

An aerial photograph of a residential development. The image shows several multi-story brick buildings with flat roofs, arranged around a central green space. There are numerous trees, some with green foliage and others bare, suggesting a mix of mature and new planting. A parking area with several cars is visible on the right side. The overall scene is a mix of urban architecture and natural landscaping.

ME
ARCHITECTS

BEECH COURT/ M14 6XN DESIGN & ACCESS DOCUMENT

BEECH COURT | DESIGN DOC | 24/260 - 6001 - R011 OCTOBER 2025

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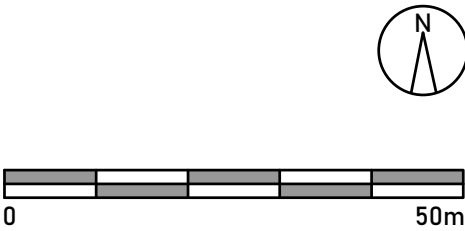
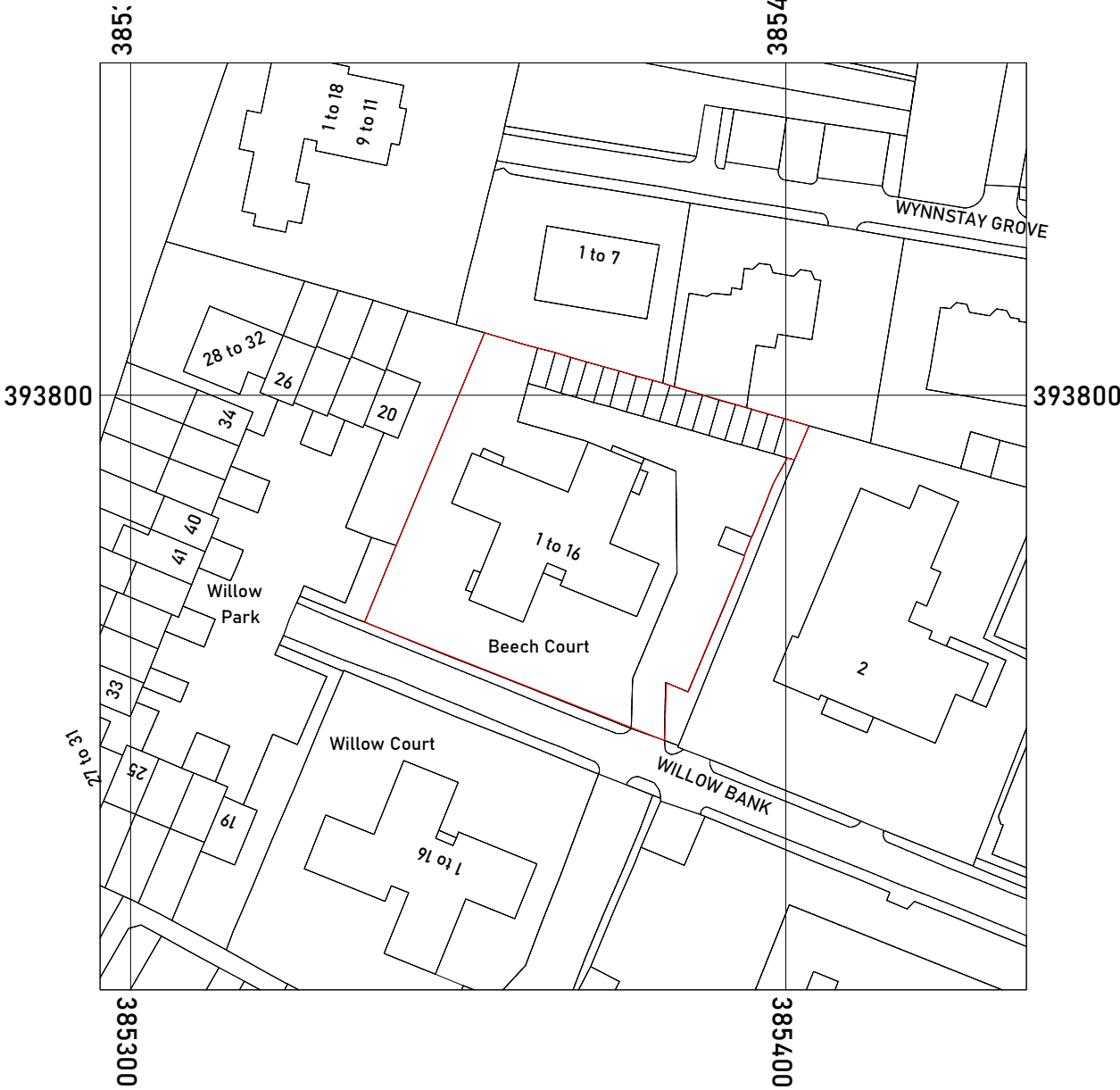
1.0 INTRODUCTION

1.1 Statement

This Design & Access Statement has been prepared by ME Architects on behalf of the applicant for the site at Beech Court, Willow Bank, Manchester M14 6XT.

It should be read in conjunction with all architectural drawings submitted to Manchester City Council, as well as the associated supporting documents, including the Daylight and Sunlight Report, the Transport Statement, and the Planning Statement. The proposal seeks to extend the existing residential block by one storey to provide four new residential units, along with additional cycle and car parking, and enhanced waste storage facilities.

