



ME
ARCHITECTS

HILLTOP COURT/ M8 4JH DESIGN & ACCESS DOCUMENT

HILLTOP COURT | DESIGN DOC | 24/264 - 6001 - R001 | OCTOBER 2025

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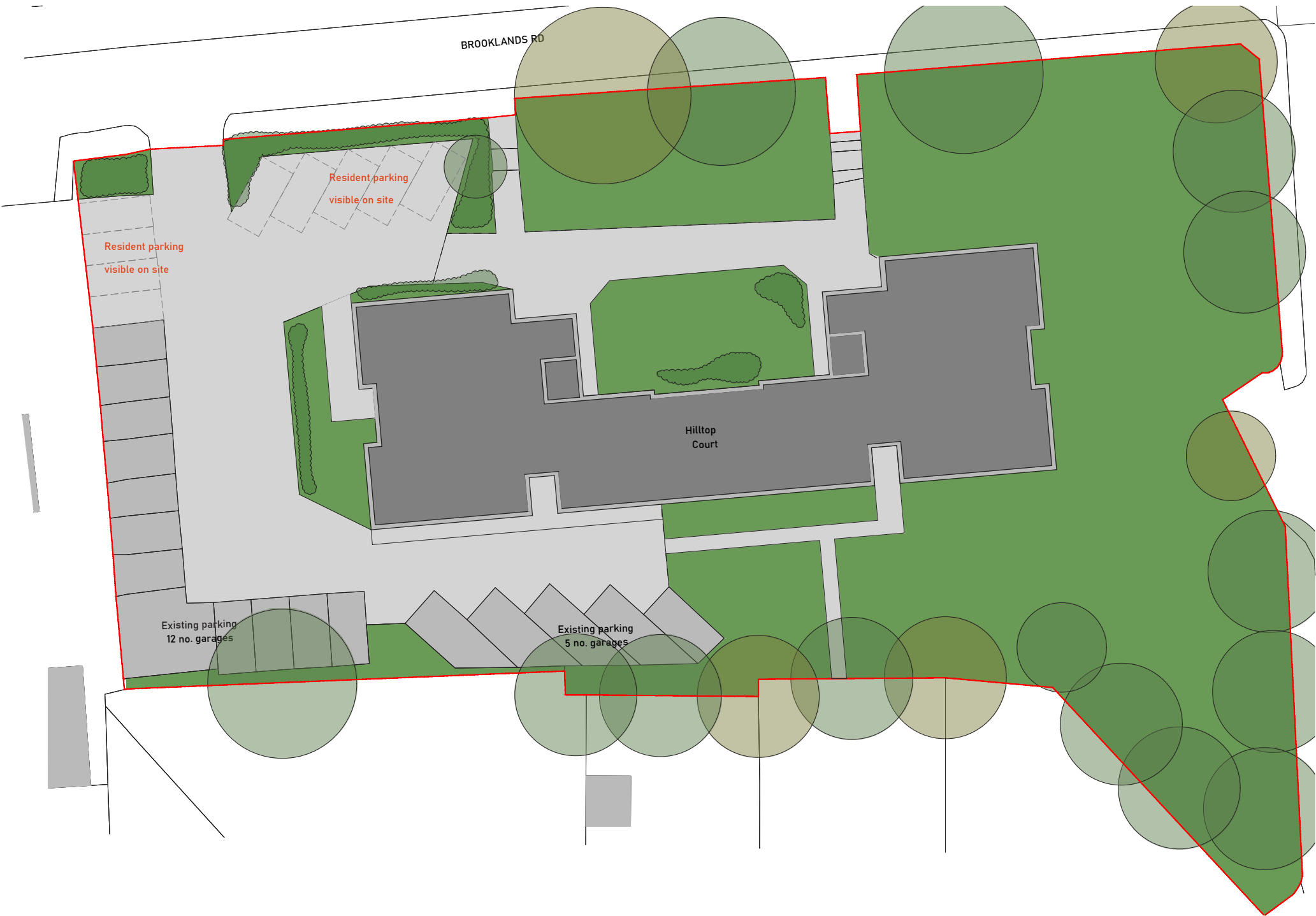
1.0 INTRODUCTION

1.1 Statement

This Design & Access Statement has been prepared by ME Architects on behalf of the applicant for the site at Hilltop Court, Brooklands Road, Manchester M8 4JH.

