

BALHOLM COURT/ M20 6AH DESIGN & ACCESS STATEMENT

24/263 - 6001 - R00 | OCTOBER 2025

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1.0 INTRODUCTION

1.1 Statement

This Design & Access Statement has been prepared by ME Architects on behalf of the applicant for the site at Balholm Court, Wilmslow Road, Manchester M20 6AH.

It should be read in conjunction with all architectural drawings submitted to Manchester City Council, as well as the accompanying supporting documents, including Daylight and Sunlight Assessment prepared by Herrington Consulting, the Transport Statement by SCP Transport, BNG Report by Rachel Hacking Ecology, Heritage Statement by Hamilton-Grey Heritage Services, and Planning Statement by Planning Insight.

In addition to the proposed residential extension, the scheme also includes a range of improvement and refurbishment works to the existing building and site. These are considered planning benefits and will be fully funded by the applicant:

External works:

- External refurbishment to all existing elements, such as removal of cladding and introduction of new brick slips to the front elevation, and brick plinth to the ground floor level.
- New entry door to the block
- Installation of entry intercom system
- Upgraded boundary treatment
- Renewed pathways
- New dedicated cycle parking spaces for the existing residents
- Bird feeders

Internal works:

- Internal corridors repainted on all floors
- Internal ceilings repainted on all floors
- New flooring to communal areas on all floors
- New communal post box
- New flat numbers to all units

1.2 Location



2.0 SITE & CONTEXT

2.1 Ballbrook Conservation Area and Site Opportunities

Ballbrook Conservation Area

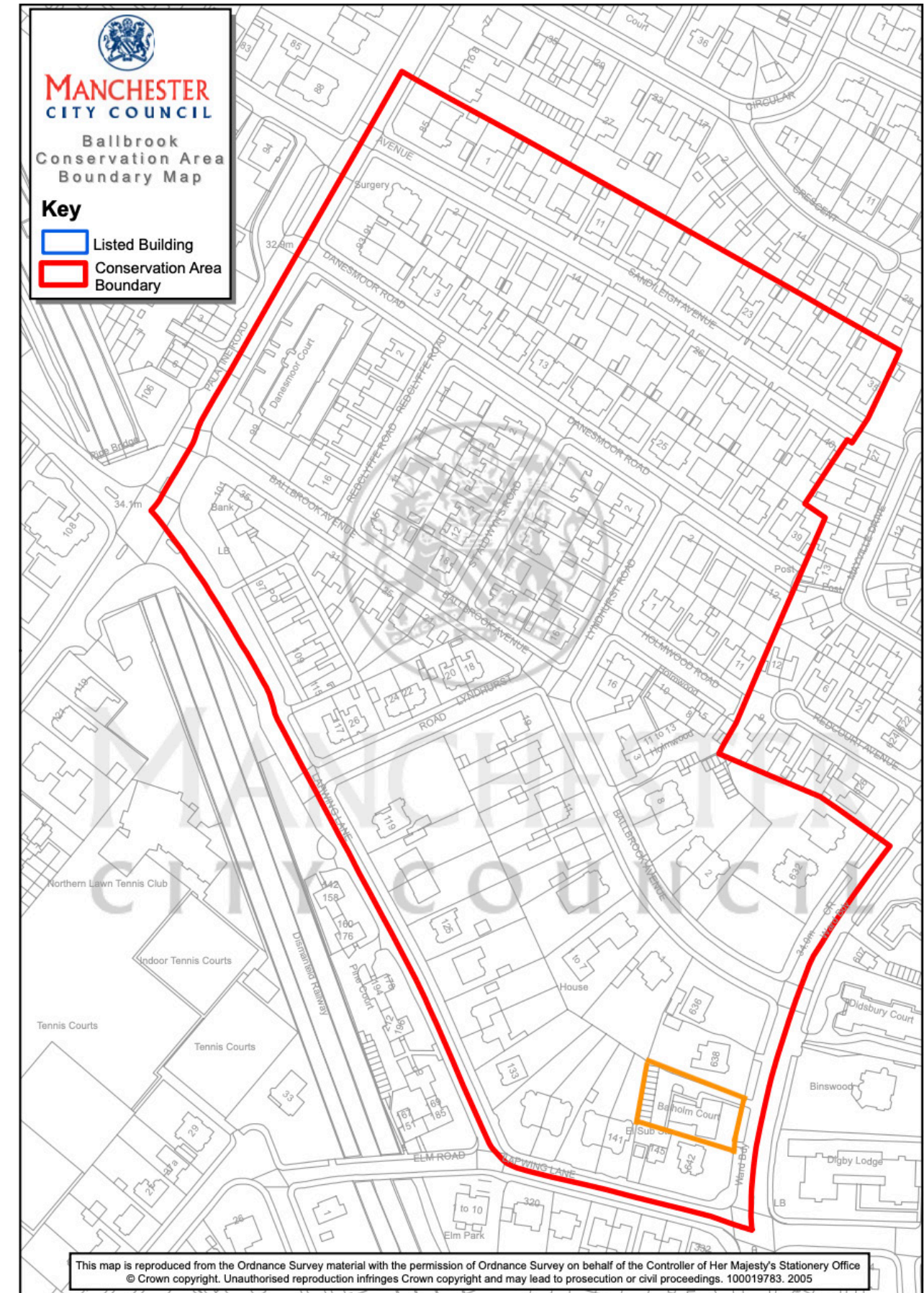
The site is located within the Ballbrook Conservation Area, which covers part of West Didsbury along Ballbrook Avenue and Wilmslow Road. The area features a coherent mix of substantial detached and semi-detached buildings, typically constructed in red or brown brick with tiled roofs, bay windows, and decorative timber detailing.

The streets are wide and tree-lined, with generous front gardens, mature landscaping, and original boundary treatments such as brick walls and hedging, all contributing to the area's strong suburban character. Later developments, including low-rise flats, generally respect the established scale and grain of the area.

