



01

Introduction - The Site

Site Location:

62 Rectory Ln, Prestwich, Manchester M25 1BL, UK

Date Prepared:

November 2025

Applicant:

Katy White

BCAE Architects Ltd.

Contact: Arron El-Ammar

Phone: 01772 230 538

Email: info@bcae-architects.co.uk

Local Authority:

Bury Metropolitan Borough Council.

Development:

Extension to rear and side with internal reconfiguration.

The property is located at 62 Rectory Lane, within the Prestwich area of North Manchester. The surrounding neighbourhood is predominantly residential, comprising a mix of early 20th-century semi-detached and detached houses, many of which retain original architectural features.

The site benefits from a wide plot with an existing side driveway and a long rear garden, allowing scope for lateral and rear extension while maintaining external access.

The house is not located in a conservation area, nor is it listed, but it contributes to the character of the street through its traditional bay frontage, brickwork, and roof profile. Access to the site is from Rectory Lane, a quiet suburban road with good connections to local amenities, green space, and public transport links.



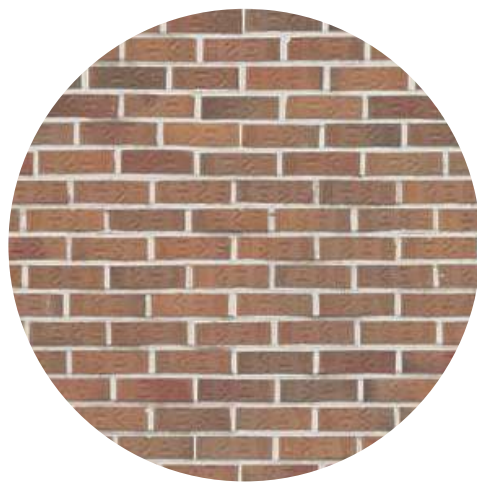
Location Plan

02

Existing - Photos (External)



Existing - Materiality



Brown
brick

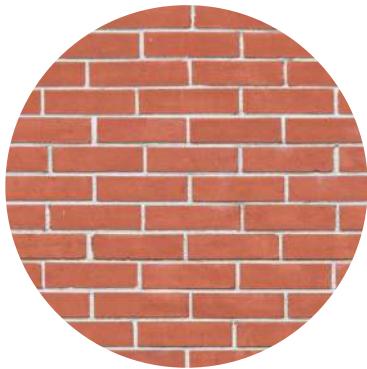


Grey roof
slate



Black and white
detail

Existing - Materiality



Red
Brick



Red
Slate



Stone



White
render



White wood
cladding

03

Planning History - Rectory Lane



Existing extensions

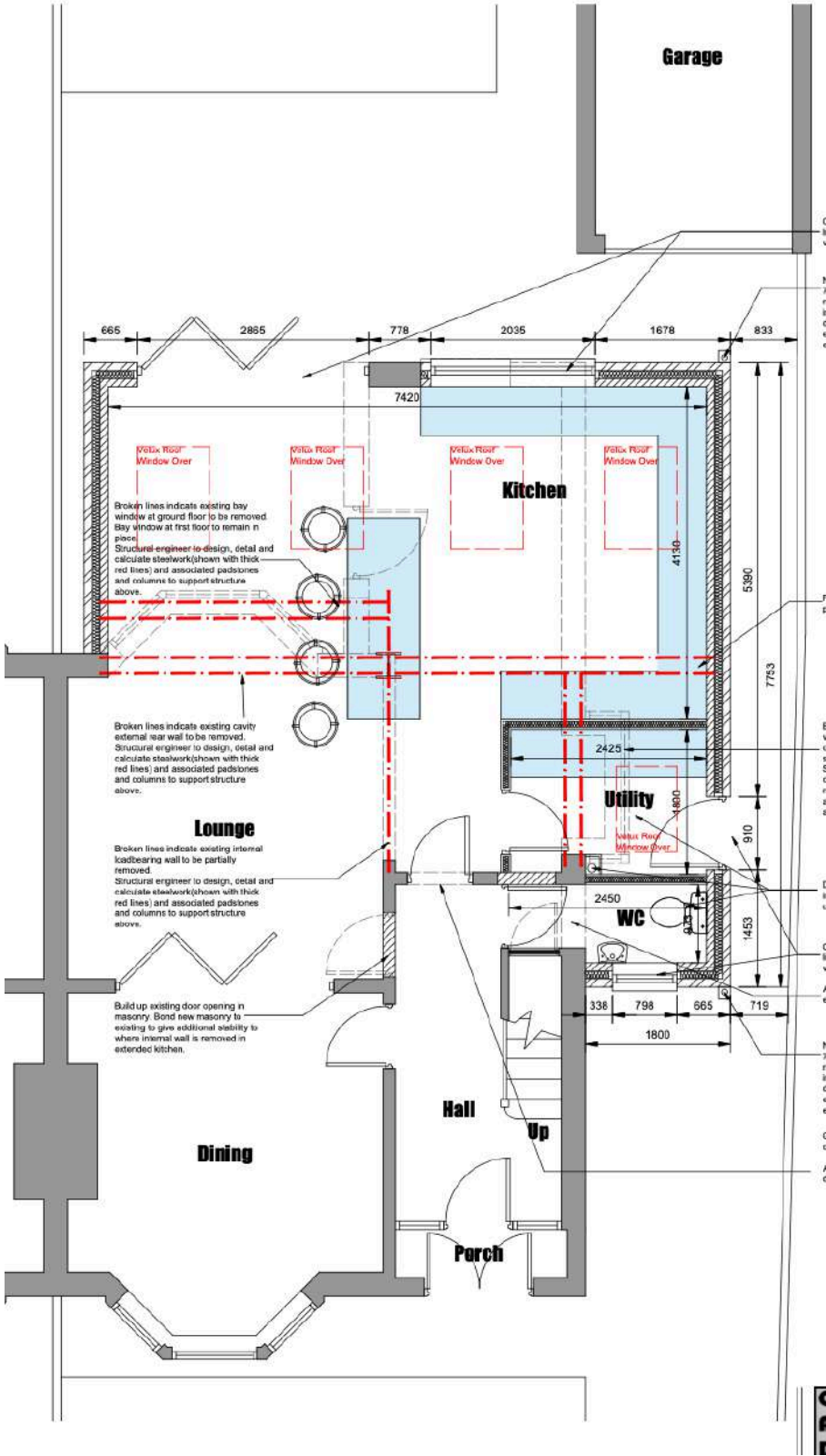
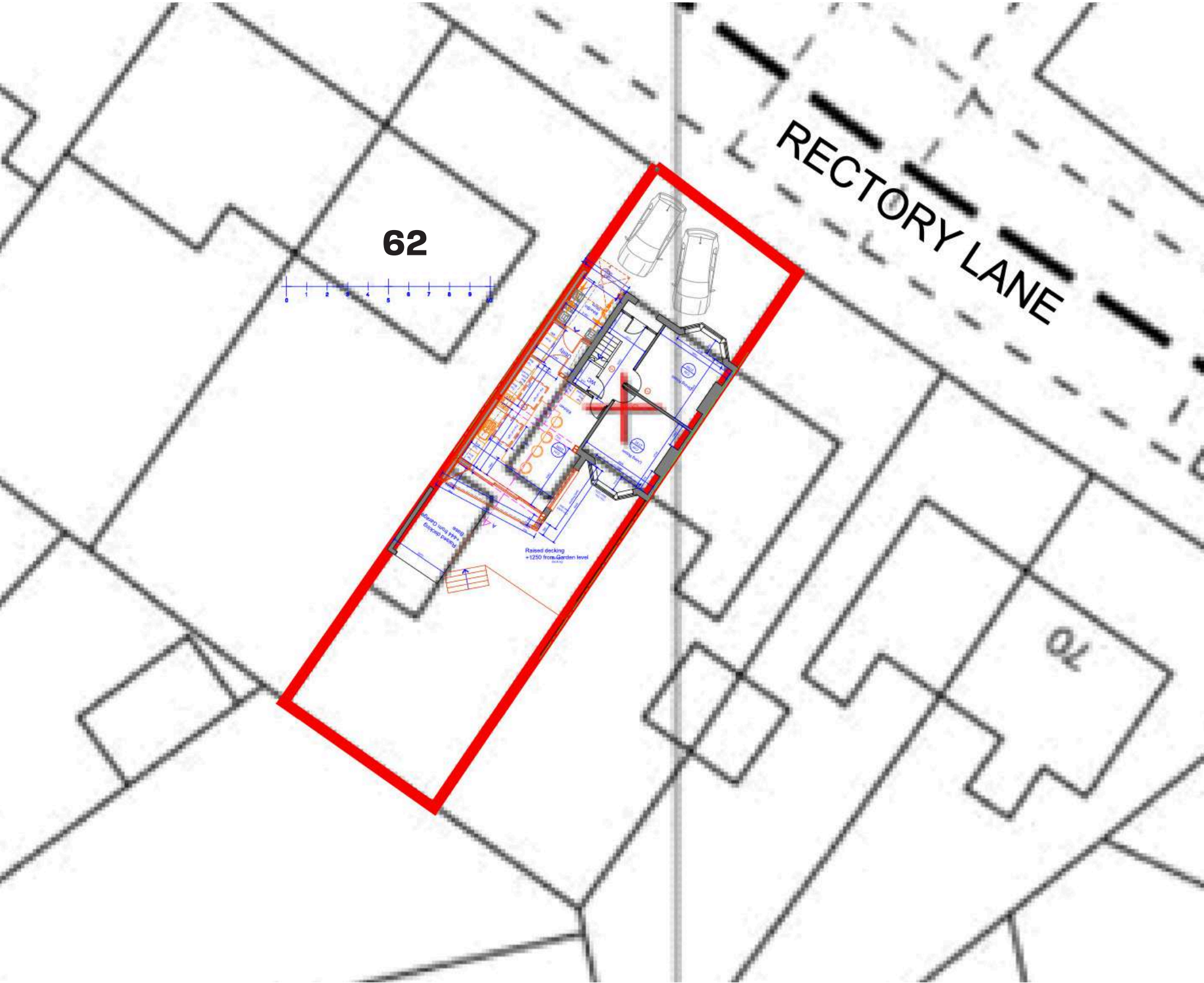
Approved planning for extension

