Stepplaces / Southway Housing Trust
Design and Access Statement - Addendum

April 2026

Ryebank Chorlton

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1. Introduction

Summary
This addendum design and access statement has been prepared on behalf of Step Places, Southway Housing Trust and Manchester Metropolitan University in support of a full planning application for a comprehensive housing development of the Ryebank Road site in Chorlton, Manchester.

The addendum has been prepared following minor changes to the proposed layout to address drainage and flood mitigation technical design work undertaken by the design team.

This document summarises the layout and landscape changes only and reference should be to the submitted Design and Access Statement for all other Design and Access matters

Key layout changes are summarised below with reference to the plan adjacent:

A: The primary access road has been relocated further north from the site boundary with St John's RC Primary School to facilitate flood routes and levels in the vicinity. The alignment of the bend in the access road adjacent to the pond has also been adjusted.

B: The proposed new primary substation has been relocated from the centre of the site to the parking court associated with the supported living building at southern end of the site.

C: As a result of the road re-alignment the small parking court to the centre of the site has been re-configured so as to maintain appropriate, safe access to private street. The re-configuration includes the removal of the shared bin and bike store structure in lieu of the private in-curtilage accommodation of these.

There are no changes in terms of masterplan principles, external appearance, accommodation schedule, house types and general utilities waste and cycle provision.

Where the design has changed we have provided within this addendum document replacement diagrams which should be read alongside the updated application drawings.

This addendum has been prepared by 5plus Architects with input from Asteer and the technical team and should be read in conjunction with the previously submitted and amended Planning Documents, Application Drawings and supporting technical reports.

Original Layout - identifying areas where design changes have been made



Key

A. road re-alignment
B. substation re-location
C. parking reconfiguration

2. Amended Masterplan

Layout Summary
The layout remains as set out in the Design and Access Statement with minor changes as set out below:

A: The primary access road has been relocated further north from the site boundary with St John's RC Primary School to facilitate flood routes and levels in the vicinity. The alignment of the bend in the access road adjacent to the pond has also been adjusted.

B: The proposed new primary substation has been relocated from the centre of the site to the parking court associated with the supported living building at southern end of the site.

C: As a result of the road re-alignment the small parking court to the centre of the site has been re-configured so as to maintain appropriate, safe access to private street. The re-configuration includes the removal of the shared bin and bike store structure in lieu of the private in-curtilage accommodation of these.

The masterplan retains a hierarchy of spaces and housing types to suit the transition from sub-urban to rural edge. This gives form to the existing streetscape and a sense of arrival at the entrances to the neighbourhood, before moving sequentially towards a more relaxed typology that addresses the adjacent Longford Park and Nico Ditch.

An updated Landscape Layout drawing is being submitted alongside this Design and Access Statement Addendum, which supersedes the originally submitted version.

Amended Masterplan - April 2026



Key

A. road re-alignment
B. substation re-location
C. parking reconfiguration

2.1 Masterplan Accommodation

The diagram adjacent updates the version included in the submitted Design and Access Statement.

The masterplan retains the proposed 120 dwellings comprising a rich mix of private and affordable residential accommodation in keeping with the approved development framework. These 120 homes include a range of 2, 3 and 4 bedroom houses to be offered at both private sale and as part of the cohousing community.

Alongside the housing provision, 42 age friendly, social rent apartments are also proposed through two structures, the first fronting Longford Road to the south and the second book ending the development to the north.

A further building containing 8 apartments for young autistic adults completes the development.

The development delivers a total net sellable area of 10,850sqm, spilt as follows:

Affordable	2,020 sqm	42 Dwellings	35%
Cohousing	1,375 sqm	18 Dwellings	15%
Supported Living	400 sqm	8 Dwellings	7%
Private Sale	7,050 sqm	52 Dwellings	43%

A full schedule is depicted adjacent and cross referenced to the image below.