Site Opportunities

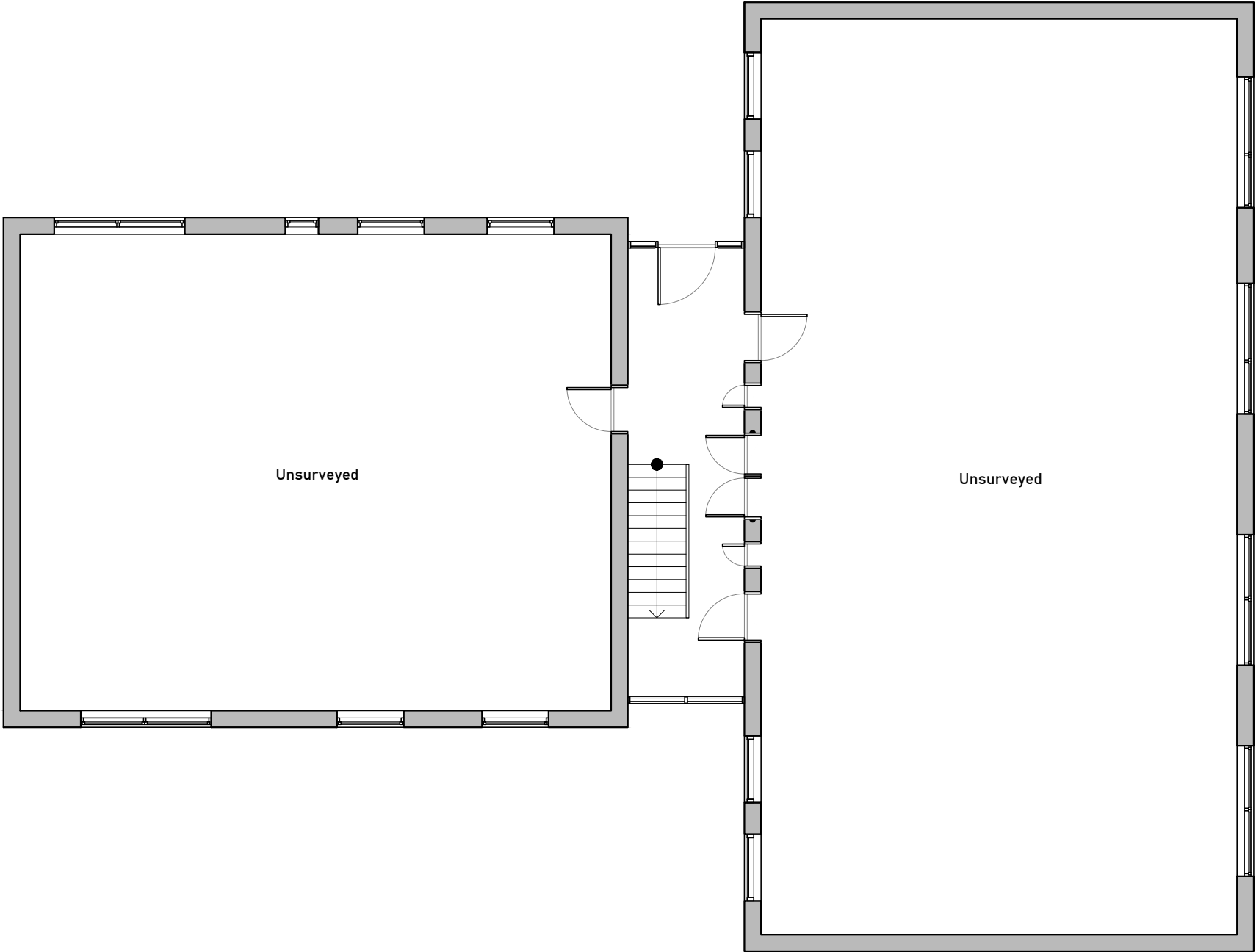
As the site lies within the Ballbrook Conservation Area, any proposed development must preserve or enhance its established character. This includes careful attention to building scale, materiality and green space. While the existing building deviates somewhat from the area's prevailing style, its setting provides an opportunity for a sensitively designed scheme that better integrates with its surroundings.

The proposal seeks to introduce additional homes and deliver a high-quality refurbishment of the existing building, which currently detracts from the area's character. The aim is to improve its architectural contribution to the conservation area through contemporary, contextually appropriate design, enhancing visual coherence and positively reinforcing the setting.