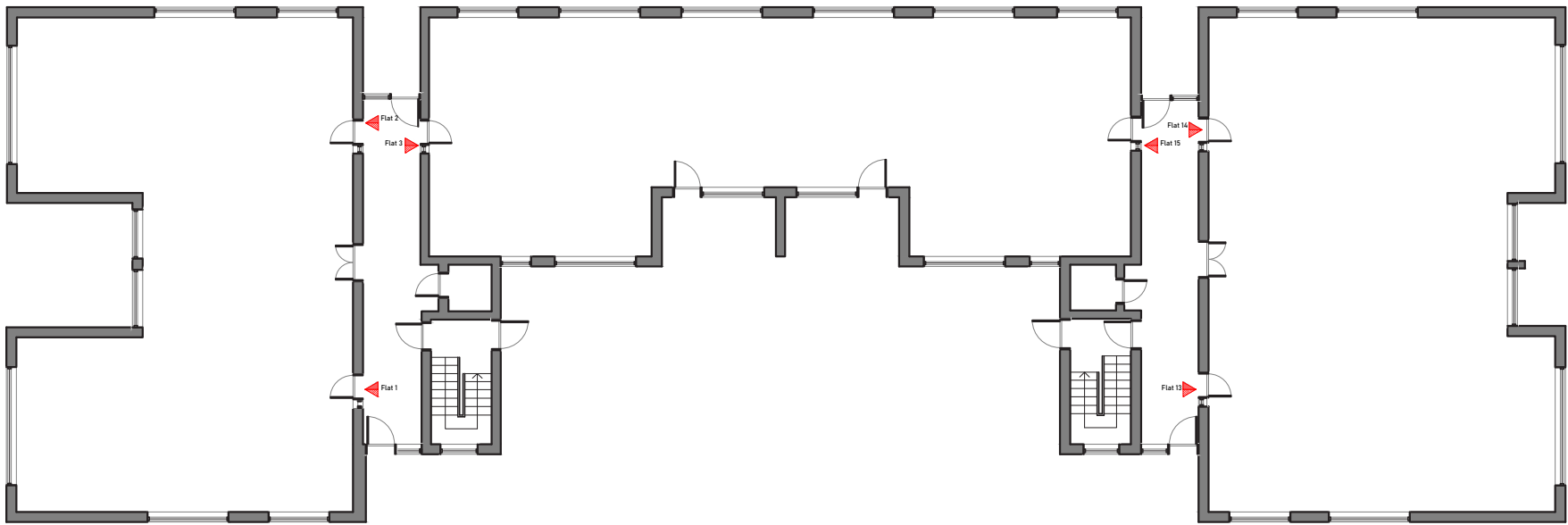
This document should be read in conjunction with all architectural drawings submitted to Manchester City Council, as well as the accompanying supporting documents, including the Daylight and Sunlight Report by Herrington Consulting, the Transport Statement by SCP Transport, the Arboricultural Report by Lally Tree Management, and the Planning Statement by Planning Insight. The proposal seeks to extend the existing residential block by one storey to provide six additional residential units, alongside improved cycle and car parking provision and enhanced waste storage facilities.