Planning History - Rectory Lane

Single/two storey extension at rear, porch extension at front and dropped kerb 
138 Rectory Lane, Prestwich, Manchester, M25 1DJ Ref. No: 71747 Received: Fri 21 Mar 2025 Validated: Fri 21 Mar 2025 Status: Registered
Non-material amendment following grant of planning permission 70449: The proposed changes to the ...
Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich Ref. No: 71223 Received: Fri 04 Oct 2024 Validated: Fri 04 Oct 2024 Status: Decided
First floor/single storey extension at side; Hip to gable roof extension at side with loft convers...
99 Rectory Lane, Prestwich, Manchester, M25 1EN Ref. No: 70897 Received: Mon 01 Jul 2024 Validated: Mon 22 Jul 2024 Status: Decided
Hybrid Planning Application constituting EIA Development comprising: Full application for demol...
Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich Ref. No: 70449 Received: Mon 22 Jan 2024 Validated: Tue 06 Feb 2024 Status: Decided
Listed building consent for remedial works and internal alterations.
The Rectory, 41 Church Lane, Prestwich, Manchester, M25 1AN Ref. No: 70384 Received: Wed 03 Jan 2024 Validated: Wed 07 Feb 2024 Status: Decided
Erection of detached double garage at side/rear
The Rectory, 41 Church Lane, Prestwich, Manchester, M25 1AN Ref. No: 70383 Received: Wed 03 Jan 2024 Validated: Mon 05 Feb 2024 Status: Decided
Single storey extension at rear; First floor extension at rear and flat roofed dormer roof extension
40 Rectory Lane, Bury, BL9 7TA Ref. No: 69059 Received: Wed 09 Nov 2022 Validated: Thu 10 Nov 2022 Status: Decided
Single storey rear/side extension; Alterations to rear tiered garden to make patio space
147 Rectory Lane, Prestwich, Manchester, M25 1DH Ref. No: 68580 Received: Wed 22 Jun 2022 Validated: Wed 07 Sep 2022 Status: Decided
Lawful development certificate for proposed hip to gable roof extension with rear dormer extension
143 Rectory Lane, Prestwich, Manchester, M25 1DH Ref. No: 68535 Received: Wed 08 Jun 2022 Validated: Wed 08 Jun 2022 Status: Decided
Single storey extension at side and rear
68 Rectory Lane, Prestwich, Manchester, M25 1BL Ref. No: 66463 Received: Mon 25 Jan 2021 Validated: Mon 25 Jan 2021 Status: Decided

Planning History - 64 Rectory Lane

Single storey extension at side/rear and raised decking at rear. APPROVAL GRANTED - 2021



04

The Brief - Design Objectives

Retain and restore original features in the existing house: flush casement windows, fireplaces, coving

Extend to the rear to accommodate a **large, light-filled open plan** kitchen/dining/living space with frameless sliding doors

Create a **subtle side extension** (~1m) to allow new internal rooms while maintaining access to the rear garden

Introduce a **sunken floor level to the kitchen** (steps from hallway) to align better with garden level

Create **clearly defined support spaces**: walk-in pantry, downstairs study, boot room, WC

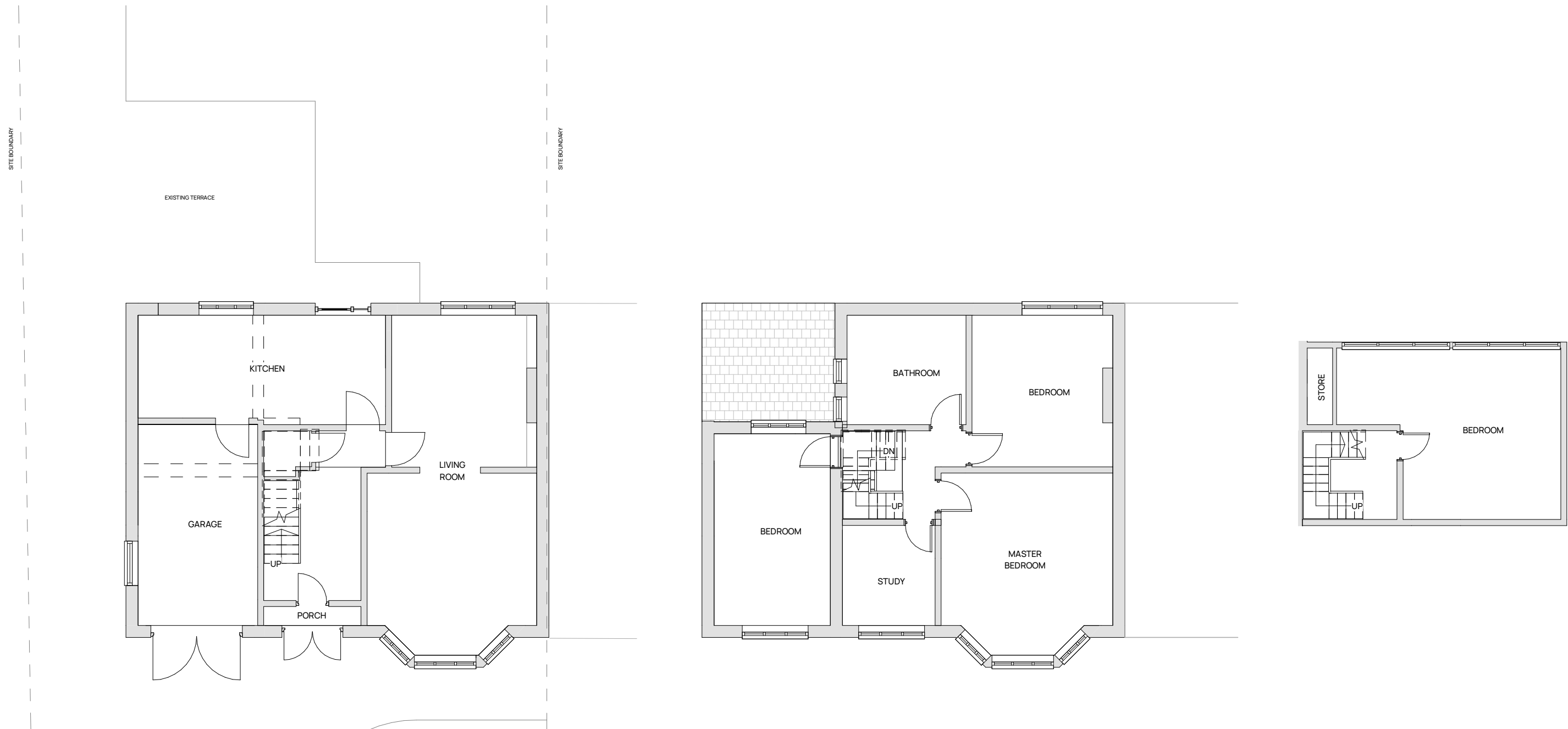
Investigate **air source heat pump**, with provision for internal tank near utility

