



nc architecture

DESIGN & ACCESS STATEMENT

07 October 2025

CLIENT NAME: OLIVIA & BREANDAN FLYNN
PROJECT NAME: 2 WINDSOR RD
ADDRESS: 2 WINDSOR RD, LEVENSHULME M19 2EB
PROJECT NO: 0425
REVISION: A

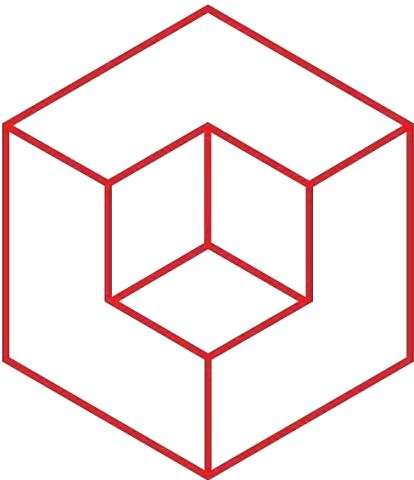


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1.0 Introduction

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Introduction



1.1 Executive Summary

This Design & Access Statement (DAS) has been prepared by NC Architecture (NCA) on behalf of our Client, Olivia & Breandan Flynn, to support a Full Planning with Manchester City Council.

The subject site is:

2 Windsor Rd

Levenshulme

M19 2EB

The DAS provides an overview of the site context and constraints, which have informed the design process and outlines the final proposals.

The document should be read in conjunction with the Application drawings and all other materials submitted to Manchester City Council, in support of the Application.

1.2 NC Architecture

We are a dedicated and accomplished team, offering a creative approach to design.

We strive to combine our expertise and innovative thinking, to create fresh and diverse designs, that are based on a keen understanding of architectural heritage and location.

Most importantly, the needs and wishes of our Clients are central to us. We listen to each brief carefully and work closely with our Clients, offering our 40 years of technical and design expertise, to ensure we can maximise the aesthetic and practical potential of every project.

We have a very high Planning Approval success rate, currently 99%, which is a reflection of our experience and knowledge of Planning Systems and Policies. We have developed good relationships with Local Authority Planning Departments across the North of England, which have helped us to understand the nuances of distinct Planning issues, in diverse locations.

1.3 Relevant Experience

Green Hedges

Type	Demolition New Build
Location	Wilmslow
Size	- sqft

A beautiful new development of contemporary four bed semi-detached homes. A lovely project for us to develop from concept design through to the completed build. Inspired by the simple form of modern barn conversions, our design for these contemporary semi-detached homes utilises a mix of modern and traditional materials.



Hilton Lane

Type	New Build
Location	Prestwich
Size	- sqft

A contemporary new build featuring multiple housing development consisting of six terraced houses and two detached houses. Each unit have contemporary canopies and dormers, with red brick as the primary material.



Bold Heath

Type	Demolition New Build
Location	Lancashire
Size	43,560 sqft

A redundant wastewater treatment plant, set in one acre of open countryside within the greenbelt, is sympathetically transformed into a mix of eight contemporary detached and semi-detached homes.



Introduction

Collaborators

Client
Olivia & Breandan Flynn

Architect
NC Architecture,
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2.0 Design Analysis

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Design Analysis

2.1 Site Location

The Site is located in Levenshulme, Greater Manchester – South East to Manchester.

The Site is located approximately 4.8km south of the Manchester City Centre, and 150m from Levenshulme Train Station.

Windsor Road is a straight road, which connects with Slade Lane to the West and Buckhurst Road to the South East. The site is situated within a popular residential area. It is squared in shape, bound by Windsor Road to the South.



The Existing Building On Site



Aerial view of Levenshulme Streets

2.2 Site Considerations



Existing site plan

An existing three storey house currently sits on site, as an end terraced house. There are numerous terraced and semidatched homes in the area, most of which are red brick houses. Trees on the North boundary of the site provide natural screening, creating privacy in the garden. The site offers easy access to many facilities, roads, and Levenshulme train station which connects it to the region’s towns and cities.

