Planning Design & Access Statement

Project: Outline Application for 4 Self-Contained Apartments
Site Address: 127 Oswald Road, Chorlton-cum-Hardy, Manchester, M21 9GE
Prepared By: DS Design & Planning
Date: November 2025
Client: Mr Mohammed Yusuf

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1. Introduction

This Design and Access Statement has been prepared in support of an outline planning application for the erection of **four self-contained residential apartments** at 127 Oswald Road, Chorlton-cum-Hardy, Manchester, M21 9GE. The proposal seeks to provide high-quality residential accommodation within an established urban setting, consistent with local and national planning policy objectives to optimise urban housing delivery.

The statement has been prepared in accordance with the requirements of **Section 42 of the Planning and Compulsory Purchase Act 2004** and **Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015**. It follows guidance set out in the **National Planning Policy Framework (NPPF, 2023)** and **Manchester City Council's Core Strategy (2012)**.

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2. Site and Context

The site is located along **Oswald Road**, within the established residential suburb of **Chorlton-cum-Hardy**, approximately 4 miles southwest of Manchester city centre. The immediate area is characterised by a mix of traditional semi-detached and terraced dwellings, small apartment conversions, and local amenities along Barlow Moor Road.

The existing building on-site is a two-storey structure with a loft level, of traditional red-brick construction, previously used for residential purposes. The property benefits from good access to public transport, being within walking distance of **Chorlton Metrolink Station** and multiple bus routes.

The surrounding context includes residential developments of varying densities, making the site suitable for modest intensification.

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3. Design Proposal

Use:
The proposed use is C3 (dwellinghouses), comprising four self-contained apartments.

Amount and Scale:
Each apartment is arranged across the ground, first, and second floors, providing generous internal floor space and improved vertical living layouts.

Layout:
The proposed plans (see DS Design drawings A100–A102) illustrate efficient internal layouts

with open-plan living spaces, modern kitchens, and two-bedroom configurations. Shared vertical stacking provides structural and service efficiency.

Scale and Massing:
The proposed building will maintain the overall scale and rhythm of the existing street scene. The height and roof form have been designed to complement neighbouring properties, avoiding over-dominance or overshadowing.

Appearance and Materials:
A contemporary yet sympathetic approach is proposed, utilising brick and render to reflect the traditional context of Chorlton's housing stock. Architectural articulation will enhance visual interest while ensuring cohesion with the local vernacular.

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4. Access and Movement

Vehicular Access:
Vehicular access will be via the existing entry point from Oswald Road. On-site parking is limited, reflecting the site's highly sustainable location and proximity to public transport and cycle routes.

Pedestrian Access:
Safe and level pedestrian access will be provided from Oswald Road directly to the main entrance. The proposal ensures inclusive design principles are met in accordance with **Approved Document M of the Building Regulations**.

Cycle Storage:
Secure cycle storage will be provided to encourage sustainable travel choices.

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5. Sustainability and Amenity

The proposal aims to achieve high environmental performance by incorporating:

- Modern thermal insulation and efficient heating systems;
- Use of sustainable building materials;
- Water-efficient fittings and energy-efficient lighting;
- Natural light and ventilation to all habitable rooms;
- Provision of private or communal amenity space at the rear.

The layout avoids overlooking or overbearing impacts on neighbouring dwellings and respects existing privacy distances.

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6. Planning Policy Context

The proposal aligns with the following policies of the **Manchester Core Strategy (2012):**

- **Policy H1** – Meeting Manchester's housing needs

- **Policy DM1** – Development Management considerations
- **Policy EN2** – Renewable energy and low carbon development
- **Policy SP1** – Spatial principles

It also supports the **NPPF's presumption in favour of sustainable development**, promoting efficient use of urban land and high-quality housing design.

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7. Conclusion

The proposed development at 127 Oswald Road represents a **sustainable and contextually appropriate** form of residential development. The scheme provides high-quality accommodation, respects the local character, and supports Manchester's housing delivery objectives.

In summary, the proposal:

- Makes efficient use of brownfield land;
- Enhances the visual quality of the site;
- Promotes sustainable living and accessibility; and
- Provides much-needed housing choice in Chorlton.

Thank you for your consideration.

Prepared by DS Design & Planning