Provide **underfloor heating** throughout ground floor and in bathrooms

Include an **upstairs utility room** (plumbed, fit-out to be completed later)

05

Existing - Plans



DRAWINGS NOT TO SCALE

Existing - Elevations



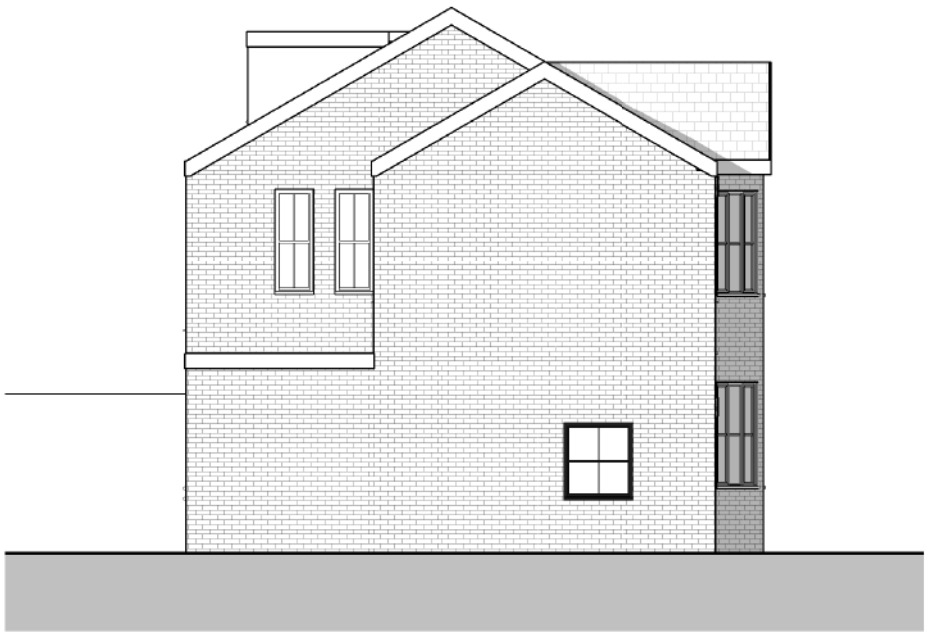
Existing Rear Elevation



Existing Side Elevation



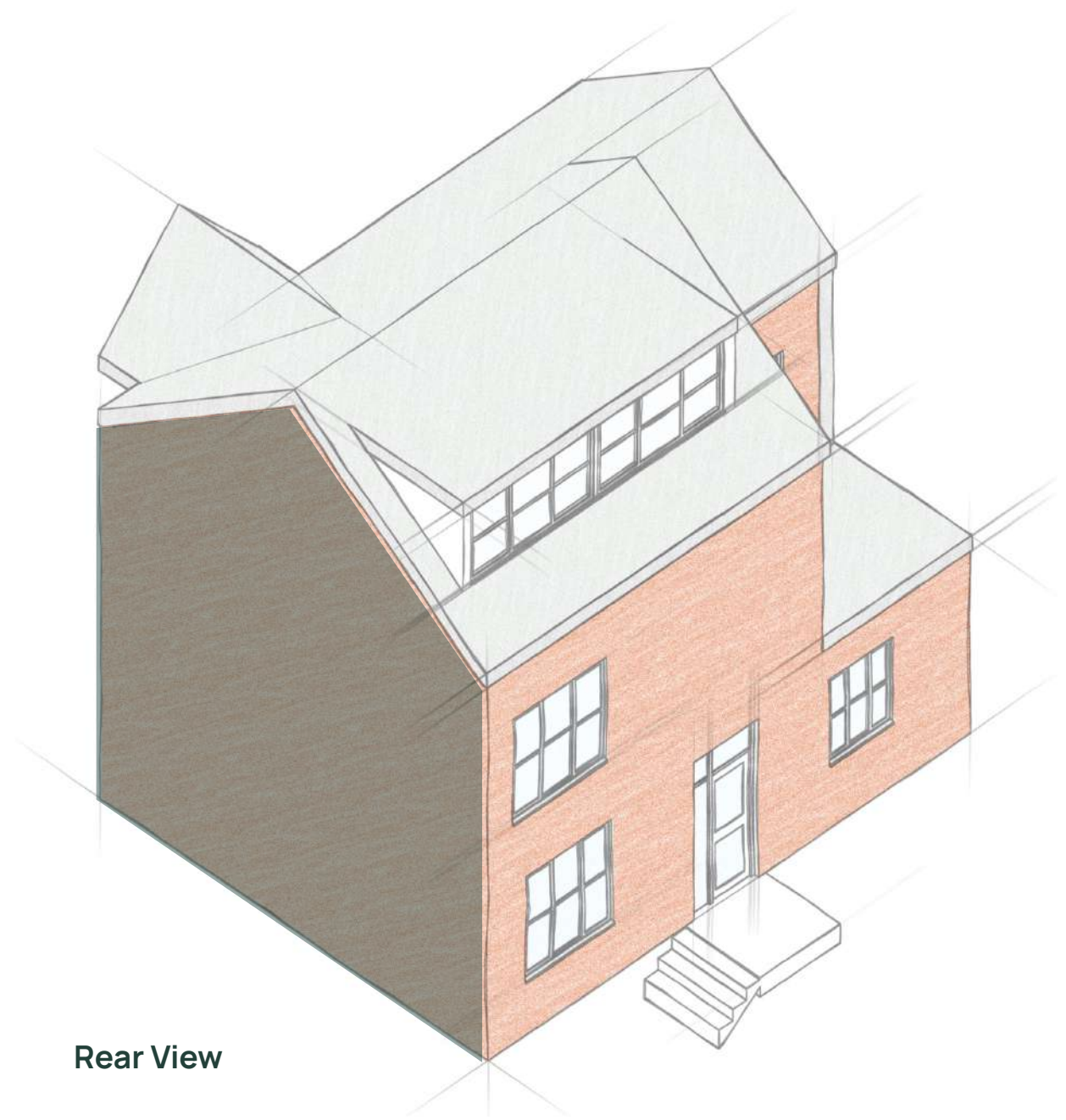
Existing Front Elevation



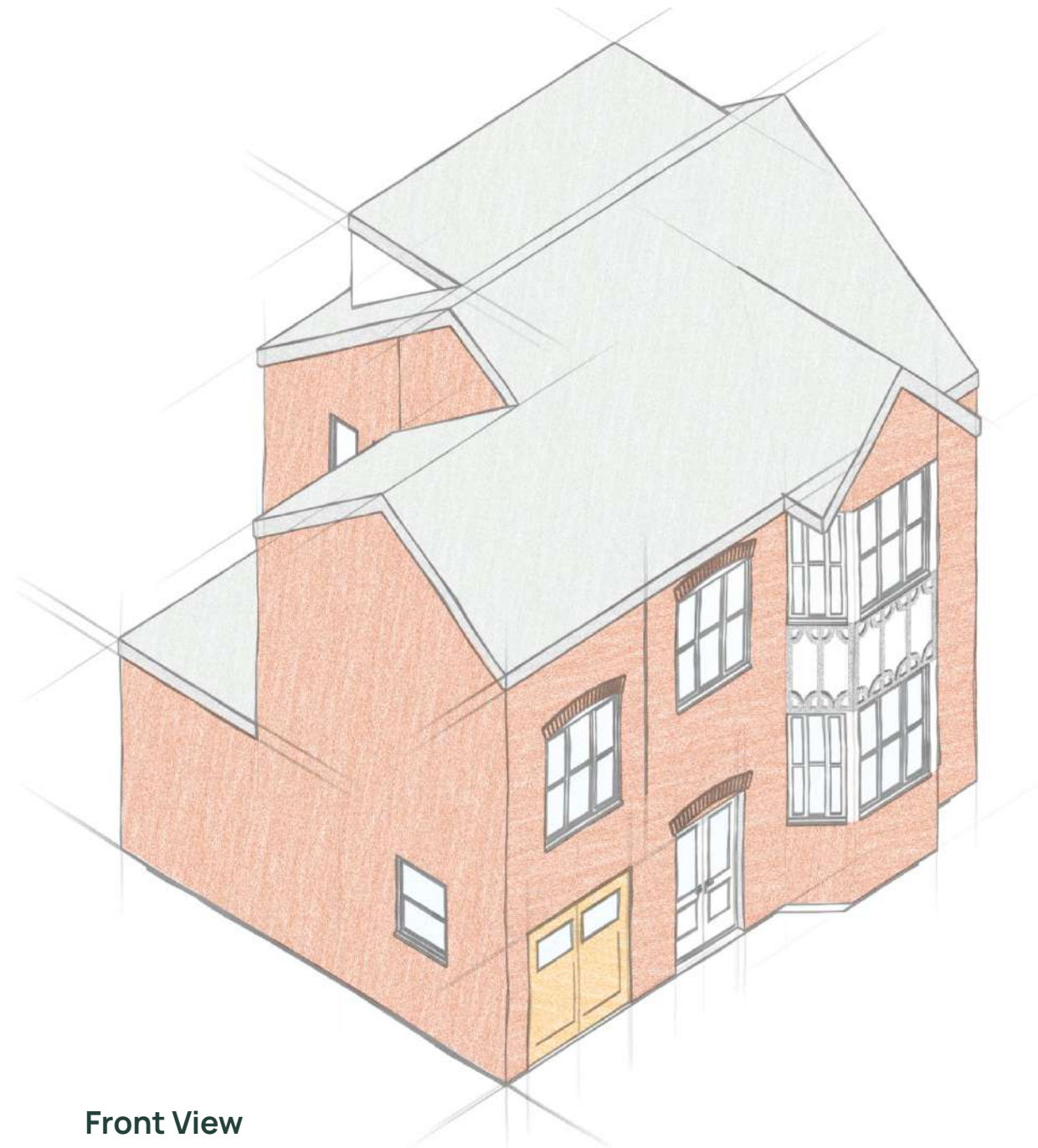
Existing Side Elevation

DRAWINGS NOT TO SCALE

Existing - 3D Massing



Rear View



Front View

Things we looked at

06

Things we looked at - Contemporary Extension



The selected precedents reflect a confident and carefully considered approach to extending traditional suburban homes, combining original brick-built forms with sharp, modern interventions. A recurring material strategy is the use of charred timber cladding, applied vertically to distinguish the extension from the host structure. Its deep, matte finish contrasts with the warm tones and textures of the existing brickwork, lending the additions a refined yet understated identity. These contemporary forms are further articulated through crisp edges, minimal eaves, and pared-back detailing that reinforce their quiet presence.

