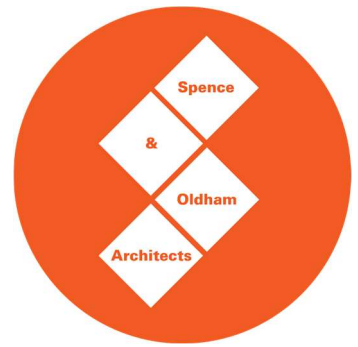




Ref: 0038/03/admin/LA.01

Revised 17/11/25

28th August 2025
Planning
Growth and Development
Manchester City Council
Manchester
M60 2LA

Dear Sir / Madam

RE: Planning, Design and Access Statement *for* proposed extension to existing commercial premises at 101 Beresford Road, Levenshulme, Manchester, M13 0TA

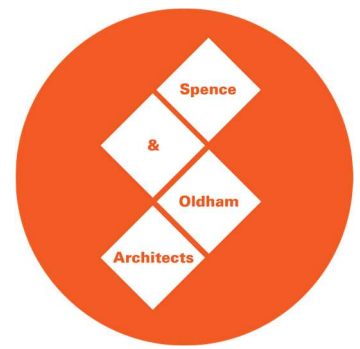
Please see the following Planning, Design and Access Statement in connection with the above application.

1. Introduction

- 1.1. This Planning, Design and Access Statement has been prepared to support an application for full planning permission for the extension of an existing commercial premises at 101 Beresford Road.
- 1.2. The purpose of this statement is to inform, and to support the planning application by providing evidence of how the design complies with local and national planning policy, by discussing the following points:
 - Planning History.
 - Relevant Planning Policy and Guidance.
 - Site and Context.
 - Design Principles.
 - Access.
- 1.3. The Design and Access Statement forms part of an overall Planning Application Document (PAD). The PAD encompasses both statutory and supporting information as set out in the below table.

Planning Application Document		
Documents forming the application	Part 1	Planning application forms
	Part 2	Planning application drawings
Documents supporting the application	Part 3	Design and access statement

- 1.4. Pre-application advice has been sought from Manchester Council planning department, prior to the design development and submission of this application. Advice was initially sought for a single-storey wraparound extension to Beresford Road and Montgomery Road. A response received from Mr. Ian Jarvis, of the Manchester City Council planning department, on 28th April 2025 stated that whilst the council would be



unlikely to support an application for a wraparound extension, a single storey extension to the front (Beresford Road side only) would be considered subject to such a proposal being of 'high-quality' design.

2. Planning History

2.1. The land at Sedgley Road has just one planning application viewable through the Manchester City Council planning portal, as set out below:

- F13787 APPROVED (1980)
New shop front for existing licensed betting office.
- F11666 APPROVED (1979)
Change of use of shop to a Licensed Betting Office.

2.2. Other planning applications in vicinity to the site which should be considered relevant to the application include:

- 096709/FO/2011/N2 APPROVED (2011)
Enclosure of front canopy to form single storey extension to shop unit.

2.3. The above application is considered of importance to this application as it relates to the neighbouring building at 103 – 107 Beresford Road, where permission was previously granted for the retention of an existing unauthorised structure, subject to alterations being made to achieve good design.

3. Relevant Planning Policy and Guidance

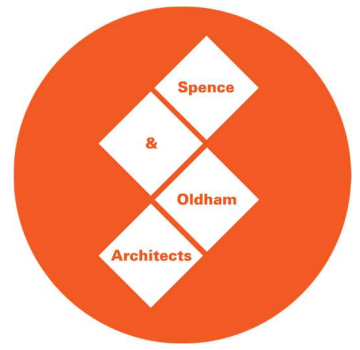
3.1. In developing the proposals, the following National Planning Guidance and local policies have been taken into consideration:

3.2. *National Planning Policy Framework*

- Section 2 - Achieving Sustainable Development
- Section 6 - Delivering a sufficient supply of homes
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places

3.3. *Manchester's Local Development Framework – Core Strategy*

- EC2 – Existing Employment Space
The Council will seek to retain and enhance existing employment space and sites.
- EC8 – Central Manchester
Central Manchester is expected to provide approximately 14ha of employment land. The majority of this provision will be provided within:
3. District centres of Hulme, Rusholme and Longsight all located on major radial routes through Central