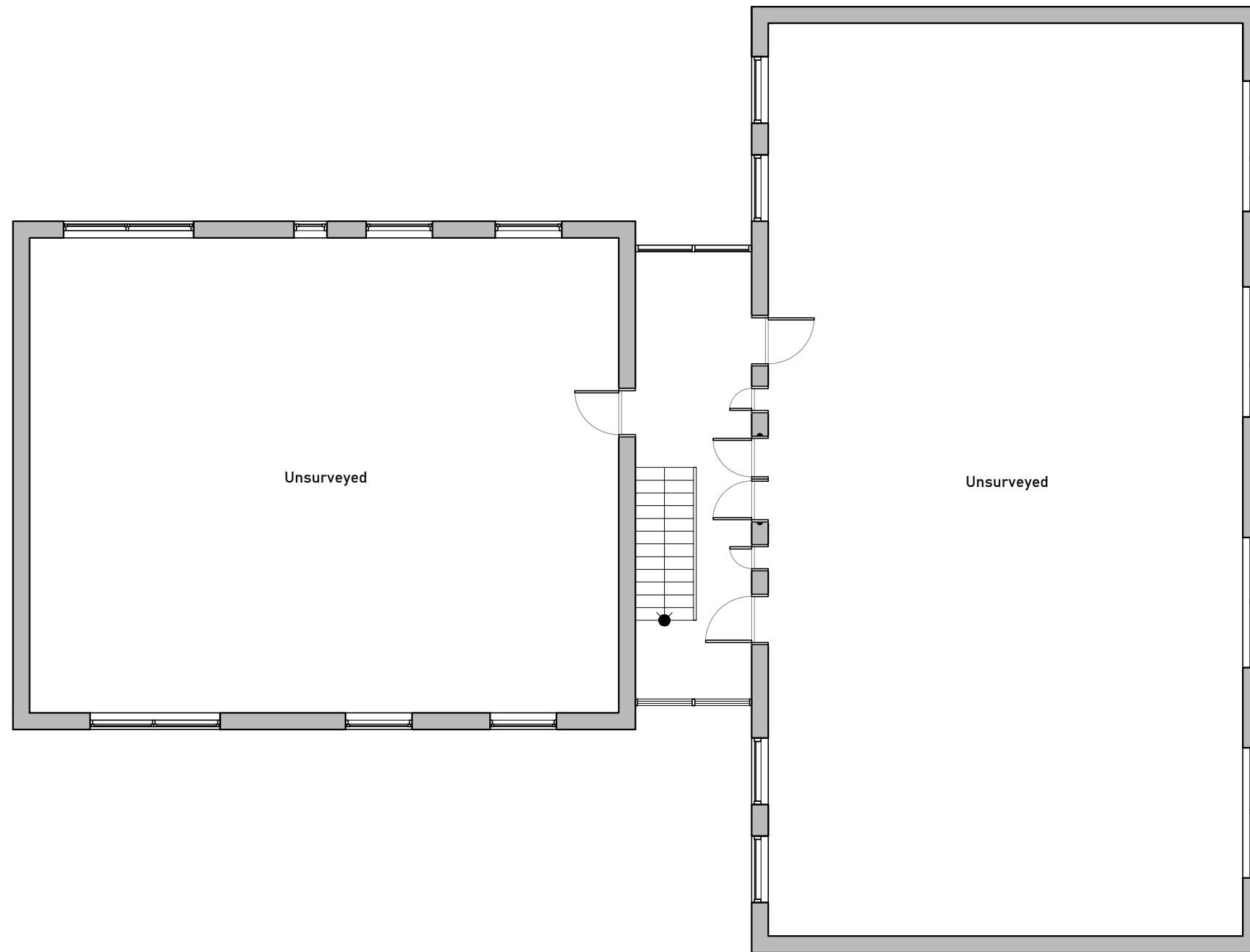
Site Aerial view of wider context

2.2 Existing Layouts



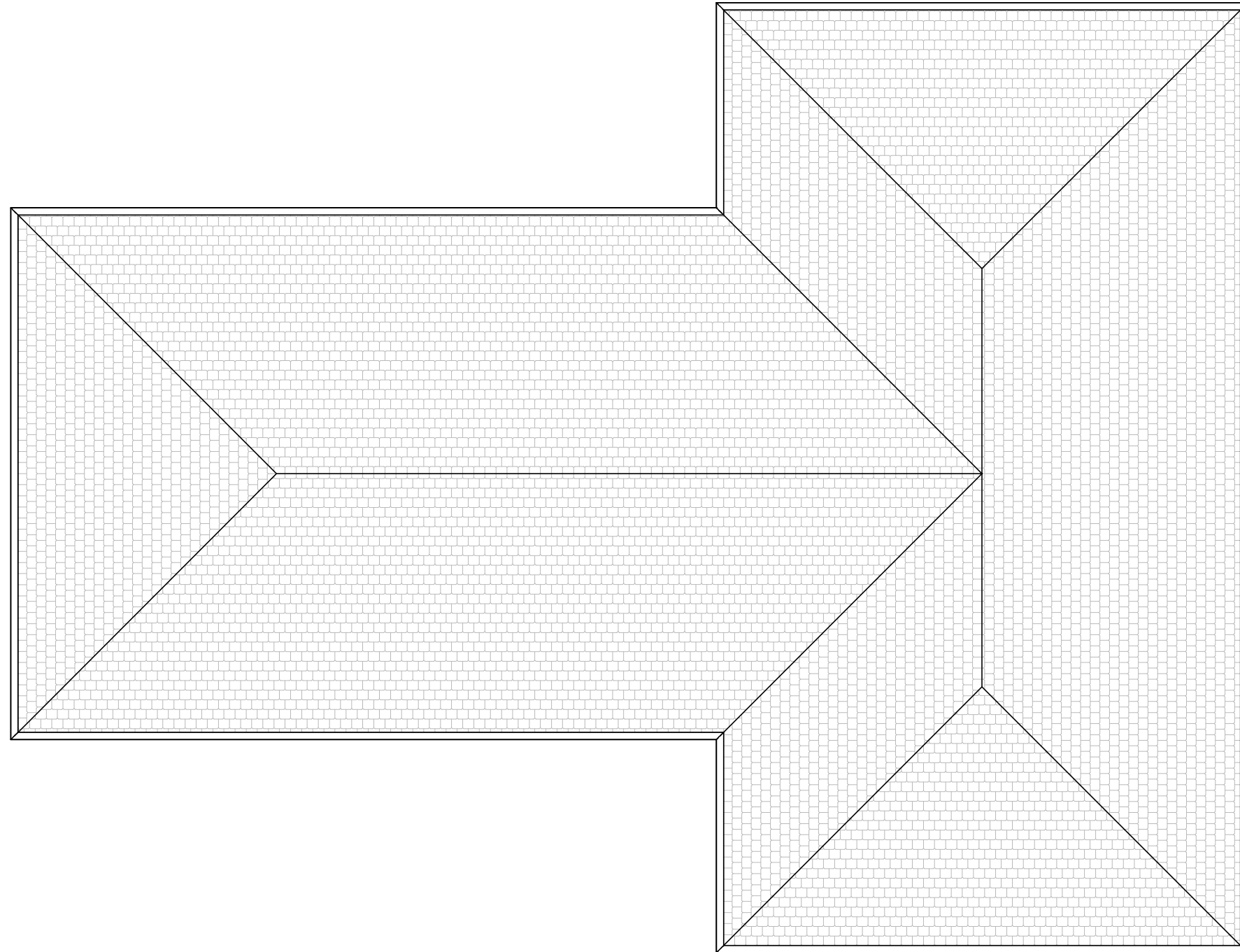
Existing Ground Floor Plan
Scale 1:100 @ A3