A shared spatial strategy across these examples is the emphasis on strong internal-external connections. Deep plan layouts are balanced by generous openings, large-format glazing, and minimal structural interruptions. Slim-profile sliding doors and corner glazing help maximise transparency to the garden while framing clean interior volumes. This openness draws natural light into the home and enables flexible, free-flowing ground floor plans that adapt to family life.

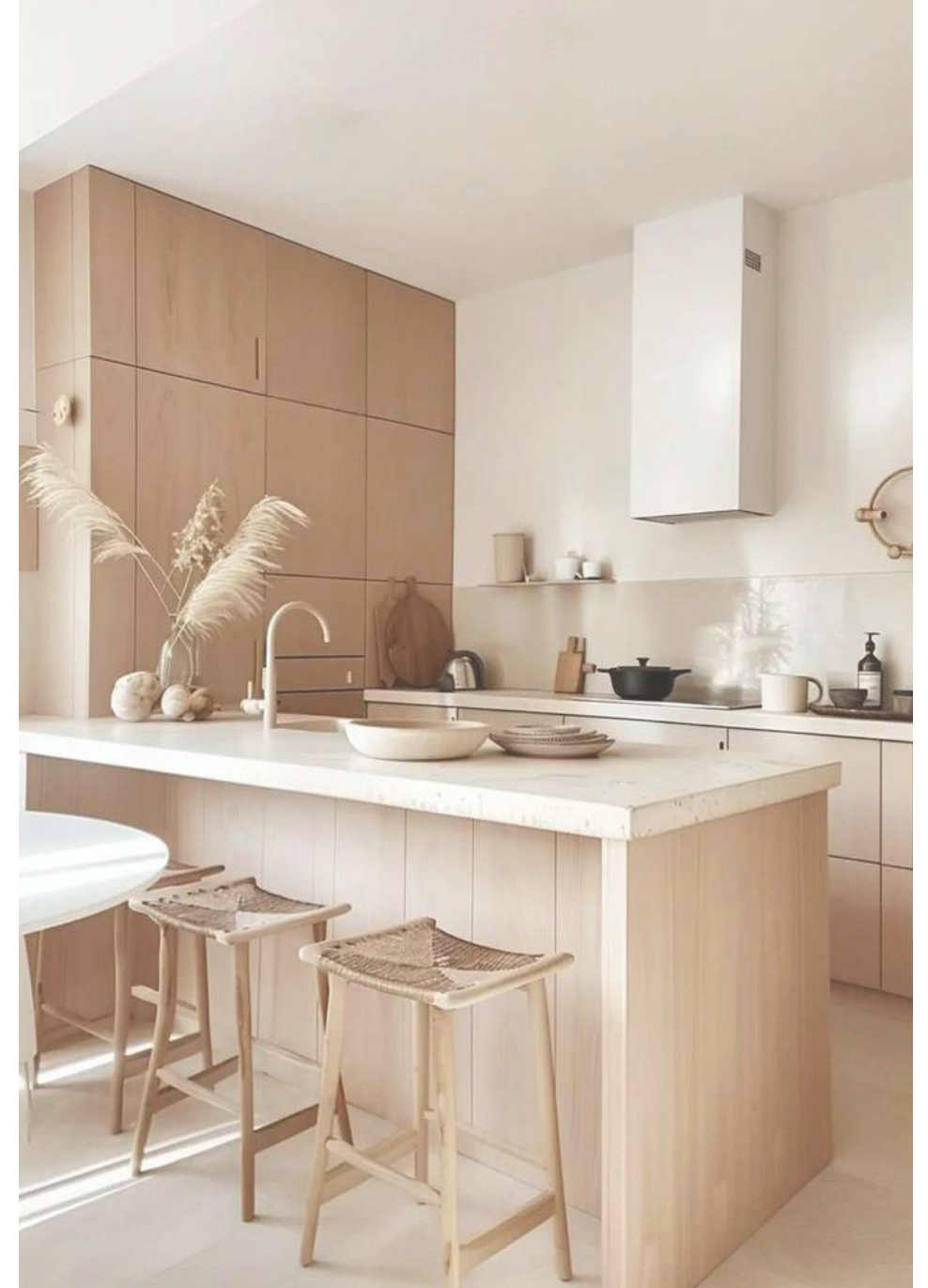
Contemporary character is introduced through simple, precise detailing — recessed frames, hidden gutters, and lightweight rooflines — all of which contrast intentionally with the heavier proportions and decorative features of the host buildings. These extensions express a clear architectural language of contrast, allowing old and new to co-exist through difference rather than mimicry, and offering a practical, high-performance response to modern living.