2.3 Site Photos



Front elevation of the existing house



View from site to Buckhurst Road

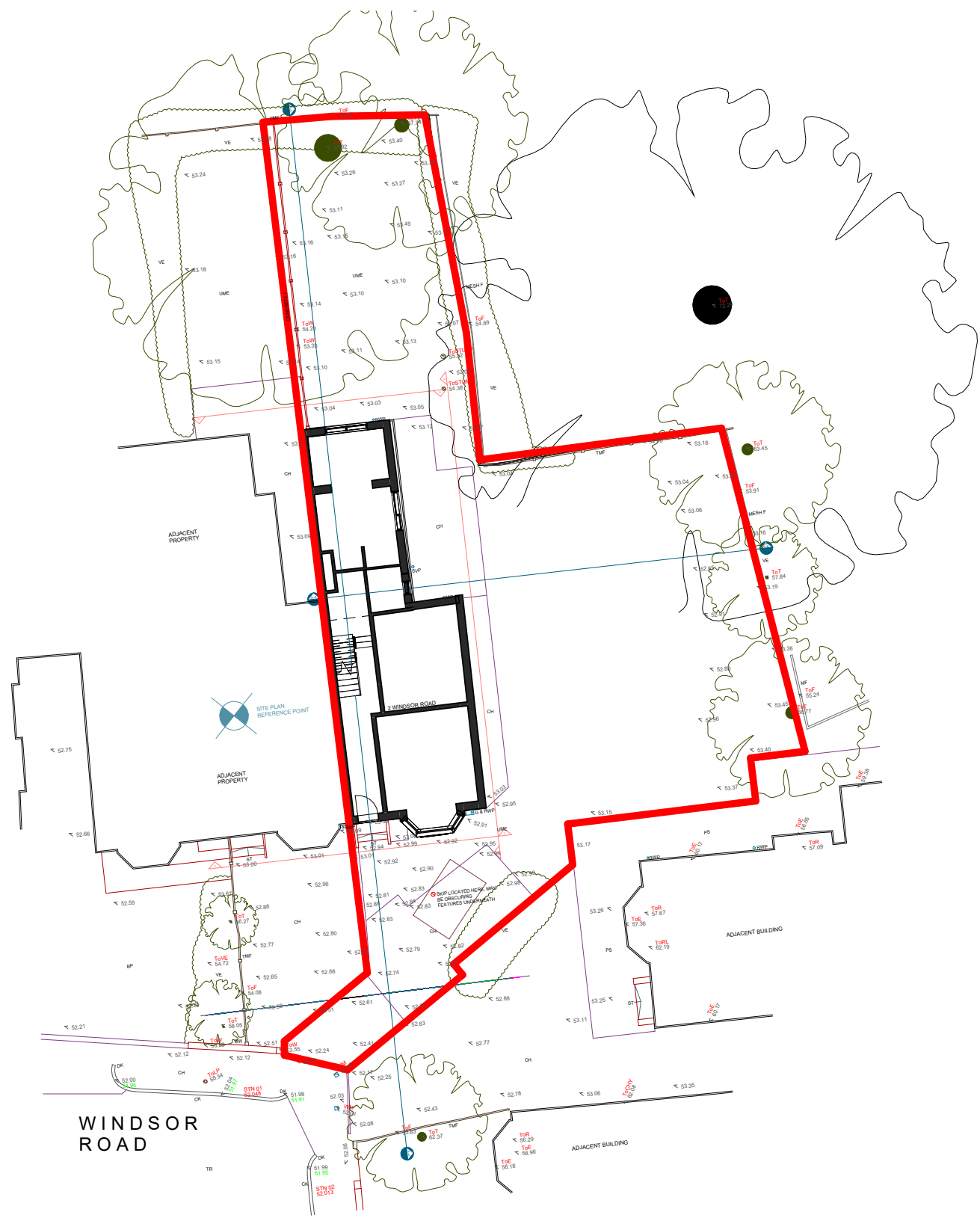


View from the end of Windsor Road towards site



View from site to Osborne Road

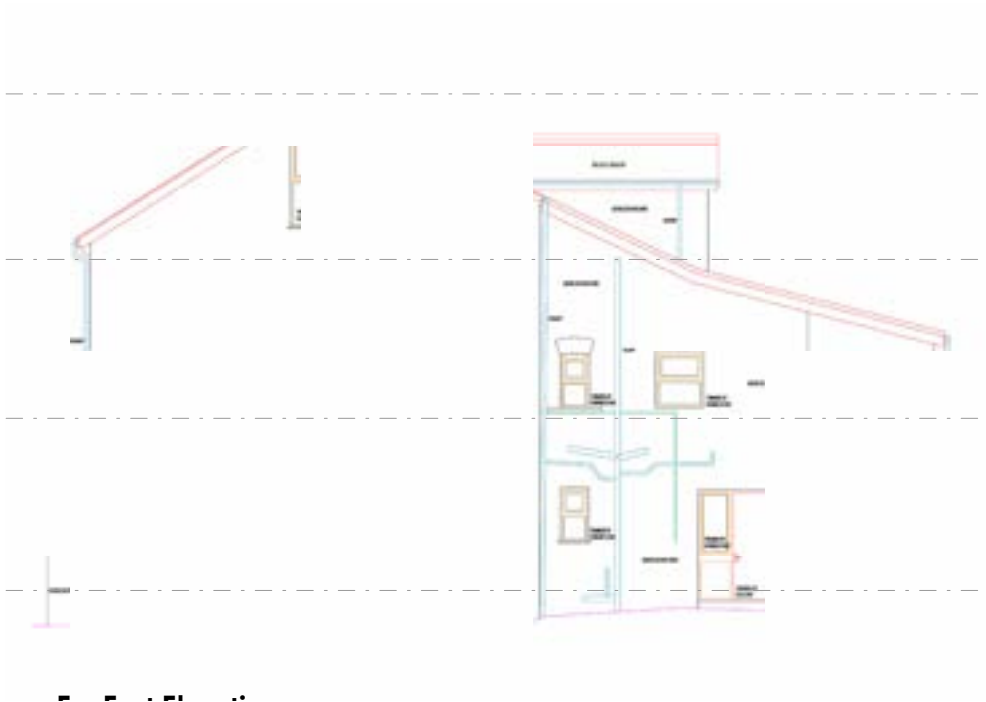
2.3 Existing Site Layout



