Proposal for Erection of 1no. New House, with associated Bike Store and Bin Store. On previously developed land following demolition of commercial building.

Land at Russet Road, Manchester, M9 8BN

Design and Access Statement

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SEPTEMBER 2026

This Design and access Statement accompanies the full planning application for the proposal.

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1 Introduction

This statement has been prepared by Philip Lambert Architecture Ltd in support of a planning application for the redevelopment of the site of the existing developed site on Russet Road, Manchester.

The report has been prepared on behalf of the applicant, and owner of the site. This report has been used to inform the design process.

This site presents a unique opportunity to develop a very under-utilised site in the heart of an existing residential area.

The internal sizes, dimensions and layouts have been thoroughly planned through the eyes of a homeowner. The aim is to create the best house in the area that will appeal to many of the people currently wishing to live in the area, this development will provide much needed opportunities for people to own their own home.

In order to gain a full understanding of the proposals. This Statement should be read in conjunction with the submitted planning drawings.

The Design and Access Statement has been prepared in line with the recommendations within the guidance document “Design and Access Statements: How to Write, Read and Use them”, published by CABE.
It is our intention to illustrate in this document a proposal which can meet the following key objectives:

• A distinctive place to live offering a high level of quality accommodation.

• A high-quality architectural design that has a strong contextual response & relationship with the surrounding fabric.

• A building design that responds positively to the broader environment.

• Provision of secure resident’s cycle storage and also a secure parking facilities.

The schemes aims to increase the lifestyle choices available to existing residents, meeting a need for, stable, secure and well-planned accommodation.

The scheme should look to provide, where possible an enclosed amenity space for use by the residents, this doesn’t need to be at ground floor level , and also offer secure bicycle storage for all residents.

All accommodation will exceed minimum suggested space standards and the created units will be evaluated in the conclusion.

In compiling this Design and Access Statement, reference will be made to various national government and Local Council reports in order to illustrate the proposals align with the requirements. Images and maps will also be referenced to create a greater understanding of the site.

2.1 Assessment – Physical / Context Photos

The previously built existing commercial property filled site between Russet Road, Hertford Road and the passage to the rear.
The property has been empty for approx.. 4 years and had suffered from structural issues, so was therefore demolished. The photos to follow are photos of the property prior to its demolition. The roof had collapsed and the applicant wanted to demolish the building for health and safety reasons, The walls had become unsafe due to the stability being provided by the roof being lost.



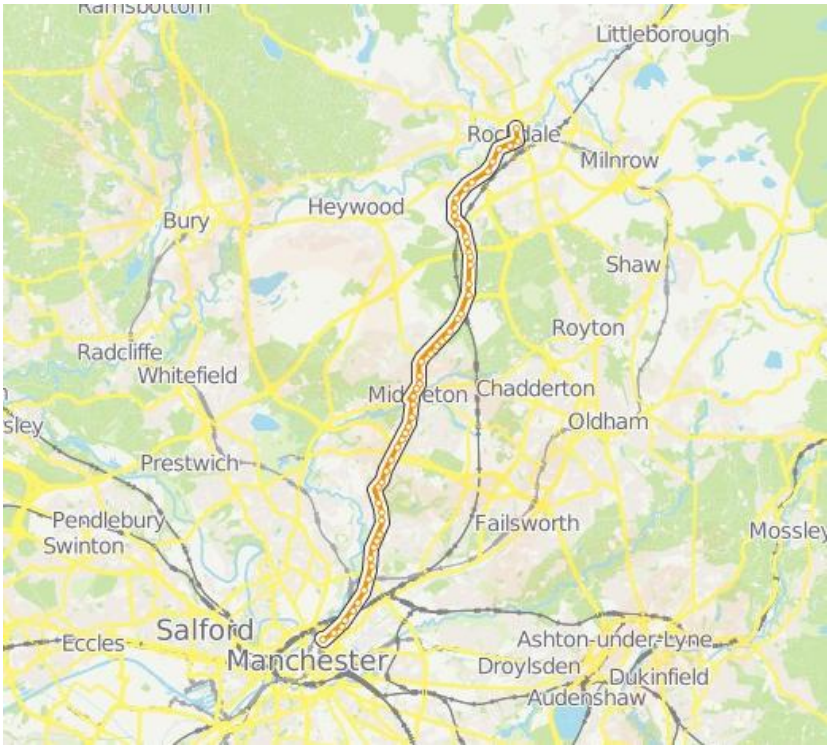




Aside from the property's demise, the site itself has great potential.

