Design and Access Statement

Prepared by J N Marsden for Plans2Extend Ltd

Date prepared:14th of September 2025

1.0 ARTICLE 9 of the Town & Country Planning (Development Management Procedure) (England) Order 2015 requires a single integrated statement covering design concepts and principles and access issues to be submitted with certain applications for planning permission. PPG provides guidance on the requirements for Design and Access Statements and guidance on their preparation.

2.0 This Supporting Planning Design and Access Statement has been prepared by Plans2Extend Ltd. It accompanies a planning application for a new build terraced property on a vacant plot adjacent to 57 Grimshaw Lane, Manchester. (formally 55 Grimshaw Lane)

3.0 Basic Information
a) Area Type: Urban
b) Local Authority: Manchester
c) Ward: Miles Platting & Newton Heath
d) Constituency: Manchester
e) Region: Northwest
f) Country: England

4.0 LOCATION
The site location for the application is land adjacent to 57 Grimshaw Lane, Manchester M40 2AX. The site is located within East Manchester District Centre...

5.0 PROJECT
The applicant seeks to provide a new family dwelling house, to the plot

of land that was previously occupied by number 55 Grimshaw Lane. Access will be from the front elevation, a secure residential black double-glazed uPVC door will in keeping with the style of adjoining terraced properties.

6.0 DESIGN PROPOSALS

The development aims to provide a suitable dwelling house for a family. Materials and finishes will match the adjoining dwelling. Landscaping will enhance biodiversity, and modern insulation, energy-saving appliances, and secure boundaries will be provided.

7.0 PARKING

No on-site parking is proposed. Residents' permits are available locally, and unrestricted parking is available nearby.

8.0 STREET SCENE

The scheme is sympathetic to existing terraced properties and will not negatively affect the local street character.

9.0 WASTE

All waste will be collected in bins provided by the local authority.

10.0 SITE LOCATION

The property is within Newton Heath and Miles Platting Ward, in a medium-density residential area. The site is a vacant plot among similar terraced houses.

11.0 THE SITE

Existing surrounding houses (built in 1905) have no special architectural merit. The plot is flat and adjacent to a play area.

12.0 SCALE

The proposal provides for a new family dwelling on a site that was previously occupied by a similarly designed terraced

property. The site area is estimated to be approximately 350 m2 (0.035 Hectares).

13.0 UTILITIES
Services (water, gas, electricity, and drainage) will be extended from existing supplies.

14.0 LANDSCAPING
Landscaping details are provided in the Planning Statement.

15.0 DESIGN
The design draws inspiration from local character, providing openness, natural surveillance, and community integration.

16.0 ACCESS
Access is available from multiple directions along Grimshaw Lane. Site traffic will be limited.

17.0 DOMESTIC WASTE
Bin storage is provided at the rear elevation.

18.0 JUSTIFICATION FOR PROPOSAL
The development provides a family dwelling to meet the needs of housing shortages within Manchester

19.0 TRANSPORT
Grimshaw Lane is well served by buses and trains, with several stations within walking distance.

20.0 PLANNING JUSTIFICATION SUMMARY
The proposed development represents an efficient and appropriate use of previously vacant land within an established residential area. The dwelling enhances the area's vitality. Excellent public transport links reduce reliance on private vehicles. The proposal aligns with local and

national policies on sustainable development, high-quality design, and efficient land use.

21.0 EXECUTIVE SUMMARY

This Design and Access Statement supports a planning application for the construction of a new terraced dwelling on a vacant plot adjacent to 57 Grimshaw Lane, Manchester M40 2AX. The scheme proposes a high-quality dwelling house designed to reflect the character and appearance of surrounding terraced properties. The development makes efficient use of previously unused land, enhancing the local area by providing a family dwelling in East Manchester.

The design incorporates sustainable features, including modern insulation, energy-saving appliances, and secure access, while ensuring the property is sympathetic to the existing street scene. The site benefits from excellent transport links, with nearby bus and train services reducing reliance on private vehicles. Parking demand is managed through existing residents' schemes and local unrestricted on-street options.

Overall, the proposal aligns with local and national planning policies by promoting sustainable development, high-quality design, and efficient land use, while contributing positively to the vitality and attractiveness of the surrounding community.

Prepared by J N Marsden for.
Plans 2 Extend Ltd
Audited by CDM (HNC) (Affiliation ACIAT)