Accommodation
Proposal comprising of 120 new homes:

1

Age Friendly Affordable Accommodation - South
20 Dwellings, 3 Storeys Tall

1A	16 x 1b1p Apartment	45.4sqm
1B	3 x 1b2p Apartment	56.3sqm
1C	1 x 2b3p Apartment (Accessible)	77.5sqm

2

Supported Living for Autistic Adults Accommodation
8 Dwellings, 2 Storeys Tall

2	8 x 1b2p Apartment	50sqm

3

Private Sale Houses - South
10 Dwellings, 2 Storeys Tall with Dormer Windows

3	10 x 4b6p Townhouses	124-129sqm

4

Cohousing Houses - South
6 Dwellings, 2 Storeys Tall

4A	1 x 4b7p Townhouse	130sqm
4B	2 x 2b4p Townhouses	91sqm
4C	3 x 3b5p Townhouses	95sqm

5

Cohousing Apartments - South
12 Dwellings, 3 Storeys Tall

5A	3 x 1b2p Apartment	50.4sqm
5B	2 x 2b3p Apartment	61.6sqm
5C	7 x 2b4p Apartment	70.4sqm

6

Private Sale Villas - North
10 Dwellings, 3 Storeys Tall

6	10 x 4b8p Townhouse	169sqm

7

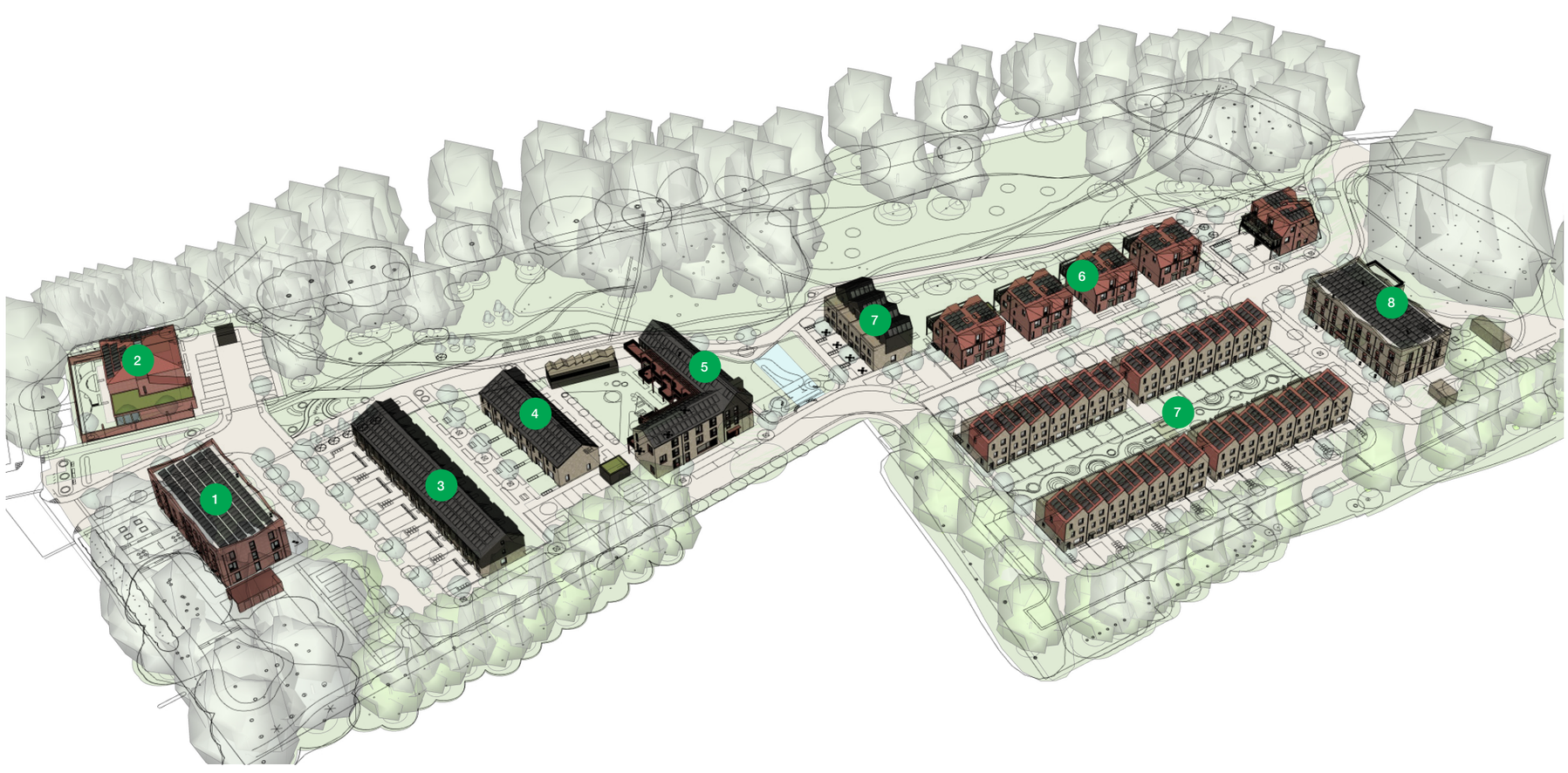
Private Sale Houses - North
32 Dwellings, 3 Storeys Tall

