DESIGN AND ACCESS STATEMENT

55 Capricorn Road Manchester, M9 7JA

Householder Planning Application
Proposed wrap-around residential extension and associated alterations

Prepared by Eze & Partners Ltd
17th August 2026

1.0 Project Information

Site	55 Capricorn Road, Manchester, M9 7JA
Applicant	Private Householder
Planning Authority	Manchester City Council
Application Type	Householder planning application
Proposal	Wrap-around extension comprising two-storey side accommodation, single-storey rear enlargement, front/entrance alterations and associated internal alterations
Prepared by	Eze & Partners Ltd
Date	August 2026

2.0 Purpose and Scope

This Design and Access Statement has been prepared by Eze & Partners Ltd in support of a householder planning application for alterations and extensions to the existing dwelling at 55 Capricorn Road, Manchester. It should be read alongside the submitted existing and proposed plans, elevations, site plan and location plan.

The statement explains the site context, design approach, scale, layout, appearance, materials, residential amenity, access and sustainability considerations. Although a Design and Access Statement is not ordinarily a statutory requirement for a standard householder extension, it is submitted voluntarily to provide Manchester City Council with a concise and coordinated explanation of the design rationale.

3.0 Site and Existing Dwelling

The application site comprises an established two-storey dwellinghouse within a predominantly residential setting on Capricorn Road. The property benefits from private external amenity space and sits in close relationship to neighbouring residential plots.

The existing ground floor contains the principal living accommodation, kitchen, lobby/stair circulation and W/C facilities. The existing first floor contains three bedrooms together with sanitary accommodation and storage. The submitted existing drawings define the current building envelope and relationship to the site boundaries.

The architectural character is domestic in scale and expression. The design strategy therefore avoids introducing an unrelated architectural language and instead uses forms, openings and external materials intended to match or closely complement the host dwelling and the surrounding residential context.

4.0 Proposed Development

The proposal seeks to adapt and enlarge the existing family dwelling to provide improved, more flexible accommodation while retaining its established residential use.

- Construction of a two-storey side extension, integrated with the existing dwelling;
- Construction of a single-storey rear extension to create a substantially improved open-plan kitchen, dining and living area;
- Alterations to the front/entrance area to rationalise access and internal circulation;
- Provision of additional ground-floor accommodation including a bedroom, utility room and sanitary facilities;
- Associated internal alterations, new openings, doors and windows required to integrate the existing and proposed accommodation; and
- Associated roof, drainage and external making-good works.

On the proposed plans, the original building line is identified separately so that the extent of new construction can be readily understood against the existing dwelling.

5.0 Design Development and Rationale

5.1 Amount and Layout

The extension is arranged around the established dwelling rather than as a detached or visually independent addition. The ground-floor layout consolidates the principal family spaces to the rear, where the new kitchen/dining/living accommodation has a direct relationship with the rear garden. Supporting functions, including the utility and sanitary accommodation, are positioned within the extended footprint without compromising the principal circulation route.

The first-floor extension follows the logic of the existing upper floor and is intended to provide additional residential accommodation while maintaining a legible domestic layout. The proposal remains a single dwellinghouse and does not introduce a separate unit of accommodation or independent access arrangement.

5.2 Scale and Massing

The scale of the proposal has been developed as a subordinate enlargement of the existing house. The two-storey element relates to the established two-storey form of the host dwelling, while the rear ground-floor element remains single storey. This breaks down the overall mass and reduces the visual effect of the enlarged footprint when viewed from neighbouring properties and private amenity areas.

Roof forms, eaves relationships and external detailing should be read in conjunction with the proposed elevations. The intention is for the extension to appear as a coherent addition to the dwelling rather than an incongruous appendage.

5.3 Appearance and Architectural Treatment

The architectural treatment is deliberately restrained. New openings are positioned and proportioned to relate to the existing domestic elevations, while the enlarged rear opening provides a contemporary connection between the main family space and the garden. The principal public-facing parts of the proposal will retain a conventional residential character appropriate to Capricorn Road.

All junctions between existing and proposed construction will be carefully made good so that new work reads consistently with the retained dwelling.

6.0 Materials and Finishes

The material palette has been selected to ensure visual continuity with the existing house and surrounding dwellings. Final products will be chosen following site verification so that the closest practicable match can be achieved. The planning material intent is as follows:

Element	Proposed planning specification
External walls	Insulated cavity wall construction with facing brick outer leaf. New brickwork to match the existing dwelling as closely as practicable in colour, texture, unit size, bond and general appearance. Mortar colour and joint profile to be selected to complement the existing masonry.
Pitched roof	Concrete or clay interlocking roof tiles to match the existing dwelling in colour, profile, scale and appearance, with compatible ridge, verge and eaves detailing.
Flat/low-pitch roof where shown	Proprietary high-performance waterproof roof system appropriate to the final roof design, with perimeter trims/fascias in a dark or matching finish.
Windows	Double-glazed uPVC windows, with frame colour, profile, proportions and opening arrangement to match or closely complement the existing dwelling. Cills and heads to reflect existing architectural detailing.
Rear glazed doors	Double-glazed aluminium or uPVC bi-fold/sliding door system with a restrained domestic finish complementary to the existing window and door palette.
External entrance door	External-grade composite, uPVC or aluminium door set with frame and glazing arrangement appropriate to the dwelling and colour/finish complementary to existing.
Fascias and soffits	Low-maintenance uPVC or equivalent system in a colour and
	profile to match or closely complement existing.
Rainwater goods	uPVC gutters and downpipes in a colour and profile to match or closely complement the existing dwelling, connected to an appropriate surface-water drainage arrangement.
Making good	Brickwork, render/plaster, paving, roof finishes and other fabric disturbed by the works to be reinstated using materials and finishes matching adjoining retained construction.