1.2 Location

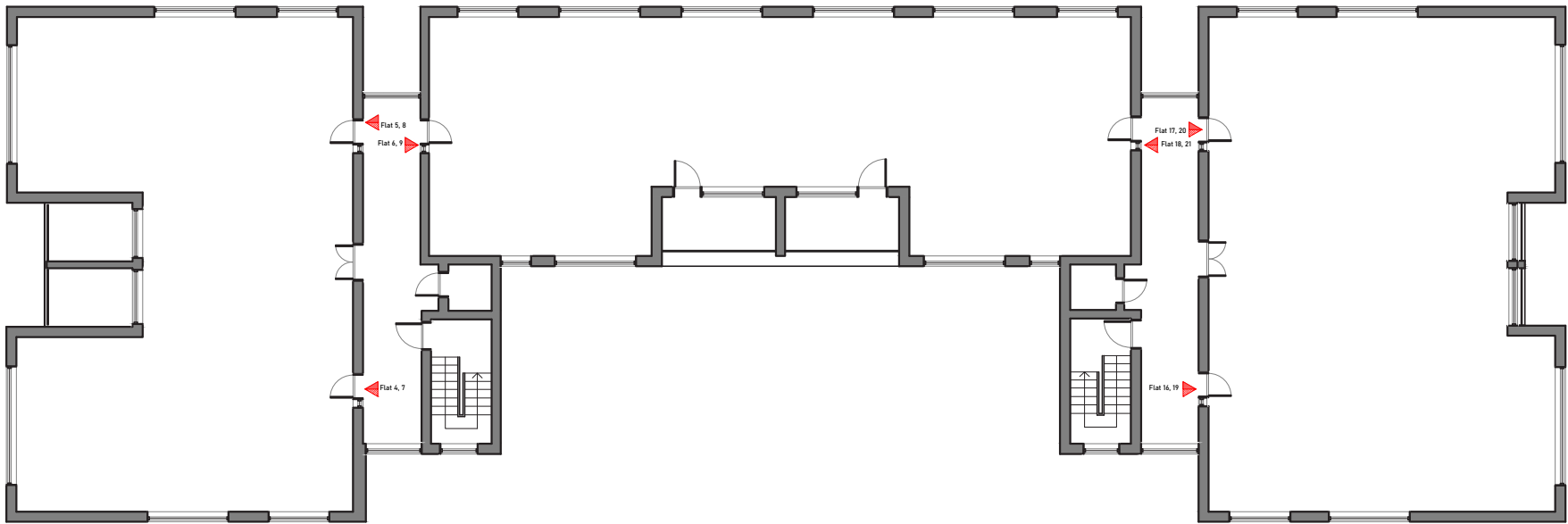


2.0 EXISTING

2.1 Existing Floorplans

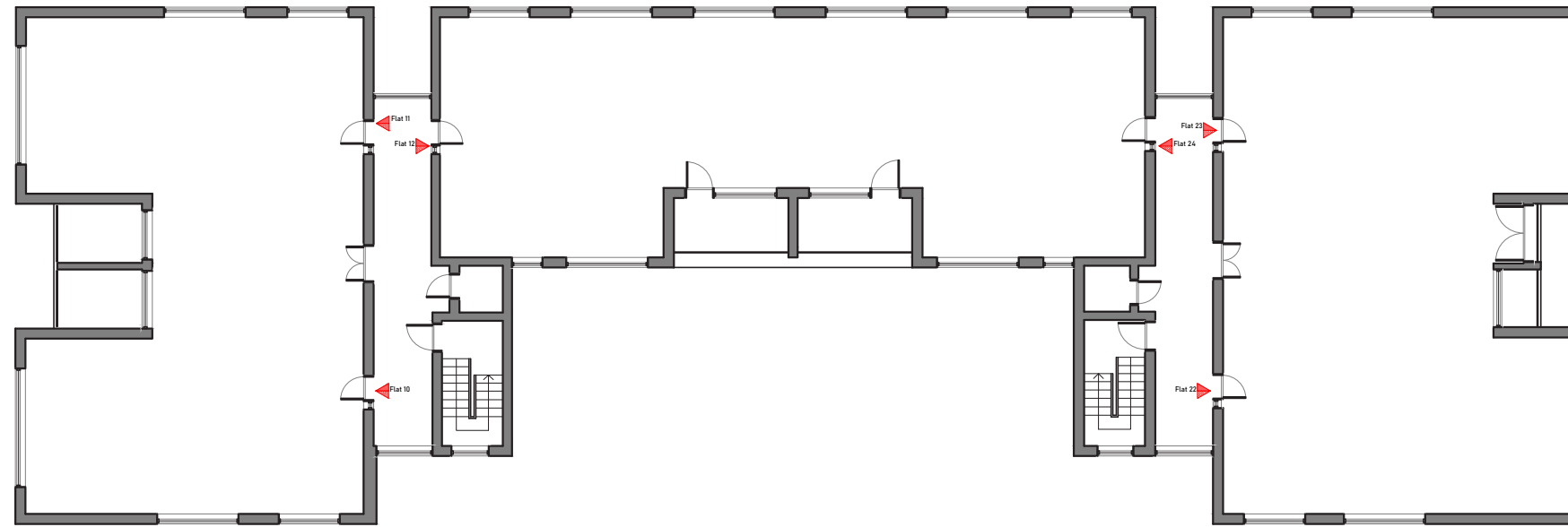


 Existing Ground Floor Plan
Scale 1:200 @ A3

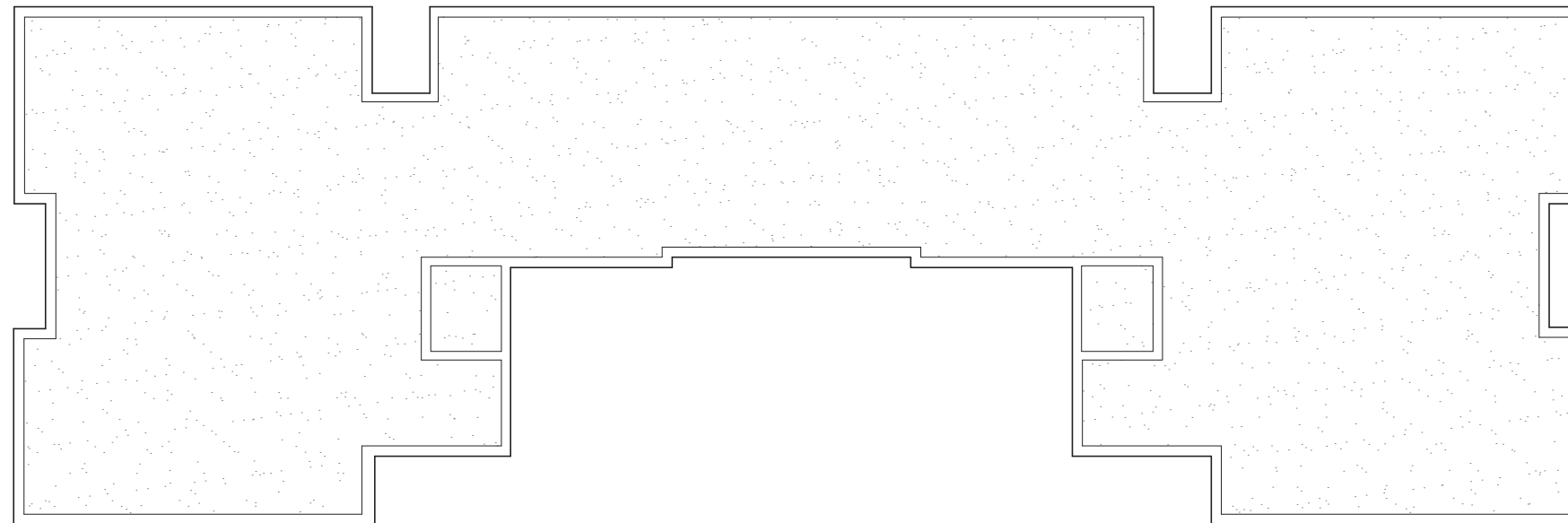


Existing First-Second Floor Plans
Scale 1:200 @ A3





 **Existing Third Floor Plan**
Scale 1:200 @ A3



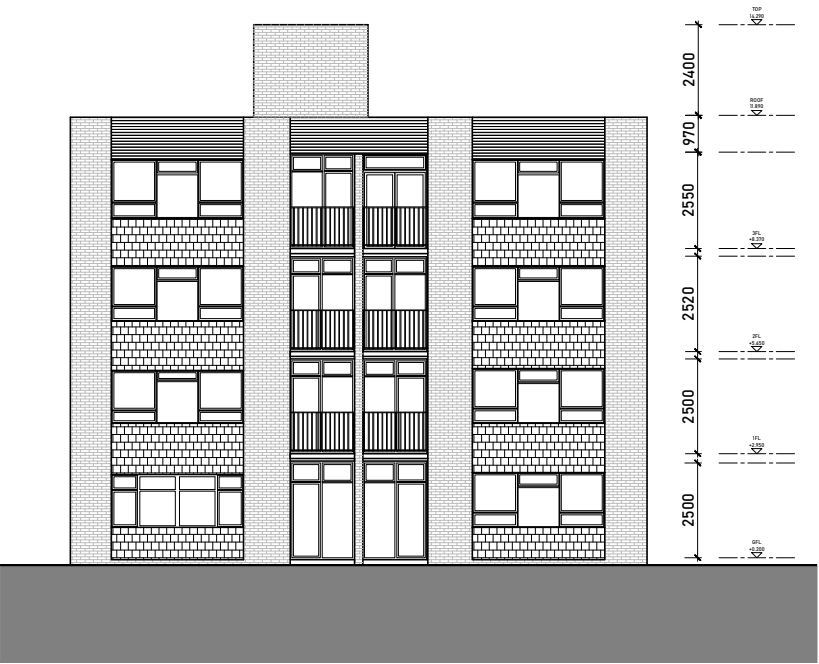
Existing Roof Plan
Scale 1:200 @ A3



2.2 Existing Elevations



Existing Rear (South) Elevation
Scale 1:200 @ A3



Existing Side (East) Elevation
Scale 1:200 @ A3



Existing Front (North) Elevation
Scale 1:200 @ A3



Existing Side (West) Elevation
Scale 1:200 @ A3

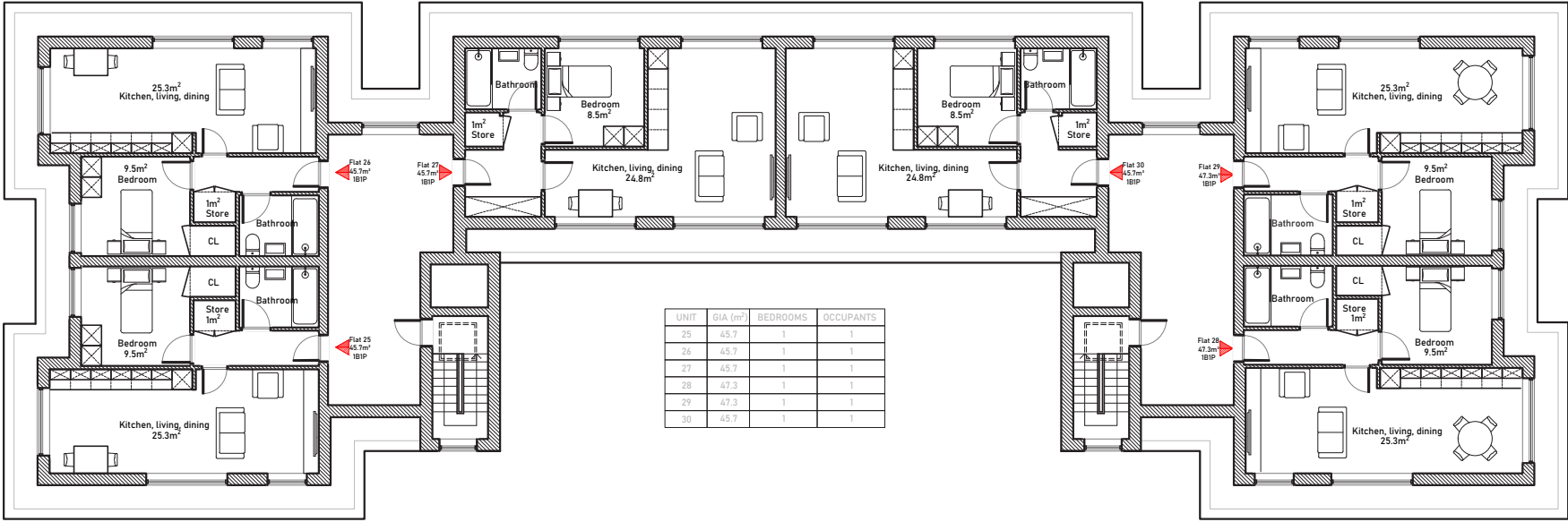


2.3 Existing Massing



3.0 PROPOSED

3.1 Proposed Floorplans



