330 SLADE LANE,

PLANNING and DESIGN & ACCESS STATEMENT
FOR
NEW ROOF FORM AND CANOPY
at
330/332 Slade Lane, Manchester, M19 2BY
On behalf of
Mr. Hozan Rahman
Nov 2025

1.0 INTRODUCTION

This document is prepared in support of a Full Planning Application, for the replacement of the existing roof and a new ground floor canopy. The existing roof is a slate double pitched roof with dormer windows housing three single bed flats and the ground floor comprises of three Class E units. The applicant wishes to enlarge the roof space by forming a flat roof extending to the edge of the property, which will increase the existing flats areas and allow two of them to become 2 bed flats. The canopy/veranda will extend the external seating/display area available to the retail units at ground floor and enhance their commercial attractiveness.

2.0 CONTEXT

2.1 PHYSICAL - The Existing building is currently a mixed use development of 6 flats over two floors above 165m2 of class E retail space. The 3 storey brick building has a south facing curved front façade prominently overlooking the cross roads junction of Slade Lane and Moseley Rd. There is a large swathe of privately owned space in front of the façade currently delineated by trough planters and bollards, and occasionally used for outdoor seating by the current Café (now closed for refurbishment awaiting the outcome of the application)

The site is has a small yard to the rear accessed from the service alley to the side of the site on Moseley Rd. The road junction has recently undergone an upgrade to widen the footpath and create safer cycle lanes and rain gardens. The addition of the verandah would not impact the trees and landscaping of the new junction and would enhance the public area and perception of this major junction.

Existing ground floor Plan

2.2 SOCIO ECONOMICS – The current retail offer in this area is of a secondary nature and for local convenience retail only. The property was until recently residential on the ground floor but this did not work out and caused many social concerns with rubbish and parking on the pavements. The larger retail unit created by the applicant has been open as a café until recently, with the smaller units being a Barbers and a proposed Launderette. The attractiveness of the retail units would be greatly enhanced with a covered outdoor seating area and allow a better offer for the café/restaurant unit. The verandah would also allow a more secure and covered entrance to the flat units providing space for bin and cycle storage. The applicant wishes this key corner site to be a more attractive place to view and visit, taking advantage of the open south facing views.

2.3 PLANNING POLICY – Manchester Council encourages prominent corner sites to be developed sensitively and in keeping with the surrounding area. There are many similar corner sites in Withington, Chorlton and Didsbury that have external verandahs and feature roof extensions. This

site is in a mixed residential and retail area and is well served for transport and amenity, and will add to the retail and residential offer in the area.
The site is on the western edge of Levenshulme 'Local Centre' and contributes to the principles of development outlined in **SP1 of The Manchester Core Strategy 2012-2027** .
Policy EN1 encourages the reinforcement of a sense of place and local character, by good high quality urban design. The new proposal respects the scale and form of the existing buildings, and provides new street frontage, strengthening and improving the street scene on Slade lane.
Policy DM1 calls for good design, low environmental impact, high energy efficiency, good security and access, with good internal accommodation and amenity. The proposals seek to achieve these standards and exceed where possible.

View north along Slade Lane as existing.

Aerial View of Junction retail area

3.0 DEVELOPMENT PROPOSALS

3.1 DESIGN CONTEXT _

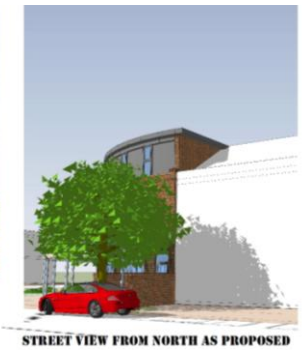
The applicant wishes to develop the property to increase the size of the second floor flats and make the roof more resilient to heavier rainfall and be easier to maintain. The current roof is complex in structure with valleys and parapet gutters that are past their useful life. The adjacent view was cited by the applicant as a design precedent for the proposal. However an additional floor level was ruled out in discussions with the Planners. A flat mono pitch roof was seen as acceptable in earlier discussions.

The new development seeks to retain the scale of the existing property, retaining the roof ridge height whilst simplifying the structure to a single mono pitch with overhanging eaves taking the water away from the existing building fabric. A more modern approach to materials and form is proposed, but it will be still in keeping with the local scale and form.
The verandah/canopy will also provide balcony amenity space for the existing first floor flats and allow julliette balconies to the second floor units.

3.2 **SCALE_** The new development, whilst it is 3 storeys in scale, does not rise above the adjacent two storey unit. The roof line is not over dominant of the existing neighbouring buildings.

