

DESIGN & ACCESS STATEMENT



Artist Impression of Proposed Front Elevation

Project: 25055 ZANDI

Site Address: 10 Deer Park Road, Whalley Range, M16 8FR

Client: Hilltop Reality Ltd

Date: 27th November 2025

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1. INTRODUCTION

This Design and Access Statement has been prepared to accompany a full planning application for the construction of a 2.5-storey rear extension to and the conversion of 10 Deerpark Road, an existing detached three-storey residential property located within the Whalley Range Conservation Area of Manchester.

The proposal seeks to provide high-quality, sustainable residential accommodation for modern living while preserving and enhancing the architectural character of the host building and the surrounding conservation area.

2. SITE CONTEXT

The site comprises a substantial Victorian detached three-storey Villa, set within a generous plot typical of the Whalley Range Conservation Area. The area is characterised by:

- Large villa-style residences.
- Strong building lines.
- Mature landscaping.
- A coherent palette of traditional materials, including red brick, stone detailing and rendered façades.

Although in a state of dis-repair, the existing building contributes positively to the conservation area, and any intervention must respect this established character.

3. PROPOSED DEVELOPMENT

The proposal includes:

- A 2.5-storey rear extension of modern but sympathetic design.
- Conversion of the building to form high-quality residential accommodation of 6 no. 1 Bed, self-contained apartments.
- Provision of 5 no. off-road secure car parking spaces at the rear.
- Large landscaped communal amenity spaces.
- Secure communal cycle storage.
- Dedicated refuse/recycling storage.

The front and side elevations including the principal entrance remain unchanged, preserving the building's contribution to the conservation streetscape.

4. DESIGN APPROACH

4.1 Design Principles

The extension has been carefully designed to:

- Respect the massing and architectural hierarchy of the host property.
- Be subordinate in scale to maintain the dominance of the original building.
- Use materials that echo the vernacular—brick, stone and render—to ensure visual continuity
- Adopt a contemporary but complementary aesthetic to distinguish new work from historic fabric while avoiding pastiche.

4.2 Scale and Massing

The proposed 2.5-storey extension is intentionally modest in proportions relative to:

- The height and depth of the host building.
- The substantial plot size.
- The surrounding built form.

Its stepped massing and carefully articulated façade ensure the extension appears recessive when viewed from public vantage points, preserving the visual character of the conservation area.

The proposed double gable roof further reduces the impact of the extension, whilst also providing natural light to enter the inner (and original) stairwell with a new traditional style window and arch brick header.

4.3 Materials and Detailing

The material palette includes:

- Brickwork matching the tone and texture of the original building
- Stone heads & cills reflecting the property's architectural detailing
- Extruded off-white rendered window surrounds to the ground and first floor windows to visually appear as a bay window to harmonise with the existing rendered sections and character.

Contemporary elements such as refined fenestration at the junction of the host property and the rear extension, provide a clear but subtle distinction between old and new.

Artist Impressions of Proposed Elevations



Front Elevation – South



Side Elevation – West



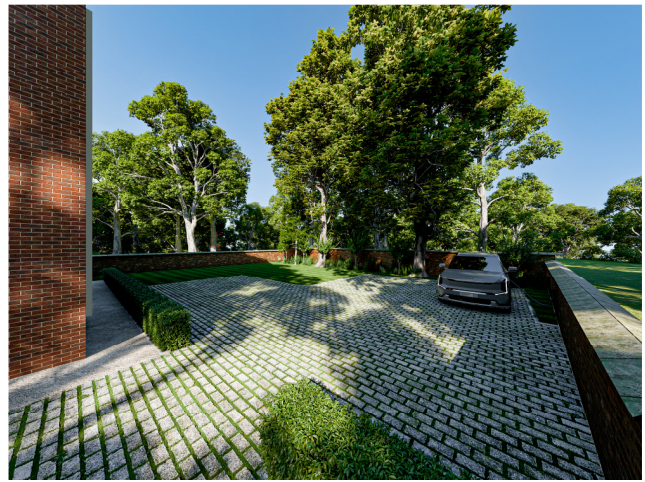
Side Elevation – East



Rear Elevation – West



Bin & Bike Stores



Side Elevation - East



Rear Elevation – North

5. USE & LAYOUT

The development is designed for able-bodied young professionals, providing sustainable, affordable, and high-quality accommodation. All apartments are internally accessed via the original principal entrance which is raised above the external ground level.

