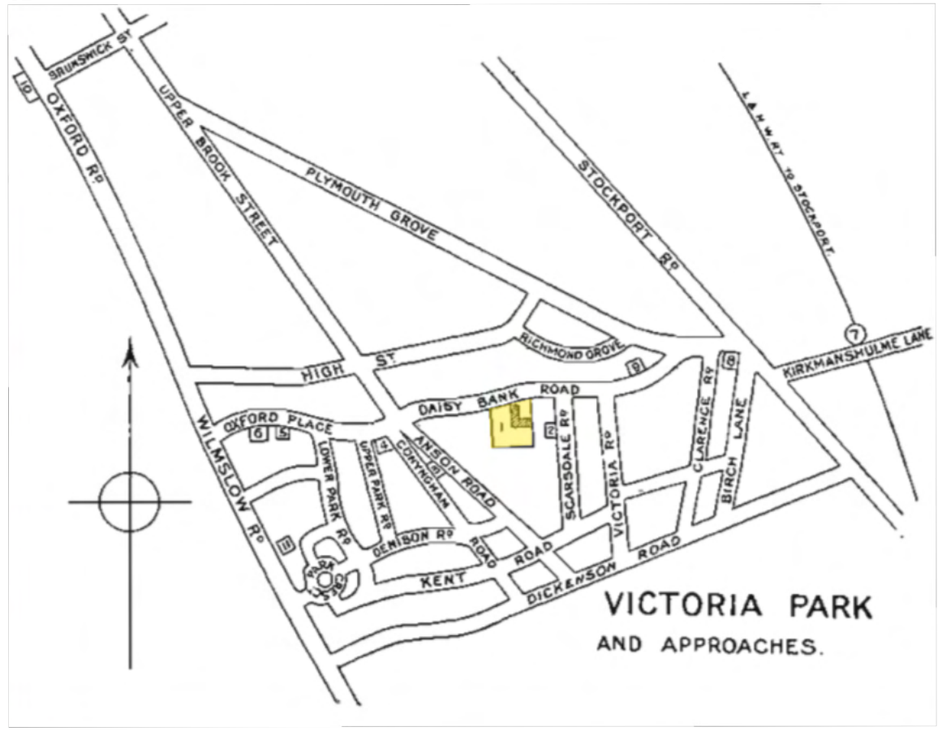
The site later became a Unitarian College in 1905. Historically, Unitarian colleges were set up to train ministers for the Unitarian Church. They taught subjects such as religion, philosophy, and the arts, while providing a place for learning, research, and discussion about religious ideas. The villa was adapted for educational use, providing teaching accommodation, a library, common rooms and residential facilities for students. There were also facilities accessible to the students in the surrounding area such as a debating hall, sports grounds, gymnasium, and swimming baths.

At the time when Summerville served as a College, it was situated within Victoria Park. Today, the historic buildings and features that formed part of the Park are protected within Victoria Park Conservation Area.

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1. Summerville—College and Grounds.
2. Principal's Residence.
3. Dalton Hall.
4. Egerton Hall.
5. Hulme Hall.
6. Fielden Schools.
7. Longsight Station.
8. Longsight Free Christian Church.
9. Longsight Boys' Grammar School.
10. Victoria University.
11. United Methodist College.

Image 01 - North View of Summerville when it served as a College - taken from https://www.unitarian.org.uk/wp-content/uploads/2021/01/1915_Missionary_College.pdf

Image 02 - A map of the facilities used by the former College within Victoria Park (Summerville highlighted in yellow) - taken https://www.unitarian.org.uk/wp-content/uploads/2021/01/1915_Missionary_College.pdf

Image 03 - North View of Summerville when it served as a College - taken from https://www.unitarian.org.uk/wp-content/uploads/2021/01/1915_Missionary_College.pdf

Image 04 - View of the Grounds from Summerville when it served as a College - taken from https://www.unitarian.org.uk/wp-content/uploads/2021/01/1915_Missionary_College.pdf

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4.00 - HERITAGE STATEMENT

The official Historic England list entry for the Summerville, is as follows;

Heritage Category: Listed Building

Grade: II

List Entry Number: 1283098

Date first listed: 03-Oct-1974

List Entry Name: Summerville

Statutory Address 1: SUMMERVILLE, 65, DAISY BANK ROAD

Description:

Villa. c.1850, altered, with additions. White-painted stucco on brick, slate roof. Irregular double-pile plan. Italianate style. Two storeys and cellars; asymmetrical 4-window facade, with plinth, channelled corner pilasters, prominent bracketed eaves, porch to 3rd bay and gabled 4th bay with projected verges treated as open pediment. Large rectangular porch, up 3 steps, with coupled Ionic piers, plain frieze and dentilled cornice, pilastered round-headed window in each side; plate glass sashed windows to ground floor with moulded architraves and dentilled cornices on consoles; 4-pane sashes to 1st floor with moulded architraves, panelled aprons and small cornices, except that to the 4th bay, which has a pediment. Left end has set-back 2-bay wing in similar style. Right-hand return (to garden) has large rectangular bay window with coupled Ionic pilasters, entablature with dentilled cornice and balustraded parapet, and a pilastered window of 3 round-headed sashed lights; 3 round-headed windows above this (the first 2 blocked or blind), and to the right a 2-storey canted bay with sashed windows under stylised cornices, and hipped roof. (Large rear wing, much altered with additions.) Interior not inspected.

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Image 01 - Exterior View of Summerville, from 65 Daisy Bank Road - taken from https://historicengland.org.uk/listing/the-list/list-entry/1283098?section=official-list-entry

Image 02 - Historic England Map of 65 Daisy Bank Road, outlined in Blue - taken from https://historicengland.org.uk/listing/the-list/list-entry/1283098?section=official-list-entry

5.00 - PROPOSALS

Crossway Estates has appointed Ainsley Gommon to prepare a new landscaping scheme for Summerville, which seeks to enhance the existing driveway through the re-surfacing and re-organisation of the current layout. The area identified by the red boundary indicates the extent of the works covered by this proposal within its context.

The proposed improvements will provide an even surface along the driveway with defined pedestrian areas, while also creating more organised and visually discreet waste storage areas. There are no.6 large commerical bins on-site which will be neatly accommodated within a dedicated bin store, with a proposed drainage point positioned centrally to collect and manage any waste liquids that may deposit from the bins. There are no.9 general waste bins on-site, which are proposed to be stored within timber-compartmented bin storage units, arranged as three units of three bins each. The storage units will conceal the bins while allowing easy access, with hinged lid hatches and latched front doors providing access for the bins to be wheeled in and out. The ground beneath the bin storage areas will be finished with smooth charcoal block paving, providing a durable and level surface that facilitates the easy movement of the wheelie bins.

A dedicated location for skip containers will also be indicated in the proposals to improve the overall functionality of the site.

The existing cobbles at Summerville are thought to be original, and the proposed works will retain and re-use these where possible within the new landscape design as subtle references to the historic character of the site. The proposals seek to clearly define pedestrian areas through the use of light and dark paving materials and tones. The darker tones of the existing cobbles outlined with the charcoal block paving helps to distinguish these areas and reinforce pedestrian priority. The existing cobbles are to be re-laid in front of the Library to discourage vehicle parking directly in front of the entrance and ensure it remains clear and accessible. Similarly, some cobbles are to be used within the light well area to the south of the site, helping to define clear and accessible pedestrian routes. The remainder of the driveway will be finished with a paler herringbone paving, providing a durable and attractive surface for the driveway. Blending the existing material palette with subtle contemporary accents aims to complement the character of Summerville.

The proposed works will improve the appearance, accessibility, and management of the site, enhancing the setting of the historic building when viewed from Daisy Bank Road.

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Image 01 - Proposal Area outlined in Red Boundary - taken from Google Earth 2026

Image 02 - Photo of the Existing Driveway - taken on Site Visit 17.06.26

Image 03 - Photo of the uneven surface on the Driveway - taken on Site Visit 17.06.26

6.00 - LOCAL PRECEDENT

A relevant local precedent can be found at Elizabeth Gaskell House, a Grade II* listed building located on Plymouth Grove. The contemporary driveway incorporates herringbone-patterned paving alongside resin-bound surfacing, demonstrating the successful introduction of contemporary hard landscaping within the setting of a listed building. The use of complementary materials provides a practical and visually cohesive approach while respecting the character of the historic property. This provides a useful precedent for the proposals at Summerville, where contemporary block paving is proposed alongside the retention and incorporation of existing cobbles. The approach demonstrates that carefully selected contemporary materials can enhance the setting of a heritage asset while remaining sympathetic to its historic character.