STREET VIEW FROM SOUTH AS PROPOSED

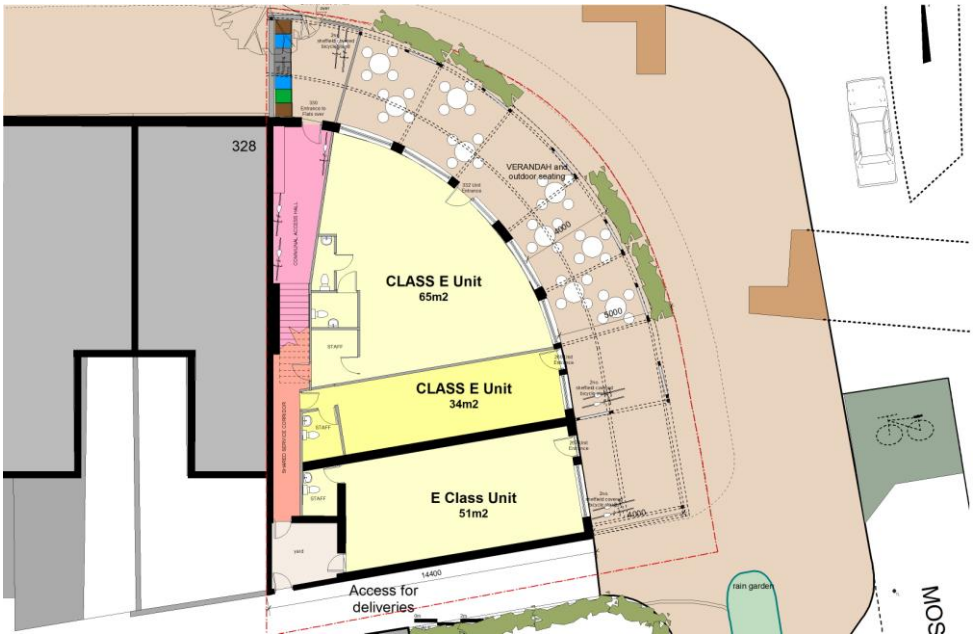
STREET VIEW FROM WEST AS PROPOSED



STREET VIEW FROM NORTH AS PROPOSED

3.3 **LAYOUT_** The extended flats on the second floor will be accessed as previously and have similar layouts, but will now have two bedrooms and larger living areas with full height windows and Juliette balconies.

The ground floor canopy will allow the front entrance to the upper level flats to have a covered and secure external porch area, with enclosed space for waste bins and fixings to secure bicycles.



3.4 APPEARANCE _

The proposal will use matching facing brick for the gable end and retain the stone work features to the parapets. The roof will be profiled metal decking in a light grey with PPC pressed metal fascias and soffits. The façade will be vertical slate hanging to match surrounding roof finishes.

3.5 ENVIRONMENTAL - Environmental Sustainability.

This development will seek to achieve high levels of insulation and air tightness, over and above the basic Building Regs standards, thereby reaching the Council's objective for sustainability. This will be achieved by including the following features into the design:

- The use of low energy lighting throughout.
- Careful design of the external fabric to achieve high levels of insulation and low levels of air permeability and to better the standards as required by the most recent version of Part L of The Building Regulations (adopted June 2022).
- Potential use of solar water heating and photovoltaic panels to reduce energy consumption.
- Wherever possible by sourcing all building materials locally and always responsibly.
- By providing waste storage facilities that allow segregation of recyclable materials and which achieve the requirements of Manchester City Council.
- By generally designing the property to provide good, spacious adaptable accommodation which will encourage families to live in them for, ideally, their whole lifetime thereby achieving the aim of The Lifetime Homes Initiative.
- By enhancing a 'brownfield' site of low ecological value and which is in a sustainable location.

From the Environment Agency Flood Risk Map the site does not appear to be in a flood risk area.

4.0 ACCESS

4.1 PARKING AND TRANSPORT LINKS –

The site is within easy walking distance of major bus routes into and out of Manchester centre and to local facilities. Levenshulme Train station is less than a kilometer away and there are several dedicated cycle routes in the area. It is in a level 5 area of accessibility.

There are no existing dedicated parking spaces for the property and none are proposed. The local schools, sports facilities and retail outlets all within easy walking distance and there is ample street parking for visitors.

