



DESIGN & ACCESS STATEMENT

Proposal: *Proposed development comprising partial change of use of existing buildings to create 4no. self-contained flats (C3a;) with associated external alterations.*

Location: 366 Dickenson Road, Manchester, M13 0NG

Document Ref: 2522_DAS _01

Date: December 2025

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1.0 INTRODUCTION

Application Site Address: 366 Dickenson Road, Longsight, Manchester M13 0NP

This Design & Access Statement (DAS) document has been prepared by 'LCA Architecture & Planning' on behalf of the applicant/proprietor of the above site.

The purpose of this document is to accompany and support the submitted planning application by illustrating the design principles that have been applied in developing the final scheme including the integration of inclusive design.

1.1 Proposal Development Summary

The proposed development comprises:

'Partial change of use of existing buildings to create 4no. self-contained flats (C3a;) with associated external alterations.'

1.2 Background

The applicant had previously submitted a full planning application ref:126246/FO/2020; which was subsequently withdrawn. Following the withdrawal of the above application, the applicants' agents engaged with the Local Planning Authority LPA seeking advice/feedback for an alternative scheme.

The most recent pre-application advice was sought in July 2025 with response from the LPA received in August 2025. Following these engagements, the applicant has now prepared a scheme that considers and addresses the key concerns raised by the LPA.

The buildings on site are vacant and have been subject of vandalism and some dilapidation. Approval of this planning application will give 'occupancy' and 'ownership' to some of the buildings and will also act as catalyst to bring all the buildings into positive use.



Aerial key plan showing site boundary & existing buildings (a, b & c) on site

2.0 EXISTING SITE ASSESSMENT

2.1 Existing Site Description

The application site comprises three buildings including two church buildings dating back to circa.1907 and a later modern annexe building.

Building (a)

The principal building fronts Dickenson Road and comprises a large open plan Church Hall with balcony.

Building (b)

The former Sunday School building located and connected to the south of building (a)

Building (c)

A two-storey annexe building adjoining the church buildings which appears to be a later addition

2.2 Existing Use

Building 'c' has been in constant use as residential dwellings for numerous years. Buildings 'a' and 'b' however have been subject to a number of land uses, more recently a Christ Apostolic Church and an ESOL (English for Speakers of Other Languages).

Although building 'c' is currently occupied, buildings 'c' and 'd' are currently vacant and have been for the recent past.

2.3 Heritage Designations

The application site and buildings are not listed in *The National Heritage List for England (NHLE)*, the official register of all nationally protected historic buildings and sites in England.

The LPA consider the building(s) as 'non-designated heritage assets' having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

A separate Heritage Statement has been submitted with this application.

2.4 Planning History

Application: 126246/FO/2020

Change use of existing building to form 1 x ground floor retail shop (Class E) with front extension to front and formation of offices (Class E) on first and second floors and 5 x apartments (Class C3) and associated roof dormer additions

Decision / Date: Withdrawn July 2021

Application: 117090/FU/2017

Change of use from retail unit (Class A1) to restaurant (Class A3) with associated car parking.

Decision / Date: Withdrawn November 2017

Application: 111653/FO/2016/N2

Retrospective application for change of use of Class D1 church into 2 x Class A1 retail units and Class D2 gym with ancillary office and storage space.

