Design and Access Statement

ELSA ROAD,
LEVENSHULME

23118 (PL) 500 Rev D - June 2026





CONTENTS

01 INTRODUCTION

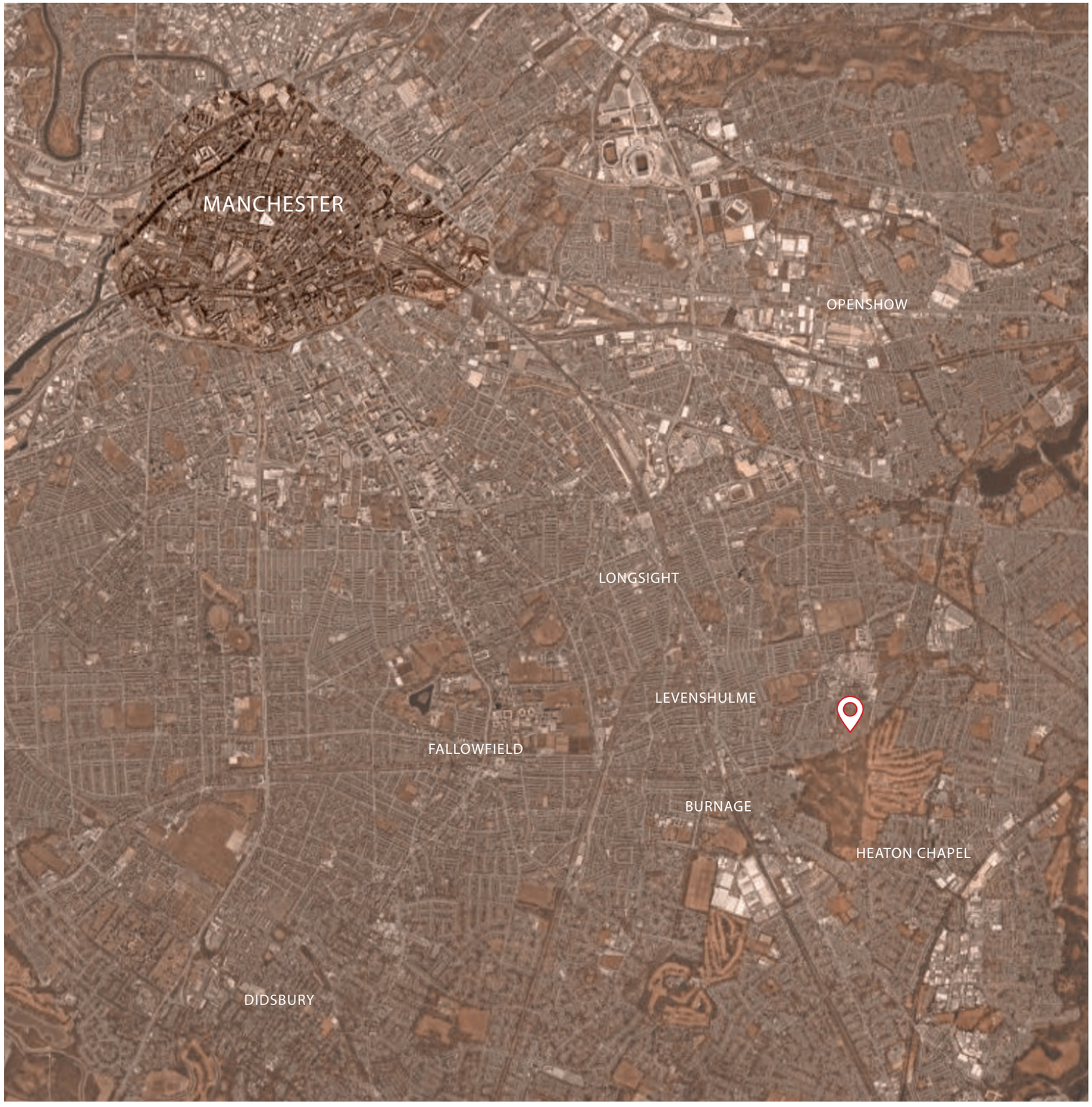
02 CONTEXTUAL ANALYSIS

03 DESIGN

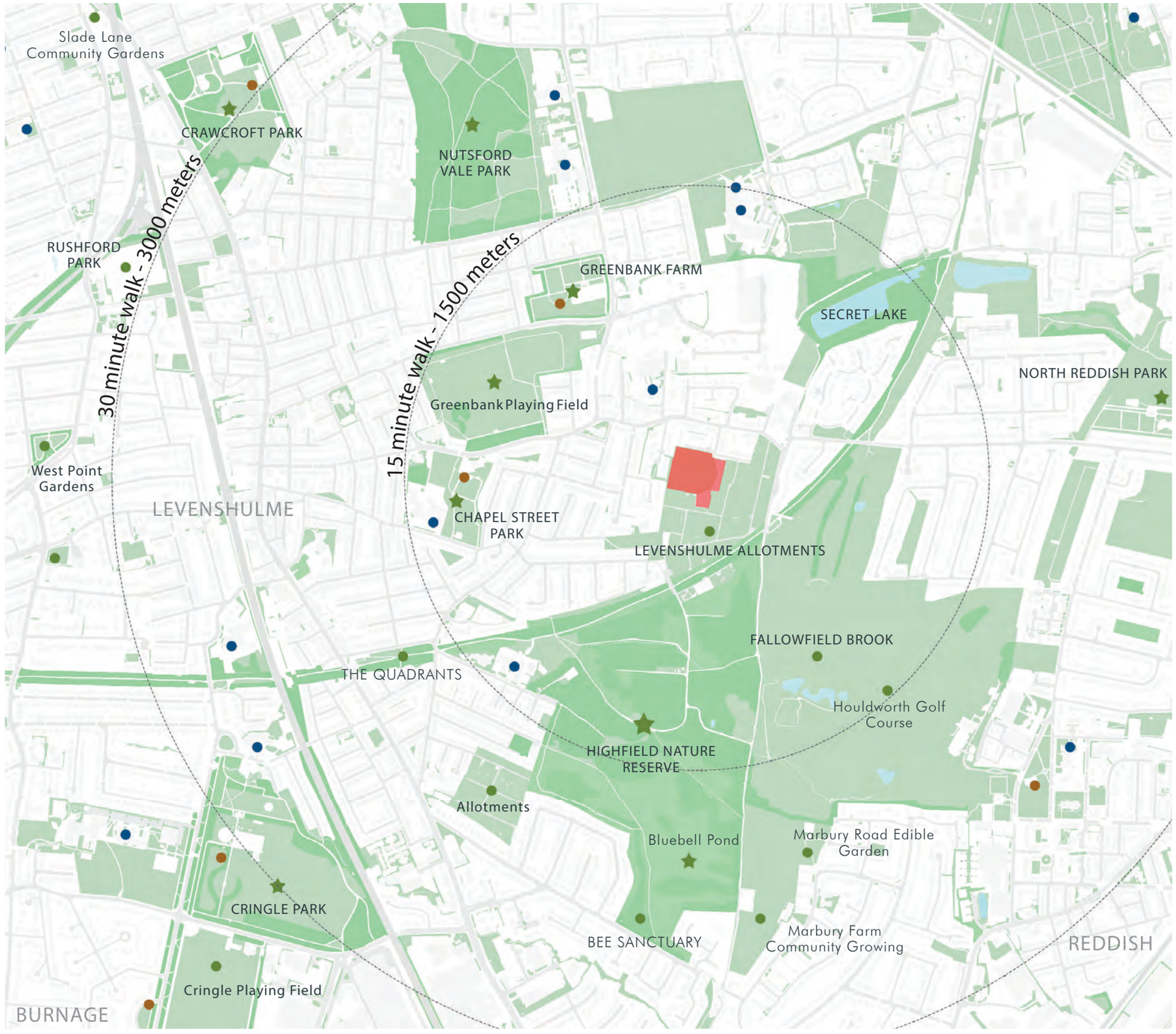