7	32 x 4b6p Townhouses	130sqm

8

Age Friendly Affordable Accommodation - North
22 Dwellings, 2/3 Storeys Tall

8A	18 x 1b1p Apartment	45.4sqm
8B	3 x 1b2p Apartment	50-59sqm
8C	1 x 2b3p Apartment (Accessible)	77.5sqm



2.2 Masterplan North Layout

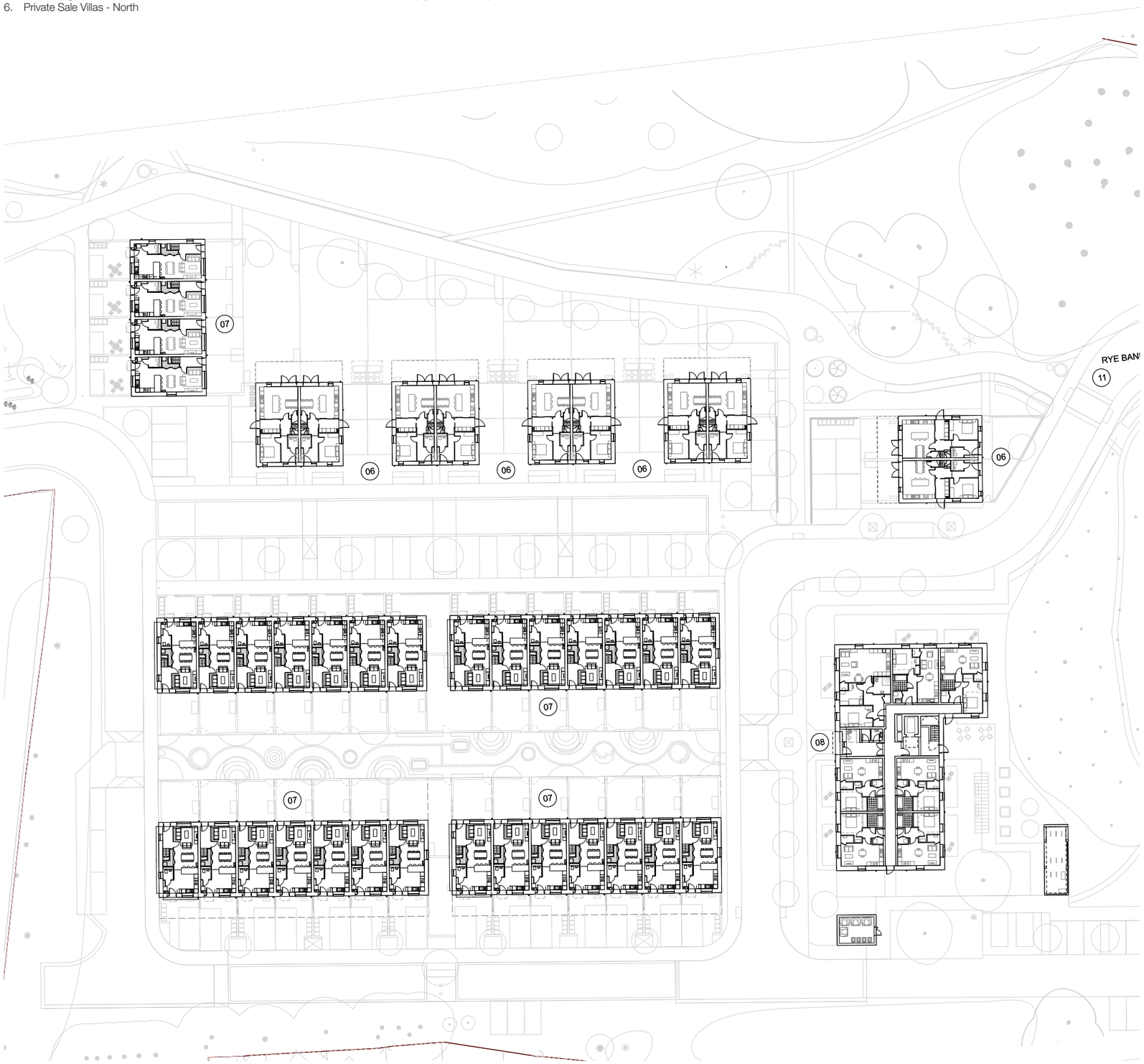
The northern part of the site is shown in more detail adjacent. The layout includes the changes to the access road alignment and adjustments to the on street parking layout between the western villas and the terrace forming one side of the community green.