Aerial View

2.4 Existing Elevations

The existing elevations capture the traditional Victorian style of the house and its clean geometry on the front elevation especially.



Side Elevation (East)

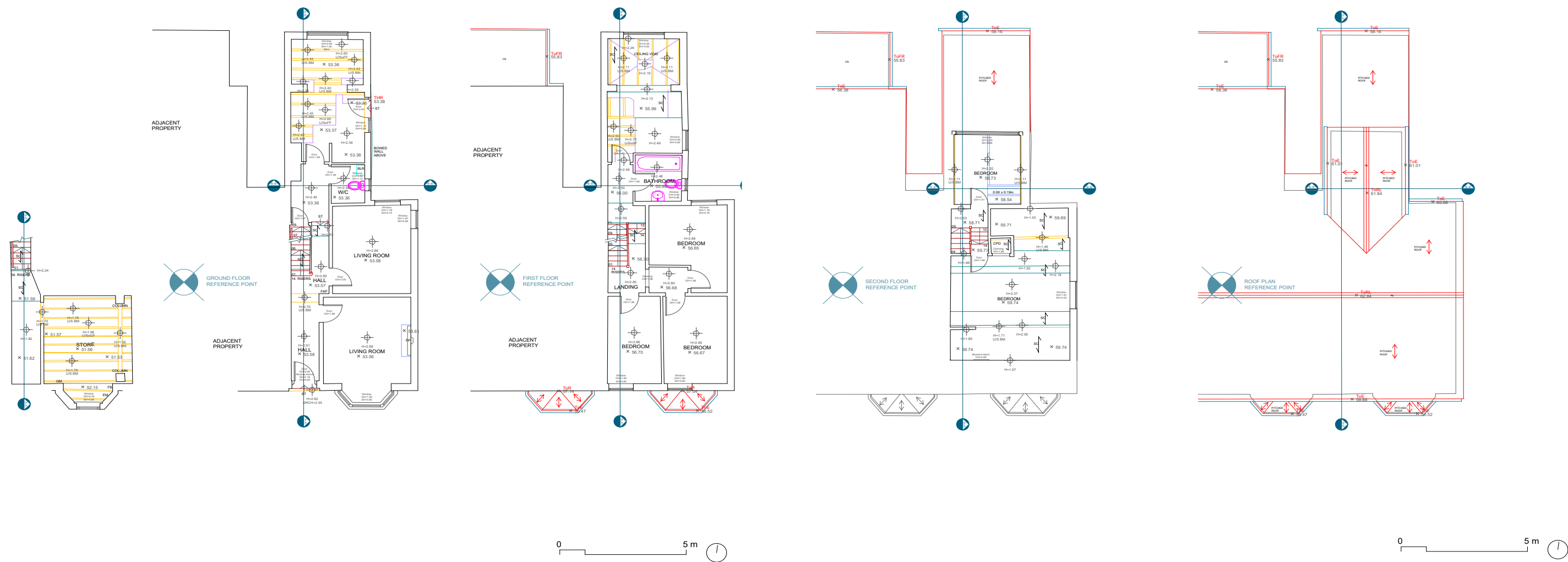


Front Elevation (South)