01

THE SITE

1.1 THE SITE
SITE LOCATION



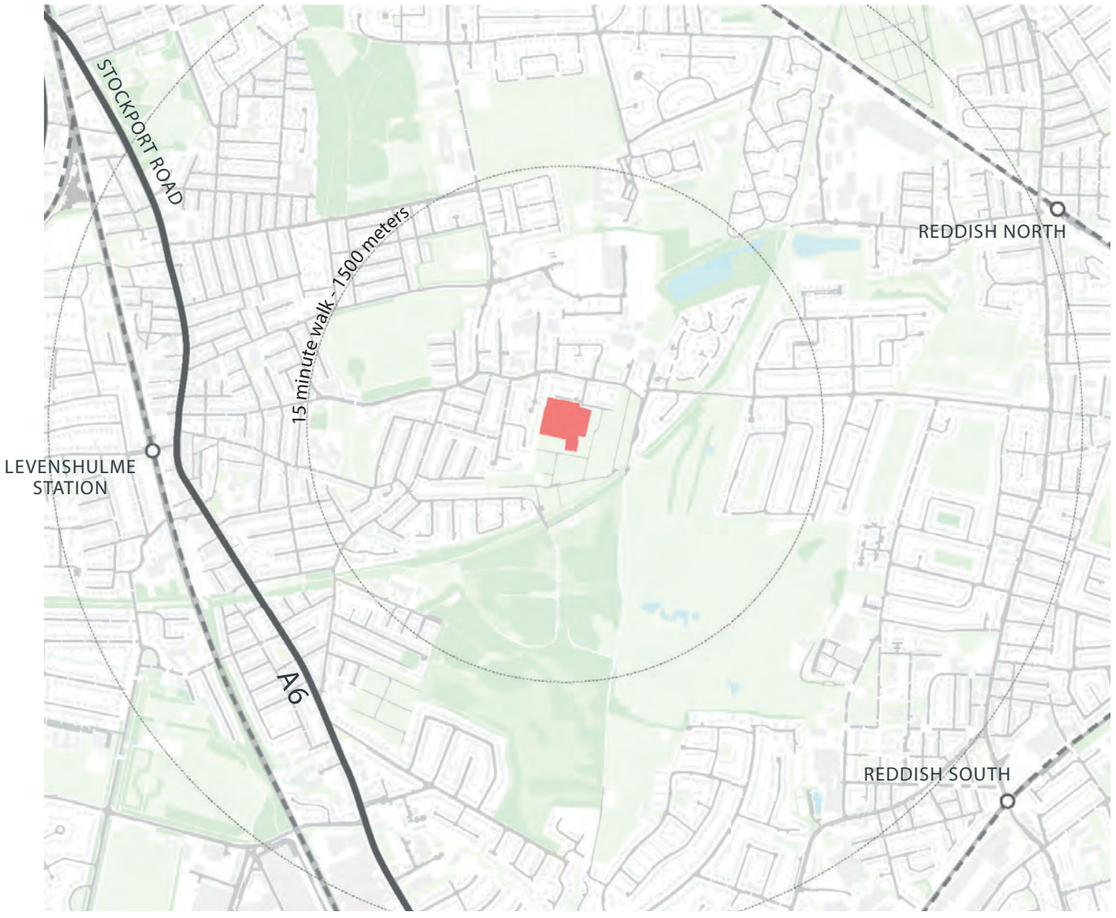
1.2 THE SITE
GREEN INFRASTRUCTURE AND COMMUNITY



- Public Green Spaces
- Designated Play Areas
- Schools
- Playing Fields and Community Green Space

