

Design and Access Statement

44 Manchester Road, Chorlton-cum-Hardy, Manchester, M21 9PH

Change of Use to Residential (Class C3), addition of single storey rear extension and associated landscaping works.

March 2026



This document has been prepared for and on behalf of Julie and Duncan Struthers

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1.0 Introduction

The applicants are a young family currently living in the area, and have outgrown their current residence. They have spotted an opportunity to convert the property at the application site back into residential use, extend and modify it’s layout in order to provide them with sufficient space to suit the needs of their growing family.

The designs include interlinked kitchen, living and dining spaces that improve the usability of the property for modern living, whilst the building fabric will be significantly upgraded to meet current building regulations as part of the works.

Darwent Architecture Ltd have been appointed by the applicants to prepare this Design & Access Statement, which outlines their intentions for a change of use from Commercial / Business (Class E) to Residential (Class C3) and extension of the existing property.

Please refer to the accompanying planning drawings which are included as part of this application.

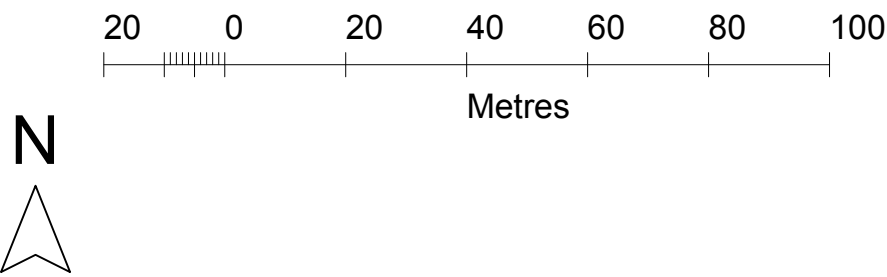
2.0 Site and Location

The site is located on Manchester Road, within Chorlton District Centre and therefore permitted development rights have been removed for Change of Use from Class E to Class C3 under an Article 4 direction. Within the District Centre, there is an existing mix of residential and other use classes, including at the two neighbouring properties either side of the application site.

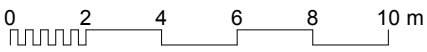
The site is oriented east-west and is part of a street scene consisting of semi-detached and terraced properties which are set back from Manchester road with large driveways. The property itself is a semi-detached adjoining no.46 and has existing pedestrian and vehicular access directly from Manchester Road to the west.

The site has a large north-east facing rear garden with access provided by a side passageway to the south.

The site is not located in a conservation area and is not located in a flood plain.



3.0 Existing Dwelling



1:200 Scale



Overview

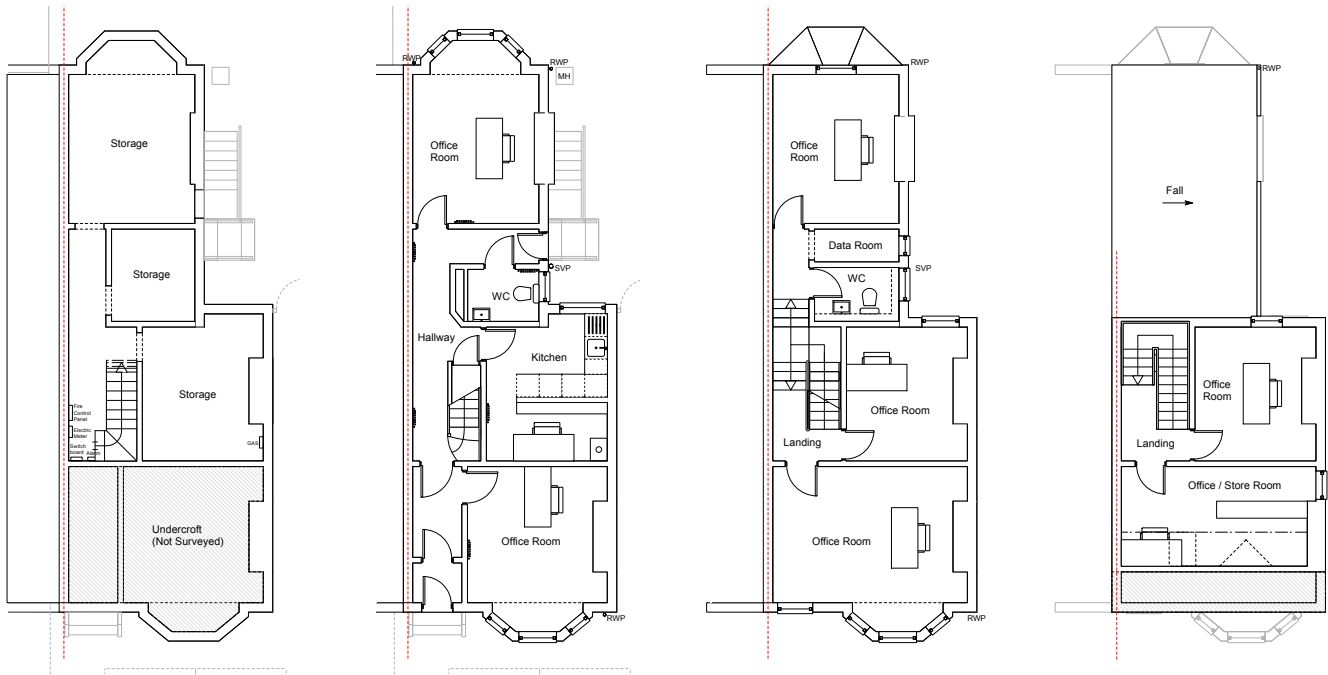
The existing dwelling is a semi-detached, four-storey property adjoining no.46. The property is red brick built with a blue slate roof and of late 19th century construction. The property features black painted timber fascias, black uPVC gutters and downpipes, and non-original cement render to the side wall which is in a poor state. Windows throughout have been replaced with white uPVC, and a uPVC / polycarbonate roof has been added to the kitchen window bay.