Rear Elevation (North)

2.5 Existing Plans



2.6 Local Architectural Character



Buckhurst Road - dark red/brown brick with black detailing



Windsor Road - red brick with buff brick traditional detailing



Windsor Road - modern brick (extension) with vertically stacked grey detailing



Osborne Road - red brick with black detailing

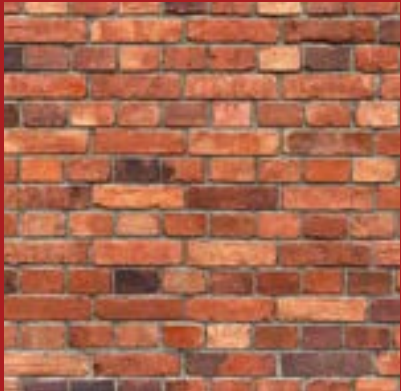


Osborne Road - red painted brick dormer extension with black detailing



Osborne Road - brown brick with buff and red brick traditional detailing

Windsor Road is characterised by terraced and semi detached houses of 2 to 3 storeys. These are mostly characterised by red brick, bay windows, and Victorian detailing on some properties.



Modern brickwork



Brown buff brick



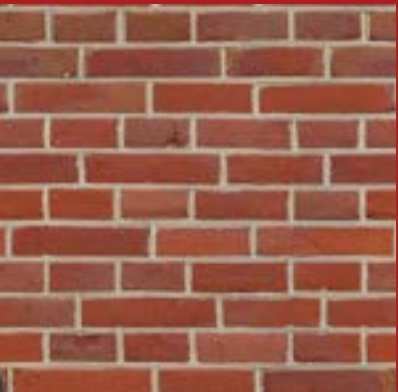
Black painted timber cladding



Grey vertically stacked brickwork



Slate roof tiles



Red brick

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3.0 Design Response

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- 3.4 Proposed Site Layout
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Design Response

3.1 Brief Summary

The proposed development will be a side extension to the existing house, which will provide extra space to create an open planned Kitchen/ Dining Space and also increasing bedrooms. The design approach for the proposal includes a traditional take on the existing brick facade, which matches the detailing of the existing house.