Car parking and cycle provision are retained as per the submitted application.

An updated Site Plan is being submitted alongside this Design and Access Statement Addendum, which supersedes the originally submitted version.

Key

1. Age Friendly Affordable Accommodation - South
2. Supported Living For Autistic Adults Accommodation
3. Private Sale Houses - South
4. Cohousing Houses - South
5. Cohousing Apartments - South
6. Private Sale Villas - North
7. Private Sale Houses - North
8. Age Friendly Affordable Accommodation - North
9. Substation
10. Existing site access (Longford Road)
11. Extended site access (Rye bank Road)



2.3 Masterplan South Layout

The southern part of the site is shown in more detail adjacent. The layout incorporates the relocation of the new electric sub-station within the supported living car park. Vehicle access to the sub-station has been tracked by the transport consultant and additional impact on existing and proposed landscape/ BNG assessed by the ecologist and landscape architect.

An updated Site Plan is being submitted alongside this Design and Access Statement Addendum, which supersedes the originally submitted version.

Key

1. Age Friendly Affordable Accommodation - South
2. Supported Living For Autistic Adults Accommodation
3. Private Sale Houses - South
4. Cohousing Houses - South
5. Cohousing Apartments - South
6. Private Sale Villas - North
7. Private Sale Houses - North
8. Age Friendly Affordable Accommodation - North
9. Substation
10. Existing site access (Longford Road)
11. Extended site access (Rye bank Road)



2.4 Masterplan – Vehicular Access

The adjustment to the road alignment has been fully considered by the transport consultant and a separate design note, drawings and Road Safety Audit undertaken.

The masterplan maintains the vehicular access principles established in the Development Framework approved by Manchester City Council and integrates vehicle access to all properties simply and efficiently.

The diagram adjacent updates the version contained in the submitted Design and Access Statement.

Key – Roads

- Adopted Highway
- Unadopted Highway designed to Adoptable Standards
- Unadopted Highway
- Raised Tables
- Parking Courts

Key – SUDs

- Treepits
- Rain Gardens
- Nico Ditch/Ecological Basin
- Proposed Sub-Base Attenuation System



2.5 Masterplan – Cycle Provision

The diagram adjacent updates the version contained in the submitted Design and Access Statement.

For the 4 terraces overlooking the basin, the shared cycle store has been replaced by individual back garden provision accessed off the green way.

Key

- Dedicated Cycle Path
- Cycle Route Within Highway
- Individual Cycle Store to Houses
- Shared Cycle Store



2.6 Masterplan – Waste

The diagram adjacent updates the version contained in the submitted Design and Access Statement.

For the 4 terraces overlooking the basin, the bin store has been replaced by individual dwellings segregated bin stores in front of each house.

Key

- Bollards
- Refuse Vehicle Route
- Shared Bin Stores
- Individual Dwellings Segregated Bin Stores
- Bin Collection Points



3.1 Amended Landscape Masterplan

Square Yard Landscape Architects have developed the Landscape Masterplan Addendum in conjunction with a wider design team.

Key changes to the masterplan are highlighted in the letter circles and further explored in the following pages. Minor changes include; the loss of some rain gardens, slight boundary treatment changes, and tree redistribution.

The proposed tree numbers remain the same as the original application and there are no impacts to existing trees shown for retention.