Originally built as a residence, with landscaped gardens to the front and rear, the building has subsequently been converted for use as an office with parking to the front. The property is currently in use as an office for a single tenant, who will be vacating the premises at the end of their tenancy in the coming weeks.

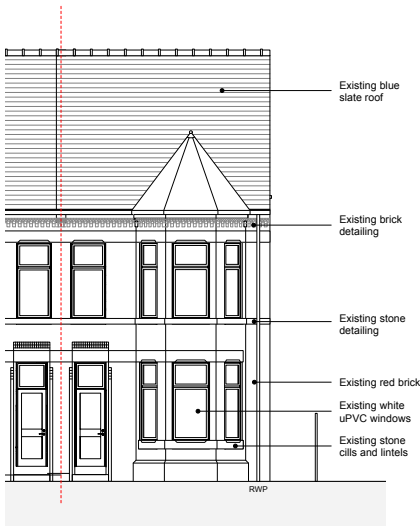
Layout

The property consists of a large basement divided into 4no. rooms currently used as storage, which are accessed via stairs from the hallway. At ground floor level are 2no. office rooms, a kitchenette and WC. The original stairs lead to 3no. further office rooms, a further WC and data room. At second floor level are a sixth office room and store room.

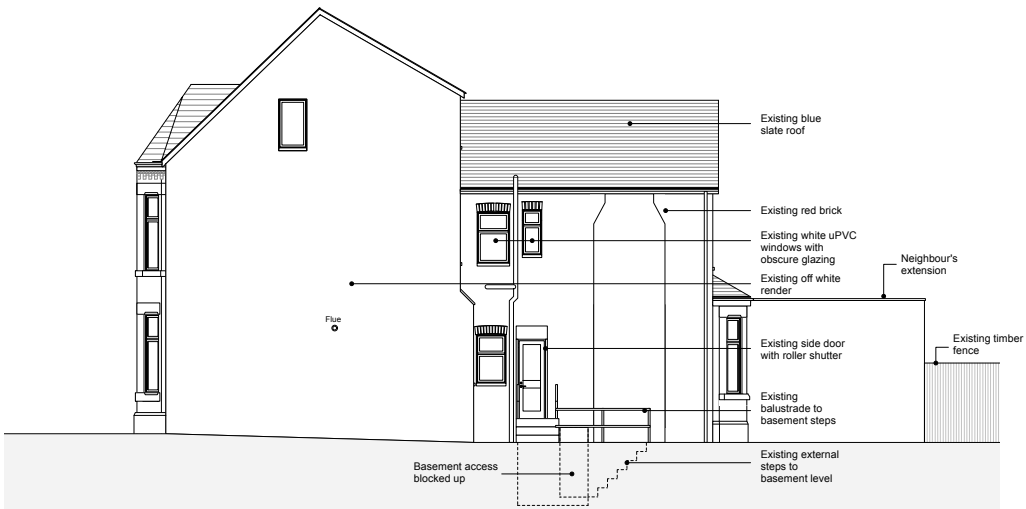
Externally, the original basement steps to the side of the property remain, however access has been removed through bricking up the existing doorway. Side access is provided by external steps leading to a side door with roller shutter. To the rear is a large garden bound by timber fences and a large single storey extension to no. 46 which projects 5.6m from the existing building line.



