



Application for a Single Storey Extension at Greenoak Drive, Sale, M33 3QA
Design & Access Statement

prepared by **GAGARIN STUDIO**
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View from street. Front elevation



1 Introduction & Application

This Design & Access Statement is submitted on behalf of the applicant by Gagarin Studio, Architects and agent, to accompany a full planning application for adaptations to a terraced bungalow at Greenoak Drive Sale, M33 3QA. The application seeks planning permission to: convert a garage building, add a single storey extension to the rear and partially adapt the ground floor with a primary focus on making the house more accessible. In addition, alterations to the front elevation to improve privacy, create bin storage and enhance the properties kerb appeal.

See Architectural drawings:

GAG355-1000 - LOCATION PLAN

GAG355-1001 - SITE PLAN AS EXISTING

GAG355-1200 - GROUND FLOOR PLAN AS EXISTING

GAG355-1201 - ROOF PLAN AS EXISTING

GAG355-1300 - SE & SW ELEVATIONS AS EXISTING

GAG355-1301 - NE & NW ELEVATIONS AS EXISTING

GAG355-3001 - SITE PLAN AS PROPOSED

GAG355-3200 - GROUND FLOOR PLAN AS PROPOSED

GAG355-3201 - ROOF PLAN AS PROPOSED

GAG355-3300 - SE & SW ELEVATIONS AS PROPOSED

GAG355-3301 - NE & NW ELEVATIONS AS PROPOSED



Aerial View

2 Site & Context

Greenoak Drive is located within Wythenshawe, in the south of Manchester, within the jurisdiction of Manchester City Council. The property forms part of a cluster of eighteen, link-detached bungalows constructed between the late 1960s and early 1970s. Together, these dwellings create a distinctive low-level cloister positioned along the green corridor surrounding Baguley Brook.