 **Proposed Fourth Floor Plan**
Scale 1:200 @ A3



Proposed Roof Plan
Scale 1:200 @ A3



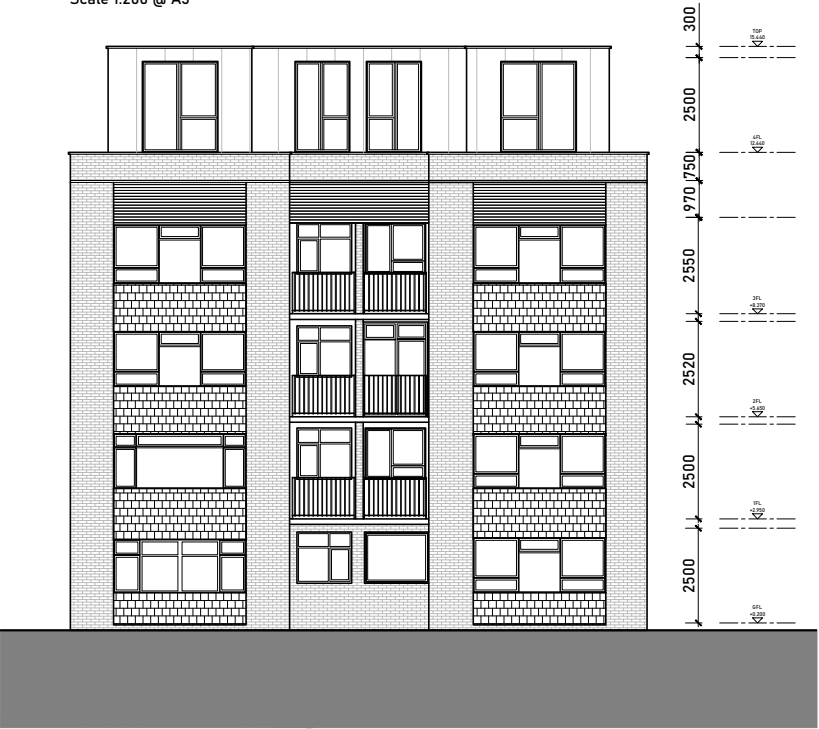
3.2 Proposed Elevations



Proposed Rear (South) Elevation
Scale 1:200 @ A3



Proposed Side (East) Elevation
Scale 1:200 @ A3



Proposed Front (North) Elevation
Scale 1:200 @ A3

Proposed Side (West) Elevation
Scale 1:200 @ A3

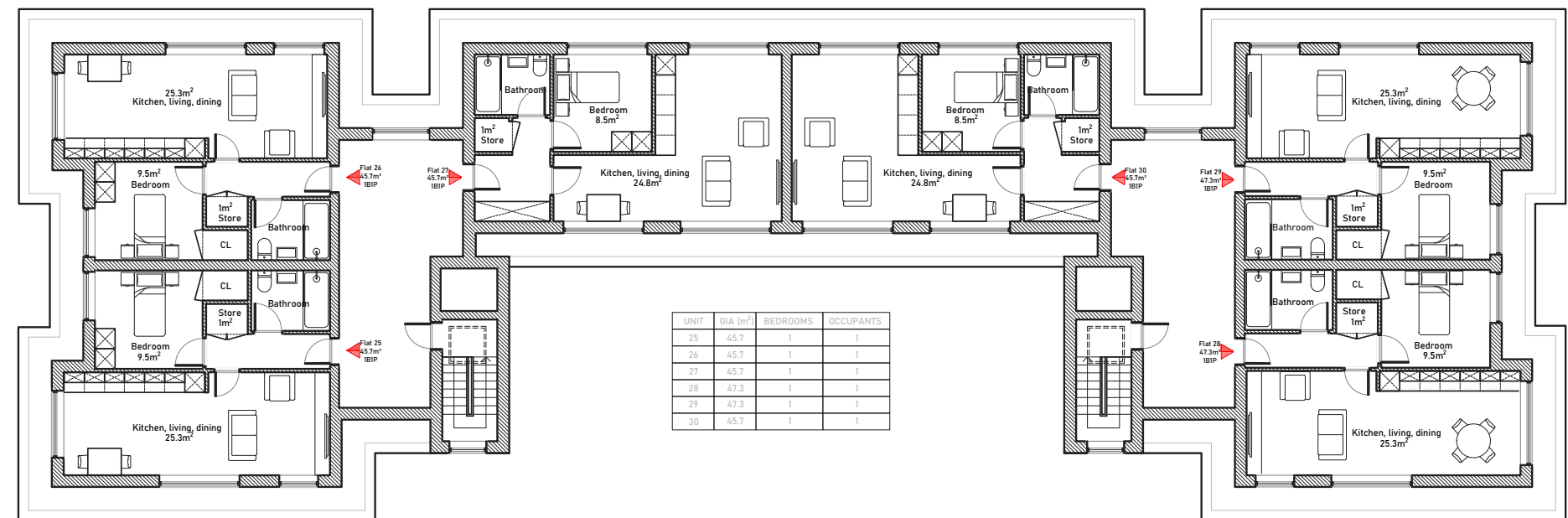


3.3 Layouts

The proposed layouts are designed to follow existing window placements as closely as possible while retaining a sense of privacy as well as allowing for adequate daylight and a comfortable flow throughout each unit.

All units on the proposed third floor are either 45.7 or 47.3m², and are dual aspect 1 bedroom 1 person dwellings. All contain spacious