Existing Floor Plans
1:200 Scale



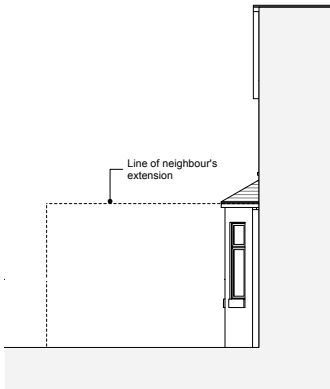
Existing Front Elevation
1:200 Scale



Existing Side Elevation
1:200 Scale



Existing Rear Elevation
1:200 Scale



Existing Party Wall Elevation
1:200 Scale

4.0 Client Brief

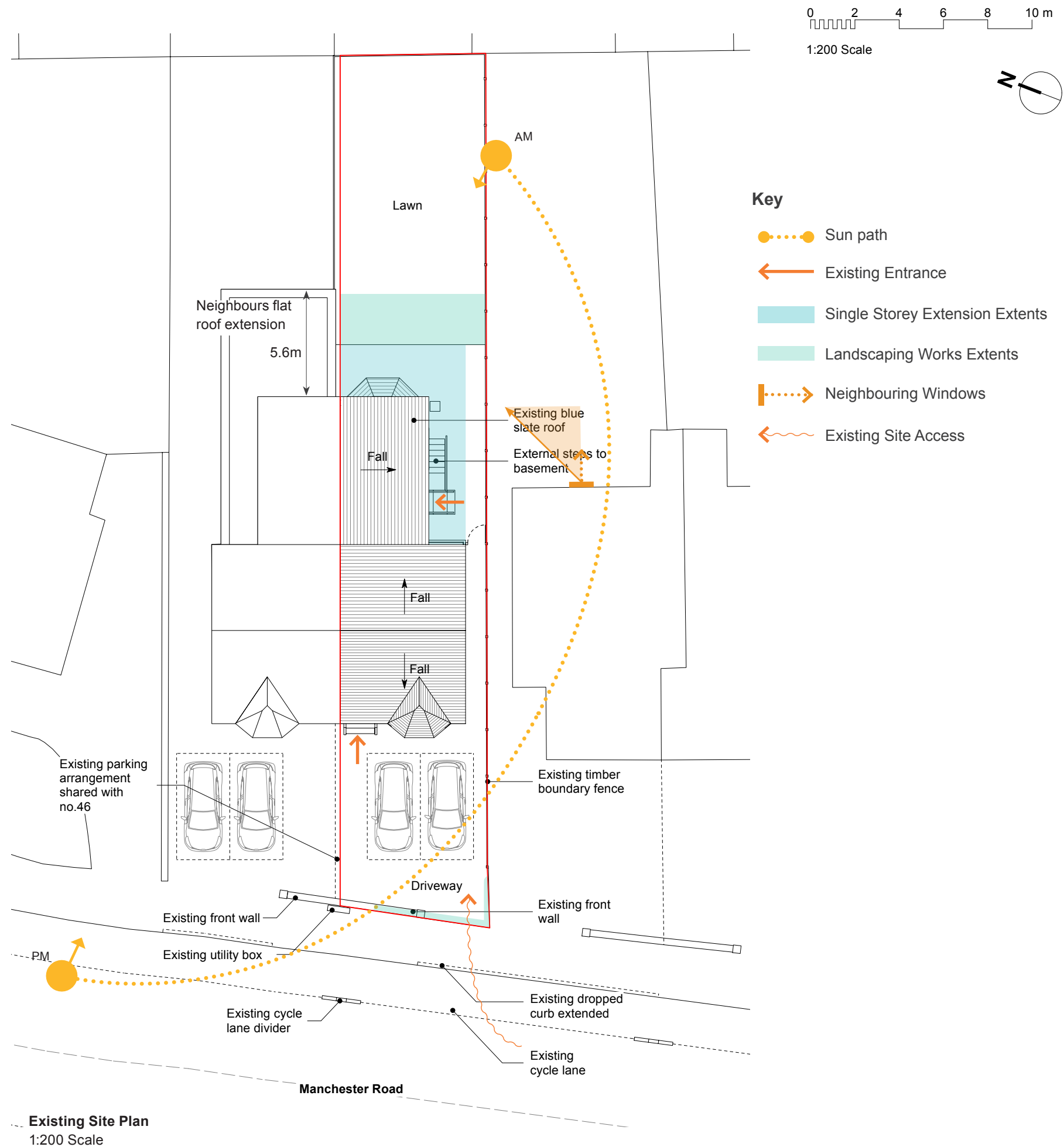
The applicants are seeking to change the use of the property from commercial use back to residential (Class C3) for use as a family home.

As part of the works they would like to:

- Upgrade the existing structure and services to comply with current building regulations.
- Install a fully functioning kitchen and bathroom.
- Remodel the internal layout to make it more functional for modern day living.
- Extend the property at ground floor level to provide additional space for a young family.

Key Considerations

- Neighbouring windows at ground floor level are rearward facing. The extension should have a lean-to roof to prevent loss of light.
- The extension should not project too far rearwards in order to prevent overbearing.
- The width of the wall to the driveway is to be co-ordinated with the existing utilities box and cycle lane dividers.
- The height of the extension should approximately match that of the neighbouring flat roof extension.



