15 Craigmore Avenue, Manchester, M20 2YQ

DESIGN & ACCESS STATEMENT

May 2025

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01 INTRODUCTION

INTRODUCTION

Project Overview

Project Name: A1350_15 Craigmore Ave

Location: 15 Craigmore Avenue, Manchester, M20 2YQ

The site is a corner plot located at the junction of Craigmore Avenue and Micklehurst Avenue. The existing property is part of a semi-detached dwellinghouse, with vehicle and pedestrian access from Craigmore Avenue. The house is a traditional two-storey structure featuring a white painted brick facade and a pitched slate roof. There are no specific site constraints identified.

Type of Development

The proposed development is a single residential dwelling. The project involves the construction of a new one-bedroom house attached to the principal dwelling, utilising the large area of land to the side of the existing property. The proposal is consistent in size and massing with the previously approved planning application (application number 135321/FH/2022) for a part single/part two-storey side extension.



Vision and Objectives

The vision for this project is to effectively utilise the underused space adjacent to the existing dwelling to provide a much-needed affordable housing option in the area. The core objectives include enhancing the local housing stock and contributing positively to the community by offering a well-designed, sustainable living space.

The design philosophy centres on creating an affordable housing solution that integrates seamlessly with the existing residential character of the area. The intended users of the new dwelling are primarily residential occupants, including professionals seeking affordable housing options.

02 PLANNING

PLANNING POLICIES

National Planning Policy Framework (NPPF)

The NPPF sets out government planning policies for England. Planning decisions must follow the development plan unless there are other material considerations. It supports sustainable development by approving developments that comply with up-to-date plans without delay. Where policies are outdated or missing, permission should be granted unless the harm significantly outweighs the benefits. The framework encourages boosting housing supply and supporting small and medium-sized sites. It also promotes using suitable sites within existing settlements.

Core Strategy Development Plan Document

The Core Strategy is Manchester's main planning document for future development and replaces much of the Unitary Development Plan (UDP). Planning applications must comply with the Core Strategy and saved UDP policies.

Key Policies

- SP1: Developments should improve neighbourhoods and protect the environment.
- H1: Housing must meet diverse needs and focus on sustainable, previously developed sites.
- Designs should include amenity space, parking, privacy, and access to public transport.
- H6: South Manchester will have about 5% of new housing. High-density housing is mainly for district centres; family and elderly housing outside.
- EN1: All development must follow urban design principles and enhance the city's image.
- EN8: Developments must adapt to climate change.
- EN16: Developers must reduce emissions, especially in air quality management areas.
- EN19: Developers must provide waste management plans.
- DM1: Developments must consider design, impact on surroundings, amenity, accessibility, safety, health, parking, flood risk, and sustainability.

Manchester Green and Blue Infrastructure Strategy

The G&BIS aims to have high-quality green and blue spaces integrated into every neighbourhood by 2025. Its four objectives focus on improving existing green and blue infrastructure, using this infrastructure in new developments, enhancing connectivity and accessibility, and raising awareness of its benefits for residents, the economy, and the environment.

Manchester Residential Quality Guidance

This guidance supports sustainable neighbourhoods where people want to live. It focuses on delivering high-quality, flexible housing to support Manchester's growth. The guidance promotes using technologies that reduce emissions to help reach carbon neutrality by 2050. It sets standards for internal space in new homes based on national guidelines and applies throughout planning, funding, construction, and management stages.

Guide to Development in Manchester Supplementary Planning Guidance

This guidance recognises the importance of local character in shaping new developments. New buildings should respect and enhance the area's sense of place through inclusive design and crime prevention principles. Buildings should face streets clearly defined into public and private spaces. The visual impact of car parking areas should be minimised. The guidance encourages environmentally responsible building practices. New buildings should respect scale, position, appearance, rooflines, skylines, and local building lines to enhance street scenes.

PLANNING HISTORY

Planning History

Application No: 085286/FH/2007/S2
Location: 15 Craigmore Avenue, Manchester, M20 2YQ
Proposal: Erection of single storey extension to side of property to form additional living accommodation
Status: Approved
Date: 18 Jan 2008

Application No: 131110/FO/2021
Location: 15 Craigmore Avenue, Manchester, M20 2YQ
Proposal: Erection of a two storey dwellinghouse.
Status: Refused
Date: 24 Jan 2022

Application No: 135321/FH/2022
Location: 15 Craigmore Avenue, Manchester, M20 2YQ
Proposal: Erection of a part single/part two storey side extension to provide additional living accommodation
Status: Approved
Date: 17 Feb 2023

03 EXISTING SITE

SITE CONTEXT



Aerial Map

Existing Site

15 Craigmore Avenue is located at the junction with Micklehurst Avenue in a predominantly residential area of south Manchester. The property is a two-storey dwelling constructed from brick, which has been painted, and features a slate hipped roof.

