



28 GREEN WALK
MANCHESTER
M16 9RF
DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT

March 2026

<http://www.guytaylorassociates.co.uk>

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1. Introduction

This Design and Access Statement has been prepared by Guy Taylor Associates in support of a householder planning application at 28 Green Walk. The proposal comprises a single storey side and rear extension, together with a rear dormer extension at second floor level and the installation of a conservation rooflight to the roof on the front elevation.

The statement has been prepared on behalf of the current owner of the property and accompanies the planning application drawings.

Proposal

Single storey side and rear extension, new dormer and new rooflight to the front elevation.

Use

Residential.

Location

The property is located to the south-west of Manchester, close to Ashville Surgery and next to Manley Park Primary School, between College Rd and Green Walk.

Access

The front of the property faces north-east with pedestrian and vehicular access immediately off Green Walk.

Address

28 Green Walk,
M16 9RF
Manchester



Location plan. OS map

2. Site and Context



Fig. 1 - View direction: North-east / South-west, Green Walk



Fig. 2 - View direction: North-east / South-west, Green Walk



Fig. 3 - View direction: North-east / South-west, Green Walk



Fig. 4 - View direction: North-east / South-west, Green Walk



Fig. 5 - View direction: North-east / South-west, Green Walk



Fig. 6 - View direction: North-east / South-west, Green Walk

The property is located on Green Walk within the Whalley Range Conservation Area, approximately 2 miles south of Manchester city centre. The surrounding area is characterized by large Victorian and Edwardian residential properties set within generous plots along tree-lined streets.

The site forms part of a row of semi-detached dwellings typical of the conservation area, generally constructed in red brick with pitched roofs and traditional architectural detailing. The established residential character of the area remains strong.



Google map satellite and street views

3. Planning History



144235/TPO/2025

Proposal: *Works to tree - proposed 30% crown reduction to silver birch in rear garden*

Year: 2025

Status: Approved

128717/TPO/2020

Proposal: *Works to tree - proposed pruning works to Magnolia in front garden*

Year: 2020

Status: Approved

128716/TPO/2020

Proposal: *Works to tree - proposed felling of a silver birch in rear garden and replant with replacement silver birch*

Year: 2020

Status: Refused

095571/TPO/2011/S1

Proposal: *Works to various trees*

Year: 2011

Status: Approved



Existing site plan

4. Design



4.1 Use

The site will be for residential use only. This reflects the use of the surrounding buildings and is supported by the location close to amenities.

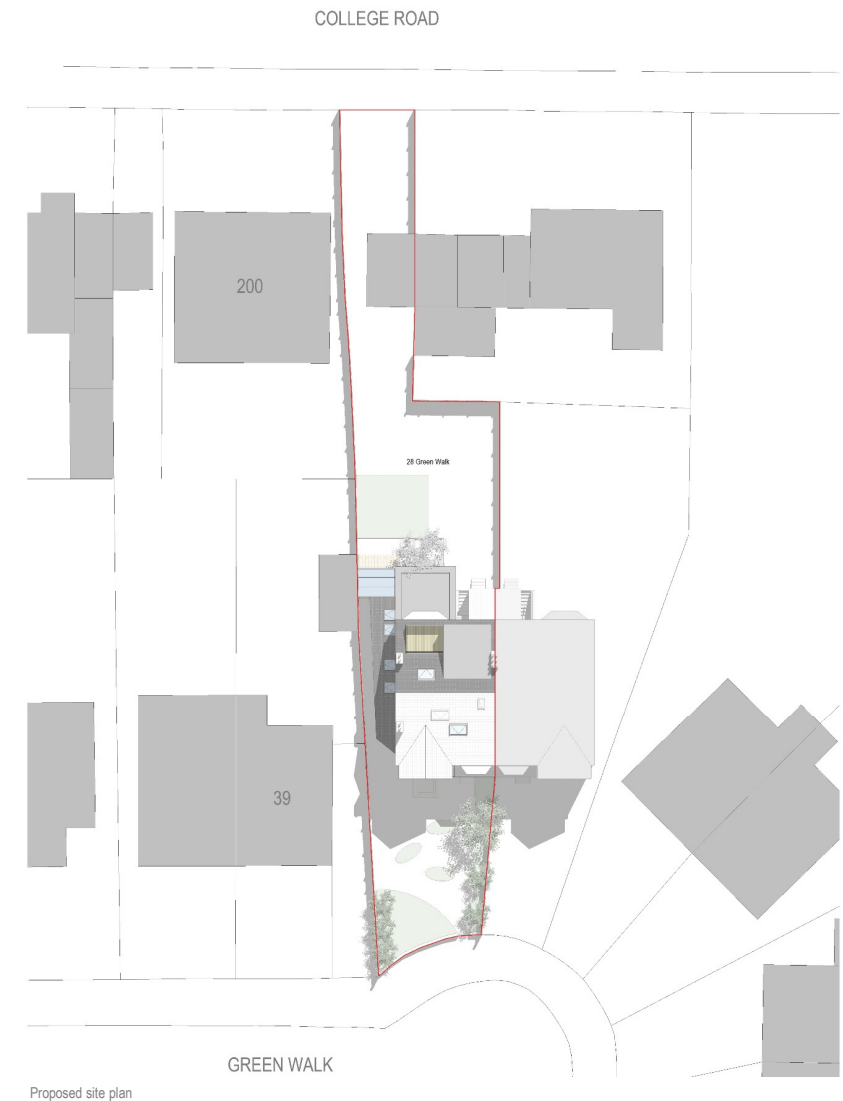
4.2 Amount

The proposal seeks to improve the existing living accommodation through the construction of a single storey side and rear extension, creating an enlarged open plan kitchen, dining and living space at ground floor level.

