Design and Access Statement

Project: 2 Semi-Detached Dwellings

Site Address: Land to the north of 4 and 6 Mansfield Avenue, Manchester, M9 6RJ

Applicant: Raja Hussain

Company: Square Extraordinaire Limited

Date: October 30, 2025



1.0 DESIGN STATEMENT

1.1 Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of two semi-detached family dwellinghouses (Use Class C3(a)) on part of the vacant land to the north of 4 and 6 Mansfield Avenue, Manchester M9 6RJ. The proposal aims to make efficient use of an underutilised plot within a well-established residential area by introducing high-quality family homes that respect and enhance the existing character of Mansfield Avenue.

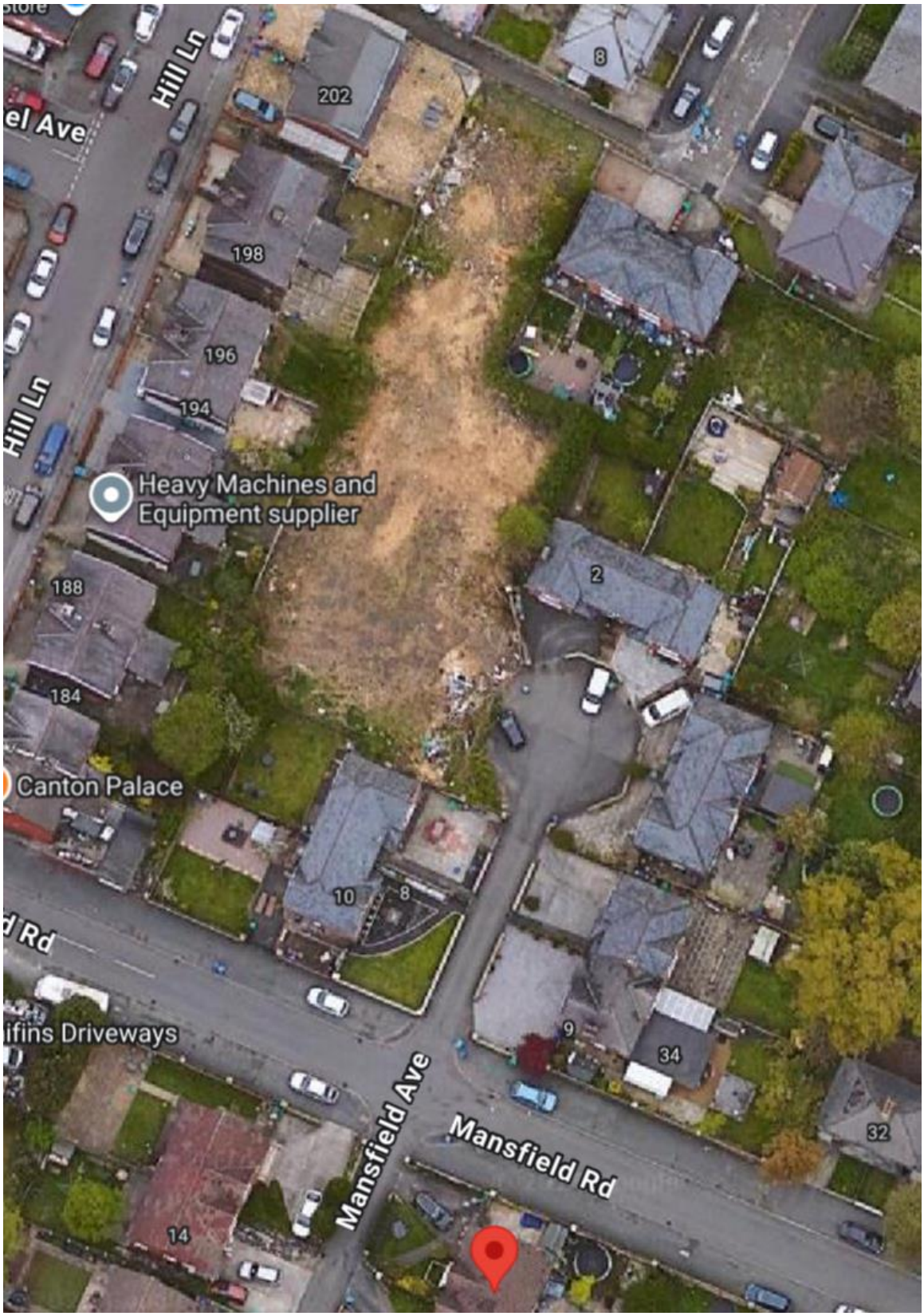
Each dwelling will provide spacious family accommodation arranged over two storeys with a rear dormer in the loft space to create an additional study room. The scheme includes associated landscaping, private garden amenity areas, off-street parking, secure cycle parking in the rear garden and secure boundary treatment.