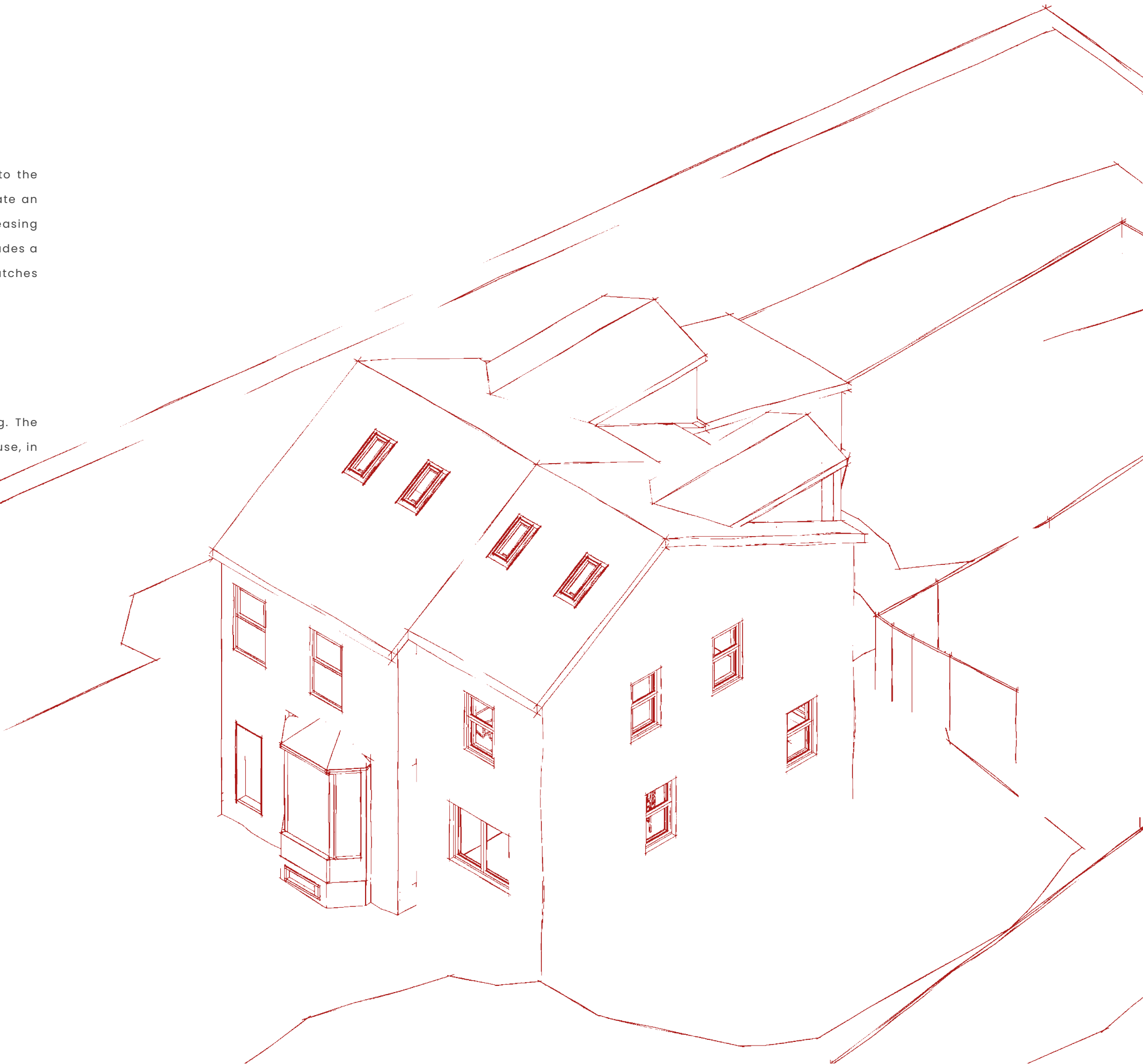
3.2 Use

Currently the surrounding area of the site is housing. The scheme proposes for the site to be under residential use, in keeping with its immediate context.

