

Design & access statement

for

Proposed two and half storey side and rear extension to vacant property to create a total of four self-contained flats with associated parking and landscaping.

19 Slade Lane, Longsight, Manchester



Sep 2025

BY Farhan Rama

1. INTRODUCTION

This statement is in support of the accompanying planning application for a two storey side and rear extension, and new pitched dormer windows to the front elevation, at 19 Slade Lane, Longsight, Manchester.

The proposal is to retain the existing building and extend to the side and rear to create four two-bedroomed self-contained flats of generous size and layout to provide good quality housing stock attractive to a wide range of people.

The existing derelict property is in a very poor dilapidated condition and has been empty for over 25 years. It is an eyesore to the community and neighbouring properties and is situated on a main road into Manchester city centre. There are numerous defects within the property, consisting of wet rot, dry rot, leaking bay roof, collapsed floors etc.

The applicant has recently purchased the property with a vision of returning it to an attractive condition suitable for housing. This will involve considerable investment given the current condition. An approved scheme for twelve apartments in two blocks was deemed not to be viable due to the cost of the whole project.

The building was originally a single-family dwelling, with accommodation split over four floors, which consists of a basement, ground, first and second floor which is mostly within the roof space. The basement is not habitable and does not form part of this application.

The client is an experienced landlord with a number of similar properties currently occupied by long term tenants. When there is a need for new tenants, referrals is the preferred option, and this is sometimes supplemented by the local estate agents. The clients self-managed all his properties to ensure they are maintained to a high quality, and occupied with good tenants.



Fig. 1 Aerial view of site.

2. SITE

2.1 Access

The property is situated on a main road which leads to the A6, a key arterial route into Manchester city centre. It has excellent public transport links nearby and is within walking distance of the local shops and services located in Longsight district centre.

The nature of the existing entrance level prohibits level access via the front doors however there is level access through each flat.

A secure and covered bicycle store will be housed in the rear garden. There will be one space per flat. The garden will be secured with a lockable gate.

2.2 Size

The site area is 391 sq m or 0.0391 hectares. The gross internal floor space of the existing dwelling is 159 sq m or 1710 sq ft. Once the development is complete the gross internal floor space will be 312 sq m or 3357 sq ft.

3.0 PLANNING

There are several planning applications on record.

094942/FO/2010/N2

15 Slade Lane Manchester M13 0QJ

Three storey side extension and two front dormer roofs, extensions and alterations to existing roof in association with the formation of additional accommodation for 5 self contained flats.

Decision	Withdrawn	Date	Mon 07 Feb 2011
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096810/FO/2011/N2

19 Slade Lane Manchester M13 0QJ

Erection of two storey side extension, single storey rear extension and dormer roof extensions in association with change of use of house into 3 self contained flats

Decision	Approved	Date	02 Apr 2012
Status	Not implemented / Expired		

123364/FO/2019

15-19 Slade Lane Manchester M13 0QJ

Erection of 2 no. three storey buildings providing 6 no. apartments in each (12 no. in total) including 12 car parking spaces and associated cycle shelter, landscaping and boundary treatments following demolition of existing buildings.

Decision Approved Date 19 Nov 2019

Status Not implemented / Expired

4.0 DESIGN

4.1 Scale & Layout

The scale of the development is proportionate to the size of the site and host dwelling. It follows the general grain and pattern of development within the immediate vicinity.

The property has considerable space to the side and a generous rear garden. The proposal is to extend, leaving sufficient space to the boundary to facilitate access to the rear. The extension will not project out further than the original building line to the rear.

The layout seeks to respect the existing structure of the building and retain the main structural walls. The main emphasise of the layout is to provide generously sized flats as opposed to cramming additional units of small size and quality.

There will be three car parking spaces, a bin area out of direct sight and a secure bicycle store to the rear of the site behind a locked gate.

The footprint of the previously approved and current scheme will be almost identical. With some minor revisions we have made better use of the space to create an additional apartment.