5.0 Pre-planning Consultation

Enquiry

A brief pre-planning enquiry was submitted to Manchester City Council in December 2025 to understand if converting the property back into residential use and making amendments to the existing driveway was acceptable in principle.

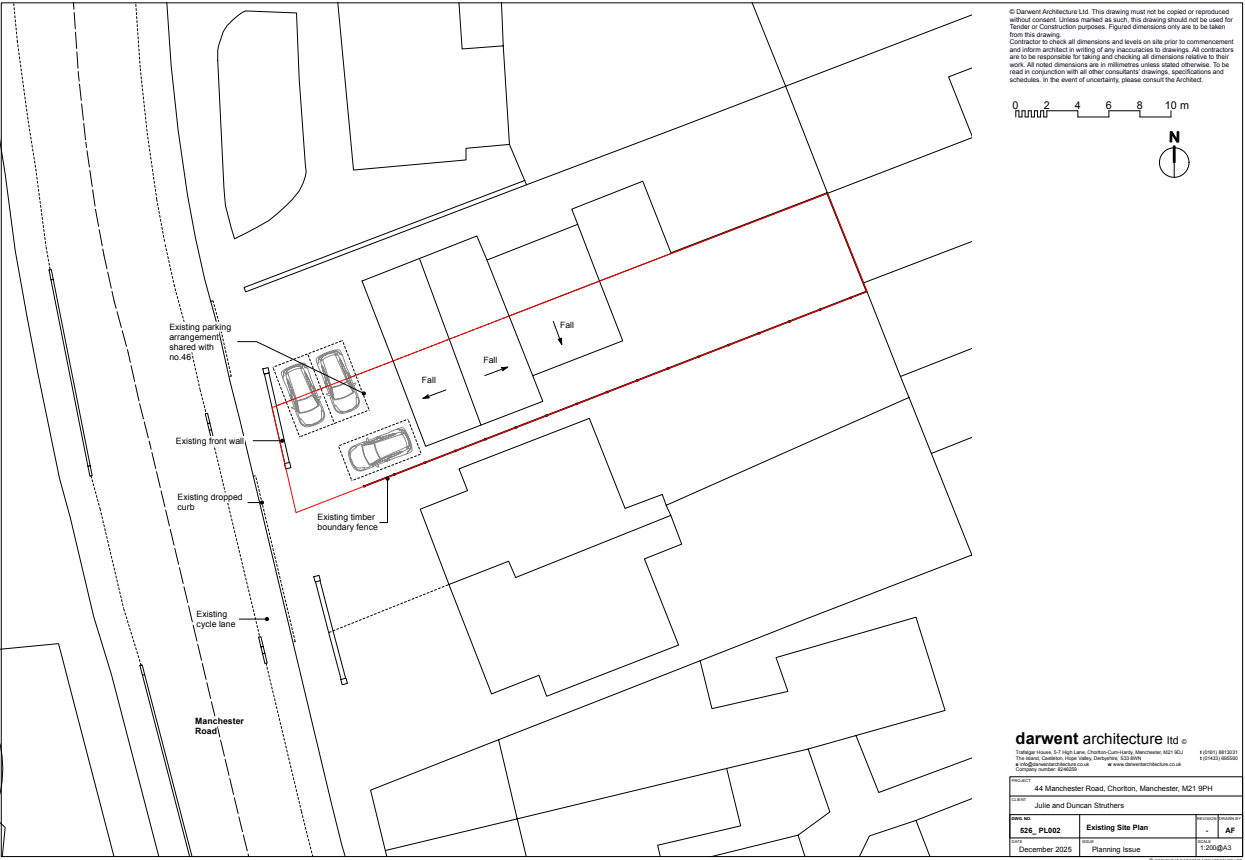
Response

The response from Manchester Council was that there was no objection in principle to the conversion back into a family house.