7.0 Residential Amenity

The proposal has been designed with regard to the residential character of the site and the amenity of adjoining occupiers. The principal planning considerations include the scale and siting of the extension, privacy, outlook, daylight, sunlight and the potential for an overbearing relationship.

The single-storey rear element limits upper-level massing within the rear garden environment. New windows and glazed openings are principally associated with normal domestic accommodation and are intended to avoid unacceptable overlooking. Where any bathroom or other sensitive side-facing glazing requires additional privacy, obscure glazing can be incorporated as appropriate and identified on the final elevation drawings.

The proposal retains a meaningful area of private external amenity space. The development does not alter the residential use of the property and is not expected to generate materially different noise, activity or servicing requirements from an ordinary family dwelling.

8.0 Access and Inclusive Design

The existing residential access arrangement is retained and rationalised as part of the front/entrance alterations. The proposal does not introduce a change of use or a materially different pattern of pedestrian or vehicular movement.

Internally, the proposed ground floor provides a clear circulation route connecting the entrance, living accommodation, kitchen/dining space, ground-floor bedroom and sanitary facilities. This arrangement improves the adaptability of the dwelling by providing principal accommodation at ground-floor level.

Thresholds and changes in level will be detailed at Building Regulations stage with the objective of providing safe and convenient domestic access so far as practicable within the constraints of the existing dwelling and site. Detailed accessibility, guarding, stair, door-width and sanitary provisions remain subject to the applicable Building Regulations.

9.0 Highways, Parking and Servicing

The development is an extension to an existing dwellinghouse and does not create an additional residential unit. The proposal therefore does not inherently generate an additional independent parking demand or separate servicing requirement. Existing access arrangements to the property are otherwise retained unless specifically shown on the submitted plans.

Domestic refuse and recycling arrangements can continue to operate in the established manner, with bins stored within the curtilage and presented for collection in accordance with the Council's normal residential arrangements.

10.0 Landscape, Boundary Treatment and External Space

Existing site boundaries are to be retained unless expressly indicated otherwise on the planning drawings. The proposal is contained within the established residential curtilage.

External areas affected by construction will be reinstated on completion. Finished ground and paving levels will be coordinated with the new building thresholds and arranged so that surface water is not directed towards the dwelling or neighbouring property. No material change to the wider landscape character of the street is proposed.

11.0 Sustainability and Environmental Design

The proposal reuses and adapts the existing dwelling rather than replacing it, allowing the established building fabric and residential infrastructure to remain in use. New external walls, roofs, windows and doors will be designed to meet the applicable Building Regulations standards for thermal performance at the technical design stage.

The enlarged rear living space benefits from direct natural light and outlook to the garden. New windows and doors will provide appropriate natural ventilation, supplemented by mechanical extract ventilation to kitchens, utility and sanitary accommodation where required. Water-efficient fittings and energy-efficient lighting and building services can be incorporated as part of the detailed design.

Surface-water drainage will be coordinated with existing site conditions and statutory requirements. The proposal does not rely on the removal of significant landscape features as part of the design shown.

12.0 Planning Policy and Design Considerations

Manchester City Council's Guide to Development in Manchester emphasises high-quality design that responds to character and context. The proposal follows this approach by retaining the established residential use, relating the

scale and form of the extension to the host dwelling and specifying external materials that match or closely complement the existing property.

For residential extensions, relevant planning considerations include the character of the property, neighbouring amenity, the ability of households to adapt their homes, the appearance of the development within the street scene and any effect on on-site parking. The submitted design has been developed around these considerations.

Manchester City Council also identifies size, appearance, layout, daylight/sunlight, overlooking/privacy, access, parking, highway safety and sustainability as material planning considerations. These matters have informed the arrangement and architectural treatment described in this statement.

The proposal should be assessed alongside the complete drawing package, which provides the scaled site relationship, existing and proposed floor plans and elevations necessary to understand the development.

13.0 Planning Balance and Conclusion

The proposal represents a considered enlargement and adaptation of an existing family dwelling. It provides improved and more flexible residential accommodation without changing the established use of the site.

The design responds to the host building through a complementary scale, domestic proportions and a matching material palette. The single-storey rear element and integrated two-storey side accommodation are intended to balance the applicant's functional requirements with the need to protect the character of the dwelling, the street scene and the amenity of neighbouring occupiers.

On this basis, the proposal is considered to constitute an appropriate form of householder development that can be accommodated within the site while maintaining the residential character and environmental quality of the surrounding area.

14.0 Documents to be Read with this Statement

- Site Location Plan;
- Existing and Proposed Site / Block Plans;
- Existing Ground Floor Plan;
- Existing First Floor Plan;
- Proposed Ground Floor Plan;
- Proposed First Floor Plan;
- Existing and Proposed Elevations; and
- any other drawings or supporting information submitted as part of the application.

15.0 Reference Framework

- Manchester City Council - Requirements for Drawings and Plans (accessed August 2026).
- Manchester City Council - Guide to Development in Manchester, Supplementary Planning Document and Planning Guidance.
- Manchester City Council - Planning Validation Checklists: Householder applications.
- Manchester City Council - Disabled Access / Design for Access 2 guidance.
- Manchester City Council - material planning considerations guidance.

Note: This statement supports the planning application and does not replace the separate technical design and approvals required under the Building Regulations or other statutory regimes.