open-plan kitchen-living-dining spaces with single bedrooms, a dedicated dressing space, a bathroom, and ample storage space..

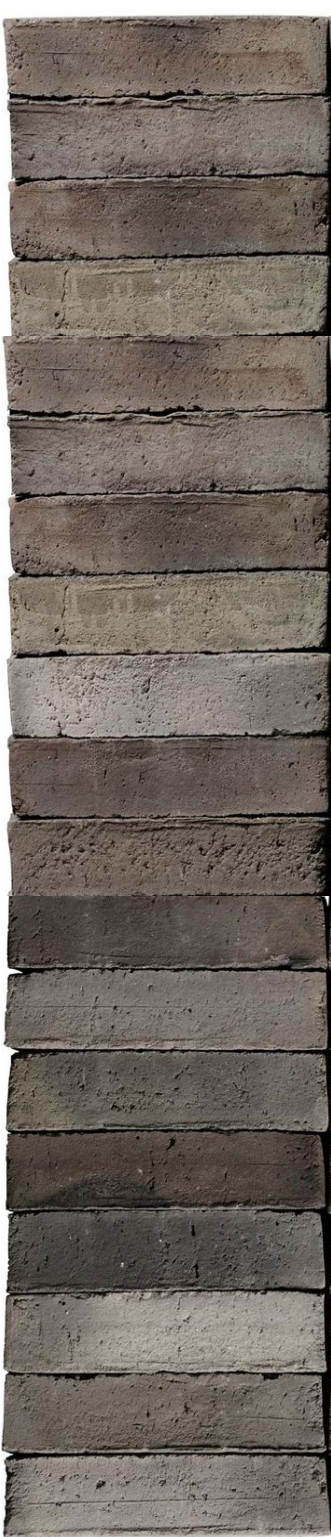
In terms of internal areas and dimensions, the proposed additional units have been designed to meet the NDSS.



3.4 Materials

The surrounding area is made up of standard suburban housing and mid-century apartment blocks. Most houses are semi-detached with red or brown brick, render elements, tiled roofs, and uPVC windows – predominantly white, though darker finishes are also present. Tudor-style features and scalloped tile-hung bays can be found, adding some variation to the streetscape. Among these, several apartment blocks introduce a more modernist look, with flat roofs, simple brick facades, white weatherboarding, and metal balconies. Directly opposite to the north of the site, a mix of individually refurbished homes – including rendered, decorative facades and flat-roofed contemporary forms – adds to the varied but cohesive character of the area.

Hilltop Court shares this character, using brown brick, fish-scale tiles, and a mix of white render and cladding elements. To reduce its visual impact, the upward extension is offset by 1 metre from the main facade and clad in standing seam zinc, giving it a crisp, modern appearance that contrasts with the original building. Anthracite grey aluminium windows and a flat roof will give it a clean, contemporary look while keeping in line with the building’s form and overall character.