Things we looked at - Contemporary Extension



Things we looked at - Connected Living



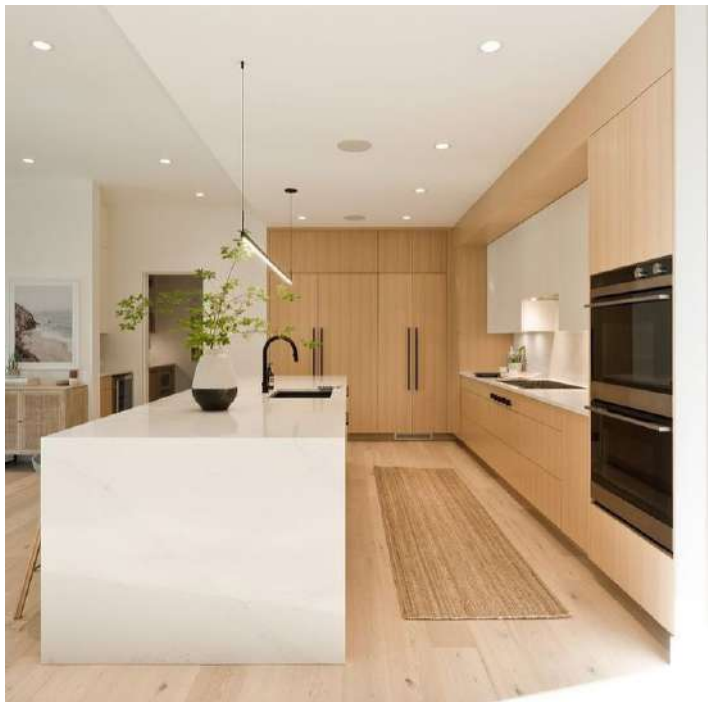
The selected precedents showcase a refined and cohesive approach to contemporary open-plan interiors, with a focus on spatial continuity and strong visual links to the garden. A consistent theme is the use of full-height, frameless glazing that aligns flush with external decking or terrace levels, blurring the threshold between inside and out. These seamless openings enhance the sense of space and light while supporting easy movement between indoor and outdoor living areas.

A key feature across these examples is the integration of kitchen and dining functions into a unified design language. Kitchen islands with built-in breakfast bars are coordinated with adjoining dining benches or tables, helping to merge uses that are often treated as separate zones. This approach reduces visual clutter and encourages flexibility in how the space is occupied, creating a more fluid and sociable living environment.

Material choices and detailing reinforce this simplicity — natural timber finishes, soft neutral palettes, and concealed storage all contribute to calm, well-ordered interiors. The spatial layout avoids excessive subdivision, instead prioritising openness, daylight, and adaptability. These interiors offer a thoughtful response to modern family life, balancing practical functionality with a clear and consistent aesthetic.

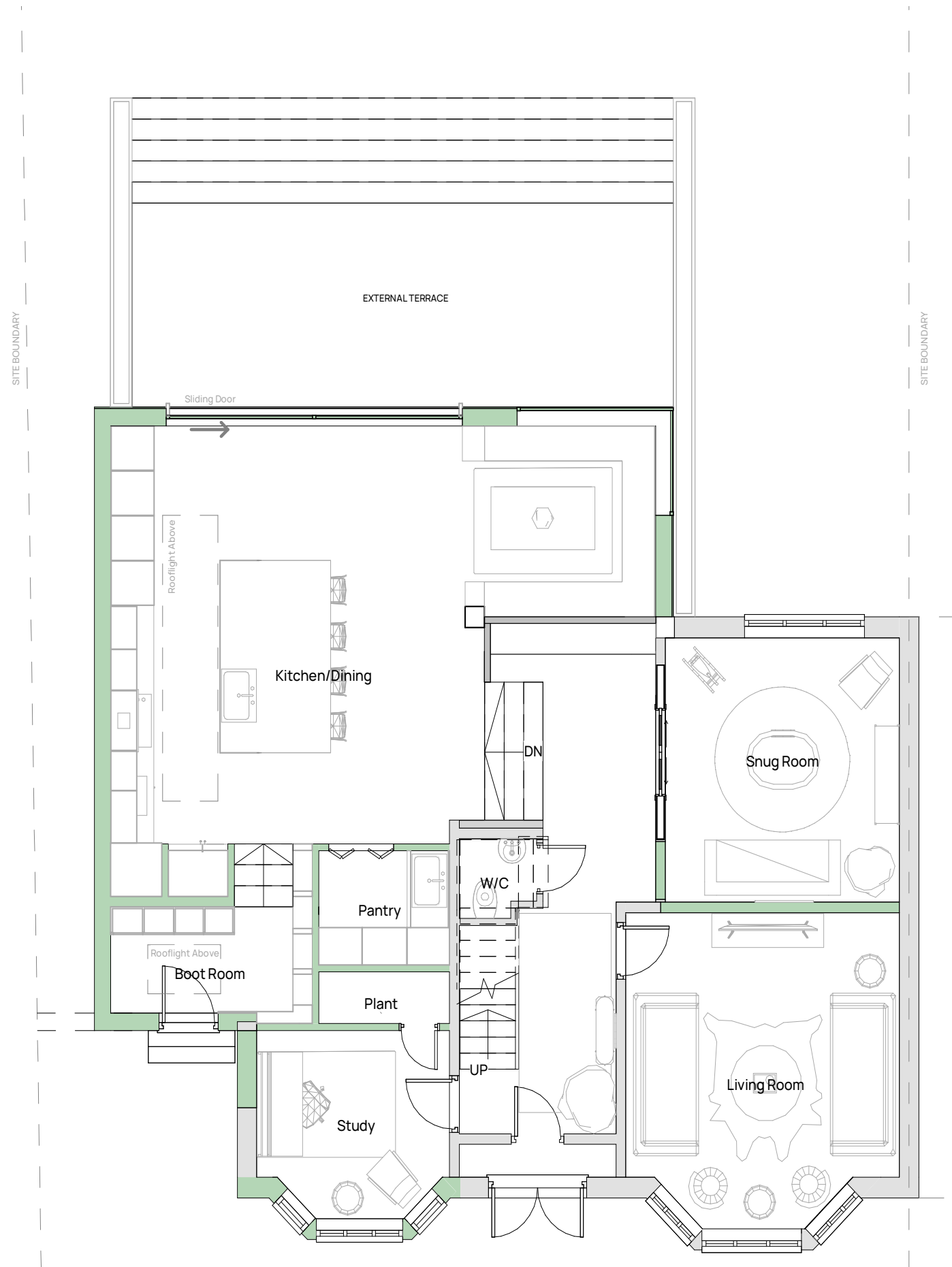


Things we looked at - Modern Family Living



07

Proposed - Ground Floor Plan



- **Study Room (New Bay Addition):**

Positioned to the side of the house with a newly added bay window to mirror the front elevation, maintaining the character of the existing façade while adding usable space.

- **Boot Room, W/C & Plant Room (Connecting Space)**

The study connects directly to a new boot room which serves as a transitional space between the original house and the kitchen/living extension. This zone provides:

- External access for muddy boots and coats
- A compact W/C for ground floor convenience
- A discreet plant room housing services such as the hot water cylinder and ASHP system, allowing for easy maintenance and efficient layout coordination

- **Central Hallway (Opened Up):**

Reconfigured to feel more open and connected, with improved flow through to the rear of the house.

- **Snug / Games Room:**

Positioned off the hallway with double doors that open directly onto the landing leading to the rear living area – offering a flexible breakout space for children, guests or quiet reading.

- **Dropped-Level Kitchen:**

Accessed via a small stair drop to better align with the rear garden level, enhancing indoor-outdoor connection. Includes:

- A large central island with breakfast bar
- Generous worktops and cabinetry
- A separate walk-in pantry designed to accommodate an American-style fridge/freezer and additional dry storage

- **Dining Space:**

Located within the open-plan kitchen/living area, the dining space features a bespoke built-in bench arranged around a central dining table. While visually connected to the kitchen, it is designed as a distinct zone within the overall layout, allowing for a more defined dining experience while maintaining cohesion with the surrounding space.

- **Bi-folding Doors to Decking:**

Positioned to fully open the dining/living space out to a rear decked terrace, enhancing summer use and garden visibility.

- **Informal Living Area (Open Plan):**

Located at the far end of the extension, offering a relaxed, social lounge space with soft seating and garden views.

DRAWINGS NOT TO SCALE

Proposed - Ground Floor Plan



Outdoor Decking
Designed to sit level with the internal living space, creating a seamless transition that allows the garden to feel like an extension of the home when the doors are open.

Wraparound Glazing
High-level corner window detail wraps onto the ceiling to draw light deep into the plan and provide open view adding drama and light to the rear living area.

Kitchen and Living
set at a dropped level to align with the rear garden, enhancing the indoor-outdoor connection and creating a more immersive, grounded living experience.