The Historic England List Entry for the Elizabeth Gaskell House is as follows:

Heritage Category: Listed Building

Grade: II*

List Entry Number:1271082

Date first listed: 25-Feb-1952

List Entry Name: Mrs Gaskells House

Statutory Address 1:

MRS GASKELLS HOUSE, 84, PLYMOUTH GROVE

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Image 01 - Local Precedent - Grade II Listed Elizabeth Gaskell House - taken from https://uk.hotels.com/go/england/elizabeth-gaskells-house-manchester

Image 02 - Photo of the Block Herringbone Pavers and Resin Driveway at Elizabeth Gaskell House - taken on Site Visit 17.06.26

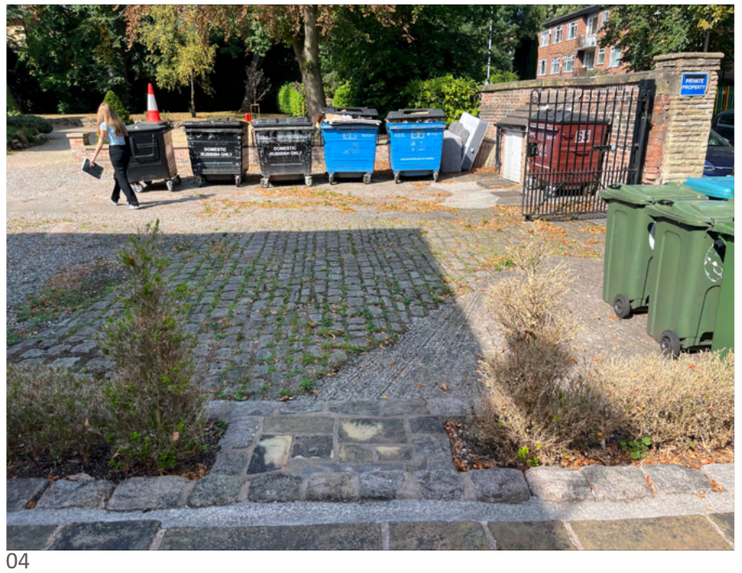
Image 03 - Photo of the Block Herringbone Pavers and Drainage Channel on the Driveway at Elizabeth Gaskell House - taken on Site Visit 17.06.26

7.00 - PHOTO SURVEY - EXISTING DRIVEWAY GATES

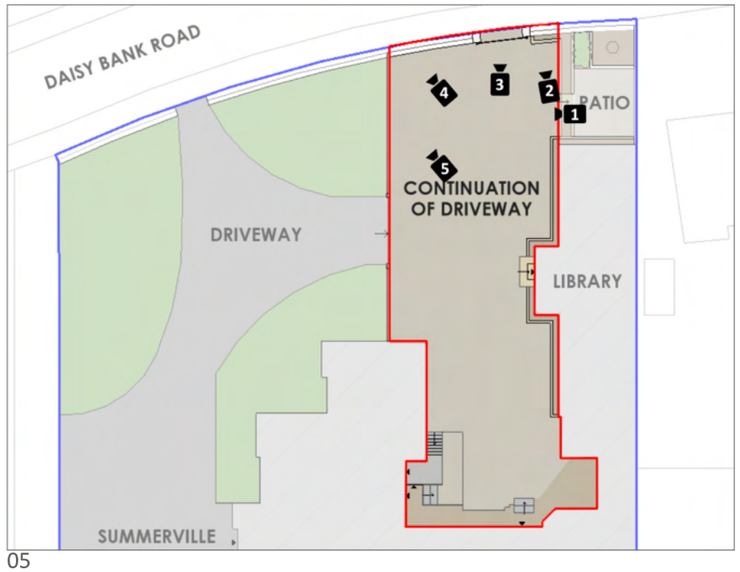
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LOCATION OF PHOTO ON SITE PLAN



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Image 01-05 - Photos of the Existing Driveway - taken on site visit 11/08/26