4.2 INCLUSIVE ACCESS –

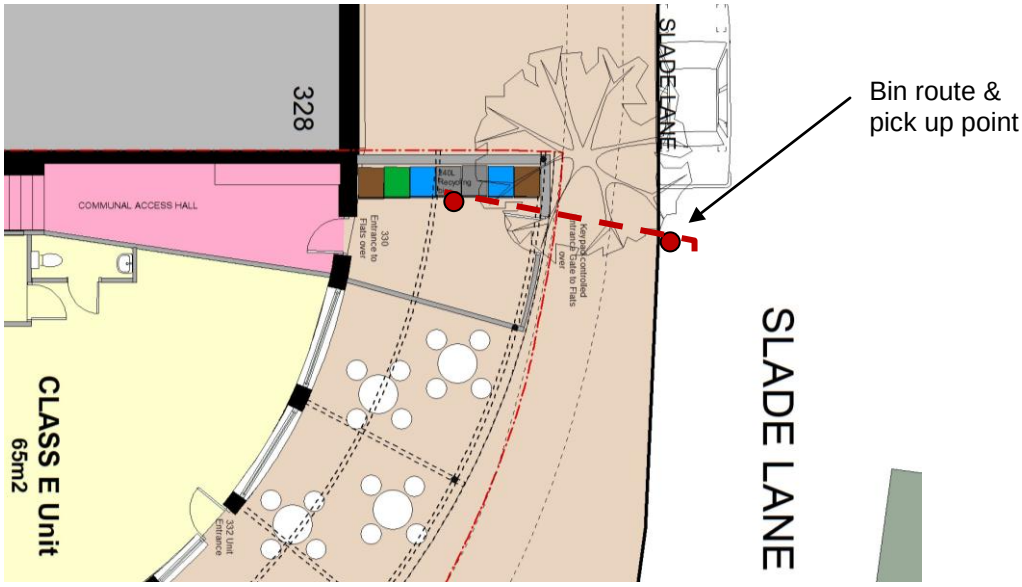
The existing dwellings have level access and an ambulant disabled accessible staircase, provision of a lift not being practical for the small number of units and the size of the site. The staircase is straight and will be wide enough for a future chair lift to be installed if required.

5.0 CONSULTATIONS

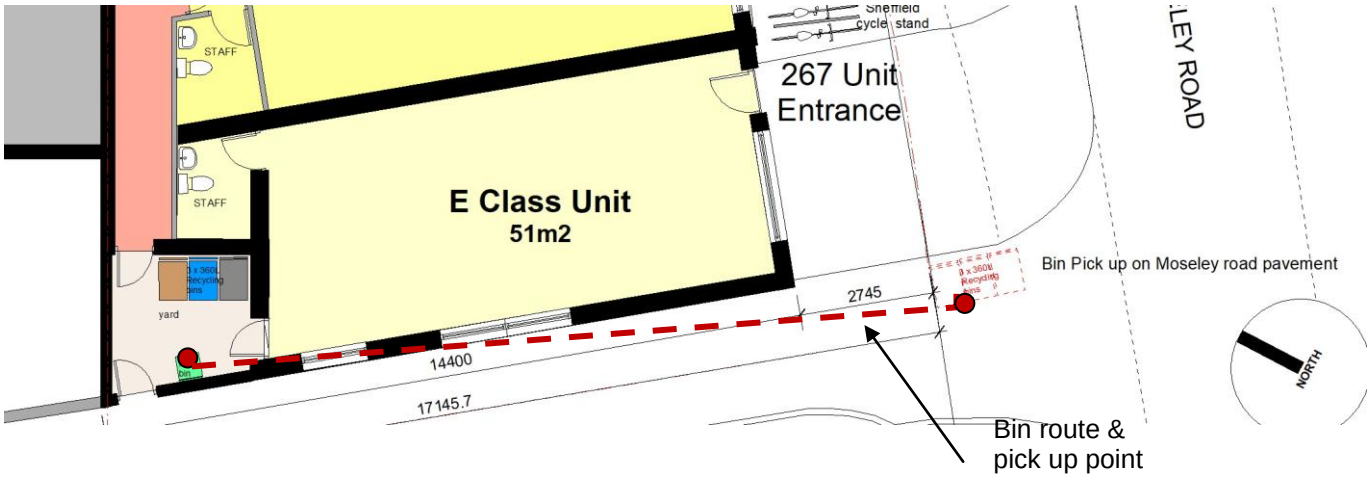
A Planning consultation meeting with senior members was carried out on 39th June 2025 – notes of which were recorded in an email of the 9th July 2025 from the architect to all present. This meeting accepted the principle of the roof extension and verandah, but reserved judgment on the detail design. (see appendix A)

6.0 WASTE MANAGEMENT STRATEGY

The flats will have a shared bin storage area of a min of 2.58m2 (0.43m2 x 6) to the front porch area, with access to the front pavement on Slade lane for council waste disposal pick up days. This space will be sufficient for 3no.240L General waste bins; 2no.240L paper and card bins; 2no.240L other recycling; and a 140L food waste bin.