At second floor level, the existing loft space will be reconfigured to accommodate a larger bedroom, study and lounge, facilitated by the introduction of a rear dormer with a recessed balcony. The proposed ground floor extension represents an area of approximately 30.46sqm, equivalent to 6.09% of the total site area (500.66sqm). The scale of development is therefore modest in relation to the overall size of the plot.

4.3 Scale

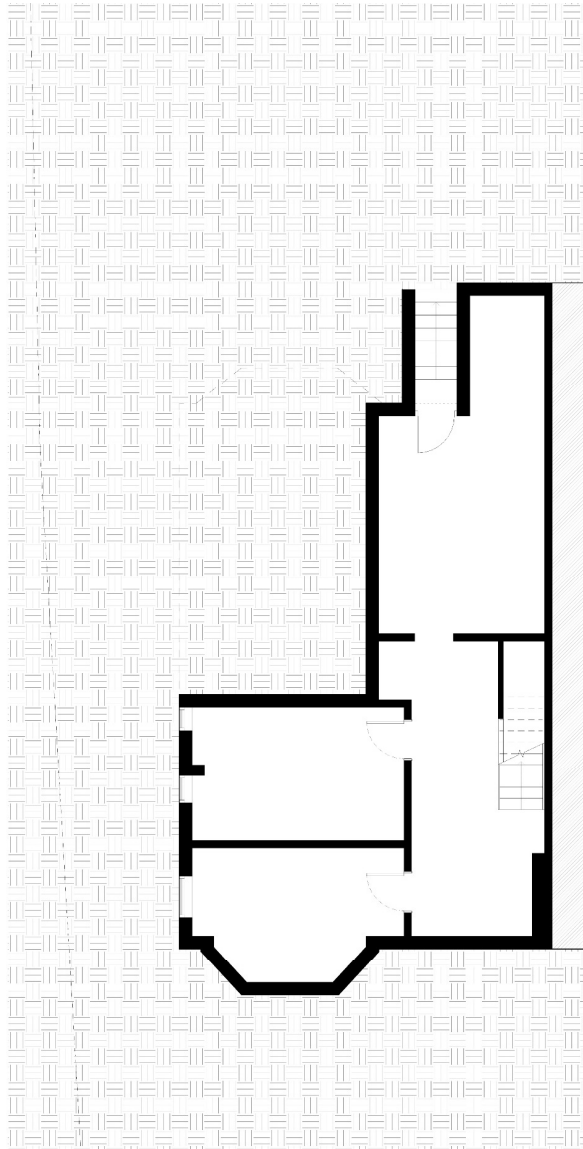
The proposed extensions are modest in scale and subordinate to the existing dwelling. The single storey extension follows the established building line of the property. The dormer extension is positioned to the rear roof and set below the ridge line, ensuring that the original form of the roof remains clearly legible.