The site sits in an established residential area and is designated as a primary residential area. Local amenities are accessible with a short walk.

150M to the east of the site is the A664 which is of the busiest routes between Manchester and Middleton. Public transport in both directs is excellent and operates between 04.00 and 23.34 every day



Prior to its demolition, the commercial property had been used previously as a storage facility only, with the owners experiencing criminal activity with attempted break-ins on a regular basis.

The property had been marketed for its existing use with no interest.

The following Photos are of the surrounding properties.





2.2 Assessment - Planning policy and Background

Need & Principle (national policy)

- Presumption in favour of sustainable development: Decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. Where relevant policies are out of date or silent, permission should be granted unless harms significantly and demonstrably outweigh the benefits (NPPF para 11). Small-scale housing on urban brownfield generally sits comfortably within that presumption. GOV.UK+1
- Effective use of land / Brownfield first: National policy requires councils to make as much use as possible of previously-developed (brownfield) land for homes. The proposal reuses a derelict workshop (PDL) within the urban area and therefore aligns with this national priority. GOV.UK

Development plan (Manchester)

- Core Strategy – Housing: Policy H1 seeks to meet housing needs across the city; the M9 postcode sits within North Manchester, where Policy H3 directs a significant proportion of new homes to support regeneration. Delivering two well-designed dwellings contributes (albeit modestly) to that strategic aim.

- Previously-developed land: The Core Strategy explicitly supports growth on previously-developed sites in sustainable locations. The site is brownfield and urban, so it accords with the spatial approach.

- Loss of employment use: Policy EC2 (Existing Employment Space) allows alternative uses where (i) the site has been vacant and actively marketed for a reasonable period without realistic prospects; or (ii) an alternative use would bring more benefits to the City, because employment use is no longer the optimum use or any harm is outweighed by benefits. A derelict, outdated workshop with clear functional/market obsolescence, environmental disamenity and proximity to housing meets this test. Two homes deliver regeneration, visual improvement and housing supply on PDL—an alternative use with greater net benefit. (Provide short marketing note and condition/viability commentary in your appendix.)

- Addendum to the Core Strategy (2024) / PfE context: Manchester has confirmed that certain Core Strategy sections have been updated to reflect Places for Everyone; the principle and EC2 test remain in force, so the above assessment is up-to-date.

- Design & amenity (DM1): Policy DM1 requires high-quality design, good neighbourliness and safe, inclusive places. Two houses can be arranged to meet outlook, privacy, daylight/sunlight and on-plot refuse/recycling with secure cycle storage. Conditions can address materials, boundary treatments, landscaping and lighting.

- Residential Quality Guidance (SPD): The scheme will follow Manchester's Residential Quality Guidance (2017) (unit sizes, layout, daylight, private outdoor amenity, entrances, cycle/refuse, street presence), and meet the Nationally Described Space Standard. (Confirm GIA and bedroom sizes in the DAS.)

- Guide to Development SPD (2007): Parking/streetscape, accessibility, safety and environmental standards can be met in line with this SPD—e.g., modest car provision (if any), strong pedestrian priority, and robust refuse and servicing arrangements.