1.3 THE SITE
ACCESS AND CONNECTIONS

WIDER CONNECTIVITY

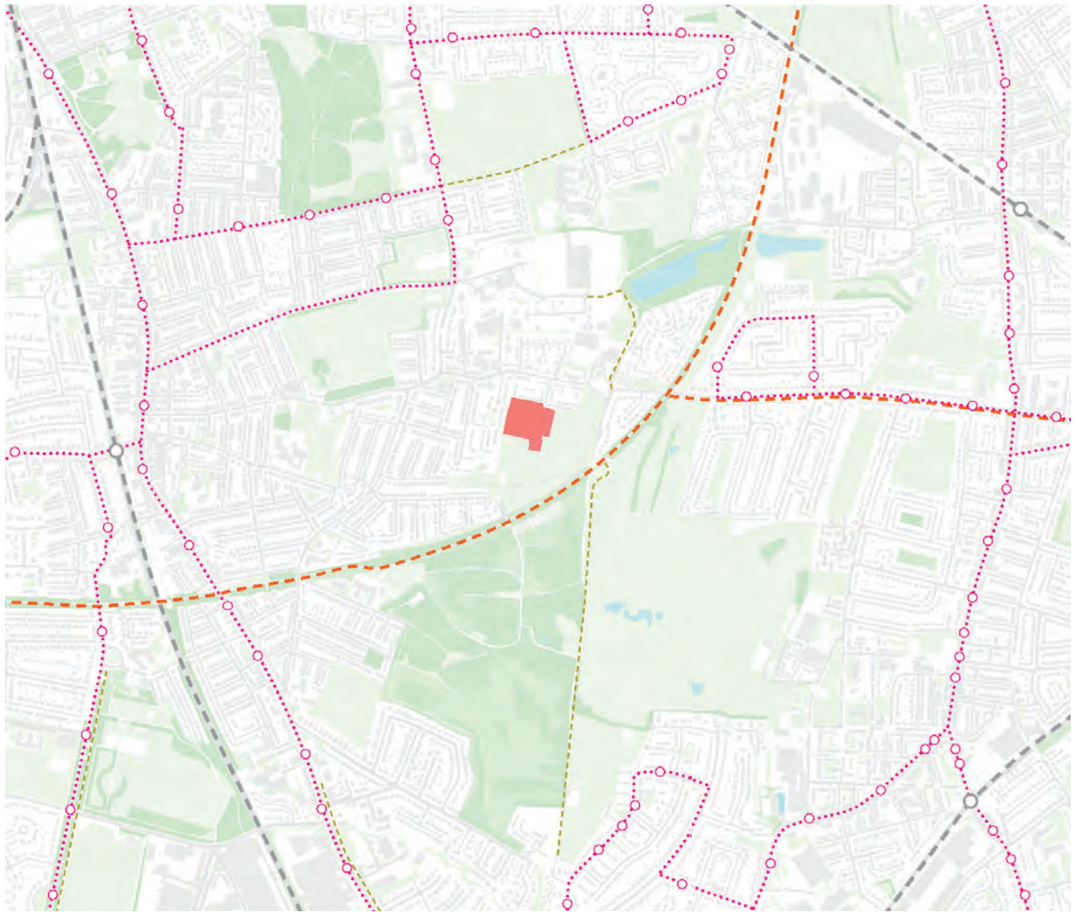


Railway, Tram and Metro-Link Routes and Stops

On-Road Cycle Paths

National and Regional Cycle Network

SUSTAINABLE TRANSPORT LINKS



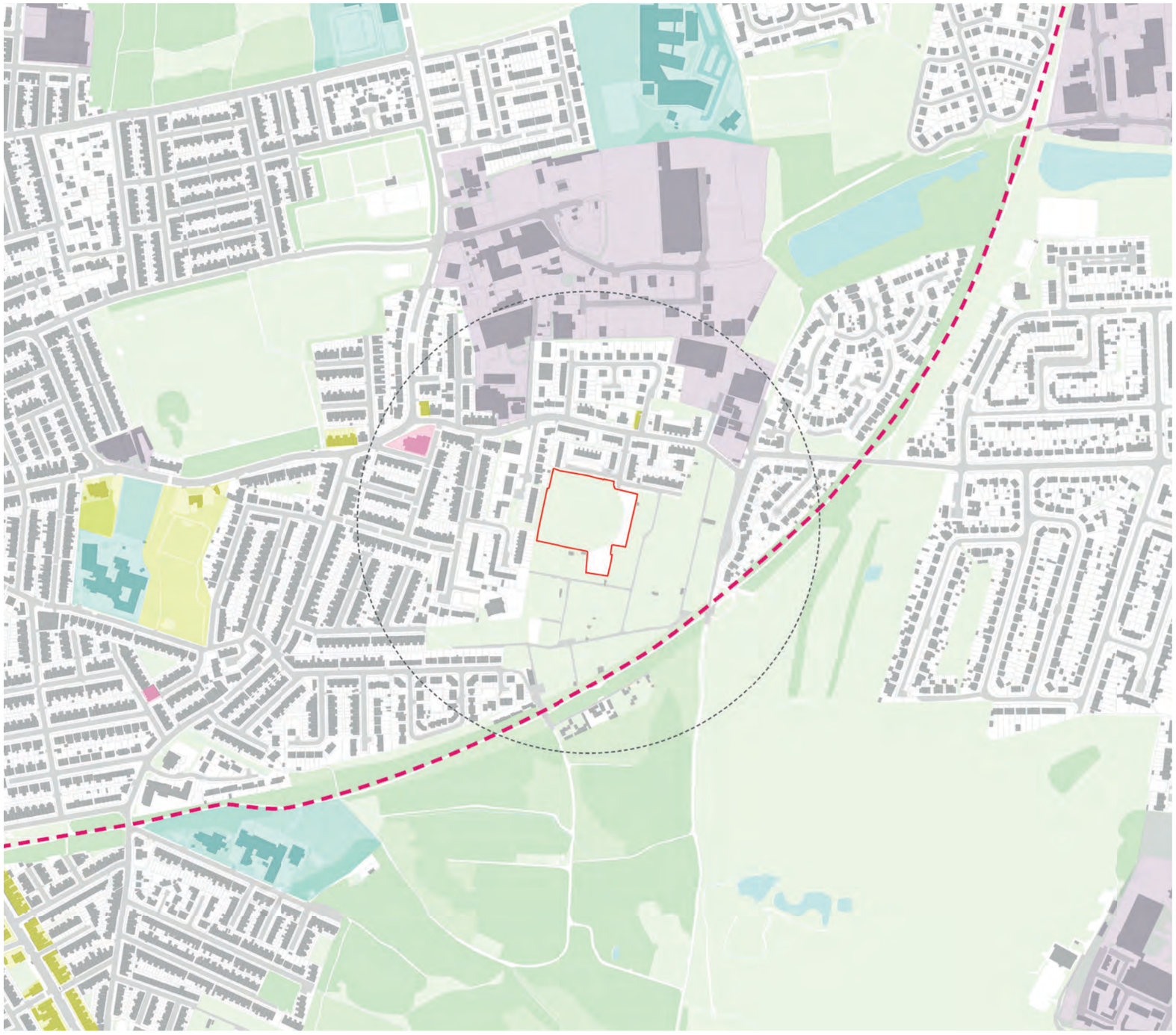
Railway, Tram and Metro-Link Routes and Stops