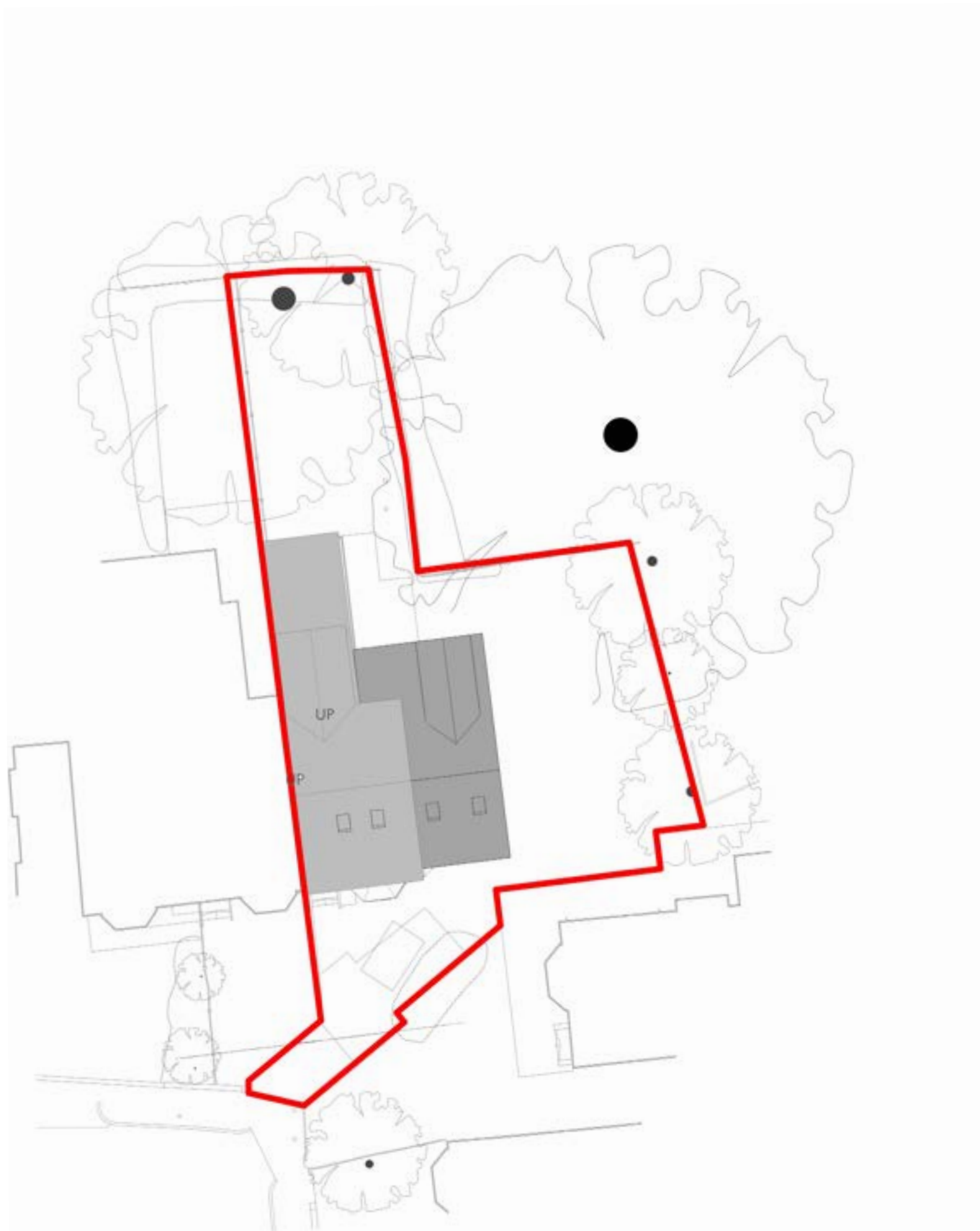
3.3 Amount

The proposed development GIA:

Basement – 22m²
Ground Floor – 94m²
First Floor – 94m²
Second Floor 59m²



3.4 Proposed Site Layout



Key:

Existing Roofs

Proposed Roofs

3.5 Proposed Layout



Basement..
1 : 100

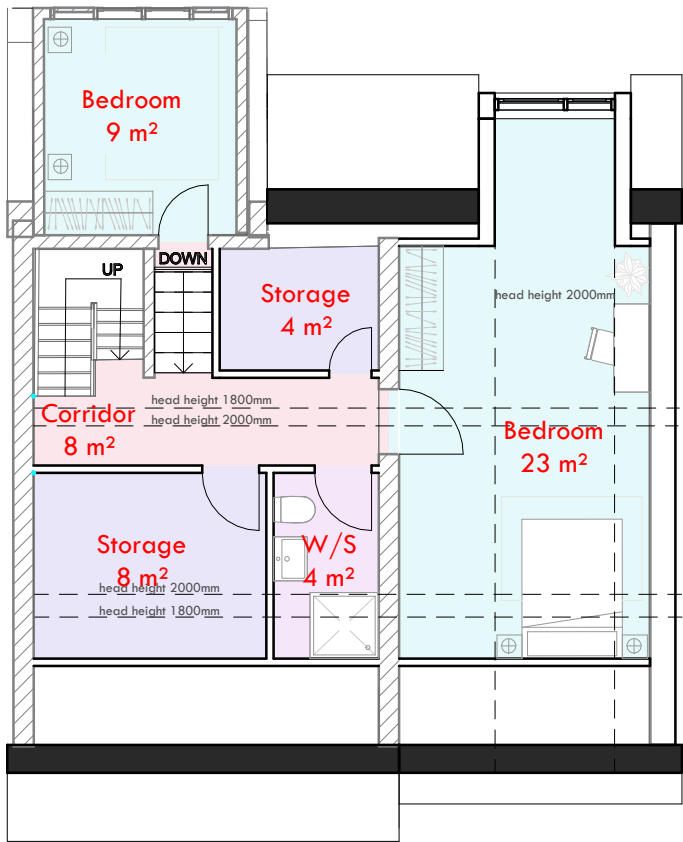
00 Ground
1 : 100

01 First
1 : 100

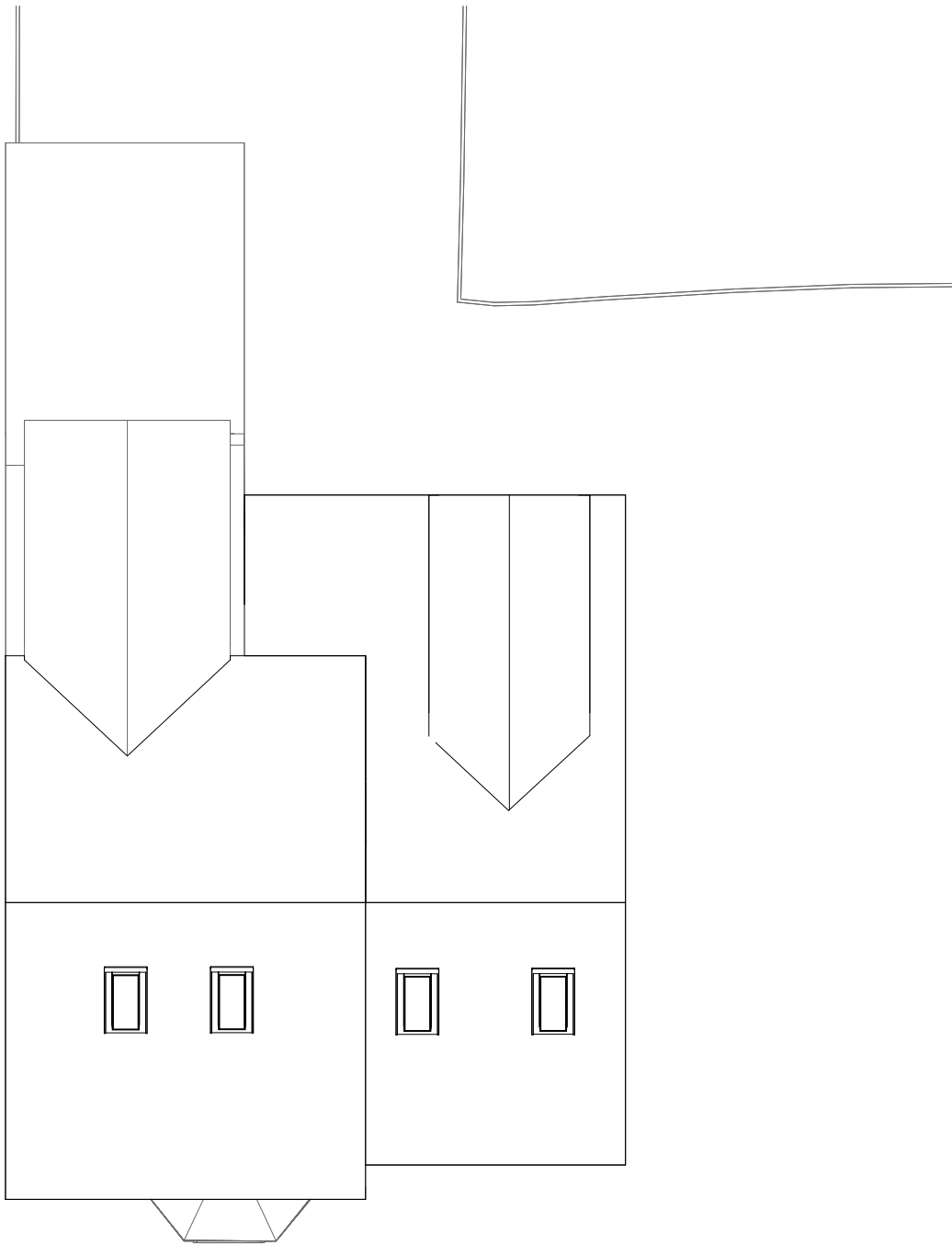


GIA	
basement	22 m²
first floor	93 m²
ground floor	94 m²
second floor	59 m²
	267 m²

3.5 Proposed Layout



02 Second
1 : 100



R1 Roof
1 : 100



GIA

basement	22 m ²
first floor	93 m ²
ground floor	94 m ²
second floor	59 m ²
	267 m ²

3.6 Proposed Elevations

The proposed elevations follow a traditional take, on the existing brick facade, and matches the detailing of the existing house.

Brick sweeps are utilised to emphasise current line patterns and shapes on the existing elevations.

The built form of the extension is set back from the main house and small in scale to ensure it is subservient to the existing property.



Rear Elevation (North)



Front Elevation (South)



Side Elevation (East)

3.7 Proposal Sketch





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