Its architectural style is typical of Interwar houses commonly found throughout this part of the city, reflecting the character and period of development in the neighbourhood. The house is surrounded by a mix of garden and hard-surfaced areas to the front, side, and rear, providing outdoor space and practical access. Vehicular entry to the site is taken directly from Craigmore Avenue, allowing convenient access for residents.

The site is bordered by other residential properties to the north and west, as well as on the opposite sides of both Craigmore Avenue and Micklehurst Avenue. This close proximity to neighbouring homes contributes to the area's strong community feel and suburban character.

The streetscape consists mainly of similar residential dwellings, reinforcing the area's quiet, family-oriented atmosphere.

AERIAL VIEWS



Aerial Map



Aerial View

SITE PHOTOS





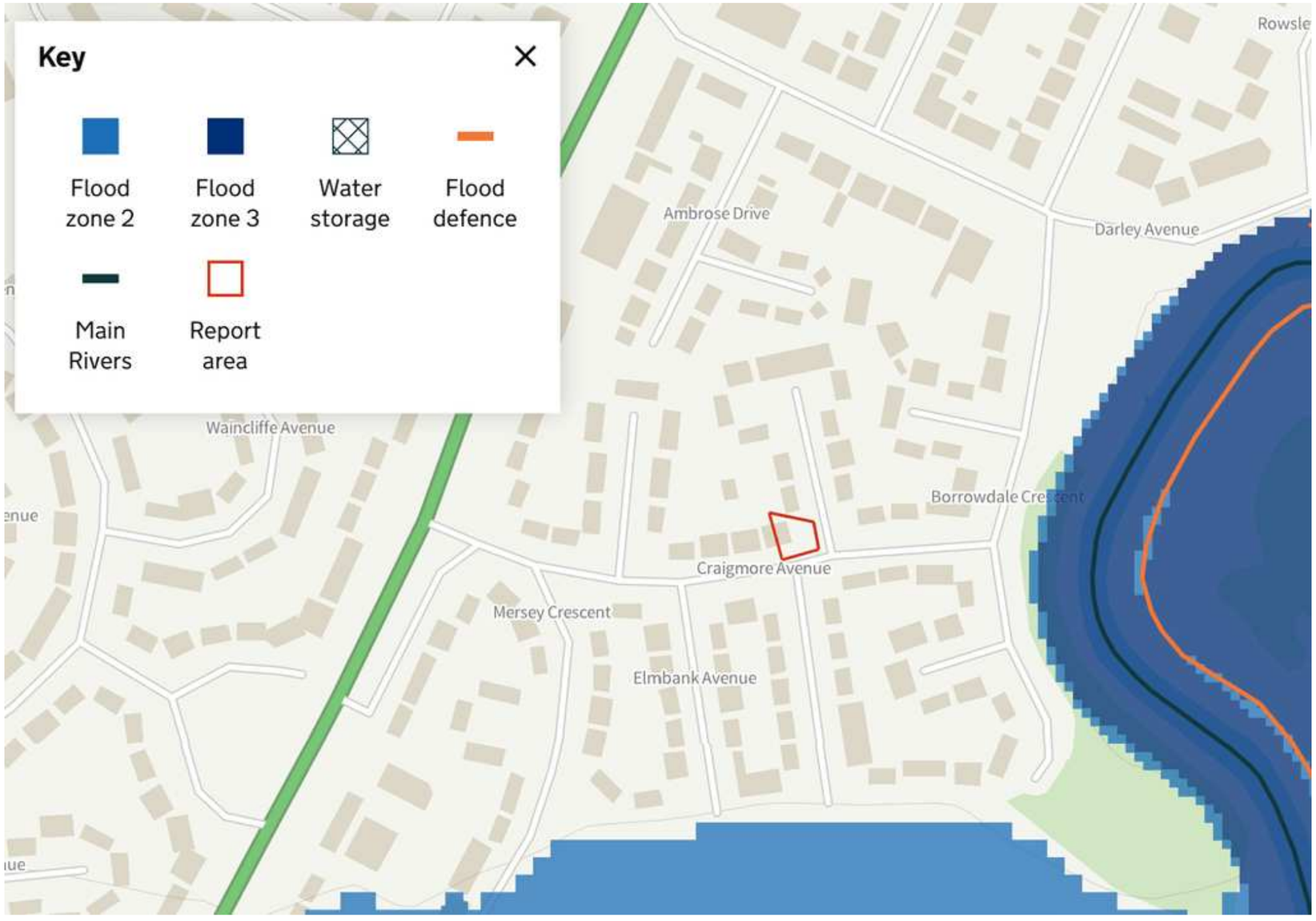


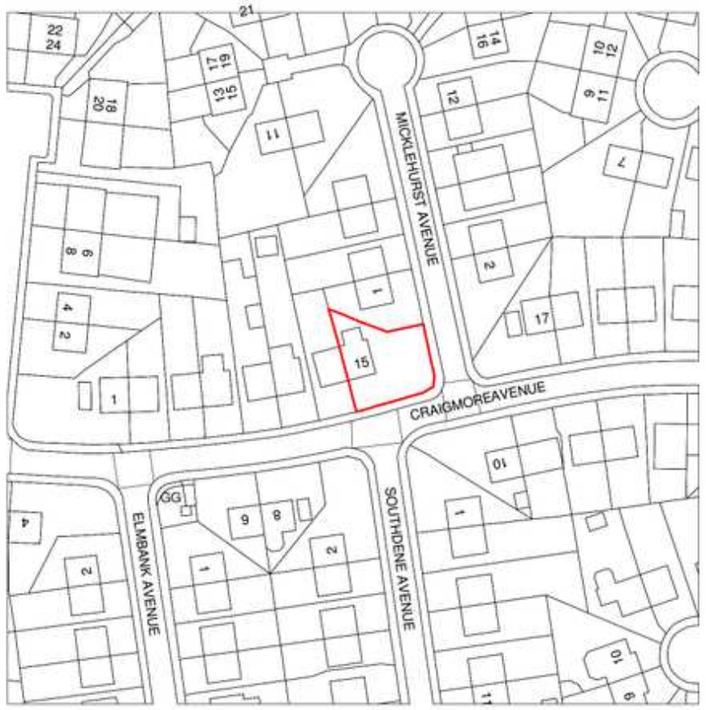






FLOOD ZONE MAP





1 Site Location Plan

1 : 1250



2 Existing Site Plan

1 : 200

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LEGEND

Site Boundary

No.	Date	Dwn.	Chk.	App.	Revision or reason for issue
P1	05/04/22	HO	SH		Initial Issue

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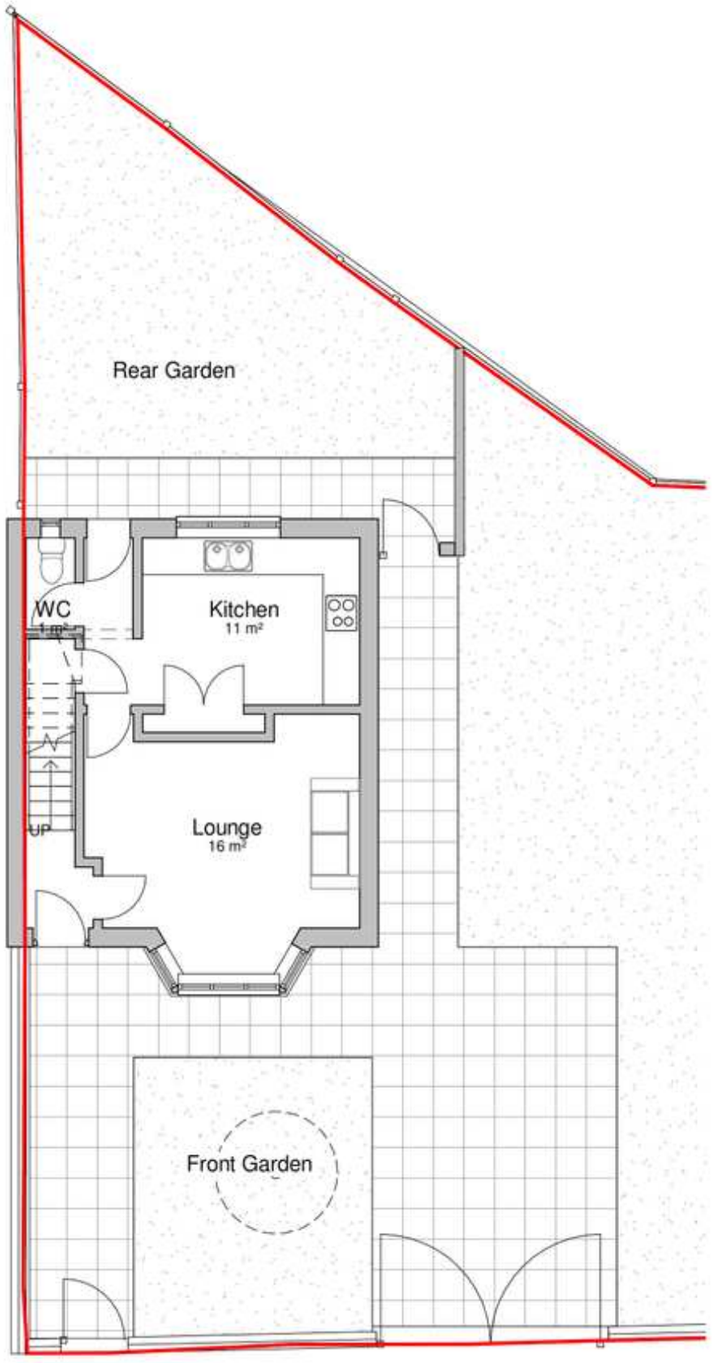
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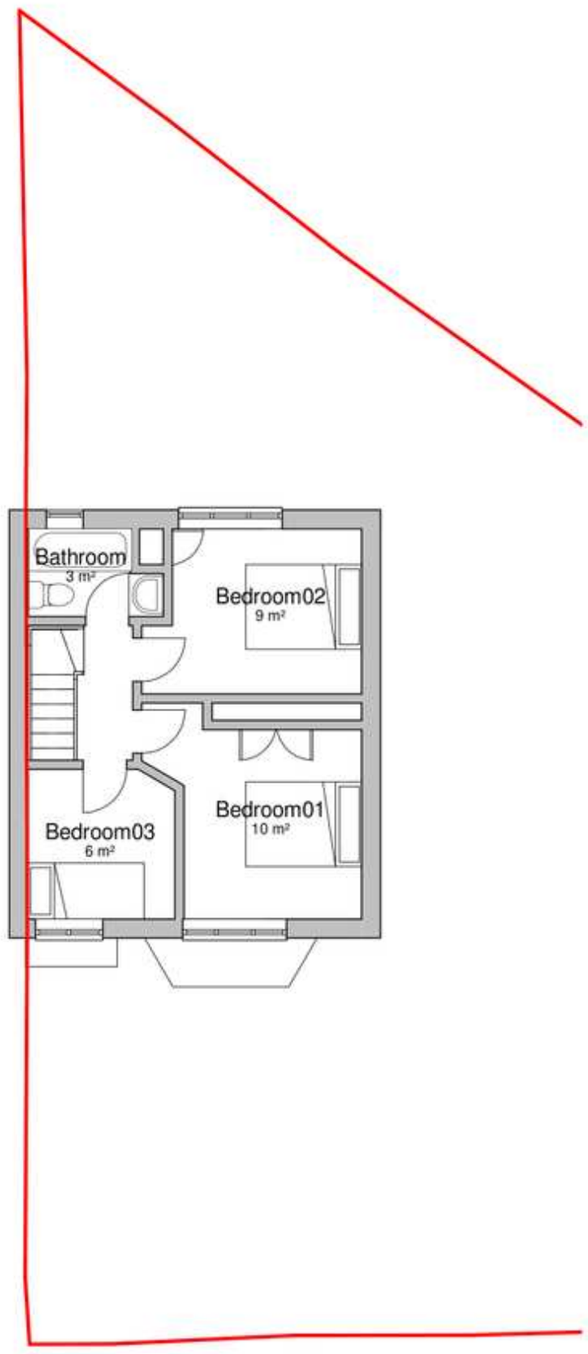
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Drawing Title
Existing Site and Location Plan