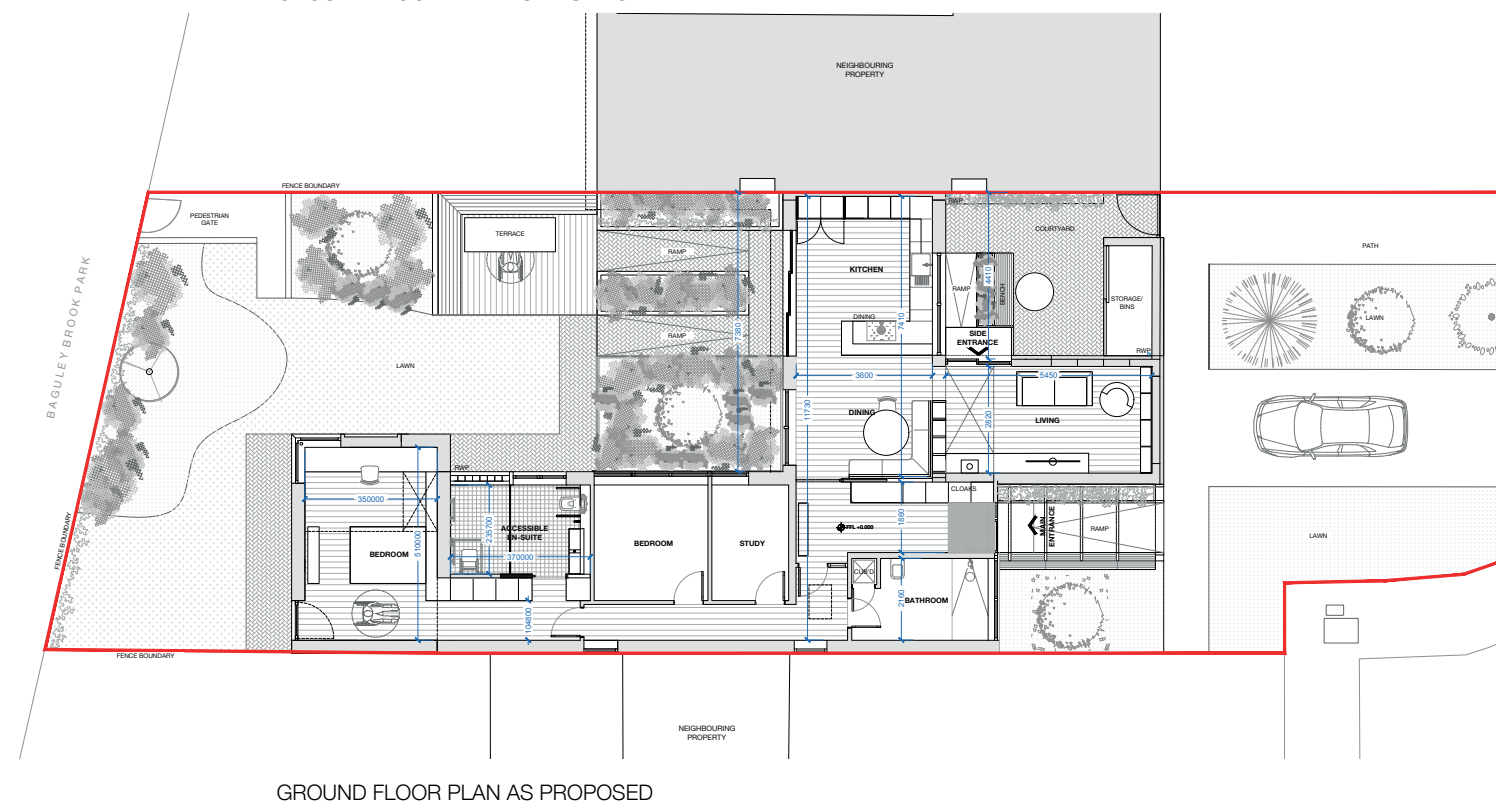
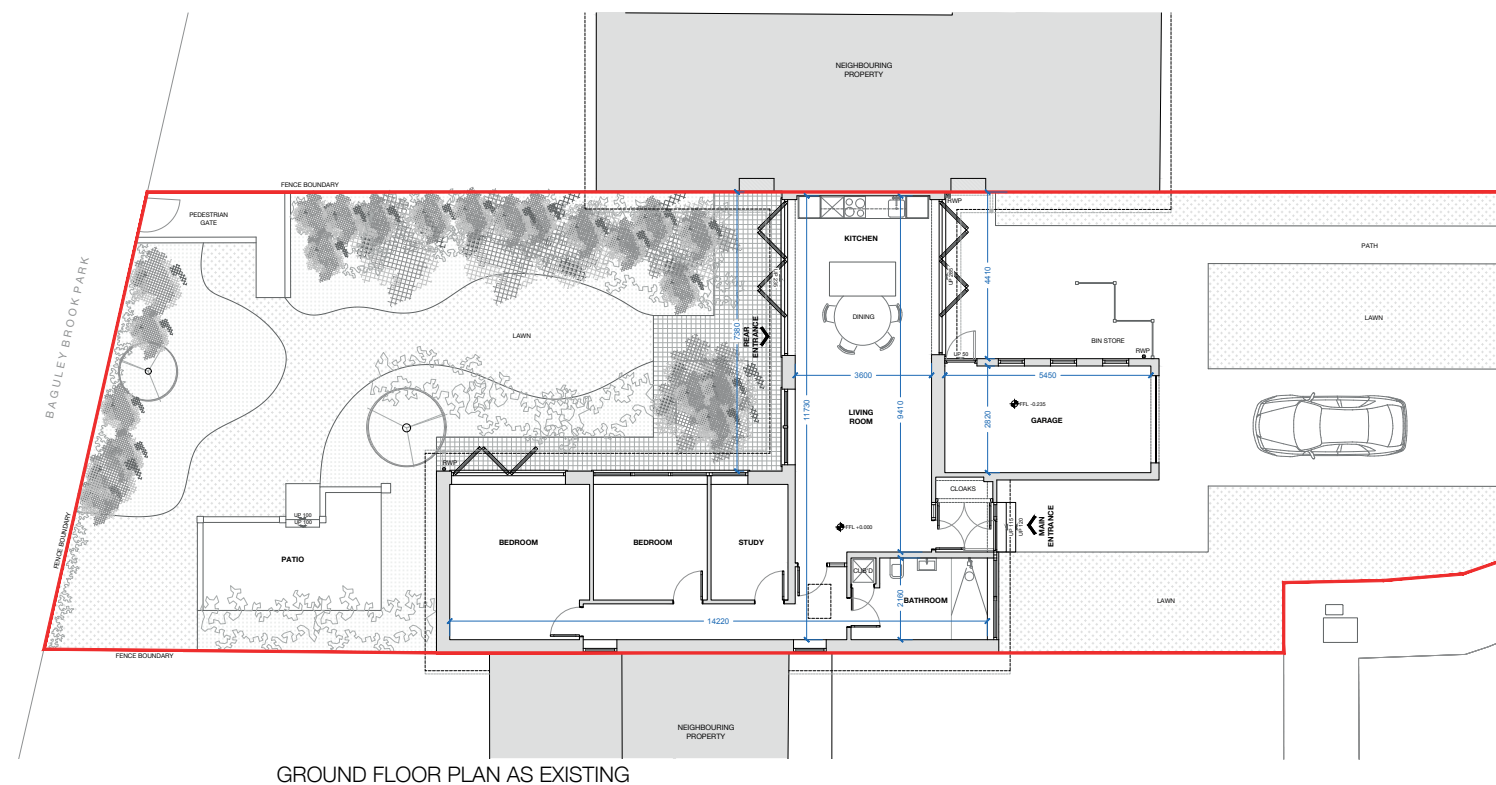
The architectural character of the terrace reflects the design principles of the period, with a staggered arrangement that provides each home with improved privacy and generous natural light to the rear. Although this bungalow has recently been modernised internally, it remains one of the few within the cloister that has not previously been extended. The owner purchased the property with the aim of adapting and extending the property to meet their access needs, whilst also seeing the opportunity to maintain the overall coherence of the group.