1.2 Location



2.0 EXISTING

2.1 Existing Site Plan

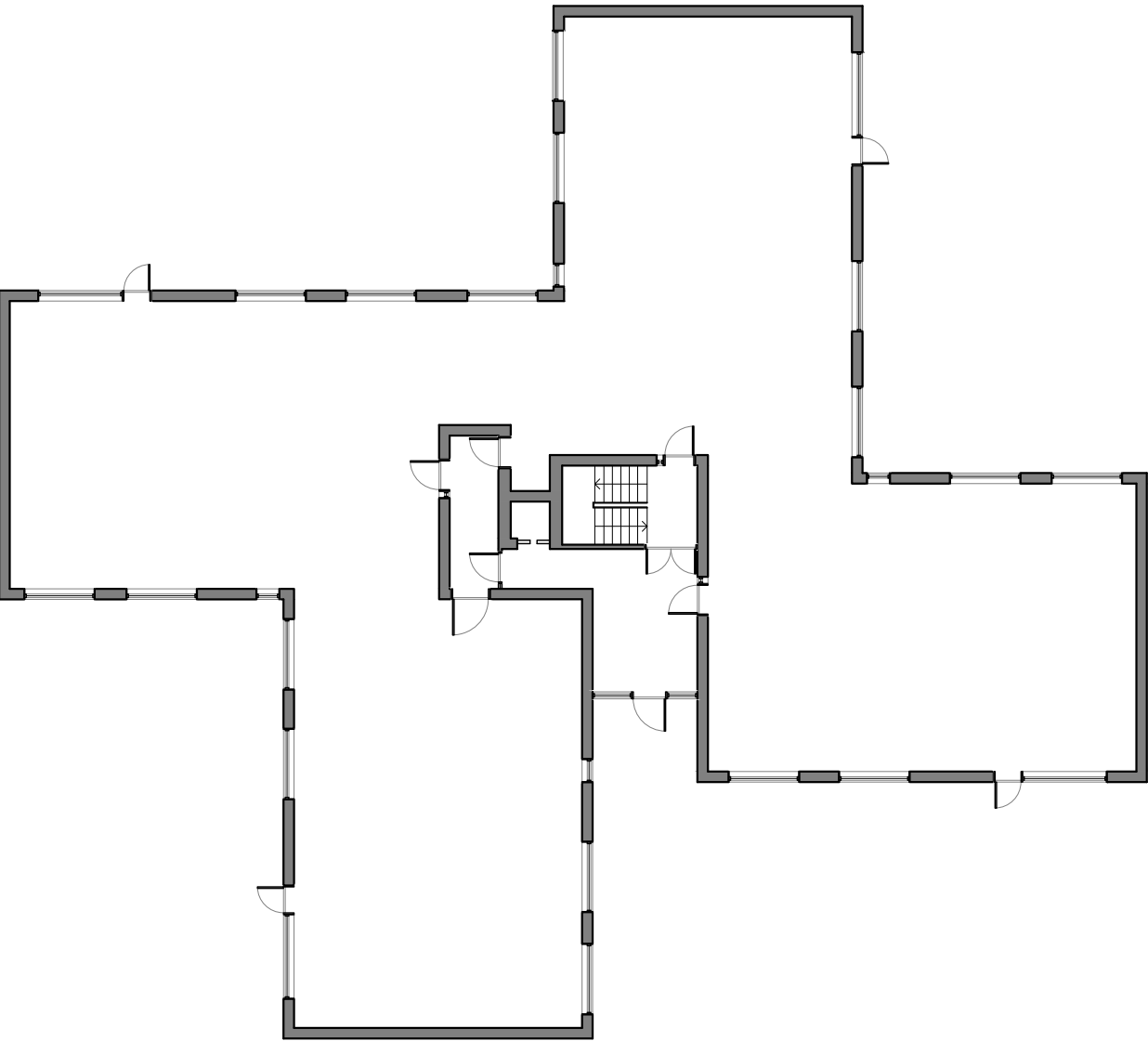
Beech Court, located at 4 Willow Bank in Manchester (postcode M14 6XN), is a mid-20th-century residential development comprising 16 properties. Constructed between 1936 and 1979, the building reflects the architectural trends of that era, emphasizing functionality and simplicity. The structure is four storeys high, aligning with the typical residential designs of the time.



