Tang & Associates Ltd
Chartered Architects

Tang & Associates Ltd

Design and Access Statement

Produced specifically for the proposal at

21 Cresswell Grove
Didsbury
Manchester
M20 2NH

March 2026

Tang & Associates Architecture Ltd
Chartered Architects

Address: 10/F, 1 City Approach, Albert Street, Eccles, Manchester M30 0BG
Telephone: 0161 877 9587
Email: barrytang@tangassociates.co.uk

Contents

1.0 Introduction 1

1.1 Purpose of the Report 1

2.0 Context 2

2.1 Albert Park Conservation Area 3

2.2 Closest Heritage Assets 4

2.3 Heritage impact 6

2.4 Planning History (Digitally Accessible) 7

2.5 Existing Condition 7

3.0 The Proposal 8

3.1 Design Principles 8

3.2 Appearance 8

3.3 Access 10

3.4 Waste Management 10

4.0 Conclusion 12

1.0 Introduction

This Design and Access Statement has been prepared by Tang & Associates Ltd on behalf of our client for the *change of use of the existing lower ground floor level into 1 no. self-contained 1-Bed apartment with external alterations to include new windows and lightwells* at 21 Cresswell Grove, Didsbury, Manchester M20 2NH, hereafter referred to as "the site". While reading this document please also review together the proposed drawings submitted as part of the Planning Application.

Planning Application Drawings:

- 9933/001A - Location Plan
- 9933/102A - Existing & Proposed Site Plans
- 9933/111B - Existing & Proposed Lower G/F Plans
- 9933/112A - Existing & Proposed G/F Plans
- 9933/121A - Existing & Proposed Cresswell Grove, Side & Rear Elevations

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the Planning Application.

2.0 Context



Figure 1. 9933/001A - Location Plan

The site is located within the Local Planning Authority of Manchester City Council, in West Didsbury area. The surrounding area is predominantly residential, with a range of local shops, schools, places of worship and healthcare facilities serving the local community. Burton Road is within walking distance of the site and provides a variety of retail, dining and leisure facilities. The site is in a sustainable location with good access to public transport. Several bus stops are located nearby with services to and from Manchester City Centre. West Didsbury tram stop is approximately a 8-minute walk from the site, providing tram connections to the city centre and surrounding areas. Dedicated cycle routes also provide convenient access into Manchester city centre.

2.1 Albert Park Conservation Area

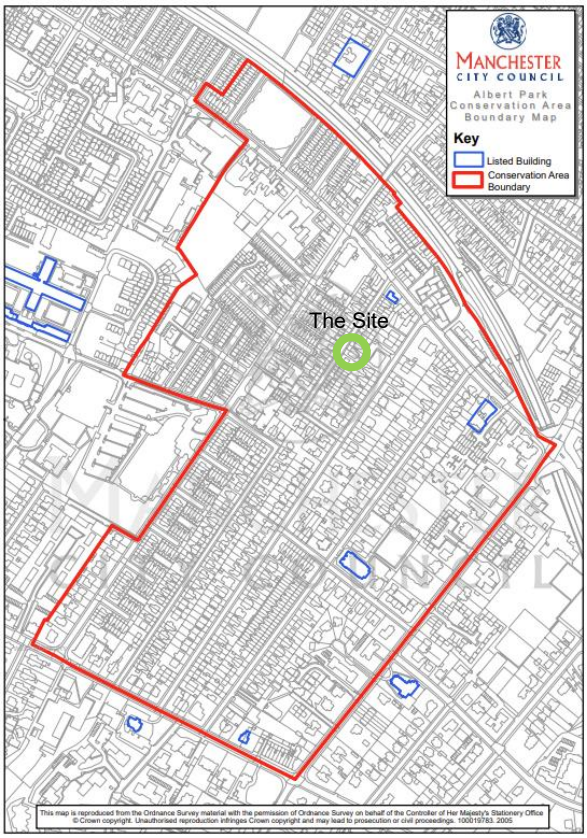


Figure 2. Alber Park Conservation Area Boundary Map

The Albert Park Conservation Area is situated approximately four miles south of Manchester city centre in West Didsbury. Primarily a residential district, it was designated in March 1988 to protect its distinct late Victorian character. The area is bounded by Palatine Road to the east, Barlow Moor Road to the south, the former Withington Hospital site to the west, and the disused Midland railway line to the north. Unlike the grander, earlier suburban developments in nearby Whalley Range, Albert Park's growth was spurred by the opening of Palatine Road in 1862, followed by the Manchester South District railway line in 1880, which transformed the former mid-19th-century farmsteads and fields into a dense suburban neighbourhood.