Existing First-Second Floor Plans
Scale 1:100 @ A3

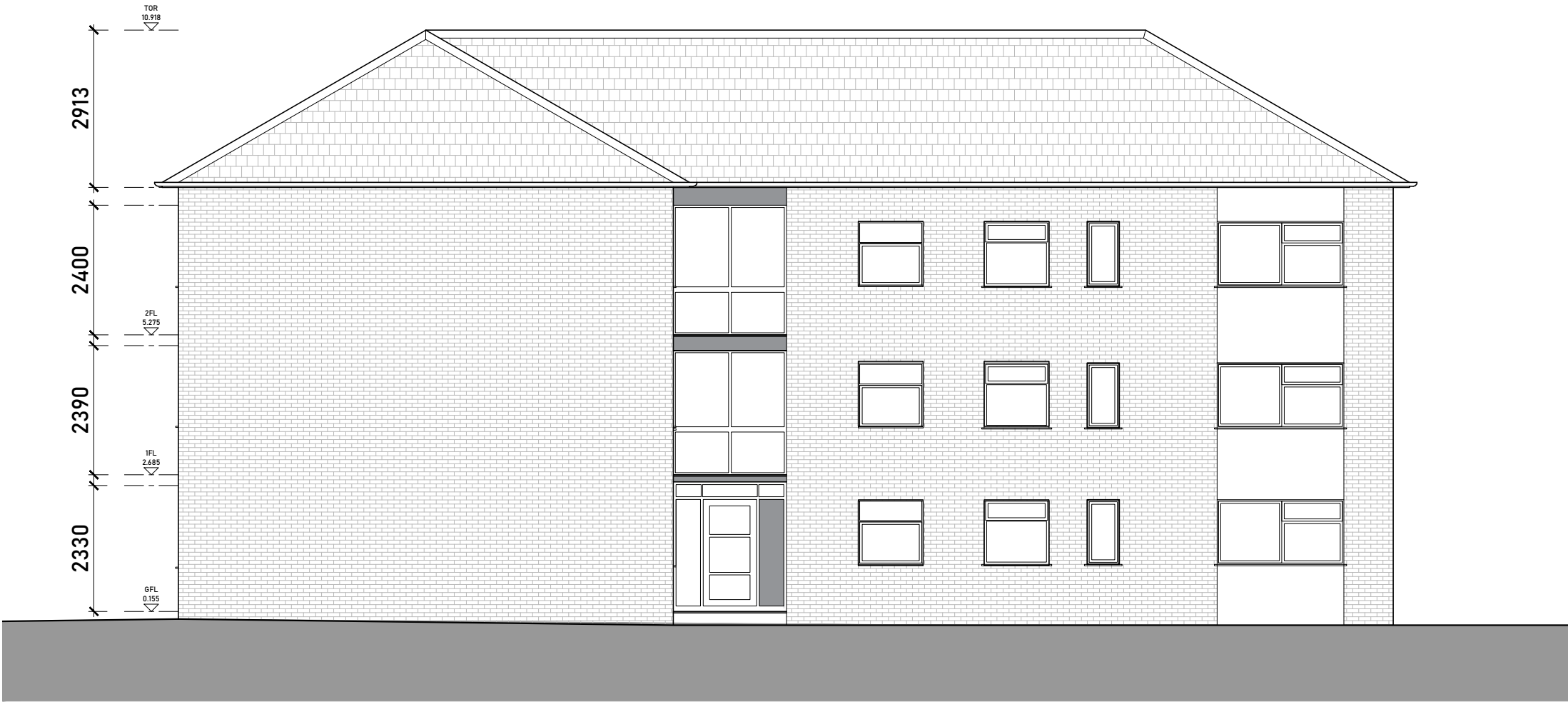




Existing Roof Plan
Scale 1:100 @ A3

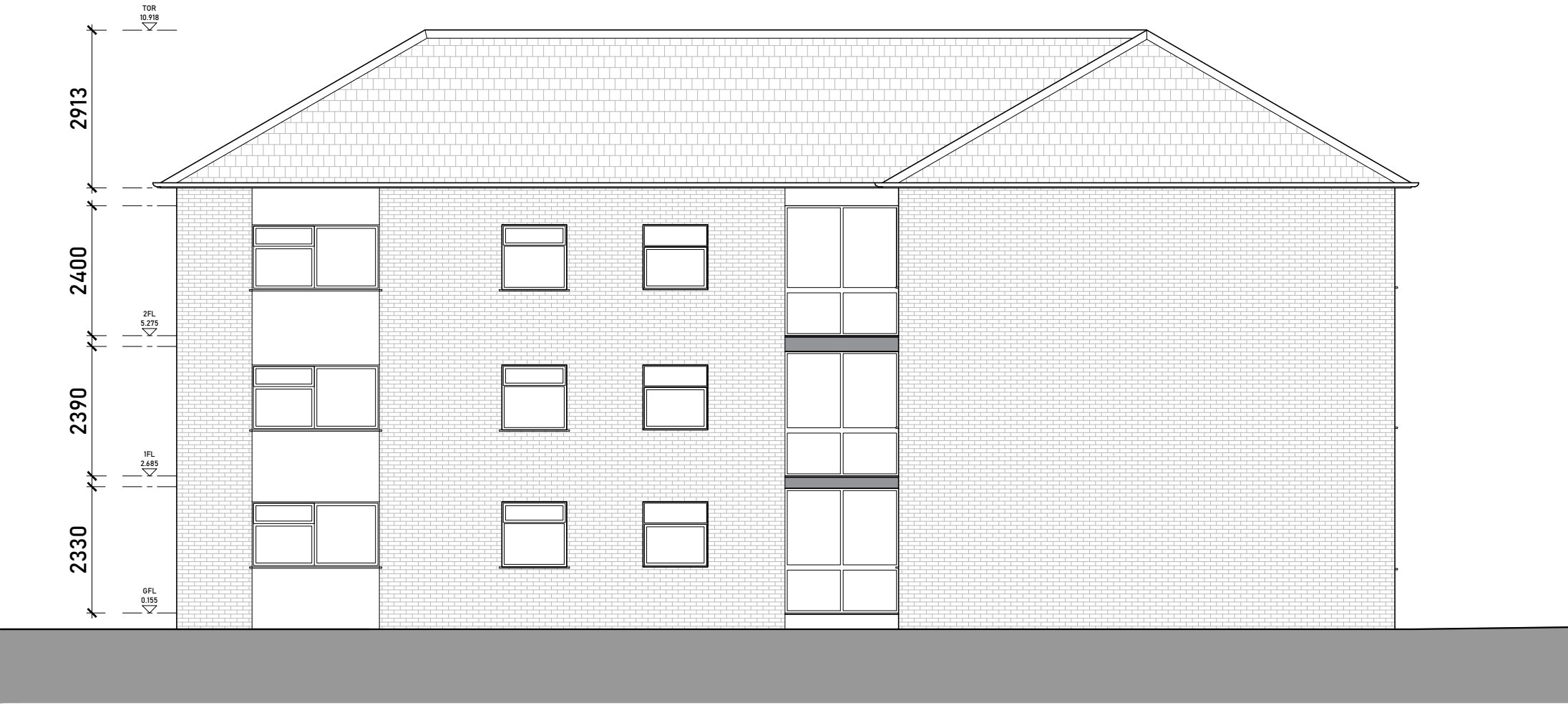


2.3 Existing Elevations



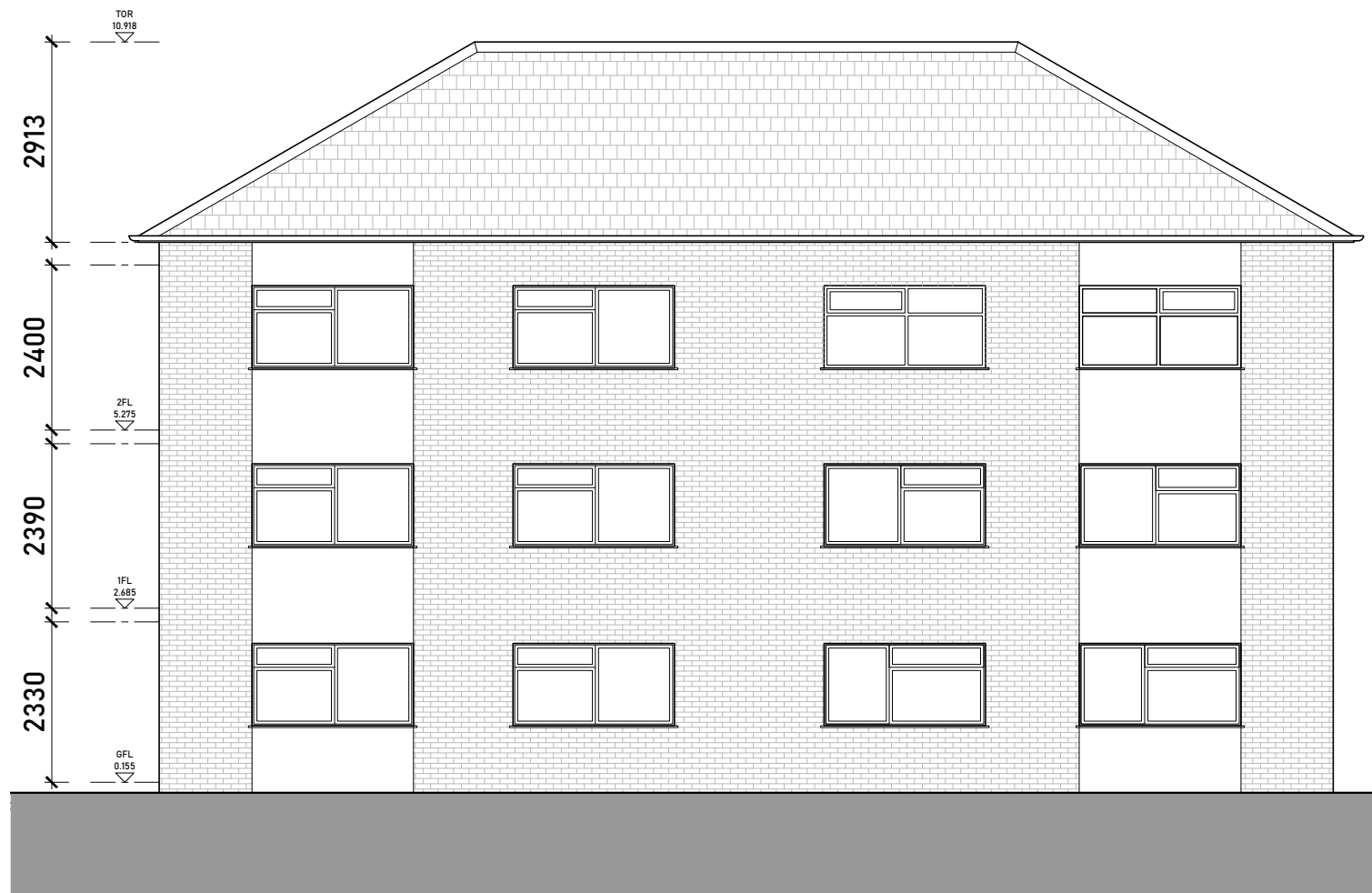
Existing Front (North) Elevation
Scale 1:100 @ A3