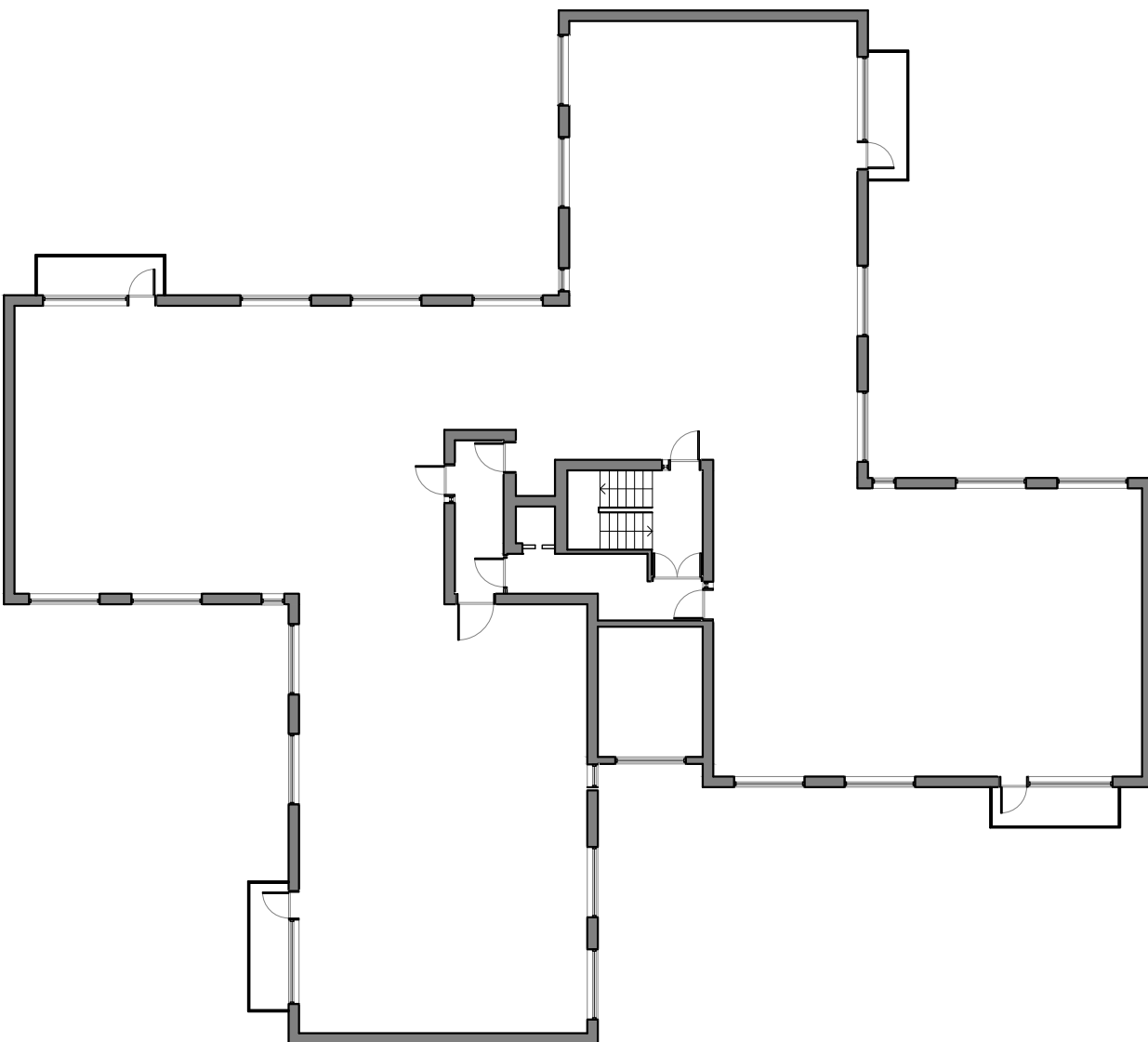
 Existing Site Plan
Scale 1:500 @ A3



2.2 Existing Floorplans