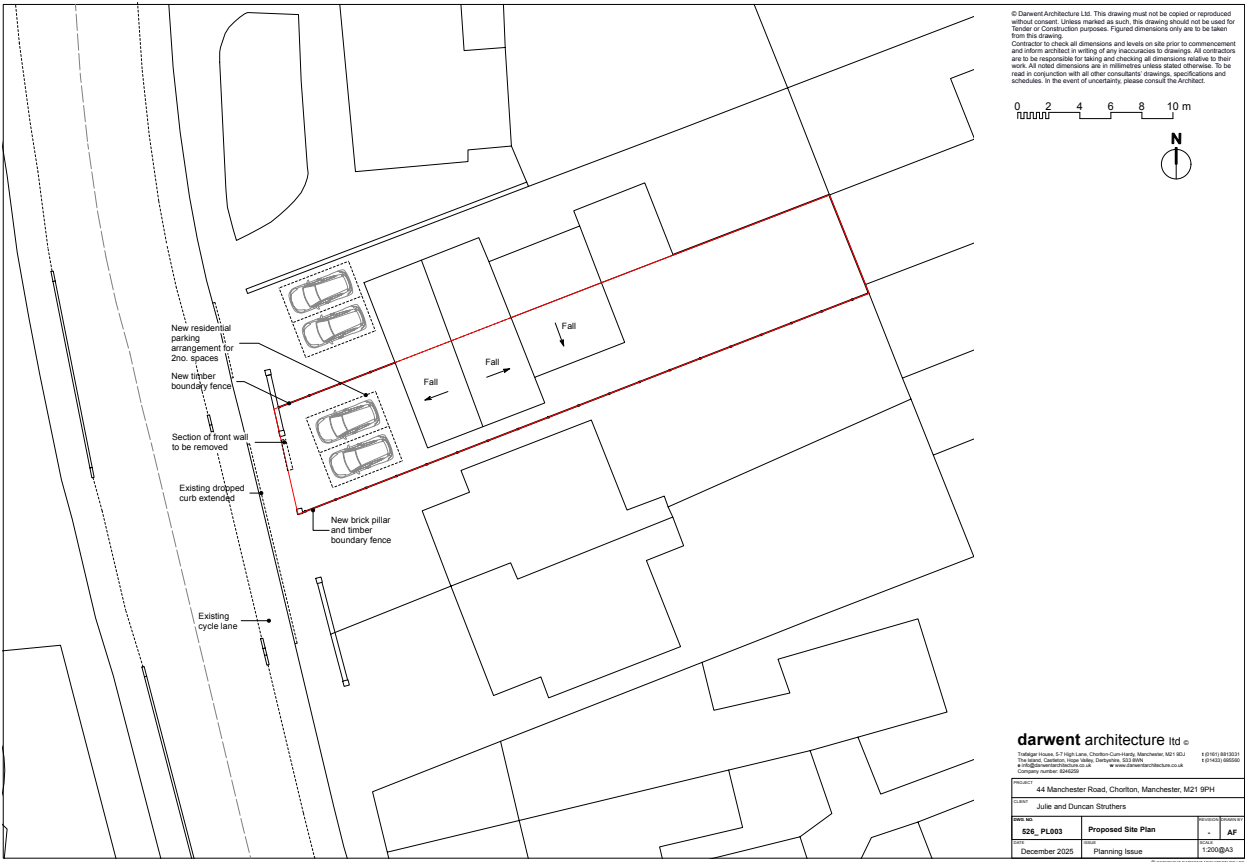
The response from Manchester Council Highways was that:

“Overall looks fine – they have identified that the existing dropped-kerb will need extending. I think this looks ok but it would be beneficial to see how the access/ wall removal aligns with the existing cycle-lane divider and the green utility box. EV provision and cycle parking would be required too.”

As a result of pre planning discussions, measurements and locations of the utilities box and cycle lane dividers have been clarified after measured survey and the drawings subsequently amended. EV charging and cycle storage have also been added to the proposals.