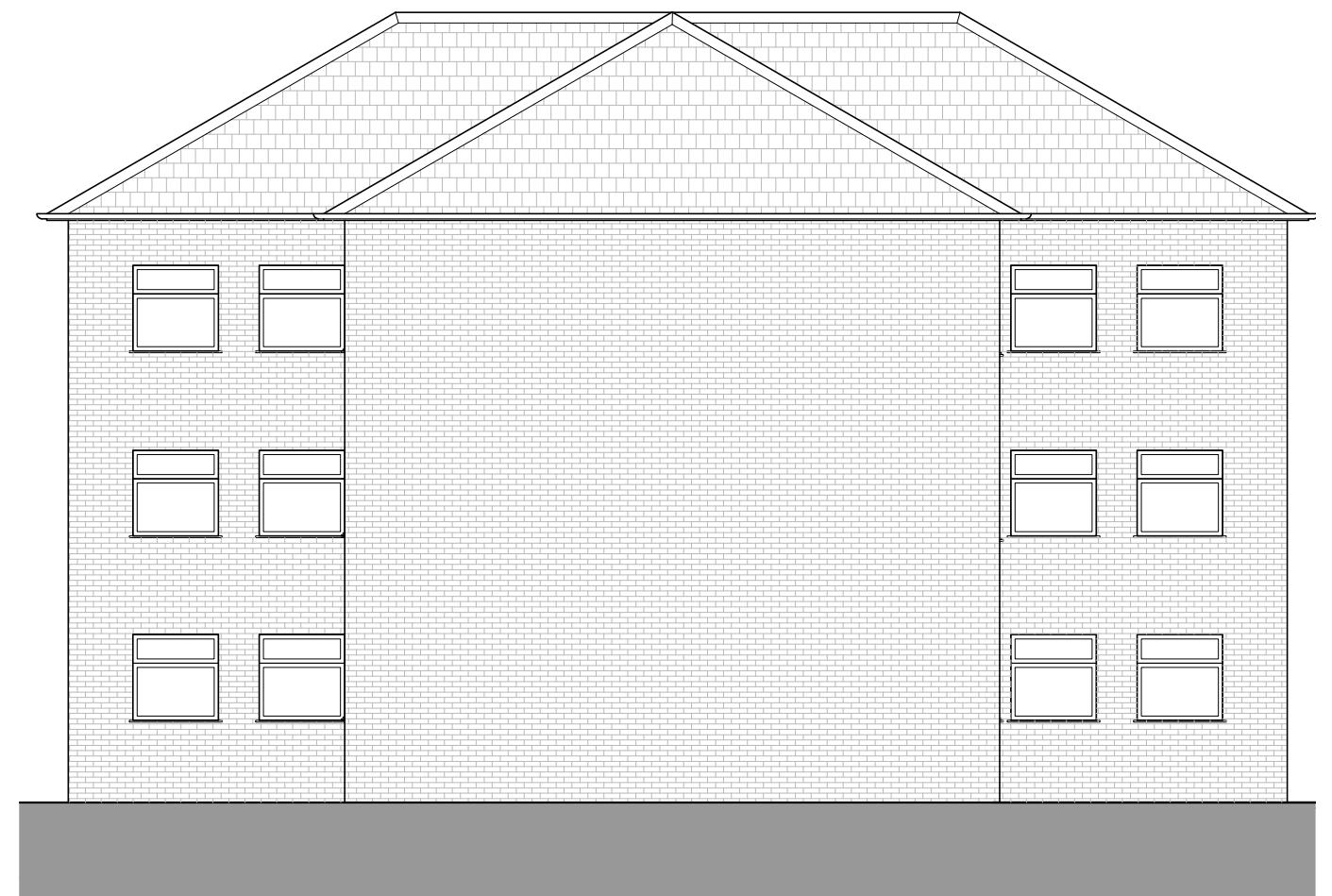


Existing Rear (South) Elevation
Scale 1:100 @ A3





Existing Side (East) Elevation
Scale 1:100 @ A3



Existing Side (West) Elevation
Scale 1:100 @ A3



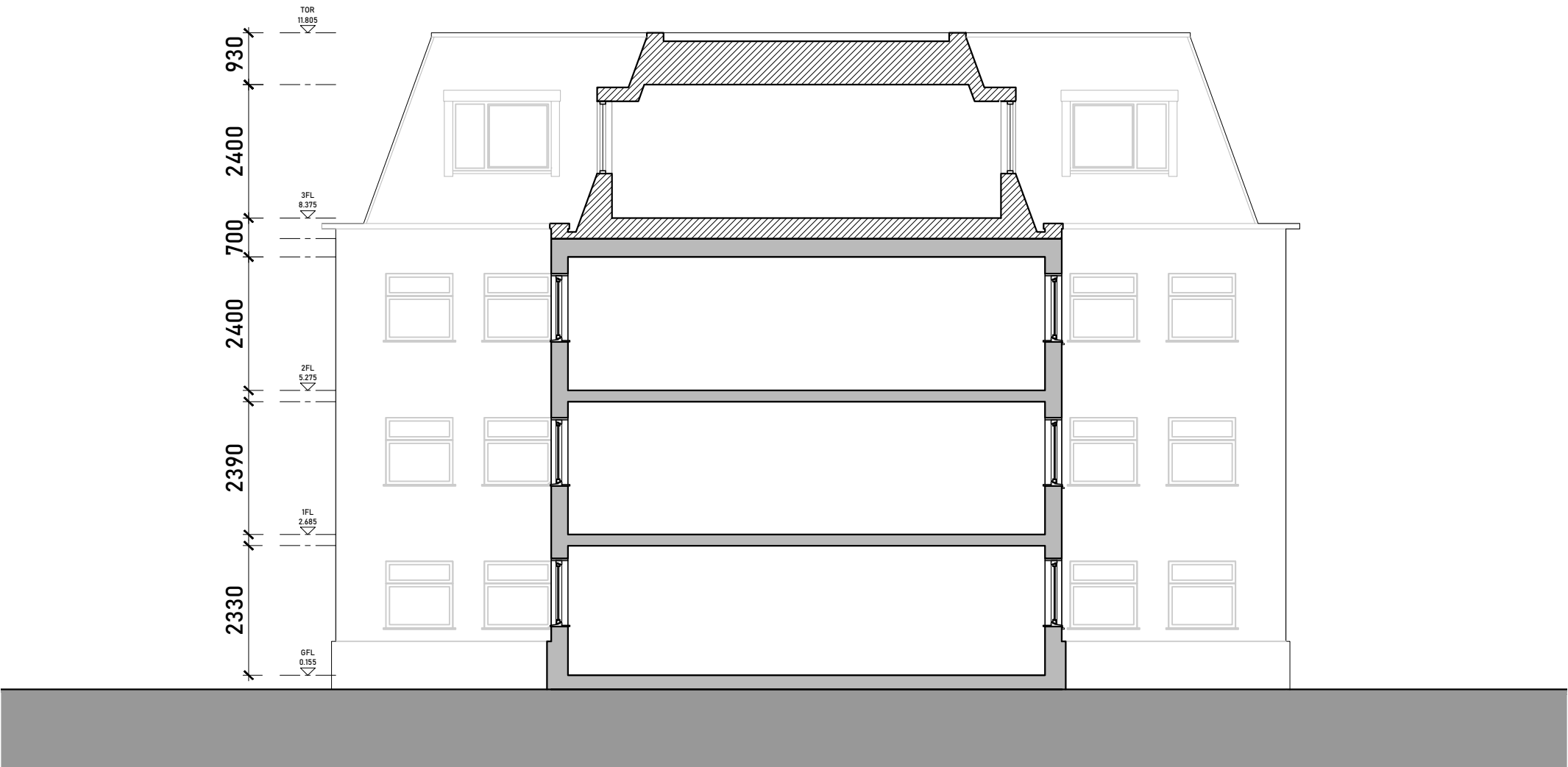
3.0 PROPOSED DESIGN

3.1 Layouts and Design

The existing building comprises 9 no. residential units over three floors, with shared access to a communal garden, bin store, and rear parking area, including 9 garages and 9 car parking spaces.