The architectural character of the Albert Park Conservation Area is defined by high-quality late Victorian housing, most notably the three-storey semi-detached villas found along Palatine Road, Lapwing Lane, and Burton Road. While many of these large residences were originally designed for affluent families, many have since been converted into flats or institutional uses. The area is also home to significant

civic and educational buildings, such as the former Withington Town Hall on Lapwing Lane (constructed in buff brick with ornate red brick and terracotta dressings) and the prominent Shawgrove and Cavendish Road Schools. The neighbourhood's commercial heart is cantered on the Burton Road district shopping centre, which retains much of its original Victorian scale and character.

Several buildings within the conservation area are recognised for their historical and architectural interest. Notable landmarks include the former Albert Park Methodist Church, a Gothic-style structure built in orange-red Manchester brick with yellow stone dressings, and the former bank on Lapwing Lane, which features elaborate terracotta detailing and semi-circular arched windows. Older survivals from the pre-suburban era include Oak bank on Barlow Moor Road, a pair of houses dating back to 1851 that reflect a typical Georgian style with a distinctive iron lattice porch. These heritage assets, combined with the tree-lined streets and cohesive Victorian streetscapes, contribute to the unique identity of the Albert Park Conservation Area.

2.2 Closest Heritage Assets

The closest listed buildings are the Former Withington Town Hall and Former Mercantile Bank of Lancashire on Lapwing Lane.

The Former Withington Town Hall
The Former Withington Town Hall is a prominent example of late 19th century civic building, originally constructed in 1881 on Lapwing Lane to serve as the offices for the Withington Local Board.

Extract from official listing:

Heritage Category: Listed Building
Grade: II
List Entry Number: 1291512
Date first listed: 05-Nov-1990
List Entry Name: Former Withington Town Hall
Statutory Address 1: Former Withington Town Hall, Lapwing Lane
Local Board of Health Offices, now former Town Hall. Probably c.1880-1890. Buff brick with dressings of red brick and red terracotta, slate roof.

Rectangular plan at right-angles to street, formed by entrance block parallel to street, rear block on the same axis, and an intermediate range between these. Two unequal storeys and five bays, symmetrical, with banded red brick plinth, red brick pilasters (banded at first floor), pierced parapet with urn finials and central clock-turret.
The ground floor has a round-headed doorway with terracotta architrave including fluted pilasters, rusticated voussoirs with scrolled keystone and enriched pediment on scrolled consoles, and two windows to each bay, with buff brick pilasters and red terracotta heads.
The first floor has large elliptical-arched windows with similar pilasters and enriched red terracotta heads and keystones, containing tripartite sashes with coloured

small-paned heads; and over the central bay is a gable containing a terracotta roundel with a shield and console supporters, under a semi-circular band with raised lettering "LOCAL BOARD OFFICES", and behind this a short pyramidal turret supporting a square clock with swept copper-clad fleche finished with a weathervane.
The gable walls are similar to the front, that to the left with a large elliptical-arched window at first floor, and both with shaped gables and enriched triangular pediments of red terracotta. Lower ranges to rear in similar materials but simpler style.

Former Mercantile Bank of Lancashire
The Former Mercantile Bank of Lancashire on Lapwing Lane, West Didsbury, is a Grade II listed building constructed between 1901 and 1903, designed by architect J Swarbrick. The building now serves as office space, having been saved from demolition in the 1980s.

Extract from official listing:

Heritage Category:Listed Building
Grade:II
List Entry Number:1200800
Date first listed:09-Aug-1988
Date of most recent amendment:06-Jun-1994
List Entry Name:Former Mercantile Bank of Lancashire
Statutory Address 1: Former Mercantile Bank Of Lancashire, Lapwing Lane

Former Bank. Dated 1903; designed by Joseph Swarbrick. Finely-pointed red brick with red and yellow terracotta detailing; hipped 2-span red tiled roof with crested ridge tiles. L-shaped plan, the longer range containing the former banking hall and general office, and the smaller range (to the left) the former manager's office. Single storey, 2+2 bays to Lapwing Lane and 3 bays to Cresswell Grove; with corner pilasters, plinth, moulded sill-band to arcade of round-headed arches, yellow terracotta string-course, frieze with terracotta panel lettered "MERCANTILE BANK OF LANCASHIRE LIMITED", prominent modillioned cornice with egg-and-dart enrichment, and coped parapet. The left bay of the main range has double doors with raised panels; the other bays (boarded at time of survey) had 3-light round-headed tripartite windows (when surveyed in 1988). Right-hand corner has nicely-detailed recessed downpipe and rainwater head dated 1903. Interior (1988): mahogany doors with lugged surrounds; 2 staircases (to vaults) with turned balusters; egg-and-dart cornices; mosaic floors.