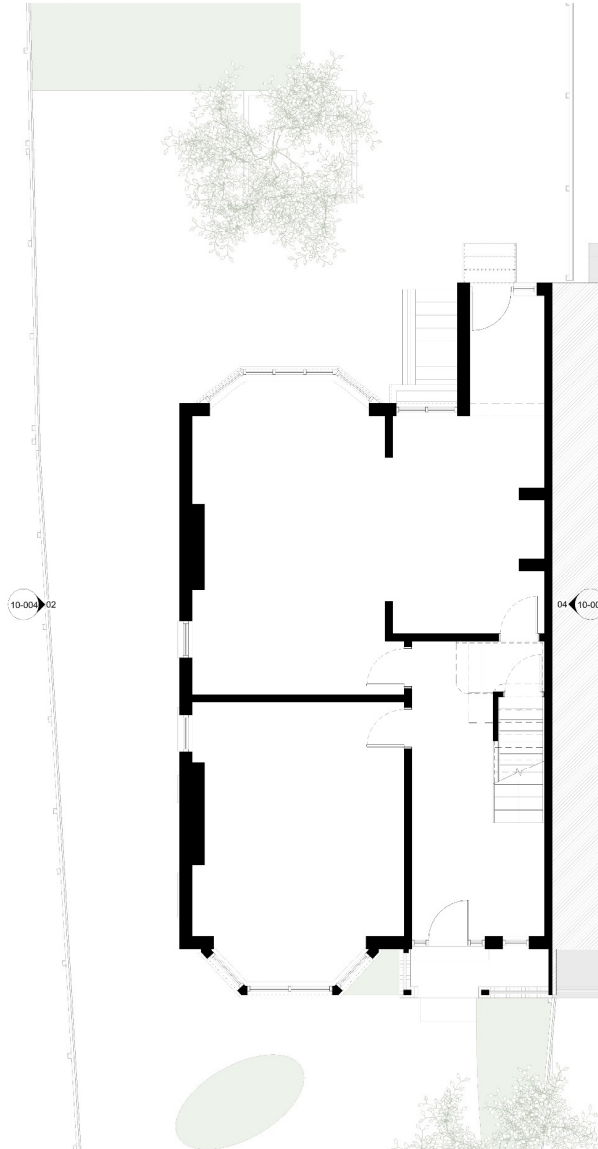
Proposed site plan

4. Design

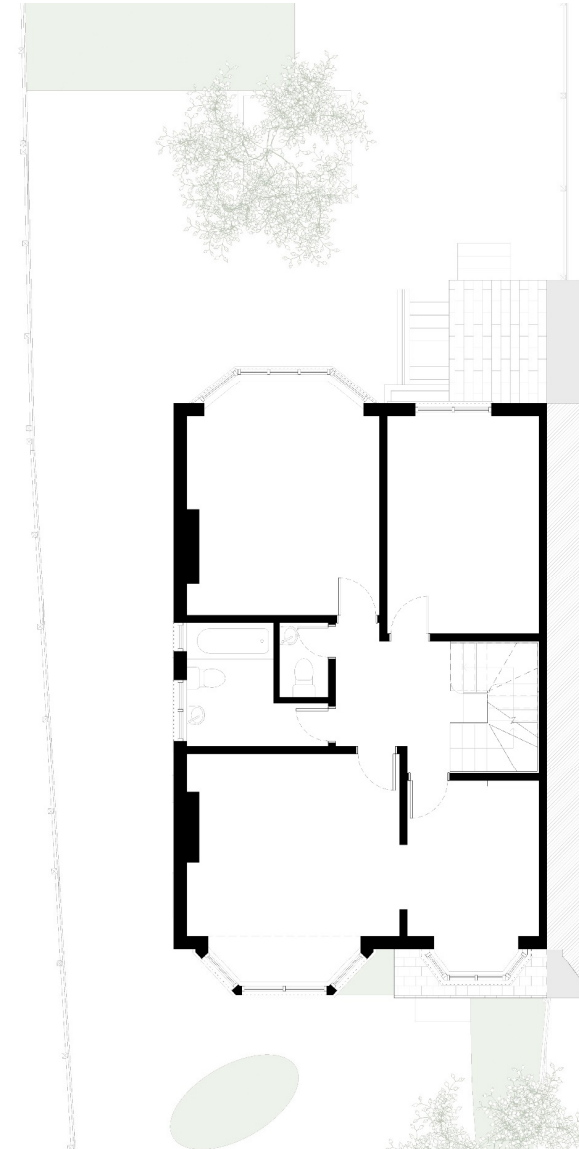
4.4 Layout



Existing Floor Plans – Basement



Existing Floor Plans - Ground Floor



Existing Floor Plans – First Floor

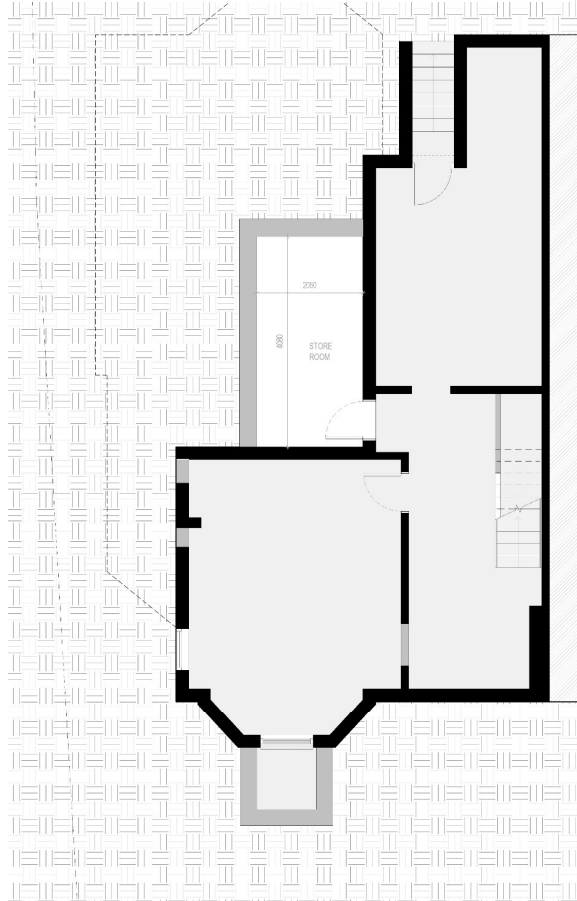


4. Design

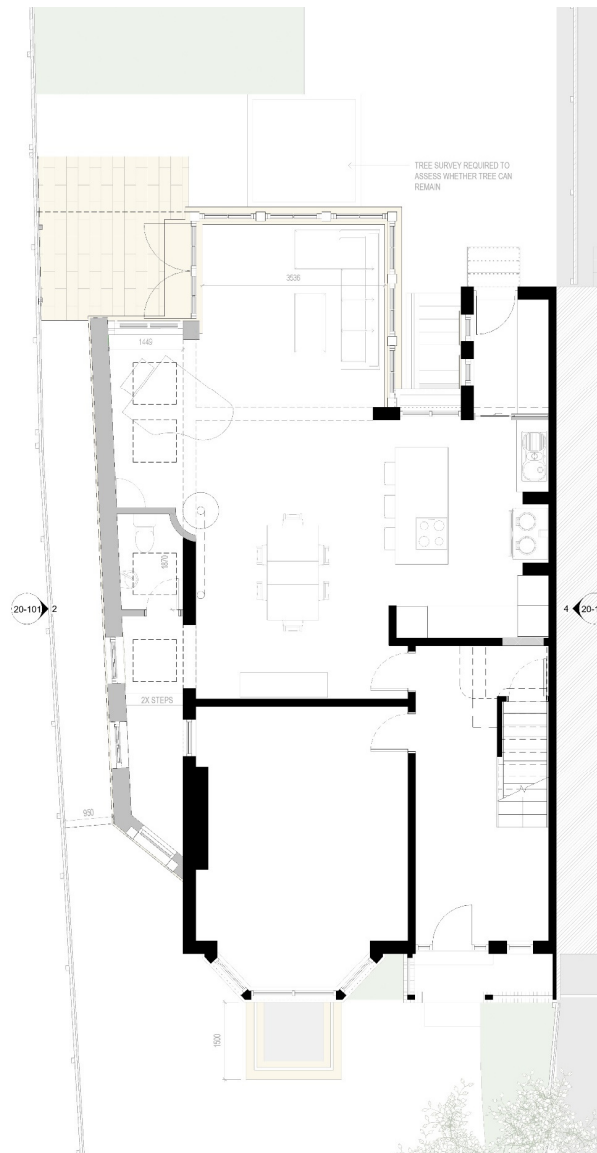
4.4 Layout

The proposed side and rear extension at ground floor level increases the open plan kitchen, living and dining accommodation. The