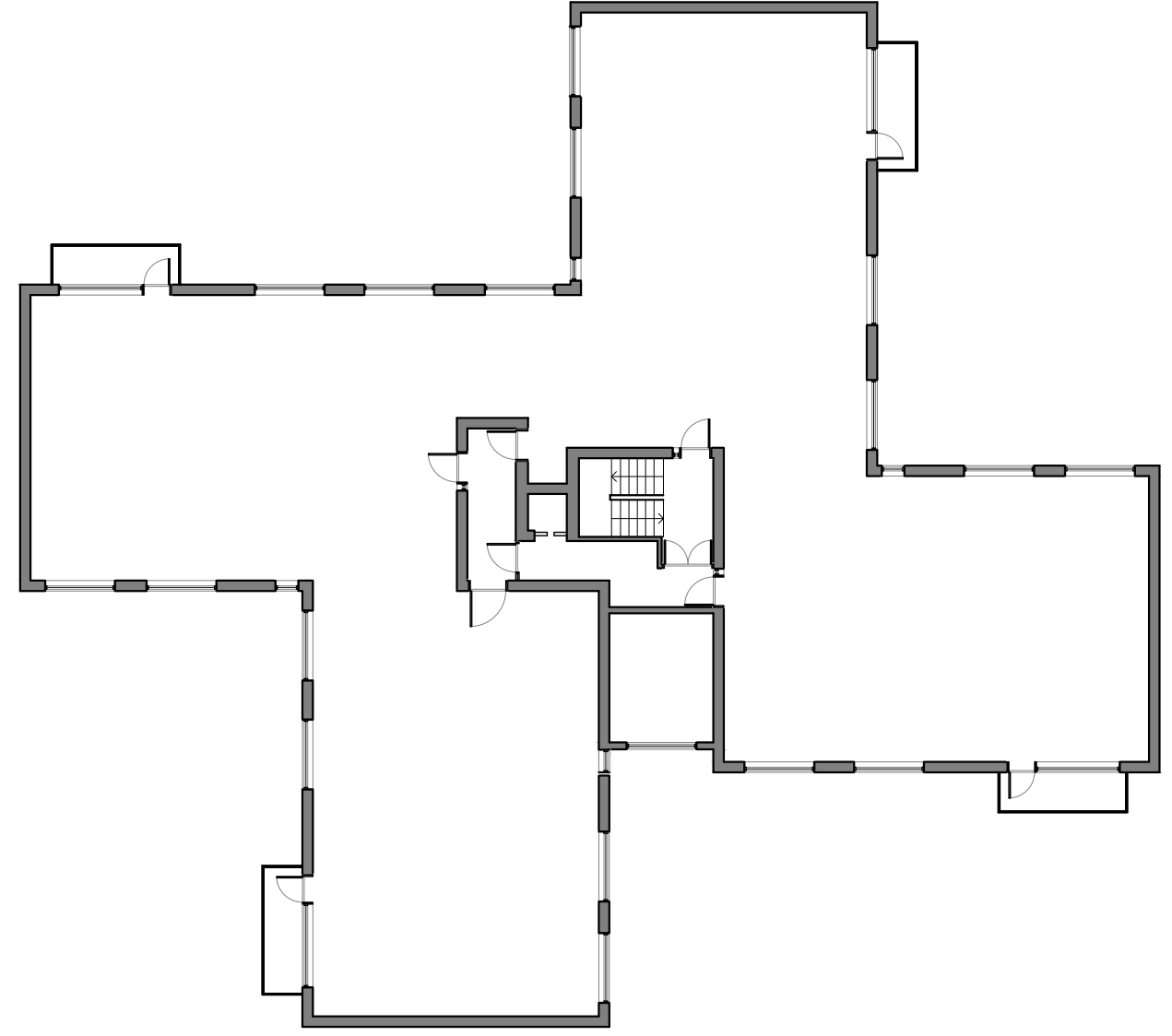
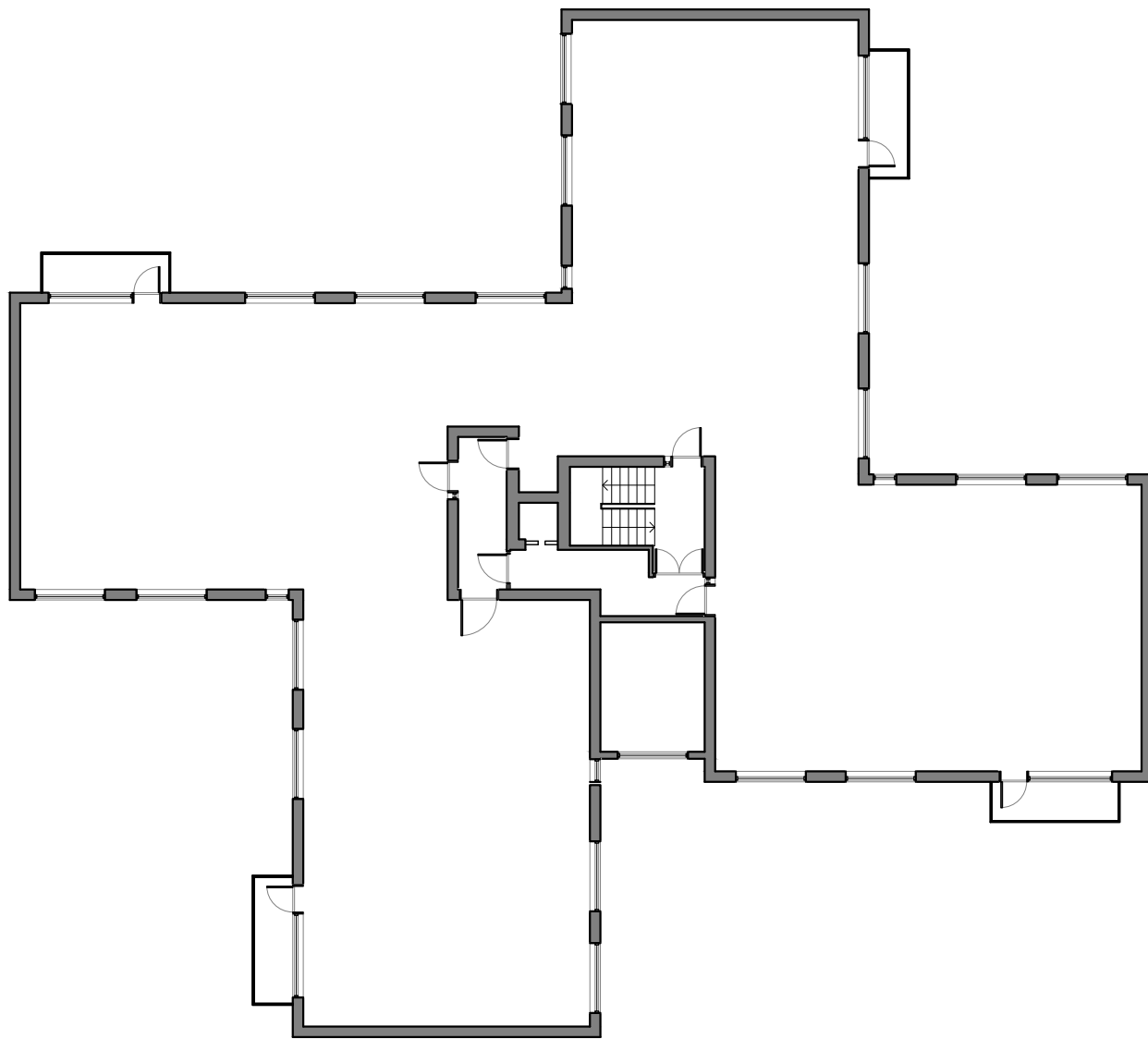


