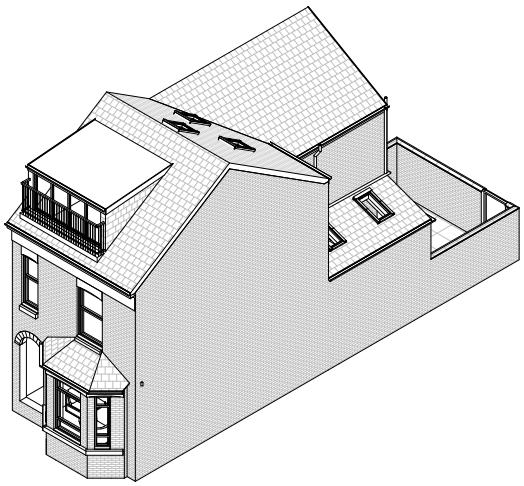
AU?
info@architectureunknown.co.uk
0789 401 2780
17 Redhill Street, Manchester, M4 5BA

Design & Access Statement

2 Warwick Avenue, Didsbury, M20 2LL

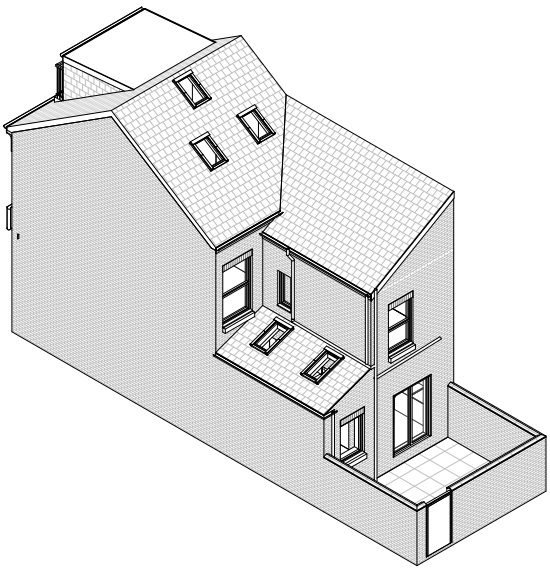
Revision A
May 2026

Prepared by: Premdyl Shadan
Approved by: Daniel Kelso



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Proposed front & rear 3D views of 2 Warwick Avenue

This Design and Access Statement has been prepared by Architecture Unknown Ltd to support the Planning Application of the extension and renovation of **2 Warwick Avenue, Didsbury, M20 2LL** on behalf of Peter Boyle.

AU?
info@architectureunknown.co.uk
0789 401 2780
17 Redhill Street, Manchester, M4 5BA

Design and Access Statement

2 Warwick Avenue, Didsbury, M20 2LL

1. Introduction

This Design and Access Statement has been prepared by Architecture Unknown Ltd to support the Planning Application of the extension and renovation of 2 Warwick Avenue, Didsbury, M20 2LL on behalf of Peter Boyle.

This report explains and justifies the overall design of the proposals and the relationship with the host dwelling and wider area. The report also provides justification that the proposals are in keeping with the wider local plan. The proposals have been developed drawing inspiration and design themes from the existing building, including features, materials, and design influences. Having considered all aspects of the proposals in depth, the report concludes that there are no grounds to reject the application and consequently it should be approved.

2. Site Description

The site is located within West Didsbury, with the property known as 2 Warwick Avenue, Didsbury, M20 2LL. The site has a total area of approx.105 sqm and comprises an end of terrace 3-storey (plus a cellar) dwelling with a driveway to the front and a rear patio to the rear. The site is accessed off Warwick Avenue, a residential street just branching out from the busy high street of Burton Road. The front of the property is well-viewed from the pavement with low brick walls/ timber fencing on either side view. The rear is surrounded on all sides by brick walls, separating it from the surrounding dwelling and alley.

The site is located within a designated conservation area and is not subject to statutory listing. Albert Park Conservation Area was established in 1988 to preserve its distinctive Victorian character. The area primarily consists of terraced and semi-detached houses, with a unified design language emphasising red brick construction, slate roofs, and bay windows.

3. Contextual Analysis

The property is located on Warwick Avenue, a predominantly residential street within the Didsbury area of Manchester. The surrounding area is characterised by established suburban housing and tree-lined streets, with convenient access to local services and amenities within Didsbury Village and West Didsbury. The nearest major route is the A5145 Barlow Moor Road, which provides connections to Manchester City Centre and the wider strategic highway network via Princess Road, including access to the M60 motorway.

The property is also well served by public transport, with Manchester Metrolink

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services available from nearby Burton Road stop, together with regular bus routes along Burton Road/ Barlow Moor Road.