Drawing Number: A1350(01)001
Revision: P1

Drawing Status
Preliminary





1 **Existing Ground Floor Plan**
1 : 100

2 **Existing First Floor Plan**
1 : 100

0 1 2 3 4m
1:100

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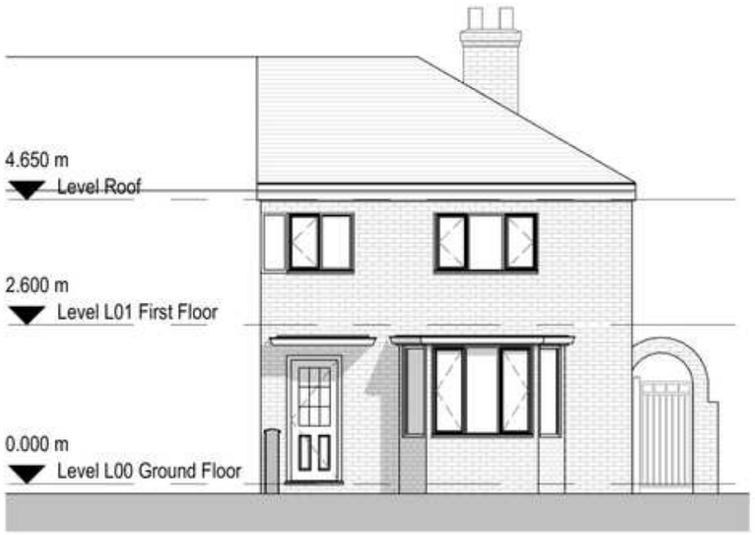
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Drawing Title
Existing Ground & First Floor Plans