Internal steps provide differentiation between the original property and the rear extension. This allows for the extension to sit lower again whilst providing vaulted roof space accommodation on the top floor of the extension

5.1 Access and Entrances

- All apartment entrances are accessed through the original raised principal entrance, maintaining the historic circulation pattern and ensuring the integrity of the front elevation.
- The raised ground floor level is characteristic of villa-style buildings in Whalley Range and forms part of the area's architectural significance. The original stone steps to the property are to be repaired and retained.

5.2 Parking, Bins and Cycles

- 5 no. secure off-street parking spaces are provided on the rear driveway, avoiding visual intrusion into the streetscape.
- Secure covered cycle storage supports sustainable travel choices.
- A dedicated bin storage area is discreetly located to the front side of the property and screened by landscaping to prevent visual clutter easy access and visual security.

5.3 Landscaping and Amenity

- Significant lawed communal amenity space to the rear provides generous outdoor areas for residents.
- Landscaping proposals enhance biodiversity and maintain the verdant character of Whalley Range.

6. ACCESS & INCLUSIVE DESIGN

Although the development is aimed at able-bodied young professionals, access considerations include:

- Clear, legible routes from street to entrance.
- Safe, well-lit access paths with vehicle access segregated from pedestrian areas.
- Cycle parking close to the building's entrance for convenience.

7. PLANNING POLICY COMPLIANCE

7.1 National Planning Policy Framework (NPPF)

The proposal complies with key NPPF principles:

- **Chapter 12 – Achieving Well-Designed Places:**
The extension is sympathetic, subordinate, and uses appropriate materials to reinforce local distinctiveness.
- **Chapter 16 – Conserving and Enhancing the Historic Environment:**
The development preserves the significance of the conservation area by retaining the key architectural form and ensuring the extension is sensitively designed.

7.2 Manchester Core Strategy (Local Plan)

The proposal is consistent with the following Core Strategy policies:

- **Policy DM1 – Development Management:**
The design responds positively to site context, protecting residential amenity, respecting local character, and ensuring appropriate access and parking.
- **Policy EN1 – Design Principles:**
The extension demonstrates high-quality, context-specific design that enhances the existing building and streetscape.
- **Policy EN2 – Conservation Area:**
The development conserves the character of Whalley Range Conservation Area through sympathetic scale, massing and material selection.
- **Policy T2 – Accessible and Sustainable Transport:**
Secure cycle storage, off-road parking and sustainable travel measures support this policy.
- **Policy H6 – Meeting Local Housing Need:**
The proposal contributes to increasing the supply of high-quality small residential units for local professionals.

7.3 Whalley Range Conservation Area Policies and Character Appraisal

The design aligns with conservation guidance by:

- Retaining all key architectural elevations visible from the street.
- Positioning new development to the rear, minimising visual impact.
- Using materials and design cues appropriate to the area's character.

The proposal preserves and enhances elements that contribute to the area's significance: spacious plots, verdant landscaping, and strong architectural identity.

8. HERITAGE IMPACT

The proposed extension is located entirely to the rear and designed to be:

- Subordinate & respectful of the host building's proportions.
- Constructed from sympathetic materials.
- Clearly contemporary yet harmonious.

As such, the works do not harm the significance of the conservation area or the architectural value of the host building. Instead, they enable viable long-term use and sensitive adaptation.

9. SUSTAINABILITY

The development incorporates:

- Energy-efficient building fabric and modern insulation standards.
- Potential for air-source heat pumps or high-efficiency gas systems (subject to final design).
- Secure cycle provision to encourage active travel.
- Re-use of existing built fabric, reducing embodied carbon.
- Replacement of substantial concrete hardstanding with SUDs paths, driveways & parking areas.

10. CONCLUSION

The proposed 2.5-storey rear extension and conversion scheme represents a carefully considered, well-designed, and policy-compliant development that:

- Enhances the long-term viability of a significant building.
- Preserves the character and appearance of the Whalley Range Conservation Area.
- Provides much-needed high-quality accommodation for young professionals.
- Ensures sustainable transport, amenity and environmental considerations.
- Maintains the architectural integrity of the principal elevation and streetscape.

For these reasons, the proposal is considered to be fully compliant with national and local planning policy and is appropriate for planning approval.