2.3 Heritage impact



Figure 3. Former Withington Town Hall on Lapwing Lane – Google Street View



Figure 4. Former Mercantile Bank of Lancashire on Lapwing Lane – Google Street View

As demonstrated in the photographs above, the application site is not visible from the Former Withington Town Hall or the Former Mercantile Bank of Lancashire. This lack of visibility is due to the local topography and the significant physical distance of the site on Cresswell Grove, which is further obscured by the mature tree lining characteristic of the street. Given that the proposed works are of low profile (limited to ground and lower ground floor levels), the development does not alter the setting of these heritage assets, nor does it impact the established skyline or prominence of the existing architectural context.

The proposed development has been designed with sensitive consideration of the surrounding urban fabric to ensure the continued preservation of the Albert Park Conservation Area's character and appearance. To maintain architectural cohesion, all proposed materials have been selected to match the existing palette, ensuring that every addition is in keeping with the host building. Due to the low-profile nature of the scheme, the proposal integrates seamlessly with its surroundings. We can therefore conclude that the proposal's impact on the Conservation Area is neutral, preserving the significance of the heritage assets without adverse effect.

2.4 Planning History (Digitally Accessible)

No digitally accessible planning applications are associated with the site's address.

2.5 Existing Condition

The existing 4-storey building comprises of 3 no. apartments; however, the lower ground floor is used as storage space. The site also features a backyard for the existing residents.



Figure 5. Existing 21 Cresswell Grove – Site Photograph

3.0 The Proposal

The proposal is for the *change of use of the existing lower ground floor level into 1 no. self-contained 1-Bed apartment with external alterations to include new windows and lightwells*. In response to the rising demand of housing in Manchester, the proposal makes effective use of underused space, supporting sustainable urban growth by optimising existing resources.

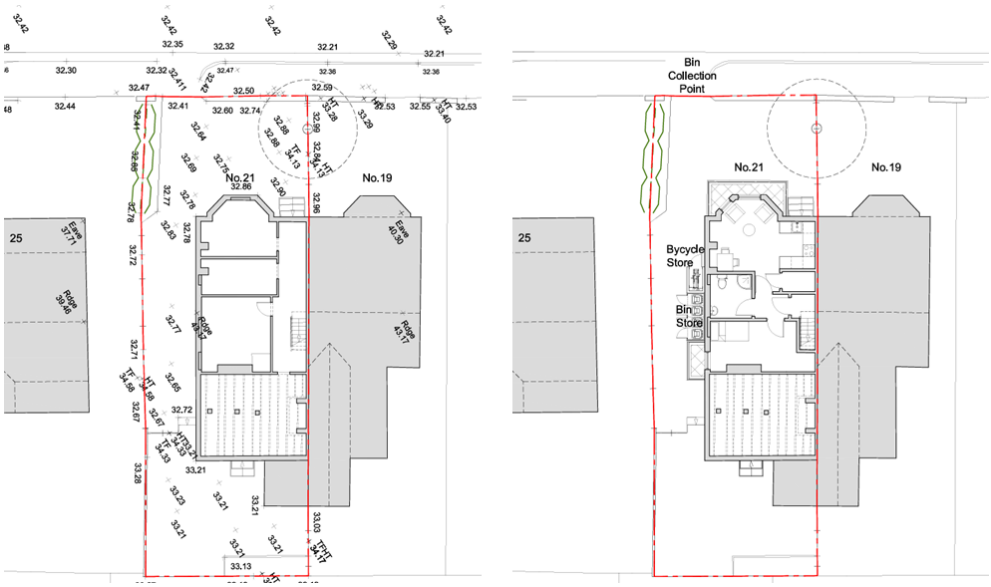


Figure 6. 9933/102A - Existing & Proposed Site Plans

3.1 Design Principles

The following list are some principles followed while designing the apartment:

- Retain existing building features.
- Support sustainable transport by providing bicycle storage.
- Access to natural light from all habitable spaces.
- Enhance exterior while matching existing design language.
- Apartment size to meet national space standards.
- Appropriate waste management to not impose on existing waste capacity.

3.2 Appearance

The external appearance of the building will have minimal changes to retain the development's original character. All new walls, windows and doors will match the existing. This is to not adversely impact the Conservation Area and ensure each external addition is complimentary and matching to the host building.