7.01 - PHOTO SURVEY - EXISTING PATIO

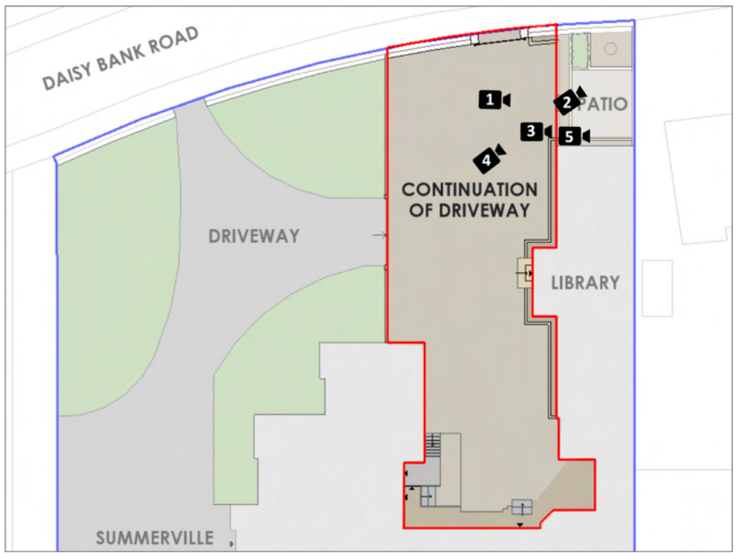
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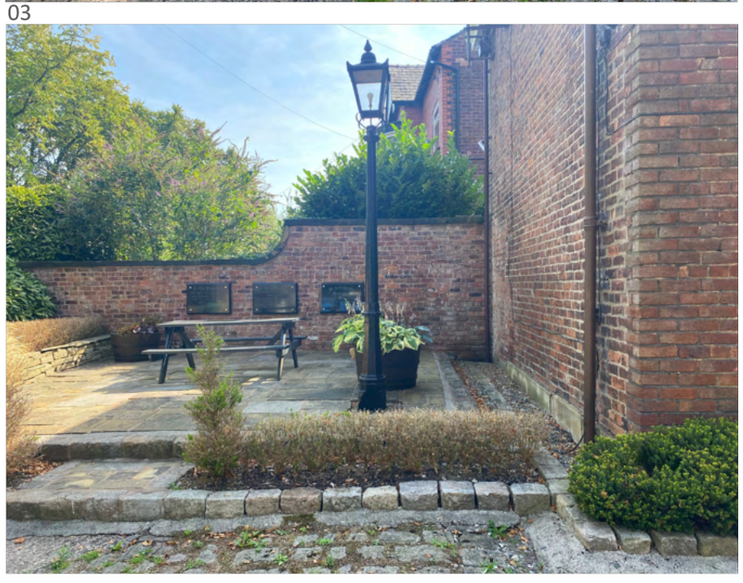
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LOCATION OF PHOTO ON SITE PLAN



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Image 01-05 - Photos of the Existing Patio - taken on site visit 11/08/26

7.02 - PHOTO SURVEY - EXISTING DRIVEWAY & LIBRARY

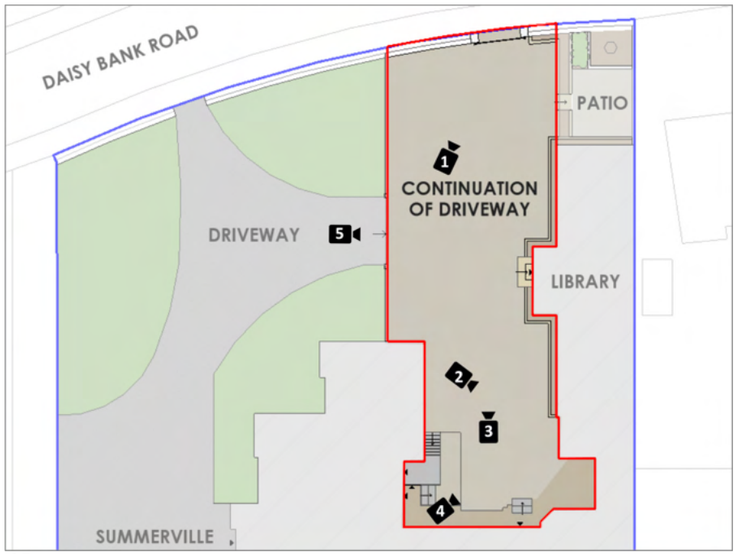
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LOCATION OF PHOTO ON SITE PLAN



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Image 01-05 - Photos of the Driveway in front of the Existing Library - taken on site visit 11/08/26