Snug Room
Positioned close to the kitchen and living area but separated by a level change, creating a cosy, semi-private space that still feels connected the home

Pantry
includes a dedicated sink and worktop space, providing a functional area for food prep and clean-up, helping to keep the main kitchen clutter-free.

Boot Room
features built-in pigeon holes for shoes, bags, and coats, offering a practical and organised space for the family to store everyday.

Living Room
Existing living room will remain as is and be enclosed to provide a quiet retreat.

Proposed - First Floor Plan



First Floor – Reconfiguration & Modernisation

- **Master Bedroom (Front with Bay):**
Retained as the primary bedroom with generous proportions and existing bay window for natural light and street-facing views.
- **Bedroom 2 (Rear Double):**
A well-sized double bedroom with views over the rear garden, minimal reconfiguration needed.
- **Bedroom 3 (Side/Box Room):**
Third bedroom suitable for a child or study; updated finishes and redecoration planned post-handover.
- **Family Bathroom:**
Fully refurbished with new layout and fittings, including bathtub, vanity, and WC. Includes underfloor heating for comfort.
- **Ensuite (to Master Bedroom):**
A new ensuite bathroom will be created by converting the existing utility/store room, providing space for a shower, WC, and vanity unit directly accessed from the master bedroom. The layout will be reconfigured as needed to integrate the new ensuite while minimising structural alterations.
- **Landing and Circulation:**
Stairwell upgraded with clearer access to loft; possible inclusion of new storage or linen cupboard depending on space.
- **Utility Room (New Addition):**
To be plumbed for washing machine and dryer. Cabinetry to be installed later by client, provision for ASHP tank nearby if required.

DRAWINGS NOT TO SCALE

Proposed - First Floor Plan

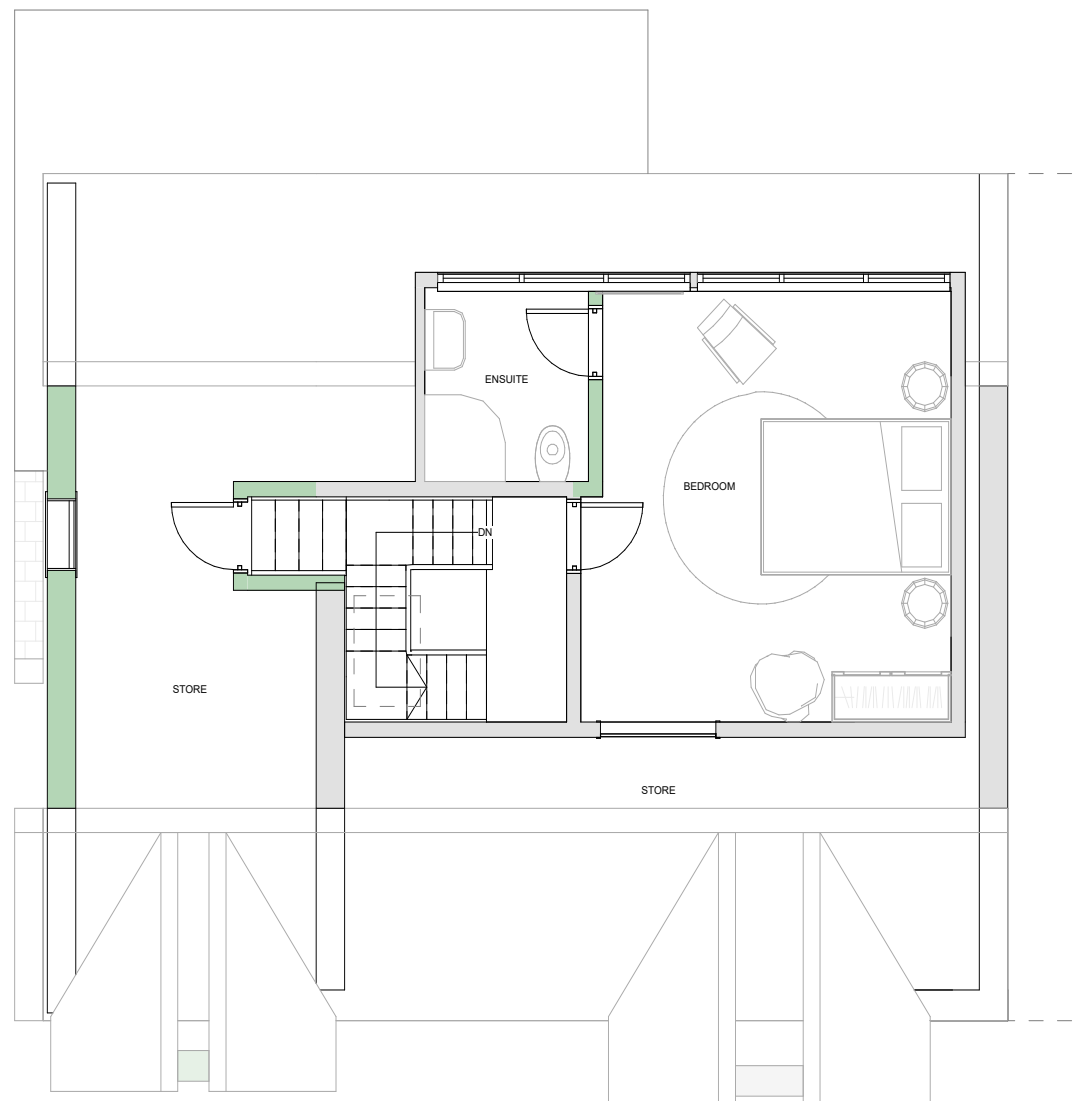


- **Family Bathroom**
Contains full-sized bath and a separate standing shower, offering flexibility and comfort
- **Utility**
efficient space for housing laundry appliances, cleaning supplies, and household essentials, keeping clutter out of sight
- **Master Bedroom**
Includes a private ensuite, creating a self-contained retreat with added comfort and convenience.
- **Master En-suite**
The master ensuite will be created by converting the existing first-floor utility/store room into a private shower room.

Proposed - Second Floor Plan

Second Floor (Loft) – Light Reconfiguration Only

- **Loft Bedroom (Bedroom 4):**
Existing loft converted space retained with minor reconfiguration if needed.
- Integration of ducted air conditioning system planned (avoiding wall-mounted units)
- Refurbishment works such as new finishes, lighting, and joinery to be completed by client in later phase
- **Storage / Roof Access:**
 - A new stair and door will provide access to the rear loft store area. Eaves storage will be retained where possible, with insulation and service routes coordinated to accommodate the ASHP and air conditioning systems.
 - Retain access to eaves for storage where possible; insulation and service routes to be coordinated with ASHP and AC systems.



DRAWINGS NOT TO SCALE

Proposed - Second Floor Plan

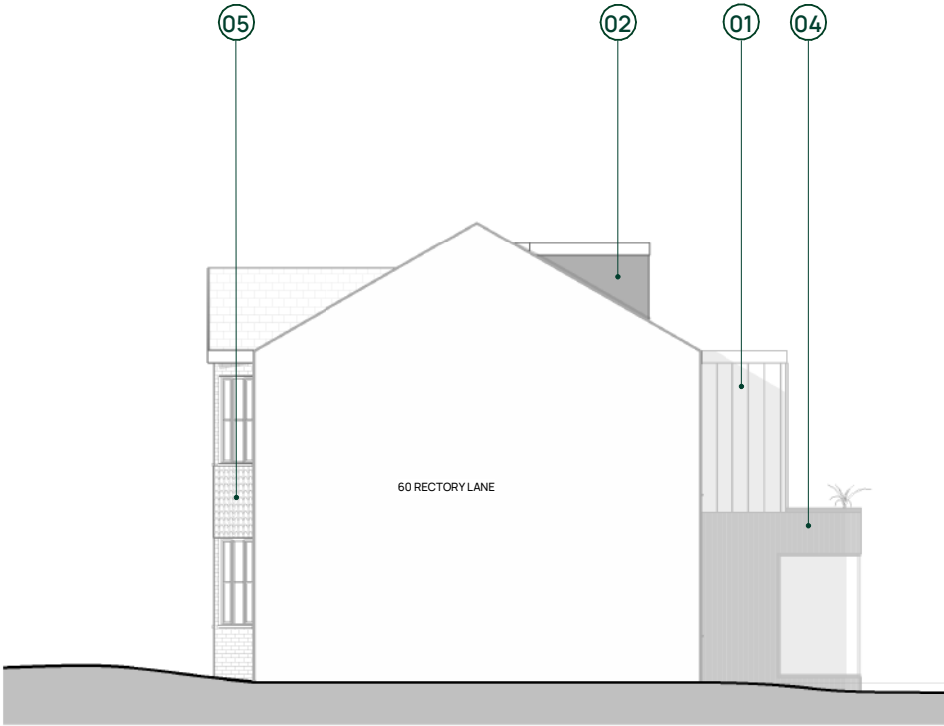


- **En-Suite**
The guest bedroom is situated on its own level with a dedicated ensuite, providing a private and comfortable retreat for visitors.
- **Guest Bedroom**
Guest bedroom is located on its own level, offering added privacy and separation from the main living areas.
- **Store**
Storage is discreetly integrated into the roof pitches, accessible via hatches located on the stair landing and within the guest bedroom.