4. Access Analysis

There is easy vehicle access from the surrounding road network into property. The driveway is large enough for one car to park within the site boundary and can be accessed directly off Warwick Avenue via Burton Road.

External access to the rear of the property is either through the house or around the side of the house via the public alley.

The ground floor of the dwelling itself can be accessed via a stepped porch to the front, or down to the existing patio area to the rear, with an average of 2 steps. There is no level access entrance to this property.

5. Proposed Development

The proposed development seeks full planning permission for the rear extension and internal renovation of the property to provide space accommodating a large open-plan kitchen / dining / secondary lounge. The proposal has been designed to suit the needs of family living, with communal gathering spaces and hidden storage areas. Extending to the rear means beautiful reception can remain untouched and retained largely as it is.

Ground Floor: The proposed works involve a comprehensive modern reconfiguration of the rear of the property, focused on a single-storey extension and the modification of the existing outrigger. A new rear extension is proposed to create a large, light-filled living area. This space features multiple skylights to maximize top-down natural light. The transition between the original house and the new extension is defined by internal Crittall-style doors that provide a contemporary industrial aesthetic while maintaining visual connectivity and light flow between the kitchen and living zones. The extension opens directly onto a new rear patio, through a new external door.

The existing rear outrigger is incorporated into the new floor plan, facilitating a more seamless flow from the front reception room to the new rear living space.

First Floor: No major works are proposed to this floor.

Second Floor (Attic): No major works are proposed to this floor.

Elevations: The proposal does not seek to make any alterations or changes to the

AU?
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front elevation of the existing property. The proposed materiality of the extension has been carefully selected to integrate with the existing dwelling, while introducing contemporary elements that complement the original design. Brick detailing in soldier course bands is proposed to run above new openings whilst stone cills are used to frame windows, designed to mirror the detail on the original house. Pitched rooflines are designed to blend in with the existing slate tiles.

Use

The proposal is for a single story extension to integrate the existing outrigger with a rear infill extension to accommodate the growing needs of the owner's family.

Amount

The extent of the development is restricted to a single story for the extension. This is towards the rear, thus the original front elevation remains unimpeded.

Layout

The layout of the extension is to enable a more efficient living space and is restricted so as not to overdevelop the site. The footprint of the outrigger and boundary wall dictates the layout of the infill extension.

Scale

The scale of the extension is in keeping with the surrounding area and will not impede the amenity of neighbouring properties. There are no windows facing the alley avoiding overlooking. The windows are similar proportion to existing.

Appearance

The materials used on the single story extension are red-brick to match existing, stone cills and brick headers. The materials are designed to create harmony with the original house rather than attempt to stand-out which would only serve to detract from the original building.

The junction between the old and new is kept to clean lines along the rear elevation of the original building. To the side elebvation, the boundary fence wall will remain as existing whilst the proposed extension wall will be recessed by half a brick. Stone capping will remain on the boundary wall.

All materials used on are to match the original with the use of slate tiles and a timber windows.

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6. Proposed Access

No change of vehicle access to site. No change of bin storage or parking to the proposal.

No change of access to the front of property via front stepped porch. New bi-fold door to the rear with 2 steps down.

7. Similar Planning Applications

Several similar single-storey extensions have been approved on properties within the conservation area including some examples of Northen Grove and the adjacent street of Burton Road, highlighting that the proposal aligns with conservation area guidelines and has been deemed acceptable by the planning authority. These include:

2 Northen Grove (Approval No.141948/FH/2025)

7A Northen Grove (Approval No. 121044/FH/2018)

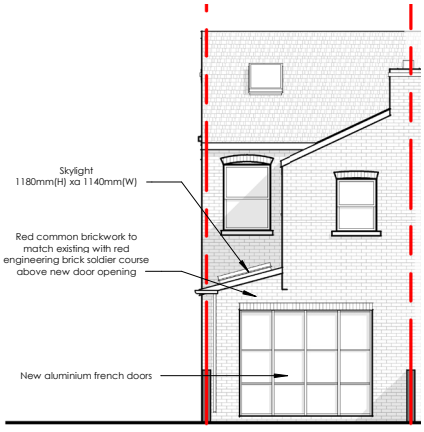
7 Northen Grove (Approval No. 116054/FH/2017)