 Existing Ground Floor Plan
Scale 1:200 @ A3



 Existing First Floor Plan
Scale 1:200 @ A3

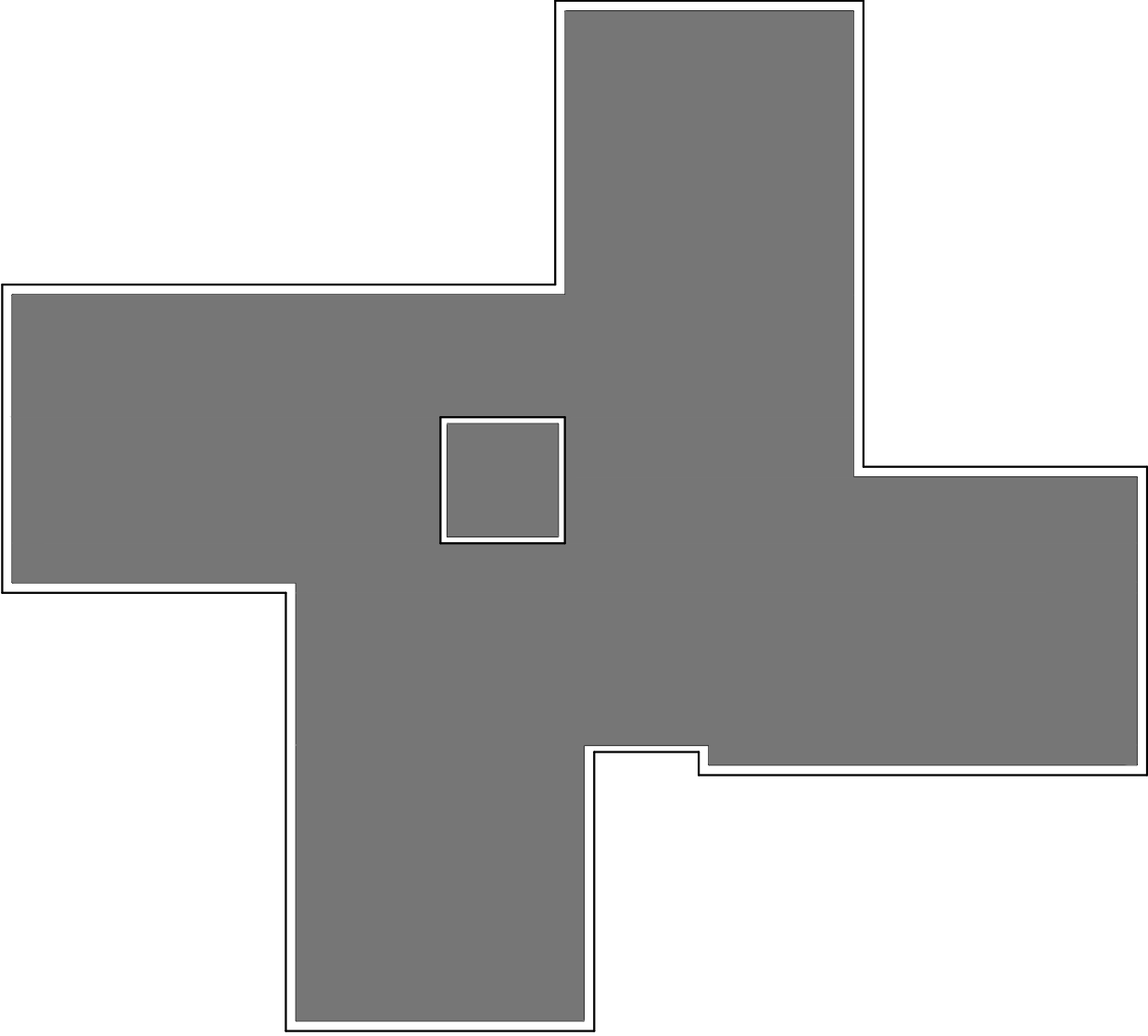





Existing Second Floor Plan
 Scale 1:200 @ A3


Existing Third Floor Plan
 Scale 1:200 @ A3





Existing Roof Plan
Scale 1:200 @ A3



2.3 Existing Elevations



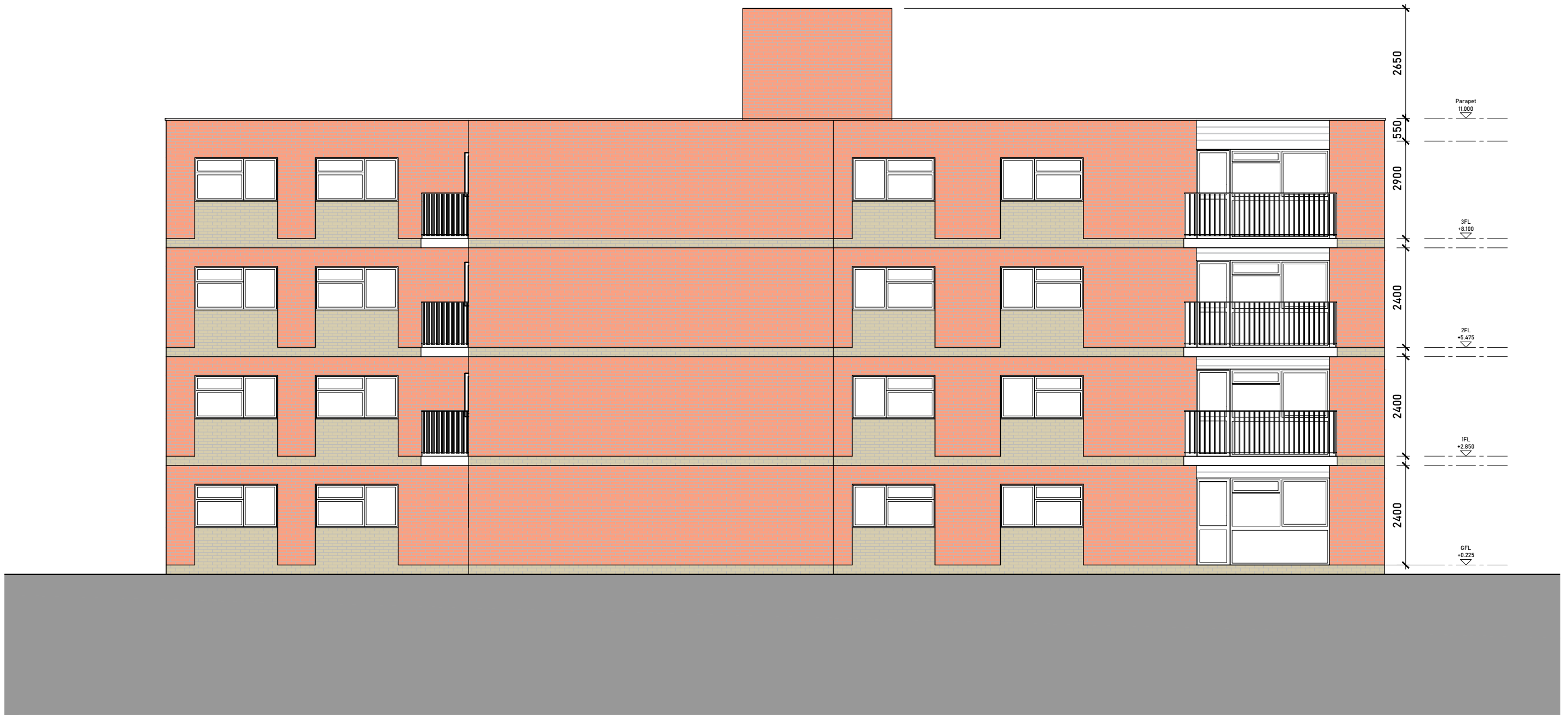


Existing Rear (South) Elevation
 Scale 1:100 @ A3



Existing Side (East) Elevation
Scale 1:100 @ A3





Existing Side (West) Elevation
Scale 1:100 @ A3