Bus Routes and Stops

On-Road Cycle Paths

National and Regional Cycle Network

1.4 THE SITE
LAND USE



- Light Industrial
- Education
- Religious
- Residential
- Retail / Leisure
- Green Spaces
- National and Regional Cycle Network

1.3 THE SITE
SITE PHOTOGRAPHS





















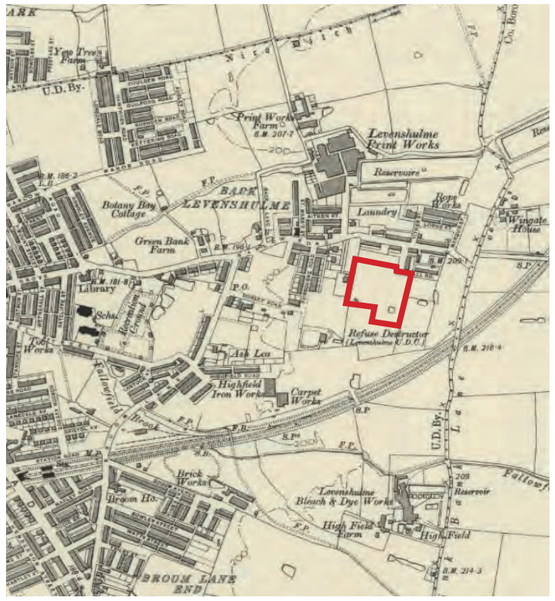
1.4 THE SITE
SITE HISTORY



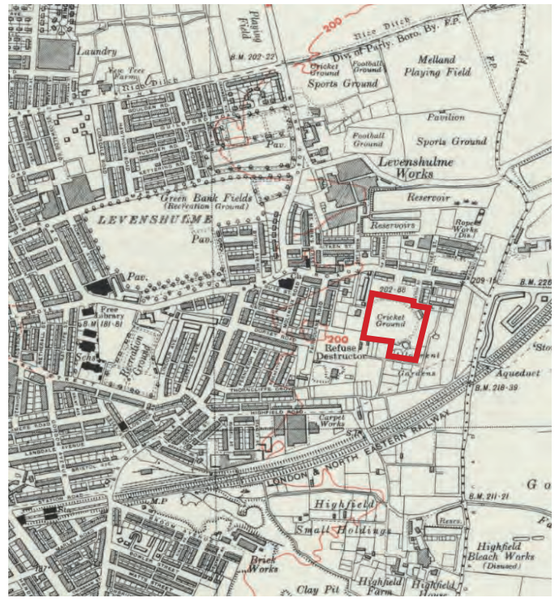
1845



1889



1905



1938

1.5 THE SITE
SITE CONSTRAINTS

A Existing Trees

B Existing Edge Trees

C Existing Access Roads



1.4 THE SITE
SITE OPPORTUNITIES

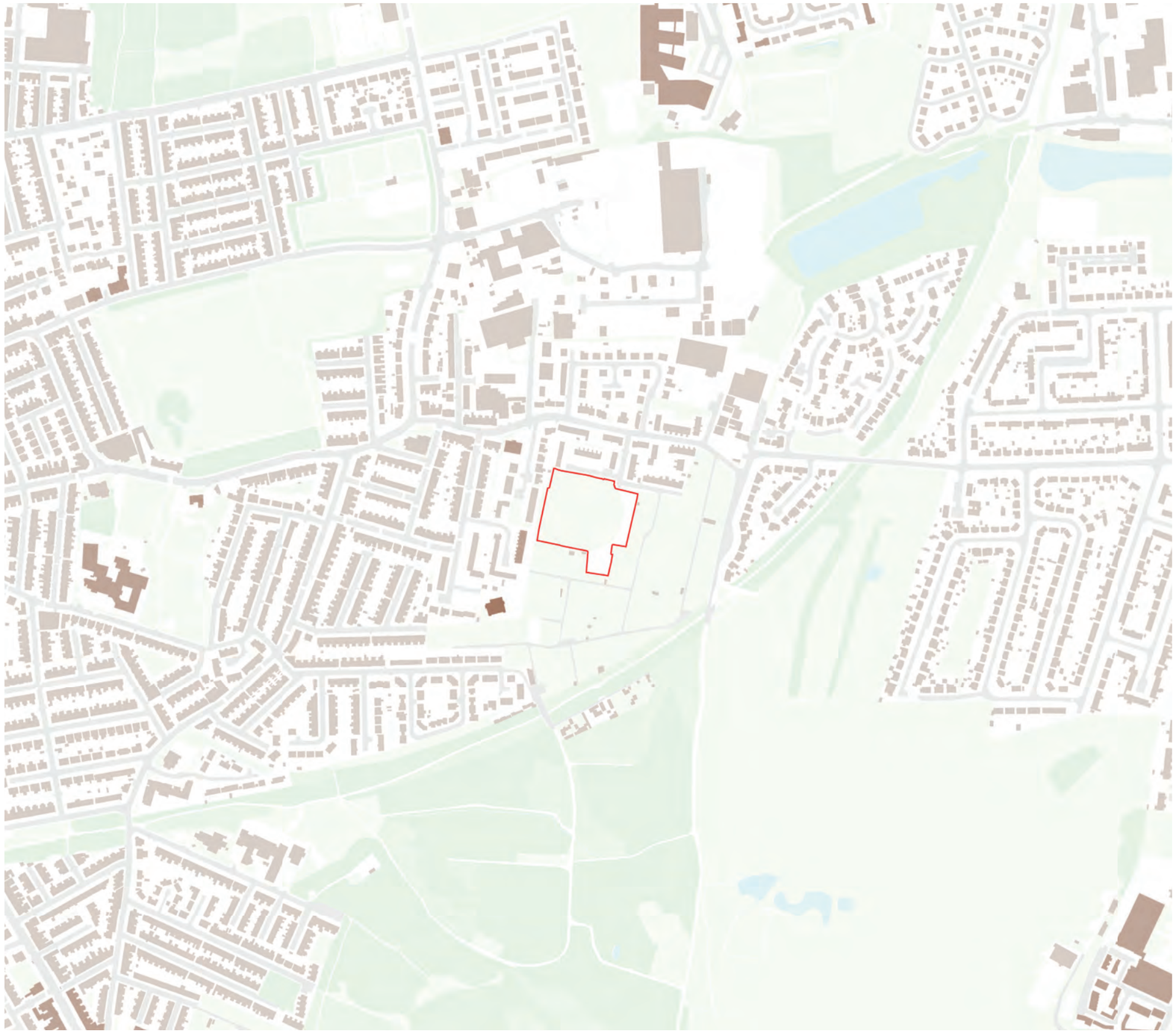
- A — Existing Trees
- B — Proposed Trees
- C — Existing Access Roads
- D — Possible Access Point
- E — Proposed Routes



