Design and Access Statement

In support of a householder planning application

Site address	21e, Inglesham Close, Manchester, M23 1LQ
Applicant	Mr. Syam G Thoppil
Local Planning Authority	Manchester City Council
Application type	Householder planning application
Date	6 August 2026

Proposed development

Erection of a single storey wrap around side and rear extension, including removal of the existing conservatory, to provide ground floor accessible accommodation comprising a bedroom, bathroom and dressing room, together with an enlarged play area.

1. Introduction

1.1 This Design and Access Statement accompanies a householder planning application to Manchester City Council for a single storey side and rear extension at 21E Inglesham Close, Wythenshawe.

1.2 The statement follows the conventional headings of use, amount, layout, scale, appearance and landscaping, and then deals with access at greater length under section 9.

2. Site and context appraisal

2.1 The site is a two storey semi detached house on Inglesham Close, a cul de sac in Baguley, Wythenshawe. It has a pitched roof, brick elevations and a garden to the rear. Access is from Inglesham Close at the front.

2.2 To one side of the house is an area of hardstanding used for parking, about 5.41 m wide between the flank wall and the boundary. At the rear there is an existing conservatory measuring about 3.82 m by 3.37 m with a pitched glazed roof.

2.3 The wider area is residential, built to a broadly consistent scale and grain. Part Two of the Guide to Development in Manchester describes Wythenshawe as Manchester's Garden City, with housing set in a mature landscape structure. It asks that building lines and boundary treatments be maintained and that the rhythm of the street scene is not lost to development crowding onto street frontages. That description has shaped the design decisions in this statement.

2.4 The site carries no heritage, tree, ecological or flood risk designation.

3. Use

3.1 The property is in residential use within Use Class C3 and remains so. The proposal adds ancillary living accommodation to an existing family home.

3.2 The new ground floor bedroom, bathroom and dressing room are ancillary to the dwelling and are reached internally from the existing accommodation. No separate entrance, kitchen or independent services are proposed and no new residential unit is created.

4. Amount

4.1 The side extension has an internal width of 3.00 m and a length of about 8.50 m.

4.2 The rear extension takes the depth of the existing conservatory from 3.37 m to 5.00 m, a net increase in projection of 1.63 m, across a total rear width of 7.76 m including the return from the side extension.

4.3 The side extension measures 3.00 m by about 7.90 m internally, giving approximately 24 sq m of new internal floor area. The rear extension adds approximately 6 sq m beyond the footprint of the conservatory it replaces. No floorspace is added above ground floor level.

4.4 The rear garden retained behind the new rear wall measures 11.97 m on one side and 10.54 m on the other, the rear boundary running at an angle. Most of the plot behind the house therefore remains as garden.

5. Layout

5.1 The layout follows from the access requirement. The bedroom, bathroom and dressing room are grouped together at ground floor in the side extension, [redacted]

5.2 The bedroom sits towards the front of the extension with a window to the front elevation, giving it daylight and outlook. The bathroom is placed directly alongside the dressing room and adjacent to the bedroom, [redacted]

5.3 The extension is set back about 4.4 m behind the front wall of the house, rather than being brought forward to the frontage. That keeps the front building line intact and leaves the parking area in front of the extension clear.

5.4 At the rear, the enlarged play area opens onto the garden through French doors. The internal connection between the play area and the new accommodation is direct, so the whole of the ground floor functions as one continuous level.

5.5 The existing ground floor lounge, kitchen and WC are unaltered. The first floor layout is unaltered.

6. Scale

6.1 The extension is single storey throughout. It stands 2.95 m above external ground level, which is 2.85 m above the finished floor level of the extension. Both figures are dimensioned on drawing DEW/2026/10/KO/08.

6.2 That height sits well below the eaves of the two storey house, so the extension reads as an addition to the dwelling rather than as a second element competing with it. Nothing is added at first floor and the main roof, ridge and chimney arrangement are unchanged.

6.3 Height was the first design decision. A pitched roof over the side extension would have added roughly a metre to the height at the boundary and would have brought the extension closer to the first floor windows of the house. A flat roof at 2.95 m keeps the mass low and keeps the extension well below the eaves and the first floor windows of the house. It also holds the extension below the 3 m figure conventionally applied to single storey development close to a boundary.