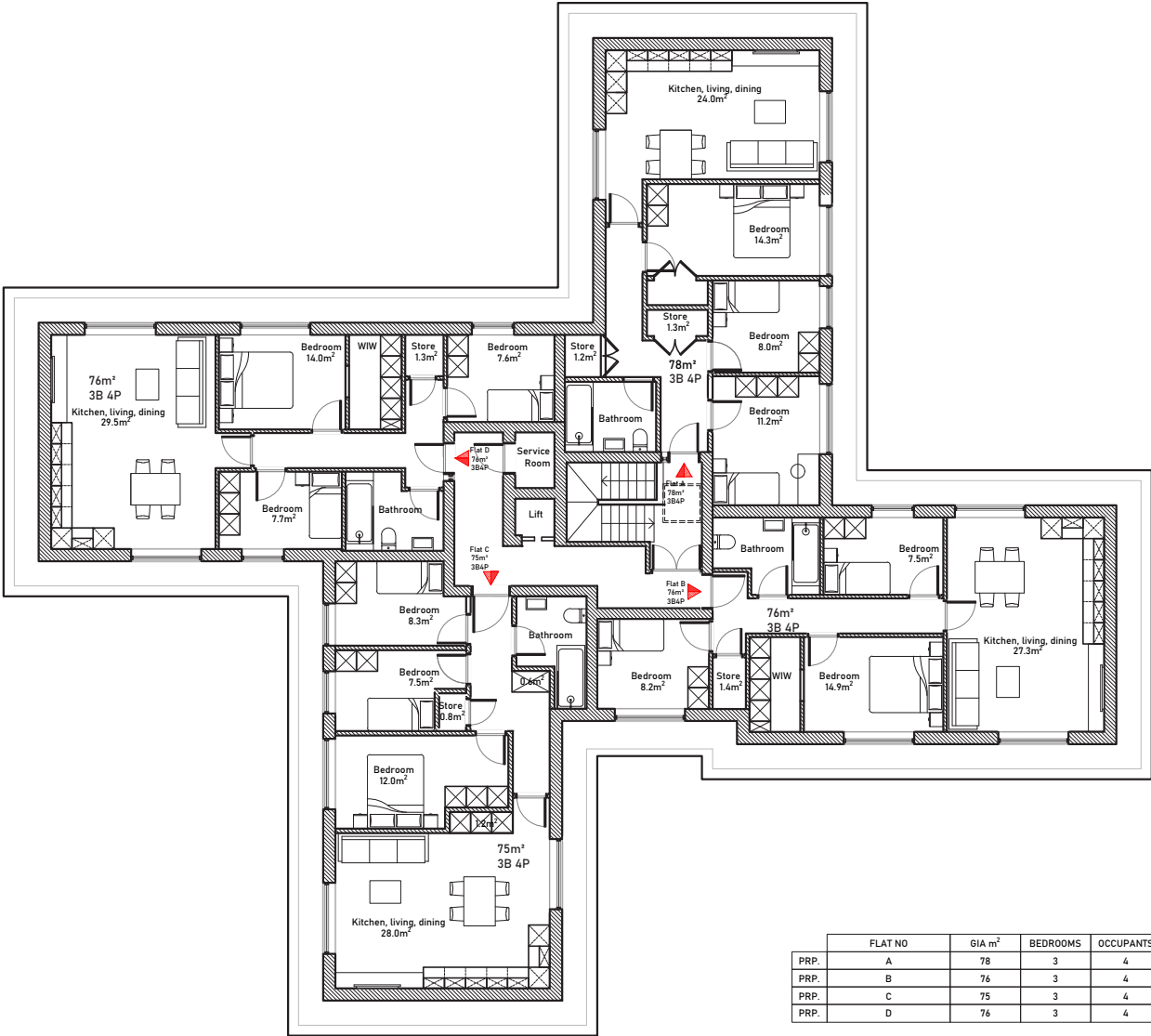


2.4 Existing Massing

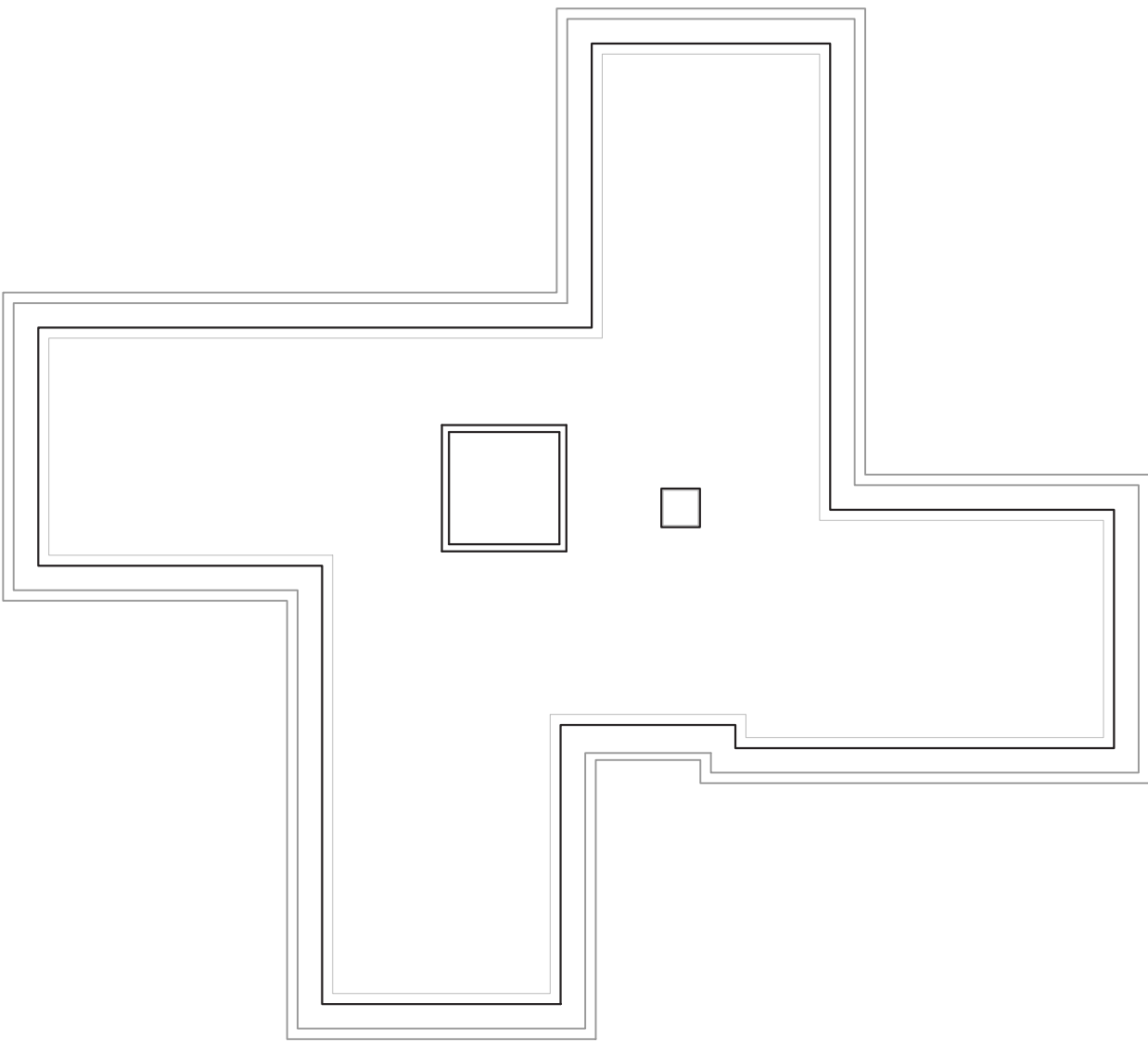


3.0 PROPOSED

3.1 Proposed Floorplans



 Proposed Fourth Floor Plan
Scale 1:200 @ A3



 Proposed Roof Plan
Scale 1:200 @ A3



3.2 Proposed Elevations



Proposed Front (North) Elevation
Scale 1:100 @ A3



Proposed Rear (South) Elevation
Scale 1:100 @ A3





Proposed Side (East) Elevation
Scale 1:100 @ A3



Proposed Side (West) Elevation

Scale 1:100 @ A3

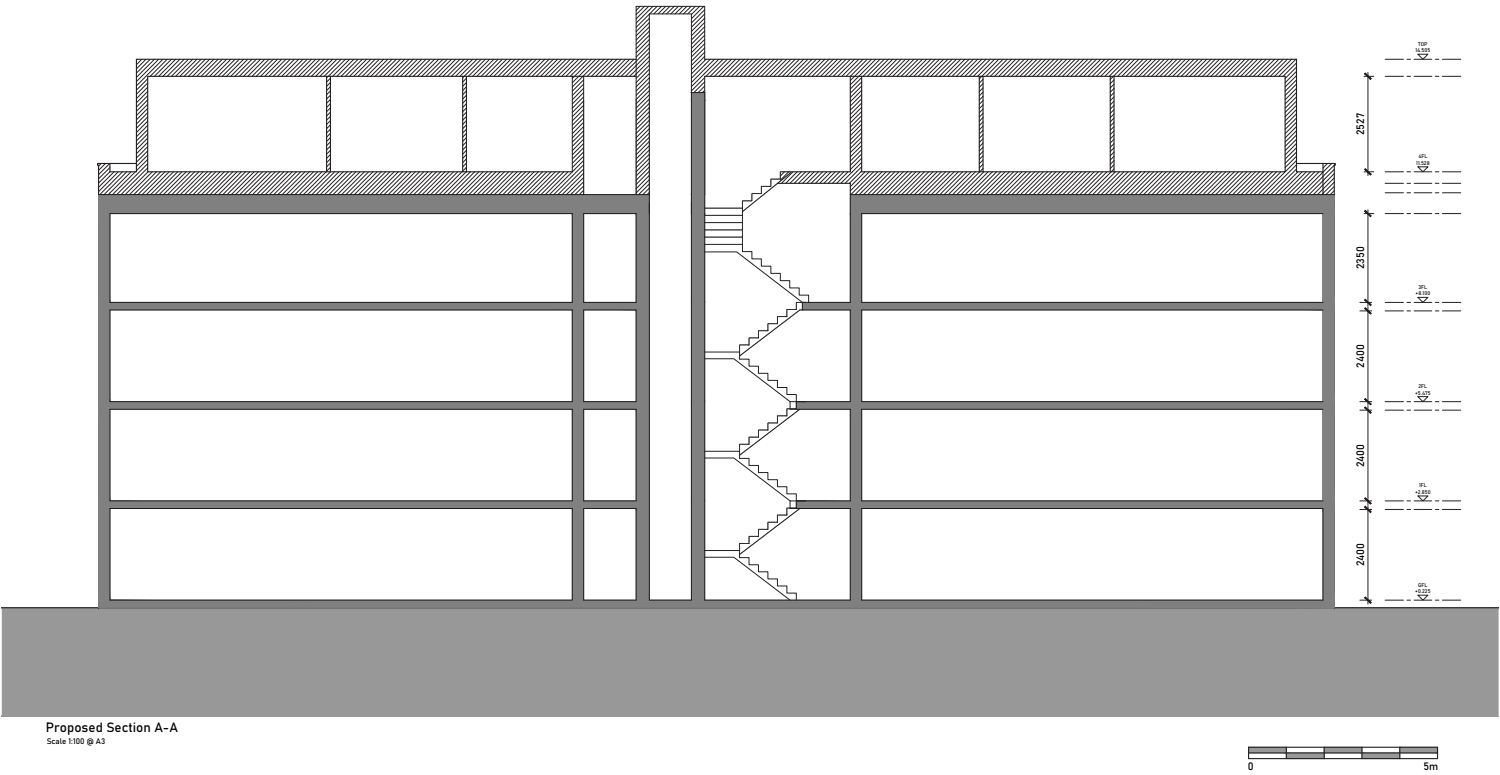
