

Design and Access Statement

Project

Lauren House 6 Beechpark Avenue Manchester M22 4BL

Description

Erection of 2no, three storey extensions to create 5no. apartments to form a total of 17 apartments following demolition and relocation of existing cycle store and relocation of existing bin store and creation of 2 additional parking spaces

Date

28th January 2026

Prepared By:

Kieran Martin

Reviewed by:

Sarah Roberts

Issue:

02.02.2026	V1	Issued to planning



Critchley Architecture And Design Ltd.

Contents

1.0 Project Introduction

- 1.1 Brief and Client Requirements
- 1.2 Executive Summary
- 1.3 Drawing Schedule
- 1.4 Copyright

2.0 Existing Site and Context

- 2.1 Existing Site and Context
- 2.2 Physical Context, Design and Materials
- 2.3 Social and Economic Context
- 2.3 Amount
- 2.5 Access and Parking
- 2.6 Sustainability
- 2.7 Neighbouring Context

3.0 Planning History

4.0 Policy Analysis

- 4.1 National Policy
- 4.2 Local Authority Policy Assessment

5.0 Proposed Site and Context

- 5.1 Physical Context, Design and Materials
- 5.2 Amount
- 5.3 Access and Parking
- 5.4 Sustainability
- 5.5 Impact and Neighbouring Assessment

Section 1.0

Project Introduction



1.1 Brief and Client Requirements

The proposal at Lauren House, 6 Beechpark Avenue, Manchester, seeks to deliver a high-quality residential development through the construction of two side extensions, referred to as Plot A and Plot B, with external alterations to the appearance of the existing building.

The applicants' primary objectives are to:

- Renew the expired planning permission for the side extensions previously approved under Reference: 127917/FO/2020
- Optimise the development potential of the site.
- Proposed well-design, self-contained residential units that respond the local housing demand.
- Improve the architectural appearance of the existing building through re-cladding.
- Deliver a sustainable and policy-compliant development that integrates sensitively with the surrounding area.

1.2 Executive Summary

The proposal comprises two residential extensions based similar to those of a previous approval under an earlier planning permission. The revised scheme improves upon the previous consent by making more efficient use of the allowable building heights, delivering improved internal layouts and an enhanced architectural presence.

Plot A includes:

- A ground floor 1 bedroom studio
- A two storey 2-bedroom maisonette.

Plot B includes:

- Three self-contained flats over three stores
 - Two 2-bedroom flats
 - One – one bedroom flat

In addition to the extensions, the proposal includes the re-cladding of existing mock Tudor elevations (which is currently in very poor condition) with a contemporary pallet of white render and anthracite metal standing seam cladding. Parking, cycle storage and refuse arrangements follow the previous approved layout, ensuring continuity and minimal impact.

1.3 Drawing Schedule

24061	101	Location and Block Plan
	102	Existing Site Plan
	104	Proposed Site Plan
	201	Existing Floor Plans
	301	Existing Elevations
	302	Existing Elevations
	401	Unit A Proposed Floor Plans
	402	Unit B Proposed Floor Plans
	501	Proposed Elevations

1.4 Copyright

No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design (CAAD) Ltd.

Section 2.0

Existing Site & Context



2.1 Existing Site and Context

The application site is located at 6 Beechpark Avenue, Manchester, M22 4BL, within a well-established residential area characterised by low to medium density housing. The site is currently occupied by a residential building with associated hardstanding and access arrangements to the front.

The surrounding areas benefit from good connectivity to local services and amenities, including shops, schools and public transport links. Beechpark avenue is a residential street with a mixture of dwelling types, including detached and semi-detached houses, and a small - scale residential development (Lauren House). The site is not located within a conservation area, nor is it subject to any specific heritage designations.

The site represents previously developed land within an urban setting and is therefore suitable in principle for sensitive redevelopment in accordance with local and national planning policies.

2.2 Physical Context, Design and Materials

The existing building displays mock Tudor style cladding to part of its elevations. This architectural treatment is visually dated and does not reflect the prevailing character or quality of development within the surrounding area. The mock Tudor elements of the building are no longer considered fit for purpose in terms of modern residential design expectations.

In the wider context, the surrounding properties exhibit a varied architectural language, including traditional brick-built dwellings as more contemporary extensions and materials. There is no uniform architectural style, allowing for a degree of flexibility in design approach.

Walls	Buff brickwork with grey banding. Mock Tudor painted white and grey to the front elevations only.
Windows	Dark grey upvc
Doors	White upvc
Roof	Brown concrete

Front of the property taken from the south east corner:



2.3 Social and Economic Context

The site is located in an area where there is an ongoing demand for small, self-contained residential units, particularly one- and two-bedroom dwellings suitable for single occupants, couples, and small households. The existing use of the site does not fully optimise its potential to contribute to local housing supply.

The proposal responds positively to this context by increasing the number of high-quality residential units without extending the site footprint into undeveloped land. By providing additional housing within an established area, the development supports local economic activity, helps maintain a balanced community structure, and contributes to broader housing delivery objectives set out in local and national planning policy.

2.4 Amount

The existing building has a footprint of approximately 334 m².

The existing site is on a substantial plot of 1470m² (0.147ha).

The existing site currently accommodates a single residential building containing 12 flats.

2.5 Access and Parking

Vehicular access to the site is from Beechpark Avenue and remains unchanged. The site currently contains 1 parking space per flat providing a total of 12 parking spaces.

2.6 Sustainability

The site benefits from a sustainable urban location with good access to public transport, services and employment opportunities. The redevelopment of an existing residential site represents an environmentally responsible approach, reducing pressure on greenfield land and supporting compact urban growth.

