

Application For Lawful Occupation At
1 Wythburn Avenue
Manchester
M8 0RX

ML Care Group Ltd

re|form architects
August 2026

Planning, Design & Access Statement
Rev.B – Client Updates Included

Planning, Design & Access Statement

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Project: Application For The Lawful Occupation Of 1 Wythburn Avenue, Cheetham Hill Under Use Class C3b From Its Current C3 Configuration

Clients: ML Care Group Ltd

Architect: Dan Newport, re|form architects

Date: August 2026

1. Introduction

1.1 This design and access statement has been compiled for the application relating to a proposed Lawful Development Certificate for the property at 1 Wythburn Avenue, Cheetham Hill, for its potential occupation under use class C3b from its current function as a C3 dwelling house

1.2 The property is not within an acknowledged conservation area, and neither is it a listed building or acknowledged heritage asset.

1.3 The existing house was originally built as the end property within a row of terraced housing and has been in domestic use since its construction in the late1800s

1.4 The house is of a two-storey configuration, providing three beds and two reception rooms. The property also benefits from a small enclosed yard to the frontage and a secure enclosed rear facing yard providing outside amenity space.

1.5 The proposals are for a confirmation on the change of occupation of the domestic residence from use class C3 to vulnerable adult's in assisted living accommodation, use class C3b (Residential supported living). The proposal is to provide care for vulnerable adults 18 plus, of a low-risk nature with associated live-in care workers akin to a family orientated environment in line with The Supported Accommodation (2023) regulations.

1.6 The purpose of this statement is to confirm the scheme, the process behind it and to support the application on the basis of planning and design terms.

2. Existing Site, Context And Buildings



Location Plan

2.1 The property forms the end terrace unit to a row of similar styled properties dating from the late1800s.

2.2 In terms of form, the house remains largely unaltered since its original construction, consisting of a main terraced volume with attached two storey outrigger as per its neighbours. Some internal modification has taken place to the first floor internally, with the third bedroom within the outrigger being swapped with the bathroom at the front of the property to take advantage of the larger space available. This can be seen evidenced by the remaining soil and vent pipework emanating from the first floor external wall to the outrigger.

2.3 Constructed from a mixture of smooth Accrington facing and common stock brickwork, the property boasts some remaining period detail including the front door and bay window to the Wythburn Avenue elevation, aswell as the simpler detailing to the doors and windows commensurate with this style of property to the rear including arched brickwork heads with stone cills. In common with other properties in the row the original slates have been replaced with a plain concrete tile finish to the main roof and the rear extension




Front door with articulated Accrington Brick surround contrasted with simpler arched heads and surrounds with stone cills to the rear




Retained corbel detail within the hallway and redundant soil pipework indicating previous bathroom within the outrigger extension.

2.4 Wythburn Avenue is a cul-de-sac location with little variation in housing typology, consisting of terraced housing to both sides of the street, although the northen side would appear to be of more recent construction that the row containing No.1, possibly dating from the 1930s. No property on the street benefits from off street parking, with all carparking appearing to take place on street and in a small off-road space to the rear of 115 Smedley Road.

3.0 Planning History

Application No: 091255/FH/2009/N1 | Decided: 12 Feb 2010
Householder Application: Approved. Installation of wayney lap fence behind existing boundary wall to raise boundary treatment around rear yard to a maximum height of 2.16m above alleyway ground level

3.1 Application 091255 approved the installation of a raised rear amenity space and new fencing at the property which has subsequently been installed.

4.0 Proposals

4.1 This application seeks to establish the lawful occupation of the property at 1 Wythburn Avenue as a C3b residence accommodating upto two adults with live-in care support in the manner of a family unit. The proposal is to provide care for upto two adults of a low-risk nature with associated live-in care workers akin to a family orientated environment in line with The Supported Accommodation (2023) regulations.

4.2 The proposal is in line with local and national planning policy, and also adheres to the criteria defined within the Council's Supported Accommodation policies, aswell as the DofE Guide To Supported Accommodation Regulations in order to support vulnerable adults.

4.3 There will be no external physical alteration to the property in terms of permanent extension, conversion or alteration to the existing fabric since the home is considered to demonstrate the enhanced requirements necessary to fulfil the criteria of an inviting family home suitable for the provision of a caring environment in which to accommodate a vulnerable adult.

4.4 All period character features within the existing external fabric of the house will be retained in order to maintain a contribution aesthetically to the local area in terms of heritage and conservation, preserving and maintaining the local vernacular.

4.5 The plans show an enhanced garden layout with terrace, recreational and allotment spaces in line with a domestic environment. The terrace is enhanced with the provision of a timber framed pergola to define the spatial arrangement and provide solar shading on days of good weather.

4.6 Save for the pergola, all landscape enhancements are less than 2m in height and contained within the existing approved garden space.

5.0 Policy Compliance

Guide To The Supported Accommodation Regulations Including Quality Standards – DofE

After reviewing the policy guidance, we would assess the compliance as follows;

5.1 Presumption In Favour Of Sustainable Development. We would suggest that the re-use of an existing building to diversify the typology of housing stock on offer within the locality has at its very core a sustainable motif. The operator, ML Care Group Ltd will employ local people within its facilities (see accompanying document) which will contribute to the local economy by both bringing in finance directly and through trickle down of spending within local facilities.

5.2 New Residential Development. The proposal sits within the context of an existing building envelope without recourse to external alteration or extension of the property. The home is constructed from traditional brickwork with period detailing and sits unobtrusively within a terrace of similar styled properties contributing to the overall appearance of the area as a heritage asset. .