02

CONTEXTUAL ANALYSIS

2.1 CONTEXTUAL ANALYSIS
BUILDING HEIGHTS



1-2 Storeys

3-5 Storeys

6+ Storeys

2.2 CONTEXTUAL ANALYSIS
LOCAL CHARACTER











2.2 CONTEXTUAL ANALYSIS
LOCAL CHARACTER





















03

THE PROPOSAL

3.1 DESIGN DEVELOPMENT
SITE PLAN DEVELOPMENT



PRE-APPLICATION SUBMISSION



PRE-APPLICATION AMENDMENTS



AMENDMENTS FOLLOWING PUBLIC CONSULTATION

The site layout has seen substantial revisions during the course of the pre-application and public consultation dicusssions, to take on board comments raised during the process. These revisions have also ensured the original essence of the layout has been retained throughout.

3.1 DESIGN DEVELOPMENT
PUBLIC CONSULTATION

Former Levenshulme Cricket Club
PRESENTATION FOR PUBLIC CONSULTATION

Coloured Site Plan: *(illustrative purposes only)*



What is Proposed

The proposals include a 100% affordable housing development of circa 50 affordable homes split between social rent and shared ownership. Homes will comprise of a mix of two-storey 2, 3, and 4-bedroomed houses with associated parking and gardens.

All homes are designed with accessibility and adaptability in mind, ensuring they area suitable for a wide range of needs. Access to the development will be taken from Elsa Road at the northeast corner of the site.

We are committed to delivering high-quality homes that contribute positively to the local area. The scheme will include landscaping and tree planting to promote biodiversity and to create a visually appealing place to live. Offering a mix of social rent and shared ownership, this 100% affordable housing development will help to meet local housing needs and support a diverse and inclusive community.

Key Facts

- 50 new homes, all 100% affordable.
- 42% of homes will be for social rent; 58% will be available through shared ownership.
- All homes will meet 'M4(2) Accessible and Adaptable' standards; one home will meet the 'M4(3) Wheelchair User' standard.
- Access to the development will be taken from Elsa Road to the north.
- A mix of 2, 3, and 4-bedroom homes with associated parking and gardens.
- All dwellings will be two-storeys and designed to reflect the local character.



House Type A1 *(illustrative purposes only)*



House Type B *(illustrative purposes only)*



House Type C *(illustrative purposes only)*



House Type D *(illustrative purposes only)*



Coloured Steet Scene



Southway

Southway owns over 6,500 homes in Greater Manchester and is a community-focused housing association with a vision to provide excellent customer service and quality homes, where communities thrive.

By 2030, it aims to grow to 10,000 homes and invest £5 million in its communities to help people to live well and independently. It plans to build around 1,300 homes for social and affordable rent, as well as shared ownership and sale through its profit for purpose sales and management partner Gecko Homes.

Southway strives for continuous improvement led by customers, communities and colleagues. It is a member of the Greater Manchester Good Employment Charter and is guided by its REACH values of Respect, Equity, Ambition, Compassion and Honesty.

Why it Matters

This development represents an important opportunity to provide much needed affordable housing in a sustainable location. The housing scheme will provide a range of housing sizes for rent or shared ownership to help meet local demand and contribute to the Council's housing targets.



















GECKO

What is Shared Ownership?

Shared Ownership is a part-buy, part-rent scheme that makes homeownership more accessible. It allows you to purchase a share of your home (typically between 25% and 75%) and pay rent on the remaining share.

This unique approach significantly lowers the barriers to owning a home, offering an affordable route onto the property market.

How does Shared Ownership Work?

Deposit requirement: A minimum deposit of 5% of the share you are buying is required, making it significantly more achievable than the deposit needed for purchasing a home outright.

Affordability: Shared Ownership is more affordable because you only need a deposit and mortgage for the share you purchase, reducing the initial financial burden.

Rent on unsold equity: Rent will be increased annually in-line with the terms of your lease agreement and is usually linked to inflation rates.

Yearly rent increase: Your rent is likely to increase annually in line with the terms of your lease agreement. Please ensure you understand and discuss the terms with your solicitor.

Eligibility criteria

To be eligible for Shared Ownership, applicants must meet the following criteria:

- Have a combined annual household income of under £80,000.
- Not own a property or part of a property at the time of purchase.
- Be 18 years or older and able to obtain a mortgage.

Shared Ownership is not limited to first-time buyers. It is available to:

- First-time buyers.
- People who have previously owned a home but can't afford to buy one now.
- Separated couples looking to buy a property each.
- Families needing to move into larger homes.
- Existing Shared Ownership homeowners who want to move.
- Retirees and downsizers.
- Friends looking to buy together.



Advantages of Shared Ownership

Embarking on the journey of homeownership can be thrilling yet daunting, but with Gecko's Shared Ownership scheme, it's all about making it easier, affordable, and flexible for you.

Stepping stone to full ownership: Shared Ownership is a gentle introduction into the property market. Buy a share of your home and pay rent on the rest.

Lower initial costs: With the need for a smaller deposit on just the share you're buying, stepping onto the property ladder doesn't require a mountain of savings.

Flexibility to scale up: As your circumstances change, so can your home ownership. You can buy more shares over time, known as staircasing, until you own your home outright.