Sub Station

Sub station has been relocated from (Area A) to (Area B). Proposed tree moved to accommodate the new substation location.

Road realignment

The road has been realigned at the centre of the site to allow for drainage connections into the pond. This has resulted in the road moving north and the loss of the rain gardens (Area C). The trees have been redistributed to (Areas D). Greater retention of existing scrub on-site.

Green Streets

Due to the road re-alignment the Green Street set out towards the south had to be modified (Area E). This resulted in a slight adjustment to the planing beds and parking arrangement and the need for one tree to be relocated to (Area F).

Terrace Block Facing the Pond

Slight movement of the terrace block (Area G) west due to the road realignment. Front and back gardens moved with the plot readjustment. New pathway introduced connecting to the Green Way.

Bin and cycle store removed from the parking court and now contained within each property curtilage. Parking court readjusted (Area H).

Pond Area

The road re-alignment and further drainage considerations has resulted in the pond area being modified (Area I). Refer to Renaissance Drainage Consultants technical notes for further details.

The pond retains the four trees, areas of ornamental planting, wetland wild flower meadow and an area off the back of the footway for community engagement / interpretation.



3.2 Greenway
Ecological Basin / Nico Ditch

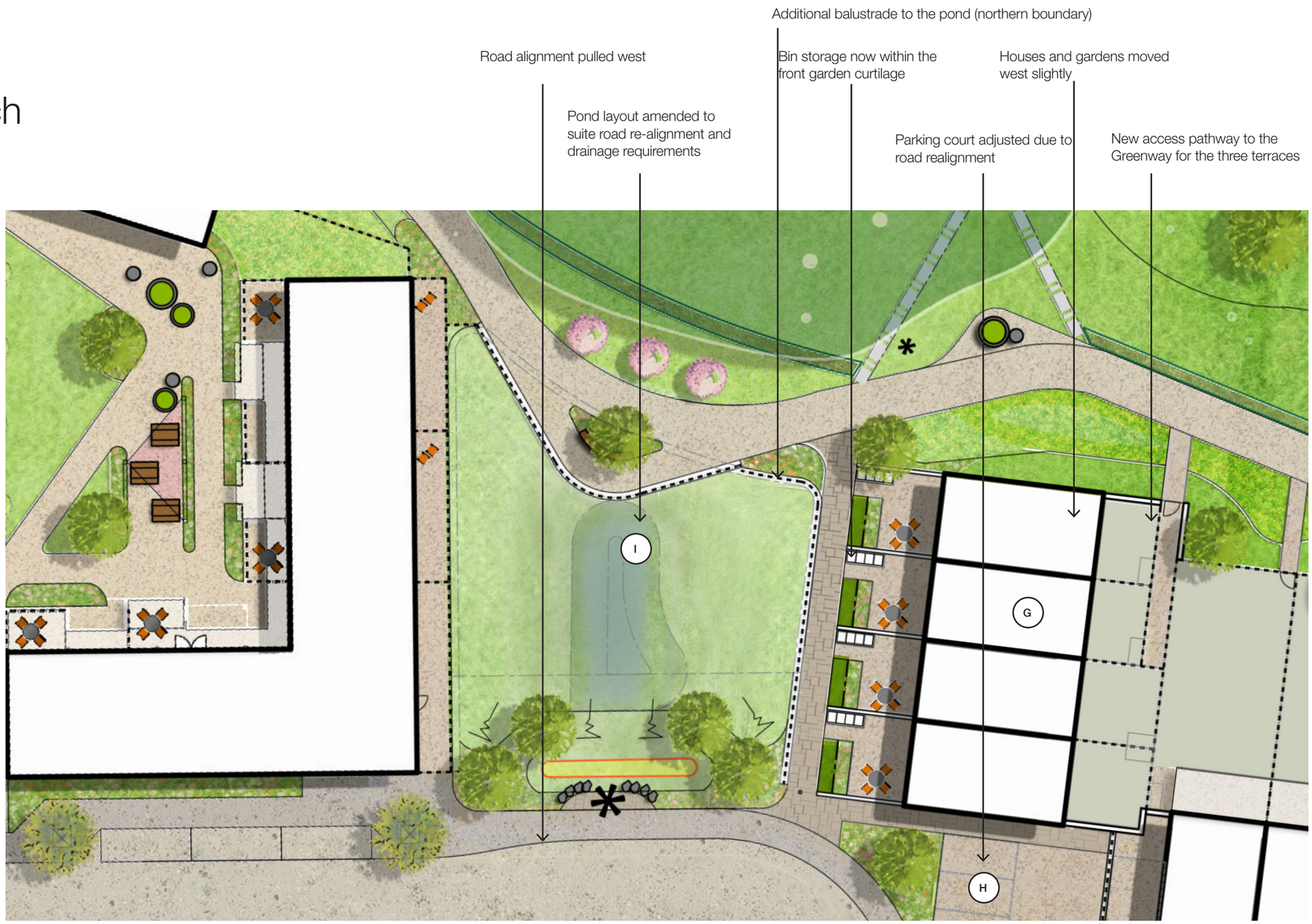
Greenway Addendum Narrative

The road re-alignment moving west and drainage considerations has resulted in the pond area being modified (Area I).

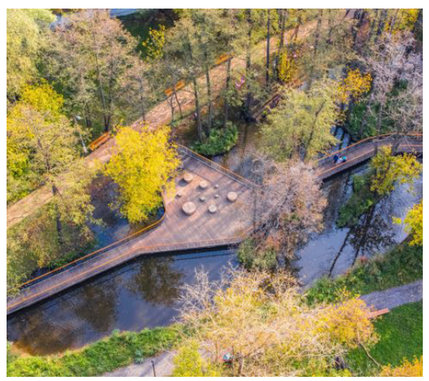
The pond retains the four trees, areas of ornamental planting, wetland wild flower meadow and an area off the back of the footway for community engagement / interpretation.

There is an increase in balustrade proposed along the northern boundary.

Refer to Renaissance Drainage Consultants technical notes for further details.













3.3 Private Streets
Green Streets

Green Street A Addendum Narrative

Due to the road re-alignment the Green Street set out towards the south had to be modified (Area E). This resulted in a slight adjustment to the planing beds area and small tweaks to theparking arrangement and the need for one tree to be relocated to (Area F).

Parking numbers remain as the original application.

Green Street B Addendun Narrative

Small localised adjustment to the southern end terrace block with their bin store moving closer to the facade due to the back of footway radii.

Adopted Street

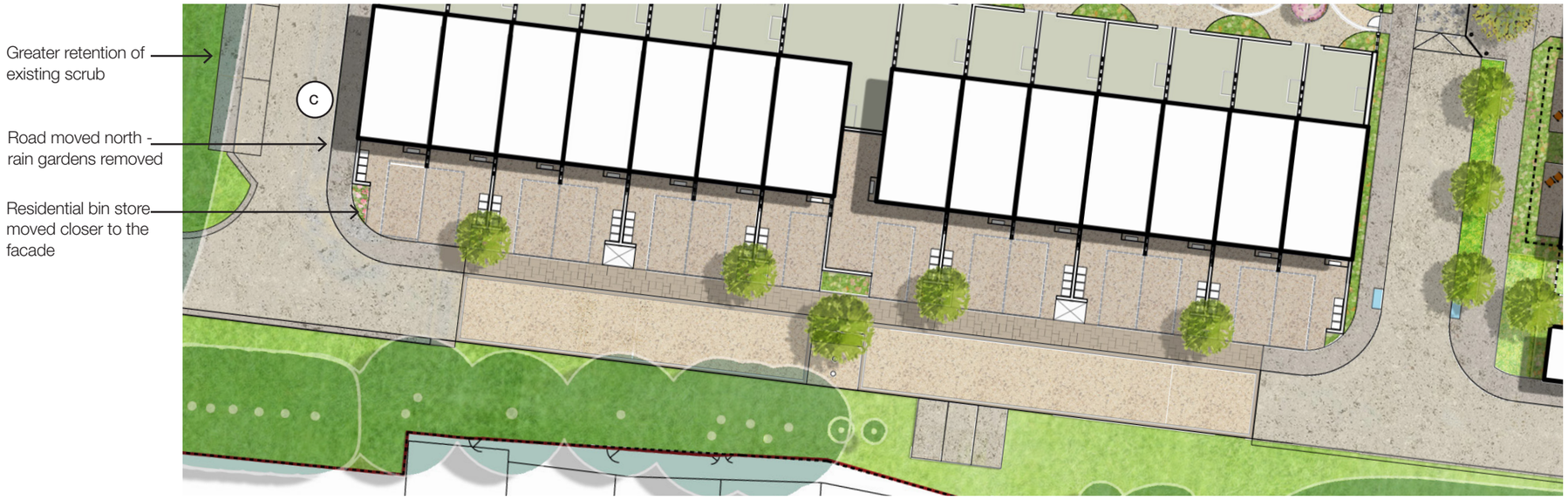
Rain gardens have been removed along the adopted street due to the road moving north (Area C).