Proposed - Elevations



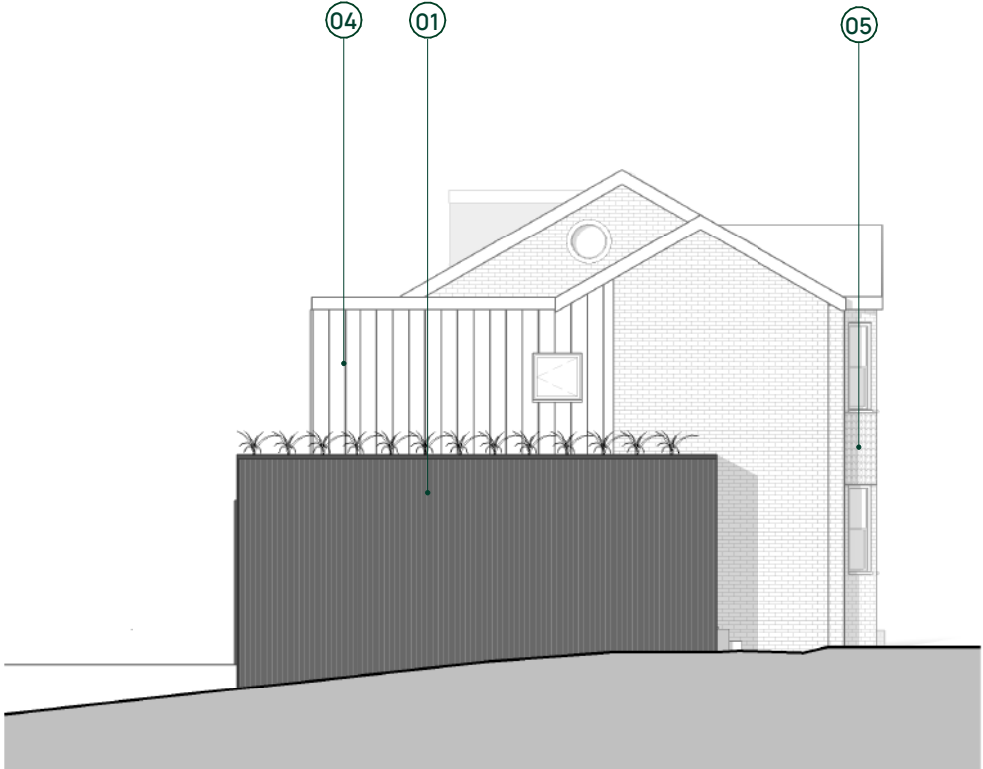
Proposed Rear Elevation



Proposed Side Elevation



Proposed Front Elevation



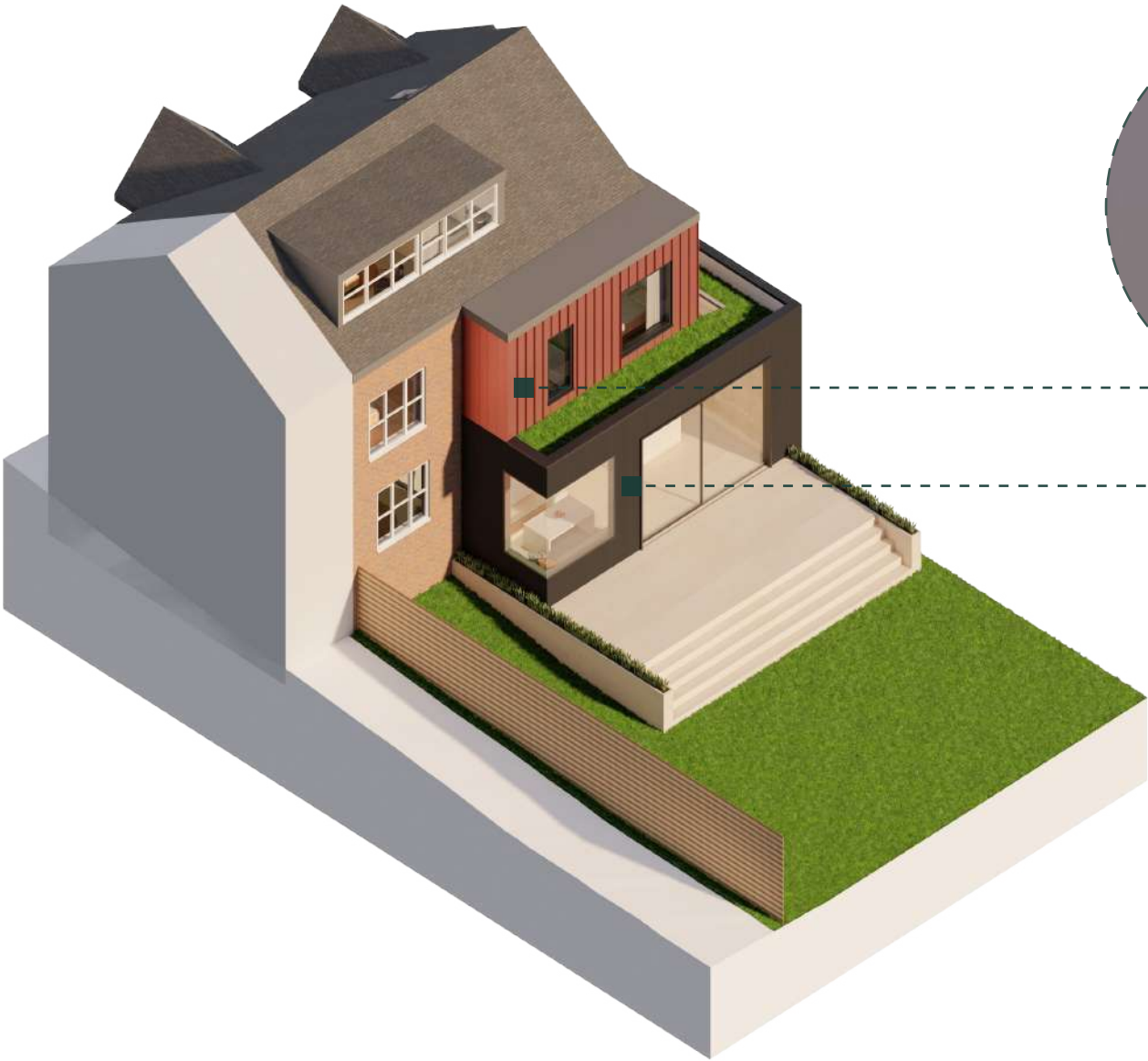
Proposed Side Elevation

- Material Key:**
- 1. Charred Timber Cladding
 - 2. Grey Cladding
 - 3. Grey Roof Tiles
 - 4. Standing Seam Metal Cladding
 - 5. Red Tiles