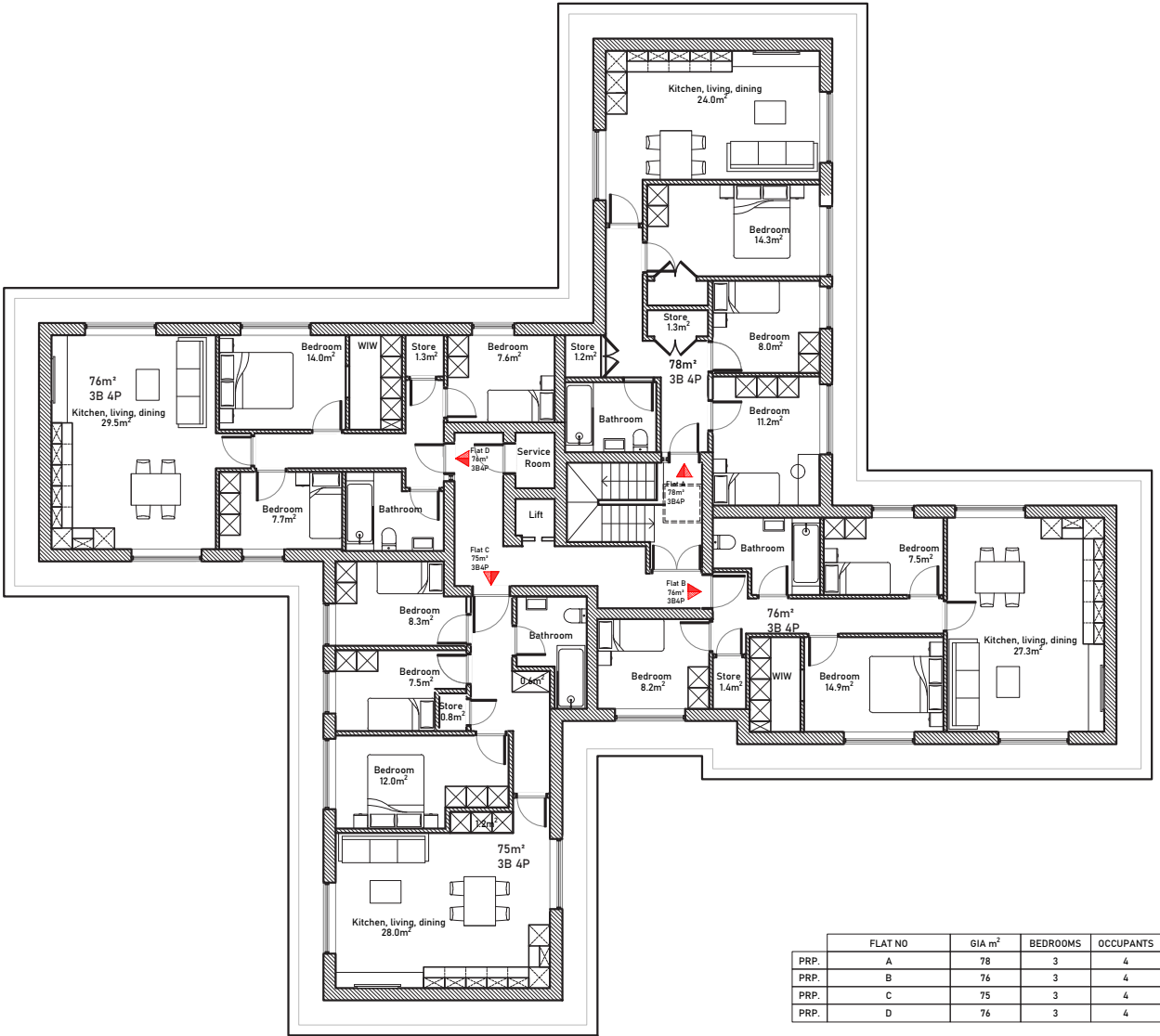


3.3 Layouts

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 fourth floor are between 75 and 78m², and are dual aspect 3 bedroom 4 person dwellings. All contain spacious open-plan kitchen-living-dining spaces, double and single bedrooms, a bathroom, and ample storage space, whilst some also have a dedicated dressing 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 apartment blocks, predominantly ranging between 3 to 5 storeys.