7. Appearance and materials

7.1 The extension is deliberately understated. It has a simple rectangular plan with a flat roof laid to a shallow fall on each side, and window proportions taken from the existing house.

7.2 The roof is described on the drawings as a flat roof with a slight fall to both sides. The falls are shallow enough that the roof reads as flat from ground level, while providing positive drainage.

7.3 All proposed external materials are to match the existing.

7.4 Fenestration is kept to what the rooms need. The bedroom has a window to the front elevation. A single small window is proposed in the flank. The rear elevation has French doors flanked by windows, in the position where the conservatory glazing already sits.

8. Landscaping and outdoor space

8.1 No trees are proposed for removal. There are no protected trees on or adjacent to the site.

8.2 The rear garden is retained at a depth of between 10.54 m and 11.97 m. Paragraph 10.9 of the Guide to Development in Manchester states that all residents should enjoy useable private amenity space and identifies the garden as a place for children to play and for the household to relax. The retained garden meets that expectation with room to spare.

8.3 Existing boundary treatments are retained. Rainwater from the new roof will discharge to the existing drainage system.

9. Access

The access need

[redacted]

9.2 At present every bedroom and every bathroom in the house is at first floor and reached only by the staircase. [redacted]

Policy context for access

9.3 Core Strategy Policy SP1 requires development in all parts of the City to consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income. The reference to disability sits in the adopted policy itself. The last but one bullet of SP1 has been replaced by Places for Everyone Policy JP-S1, but the Core Development Principles, including the reference to disability, remain in force.

9.4 Paragraph 2.46 of the Guide to Development in Manchester requires housing to be designed to be accessible and adaptable to the changing physical needs of people as they age, internally and in the design of external areas. Paragraph 2.50 states that development should not exclude disabled people. Paragraph 9.4 identifies designing for longevity, so that people can stay in their homes for longer as they become older or if they become disabled, as a way of improving housing quality and occupant health.

9.5 Chapter 3 of the Guide directs applicants to Design for Access 2, the Council's manual of inclusive design standards, produced with Manchester Disabled Peoples' Access Group and taking the Lifetime Homes standard as its starting point. The Guide urges users to adopt the practical guidance it contains, and the new accommodation has been designed to those standards.

Inclusive design of the new accommodation

9.6 The new accommodation is designed to the standards in Design for Access 2. Doors serving the bedroom, bathroom and dressing room provide a clear opening width to that standard, and the circulation route from the entrance through to the bedroom is kept free of steps and changes of level. The bedroom measures 3.00 m by 4.60 m, which accommodates a 1500 mm turning circle clear of the bed and of the door swing. The bathroom is designed as a level access wet room with a level entry shower, and the wall construction allows grab rails and a future hoist to be fitted without structural alteration. Thresholds at the external doors serving the new accommodation are level.

9.7 The layout has been arranged so that the bedroom, bathroom and dressing room sit next to one another and connect directly, keeping travel distances short and avoiding changes of level.

Vehicular access and parking

9.8 The existing vehicular access from Inglesham Close is unchanged. The parking bay to the side of the house is retained, at a width of 2.40 m.

9.9 The bay lies immediately alongside the new ground floor accommodation, so the distance between a parked vehicle and the entrance serving that accommodation is short.

Pedestrian access and entrances

9.10 Existing pedestrian access from Inglesham Close is unaltered. A level threshold door serves the new ground floor accommodation, giving the occupant step free access between that accommodation and the outside at the same level.

Means of escape

9.11 Means of escape from the new ground floor accommodation is a matter for Part B of the Building Regulations. The level threshold door described at paragraph 9.10 gives the occupant a step free route to open air on the same level as the bedroom, which answers the access objective and the escape objective together. The bedroom window in the front elevation will be specified to meet the escape window criteria in Approved Document B.

10. Conclusion

10.1 The proposal is a single storey extension, subordinate to the house, set back from the front building line, low in height and finished to match the existing dwelling. It leaves the roof, the first floor and the principal elevation unchanged and retains a garden of more than 10 m in depth.

[redacted]

10.3 The design responds to the character of Wythenshawe by keeping the addition low, holding it behind the front building line and retaining a gap to the side boundary. On that basis the proposal is considered to be well designed and inclusive, and permission is respectfully requested.