No overwhelming commitments: If the idea of a huge mortgage sends shivers down your spine, Shared Ownership eases that burden. It's a less intimidating commitment that still moves you towards full ownership.

Wider access: You don't have to be rolling in dough to own a beautiful home. Shared Ownership opens doors to quality properties that might otherwise be out of reach.

Community and support: With Gecko, you're not just buying a home; you're joining a community. We're here to support you every step of the way, from the moment you browse our listings to the day you own 100% of your home.



Southway · Peabody · Seddon · GECKO · Calderpeel

PUBLIC CONSULTATION

The proposal was subject to a public consultation on 26/11/25. Feedback was gathered and formed the basis of the next revision.

Findings from the pre-application meetings and the sub-sequent public consultation encouraged the reduction of parking and an increase of soft landscaping which have been implemented into the latest iteration.

THE PROPOSAL

SITE PLAN



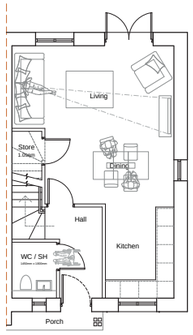
3.3 THE PROPOSAL
3D MASSING

- House Type A1 (3B4P)
- House Type B (2B3P)
- House Type C (3B5P)
- House Type D (3B5P)
- House Type E (4B6P)
- House Type EM3 (3B5P)

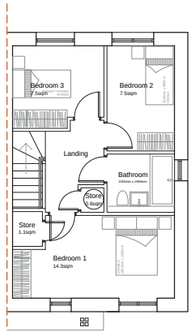


3.3 THE PROPOSAL
INDICATIVE FLOOR PLANS

type A



GROUND FLOOR

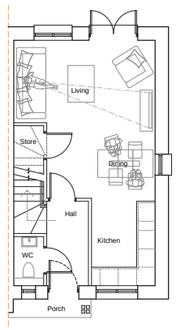


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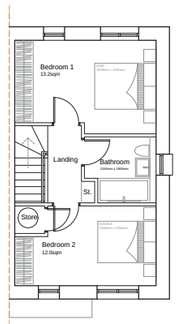


ROOF PLAN

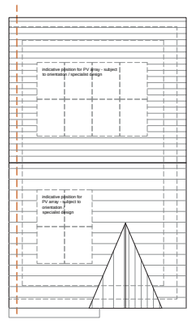
type B



GROUND FLOOR

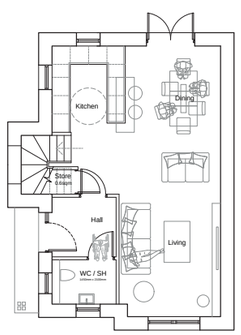


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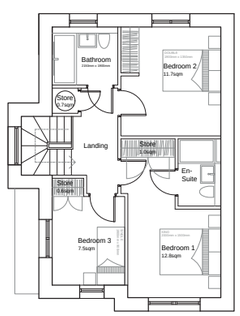


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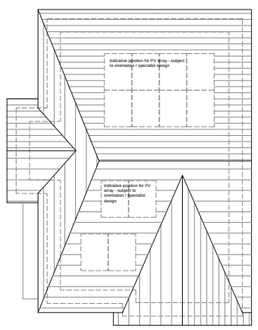
type C



GROUND FLOOR

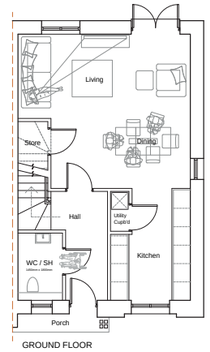


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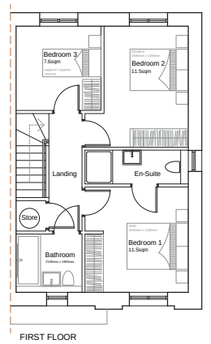


ROOF PLAN

type D



GROUND FLOOR

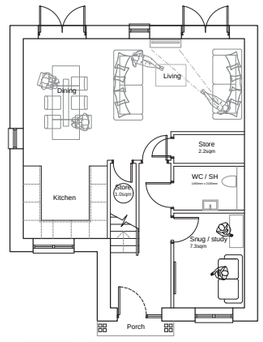


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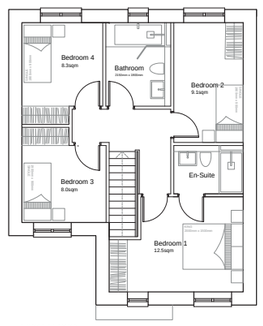


ROOF PLAN

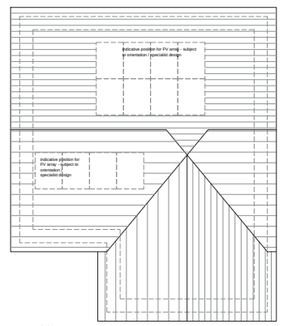
type E



GROUND FLOOR

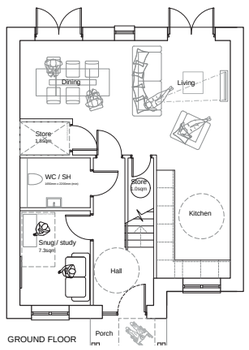


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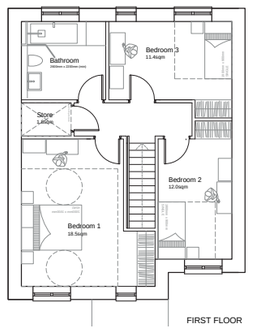