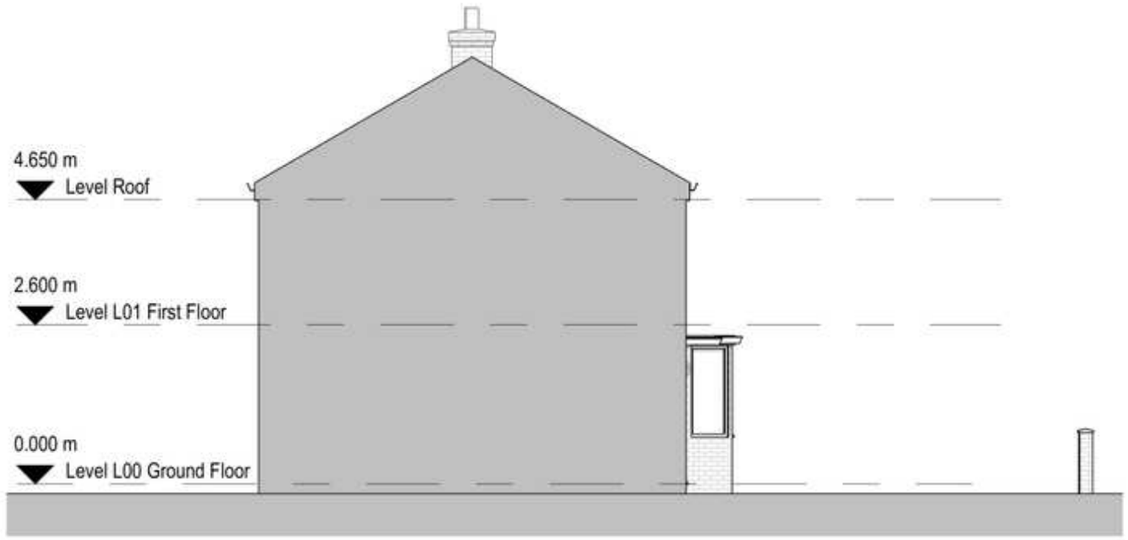
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A1350(01)002

Revision
P1

Drawing Status
Preliminary



1 Existing South Elevation
1 : 100



2 Existing West Elevation
1 : 100



3 Existing North Elevation
1 : 100



4 Existing East Elevation
1 : 100

0 1 2 3 4m
1:100

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Project Title
15 Craigmore Avenue, Manchester M20 2YQ

Scale / North Point
1 : 100

Drawing Title
Existing Elevations

Drawing Number
A1350(01)003

Revision
P1

Drawing Status
Preliminary

04 PROPOSAL

DESIGN PROPOSAL

Building Use

The primary function of the development is to provide a one-bedroom residential unit. The ground floor will include a lounge, kitchen, study, and a bathroom, while the first floor will accommodate a bedroom and an additional bathroom. This layout is designed to maximise the use of space while ensuring comfort and functionality for future residents.

Amount of Development

The proposed development will consist of a single one-bedroom dwelling, maintaining the same footprint and size as the previously approved scheme. This approach ensures that the development is in harmony with the surrounding residential context while addressing the need for additional housing.

Building Scale

The scale of the development will be part single and part double storey, consistent with the existing dwelling and surrounding properties. The proportions and heights will align with the character of the area, ensuring that the new structure complements the existing urban fabric.

DESIGN PROPOSAL

Building Layout

The layout of the new dwelling will feature access from Micklehurst Avenue, with separate front and rear gardens for both the existing and new properties. The design promotes a clear division of space while maintaining connectivity to the surrounding area. The arrangement of pathways and open spaces will enhance the overall accessibility and aesthetic appeal of the site.

Landscaping

The landscaping strategy will focus on soft landscaping along the front and corner of the site, as well as in the rear garden. Hard landscaping will be implemented around the building footprint and vehicle entrance, utilising paving slabs. This approach will enhance the visual appeal of the site while supporting biodiversity and improving drainage.

Appearance

The architectural style of the new dwelling will match the existing principal property, featuring white painted brick elevations and a hipped pitched roof design. This consistency in materials and finishes will ensure that the new development integrates well with the established character of the neighbourhood.

Waste Management

A waste management strategy will be implemented, including a secure external bin store located in the car park area. The bin store will accommodate segregated waste for general and recyclable materials, ensuring compliance with local waste management regulations. Residents will be responsible for transporting bins to the store, while management will handle kerbside collection on designated days.

PROPOSAL ACCESS

Transport Links

The site benefits from excellent transport links, being adjacent to Princess Road, which provides direct routes to Central Manchester and other parts of the city. The development will include provisions for cycle storage and vehicle parking, promoting sustainable transport options and reducing traffic impacts.

Inclusive Access

The property will comply in all respects with Part M of the Building Regulations and will be approached via a gentle slope to a level platform outside the principal front entrances.

Disabled access will be gained via this entrance, which will be provided with a disabled access compliant threshold, and the door purposely made wider in keeping with the contemporary design to accommodate ease of access.

The whole of the ground floor will be level and will provide the necessary kitchen, living room, dining area and a suitably sized toilet for the property to comply with Part M.

Access to the remainder of the property will be via a staircase to upper floors which will comply with all requirements for ambulant disabled access.

ENVIRONMENTAL IMPACT

Sustainability Goals

The project aims to achieve sustainability objectives by incorporating energy-efficient systems and providing electric vehicle (EV) charging points at the front driveway. The design will also consider the use of sustainable building materials to minimise environmental impact and PV Solar panels. Refer to the Environmental Statement for more details.

Environmental Context

The local environmental features will be preserved and enhanced through the landscaping plan, which will support biodiversity and improve site drainage. Measures will be taken to protect any existing natural habitats on or near the site.