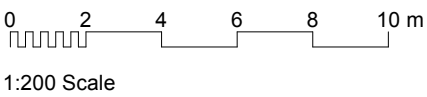


Existing Site Plan (Not to scale) Submitted as part of Pre-Planning Discussions



Proposed Site Plan (Not to scale) Submitted as part of Pre-Planning Discussions

6.0 Proposed Scheme



Layout

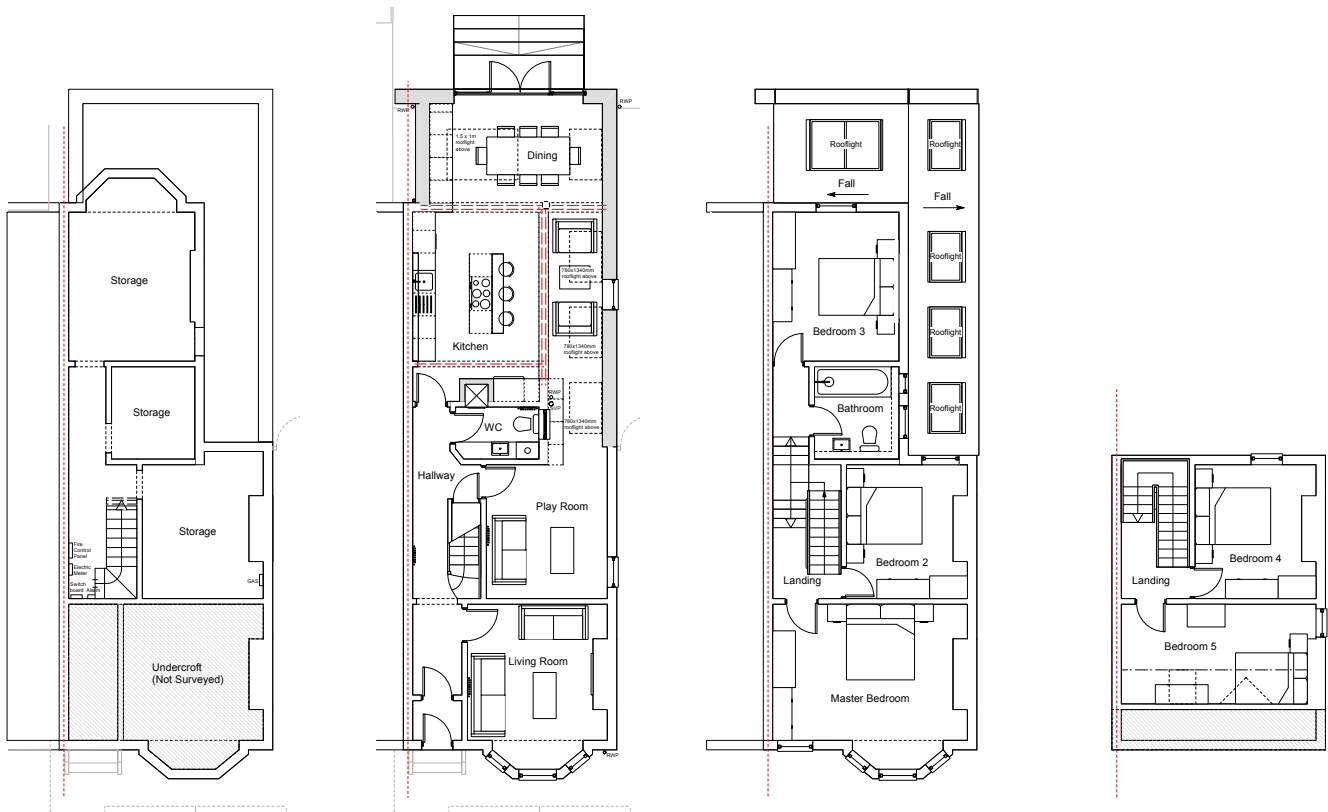
It is proposed to extend the existing house with a wrap around extension in line with the existing side external wall and projecting 3m to the rear. This combined with internal amendments allows for a more functional ground floor layout with open plan kitchen / dining. Proposed new glazed patio doors lead directly from the kitchen / dining to the rear garden.

Throughout the property, it is proposed to reinstate the use of the original bedrooms therefore creating 5no. bedrooms, in addition to reinstating a functioning bathroom at first floor level. The basement is to remain in use as storage.

External Appearance

The proposed wrap around extension appears features a lean-to roof to the side elevation with a series of roof lights within the roof slope. The extension is gabled to the rear facade with an offset ridge and parapet with stone coping. The offset ridge allows for increased internal ceiling heights, while maintaining eaves heights to match the neighbouring flat roof extension.

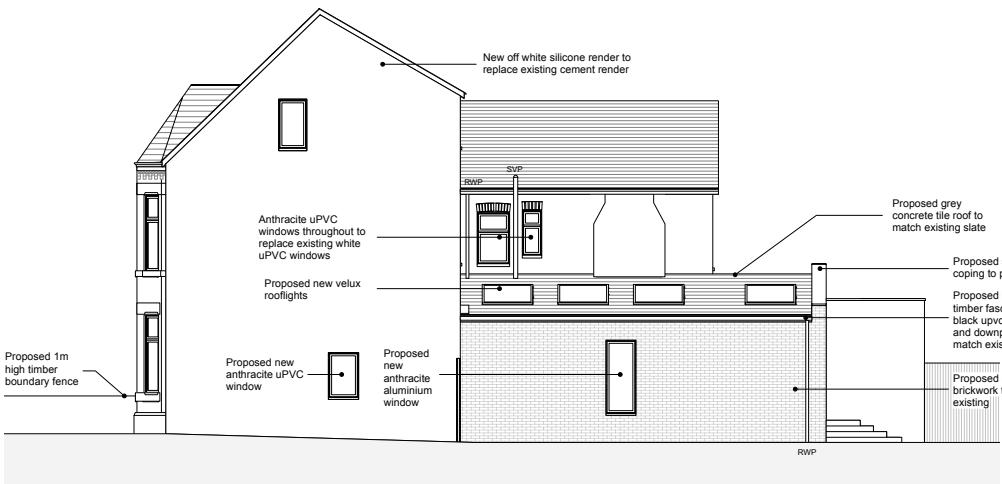
The proposed extension is to be built in red brickwork to match the existing property, with a concrete tiled roof to match the existing blue slate roof. Glazed patio doors to the rear are to be Crittall style aluminium doors in anthracite with sidelights and a gabled fanlight. uPVC windows are to be replaced throughout with anthracite uPVC windows.



