



Studio Artium

April 2026

Design and Access Statement

DAS – 2601

Residential Development

Land Adjacent 50 Burton Road

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1. Site Appraisal and Context

Site

This Design and Access Statement has been prepared in support of a planning application for a proposed single detached residential dwelling on Burton Road, Withington, M20 3EB.

The application site is a former garage court, with the majority of the land within the ownership of the applicant. A separate strip of land within the wider site remains under third-party ownership and forms part of an access easement. For planning purposes, the red line boundary includes all land required to facilitate the development and access in accordance with statutory requirements. However, the proposed development relates solely to the applicant's landholding, and no built development is proposed on land outside of their control.

Planning History

The principle of development on this site has previously been established. Planning permission was approved on 11 June 2024 (Ref: 139152/FO/2024) for the erection of a single detached dwelling. The current proposal seeks to build upon this established principle while responding to specific site and ownership constraints.

Site Surroundings

The site is located within a predominantly residential area and does not fall within a designated Conservation Area. The surrounding context is characterised by properties of a similar scale, comprising mainly traditional two-storey terraced and semi-detached dwellings. These are typically constructed in red brick, with some rendered finishes, contributing to a consistent and established streetscape.

The site itself comprises a vacant brownfield plot, formerly occupied by a series of garage units, and benefits from existing vehicular access from Burton Road. It is well connected to local transport links and amenities. Burton Road functions as a local high street, providing a range of small-scale retail and service uses at ground floor level, with residential accommodation above in places, creating a vibrant neighbourhood centre.

2. Development Proposal

Amount and Use

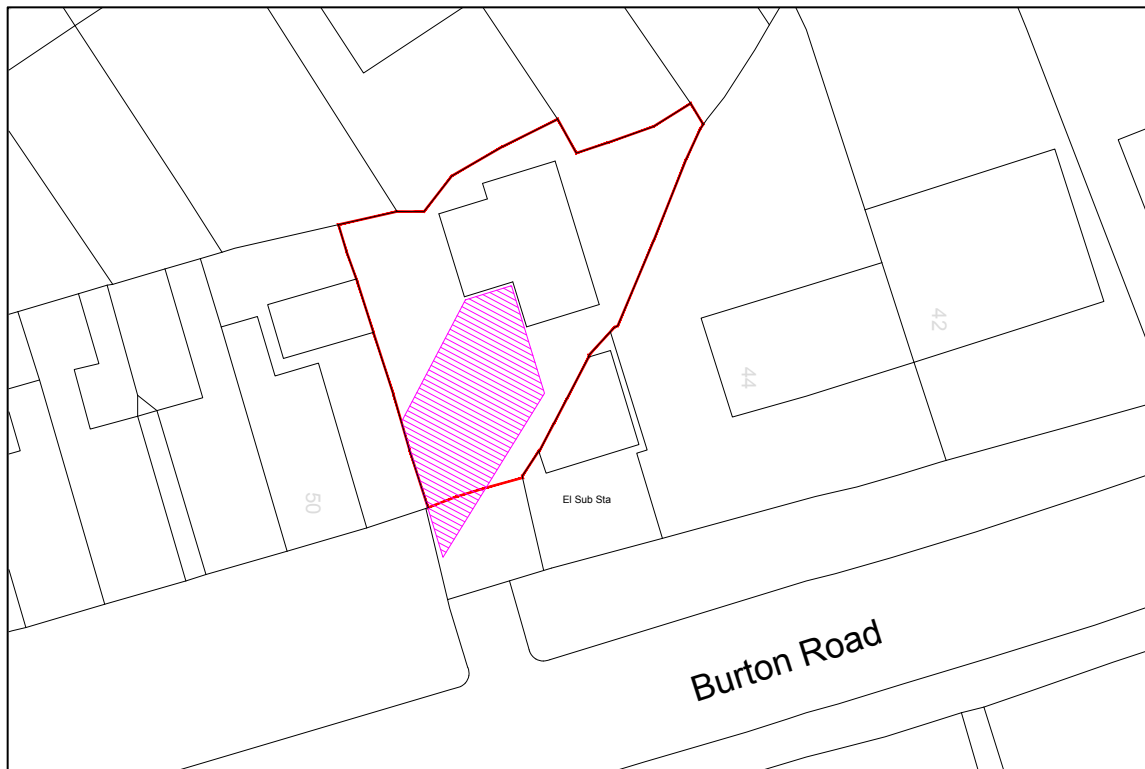
The proposed development comprises a single detached residential dwelling with a total Gross Internal Area of approximately 113.5 sqm. The dwelling is arranged over two storeys and provides a three-bedroom family home with associated living accommodation. The scale and use of the proposal are consistent with the surrounding residential context and represent an appropriate form of development for the site.