3 Policy Context

As the property is located within Wythenshawe, the proposal is assessed in accordance with the Manchester Core Strategy Development Plan, the Manchester Residential Quality Guidance, and national principles set out within the National Planning Policy Framework (NPPF). Across these documents, several consistent policy objectives are directly relevant:

- Improving accessibility and adaptability across Manchester's housing stock, particularly supporting residents with disabilities or reduced mobility.
- Enabling independent living, allowing people to remain within their established communities for as long as possible.
- Supporting small-scale domestic extensions that are proportionate, well-designed, and respectful of surrounding character.
- Enhancing wellbeing and quality of life, particularly through inclusive design and healthier home environments.
- Ensuring neighbour amenity, including protection of daylight, privacy, and visual character.

These local and national policies strongly support adaptations and extensions that enable all residents to live safely and comfortably, especially where interventions are modest and contextually sensitive, as is the case in this proposal.



3 Purpose of the Proposal and Accessibility Requirements

The property owner is a person with a disability, and the primary objective of this proposal is to adapt the dwelling to support their individual access and mobility needs. The existing layout does not currently provide adequate space, circulation, or facilities for suitable use.

The scheme is therefore designed to:

- Provide step-free access throughout key areas of the home.
- Deliver an accessible, barrier free principal bedroom capable of accommodating mobility requirements.
- Include an en-suite bathroom that meets the access needs of our client, with appropriate turning space and fixtures.
- Improve circulation and reduce barriers to movement.
- Ensure our client can continue to live independently within their established support network.