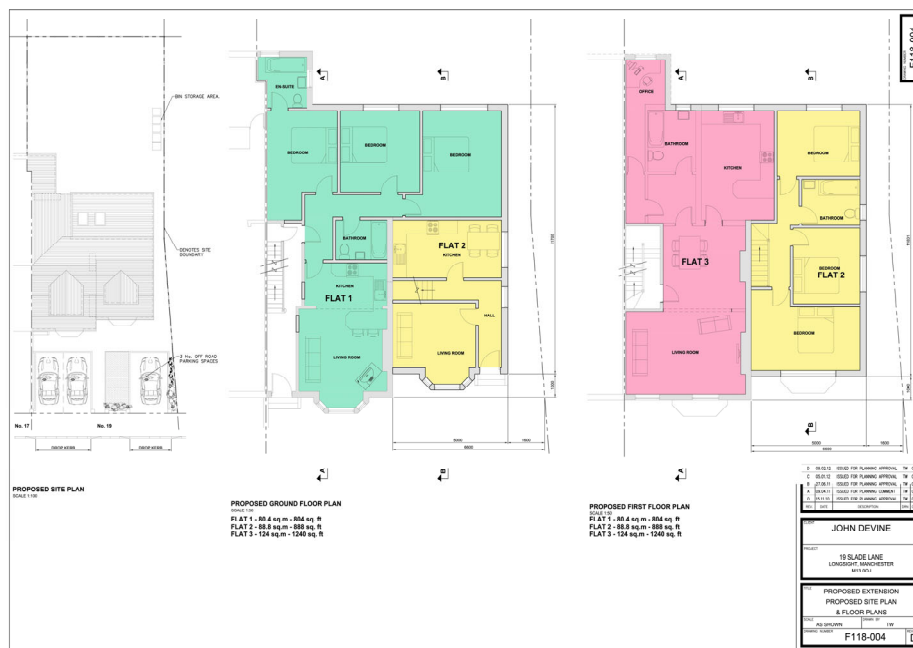
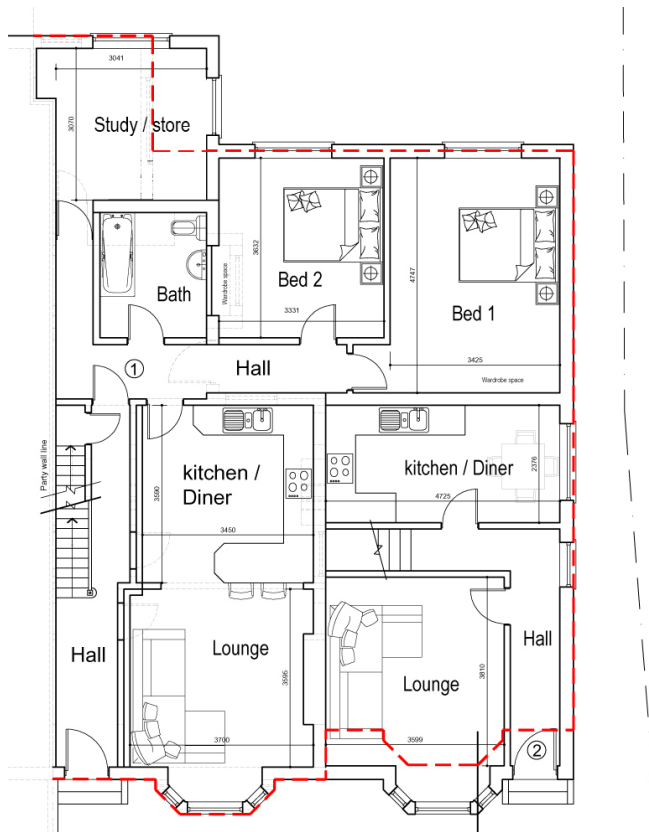


Fig. 2 Approved plans for similar scheme application 096810/FO/2011/N2



Fig. 3 Approved elevations for similar scheme application 096810/FO/2011/N2

Fig. 4 Current proposed ground floor plan with previously approved footprint in red outline



4.2 Style and appearance

The extension will be constructed in a similar style and manner to the existing property, to protect the architectural integrity and replicate features such as the bay windows, cills, fascia's etc. The overall appearance will be that of a single dwelling to mimic the existing pair of semi-detached properties.

The dormers will add character to the roof whilst providing usable floor area and windows for natural light to the second floor. All rooms except for one bathroom will have external windows to provide natural light and ventilation.

The external walls will be finished in white render to the front and bricks to the sides and rear. The roof will be in black / grey concrete slates with black UPVC fascia's and soffits. External window cills will be cast stone.

The windows and doors will be black UPVC. The palette of materials from white render brick to darker tones in the windows and roof will provide a deep contrasting finish for a high-quality appearance.