Greater retention of existing shrub in the vicinity of the existing trees due to the road moving north.





Green Street A Narrative



Green Street B Narrative









3.4 Planting Strategy

Areas Applicable for BNG Mitigation (public open space and communal spaces)

Planting Strategy / BNG Addendum Narrative

The colour coded plan has been updated as part of the Addendum to assist with Biodiversity Net Gain (BNG) calculations and highlights the areas that are within public open space and communal garden areas where they can contribute for on site habitat creation and mitigation for habitats that are lost.

The masterplan changes have had subtle impacts on the BNG types.

Key Notes:

- Total tree provision remains as per the original application
- Greater retention of on-site scrub
- Some loss of proposed scrub
- Some loss of proposed ornamental planting / proposed hedge
- Some alteration in the habitat distribution within the pond area
- Loss of rain garden planting

An updated Biodiversity Net Gain (BNG) Assessment and Statutory BNG Metric have been prepared to take account of the proposed design and landscaping changes and are being submitted alongside this Design & Access Statement Addendum.

- Existing vegetation retained - no interventions or enhancement proposed
- Existing vegetation (trees / scrub retained with opportunity for improvement and intervention
- Proposed woodland understorey planting beneath existing trees
- Proposed woodland wildflower meadow beneath existing trees
- Proposed grassland
- Proposed wildflower meadow
- Proposed wetland wildflower meadow
- Proposed ornamental planting (species attractive to pollinators)
- Proposed rain garden planting
- Proposed bulb planting
- Proposed native scrub
- Proposed hedge
- Proposed ornamental grass swathe
- Proposed trees



3.5 Planting Strategy
Proposed Trees and Street Character

Planting Strategy / Proposed Trees Addendum Narrative

The proposed tree numbers remain the same as the original planning information provided. Tree types and locations have been amended to suit the revised design proposals.

- POS Periphery Trees - Neutral Grassland
- POS Periphery Trees - development
- Rain Garden Trees - Type 1
- Rain Garden Trees - Type 2
- Trees in Hard Paving - Type 1
- Trees in Hard Paving - Type 2
- Trees in Hard Paving - Type 3
- Parking Court/Formal POS - Type 1
- Parking Court/Formal POS - Type 2
- Orchard Trees
- Small Trees in Planters
- Small Fastigiate Trees



4. Document Issue Sheet

Note
Drawings highlighted in red have been updated to incorporate the design changes presented within this document (in relation to the substation location, internal road alignment and reconfigured cycle and bin store). These are being submitted alongside this Design and Access Statement Addendum and supersede the originally submitted versions.

00-Series Drawings

Document No.		Document Title	Scale
05476-5PA-MP-XX-DR-A-000001	E	Existing Site Location Plan, Application Boundary	1:1000@A1
05476-5PA-MP-XX-DR-A-000002	B	Existing Site Plan, Topographical Information	1:500@A1
05476-5PA-MP-XX-DR-A-000003	-	Existing Site Plan, Site Location & Manchester/Trafford Boundary Plan	1:1000@A1
05476-5PA-MP-XX-DR-A-000200	I	Proposed Masterplan	1:500@A1
05476-5PA-MP-XX-DR-A-000201	C	Proposed Site Plan - Tenure Plan	1:500@A1
05476-5PA-MP-XX-DR-A-000202	E	Proposed Site Plan - House Type Plan	1:500@A1
05476-5PA-Z01-00-DR-A-002200	F	Zone 1, Proposed General Arrangement Plan, Ground Floor	1:200@A1
05476-5PA-Z02-00-DR-A-002200	F	Zone 2, Proposed General Arrangement Plan, Ground Floor	1:200@A1
05476-5PA-B3-00-DR-A-002200	B	Co-housing Apartment & Houses - Ground Floor	1:100 @ A1
05476-5PA-B3-01-DR-A-002200	B	Co-housing Apartment & Houses - First Floor	1:100 @ A1
05476-5PA-B3-02-DR-A-002200	B	Co-housing Apartment & Houses - Second Floor	1:100 @ A1
05476-5PA-B3-RF-DR-A-002200	B	Co-housing Apartment & Houses - Roof	1:100 @ A1
101_LANDSCAPE LAYOUT	/	LANDSCAPE LAYOUT	1:500@A1