Lightwells are introduced at the lower ground floor level to optimise the living environment for future occupants. These features will provide a significant source of natural daylight and ventilation into the proposed apartment while maintaining a high degree of privacy. Consequently, the design ensures that the new dwelling benefits from a high standard of residential amenity without compromising the building's external appearance.

The proposal has been carefully configured to ensure no loss of amenity for current residents. There are no internal structural works or layout changes proposed for the ground floor, and the existing window serving the current residents will remain entirely unaffected. This ensures that the development does not impact the privacy, daylight, or daily operations of the existing apartments.

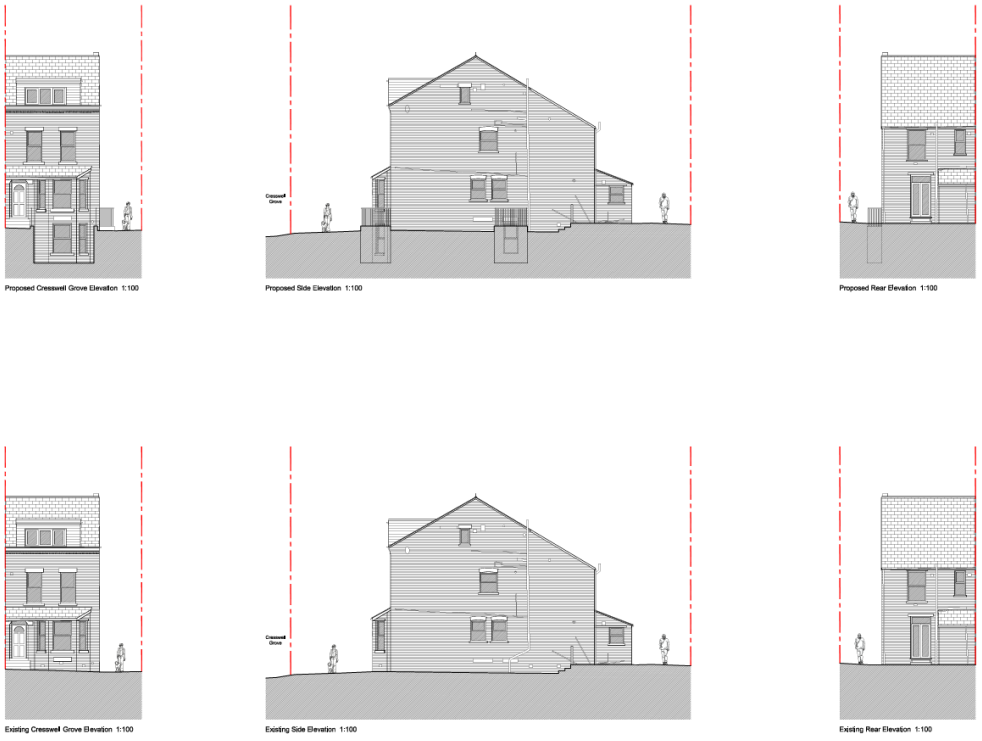


Figure 7. 9933/121A - Existing & Proposed Cresswell Grove, Side & Rear Elevations

3.3 Access

Entry for the proposal's residents will be through the existing front entrance on Cresswell Grove, with stairs leading to the proposed lower ground floor apartment. All communal entrances will be equipped with a secure access control system, that only allows people with authorisation to access the property.