ROOF PLAN

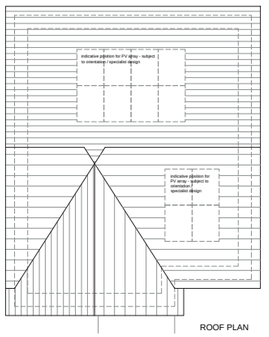
type EM3



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

3.4 THE PROPOSAL
INDICATIVE STREET SCENE





street scene D-D

3.4 THE PROPOSAL
INDICATIVE STREET SCENE

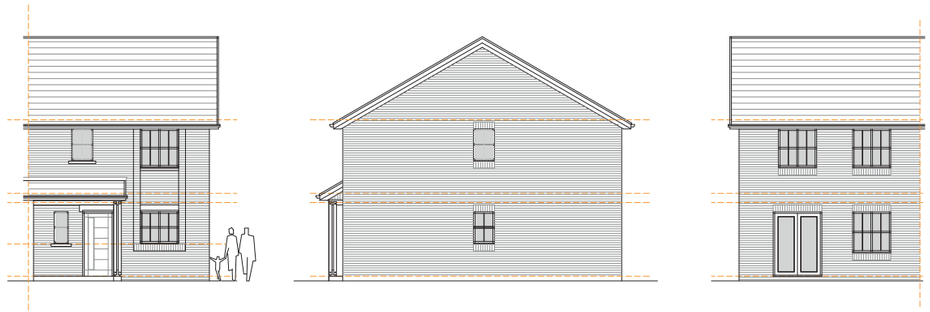




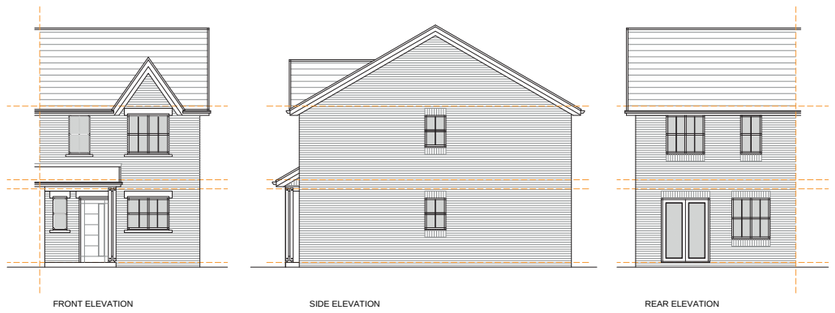
street scene C-C

3.5 THE PROPOSAL
INDICATIVE HOUSE TYPE ELEVATIONS

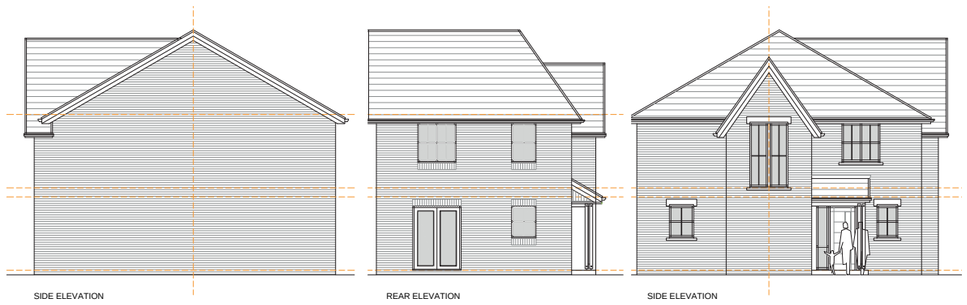
type A



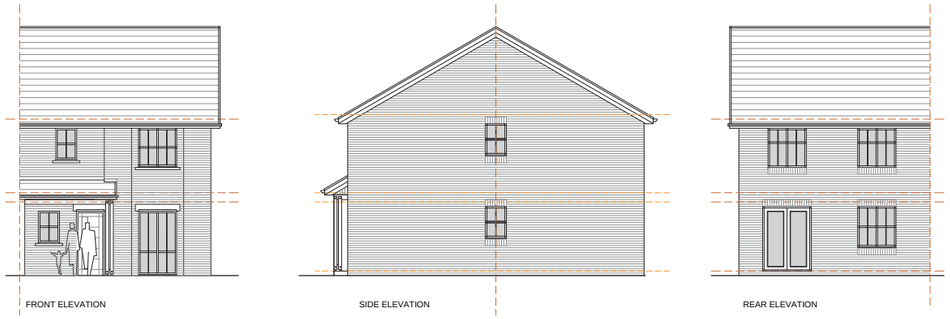
type B



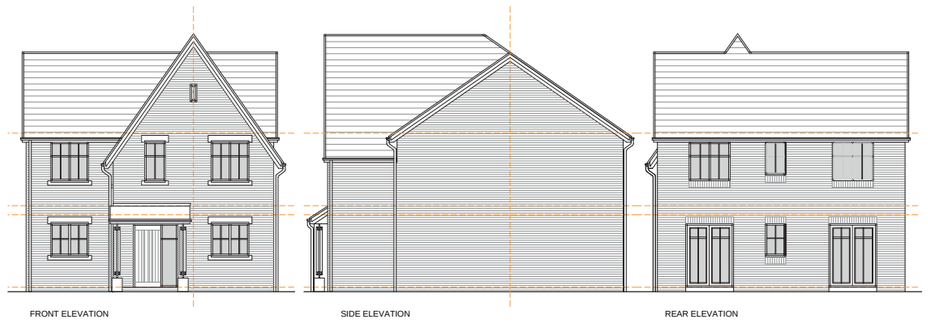
type C



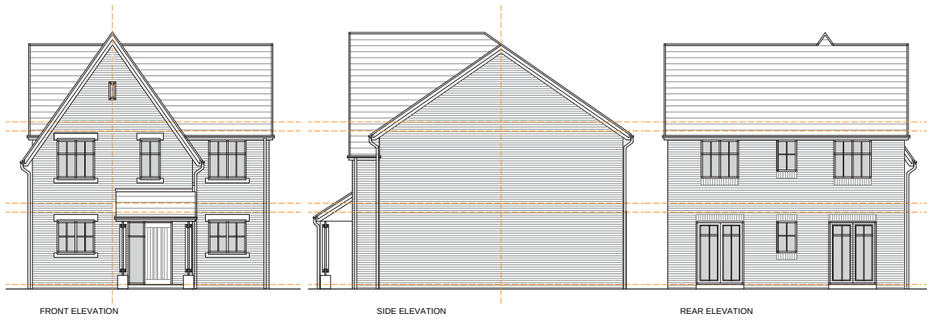
type D



type E



type EM3



3.5 THE PROPOSAL
STREET VISUAL





3.5 THE PROPOSAL
STREET VISUAL





3.5 THE PROPOSAL
AREA SCHEDULE

The proposal are deigned in response to the residential design guide, with all proposed dwellings acheiving the desired SQM area listed in the residential deisgn guide, whcih is referenced below.