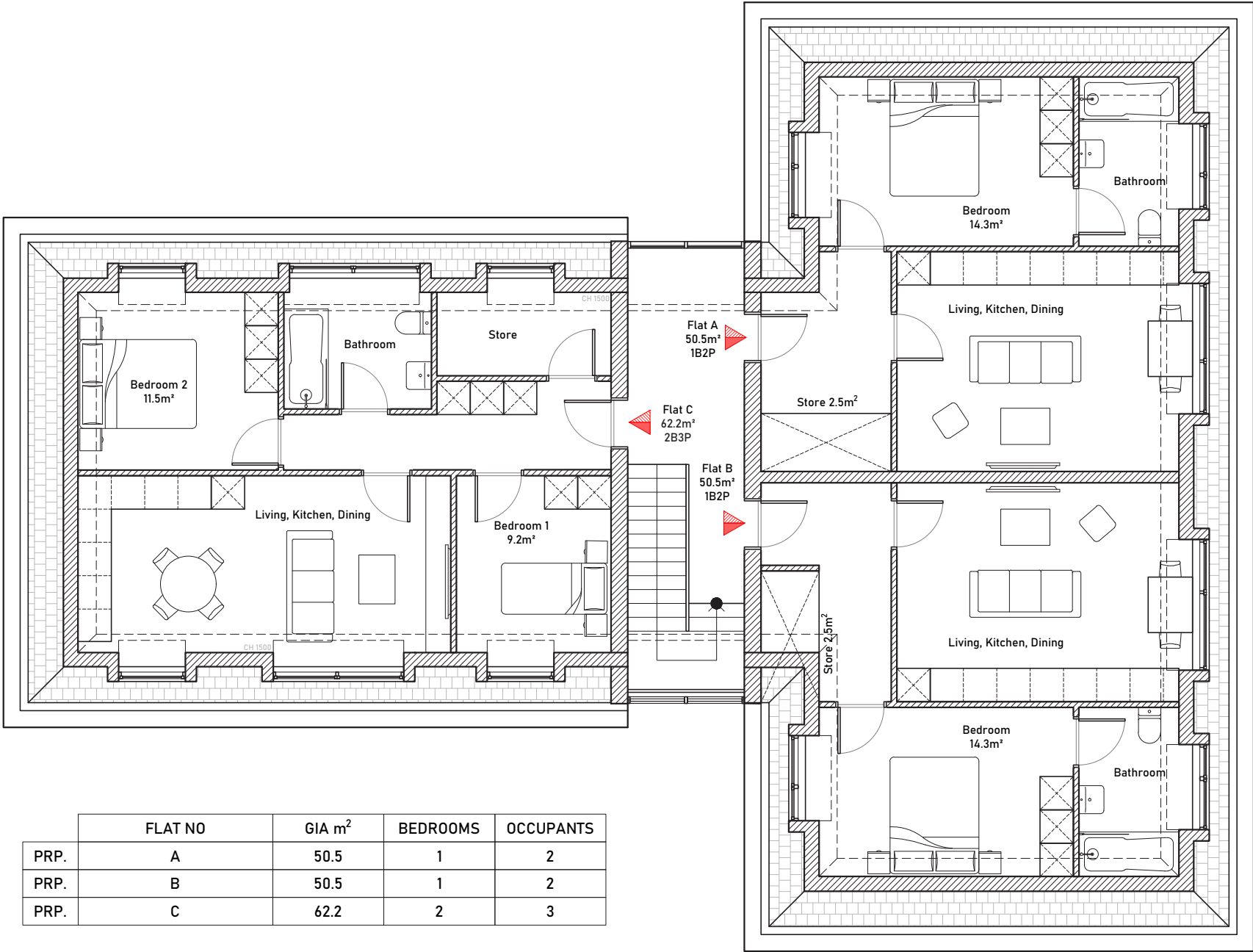
The proposal includes the addition of a new storey, set back from the front and side elevations to reduce visual impact. This upper floor will accommodate 3 no. new flats, including 2 no. 1-bedroom 2-person units and 1 no. 2-bedroom 3-person units, measuring 50.5m² and 62.2m² respectively. Each flat provides a combined kitchen-living-dining space, a bathroom, dedicated storage, and well-sized bedrooms.

In terms of internal areas and dimensions, the proposed additional units have been designed to meet the NDSS.