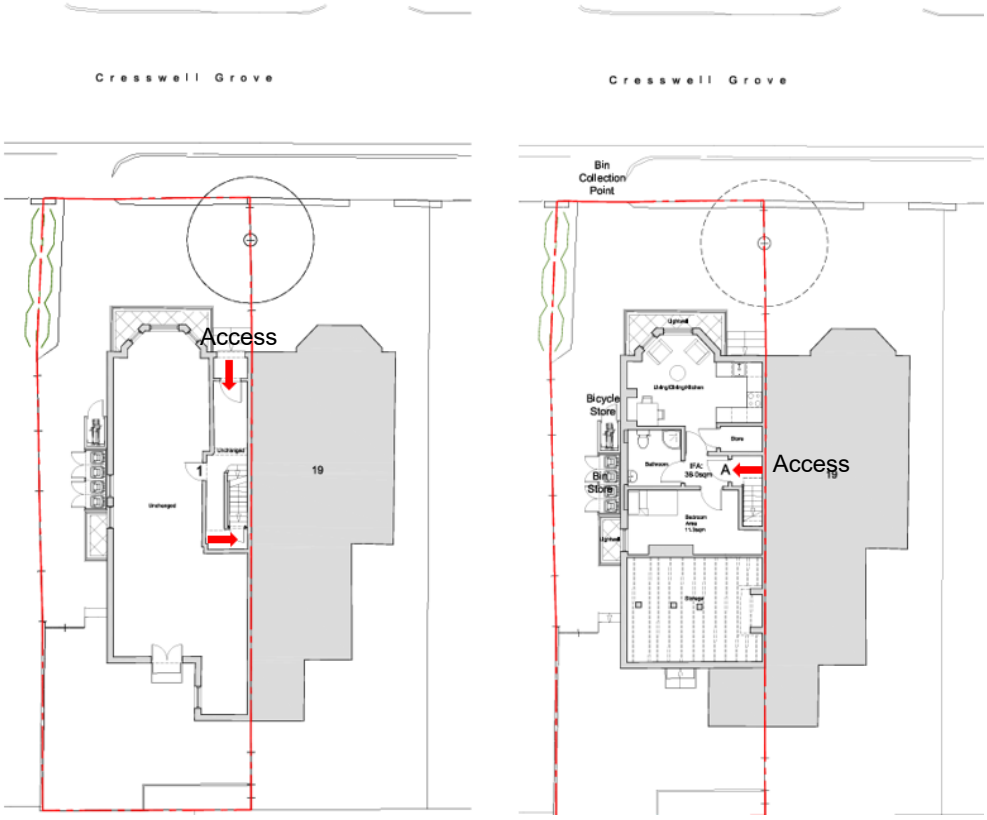


Figure 8. Access Point Diagram - Proposed G/F (left) and Proposed Lower G/F (right)

3.4 Waste Management

The proposal consists of 1 no. 1-Bed apartment. A waste storage area has been accounted for the proposed apartment. The waste bins will be accessible for collection by the council/private waste collection service from the proposed collection point.

Proposed bins provision:

- 1 x 240L bins (General Waste)
- 1 x 240L bins (Mixed Recycling)
- 1 x 240L bins (Paper/Card Recycling)
- 1 x 240L bins (Food Waste)

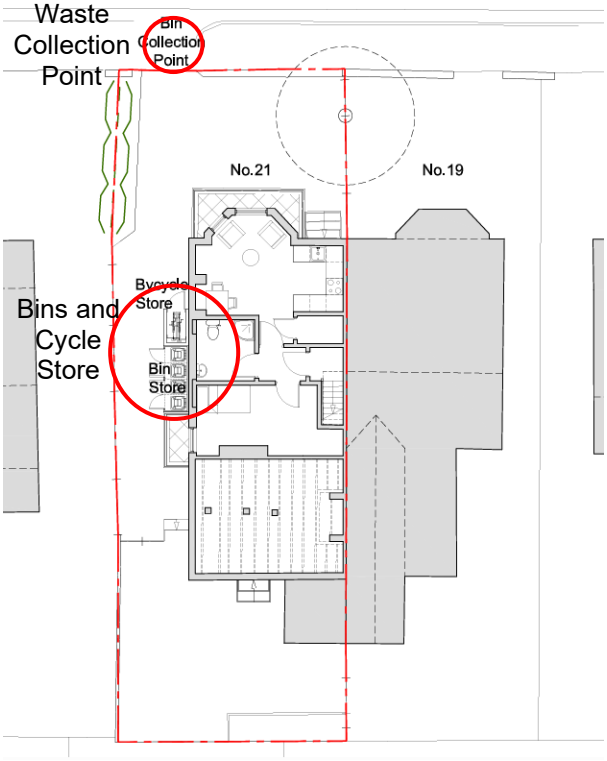


Figure 9. Waste Collection Point Diagram

The proposal introduces wooden bin stores (Figure 10) to accommodate the bins for the proposal without imposing on the existing apartments' bins provision. This solution ensures that the bins are stored in an organized and visually appealing manner.



Figure 10. Proposed Bin Store

In addition, the proposal includes secure provision for two cycle storage spaces, this high-quality storage facility is designed to encourage active travel.

4.0 Conclusion

The design team have carefully prepared the Planning Application and designed a scheme which is sensitive to the character of the immediate context and the wider Alber Park Conservation Area. We believe that the proposal would be a valuable addition to the area by providing a high quality and well-designed apartment along Cresswell Grove.

The site was designed to consciously address housing needs, security, privacy, accessibility, and connectivity and create a sustainable and connected community.