

TO: Manchester City Council
ADDRESS: Planning & Regeneration Department
PO Box 532
Manchester M60 2LA

Design & Access Statement

DATE: 21.10.22
REF: 430.400.001 – Rev A
JOB: 430 Levenshulme

1.0 Introduction

This Design & Access Statement has been prepared to support the planning application to extend the end terrace property at the following address:

2 Park Avenue, Levenshulme, Manchester, M19 2EE

The proposed building work has been examined in light of current planning policy and designed in a fashion to serve or enhance the appearance of the conservation area in a contemporary yet sensitive fashion. The proposed building work has been designed also to comply with Manchester city council Planning Policy guidance notes.

2.0 Planning History

The proposed extension works has been approved under a previous application Ref:128775/FH/2020, the planning officer was Ian Jarvis.

The client wishes to amend the proposed new driveway position and we have been advised this completely new application is the correct application type to do so.

The extension will remain unaltered from the previous application.

3.0 Context

The existing property is situated in the Rushford Park conservation, Levenshulme, three miles south-east of Manchester city centre. It is a residential area of more than seven hectares, situated between a main railway line which forms the eastern boundary, and Slade Lane which defines the area to the west. The conservation area was designated by Manchester City Council in March 1986. Trees in Rushford Park are of paramount importance in creating the character of the conservation area, both in the pavements and more significantly in private gardens.

The existing property is an end terraced dwelling house used by a single family. It is the owners intention to construct an extension to the rear and side at ground and 1st floor. This will enlarge the existing living and provide



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a garage at ground floor, and provide additional and more functional bedrooms at first floor level. All building work will be sympathetic to the character of the existing house and maintain the amenity value of the conservation area and constructed from high quality materials giving an excellent quality of finish.

4.0 Amount of Development

The existing house currently occupies only 8% of the total site area. Our proposed development will cause the house to occupy 15.5% of the total site area. Even with this increase in footprint the site is still open and entirely in keeping with the open leafy feel of the conservation area.

The extension to the rear of the property is entirely appropriate in scale and brings the form and scale in line with the other properties on the terrace, many of which have already been extended in a similar way.

The side extension is appropriate in scale as there is a large area of undeveloped land that the extension sits comfortably in away from the site boundary and the mature trees. The form follows the existing roofline but is suitably set back from the front elevation and the roofline to be subservient in massing.

5.0 Layout

The ground floor layout will be modified as shown on the submitted plans to enable a larger more usable kitchen/ dining/ living space to be utilised at the rear of the house overlooking the large rear garden. A Feature stepped approach will be adopted to create a link between the inside and out.

The Utility space will be linked by an internal door from the Kitchen / Dining Area. The Utility is linked to the garage.

The 1st floor layout will be modified as shown on the submitted plans to enable a larger more usable master bedroom over the new garage with a large en-suite and feature windows. One of the existing bedrooms in the house will be increase in size to make it a usable double bedroom. One additional bedroom has been created in total.

The building work is large in its scope but will stabilise and save the existing house, which is currently suffering structural issues. Although large it does not over dominate and complies with Manchester City Council Planning Policy Guidance Notes. The size is also diluted by the band of mature planting, which surrounds the site and filters views in all directions.



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A new driveway is proposed from Park Avenue, which will lead to the new garage and front entrance. This will replace the existing access path from Central Avenue and incorporate a new powder coated steel gate. This gate will match the existing fence height and colour in order to not stand out in the street elevation.

The landscaping features that are to be incorporated into the design consist of a new stepped area at the rear of the house as shown on the submitted plans. These steps do not project into the existing shared access to the rear of the terraced houses.

The appearance of the extension is traditional in form and materially. This can be seen from examining the existing and proposed elevations submitted with the application.

6.0 Access:

Access is made no worse by the development and improved by providing a WC at the entrance level to the property.

The proposed building works comply fully with Approved Document M of the Building Regulations, which is the governing document regarding disabled access.



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