side extension maintains a 1m offset from the side boundary fence, ensuring adequate separation from the neighbouring property.

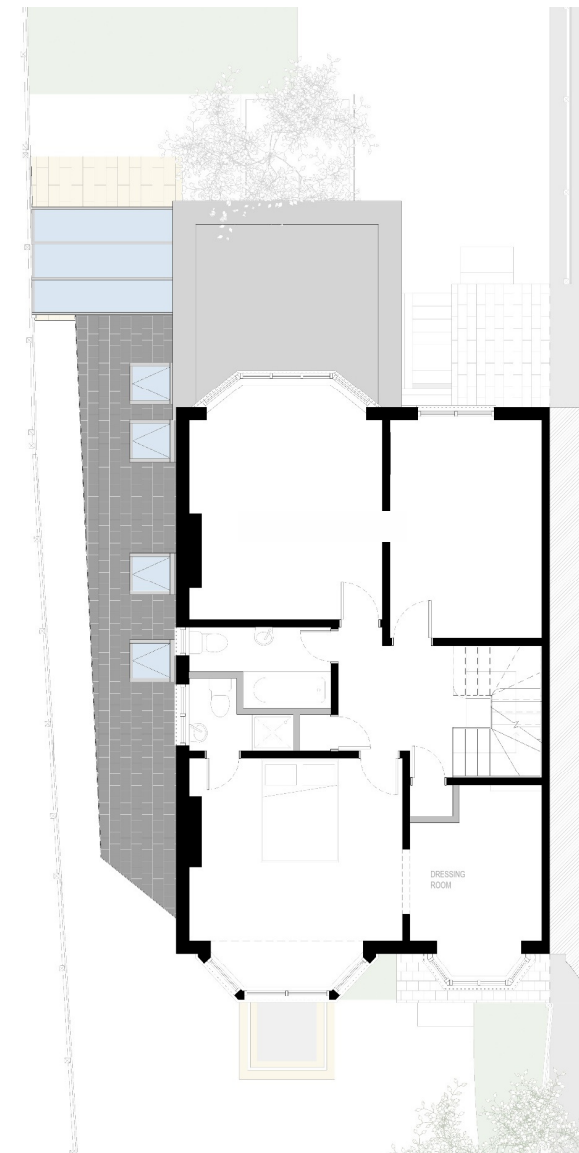
The proposed rear extension at ground floor level is located in proximity to an existing tree situated within the rear garden and may partially fall within the Root Protection Area (RPA) of the tree, therefore special considerations will be given to foundation design and likely use of a ground beam.