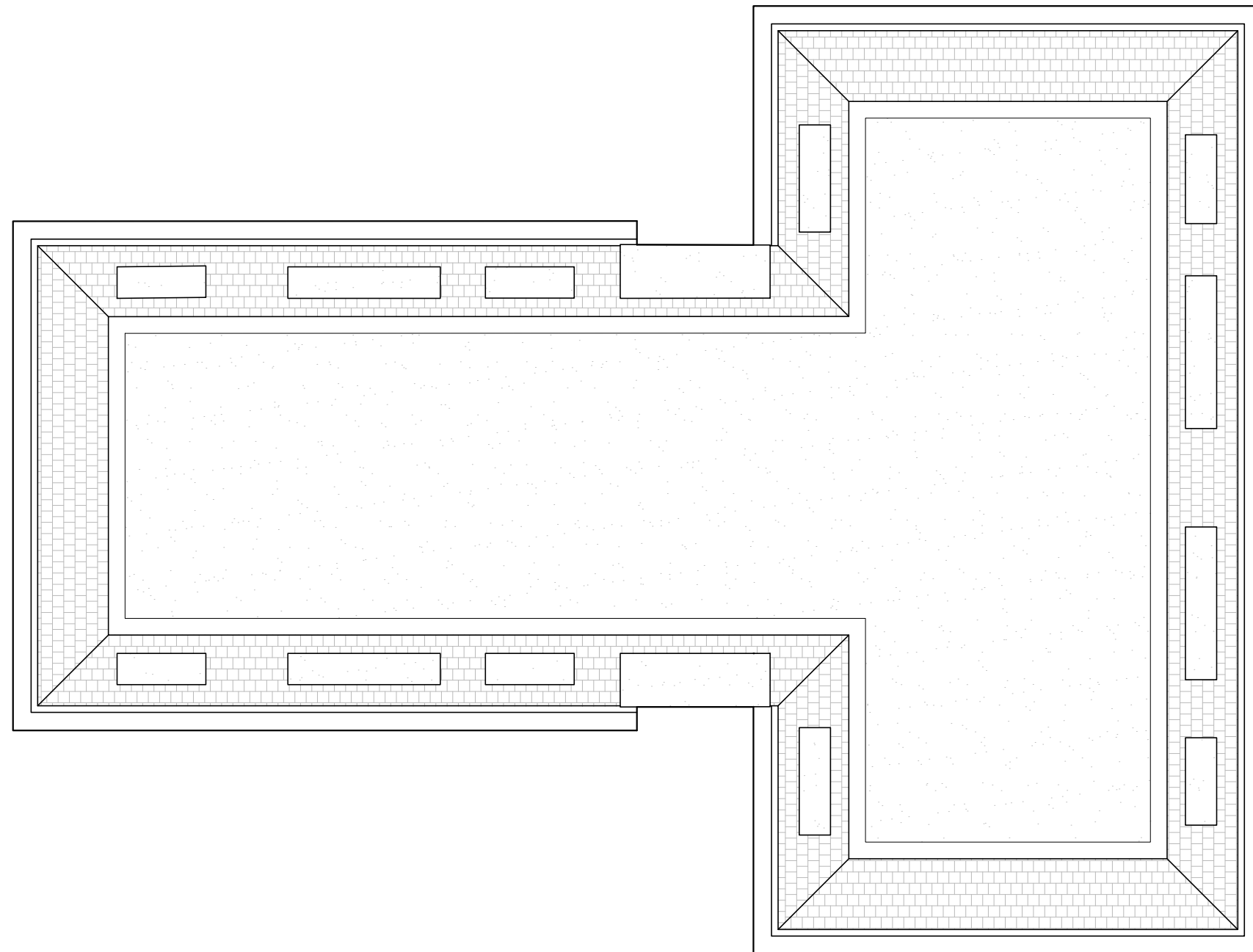
Proposed Section A
Scale 1:100 @ A3

3.2 Proposed Layouts



Proposed Third Floor Plan
Scale 1:100 @ A3





Proposed Roof Plan
Scale 1:100 @ A3



3.3 Proposed Elevations



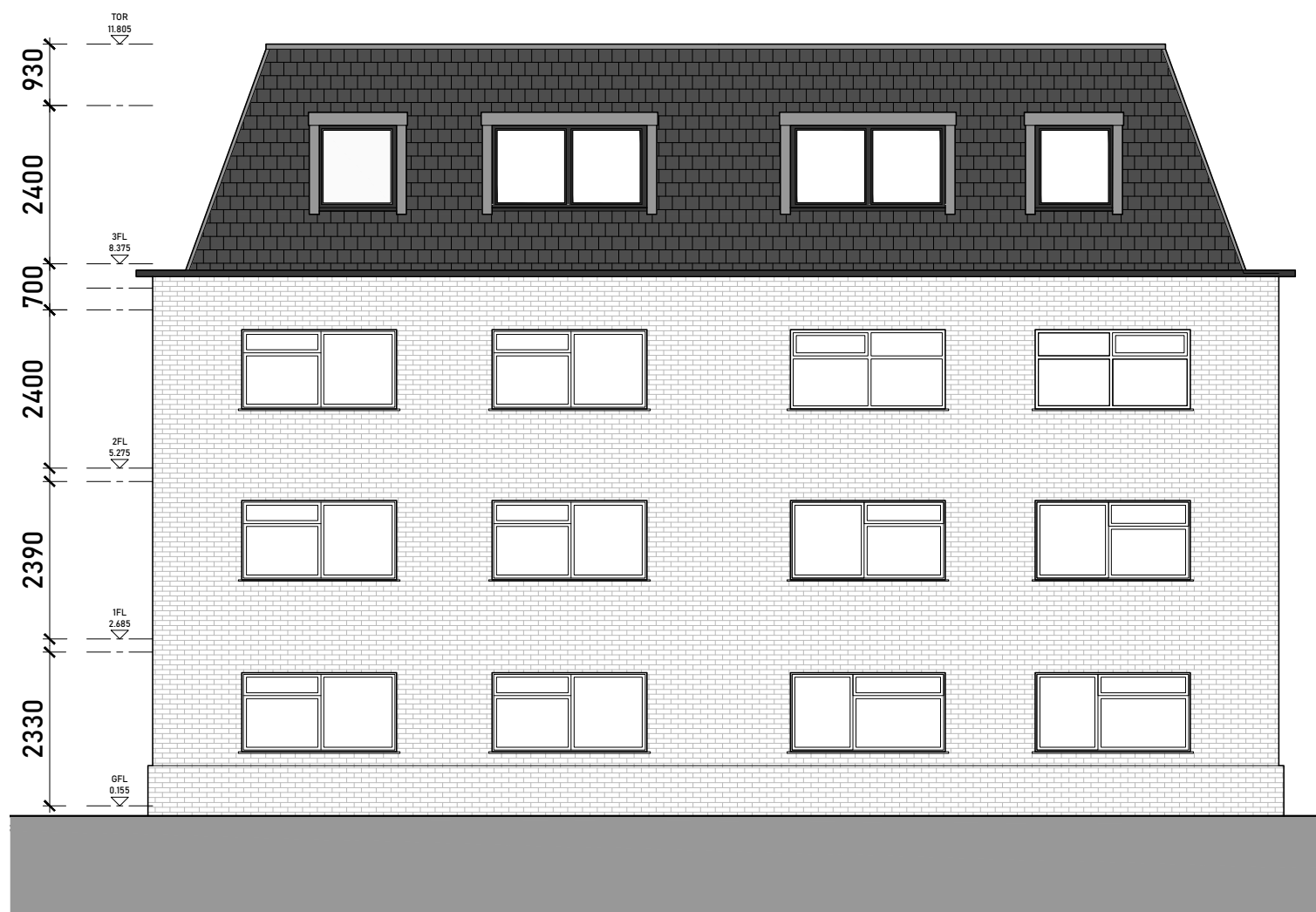
Proposed Front (North) Elevation
Scale 1:100 @ A3



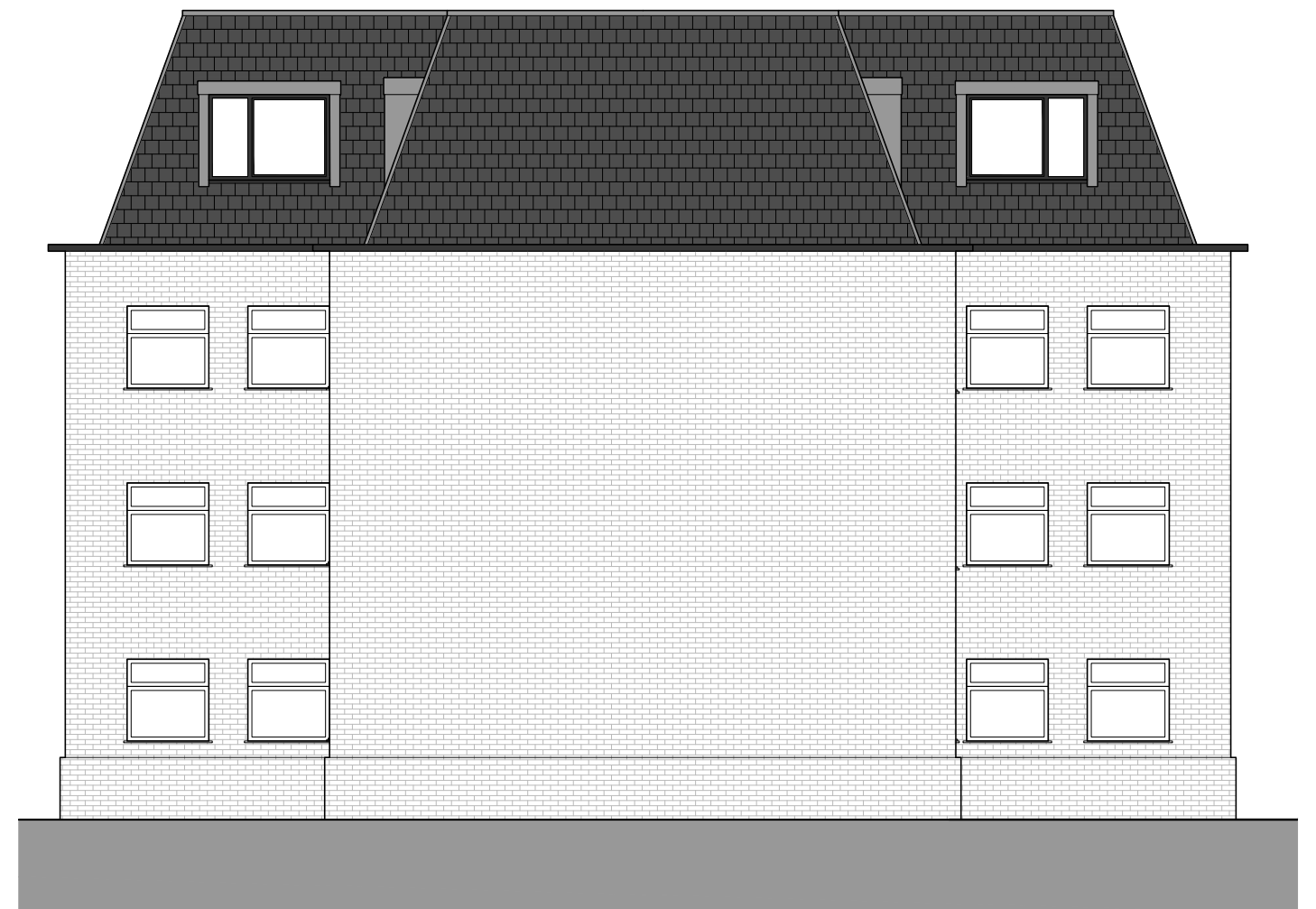


Proposed Rear (South) Elevation
Scale 1:100 @ A3





Proposed Side (East) Elevation
Scale 1:100 @ A3



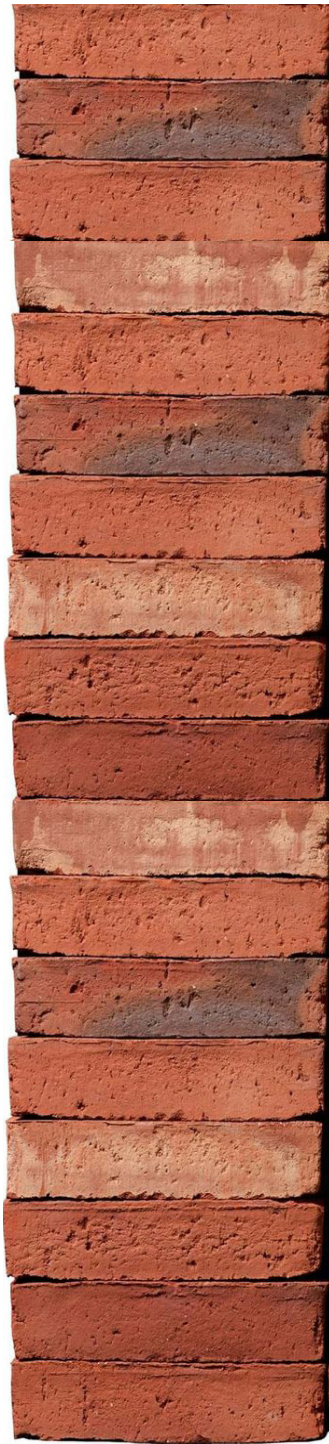
Proposed Side (West) Elevation
Scale 1:100 @ A3



3.4 Appearance and Materials

The Ballbrook Conservation Area is defined by its consistency in materials and scale, reflecting late 19th and early 20th-century suburban development. The area is mainly made up of red brick houses with pitched ref tile or slate roofs, and some use of painted render or timber detailing. Detached and semi-detached Edwardian and Victorian houses dominate, with occasional low-rise apartment blocks along Wilmslow Road. Gables, chimneys, and porches are common, contributing to a cohesive suburban character. Boundary treatments typically include low brick walls or hedges, and mature trees and gardens reinforce the area's green, residential setting.