Extract from Appendix A of Manchester Residential Design Guide (2017):

MANCHESTER'S EMERGING SPACE STANDARDS*

Manchester's emerging space standards combine Nationally Described Space Standards and the London Housing Design Guide space standards, as set out below:

NUMBER OF BEDROOMS (b)	NUMBER OF BED SPACES (persons)	1 STOREY DWELLINGS	2 STOREY DWELLINGS	3 STOREY DWELLINGS	BUILT-IN STORAGE (m²)
1b	1p	39 (37)			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	83		
3b	4p	74	87	90	2.5
	5p	86	96	102	
	6p	95	102	108	
4b	5p	90	100	106	3.0
	6p	99	107	113	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

PLOT No	HOUSE TYPE	BED	TYPE	STOREY	SQM	SQFT	PARKING	NO. OF EXTERNAL SPACES
1	C	3	3B5P DETACHED	2	103.8	1117	DRIVEWAY	2
2	A1	3	3B4P END TERRACE	2	89.0	958	BACK OF PAVEMENT	1
3	A1	3	3B4P MID TERRACE	2	89.0	958	BACK OF PAVEMENT	1
4	A1	3	3B4P END TERRACE	2	89.0	958	BACK OF PAVEMENT	1
5	A1	3	3B4P SEMI DETACHED	2	89.0	958	BACK OF PAVEMENT	1
6	A1	3	3B4P SEMI DETACHED	2	89.0	958	BACK OF PAVEMENT	1
7	B	2	2B3P SEMI DETACHED	2	75.6	814	BACK OF PAVEMENT	1
8	B	2	2B3P SEMI DETACHED	2	75.6	814	BACK OF PAVEMENT	1
9	A1	3	3B4P END TERRACE	2	89.0	958	BACK OF PAVEMENT	1
10	A1	3	3B4P MID TERRACE	2	89.0	958	BACK OF PAVEMENT	1
11	A1	3	3B4P END TERRACE	2	89.0	958	BACK OF PAVEMENT	1
12	E	4	4B5P DETACHED	2	121.6	1309	COURTYARD	2
13	E	4	4B5P DETACHED	2	121.6	1309	COURTYARD	2
14	E	4	4B5P DETACHED	2	121.6	1309	COURTYARD	2
15	A1	3	3B4P SEMI DETACHED	2	89.0	958	COURTYARD	2
16	A1	3	3B4P SEMI DETACHED	2	89.0	958	DRIVEWAY	2
17	B	2	2B3P END TERRACE	2	75.6	814	BACK OF PAVEMENT	1
18	B	2	2B3P MID TERRACE	2	75.6	814	BACK OF PAVEMENT	1
19	B	2	2B3P END TERRACE	2	75.6	814	BACK OF PAVEMENT	1
20	D	3	3B5P SEMI DETACHED	2	100.0	1076	DRIVEWAY	2
21	D	3	3B5P SEMI DETACHED	2	100.0	1076	DRIVEWAY	2
22	B	2	2B3P END TERRACE	2	75.6	814	BACK OF PAVEMENT	1
23	B	2	2B3P MID TERRACE	2	75.6	814	BACK OF PAVEMENT	1
24	B	2	2B3P END TERRACE	2	75.6	814	BACK OF PAVEMENT	1
25	D	3	3B5P SEMI DETACHED	2	100.0	1076	DRIVEWAY	2
26	D	3	3B5P SEMI DETACHED	2	100.0	1076	DRIVEWAY	2
27	C	3	3B5P DETACHED	2	103.8	1117	DRIVEWAY	2
28	A1	3	3B4P SEMI DETACHED	2	89.0	958	BACK OF PAVEMENT	2
29	A1	3	3B4P SEMI DETACHED	2	89.0	958	BACK OF PAVEMENT	2
30	E(M3)	4	3B4P DETACHED	2	122	1313	DRIVEWAY	2
31	A1	3	3B4P SEMI DETACHED	2	89.0	958	DRIVEWAY	2
32	A1	3	3B4P SEMI DETACHED	2	89.0	958	BACK OF PAVEMENT	2
33	E(M3)	4	3B4P DETACHED	2	122	1313	DRIVEWAY	2
34	C	3	3B5P DETACHED	2	103.8	1117	DRIVEWAY	2
35	A1	3	3B4P SEMI DETACHED	2	89.0	958	DRIVEWAY	2
36	A1	3	3B4P SEMI DETACHED	2	89.0	958	BACK OF PAVEMENT	2
37	A1	3	3B4P SEMI DETACHED	2	89.0	958	BACK OF PAVEMENT	2
38	A1	3	3B4P SEMI DETACHED	2	89.0	958	BACK OF PAVEMENT	2
39	C	3	3B5P DETACHED	2	103.8	1117	DRIVEWAY	2
40	B	2	2B3P END TERRACE	2	75.6	814	BACK OF PAVEMENT	1
41	B	2	2B3P MID TERRACE	2	75.6	814	BACK OF PAVEMENT	1
42	B	2	2B3P END TERRACE	2	75.6	814	BACK OF PAVEMENT	1
43	C	3	3B5P DETACHED	2	103.8	1117	DRIVEWAY	2
44	A1	3	3B4P SEMI DETACHED	2	89.0	958	BACK OF PAVEMENT	2
45	A1	3	3B4P SEMI DETACHED	2	89.0	958	BACK OF PAVEMENT	2
46	B	2	2B3P SEMI DETACHED	2	75.6	814	BACK OF PAVEMENT	1
47	B	2	2B3P SEMI DETACHED	2	75.6	814	BACK OF PAVEMENT	1
48	D	3	3B5P SEMI DETACHED	2	100.0	1076	DRIVEWAY	2
49	D	3	3B5P SEMI DETACHED	2	100.0	1076	DRIVEWAY	2
50	C	3	3B5P DETACHED	2	103.8	1117	DRIVEWAY	2
TOTALS								
50					4,594	49,454		79

04

SUMMARY

4.1 SUMMARY
CONCLUSIONS AND FINAL STATEMENT

The proposed design seeks to create dwellings that compliment the existing vernacular whilst respecting and enhancing the surrounding character. The result will be a housing development of high design quality that makes a positive contribution to the area.



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