**Design + Access** Statement
**MELDON ROAD LEVENSHULME,** Manchester

**09/2024**




HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS

# Contents


| | | |
|---|---|---|
| 1.0 | Introduction | 1 |
| 2.0 | Context | 4 |
| 3.0 | Design Considerations | 6 |
| 3.1 | Amount, Use & Scale | 6 |
| 3.2 | Materials | 7 |
| 3.3 | Access & Layout | 7 |
| 4.0 | Conclusion | 8 |



Aerial Site

# Introduction 1.0

## Foreword 1.1

This Design and Access Statement has been prepared by Howard and Seddon Partnership on behalf of Mr Mohammed Sherif to support a Full planning application for a single storey extension to provide additional retail and ancillary office floorspace.

Design and Access Statements are required by the Planning and Compulsory Purchase Act 2004. This Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLG guidance on information requirement and validation. The document follows the structure of the CABE guidance "Design and Access Statements — How to write, read and use them" in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socioeconomic constraints and opportunities that the development site presents.

The purpose of this document is firstly, to provide information concerning the design of the development; secondly, to outline the broad design principles that have led to the form and type of development proposed and thirdly; to set the application site in context with its surroundings.



Aerial Site Boundary in Red

# Introduction 1.0

## Foreword 1.1

The Design and Access Statement provides an explanation of the design principles and concepts in terms of:
- Amount;
- Layout;
- Scale;

The document should be read in association with the following documents, submitted as separate supporting statements:

- Architectural Drawings produced by Howard and Seddon Architects

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

## The Application 1.4

This planning application is seeking full planning permission for extension of a single storey extension to provide additional retail and ancillary office floorspace.

The application site is located in Levenshulme area of Manchester, approaching approximately 3.3 miles from the city centre.

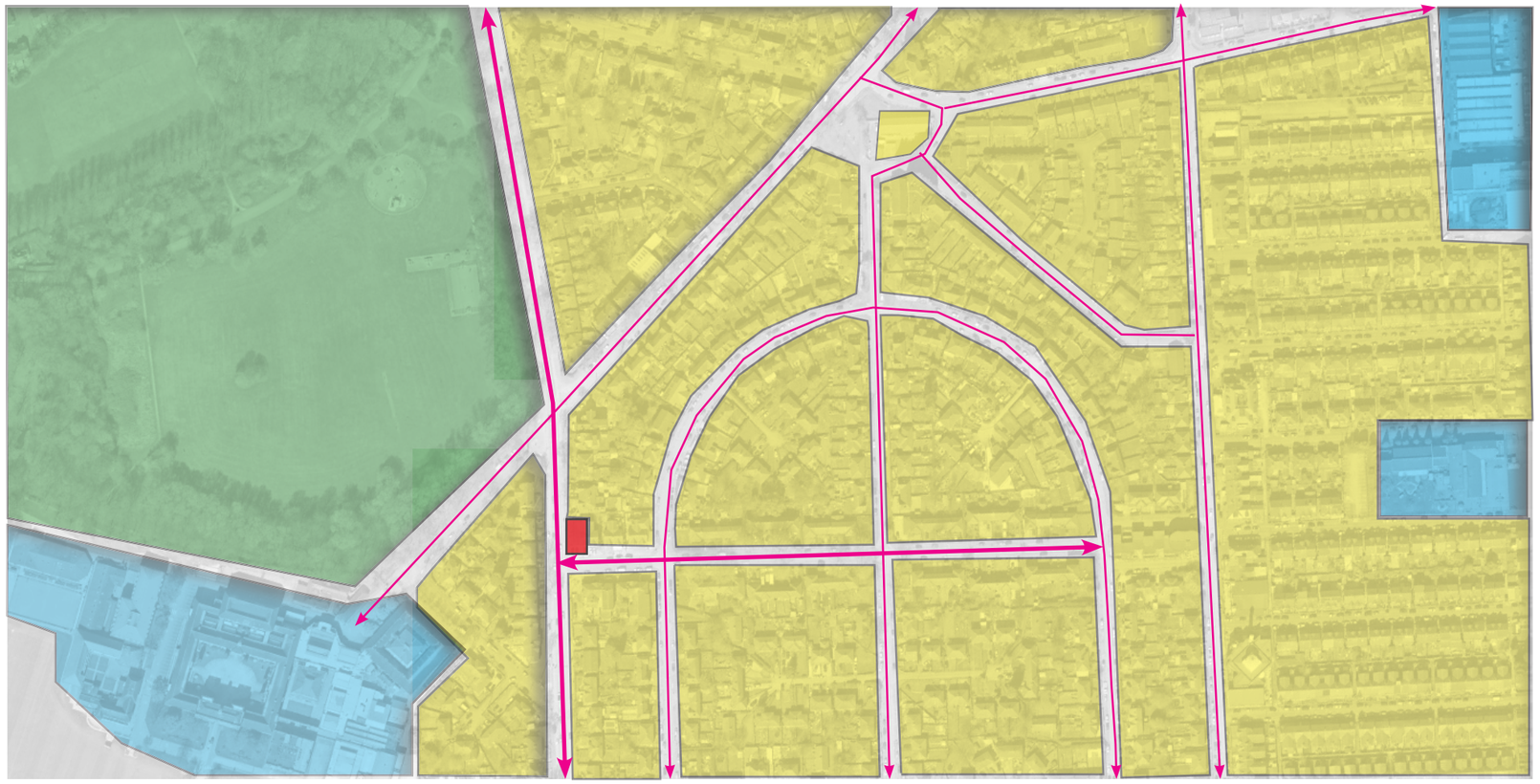
The application site is not situated within a Conservation Area, and is not within close proximity of any Listed Buildings.