Community Impact

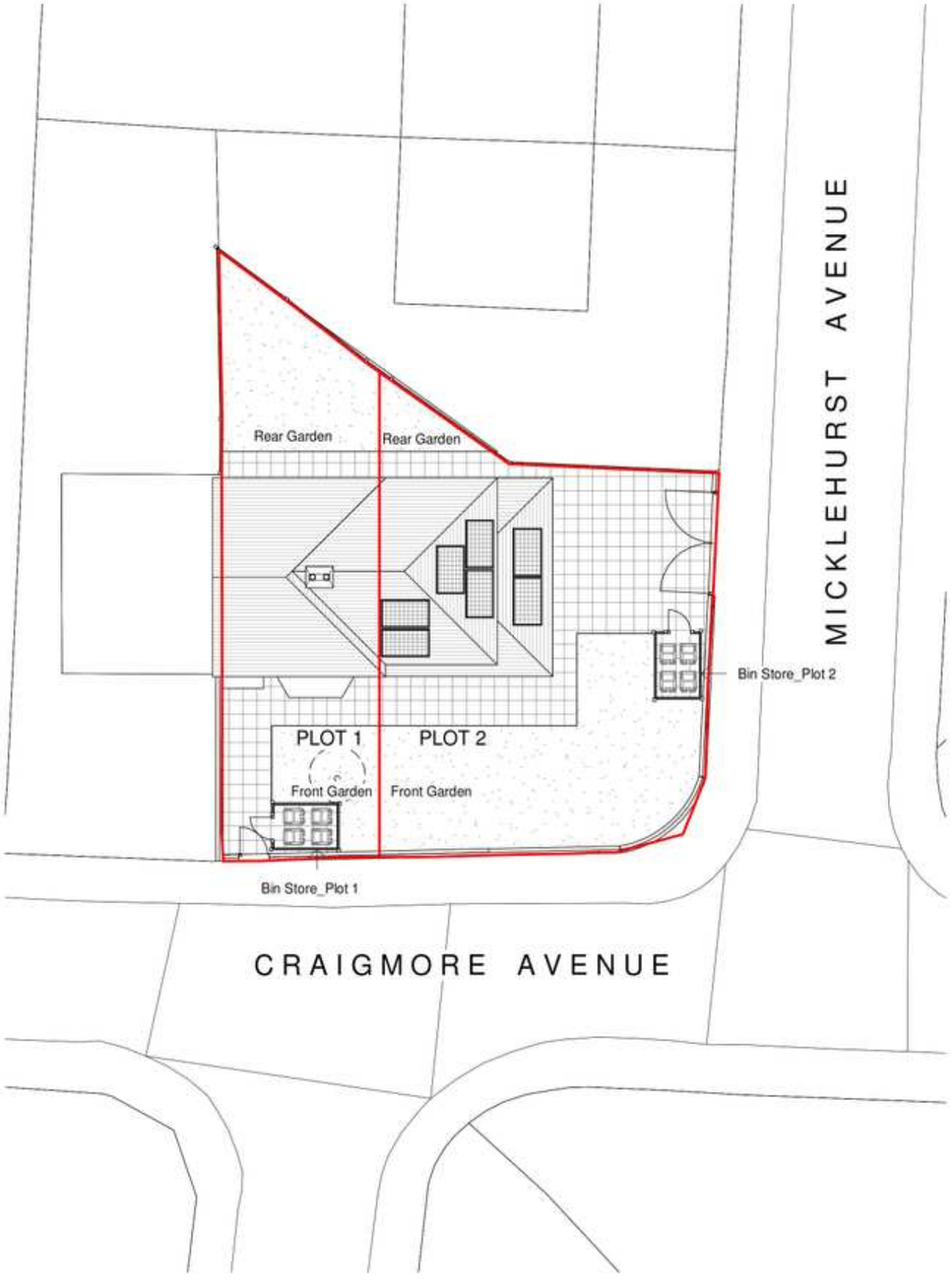
The proposed development will positively impact the community by increasing the availability of affordable housing. The new dwelling will contribute to the local housing stock, addressing the needs of residents and enhancing the overall character of the neighbourhood.

CONCLUSION

Key Points and Commitments

In summary, the proposed development at 15 Craigmore Avenue aims to provide a high-quality, affordable housing solution that enhances the local community. The design prioritises accessibility, aesthetic value, and sustainability, ensuring that the new dwelling integrates seamlessly with the existing environment.

We are committed to delivering a development that meets the needs of future residents while contributing positively to the character and fabric of the neighbourhood.