Decision / Date: Approved July 2016

111752/FO/2016/N2

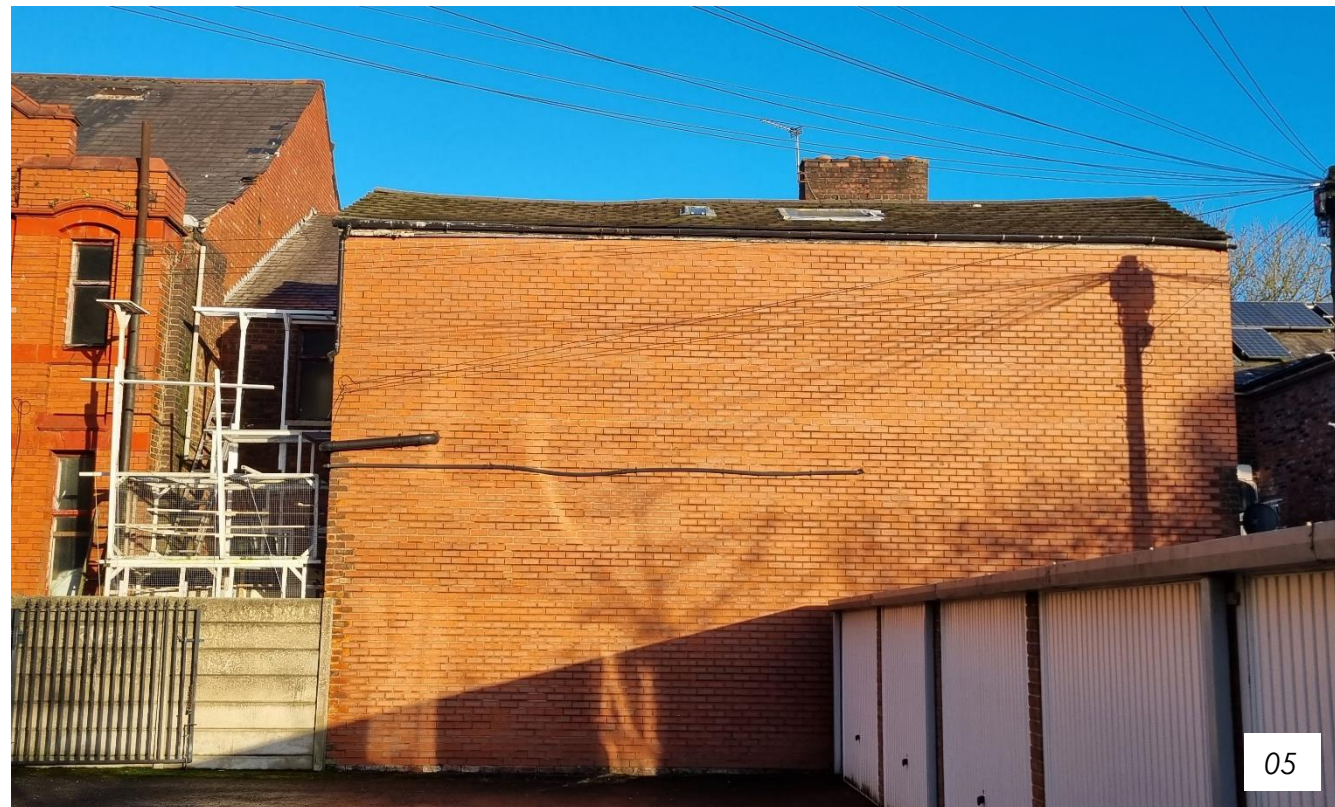
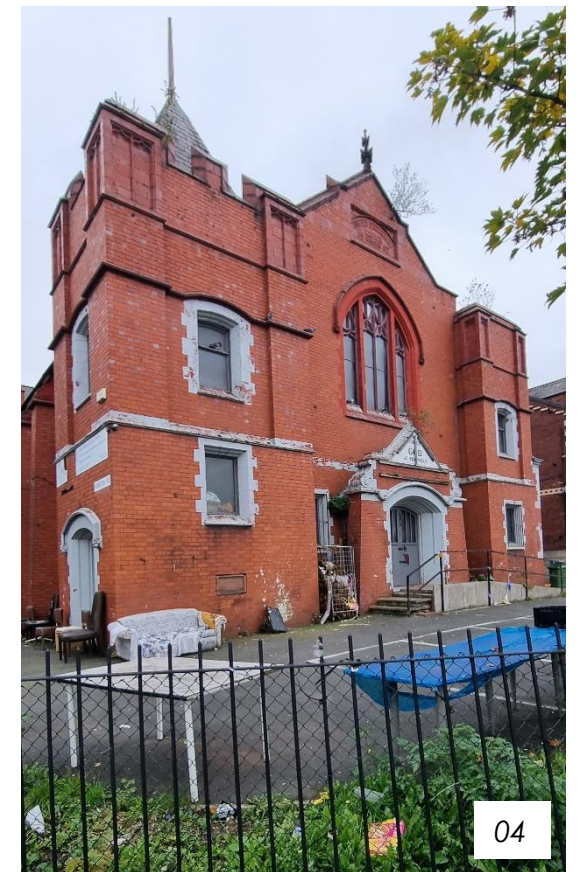
Retrospective Application for Change of Use of part of former church to 2 no. self-contained flats

Decision / Date: Withdrawn August 2016

2.5 Site Photographs



Aerial plan & key to photograph viewpoints



3.0 PROPOSED DEVELOPMENT

3.1 Proposed Development Summary

Development Description:

‘Proposed development comprising partial change of use of existing buildings to create 4no. self-contained flats (C3a;) with associated external alterations’

The above description is preliminary only and the wordings subject to change at the request of the LPA.

3.2 Use & Amount

The development comprises ‘partial’ change of use of the application site and relates to buildings (b) and ‘(c). The Church building (b) will be retained with no change of use or internal/external alterations.

The development will create total 4no. dwellinghouses (C3a); accommodation schedule is shown below.