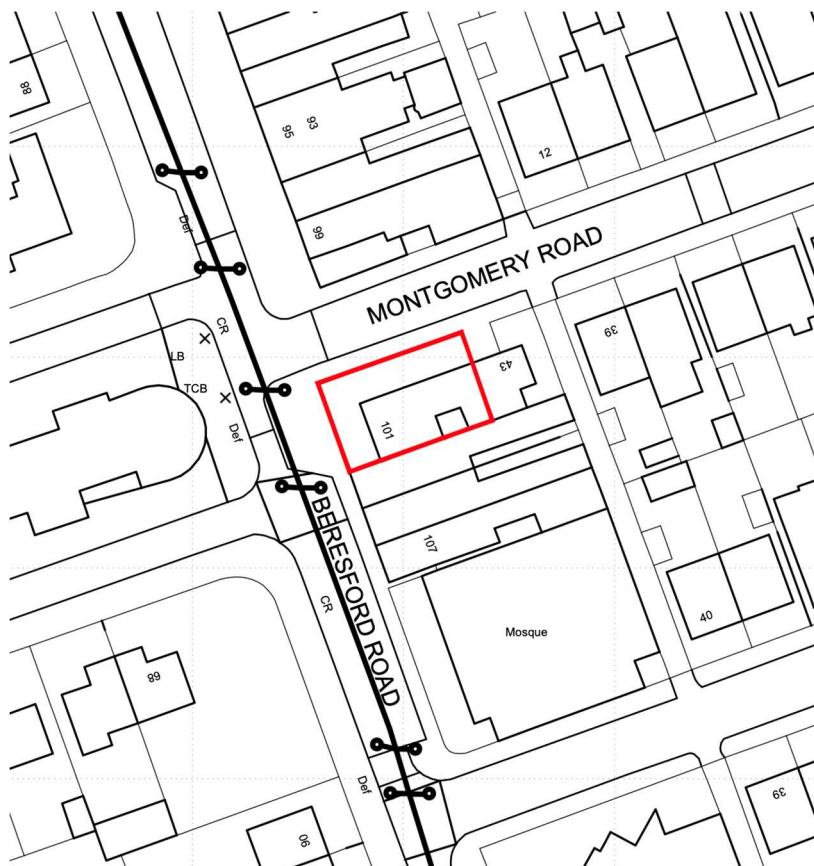
Manchester. These will be suitable for mixed use development providing local employment.

- 3.4. C6 - South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington
Across the area there is capacity for both further convenience and comparison retail floorspace. In total, approximately 8,000 square metres of convenience and 4,500 square metres of comparison retail floorspace will be promoted up to 2027.

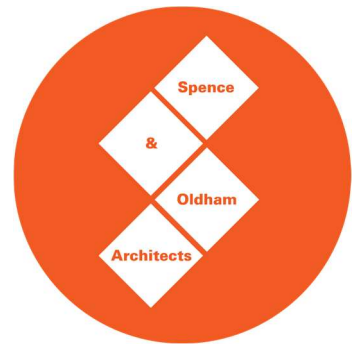
4. Site and Context

4.1. *Location*

The site is located at the corner of Beresford Road and Montgomery Road in the neighbourhood of Levenshulme and consists of a two-storey building made up of a variety of different units and uses. The part of the building / site which this request for advice relates to is located at the ground floor of the building at 101 Beresford Road. The land ownership is edged in red on the location plan below, and equates to approximately 200m² in area.



101 Beresford Road (The Site) – Extract of location plan



4.2. *Site Characteristics*

The site is bounded to the north side by Montgomery Road, and to the West side by Beresford Road. The existing two-storey building is set back from the public highway on both sides by between 3 and 4.5 metres respectively.

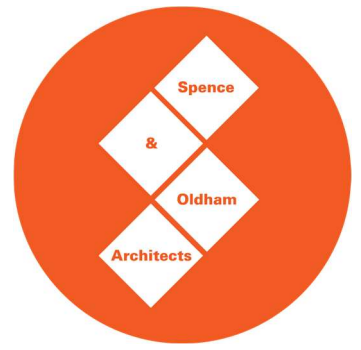
The land between the building and the highway, a concrete paved area demarcated by a low fence and bollards, falls under the land ownership of the building.