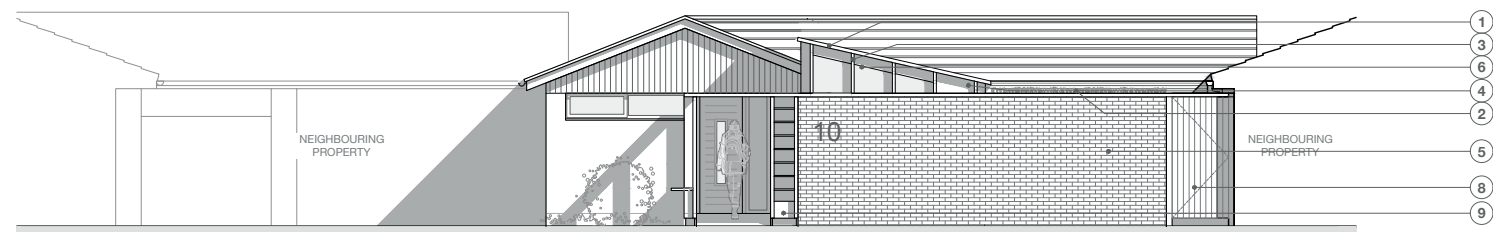
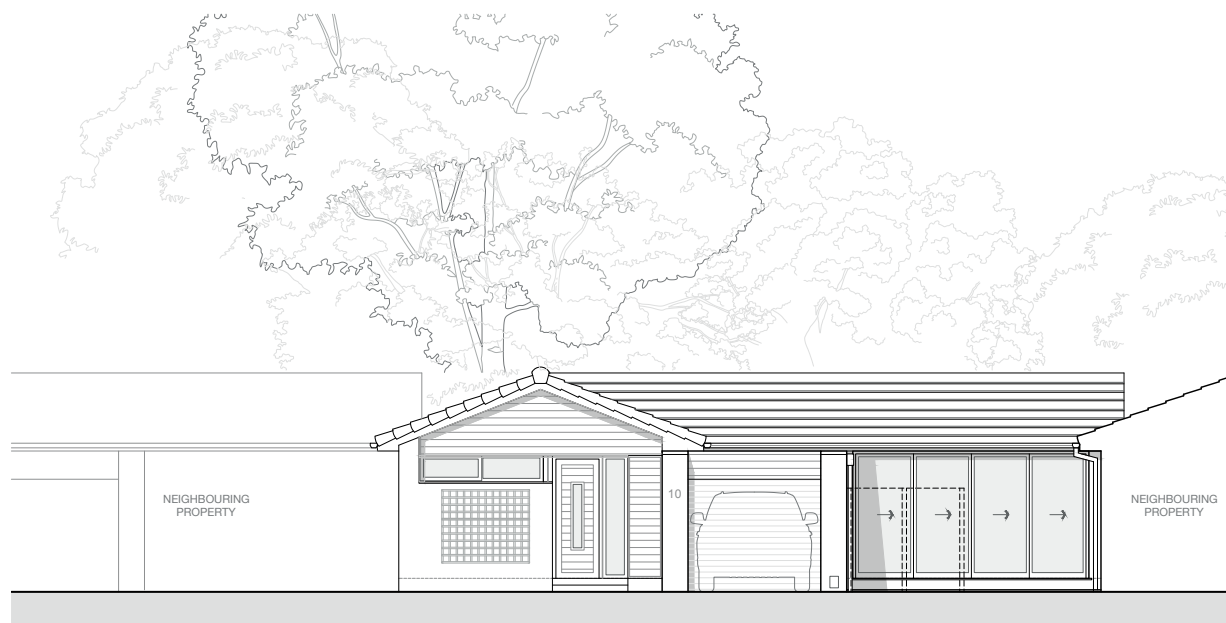
These outcomes align directly with Manchester's strategic priority of creating inclusive, adaptable homes that support long-term wellbeing.

4 Design Proposal

Our design brief is to adapt and extend the property to create an accessible, future-proof home that meets the needs of its occupant while respecting the established character of the area. To achieve this, the proposal incorporates the existing garage into the internal accommodation. The brick to the front elevation is extended to form a screen, thereby creating a modest private courtyard with practical storage and step-free, ramped access. This strategy maximises the usable floor area with minimal visual impact, avoiding unnecessary and costly outward expansion and maintaining the rhythm of the existing terrace.

To the rear, a small extension is proposed to create an accessible principal bedroom with an appropriately designed en-suite. In keeping with the budget constraints, the intervention is deliberately limited in scale and makes efficient use of the existing footprint. The location of the extension occupies an underused hard-landscaped portion of the garden, ensuring that functional outdoor space is retained. Owing to the site's orientation, the adjoining neighbour will not experience any loss of sunlight or overshadowing to their garden, and the privacy and amenity of surrounding residents are fully preserved.