1 Proposed Site Plan

1 : 200

0 2 4 6 8m

1:200



2 Proposed Front View



3 Proposed Side View

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P9	23/06/25	AK	SH		Added Solar PV Panels
P8	11/12/24	AK	SH		Amended Drawings
P7	10/12/24	AK	SH		Amended Drawings
P6	14/02/23	SH	SH		Amended elevation
P5	03/02/23	SH	SH		Amended elevation
P4	24/01/23	AK	SH		Amended plans
P3	23/05/22	SH	SH		Amended plans
P2	03/05/22	HO	SH		Amended plans following client comment
P1	04/04/22	HO	SH		Initial Issue

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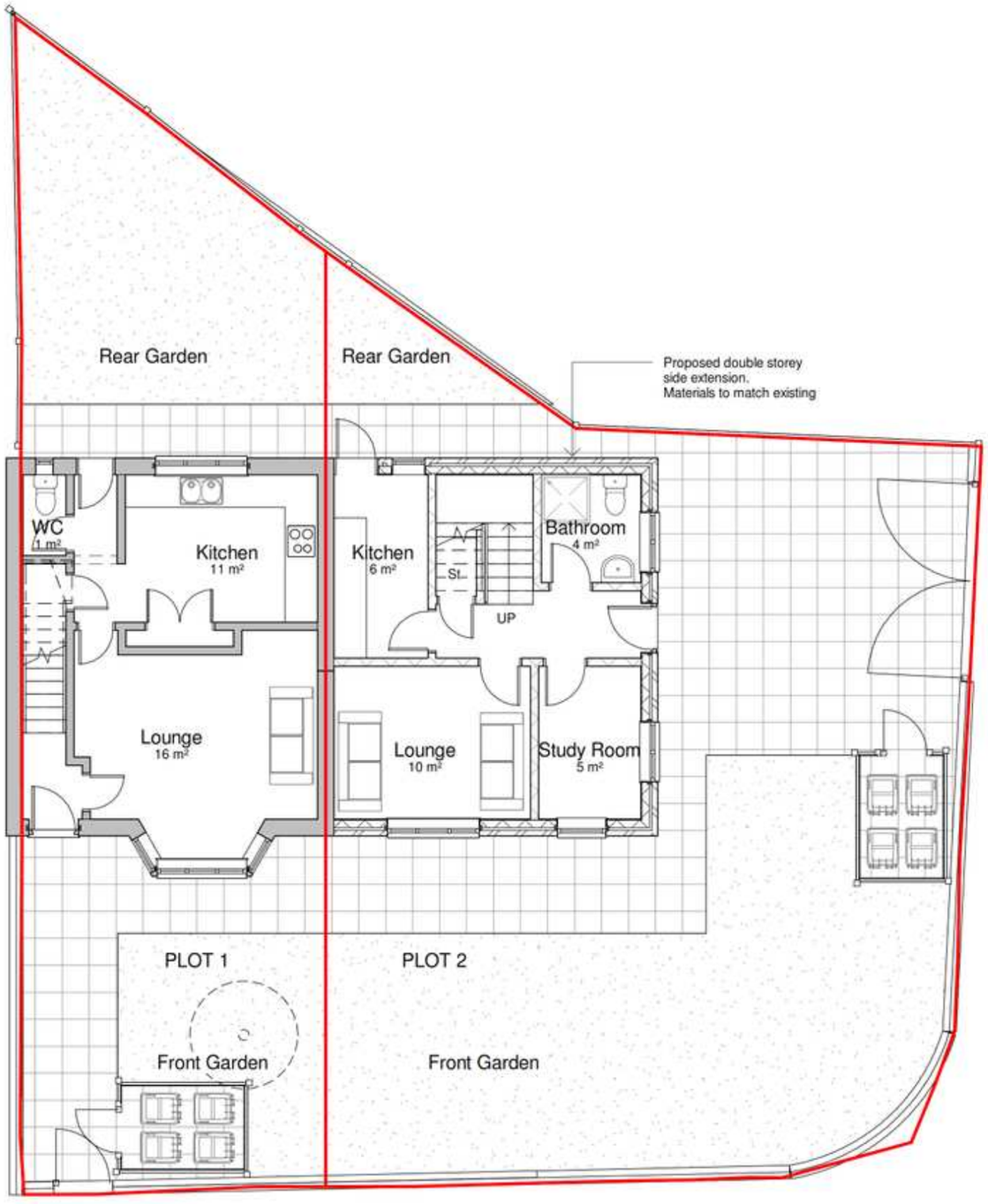
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Drawing Title
Proposed Site Plan & 3D Views