The proposed development has been carefully considered to present a long term and sustainable opportunity for the application site and its setting.

# Context 2.0

## Site Location & Description 2.1

The site consists of a current retail unit located at the intersection of Birchfield Road and Meldon Road in Longsight. The building is set back from both streets, with the Birchfield Road side having a low wall bordering the sidewalk that defines the boundary of the property. Several trees are situated along the pavement.

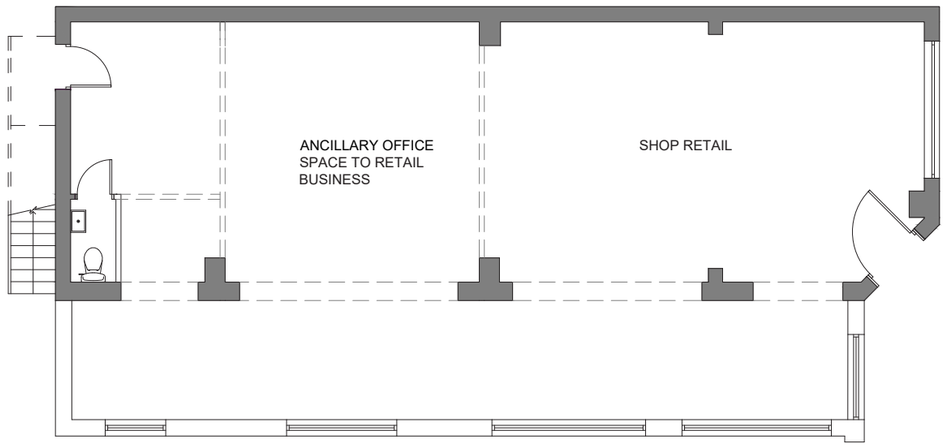


Site Residential Educational / Commercial Key Roads

## Context 2.0

### Site Setting 2.2

The site is surrounded by residential properties, including two pairs of semi-detached houses and two detached houses. To the south lies Meldon Road, with a retail unit directly opposite. To the east, there are commercial properties fronting Meldon Road, while to the west, residential properties along Birchfield Road face the site. The land around the existing building tends to attract local youths, leading to gatherings. Overall, the site and its immediate surroundings have an untidy appearance.




## Design Consideration 3.0

### **Amount, Use & Scale** **3.1**

The proposed development is to build an extension on the side of No. 1 Meldon Road, with the extension facing Birchfield Road. A low wall, currently adjacent to the street, will remain in place in front of the new addition. The design includes the addition of a landscaped hedge along the boundary with Birchfield Road. A footpath will also be installed between the building and the boundary wall. The extension will feature a lean-to design, incorporating a mix of glass and brender elements to blend harmoniously with the surrounding area.

Overall, the structure will have a lightweight appearance, ensuring that it remains subordinate to the main building.

## Materials 3.2

This application proposes single storey extension to provide additional retail and ancillary office floorspace.
The proposed extension will have;

- As exisitng brick material or similar
- uPVC window cills as existing or similar
- Anthracite green uPVC window frames as existing or similar



# Conclusion

4.0

The proposed extension seeks to introduce retail and ancillary office spaces, which will bring several benefits to the local center around Meldon Road.

The design features an attractive, lightweight structure that complements the host building while maintaining a subordinate role. Additionally, the proposal aligns with the Council's Core Strategy and the Framework, supporting its approval.

The project's vision has consistently been to create and deliver an efficient yet visually appealing development that harmonizes with the surrounding environment.









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