2 Manchester Road

Design and Access Statement

2 Manchester Rd
Chorlton-cum-Hardy
Manchester
M21 9JG

Planning Portal Reference: PP-15023641

Date: September 2026

Prepared by: HKP

Rev: D



cb3 design architects

Contents

0.0 Executive Summary

1.0 Site Analysis

1.1 Site location 5
1.2 Site Analysis - General- Urban Grain 6
1.3 Site Context 7
1.4 Existing Site Photos 8
1.5 Existing Street Scene 9
1.6 Existing Elevations and Floor Plans 10
1.7 Existing Aspect Analysis 11
1.8 Existing Site Modelling 12
1.9 Site History 13
1.10 Site Planning History 14
1.11 Details of Conservation Area 15
1.12 Flood Risk 16
1.13 Initial structural Report 17
1.14 Structural Report 18
1.15 Conservation Engineer Structural Report 19
1.16 Heritage consultant 20
1.17 Ecological Appraisal and Tree Survey 21
1.18 Cost consultant 22
1.19 Building Inspector review 23
1.20 Conclusions 24

2.0 Concept development

2.1 Client Brief 26
2.2. Initial Sketch design 27
2.3 Initial Concept design 28
2.4 Initial Concept modelling 29
2.5 Pre-App 30
2.6 Pre-Application Enquiry Initial Response 31

3.0 Design Development

3.1 Design Development- Site Plan 33
3.2 Design Development- Floor Plans 34
3.3 Design Development- Elevations 35
3.4 Further LPA Response 36
3.5 Heritage Panel 37

4.0 Design Proposals

4.1 Proposal Precedent study: Concept and Materiality 39
4.2 Planning Statement 40
4.3.1 Site Plan 41
4.3.2 Floor Plans 42
4.3.3 Floor Plans 43
4.3.4 Attic and Roof Plan 44
4.3.5 Elevations 45
4.3.6 Street Scene 46
4.4 Key Views 47
4.5 Proposal Renders 48
4.6.1 Landscape design precedent imagery 49
4.6.2 Landscape design 50

5.0 Appendix

Appendix A(i)- Topographic survey 52
Appendix A(ii)- Existing Floor Plans 53
Appendix B(i)- Images from Blackett Ord 54
Appendix C(i)- Cost Consultant- Steel Beams 55
Appendix C(ii)- Cost Consultant- Rebuild 56
Appendix C(iii)- Cost Consultant- Inside block skin 57
Appendix C(iv)- Cost Consultant- Underpinning 58

0.0 Executive Summary

Design- The process:

The physical characteristics of the scheme have been informed by a rigorous process which has included the following steps:

- **Assessment:** the existing site has been assessed, including the existing building, its condition and relationship to its context. See section 1.

- **Involvement:** early engagement with the LA has been undertaken in the form of a feasibility study; pre application enquiry, including a site visit with the LPA and HCO; reference and presentation to the MCC Heritage Panel; further consultation with revised proposals to the LPA and HCO; early engagement of specialist consultants (Planning, Heritage, Ecology, Conservation Engineer, Structural Engineer, Cost Consultant, LABC, Landscape Architect, Etc. See sections 1-3.

- **Evaluation:** a detailed evaluation of the preceding phases have informed the proposals and resulted in a adaptive iterative process. See sections 2-4.

- **Design:** the design has been informed and developed over an extensive process to arrive at optimum proposals for the site and its surrounding context. See sections 2-4.

Use: The use is unchanged as a single residential dwelling

Amount: The proposals look to replace the existing form and volume with a form of commensurate volume and height

Layout: The building and publicly visible private spaces have been arranged on the site with consideration given to the initial responses received, and the relationship between them and the buildings and spaces around the site. See section 4.

Scale: the existing building has a footprint of circa 145m2 GEA. The proposed building has a footprint of circa 225m2 (of which circa 56m is partially below ground level to reduce the visual impact, limited to circa 1.5m above external ground level)

The existing building is particularly deformed making obtaining accurate measurements difficult and this makes assessing existing dimensions inaccurate. The most recent detailed survey suggests that it has a highest point (excluding chimneys) of 37.58m above survey datum. The proposed highest ridge point of the proposed building is set out to the same height point 37.58m above survey datum (excluding chimneys) so that there is no increase in the highest point of the proposed building from the existing.

Landscaping: Open spaces have been designed to enhance and protect the character of the place and provide a balance between private amenity space and an improvement of the site frontage and public realm. See section 4.6.

Appearance: The building and spaces have been designed with building materials and architectural details to balance the character of the wider area in a modern manner whilst avoiding pastiche. See section 4.

Access: Vehicular and transport links: the access points and routes have been retained as existing to reflect the existing condition and features, and the site responds to road layout and public transport provision with no differential between existing and proposed. See sections 4.3.1 and 4.6.

Inclusive access: Access is designed with BS8300 code of good practice to create an improved facility for everyone to get to and move through the space on equal terms regardless of age, disability, ethnicity or social grouping.see section 4.

Project team

Client:	Mr and Mrs Edge
Architect:	CB3 Design Architects
Structural Engineer:	Bell Munro Consulting
Conservation Engineer:	Blackett-Ord Conservation Engineering
Planning Consultant:	Steven Abbott
Ecology:	Landscape Ecology Ltd.
Heritage Consultant:	Jenny Wetton
Landscape Architect:	Layer Studio
Cost consultant:	SN Estimating Ltd.