Flat No.1	Type	GIA
01	Type A /1 bed 2 persons	58m2
02	Type A /1 bed 2 persons	58m2
03	Type A /1 bed 2 persons	58m2
04	Type B / 2 bed 4 persons	80m2

3.3 Layout

The existing building is a non-designated heritage asset and requires consideration with respect to retention of historic fabric and features. This constrained practical options for design and layout and has been a key factor in the final scheme layout.

The number of dwellings and their layout have been developed with retention of existing volume, roofscape and external elevations, In particular the retention of existing window configurations and incorporation into the proposed dwellings,

3.4 Scale & Massing

The existing building (a) is a single span space with a high vaulted ceiling. In order to preserve the external scale and character of the building, the design approach is to maximise the internal volume,

The high ceiling height albeit only at the centre and ridge gave an opportunity to add an additional floor. This allows the creation of dwellings over two storeys that have adequate size to be functional and compliant with respect to GIA.

Roof dormers would have given additional floor space; however the potential impact was considered and the alternative option of rooflights is proposed. These rooflights will be installed on the roof plane and will not be detrimental to the character of the original roof.

3.5 Appearance

The application site comprises three existing buildings, however the main church building (a) will be retained as existing with no internal or external changes. The remaining buildings (b) and (c) will have modest internal alterations and minimal external changes,

The proposed minor external works listed below will not change the overall ‘appearance’ of the existing buildings.

Installation of 6no. rooflights to roof planes of building (b)

Replacement windows to side elevation of building (b).

Replacement main entrance door to building (b)

New door at rear of building (c)

Building (c); existing front door closed and bricked up.

Existing guarding to ramp on Hamilton Road to be replaced with metal railings to match existing.

3.6 Materials

This section relates to proposed external materials and architectural detailing.

Although indicative details of materials are provided, the applicant requests that the LPA to include a planning condition in any planning consents allowing the applicant to submit full details of proposed materials and finishes.

As the application comprises a building of heritage significance, this approach will allow the applicant following planning consent, to carefully consider materials, detailing, colours, and specifications and submit to the LPA for approval in writing.

Replacement windows

Existing structural opening, stone sills, and headers to be retained. Replacement windows with mullion/transom configuration to match existing. Windows to be energy efficient with timber or metal frames; frame colour to potentially match original frame colours; TBA with LPA.

Replacement entrance door

Existing entrance door to building 'b' to be replaced with new timber or metal door; colour to match original frame and panel colours; TBA with LPA.

Replacement of ramp guarding

Existing galvanized guarding to ramp on Hamilton Road; to be replaced with black metal railings to match original; TBA with LPA.

New rooflights

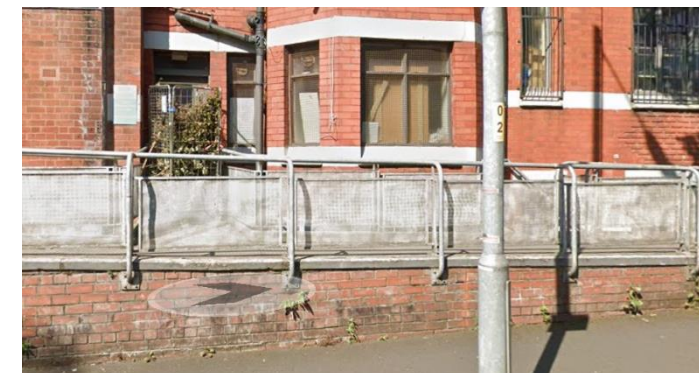
Total 6no. rooflights/ skylights are proposed on the roof of building 'b'. Rooflights to be 'Heritage/ Conservation' range; TBA with LPA.



Typical existing window to be replaced



Existing entrance door to building (b) to be replaced



Existing ramp guarding to be replaced



Existing metal railings on site, assumed to be original



Illustrations of proposed rooflights

4.0 ACCESS

4.1 Transport Links

The application site is located The proposed development is situated in an extremely sustainable location and is highly accessible on foot, by cycle and public transport.

4.2 Inclusive Access

The proposed development has been designed to meet the optional category :
'M4(2) - accessible and adaptable dwellings' of the Building Regulations.

This optional requirement makes reasonable provision for most people to access the dwellings and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

5.0 SUMMARY & KEY POINTS

The application scheme will comprise or incorporate the following:

- Bring vacant buildings back into positive use.
- Will create 4no. new homes and assist the Council's policy and target to deliver new homes in the borough.
- The site location has easy access to amenities and services plus excellent public transport links; this provides opportunity for a 'car free' residential development.
- Modest development in terms of quantum and intervention on existing site
- Sensitive and sympathetic approach to development with respect to retention and renovation of elements with heritage and historic value.
- Provision of adequate and secure cycle storage inside the building.
- Allocation of discrete and adequate waste bins storage .

This document illustrates that the application scheme design is well considered and will enhance the site. It is anticipated that the local authority will positively receive and process this application.