

**Full Planning Application Submission:  
254 Abbey Hey Lane, Manchester, M18 8RP**

**Design and Access Statement.  
March 2025**

**Development Proposals:**

The proposed development is a residential scheme designed to align with the surrounding building scale and characteristics. It consists of two storeys, each accommodating two apartments with two bedrooms and two bathrooms per unit. Additionally, the proposal includes two apartments within the mansard roof, featuring discreet dormer windows. The main entrance, centrally positioned and facing Abbey Hey Lane, provides access to a central distribution core. A secondary rear entrance is located for convenience near the car parking area and ancillary facilities at the back of the property.



### Application:

This statement is submitted in support of a minor planning application for a proposed residential development sited along Abbey Hey Lane, in Manchester.

The applicant for the development is Futurebuild MCR LTD.

The development proposal comprises the construction of a new 6No. apartments block, with associated car parking spaces, bins, cycles, and landscaped areas.

The site is located within Manchester City Council boundary.

### The Site:

The application site is a currently vacant area along Abbey Hey Lane, which formerly housed the Abbey Hey Hotel, demolished circa 2009.

The former Abbey Hey Hotel was a three-storey building with a central entrance facing Abbey Hey Lane. It featured two-storey bay windows on either side of the main entrance, with red facing brickwork and a grey tiled pitched roof.

On the left-hand side, the hotel's footprint was closely attached to the site boundary, while on the right-hand side, there was a vehicular access route leading to the rear car parking area.

After the demolition of the Abbey Hey Hotel, the site was left vacant, with the ground consisting of a mix of tarmac, kerbs in poor condition, rubble, and gravel across the demolished area. As a result, the site has poor ecological quality, with only low-quality shrubs having overgrown over time.

The site is enclosed on three sides (east, north, and west) by residential properties, while its south-facing side opens onto Abbey Hey Lane.

The wider context of the area consists primarily of two- and two-and-a-half-storey buildings, predominantly residential. However, further along Abbey Hey Lane, the area transitions into a mixed-use zone, with small commercial units at ground floor level and residential spaces above.

View of former Abbey Hey Hotel.



Views of the site post-demolition.



## Assessment and Involvement:

In order to gain a full understanding of the context of the site, several site visits were carried out, which involved a detailed assessment of the site and surrounding area, and the wider area beyond.

This provided knowledge of the architectural styles, storey heights, scale and massing, all of which influenced the development of the design proposed.

A desk top survey including analysis of deed plans, OS map, photographs and previous planning applications (for the site and nearby properties), also assisted in developing the design.

Understanding the site was fundamental to achieving a suitable and successful solution.

Consultation with Manchester City Council began back in December 2024, in order to establish an acceptable approach to development. The allocated Planning Officer was Mr Ian Jarvis.

The original development comprises a three storey development, with commercial at ground floor level and additional residential accommodation within the mansard roof.

The resulting comment/feedback is outlined below:

- Recommended removal of the proposed commercial use
- One storey reduction.

The Planning Officer comments received during the pre-application consultations have informed the design, and in conjunction with a considered assessment of the site analysis, a final layout has been developed for the proposal. The scale and the massing of the building has been reduced, and the use limited to residential. The style of the proposal is respectful of the context and in line with the character of the area.

Extract:  
Pre Application -  
proposed plans



Extract:  
Pre Application -  
proposed elevs



## Development Proposals:

The site, currently vacant, formerly housed the Abbey Hey Hotel, demolished circa 2009.

The proposed development is a residential scheme designed to align with the surrounding building scale and characteristics. It consists of two storeys, each accommodating two apartments with two bedrooms and two bathrooms per unit. Additionally, the proposal includes two apartments within the mansard roof, featuring discreet dormer windows. The main entrance, centrally positioned and facing Abbey Hey Lane, provides access to a central distribution core. A secondary rear entrance is located for convenience near the car parking area at the back of the property. The rear of the property features a car park, providing 7no. standard car parking spaces and 1no. disabled car parking bay, a communal garden, 6no. cycle parking spaces and a screened bins area.

The proposed architectural features intend to integrate into the wider context, they include red brick façade with corbelled details, reconstituted stone bandings and ample windows, grey/brown roof tiles, and ground floor bay windows, similar to the local architectural landscape around the site.

The projected layout comprises of a welcoming central entrance, a connecting corridor with direct access to the rear of the property, to easily connect the rear car parking area to the residential central distribution.

The proposed apartments will be arranged from north to south, facing both Abbey Hey Lane and the rear garden, allowing for ample natural light in each residence. The design follows Passive House Standard principles, ensuring energy efficiency and comfort. The main living areas are strategically positioned to face south, maximizing sunlight exposure, while the bedrooms are placed on the north-facing side for a quieter and more thermally stable environment.

The two apartments located on the top will be developed within the mansard roof space.



## Design Assessment:

The principles of Local and National Planning Policy Guidelines, and the Manchester Residential Quality Guidance, have guided the design of the development and resulted in a high quality scheme which we consider will provide a positive contribution to the immediate and surrounding area.

### Use:

The proposal is for a residential development, informed by site analysis and aligned with pre-application advice recommendations.