The surrounding area is characterised mainly by residential properties, with a mix of two-storey terraced and semi-detached properties in the immediate vicinity. Beresford Road provides a range of services to the local community with commercial shops, restaurants, and religious / community use buildings within the vicinity.

There are no listed buildings or structures within the site and the site is not located within a conservation area.



Aerial view to corner of site – the land ownership is edged in red.



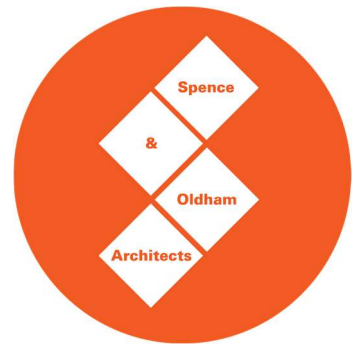
4.3. Site Photographs



Front of the existing building viewed from the corner of Beresford Road and Montgomery Road.



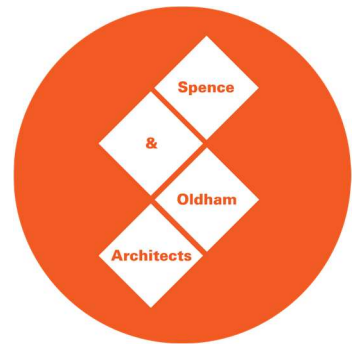
Land between the front of the building and Beresford Road, bounded by a low fence.



Land between the front of the building and Beresford Road, bounded by a low fence.



Land between the side of the building and Montgomery Road, bounded by a row of metal bollards.



5. Design Principles

5.1. *Introduction*

The proposed application seeks permission to construct a 4.3m deep x 6.8m wide single-storey extension to the front of the existing building, to provide additional floorspace for the academy.

Currently the academy consists of a single open plan space used for tuition, reception, waiting area, and staff administration, with separate rooms to the rear for toilets and a small staff mess room. There is very little indoor or sheltered space available for parents / guardians to pick up and drop off students, and no private meeting room for the staff.

The purpose of the proposed extension is to provide these operational requirements by creating a dedicated reception / waiting area and private flexible-use meeting room. The proposed extension will therefore facilitate a higher quality environment for students, staff and parents / guardians, by bringing greater structure to the space, without reducing the student capacity.

The design has been developed in line with the following principles:

- The proposal is an extension to an existing building.
- The proposal is to provide new floorspace of the same use as the ground floor unit, enlarging the unit by 29 square metres.
- The proposal will use similar materials to the existing building whilst presenting a new high quality commercial frontage to Beresford Road.
- The proposal will maintain the existing access arrangements to and from the site.

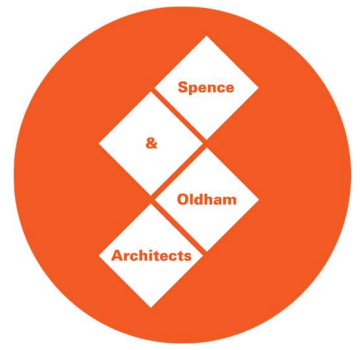
5.2. *Use*

The proposed extension will be an enlargement of the existing ground floor unit, and seek a change of use class from betting office (sui generis) to a private tuition academy (use class F).