7.03 - PHOTO SURVEY - EXISTING LIGHTWELL

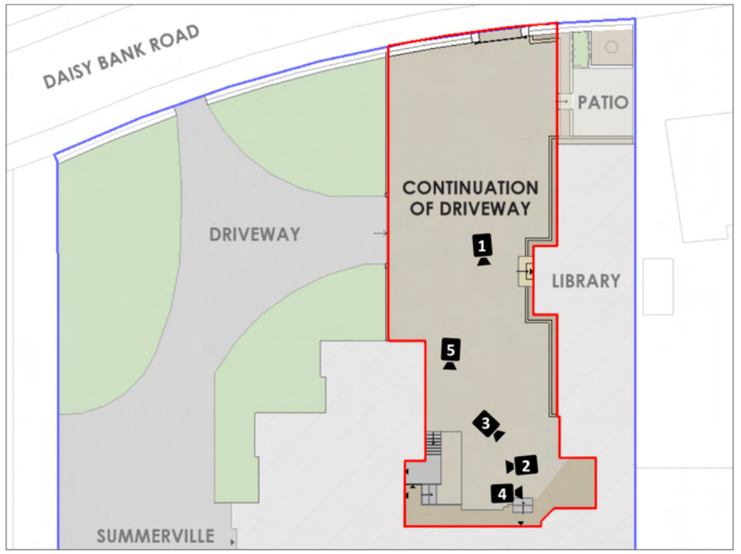
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Image 01-05 - Photos of the Existing Lightwell and Summerville - taken on site visit 11/08/26

8.00 - SUMMARY

The proposed landscape works at Summerville seek to enhance the appearance and functionality of the site, while ensuring that the setting and historic character of the building are appropriately respected. No works are proposed to Summerville, and the building itself will remain unaffected by the development. The proposals are intended to provide a more coherent and considered arrangement of the existing driveway and associated site functions, whilst improving the site's contribution to the wider setting when viewed from Daisy Bank Road.

The proposals include:

Reorganisation and resurfacing of the existing driveway, providing a more coherent and functional layout and improving the overall appearance of the site.

Improved waste management arrangements, through the creation of more organised and visually discreet areas for general refuse and larger waste bins.

Retention of a dedicated skip storage area, ensuring that skip containers can be accommodated in an appropriate and functional location within the site.

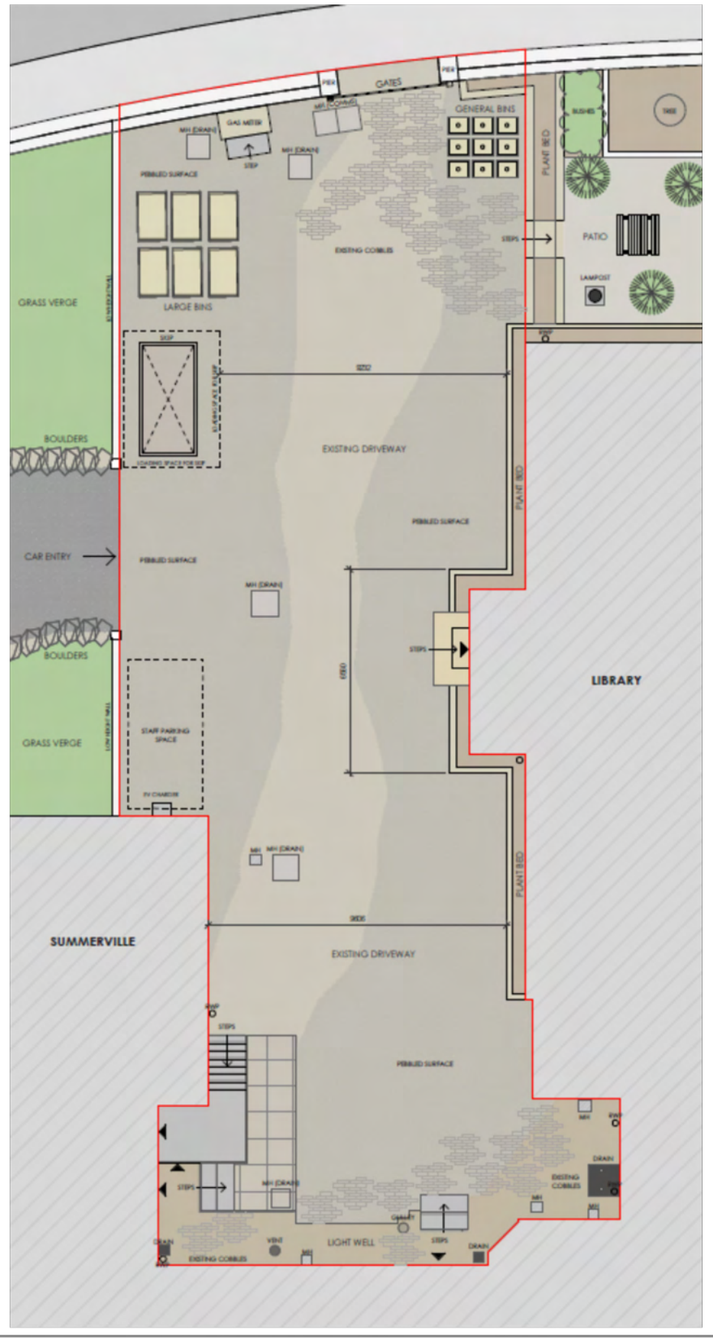
Retention and re-use of existing original cobbles, where possible, to preserve elements of the site's historic fabric and reinforce its historic character.