Planning balance

Benefits:

- Reuse of derelict brownfield land;
- Delivery of 1no. policy-compliant home in a Housing Growth Area (North Manchester);
- Visual uplift and betterment to local amenity/safety;
- Low-trip, sustainable location;
- Minor economic benefits during construction and through household spend.
- Any limited harms (e.g., loss of a defunct workshop) are mitigated by marketing/obsolescence evidence and are decisively outweighed by the above benefits under EC2 and the NPPF tilted balance where engaged.

3 Evaluation

A review of the information collected and assessed so far is undertaken to inform the site redevelopment:

- The site sits within a designated residential area

- The existing property is redundant and creates an eye sore to the locality.

- The council recognise the need for additional housing supply.

- Sustainable development as highlighted in policies is to be encouraged, including utilising under developed sites.

- The site offers a unique opportunity to create a number of new homes

4 Design

4.1 Use

- The existing site and building had been used as a commercial unit for a great number of years, but has been empty now for over 10 years, and now has been demolished.

- The proposal is for the creation of 1 new dwelling.

- There will be a secure area for bicycles created as well as a discrete area allocated for Bins too.

- There will be a private garden created to the North (rear) of the house, this replicates the adjacent properties.

4.2 Amount

- The existing site measures approximately 156 Sq.M. (1679 Sq.Ft).

- The existing building had a footprint of 139 Sq.M. (1496 Sq.Ft).

- The proposed building has a footprint of 64 Sq.M (688.9 Sq.Ft)

- The Rear Garden / amenity space measures 61 Sq.M. (

4.3 Scale

The Proposed highest ridge of the new development sits at 9 M above ground level so is comparrable to adacent properties.

The below diagram illustrates how the development has been positioned to correspond to the surrounding properties and to respect the existing site parameters.
The below diagram represents the site proposals.



The proposed development respects all site distances and lines of sight, the property directly in front of the proposals is 15M away as the adjacent properties.

4.4 Appearance

The proposals for the building have been designed with great care and attention to detail. We feel it is important that the site is developed to the highest level of design and has a great relationship with the existing properties.

Below are the elevations.



The Material palette to be used will match the surrounding properties.

4.5 Security

The dwellings os to be accessed from Russett Road, the rear access will reenforce the exisitng security measures and there will be no access to the properties from unobserved places, therefore natural surveillance will play a large role in the security of the dwellings. The doorsand windows will meet secure-by-design requirements.

4.6 High Quality Living spaces.

We believe it is important to create high quality living environments for people regardless of the size of the dwelling. Below are photos taken from our most recent development illustrating the design approach to the bathrooms. All dwellings regardless of size or type were treated with the same approach to quality and specification.



5 Inclusive Access

5.1 Site Location

The dwelling is to be located in a well-established residential area.

Adequate on street parking is available for all residents, albeit sustainable methods of transport will be encouraged through provision of secure cycle storage.

Walking to local amenities and public transport on the A664 is possible, but bicycle storage has been provided on site to assist with providing more sustainable modes of transport other than just being reliant on the car.

Access to the property will comply fully with The building Regulations M4(1) 1.7

External ramps forming part of an approach route

1.7 A ramped approach should comply with all of the following.

a. Individual flights are:

- for gradients up to 1:15 – not more than 10m long
- for gradients up to 1:12 – not more than 5m long

The proposed access to the front is 2m long and has a height from pavement level of 130mm.
Access to the rear is flush to the exrernal patio areas with a long ramp of 1 in 20 up to the patio.

5.2 Property Use , wheelchair user provision

The design incorporates step-free access to the dwelling, accessible entrance thresholds, (Part M compliant Ramp to front, level access to rear) appropriately sized doorways (doors to provide 800mm clear opening to internal doors) and circulation spaces to accommodate wheelchair movement and manoeuvring.

The internal layout provides sufficient space for accessible living accommodation, including bedrooms, kitchen and bathroom facilities, with appropriate wheelchair turning and transfer spaces.
Consideration has also been given to accessible switches and controls, and external amenity areas.
The dwelling will be designed to ensure that wheelchair users can safely and conveniently access and use the accommodation, with provision for future adaptations where necessary, in accordance with the relevant requirements of Approved Document M4(3). (future provision for platform lift).