5.3. *Scale and Massing*

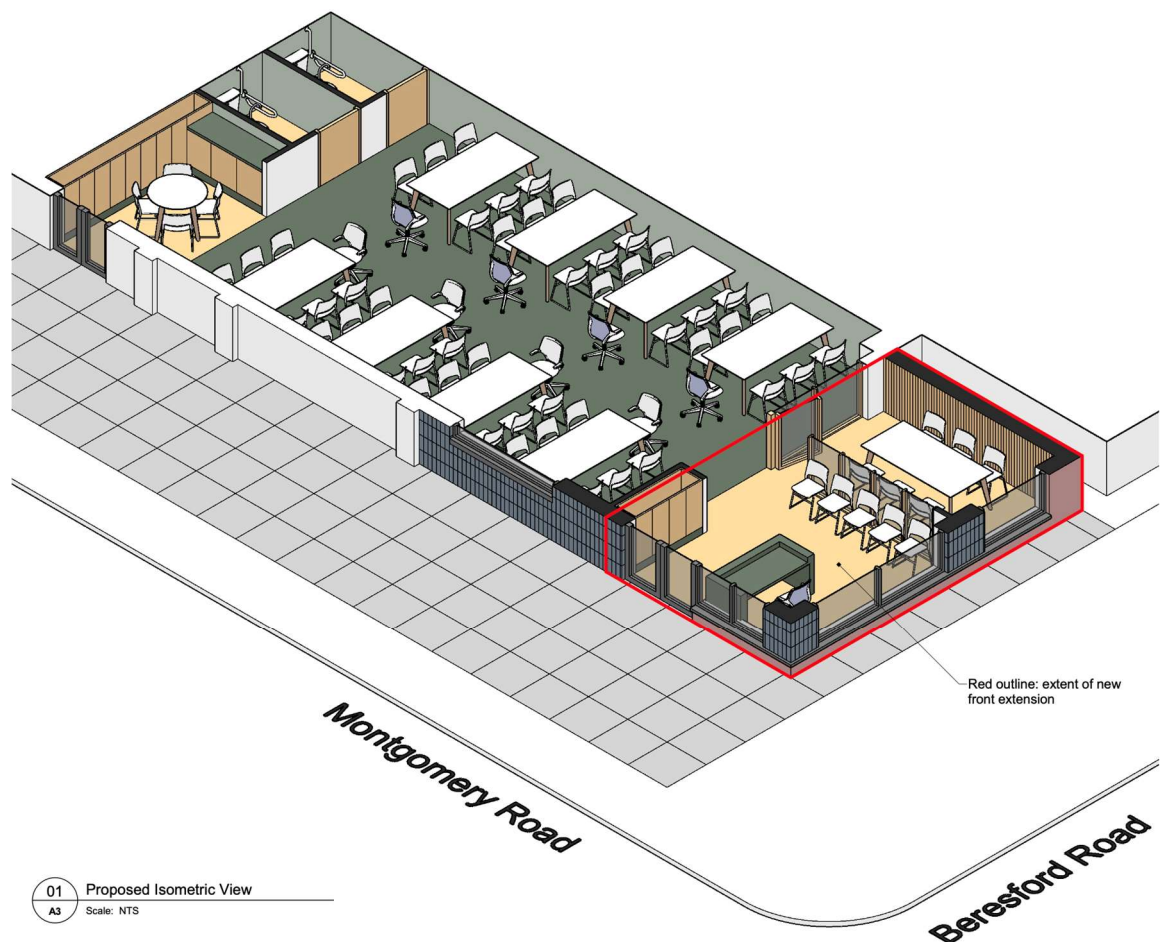
The proposal is to extend to the front façade of the existing building only, towards Beresford Road. The proposal will extend 4.3m to the front, to maintain the existing building line set by the front extension to the neighbouring supermarket at 103-107 Beresford Road.

The proposal is to be 3.4m high, a similar height to the neighbouring building front extension, with a flat roof in order to retain the visibility of the existing first floor façade and front facing windows above.



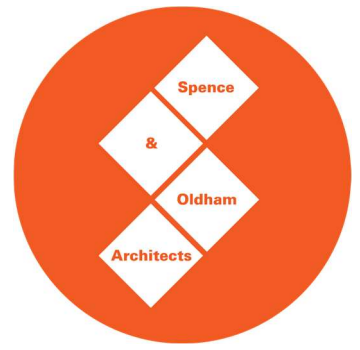
5.4. Layout

The extension will extend the existing open-plan commercial space out towards Beresford Road, with partial demolition proposed to the existing shop front to facilitate this. The newly created space will be screened from the existing open plan classroom area to create a dedicated waiting area with reception desk, and an adjacent meeting room to be used for private meetings between staff, staff and parents and students, as well as providing opportunities for one-to-one or small group tuition.



Extract from 3D model – extension outlined in red (note concept imagery, minor differences to final design)

To the rear of the space the existing toilets and staff mess facilities are proposed to be improved, with 2 no. separate accessible WCs provided in place of the two small toilets, and an open plan break-out style mess area / kitchenette for use by staff and students alike.