Proposed Floor Plans – Basement



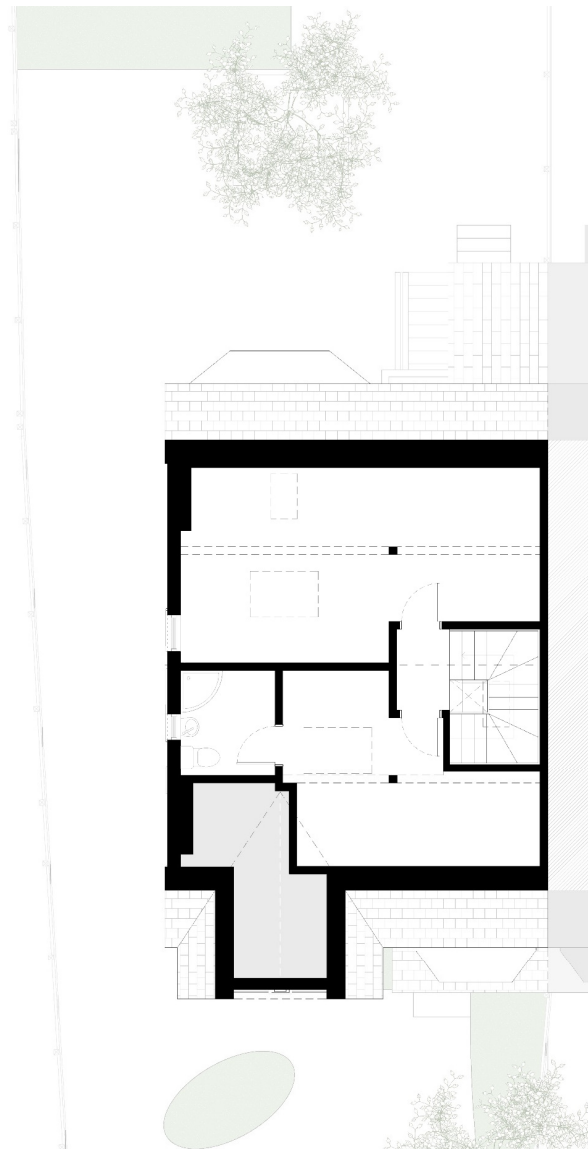
Proposed Floor Plans - Ground Floor



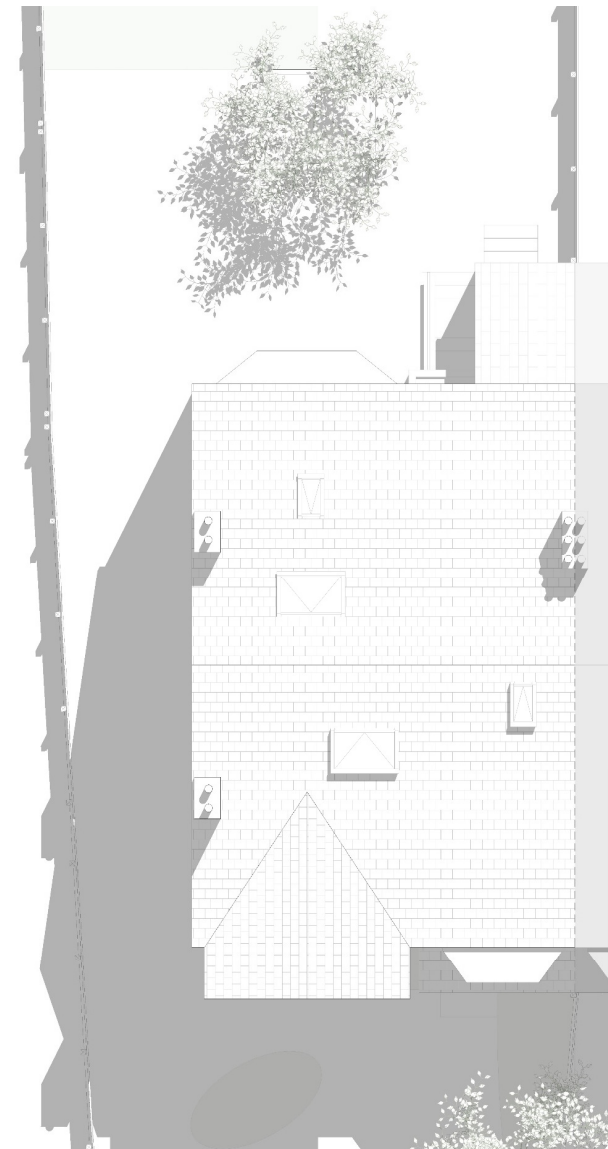
Proposed Floor Plans – First Floor

4. Design

4.4 Layout



Existing Floor Plans - Second Floor



Existing Floor Plans – Roof



4. Design

4.4 Layout

At second floor level, the proposal introduces a rear dormer extension, recessed from the edge of the existing roof and positioned below the ridge line.

This arrangement ensures that the dormer remains subservient to the existing roof form and limits its visibility from the street scene.

The dormer allows the introduction of enhanced living accommodation, together with a small recessed balcony.

To the front elevation, a conservation rooflight is proposed to preserve the character of the conservation area.