The proposed dwelling has been designed to comply with the requirements of Building Regulations Approved Document M, Volume 1, Category 2 (M4(2)) – Accessible and Adaptable Dwellings. The design incorporates step-free access, suitable entrance and internal door widths, adequate circulation and manoeuvring spaces, and accessible living accommodation and sanitary facilities. Consideration has also been given to the future adaptability of the dwelling to accommodate occupants with changing mobility needs, ensuring a practical, inclusive and accessible living environment.

Key requirements for compliance which will be included in the construction are as follows:

- Access: Step-free access to the dwelling, with suitable paths, ramps and accessible entrance thresholds.
- External approach: Private approach routes at least 900mm wide.
- Entrance doors: Minimum 850mm clear opening width, with appropriate manoeuvring space.
- Internal circulation: Hallways and landings to be 900mm wide, with internal door widths complying.
- Living accommodation: Step-free access throughout the entrance storey, including an accessible WC and living area.
- Kitchens: Minimum 1200mm clear circulation space in front of and between kitchen units and appliances.
- Bathrooms: Suitable WC and bathing facilities, with provision for a future level-access shower.
- Adaptability: Bathroom and WC walls capable of supporting future grab rails and accessibility equipment.
- Electrical fittings: Switches, sockets and controls located at accessible heights, generally 450–1200mm above finished floor level.

6 Sustainability

The proposed dwelling will be designed to achieve a high standard of energy efficiency and comply with the requirements of Building Regulations Part L – Conservation of Fuel and Power applicable at the time of the Building Regulations submission.

The current Part L regime remains the 2021 edition incorporating 2023 amendments, with the new 2026 standards coming into force on 24 March 2027, subject to transitional provisions.

A fabric-first approach will be adopted, incorporating high levels of insulation to the external walls, roof and ground floor to minimise heat loss and reduce ongoing energy demand.

Design u values are as below:

External walls	**0.18 W/m²K**
Ground floor	**0.13 W/m²K**
Roof	**0.11 W/m²K**
Windows / glazed doors	**1.20 W/m²K**
External opaque doors	**1.00 W/m²K**

Windows and external doors will incorporate high-performance insulated glazing and thermally efficient frames, with specifications selected to achieve the required whole-dwelling energy performance.

Particular attention will be given to airtightness and thermal bridging, including continuity of insulation around junctions, openings and structural interfaces.

The dwelling will be assessed using the appropriate energy calculation methodology at Building Regulations stage to demonstrate compliance with the required energy, carbon and fabric performance targets.

A high-efficiency, low-carbon heating and hot-water system will be incorporated, with the final system determined during the detailed design stage. The design will seek to minimise reliance on fossil fuels and be compatible with the direction of the Future Homes Standard.

Where technically and commercially appropriate, renewable energy generation, such as photovoltaic panels, will be incorporated to reduce grid electricity demand and operational carbon emissions. The forthcoming 2026 Part L standards introduce an explicit requirement for on-site renewable electricity generation for new dwellings.

Energy-efficient lighting and building services will be specified throughout, including 100% low-energy lighting and appropriately controlled heating systems.

Ventilation will be designed in accordance with Approved Document F, balancing good indoor air quality with minimisation of unnecessary heat loss.

Water-efficient sanitary fittings and appliances will be incorporated to reduce potable water consumption.

Overall, the proposal will provide a modern, highly insulated and energy-efficient dwelling, reducing operational energy consumption, carbon emissions and running costs compared with older housing stock.

7 Conclusion

This Document has been compiled to inform how this site can be better used to remove a redundant commercial unit and create 1 no. much needed dwelling.

Research on the site, the surrounding areas and the local needs have been explored in order to establish how the redevelopment should be shaped.

It is felt the proposals put forward provide a solution to this question that considers all parameters as outlined in the initial sections of the document and as outlined in the evaluation section.