4.3 Landscaping

The front of the development will be surfaced with tarmac to provide off road parking with paving to pathways leading to the front doors and rear of the site. There will be some soft landscaping to the front, and the rear communal garden will be turfed.

5.0 SCHEDULE OF ACCOMMODATION / HOUSING SPACE STANDARDS

5.1 Min gross floor areas

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

5.2 Proposed schedule of accommodation

FLAT 1	84 sq m -	804 sq ft	Two bedrooms
FLAT 2	79 sq m -	903 sq ft	Two bedrooms
FLAT 3	65 sq m -	699 sq ft	Two Bedrooms
FLAT 4	79 sq m -	850 sq ft	Two bedrooms

5.3 Technical housing / national space standards

The flats comply with the technical housing / national space standards for new dwellings and provides all of the following ;

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below. Proposed min floor and storage space for 1 and two bed flats.
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom.
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide. All bedrooms are double and above this standard.
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m². All bedrooms are above this standard.
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide. All bedrooms have dimensions larger than this.
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all. Complied with.
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement. N/A
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area. All floors have ceilings above this with the exception of the second floor and total complies with the above.

6.0 PART M (2)

Building Regulations Approved Document M: access to and use of buildings, volume 1: dwellings contains details of M4(2) accessible and adoptable dwelling requirements.

The Table below contains a summary of the key requirements to assist in the design which the dwelling complies with.

Entrance:

- Dusk to dawn timer or motion detection lighting adjacent to entrance
- Entrance door minimum 850mm clear opening

Circulation:

Minimum nib of 300mm to the leading edge of doors (entrance storey only)

- Step free to all rooms within entrance storey
- 900mm unobstructed corridor widths.
- Living area to be included on entrance storey (living room, dining room or kitchen/dining)
- Stairs 850mm clear width
- 1,200mm minimum clear space in front of kitchen units and appliances
- 850mm maximum to glazing of principal window in living room

Bedrooms:

Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed)

- Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1350m bed)
- Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed)
- All bedrooms to have clear access route 750mm from windows and doors.

Sanitary Facilities:

- Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom
- 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath
- Provision for future level access shower within the bathroom

7.0 CONNECTIVITY

Having checked the Ofcom Mobile and broadband checker the site benefits from fast broadband. Once the development is complete tenants will sign up with one the following providers.

Broadband Types Available

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	7 Mbps	0.8 Mbps	
Superfast	68 Mbps	17 Mbps	
Ultrafast	2000 Mbps	2000 Mbps	
Networks in your area - Openreach, Brsk Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.			

8.0 ENVIRONMENT

8.1 Ecology

A bat survey has been carried out this year and submitted with this application. The report concluded:

'The buildings have negligible suitability for use by roosting bats, no field signs of use by bats were found internally or externally during the inspections in 2019 and 2025, and no further survey work is required.'

The application is exempt from the biodiversity net gain regulations as it is an application for retrospective planning permission made under section 73A of the Town and Country Planning Act 1990 (TCPA 1990).

8.2 Refuse

A waste proforma accompanies the application. The general waste and all recyclable waste wheelie bins will be stored out of sight behind a screen and be collected from the roadside on their respective designated days.

8.3 Drainage

All new drainage foul and surface water will be connected to the existing sewer system. There would not be any significant additional run offs as the footprints and hard landscaped areas of the new and existing dwelling are very similar.

8.4 Sustainability

The extension and refurbishment of the existing building will be built to very high standards using best building standards & materials for the external fabric. This will achieve very low U Values resulting in minimal heat loss saving energy for the occupiers.

The layout and building design principles maximise the capture and use of daylight and passive solar energy, whilst avoiding excessive solar gain in summer.

Passive environmental design principles are implemented, using a 'fabric first' approach i.e. high levels of thermal insulation and air tightness to the building envelope to minimise heat loss.

Boiler systems will be highly efficient A rated condensing type and the applicant is also considering the use of PV and air source heating & cooling. They are to seek further advice from a specialist.

9.0 CONCLUSION

The proposed development is similar in principle to the previously approved application for extensions and remodelling of the property in 2012.

The proposed development unlocks the potential of a brownfield site, promoting sustainability and preserving the historic character of the host dwelling.

The extension has been designed in keeping with its surroundings. It will have little or no impact upon the neighbouring properties and sit well within the street scene.

We believe that we have demonstrated that the proposals are in compliance with national & local planning policies and request the application be approved with appropriate conditions where necessary