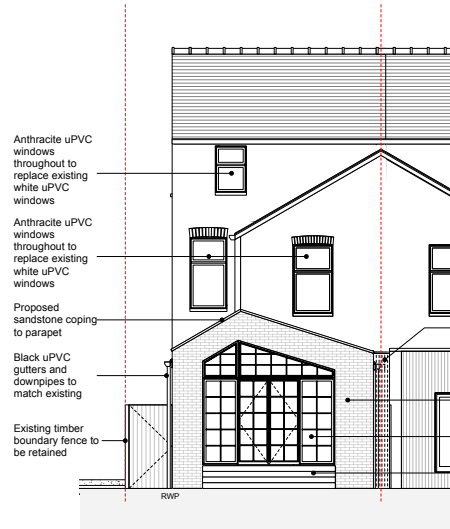
Proposed Floor Plans
1:200 Scale



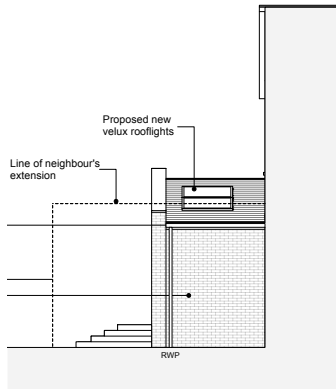
Proposed Front Elevation
1:200 Scale



Proposed Side Elevation
1:200 Scale



Proposed Rear Elevation
1:200 Scale



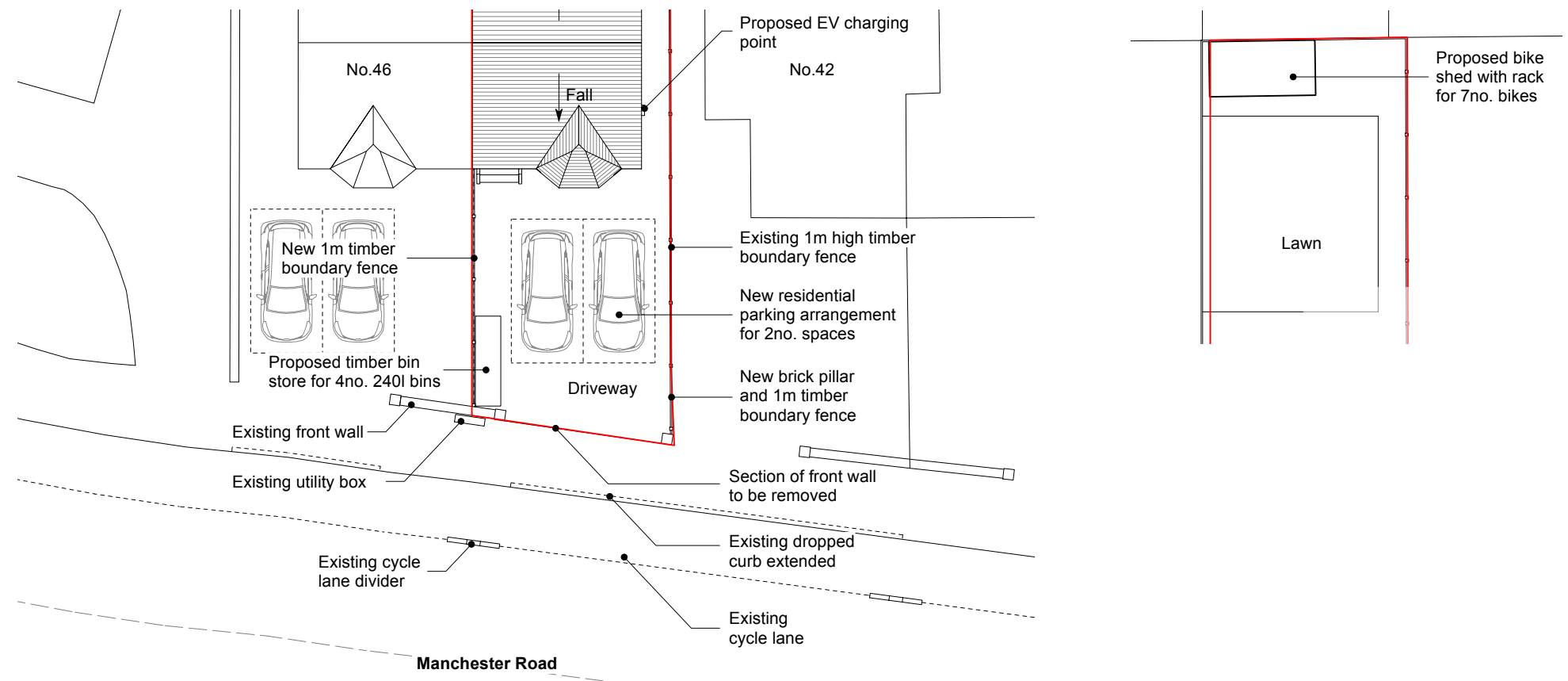
Proposed Party Wall Elevation
1:200 Scale

7.0 Access and Parking

The existing access is directly off Manchester Road, with 2no. vehicular parking spaces located to the front of the property.