189 Burton Road (Approval No. 116969/FH/2017)

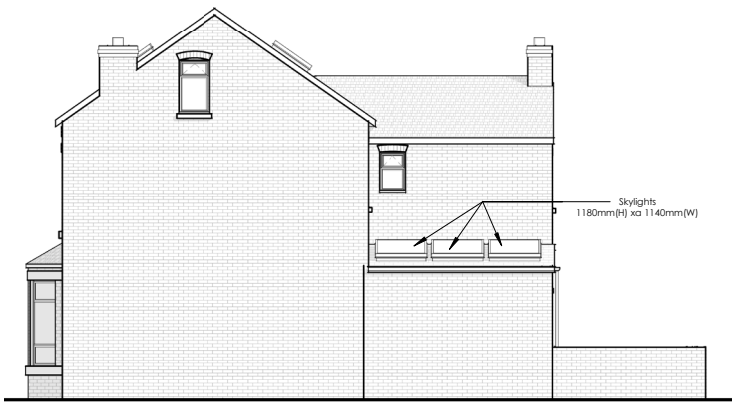
191 Burton Road (Approval No. 116970/FH/2017)

5A and 6 Northen Grove (Approval No. 105568/FO/2014/S2)

These approved applications demonstrate consistency in allowing modest, single-storey extensions that respect the heritage character of the Albert Park Conservation Area while improving the functionality of properties.



Proposed Rear Elevation for 2 Northen Grove

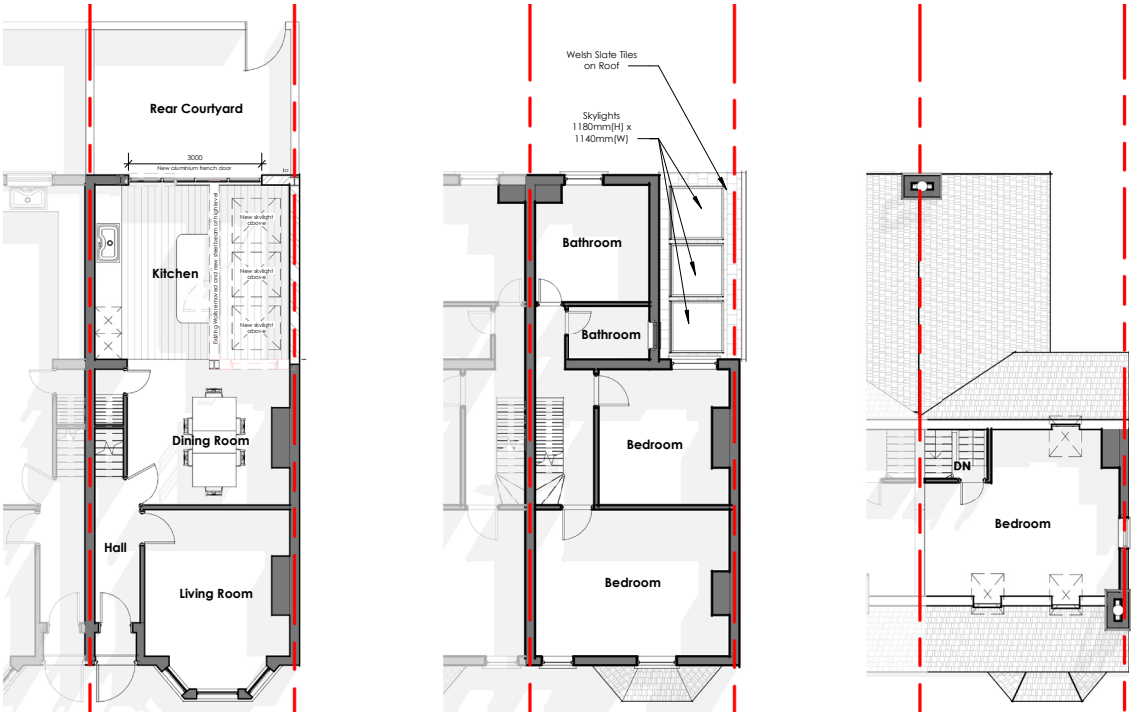


Proposed Side Elevation for 2 Northen Grove

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Proposed Floor Plans for 2 Northen Grove

8. Conclusions and Recommendations

We consider that the proposed rear extension at 2 Warwick Avenue will not cause harm to the character or appearance of the neighbourhood but will instead enhance the existing building and its surroundings by introducing a carefully considered rear extension that complements and elevates the architectural character of the original house.

This document sets out that:

- The quality of the design and specification is high, and the proposal should be welcomed as a thoughtful addition to the home.
- There are no planning policy grounds for refusal.
- Planning precedent supports the case for approval, with similar interventions approved within the vicinity.

The design fulfils the ambition of creating a property that is fit for 21st-Century living - supporting long-term adaptability and a high-quality internal layout. The proposal has

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been shaped around the needs of the current occupants while ensuring the building can continue to function as a flexible, accessible family home in the future.

Careful attention has also been paid to minimising any impact on neighbouring properties, with massing and placement designed to avoid overshadowing, overbearing presence, or overlooking. We believe that the proposed extension represents a sensitive and high-quality development that will ensure the longevity, flexibility, and enjoyment of this home for many years to come.