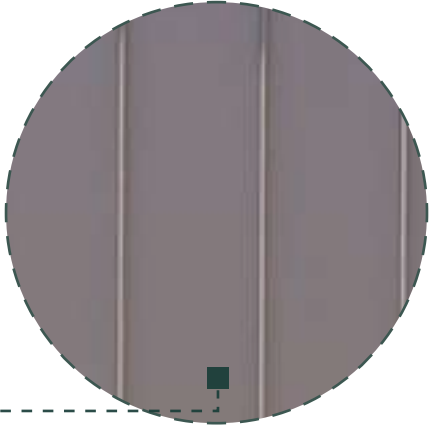
DRAWINGS NOT TO SCALE

Proposed - 3D Massing

Rear View



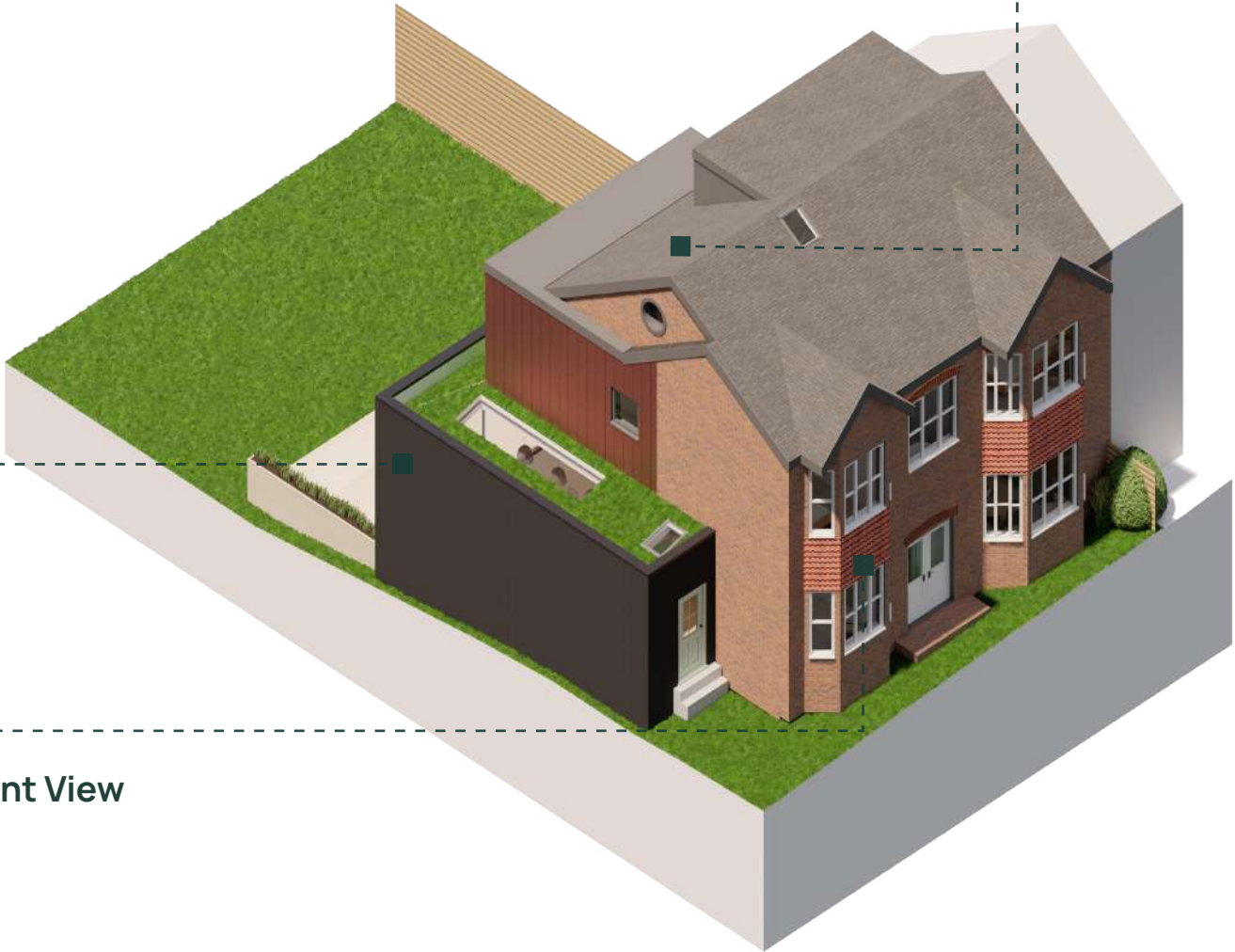
Standing Seam
Metal Cladding



Charred Timber
Cladding



Grey Roof Tiles



Front View



Charred Timber
Cladding



Red Tiles

Proposed - 3D Massing

Rear View



Standing Seam
Metal Cladding

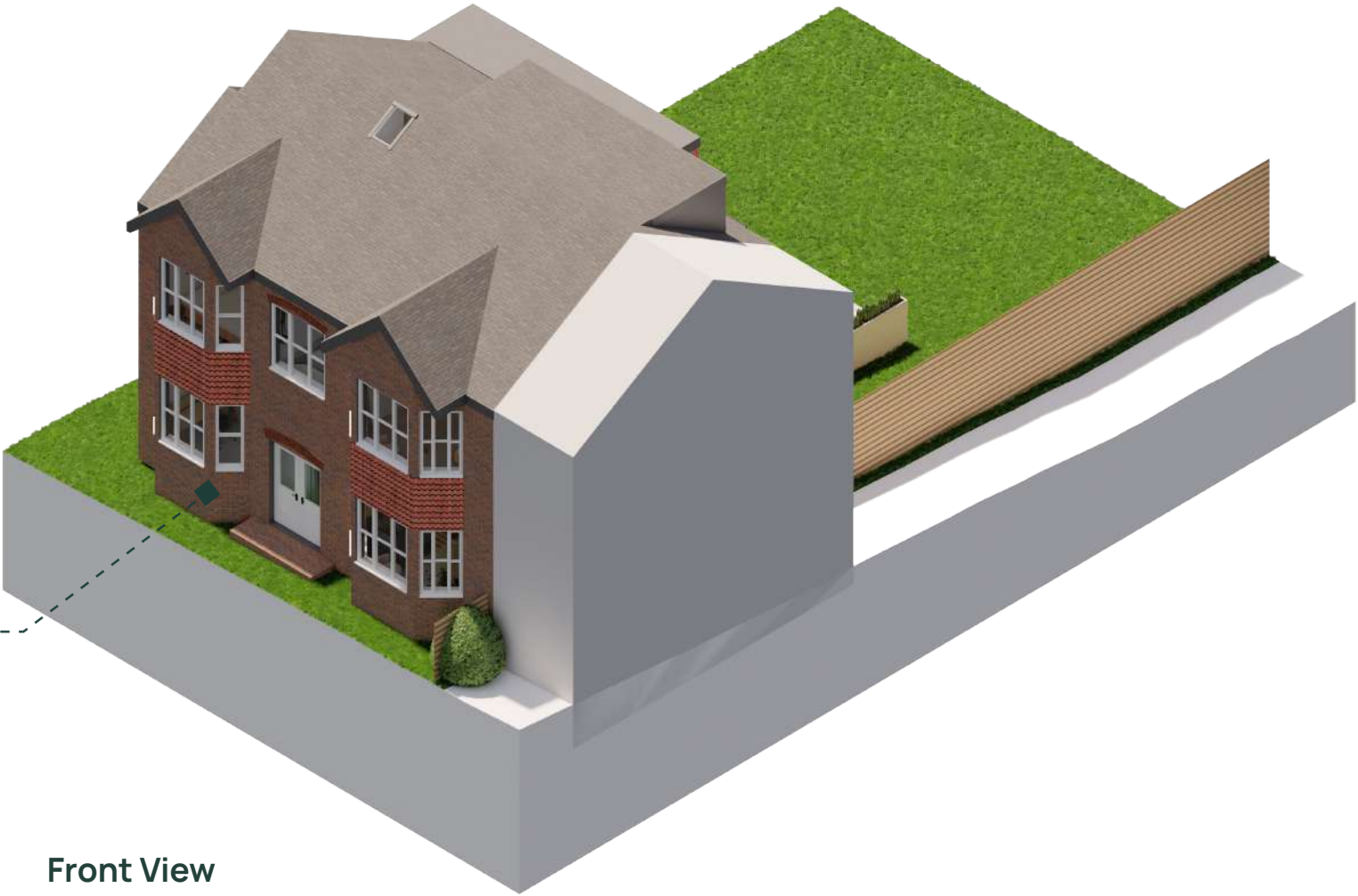


Charred Timber
Cladding



Brick to match existing ■

Front View



Proposed - Internal Views



Proposed - External Views





01772 230 538

info@bcae-architects.co.uk

www.bcae-architects.co.uk

62 Rectory Lane | Prestwich

Planning Statement | November 2025