The class E commercial units have a shared bin storage area to the rear of the property, with access to the front pavement on Mosley Road for Council waste and Commercial waste disposal on pick up days. This space will be sufficient for 1no.360L General waste bins; 1no.360L paper and card bins; 1no.360L other recycling; and 1no.360L food waste bin. (See Appendix B for Proforma)



330 Slade Lane - Roof extension and verandah- Planning Meeting

1 message

[redacted]

Dear Sue
It was good to meet you and Jennifer last week to discuss Mr Rahmans proposals for 330 Slade Lane.
Proposals -

1. Reconfiguring tof the roof to form 3 larger two bedroom flats in the attic space (existing 3 small 1bed units)
2. Construction of a glazed and shuttered verandah around the ground floor to provide outside covered seating for the Class E units

Issues discussed -

1. Rain Garden - The works to the junction have been completed and the proposed rain garden has not been included - Sue to check whether/why this has been cancelled.
2. Hours of operation - The inclusion of a verandah could cause late evening noise disturbance if later opening hours were requested. Concerns that the area is more residential and is not a Local Centre so approval of later hours would not necessarily be supported. (currently approved hours are 8am - 8pm)
3. Restaurant/Bar use of larger Class E unit - Mr Rahman has a potential user for the unit who would run a Bistro type operation and the verandah/ outdoor seating would be a big draw. - Planners requested more information on the proposal - See link to the current offering of the prospective tenant - www.10tiblane.com
4. Roof Extension - The existing double pitched roof is to be replaced with a mono pitched roof allowing the extension of the footprint of the attic floor to the full extent of the lower floors - Form and materials discussed and more details requested.- Concerns over overshadowing of neighbouring properties to be addressed in submission.
5. Additional Floors - Proposals for two or three additional floors have previously been submitted - It was not felt that additional floors of accommodation could be supported due to lack of amenity, waste storage area and transport/parking availability.

Next steps -

1. Dawn to send in proposals for closer comments
2. Sue and Jennifer to review/visit the site and come back with comments
3. Dawn/Mr Rahmen to firm up application drawings and documents to progress to an application this summer if possible.

See attached the current drawings and look forward to hearing from you shortly.

[redacted]

6 attachments

P06- first and second as proposed DRAFT 3.JPG
1519K

P08- elevation and section b-b as proposed DRAFT 1.JPG
917K

P05- Ground floor Plan as proposed DRAFT.JPG
1058K

P04- Elevations as existing DRAFT.JPG
1237K

P07- elevation and section a-a as proposed DRAFT 1.JPG
1253K

P02- Ground as existing DRAFT.JPG
612K

MANCHESTER CITY COUNCIL

Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number: 143861/FO/2025
Date Submitted: Nov 2025
Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	~~Yes /~~ No (delete as appropriate)
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	

Low Rise Domestic

Waste Types	Capacity required (litres)	Number of bins required (per household)	Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)
General refuse	140 standard / 240 in certain circumstances	1 x wheeled bin (possibly more for HMO)	3no 240L Bins for 6 flats(min 660L) Residents responsible for all bins
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	2no 240L Bins for 6 flats (min 330L)
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	2no 240L Bins for 6 flats(min 330L)
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	1no 240L Bins for 6 flats
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	6no 23L Caddies

High Rise Apartment Developments

0.43m2 has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection. (different for purpose-built student accommodation – see guidance)	Yes / ~~No~~ (delete as appropriate) How many of each container do you plan to provide? _____ x general refuse x 1100 litre (based on 110 litres per apartment) _____ x pulpable Recycling x 1100 litre (based on 55 litres per apartment) _____ x mixed recycling x 1100 litre (based on 55 litres per apartment) _____ x food waste x 240 litres (based on 10 litres per apartment) _____ x garden waste (if applicable) x 240 litres
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Yes / ~~No~~ (delete as appropriate)

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste - 1no. 360 Wheelie Bin Dry recycling (include material type details) - 2no. 360 Wheelie Bins (Paper and mixed) Food Waste - 1no. 360 Wheelie Bin Industrial Waste - Other -

Has / will a contract be obtained with a licenced waste carrier?	Yes / ~~No~~ (delete as appropriate

Based on Class E retail area of 162m2 at rate of 50L/10m2 of refuse Total min requirement would be 810L - Current proposal is for total of 1440L to cater for a variety of uses.

2

Mixed Use Developments

Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?	Yes / ~~No~~ (delete as appropriate)

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

All storage areas are external

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

See plans in Design Statement and drawing P06A

Ensure all bins in the store are accessible	☑
Ensure recycling facilities are as easy to access as general refuse	☑

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - Open to air Hygiene - Weekly washdown by Landlord

3

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

Tenants will be responsible for placing bins at the kerbside and returning to storage areas. Landlord will do regular checks to mauintain cleanliness

Please ensure that you have attached:

Detailed plans of bin stores	☑
Location plans showing stores	☑
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)	☑

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023, read in conjunction with the Waste and Recycling Service Standard found on the Council website.