Proposed Floor Plans - Second Floor

Proposed Floor Plans – Roof

4. Design

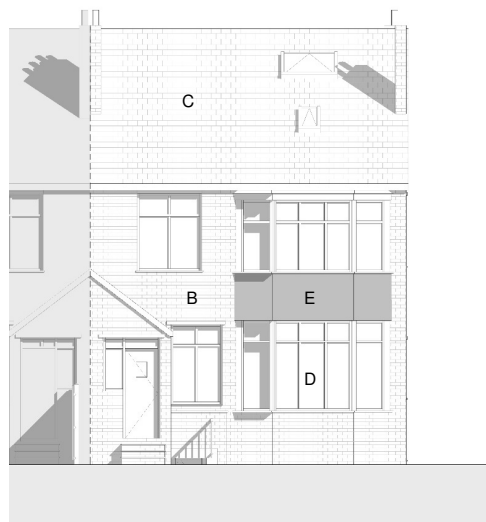
4.5 Appearance and materials



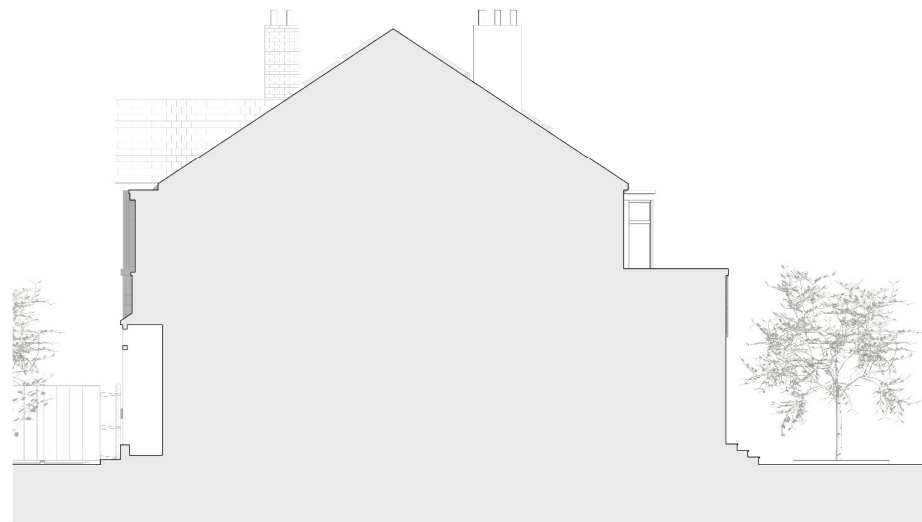
Existing Elevations – North-east



Existing Elevations – South-east



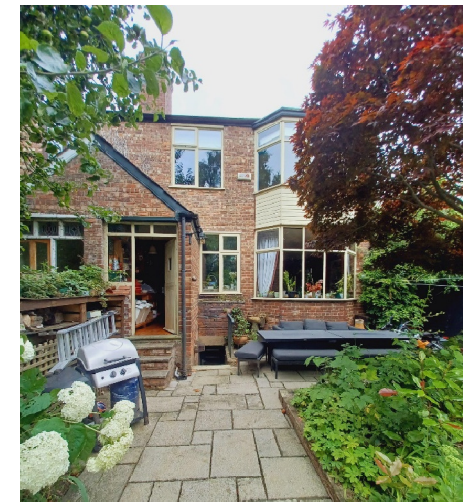
Existing Elevations – South-west



Existing Elevations – North-west



Existing front elevation



Existing rear elevation

- A: Yellow stone
- B: Red brick
- C: Dark grey roof tile
- D: Beige colour frame window
- E: Beige timber cladding