Section 3.0

Planning History



3.0 Planning History

The site at 6 Beechpark Avenue has previously been subject to a planning application for residential development and extension under application reference **127917/FO/2020**. This application was granted planning permission; however, the consent has since expired.

Notwithstanding the expiry of the previous permission, the earlier approval remains a material consideration in the assessment of the current proposal. The decision established that the principle of residential extensions on the site was acceptable and that the development of a similar scale, footprint and form could be accommodated without causing unacceptable harm to residential amenity, highway safety, or the character of the surrounding area.

The previous approved scheme proposed extensions on footprints comparable to those now proposed together with associated access, parking, refuse and cycle storage arrangements. These elements are largely retained within the current proposal, providing continuity with the earlier approved design approach.

The current scheme has been revised to address limitations of the previous permission, which did not fully utilise the sites potential in terms of building height. The revised proposal makes more efficient use of the sites vertical capacity while maintaining a footprint and site layout that has already been assessed as acceptable in planning terms.

While the earlier permission is no longer capable of implementation, it provides a clear and relevant planning context for the site. The current

proposal builds upon the design principles and development parameters previously supported by the Local Planning Authority offering an improved and more efficient scheme that remains appropriate to its setting.



Previous submitted design



Proposed design

Section 4.0

Policy Analysis



4.1 The National Planning Policy Framework (December 2024)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e., the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- a) Approving development proposals that accord with an up-to-date development plan without delay; or
- b) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 61 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

Paragraph 73 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.

Paragraph 109 states that transport issues should be considered from the earliest stages of plan-making and development proposals, so that opportunities to promote walking, cycling and public transport use are identified and pursued.

Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

Paragraph 129. Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places

4.2 Core Strategy Development Plan Document

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance

with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy H1, Overall Housing Provision – This policy states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors and goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of
- the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;

- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H6, South Manchester – South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, the most relevant of which are:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

Section 5.0

Proposed Site and Context



5.1 Physical Context, Design and Materials

The proposed development comprises two residential extensions identified as Plot A and Plot B, arranged in locations broadly consistent with those previously approved under application 127917/FE/2020. The revised scheme has been carefully designed to make more efficient use of the site's development potential, particularly in relation to building height, while maintaining scale and form appropriate to the surrounding residential context.

Plot A includes a ground floor 1-bedroom studio and a two storey 2-bedroom maisonette. Plot B provides three self-contained flats arranged over three floors, comprising two 2-bedroom units and one 1-bedroom unit. The proposed extensions respond to the rhythm of development that harmonizes with Lauren House.

The architectural approach is contemporary and restrained, replacing mock Tudor cladding with a high-quality pallet of white render and anthracite metal standing seam cladding. This combination provides a clean and cohesive appearance, enhanced durability and significantly improved the visual contribution of the building to the streetscape.

Walls	White/Light Grey Smooth Render
	Anthracite metal standing seam cladding
	Buff brickwork to match existing.
Windows	Anthracite uPVC to match style and appearance of existing.
Doors	Anthracite composite

Roof	To match existing
Other	Facias, soffits, gutters and down pipes to be white uPVC to match existing

5.2 Amount

The proposal delivers a total of five new residential units across the site. This represents a modest and appropriate intensification of use, reflecting both the sustainable urban location of the site and the establish acceptability of development in similar locations on the site.

Schedule of Accommodation:

Plot A	A1: 39m2 1 person studio flat
	A2: 80m2 4-person 2 bed maisonette
Plot B:	B1: 62m2 3-person 2-bedroom flat
	B2: 60m2 2-person 1 bedroom flat
	B3: 50m2 2-person 1 bedroom flat

The number of units has been carefully balanced to ensure high-quality internal layouts, adequate levels of daylight and outlook, and sufficient space for servicing, parking and amenity considerations. The proposed development is considered appropriate and does not result in overdevelopment of the site.



5.3 Access and Parking

Vehicular access to the site is retained from Beechpark Avenue, with no changes proposed to the establish access arrangements., the internal layout for safe vehicular movement and clear pedestrian routes to the building entrances.

A total of five on-site parking spaces are proposed, providing one space per residential unit. The level of provision accords with local parking standards and reflects these sites' accessible location, proximity to public transport and the intended residential mix.

Secure cycle storage and refuse are provided in the same location as previously approved, positioned close to the main entrance for ease of use and effective site management. The facilities are discreetly integrated into the overall site layout to minimise visual impact.

5.4 Sustainability

The proposed development supports sustainable development principles through the efficient use of previously developed land in a well-connected urban location. By increasing residential density without expanding the site footprint beyond previous developed areas the proposed reduces pressure on greenfield land and supports compact urban form.

5.5 Impact and Neighbouring Assessment

The potential impacts of the proposed development on neighbouring properties have been carefully considered, particularly in relation to scale, massing and building height.

Unit A is proposed at a height lower than the existing building, as such it represent a reduction in perceived scale when compared with the current built form and will not result in any additional overbearing impact, loss of saylight, or overshadowing to the property to the south. The reduced height ensures that the development integrates comfortably with its immediate surroundings and preserves residential amenity.

Unit B is proposed at a height that matches the existing building maintaining a consistent roof height with the established height of the existing structure, the proposal avoids introducing any new visual dominance or disproportionate massing when viewed from neighbouring properties or the public realm.

The careful consideration of building heights across the site ensures that the development sits comfortably within its residential context. The proposal avoids unacceptable overlooking through appropriate window placement and separation distances, and it does not give rise to significant overshadowing or loss of privacy.

Overall, the development is considered integrated with its surroundings, resulting in no undue harm to the local character.



Critchley **Architecture And Design** Ltd.

Contact: 02392 474 919 | info@caad.online

The Old Bakery, 34 North Street, Havant, PO9 1PT