5.3 The property is well integrated within the locality, benefitting from excellent public transport links, see Section 9, Parking and Transportation below.

5.4 Waste management can always be a tricky subject for resolution within an existing context. Analysis of the current situation however reveals the refuse collection route to be directly along Wythburn Avenue with the majority of properties storing their refuse bins within the front garden areas for easy access to pavement side collection points. The height differential between the rear garden and alleyway would limit the options for rear storage and as such it is proposed to maintain the current approach.

5.5 Open space provision would be through the rear garden area. The property actually benefits from additional private open space over that of its immediate neighbours given the small enclosed rear yard on an irregular site. A scheme is proposed that can be used for a variety of activities from an physical recreational space to an allotment, providing for the opportunity to learn about plants and growing vegetables, aswell as general sitting out, dining and relaxation space for all persons. Due to its orientation and boundary conditions it provides for private space which is not overlooked unduly by adjacent properties.

5.6 Since no further extension or alteration is proposed to the property the additional flood risk posed by the proposal is negligable in terms of additional concentrated or extra flow discharging into existing drainage systems. Flood risk is further confirmed as negligible in Section 7.

5.7 The proposal seeks to provide C3b standard care accommodation for upto two adults and adult carers, diversifying the residential offering within Manchester whilst maintaining density and housing typologies in accordance with current policy.

5.8 The use of traditional materials is proposed that match the existing where repair and maintenance is required within the property in keeping with the property's historic aesthetic.

5.9 The proposal recognises the need for access by the occupants to additional green and open space, and would seek to integrate within existing local infrastructure to achieve this. Queen's Park is within a five minute walk of the property, with further diverse offerings at Smedley Lane Playing Fields (Sports facilities), and Collyhurst Park. For those wishing to cycle recreationally, the Bee network dedicated infrastructure is constantly expanding, and the Ashton and Rochdale canal towpaths provide excellent cycling opportunities connecting to wider regional networks.

6.0 Sustainability

6.1 As the house is existing, certain elements of the property will be upgraded to meet current environmental standards:

6.2 Additional Insulation installed to achieve a higher level of airtightness, thermal and intumescent insulation between adjacent properties .

6.3 Boiler assessment and upgrade to the most thermally efficient new boiler in conjunction with a whole house thermal assessment

6.4 There will be minimal internal strip-out but the result would provide much needed supported living accommodation by re-utilising an existing building.

6.5 Principle habitable rooms have large windows with unobstructed views over gardens. The proposals do not have a demonstrative impact on neighbouring properties.

6.6 Energy efficient lighting and appliances will be installed and upgraded throughout.

6.7 All rooms have large opening windows to allow for natural ventilation as well as high levels of natural daylight to both front and rear of the development.

7.0 Drainage

7.1 There are no proposed changes to the drainage, either foul or surface water.

7.2 There are no additional roofs or areas of hard standing proposed that could have an adverse effect on surface run off calculations or eccentrically load existing networks.

8.0 Landscaping

8.1 The property currently benefits from an easily maintained hard landscaping scheme with concrete paved surfaces to the front garden space. The rear garden is currently a mixture of historic concrete hard standing and slate chip. This is proposed for updating to provide a more interative and educational environment as per the accompanying drawings shown within the proposals.

8.2 The rear courtyard is surrounded by timber panelled fencing and the brick wall of its immediate neighbour at No.3 Wythburn Avenue. The new horizontal surface finishes will be a raised recycled timber effect deck that provides level access from the rear of the dwelling and unhindered activity space. There is a proposed vegetable growing space/allotment to aid with education and well-being along with a multi-purpose sports/exercise activity area finished in all-weather astroturf

8.3 The raised level of the rear garden and the lack of an access gate to mediate between the lower level alleyway mean that the rear courtyard space provides for a secure private enclosure.

8.4 Refuse and recycling storage is currently provided by wheelie bins located on show within the front gardens in common with the adjacent housing on Wythburn Avenue which is proposed for retention.

9. Car Parking and Sustainable Transport Provision

9.1 The property does not currently benefit from private off road parking provision and residents use the amenity of on street parking available directly to the frontage on Wythburn Avenue.

9.2 Since there is no proposal to increase the size of the current accommodation and raise occupancy levels over those currently in use for a domestic property, it is proposed that no further burden will be imposed on car parking provision within the locality.

9.3 If needed, there is ample free parking locally at the nearby Irish Centre, less than 5 minutes walk away.

9.3 Ample space for cycle storage is available at the property, off road either in the rear alleyway, or more securely within the walled front garden or the rear courtyard.

9.4 The location is well served by local bus services, with a stop signed as 'Wythburn Avenue' less than 60 seconds walk from the property (45m away). This provides access to 112,119.135,156 and 17 services

9.5 Local tram stops include Queens Road, 4 minutes walk (approx.300m) providing services to Manchester and Bury, with Monsall a 15 minute walk (1.2km) linking with Rochdale and Oldham. All services connect back to Manchester Victoria providing links to National Rail services.

10. Conclusion

10.1 This application seeks lawful development certification for the augmentation within the C3 use to class to include Class C3b with no external alterations to the building fabric of the property.

10.2 The change of use will provide much needed safe and secure accommodation for vulnerable adults within an existing building, which is already equipped for domestic occupancy in order to provide a safe, protected environment for vulnerable adults with specific requirements.

10.3 There are no external changes proposed save for the provision of new a landscaping to improve and enhance the domestic scale occupation of the property.