4. Design

4.5 Appearance and materials



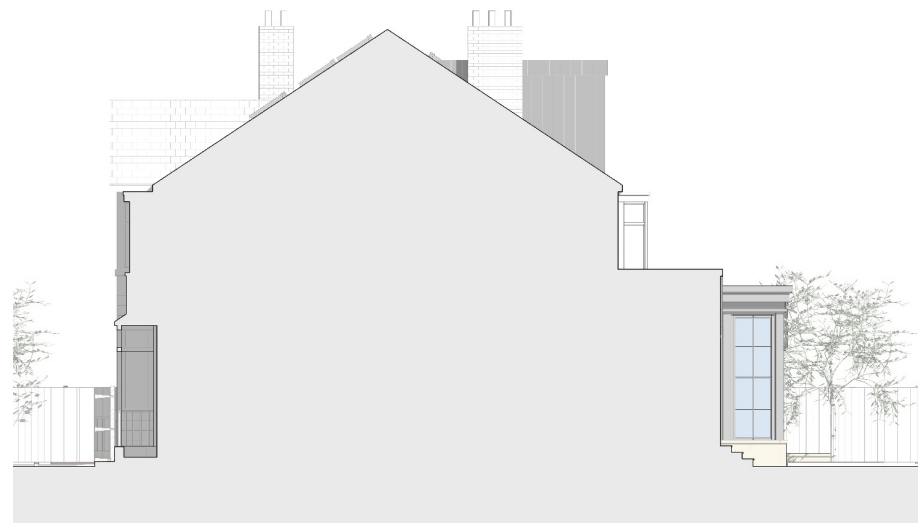
Proposed Elevations – North-east



Proposed Elevations – South-east



Proposed Elevations – South-west



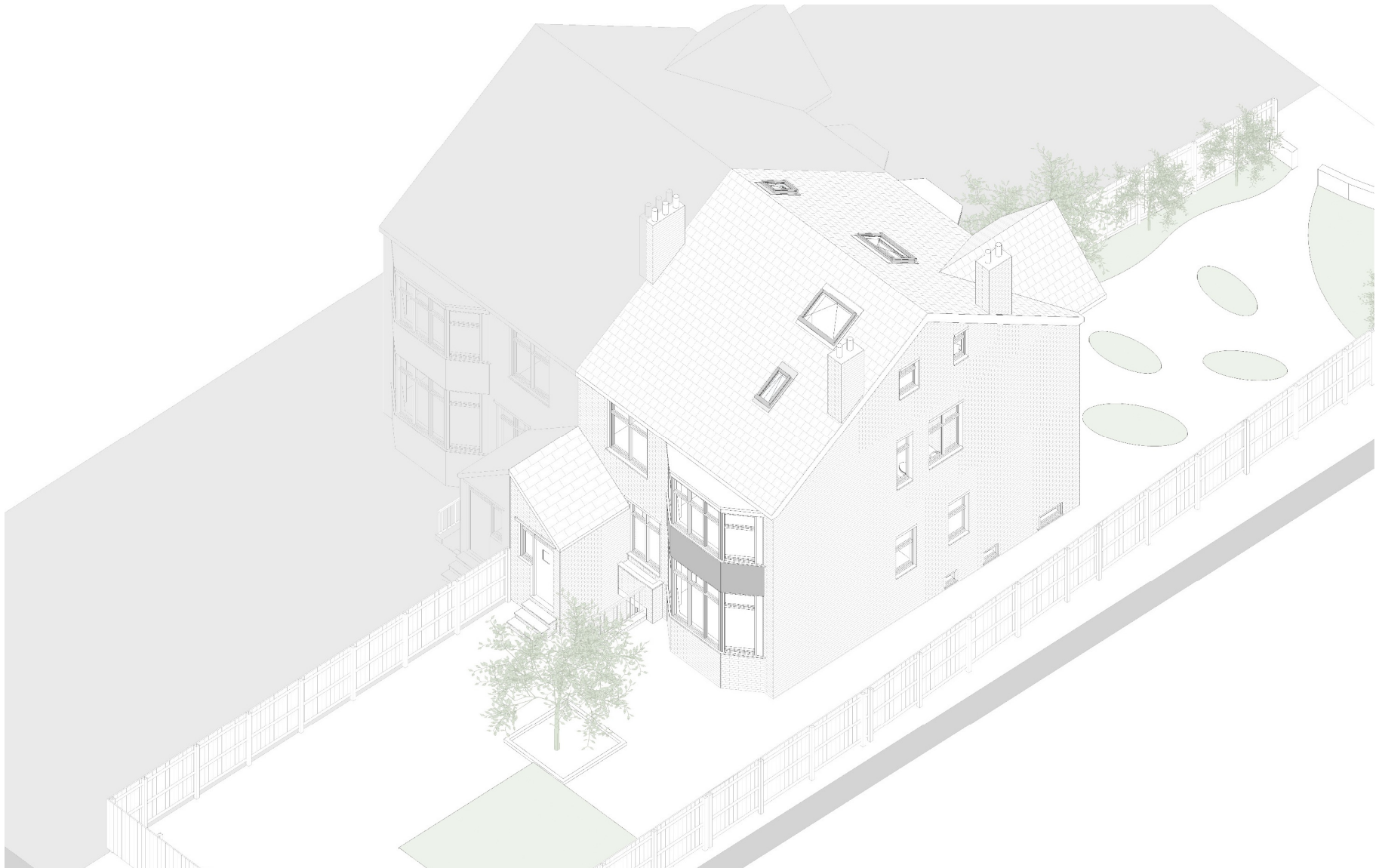
Proposed Elevations – North-west

The proposed materials are selected to complement the existing material palette of the building. The extension walls will match the existing brick and stone detailing, ensuring visual continuity with the original dwelling.

The rear dormer will be finished in dark grey standing seam metal cladding, chosen to harmonise with the existing dark grey roof tile.

4. Design

4.5 Appearance and materials



Existing 3D view

4. Design

4.5 Appearance and materials

The side extension maintains a 1m offset from the side boundary fence, ensuring adequate separation from the neighbouring property.

Additional considerations in regard to existing trees

The proposed rear extension is located in proximity to an existing tree situated within the rear garden and may partially fall within the Root Protection Area (RPA) of the tree.

In order to minimize any potential impact on the tree roots, the proposal anticipates the use of a specialist foundation solution, such as a piled foundation system with ground beams, designed to avoid any harm to the root protection zone.

This approach would allow the extension to be constructed while preserving the existing tree structure and root system.

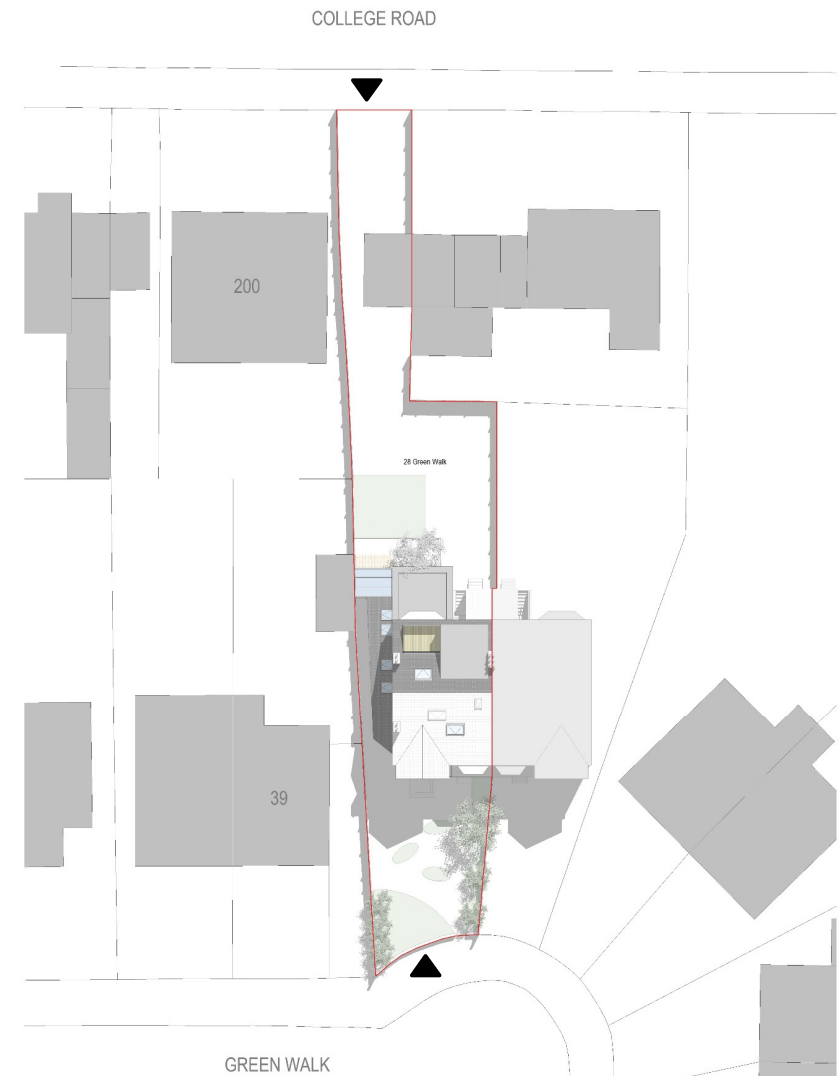


Proposed 3D view

5. Access

▲ Pedestrian / vehicular access

The existing property is accessed via Green Walk. Alternatively, there is a secondary access via College Rd.