Integration of historic and contemporary materials, creating a landscape scheme that is sympathetic to the architectural and heritage significance of Summerville.

Improved pedestrian access and site functionality, ensuring that the Library can be accessed safely and conveniently without being obstructed by parked or manoeuvring vehicles. This is also achieved through proposing a consistent and even surface, reducing potential trip hazards and creating a safer environment for residents and visitors.

Enhancement of the building's setting, through a more orderly and visually considered landscape arrangement that seeks to minimise clutter and improve the appearance of the site from Daisy Bank Road.

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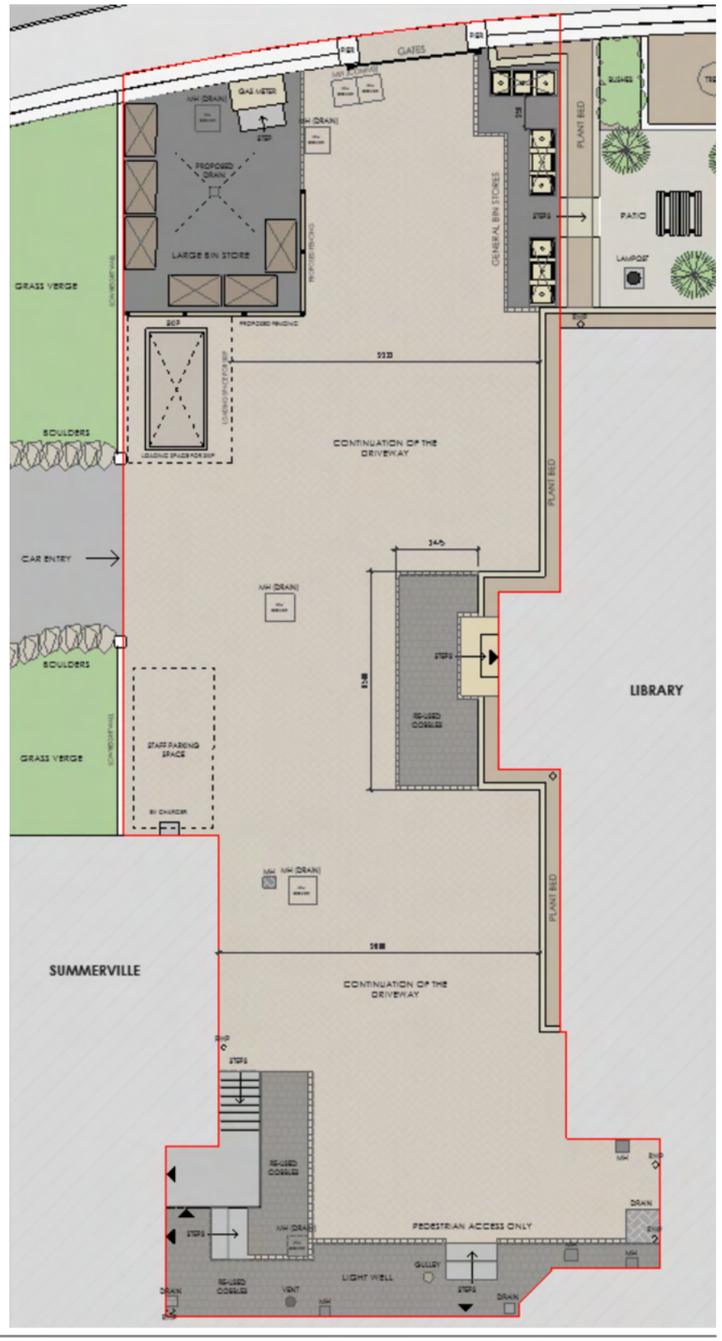


Image 01 - Drawing no. **2450-002-A - Existing Layout** - Ainsley Gommon Architects

Image 02 - Drawing no. **2450-100 - Proposed Layout** - Ainsley Gommon Architects

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