1.2 Site Analysis

The site currently comprises a vacant plot of land located within a predominantly residential neighbourhood of Manchester. Surrounding properties consist mainly of two-storey semi-detached houses of traditional red brick construction with pitched grey-tiled roofs, consistent with the suburban character typical of the area.

The site is well connected to local amenities, schools, and public transport links along Rochdale Road and Victoria Avenue. It also benefits from good access to the wider Manchester road network.




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Mansfield Ave
Mansfield Rd
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1.3 Design Process

The design has been informed by a contextual analysis of the surrounding street pattern, scale, materials, and roof forms. The objective was to ensure the proposed dwellings integrate seamlessly with the established built environment while optimising the use of the site. Key design considerations included maintaining the building line, providing functional family homes with private gardens, ensuring adequate parking, and achieving visual continuity through material selection.

1.4 Amount

The proposal comprises two semi-detached dwellings, each arranged over two storeys plus a loft space (rear dormer). Each dwelling has a gross internal floor space of 122m2 , includes two off-street parking spaces and private rear gardens of approximately 85m^2 and 95m^2 respectively.

1.5 Use

The proposed use is residential (Use Class C3(a)), consistent with the surrounding area and supporting Manchester's housing objectives to provide family accommodation in sustainable locations.

1.6 Layout

The dwellings are positioned side by side along the established building line of Mansfield Avenue. Each dwelling includes a private driveway with two parking spaces, a rear garden, and a 2.0m high timber fence defining the boundaries. Internally, the ground floor contains a hallway, reception, kitchen, dining area, and WC/shower; The first floor comprises two bedrooms, a family bathroom, and one en-suite., and the loft dormer accommodates a study room.

1.7 Scale

The proposed dwellings are two storeys with an additional rear dormer at second floor level. The overall scale and height are consistent with neighbouring properties along Mansfield Avenue.

1.8 Appearance

The architectural approach adopts a traditional style with red facing brickwork and grey roof tiles, reflecting the established street character. Windows and doors will be grey aluminum, and the rear and side boundaries will be enclosed by 2.0m high timber fencing.

1.9 Landscaping

Soft landscaping will include grassed areas to front and rear gardens with permeable paving to driveways. Rear gardens provide approximately 85m^2 and 95m^2 of private amenity space, respectively. Low-level planting to the front gardens will enhance the street frontage while maintaining an open appearance.

2.0 ACCESS STATEMENT

2.1 Vehicular and Pedestrian Access

Access will be directly from Mansfield Avenue. Each dwelling benefits from a private driveway accommodating two vehicles. Pedestrian access is provided from the front, and level thresholds will be provided to meet Building Regulations Part M.

2.2 Inclusive Design

The dwellings are designed with inclusivity in mind. Entrances and circulation spaces comply with accessibility standards. The development will ensure ease of movement for all users, including those with limited mobility.

2.3 Public Transport and Sustainability

The site benefits from excellent access to public transport, including frequent bus routes along Rochdale Road and Victoria Avenue. The scheme contributes to sustainable development by reusing a vacant plot, employing energy-efficient construction, and including sustainable drainage systems through permeable surfaces.

2.4 Refuse and Cycle Storage

Each dwelling will have dedicated areas for refuse and recycling bins located to the side/rear, accessible from the front. Secure cycle storage can be accommodated within the rear gardens.

2.5 Boundary Treatment

A 2.0m high timber fence will define side and rear boundaries, providing privacy and security while complementing the local context.

2.6 Conclusion

The proposed development represents a modest and contextually appropriate infill scheme that delivers high-quality family homes in a sustainable location. It accords with Manchester Core Strategy Policies DM1 (Design), H1 (Housing), and EN4 (Reducing CO_2 Emissions), as well as the Residential Quality Guidance (2016) and the National Design Guide (2021). The proposal enhances the local streetscape and provides much-needed housing while respecting the character of Mansfield Avenue.