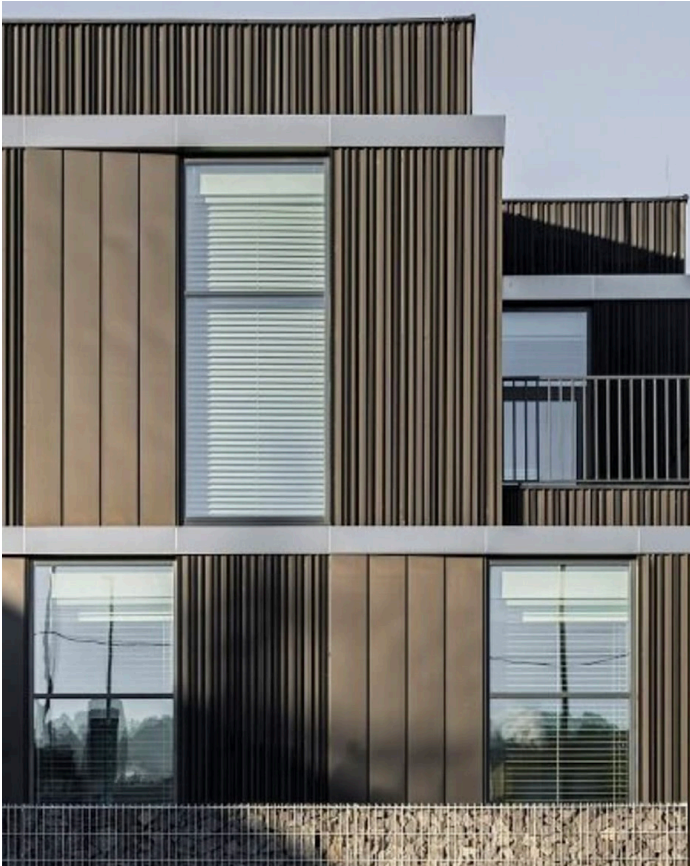
Brown rick



Example of zinc cladding contrasting with brown brick



Anthracite Grey Aluminium Windows



Warm natural grey zinc cladding

3.5 Site

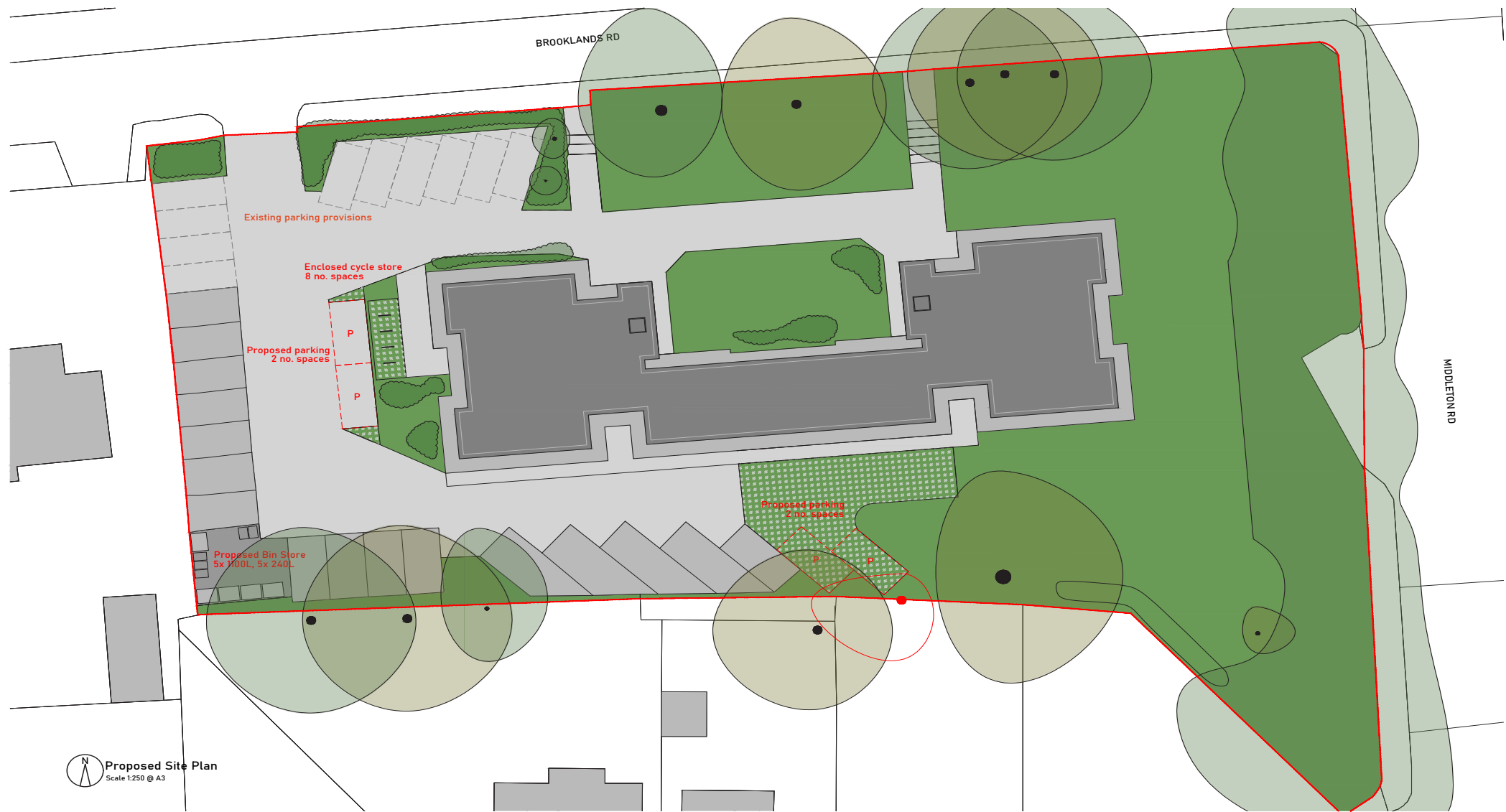
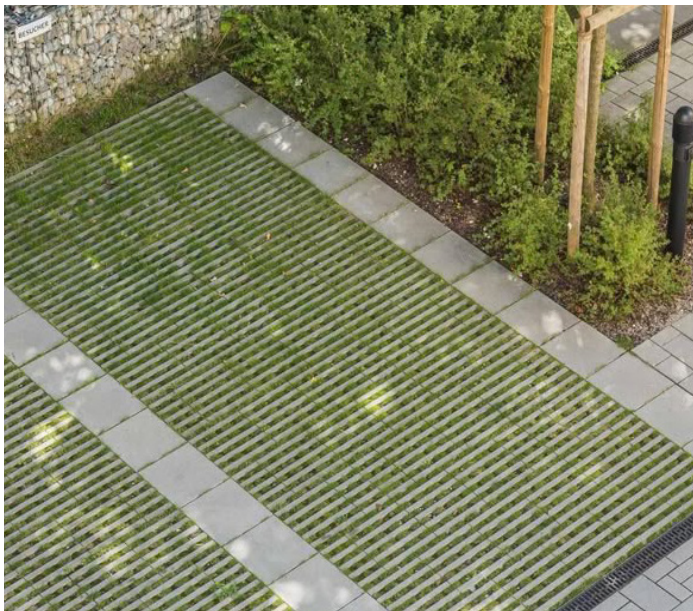
Amenity