The overall design is informed by the principles of good mid-century architecture and intentionally responds to the age, scale, and vernacular of the adjoining bungalows. By working sensitively with the existing form and materials, the proposal maintains the integrity and character of the cluster while delivering an accessible, sustainable home that meets contemporary standards of living.



5 Sustainability

A key element of the proposal is its commitment to sustainability. The design focuses on re-using as much of the existing structure as possible, thereby reducing material consumption, embodied carbon, and on-site disturbance. The garage footprint is reused, and a new timber glazed lantern to bring light and generosity to the interior. This approach avoids heavy structural intervention and enables efficient construction with significantly reduced waste.

The scheme also incorporates thermal upgrades to both the new and existing elements of the property, improving the overall energy efficiency of the home. Enhanced insulation, improved airtightness, and upgraded building fabric will reduce heat loss, thereby lowering energy demand and supporting long-term affordability for the occupant.

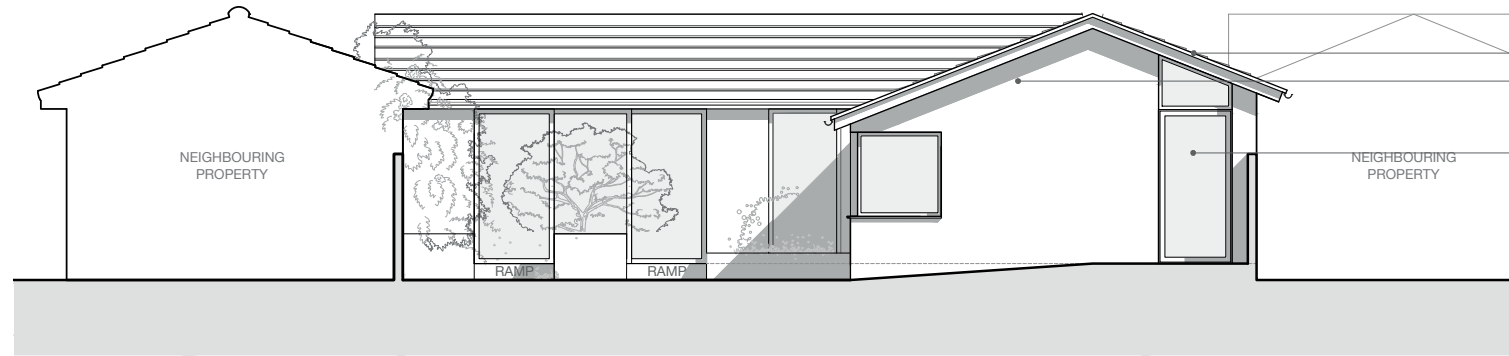
In addition, the external storage area has been designed to accommodate a green roof, which provides multiple environmental benefits: improved rainwater attenuation, increased biodiversity, reduction of urban heat-gain, and a softer visual appearance.

6 Landscaping

The landscaping strategy is focused on supporting accessibility and ease of movement around the property. Hard and soft surfaces are arranged to create clear, step-free routes from the entrance ramp, the courtyard through to the rear garden, ensuring safe and unobstructed circulation for the occupant. Existing usable garden areas are retained wherever possible, planting is kept low-maintenance and positioned to maintain sightlines and minimise trip hazards, while contributing positively to the character of the cloister. Overall, the landscape proposals enhance accessibility without altering the established appearance of the shared setting.

7 Vehicular & Pedestrian Access

The garage is currently insufficient in size to accommodate a modern vehicle. Parking is currently on the drive and the proposal doesn't alter this arrangement. Improved accessibility is the primary aim of the proposal and a new entrance arrangement is proposed that provides much improved, well-designed step-free access into and throughout property.



8 Summary & Conclusions

The proposed development will provide essential improvements to meet the needs of our client, enabling long-term independent living in their existing family home. The design is inclusive, good quality well suited to the context of Greenoak Drive.

The scheme aligns strongly with Manchester's local planning policies and the national emphasis on inclusive, adaptable, and sustainable housing. It represents a sensitive and well-considered enhancement to the property and the wider cluster.