5.5. External Appearance

The external appearance of the extension aims to be of high quality design by being both sympathetic to the character of the existing and surrounding buildings, whilst also presenting an attractive frontage to the street which will promote the existing use of the building as private tuition academy, whilst remaining flexible as an attractive business premises for a variety of possible future commercial uses.

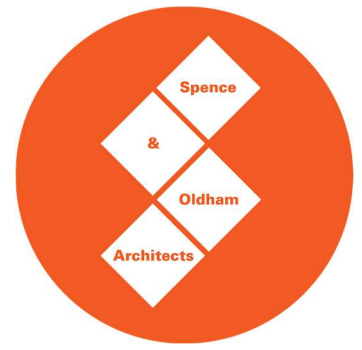


01 Proposed External View
A3 Scale: NTS

Extract from 3D model – extension and alterations shown in colour (note concept imagery, minor differences to final design)

Red brick external walls match the existing building and surrounding buildings, whilst dark blue / black glazed tiling continues the existing motif across the façade from the existing building to tie in with this.

The parapet / upstand around the perimeter of the flat roof provides an opportunity for a signboard, and is proposed to be finished in contemporary timber slats with a dark grey aluminium coping to tie in with the new shopfront window frames. The upstand projects a slight overhang towards Montgomery Road, creating a canopy over the entrance door for shelter and to reduce ingress of rain when the doors are in use.



6. Access, Highways and Security

6.1. *Access*

The existing access to the building is via a single door to the corner of the building on Beresford Road and Montgomery Road. A secondary access / fire exit from the rear of the unit exits onto the curtilage of the property further along Montgomery Road.

The proposed access to the unit will be via the new front extension, and will face the Montgomery Road side of the building, where land to the side of the buildings curtilage creates a natural pause / gather point for those using the academy. Access will be via a set of glazed double doors with a level threshold, widening the existing entrance and improving accessibility for all.

The existing fire exit to the rear of the space will be retained in place.

No new access points to the curtilage of the site are proposed, and the proposal does not encroach on the public highway, nor any public rights of way.

6.2. *Highways*

The proposal does not add or remove any parking spaces.

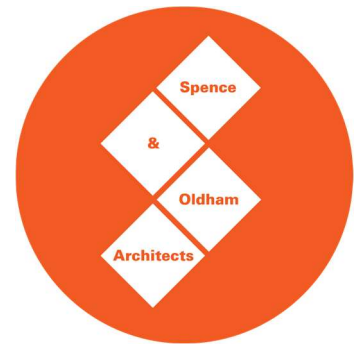
The proposed extension does not encroach negatively on sightlines for vehicles turning into or from Montgomery Road to Beresford Road, due to the existing widened pavement on the corner.

The proposal does not encroach upon or narrow the existing footways to Beresford Road or Montgomery Road.

6.3. *Security*

The proposal extends onto land within the curtilage of the building which is currently an open area of paving housing an electronic parcel locker, owned by the applicant, which is to be removed. The proposal may improve the security of the premises and wider neighbourhood by removing this potential 'hang-out' spot, helping to reduce anti-social behaviour in the vicinity.

The unit is to be fitted with a suitable burglar alarm system, and the shopfront bulkhead to the extension is to house concealed security shutters to protect the property during closing hours.



7. Conclusion

7.1. It has been demonstrated that the proposed development accords with the relevant policies of both the NPPF and the Local Strategy Plan. To summarise the main points are as follows:

- The proposal is for a small front extension to an existing commercial unit, providing 29 square metres of additional floorspace to the unit.
- The proposal also seeks a change of use from sui generis to use class F.
- The proposal is required to improve upon the existing customer experience for the academy which currently occupies this unit, and to futureproof the unit as an attractive commercial offering.
- The additional floorspace created will contribute towards the council's aspirations to create additional floorspace for employment purposes and local services in the neighbourhood of Levenshulme.
- The proposal is thoughtfully designed, is sympathetic to the host building and surrounding context, and provides an attractive contemporary shopfront to Beresford Road.
- The proposal does not negatively impact upon neighbouring amenities and has no impact upon the local highway and footway.

This Design and Access Statement supports the planning application demonstrating the level of design consideration which has been applied to the proposal and describing how it complies with planning policy at a national and local level.

Yours Faithfully,

Gregory Oldham ARB

For and on behalf of Spence & Oldham Architects Ltd