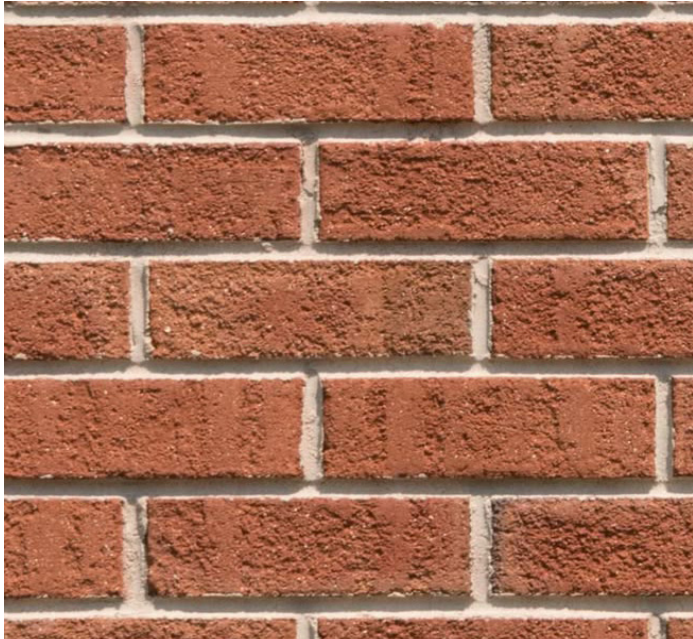
The proposal references the surrounding character and offers a visual enhancement to the existing building. The dated brown tile cladding beneath windows will be replaced with red brick slips to better align with the primary building material. A defined brick plinth will be introduced at ground level to reinforce the base of the building. The proposed top storey will take the form of a mansard roof clad in clay tiles, slightly recessed from the main elevation and bordered by a brick parapet while flat-roofed dormers with aluminium windows will provide a subtle contemporary touch. Finally, a new low brick wall will also replace the existing concrete retaining structure, improving the site frontage and integrating more sensitively with the streetscape.



Traditional Red Brick



Clay Tile Mansard Roof with Flat Dormer



Red 65mm Clay Brick Slips



Red Brick Low Wall

3.5 Access, Refuse and Cycle Parking

Site, Access and Car Parking

The building is set back from Wilmslow Road and benefits from a landscaped garden that extends along the front and wraps around to the south of the site. A private access road runs along the northern boundary, leading to the garages and parking to the west, where an existing refuse store and 9 no. car parking spaces are located. To support the proposed development, the scheme includes 2 additional parking spaces to be created.

Refuse and Cycle Parking

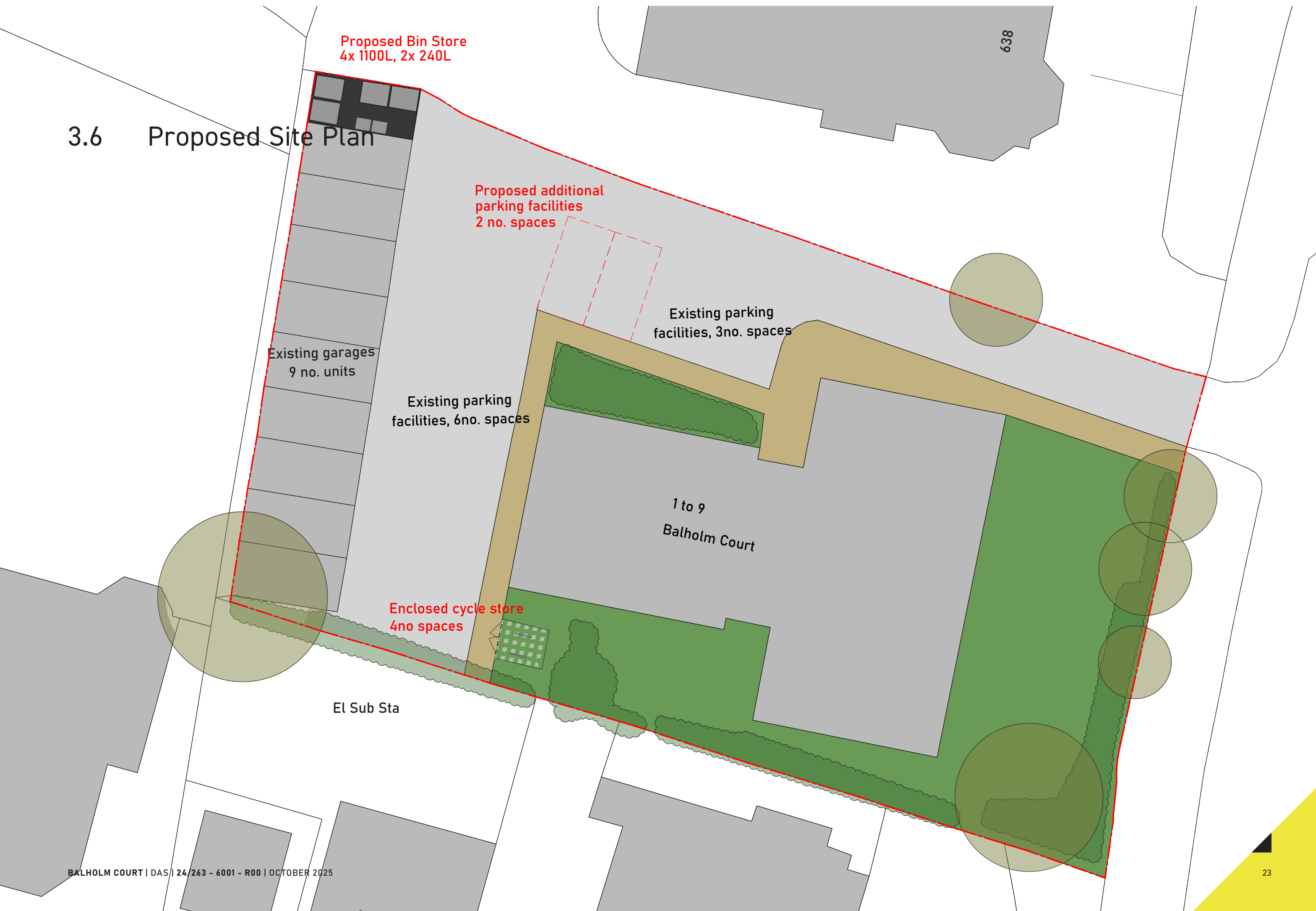
Currently, there are no dedicated cycle parking facilities on site. The intention is to provide a visually sensitive solution that complements the landscaped setting and the wider character of the Ballbrook CA. The proposed solution will take the form of a garden-integrated lock-secured shelter, using natural materials such as timber framing and lightweight roofing, accommodating 4 no. cycles.

The scheme also seeks to improve waste management by increasing capacity within the existing refuse area. Additional bins – for general waste and recycling – will be introduced. Both refuse and cycle parking facilities are conveniently accessed from the private road.



Examples of garden cycle shelters

3.6 Proposed Site Plan





A R C H I T E C T S

BALHOLM COURT MANCHESTER M20 6AH DESIGN & ACCESS STATEMENT

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