Design and Access Statement

Proposed Development: Erection of a terrace of three 3-storey dwellings with associated car parking and landscaping
Site Address: Land to the North of 27 Capenhurst Close, Manchester, M23 2SL
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Date: *March 2026*

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1. Introduction

This Design and Access Statement (DAS) accompanies a planning application for the construction of a terrace of **three 3-storey residential dwellings** with associated parking, private amenity space, refuse storage, and landscaping.

The DAS explains the design principles, layout rationale, access strategy, and measures taken to ensure inclusivity and compliance with relevant planning and accessibility guidance, including:

- **National Planning Policy Framework (NPPF)**
- **Manchester Core Strategy (2012)**
- **Manchester Residential Quality Guidance (2016)**
- **Equality Act 2010**
- **Building Regulations (Approved Document M – Access to and Use of Buildings)**

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2. Site and Surroundings

The site is a parcel of vacant land positioned to the **north of 27 Capenhurst Close**, within a residential area in Manchester.
Key characteristics:

- Bordered by existing 2-storey and 3-storey housing.
- Level topography with minor localised undulations.
- Vehicular access available from **Capenhurst Close**, a residential cul-de-sac.
- Well-served by green spaces, including local parks within walking distance.
- Accessible connections to public transport, including nearby bus routes and tram links serving the wider Manchester area.

The site is not within a conservation area and contains no listed structures.

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3. Design Principles

3.1 Overall Design Approach

The proposal introduces a terrace of three dwellings designed to:

- Reflect the character and materiality of surrounding residential streets.
- Provide high-quality, energy-efficient new homes.
- Deliver a coherent building line respecting existing massing and heights.
- Enhance the visual and ecological value of an underutilised land parcel.

3.2 Use

The site's use will remain **residential (C3)**. The development contributes to local housing supply in a sustainable, well-connected neighbourhood.

3.3 Amount

The proposal includes:

- **3 × 3-storey dwellings**
- **3–4 private car parking spaces** (one per dwelling plus visitor space if achievable)
- Private rear gardens for each unit
- Dedicated cycle storage
- Refuse and recycling storage area

3.4 Layout

Key layout principles include:

- A linear terrace aligned with the established street pattern.
- Parking to the front or side depending on spacing and visibility splays.
- Private gardens to the rear, enhancing privacy and residential amenity.
- Safe pedestrian movement with clearly defined paths to front entrances.
- Landscaping integrated into parking areas to soften appearance.

3.5 Scale and Massing

The dwellings are **3 storeys**, consistent with elements of local residential form.
The design features:

- Vertically proportioned windows.
- A stepped façade to break up the mass.
- Modest ridge height consistent with similar new-build schemes in Manchester.

3.6 Appearance and Materials

Materials will be selected to ensure coherence with nearby dwellings:

- **Red multi-brick** as primary façade material
- **Grey/brown roof tiles**
- **High-performance double-glazed windows** in anthracite grey UPVC or aluminium

- Feature brick detailing to enhance architectural interest

Materials will be robust, low-maintenance, and complementary to the local palette.

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4. Landscaping and External Works

The landscape design supports biodiversity, amenity, and visual quality.
Features include:

- Permeable paving to parking areas
- Native planting schemes to boundary areas
- Grass or low-maintenance planting to front garden strips
- Secure timber boundary fencing around rear gardens
- Optional tree planting to enhance canopy coverage in line with Manchester's tree strategy

Sustainable drainage features (e.g., permeable surfacing, rainwater harvesting) will be incorporated where feasible.

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5. Access and Movement

5.1 Vehicular Access

Access is taken directly from **Capenhurst Close**, using an established route.
Parking is designed to:

- Meet Manchester's minimum parking standards
- Ensure safe manoeuvring
- Maintain visibility splays for pedestrians
- Integrate cycle parking

5.2 Pedestrian Access

Pedestrian routes include:

- A clear, separate footpath to each front door
- Level or gently sloped approaches
- Adequate external lighting for safety and visibility

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6. Disabled Access & Inclusive Design

Ensuring accessibility for all users is a fundamental aspect of the proposal.

6.1 Compliance

The design aligns with:

- **Equality Act 2010 – Public Sector Equality Duty**
- **Approved Document M, Volume 1 – Dwellings**
- **Manchester's Accessible Housing guidance**

6.2 Approach to the Dwellings

- The principal entrance will have a **level threshold**, or a gradient of **1:20 or shallower** where minor ramps are required.
- Routes will be **firm, non-slip, and well-lit**, ensuring safe movement for wheelchair users and visually impaired residents.

6.3 Entrances

- Minimum **900mm clear width** entrance doors.
- Weather-protected entrance canopies for enhanced comfort.
- Low-level doorbells and visible tonal contrast around door frames.

6.4 Circulation Within the Homes

The homes will be designed to meet **M4(1) Category – Visitable Dwellings**, with the potential to accommodate **M4(2)** (Accessible and Adaptable Dwellings) subject to internal layout confirmation.

Provisions include:

- Minimum internal door clearances compliant with Building Regulations.
- Sufficient ground-floor circulation for wheelchair turning in hallways.
- A ground-floor WC designed with the ability to retrofit grab rails.
- Stair designs suitable for future installation of a stairlift.

6.5 Parking Accessibility

- At least one parking space per dwelling is located close to the entrance.
- Spaces will be level, at least **2.4m × 4.8m**, with the potential to widen to **3.3m** if future needs arise.

6.6 Inclusive Refuse & Cycle Storage

- Refuse storage is located within 30m of each dwelling entrance.
- Routes to refuse collection points are step-free.
- Cycle storage is level-access and secure.

6.7 Future Adaptability

The design anticipates future needs, allowing for:

- Retrofitting of hoists

- Conversion of sections of the ground floor to a temporary sleeping space
- Installation of grab rails without structural alteration

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7. Sustainability

The project incorporates:

- High levels of insulation and energy-efficient window/door units
- Low-energy lighting and water-saving fixtures
- Opportunities for solar PV installation
- Use of permeable surfacing to reduce surface water runoff
- Sustainable material choices where feasible

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8. Conclusion

The proposed development at **Land to the North of 27 Capenhurst Close** represents a high-quality residential scheme that responds sensitively to its context while delivering much-needed housing.

The design ensures:

- Appropriate scale and appearance
- Safe access and movement
- High environmental performance
- Fully considered inclusive and disabled access

It is respectfully submitted that the proposal complies with local and national planning policy and should be supported.