It is proposed to widen the existing driveway access by removing a section of the existing front wall. This has been co-ordinated with the existing utilities box and concrete cycle lane divider to minimise disruption. It is also proposed to extend the existing dropped curb to the extents of the proposed driveway.

The property is a short distance north of the Barlow Moor Road - Wilbraham Road junction, with good public transport and active travel infrastructure. Dedicated cycle storage is also included as part of the proposals and therefore the demand for vehicles is reduced.



8.0 Environmental Impact & Ecology

Please refer to the sustainability statement below that addresses the reduction of carbon emissions and incorporation of measures to reduce the contribution to climate change:

A. Making the most efficient use of land, buildings and natural resources including site layout and building design.

- It is proposed to retain, re-use and extend the existing structure, which reduces the amount of new material required.
- Existing brick will be salvaged and re-used in the proposed works where possible.
- As part of the change of use, it is required that the existing building fabric is insulated to meet current building regulations for thermal performance.
- In keeping with Government directives on energy efficient homes, it is intended to insulate all new construction to meet current building regulations for thermal performance.
- All new construction will incorporate Accredited construction details to maximise the dwelling's energy efficiency and improve thermal performance of the envelope.
- Discarded materials will be recycled or re-used where appropriate.

B. Taking account of the energy hierarchy

Level 1- Reduce the need for energy

- By incorporating a larger glazed opening to the east elevation in the main kitchen, living and dining space, this allows for an increased passive solar gain into this open plan space.

- The introduction of rooflights into this space will reduce the need for artificial lighting and therefore conserves energy.
- All windows and external doors will be upgraded in the scheme with replacement window and doors to include integrated trickle vents which allow for passive background ventilation. This minimises additional energy required for mechanical ventilation and reduces opportunities for heat loss via purge ventilation (e.g opening windows)

Level 2- Using energy more efficiently

- High levels of insulation will be installed within the walls, floor and roofs to meet current building regulations and improve energy efficiency.
- All new window and door units will be double glazed and achieve maximum U-values of 1.2W/m²K in line with Building Regulations.
- All windows and doors will be installed with expanding foam to achieve air and water tightness to 600 PA minimum.
- The wall and floor junctions will be sealed with flexible sealant and plasterboard dot/dab is applied in a continuous ribbon to comply with air tightness regulations.
- New sloping ceilings will be insulated with continuous PIR insulation with aluminium taped seams to achieve thermal and air tightness
- The existing boiler will be replaced with a A++ rated boiler which would significantly improve the efficiency of the main heating system within the property.
- Heating controls will be added as part of the internal upgrade which will prevent energy wastage.
- Energy efficient LED lighting will be utilised wherever spotlights are installed.

Level 4- Use low carbon and renewable energy

- The provision of an EV charging point will enable the clients to purchase an electric vehicle and therefore reducing reliance on fossil fuels.
- C. Achieving the highest possible standards of water efficiency
- The existing drainage system will be utilised for foul and surface water drainage.

9.0 Drainage

Drainage to the site is retained as existing using the existing mains sewer. New surface water collection will be drained to the existing combined drainage system. Refer to existing and proposed drawings for drainage layouts.

10.0 Flood Impact

As the site is within Flood Zone 1, a flood risk assessment is not required.

11.0 Refuse Collection

There is provision in the proposals for the storage of waste and recycling within a timber bin store located on the driveway. Collection services will remain as existing.

12.0 Further Information

For further Information please refer to planning drawings:

- 526_PL001 - Location Plan
- 526_PL002 - Existing Floor Plans
- 526_PL003 - Existing Site and Roof Plan
- 526_PL004 - Existing Elevations 1
- 526_PL005 - Existing Elevations 2
- 526_PL006 - Proposed Floor Plans
- 526_PL007 - Proposed Site and Roof Plan
- 526_PL008 - Proposed Elevations 1
- 526_PL009 - Proposed Elevations 2
- 526_Design and Access Statement

13.0 Conclusion

In summary and conclusion, it is considered that the proposed works should be considered acceptable.

The change of use is will bring the property back into residential use and provide much needed housing with good access to public and active travel infrastructure.

The proposed design has been carefully considered to improve the layout and functionality of the existing dwelling, considering the needs of the clients who will be investing in the future of the building, while working with and visually enhancing the existing structure. Upgrades to the building fabric such as replacement render, fixing damp issues and improving the thermal efficiency of the building will also help safeguard the building for the future.

Overall, the proposed works have been designed so that the proposed extension will sit harmoniously next to the existing property the surrounding residential context, whilst it is predominantly not visible from public views.

The proposals are in line with local and national planning policy, and should therefore be considered as acceptable.

The applicants would also appreciate that as part of the conditions, if the application is found favourable, that the permitted development rights for residential use be reinstated.