### Amount:

The proposed development will consist of six apartments, configured as follows:

|                     |                                                        |
|---------------------|--------------------------------------------------------|
| Ground Floor:       | 2 apartments, each with two bedrooms and two bathrooms |
| First Floor:        | 2 apartments, each with two bedrooms and two bathrooms |
| Mansard Roof Level: | 2 apartments, each with two bedrooms and one bathroom  |

### Layout:

A central distribution core will house the staircase, lift, and service riser. The apartment layout follows Passive House principles, with living areas facing south for optimal natural light and bedrooms facing north for a more stable internal environment.

### Scale:

The proposal consists of two storeys topped with a mansard roof, ensuring compatibility with the surrounding building heights and maintaining the area's character.

### Design & Standards Compliance:

The design follows the Manchester Residential Quality Guidance and adheres to the Nationally Described Space Standards (NDSS), ensuring well-proportioned, high-quality living spaces. The apartments exceed the minimum space requirements, with each unit being approximately 85 sqm, providing generous and comfortable layouts.

### Appearance:

The design references the local architectural context, incorporating high-quality materials and a simple, linear form. Key elements include:

- Red facing brickwork with corbelling and soldier course detailing
- Reconstituted stone banding for enhanced architectural quality
- Grey/brown roof tiles to match the surrounding buildings

The proposal prioritizes material quality and contextual harmony, ensuring a development that integrates well within the existing streetscape.

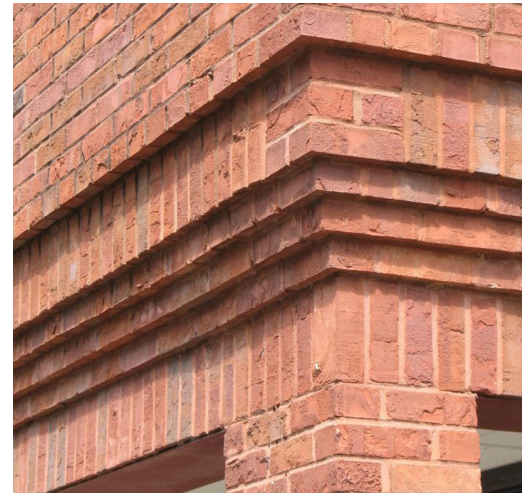
### Access:

The proposal includes access from Abbey Hey Lane through a private road into the car park located at the rear of the property, conformed by seven standard sized car parking spaces and one disabled bay.

Pedestrian residents can access through the front of the building. Also, for conform a rear pedestrian access to the builising is also provided that directly connects to the car parking area.

Screened bins area, cycle parking area and a small communal garden are also located at the rear of the property.

Reference image:  
red facing brickwork, corbelling  
and soldier detailings.



Reference image:  
reconstituted stone



## Energy Efficiency & Sustainability:

In alignment with BREEAM (BRE Environmental Assessment Method) standards, this proposal incorporates energy conservation measures to enhance the building's environmental performance. Key features includes efficient heating and water systems, low-energy internal lighting and optimal natural lighting orientation. These measures aim to reduce the building's energy requirements and operational costs over its lifetime.

All en-suites and fittings will include water-saving measures such as shower and tap flow restrictors and dual-flush WC cisterns. Products will be specified to comply with BREEAM best practices and Water Efficiency Lab standards.

## Ecology

Reason Why Biodiversity Net Gain (BNG) Does Not Apply:

The site, currently vacant, formerly housed the Abbey Hey Hotel, which was demolished circa 2009. The majority of the site was occupied by the hotel's footprint, with tarmacked areas to the side and rear for vehicular access and parking.

As shown in the site photos, the land was effectively wholly tarmacked, and following the hotel's demolition, loose rubble was left behind. Over time, only low-quality shrubs have grown, offering minimal ecological value.

Due to these factors, although the site exceeds 25 sqm, it does not provide a functional onsite habitat in its existing condition. Furthermore, the proposal includes the creation of a small rear communal garden, which will enhance the biodiversity habitat, improving the site's ecological contribution.

## Waste Management Strategy

A screened bins area is provided at the rear of the property. It is easily accessible, close to the rear exist path and not visible from the main street. The refuse vehicle will be able to easily revert and/or drive forward into the site vehicular access and the bins area/collection point is easily accessible. Cleaning to be managed by the development maintenance personnel.

|                     |                                                   |
|---------------------|---------------------------------------------------|
| General waste:      | 1no. 1100l Eurobin (approx. 183l per apartment)   |
| Pulpable Recycling: | 1no. 1100l Eurobin + 1no. 360 Wheelie bin         |
| Mixed Recycling:    | 1no. 1100l Eurobin + 1no. 360 Wheelie bin         |
| Garden waste:       | 1no. 240l Wheelie bin                             |
| Food waste:         | 1no. 240l Wheelie bin (approx. 40l per apartment) |

## Summary:

The proposed scheme will provide an appropriate use for the site, ensuring long term viability, sustainability and success.

It responds to the comments from the Planning Officer, and seeks to provide a high-quality building, well connected to the built and natural context and in an appropriate location.

We therefore respectfully request that the application is granted planning consent.