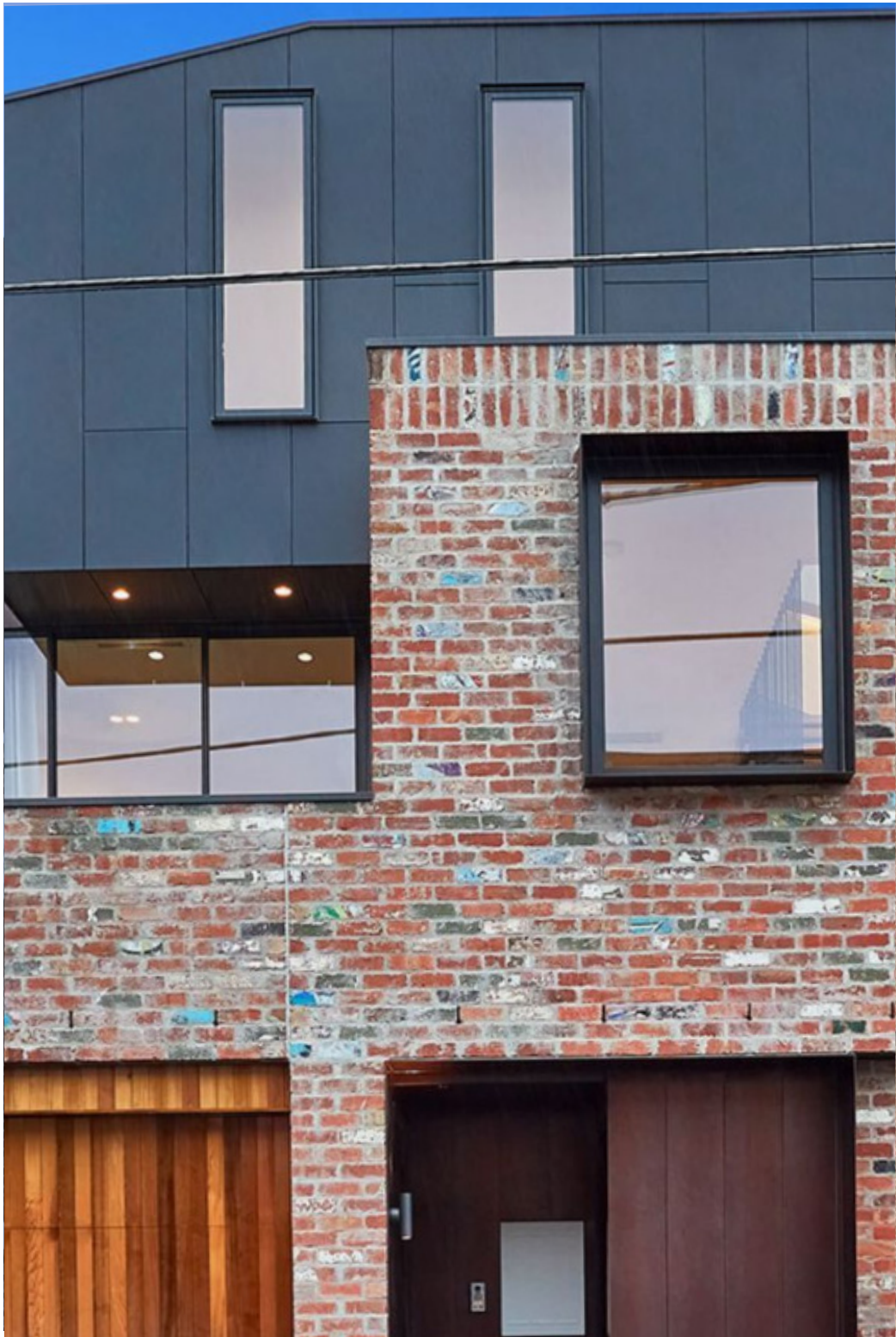
The neighbourhood is a mix of architectural periods and building types, creating a varied streetscape. Much of the built environment consists of mid-to-late 20th-century low-rise apartment blocks, interspersed with Victorian and Edwardian terraced houses, many of which have been converted into flats or shared accommodations.

Brick is the dominant material in the area, with red and brown stock brick being most common for older terraces, while light brown or grey brick, and rendered finishes appear on some of the post-war developments. Roofs are typically pitched and tiled on the older housing stock, whereas many of the apartment blocks, such as Beech Court, feature flat roofs and more functionalist facades.

Beech Court features a simple, functional design with a flat roof, large windows, and a light red brick façade typical of the era. 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. The contrasting materiality of the top floor is common with newer flatted blocks in the area, and therefore the proposed zinc extension would fit in well with the surroundings. 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.



Existing light red brick



Example of zinc cladding contrasting with light red brick



Anthracite Grey Aluminium Windows



Warm natural grey zinc cladding

3.5 Site

Amenity

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

Cycle, Waste Storage and Car Parking

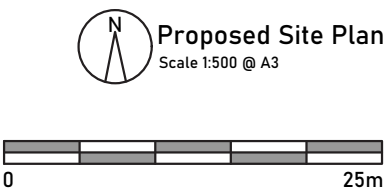
Currently, the site provides 9 on-site car parking spaces for visitors, and 16 parking spaces for residents in the garages. To meet increased demand, additional 4 parking spaces will be created along the east boundary, to the north from the on-site car parking. The parking will be visually shielded by hedges along that boundary.

The proposal also includes a new enclosed cycle store with capacity for 8 bikes along with a dedicated enclosed bin store, providing residents with the following bins:

- 3,300L General Waste (3 x 1100L)
- 1100L Pulpable Recycling (1 x 1100L)
- 1100L Mixed Recycling (1 x 1100L)
- 400L Food Waste (2 x 240L).

To help reduce the visual impact on green space, the bin and bike enclosures will be visually mitigated by proposed hedges.

Currently there are no visible cycle parking facilities on site.



Cycle Shelters



A R C H I T E C T S

BEECH COURT M14 6XN MANCHESTER DESIGN & ACCESS DOCUMENT

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