Drawing Number
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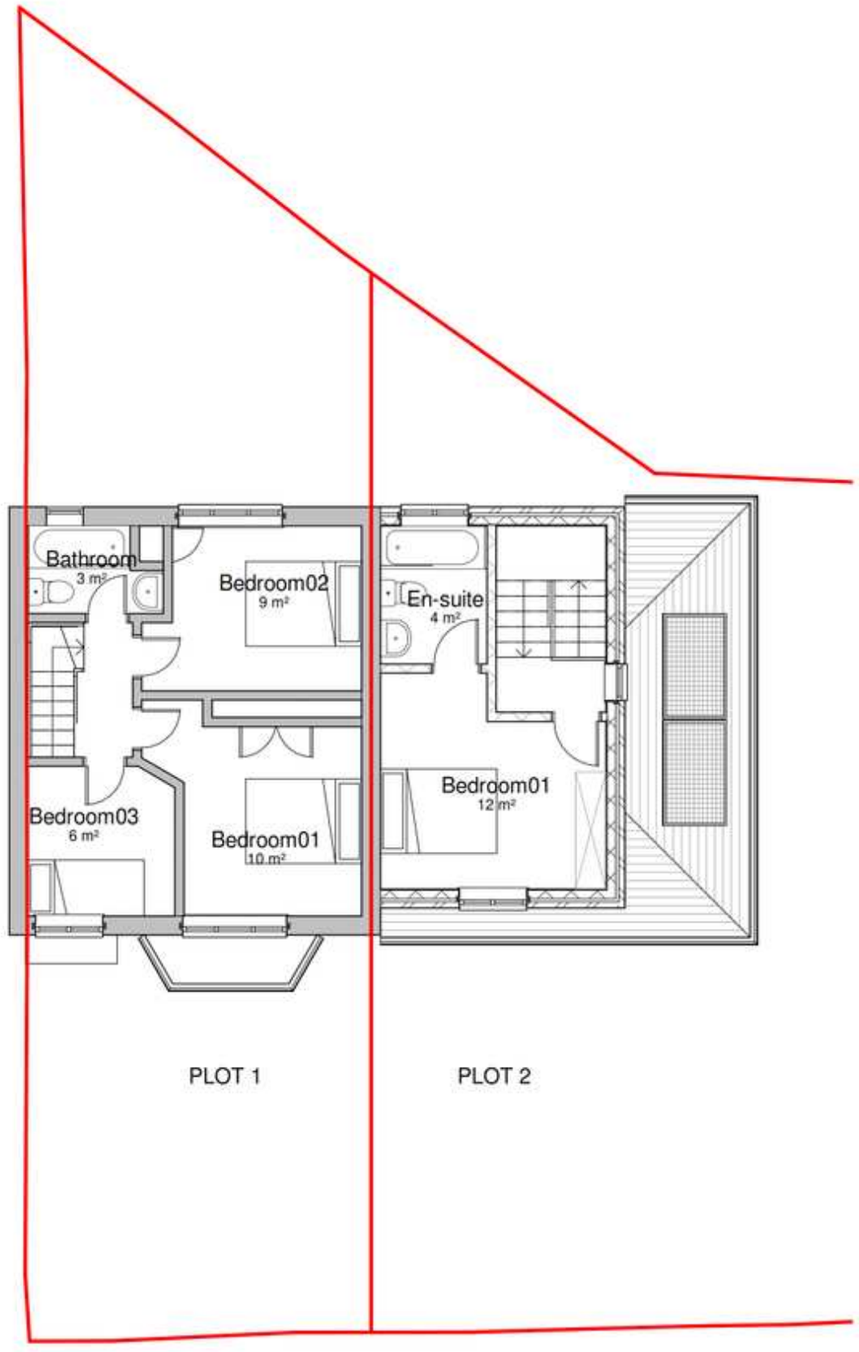
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Drawing Status
Preliminary



1 Proposed Ground Floor Plan

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2 Proposed First Floor Plan

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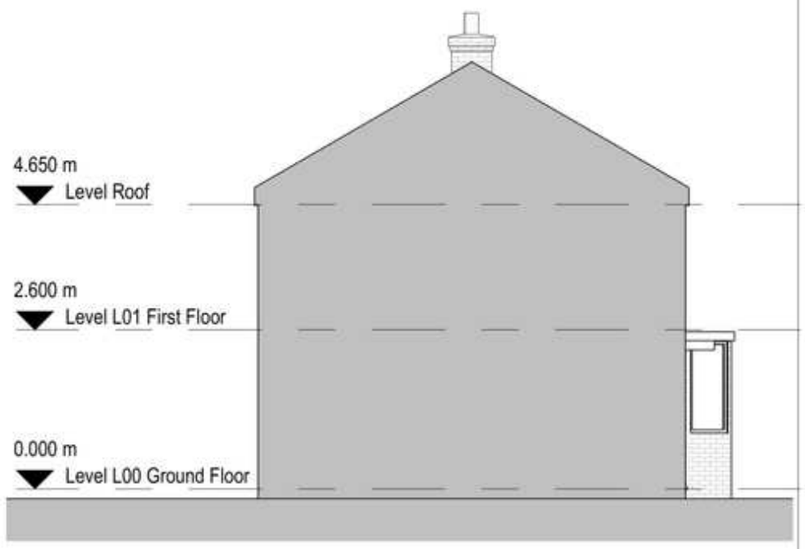
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Project Title
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Scale / North Point
1 : 100

Drawing Title
Proposed Elevations

Drawing Number
A1350(02)003

Revision
P8

Drawing Status
Preliminary

Revisions

P1	30/05/2025 - Initial Issue
P2	23/06/2025 - Amended Plans

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