03. Existing site plan

6. Heritage statement

Introduction

28 Green Walk is a semi-detached Victorian dwelling. The property is situated within the “Whalley Range Conservation Area” and is highlighted by the red marker on the plan.

Conservation area

Whalley Range conservation area is located approximately 2 miles from Manchester city centre to the south. The conservation area was designated in October 1991.

- Indicates site location within the conservation area

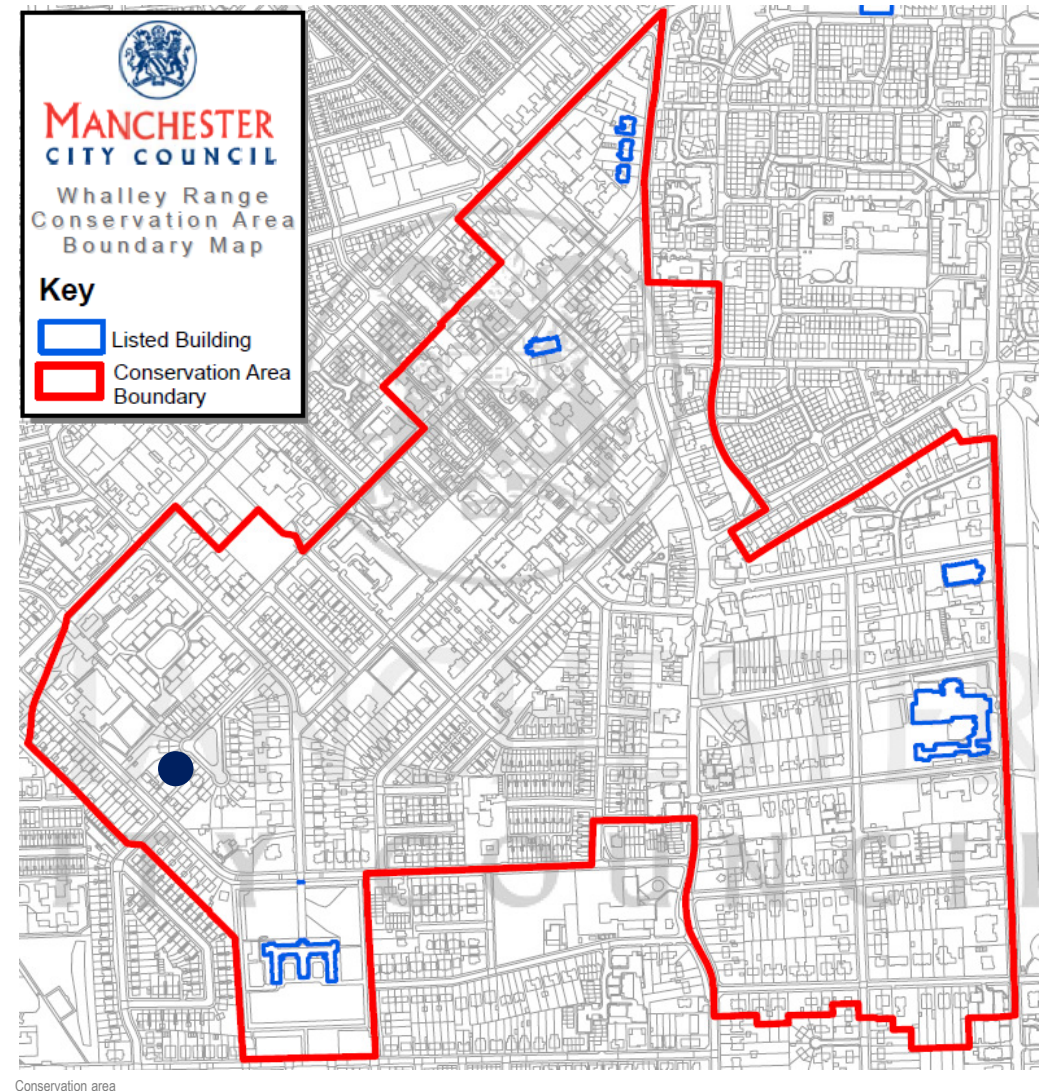
Conclusion

The proposed dormer to the rear is not visible from the street. The dormer is positioned set back within the roof footprint. It is subservient and it does not affect the lines of the original roof.

Further to this, the dormer will be finished in materials that blend with the roof.

The single storey side and rear extensions at ground floor level are modest in scale and located to the rear of the property, ensuring that the principal elevation and character of the building remain unchanged.

Overall, the proposal is considered to preserve the character and appearance of the Whalley Range Conservation Area and will not result in harm to the significance of the historic environment.



Conservation area



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