The shared landscaped area to the east and south-east of Hilltop Court is retained as part of the proposal, continuing to serve as communal amenity space for all residents.

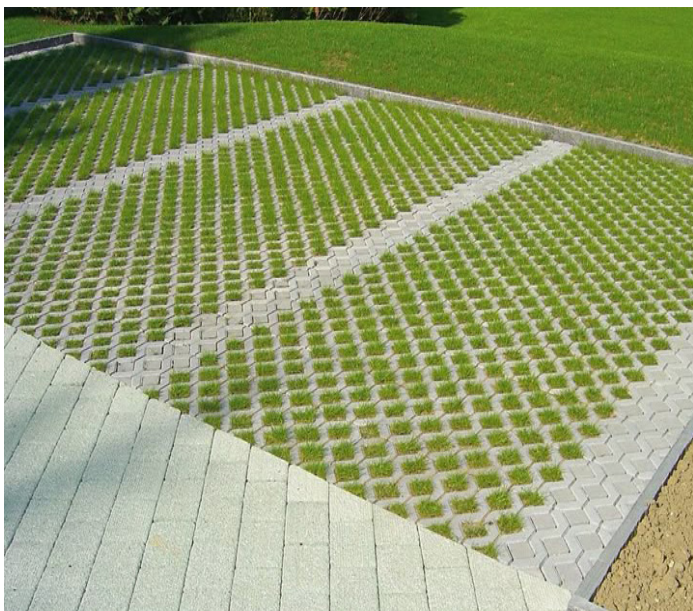
Cycle, Waste Storage and Car Parking

Currently, the site provides 10 on-site car parking spaces. To meet increased demand, additional parking space will be created using some of the existing green areas at the side and rear of the site. To help reduce the visual impact on green space, the new parking bays will be finished with concrete grass pavers, which allow for grass to grow between the paving. This helps maintain greener appearance despite the added parking, bringing a the total number of spaces to 16.

Currently there are currently no visible cycle parking facilities on site. The proposal includes a new enclosed cycle store with capacity for 8 bicycles, providing secure storage for residents. In addition, the existing bin store will be retained but enhanced through the introduction of additional waste and recycling bins, bringing the total provision to 5no 1100L eurobins and 5no 240L wheelie bins.



Examples of concrete grass pavers used for parking provisions



Cycle Shelters



A R C H I T E C T S

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