02-Series Drawings

Document No.		Document Title	Scale
05476-5PA-B1-00-DR-A-022200	C	Affordable - Building 1 (South) Ground Floor	1:50 @ A1
05476-5PA-B1-01-DR-A-022200	C	Affordable - Building 1 (South) First Floor	1:50 @ A1
05476-5PA-B1-02-DR-A-022200	C	Affordable - Building 1 (South) Second Floor	1:50 @ A1
05476-5PA-B1-RF-DR-A-022200	C	Affordable - Building 1 (South) Roof	1:50 @ A1
05476-5PA-B2-00-DR-A-022200	C	Affordable - Building 2 (North) Ground Floor	1:50 @ A1
05476-5PA-B2-01-DR-A-022200	C	Affordable - Building 2 (North) First Floor	1:50 @ A1
05476-5PA-B2-02-DR-A-022200	C	Affordable - Building 2 (North) Second Floor	1:50 @ A1
05476-5PA-B2-RF-DR-A-022200	C	Affordable - Building 2 (North) Roof	1:50 @ A1
05476-5PA-B4A-ZZ-DR-A-022200	C	Private Sale Houses - End of Terrace HT 1A Plans	1:50 @ A1
05476-5PA-B4B-ZZ-DR-A-022200	C	Private Sale Houses - Mid Terrace HT 1B Plans	1:50 @ A1
05476-5PA-B5A-ZZ-DR-A-022200	C	Private Sale Houses - End of Terrace HT 7A Plans	1:50 @ A1
05476-5PA-B5B-ZZ-DR-A-022200	D	Private Sale Houses - Mid Terrace HT 5 Plans	1:50 @ A1
05476-5PA-B5C-ZZ-DR-A-022200	D	Private Sale Houses - Mid Terrace HT 6B Plans	1:50 @ A1
05476-5PA-B5D-ZZ-DR-A-022200	D	Private Sale Houses - End of Terrace HT 6A Plans	1:50 @ A1
05476-5PA-B6A-ZZ-DR-A-022200	B	Private Sale Houses - HT 02A & 02B Plans	1:50 @ A1
05476-5PA-B6A-ZZ-DR-A-022201	B	Private Sale Houses - HT 02A & 02B Plans	1:50 @ A1
05476-5PA-B7A-ZZ-DR-A-022200	C	Private Sale Houses - End of Terrace HT 4A Plans	1:50 @ A1
05476-5PA-B7B-ZZ-DR-A-022200	C	Private Sale Houses - Mid Terrace HT 4B Plans	1:50 @ A1
05476-5PA-B8A-ZZ-DR-A-022200	D	Private Sale Houses - End of Terrace HT 4C Plans	1:50 @ A1
05476-5PA-B8B-ZZ-DR-A-022200	D	Private Sale Houses - End of Terrace HT 4D Plans	1:50 @ A1
05476-5PA-B9A-ZZ-DR-A-022200	B	Private Sale Houses - End of Terrace HT 4A Plans	1:50 @ A1
05476-5PA-B9B-ZZ-DR-A-022200	B	Private Sale Houses - Mid Terrace HT 4B Plans	1:50 @ A1
05476-5PA-B10-00-DR-A-022200	C	Supported Living- Ground Floor	1:50 @ A1
05476-5PA-B10-01-DR-A-022200	C	Supported Licing- First Floor	1:50 @ A1
05476-5PA-B10-RF-DR-A-022200	C	Supported Living- Roof Plan	1:50 @ A1

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