3. Design Evolution and Character

Layout

The proposed layout has been informed by a range of site-specific constraints, including the irregular shape of the plot, its relationship to Burton Road, neighbouring amenity, third-party land and the presence of an access easement. The site presents a relatively narrow frontage onto Burton Road, partly due to the presence of an adjacent substation. Consequently, the building has been set back and sited towards the eastern side of the plot, with the western elevation aligned along the boundary adjoining the third-party land and the access easement, maximising the efficient use of the developable area.

In response to the site's irregular geometry, an L-shaped arrangement was considered the appropriate form. However, due to the proximity of the northern boundary, the return gable wall has been set inwards to maintain suitable clearance.



Internally, the ground floor layout prioritises functionality and connection to private amenity. The living area is positioned along the eastern elevation to benefit from morning sunlight and direct access to the garden, while the kitchen is located to the western side with an outlook towards the street. The entrance is recessed to form a modest porch, avoiding projections over the access easement and is complemented by a full-height window in the hallway to enhance natural lighting.

At first floor level, the principal bedroom is located to the front and incorporates a Juliet balcony, allowing increased daylight and views towards Burton Road. The second double bedroom has an east-facing window, carefully positioned to avoid direct overlooking of neighbouring bedrooms. The family bathroom is also located on the eastern elevation and includes an obscured window to provide natural light while maintaining privacy. Similarly, the third bedroom benefits from south-facing windows, avoiding additional openings towards the eastern boundary.

To protect neighbouring amenity, the northern and western elevations are largely free of openings. The northern elevation maintains a separation distance in excess of 21 metres from neighbouring property, ensuring no adverse impacts in terms of overlooking or overshadowing.

Additional measures have been incorporated to enhance internal environmental quality. Rooflights are proposed to serve the stair and landing areas, providing natural daylight without introducing further direct opening to the eastern boundary. The loft space is also proposed for storage, maximising the overall functionality of the dwelling.

Scale

The proposed dwelling is arranged across two principal storeys, reflecting the prevailing height of surrounding properties. The building has been designed in terms of massing and proportions to sit comfortably within the established street scene. The roof's hipped form alongside the gable wall helps to reduce the overall visual impact, particularly in relation to neighbouring gardens, ensuring the form is responsive to its surroundings.

Appearance

The proposed architectural design adopts a contemporary approach that responds positively to the street scene. The material palette reflects the character of the area, with red multi-facing brick proposed at ground floor level and smooth white render at first floor level. This approach draws reference from neighbouring properties along Burton Road, with brick quoins providing definition to the building edges. A projecting brick band in smooth red brick articulates the transition between materials, adding subtle depth to the elevations. The same brick is used for window cills at ground floor level to reinforce a cohesive appearance. The roof is finished in red clay tiles, remaining consistent with the surrounding roofscape. Openings are proportioned to align with neighbouring properties and are finished in white uPVC, ensuring a cohesive yet modern appearance.

4. Accessibility

Parking and Routes

The proposal includes two on-site parking spaces positioned on the western side of the plot to optimise land use. The spaces are arranged in a tandem configuration to ensure efficient use of space and allow for direct access. In addition, secure cycle storage and refuse facilities are located conveniently on-site, with refuse storage positioned within 25 metres of the public highway to facilitate efficient collection.

Entrance

Level access is provided from both the site entrance and parking area to the main dwelling entrance, with a flush threshold ensuring step-free entry into the dwelling in accordance with the principles of Building Regulations Part M. Overall, the access arrangements are considered appropriate for the scale and nature of the development, providing safe, convenient and inclusive access for all.