

Design and Access Statement

Address

EXTENSIONS AND RE-MODELLING for
15 RADCLIFFE MOOR ROAD
RADCLIFFE
MANCHESTER
M26 3WL

Version

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Issue Date

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Client: Progress Housing Association Ltd

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Property: 15 Radcliffe Moor Road, Manchester, M26 3WL

Further Assistance

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1 Project Objectives

This application has been prepared by Watts Group Limited on behalf of Progress Housing Association Ltd, in support of a planning application for extensions and re-modelling to reconfigure the property for use as supported living accommodation at 15 Radcliffe Moor Road, Manchester, M26 3WL. The accommodation will be managed by a supported living operator and will support individuals in receipt of NHS services.

The proposals seek to ensure that the property provides a safe, functional, and inclusive living environment that meets the needs of individuals with additional or complex needs, as well as supporting staff and communal use where required.

The proposed development forms a comprehensive programme of refurbishment, reconfiguration, and extension works to improve the overall suitability, accessibility, and long-term use of the property as supported living accommodation.

The objectives of the project are to:

- Improve the internal layout and functionality of the dwelling through reconfiguration and extension, enabling the provision of appropriate living, care, and support spaces.
- Provide modern, accessible facilities, including fitted wet rooms, a staff kitchen and separate utility area, and plant rooms, designed to meet current standards and user needs.
- Enhance safety and robustness throughout the building by addressing identified risks within internal spaces and circulation areas.
- Upgrade the building's mechanical, electrical, and heating systems to improve efficiency, reliability, and comfort, including the introduction of modern heating, cooling, and energy infrastructure.
- Improve acoustic performance and internal environmental quality to support wellbeing and effective use of the accommodation.
- Undertake roof, window, and door alterations where necessary to facilitate the proposed design, improve privacy and security, and maintain a consistent external appearance.
- Improve external access and landscaping, including the creation of accessible paths, garden areas, boundary treatments, and drainage improvements.
- Ensure that all works are proportionate, well-integrated, and respectful of the existing building and the surrounding residential context.

Overall, the objective of the proposals is to deliver a cohesive and well-considered scheme that enhances the functionality, safety, and inclusivity of the property without resulting in undue impact on neighbouring properties or the wider street scene.

This statement should be read in conjunction with the submitted drawings and supporting information.

2 The Site

The application site comprises a detached bungalow located at 15 Radcliffe Moor Road, Manchester, M26 3WL.

The property is set back from Radcliffe Moor Road and is accessed directly from the public highway via a hardstanding area to the front. The property does not have any formally marked or designated parking spaces; however an area of hardstanding is provided to the front of the dwelling, which can accommodate vehicle parking on an informal basis. The front elevation presents a modest domestic appearance, with a low eaves height and a pitched tiled roof.

The bungalow has previously been adapted to provide accommodation within the loft space, served by two dormer windows to the rear. The rear of the property includes a single-storey conservatory of lightweight construction, which is proposed to be demolished as part of the development.

The site includes private garden areas to the rear and side. Immediately to the rear of the property is a paved patio area, beyond which the garden rises in level away from the building, with existing steps and changes in level across the garden.

The external areas, comprising a mix of hardstanding and soft landscaping are proposed to be altered as part of the scheme to improve accessibility, functionality, and overall usability of the outdoor space.

The site is not located within a conservation area, and the building is not listed.



Photo 1: 15 Radcliffe Moor Road Front Elevation



Photo 2: 15 Radcliffe Moor Road Rear Elevation

3 Site Context

Radcliffe Moor Road is an established residential street comprising a mix of detached and semi-detached dwellings. The character of the area is predominantly residential in nature, shaped by incremental development and later alterations over time.

The application site is immediately adjacent to a commercial premises known as Discount Car Centre Ltd (Moorgate Garage). As a result, this section of Radcliffe Moor Road displays a mixed residential and commercial character, which is reflected in the existing pattern of development along the street.

Beyond the immediate residential and commercial properties, the wider area includes areas of open land and farmland. The surrounding context also includes overhead electricity pylons and associated infrastructure, which form part of the established local environment.

4 The Building

The existing building comprises a detached, single-storey bungalow of traditional construction believed to date from the mid-20th century (circa 1950s – 1960s), with a pitched tiled roof and painted brick external walls. The dwelling has a modest domestic scale and appearance, typical of residential properties within the surrounding area.

The property has been previously altered and extended. These alterations include the conversion of the roof space to provide additional accommodation, served by two dormer windows to the rear, and the addition of a single-storey conservatory to the rear of the building. The conservatory is of lightweight construction, incorporating uPVC framing and translucent roof panels.

Windows and external doors are predominantly uPVC, with a mix of window sizes and configurations reflecting the original dwelling and subsequent alterations. The building retains a simple and functional appearance, with changes to the rear elevation largely screened from public views along Radcliffe Moor Road.

5 Use and Proposals

The existing arrangement of the property does not fully support its intended use as supported living accommodation. In particular, the current internal layout, facilities, and external areas are limited in their ability to safely and effectively accommodate residents with additional or complex needs, as well as associated staff and support functions.

The proposals seek to address these limitations through a comprehensive programme of internal and external repairs, alterations, and extensions. The works are intended to reconfigure the property to provide appropriate living, care, and support spaces, including upgraded wet rooms, staff kitchen and utility areas, plant rooms, and staff and communal facilities.

Externally, the proposals include alterations to the existing building and garden areas to improve accessibility, safety, and functionality. This includes the demolition of the existing rear conservatory, the construction of new extensions, roof alterations, and the reconfiguration of external levels and paths to provide accessible outdoor spaces.

The proposed works are considered proportionate and appropriate to the scale of the existing dwelling and are designed to ensure that the property can operate safely and effectively as supported living accommodation, without resulting in undue impact on neighbouring properties or the character of the surrounding area.

The proposed use and layout have been developed in collaboration with Bury Council Community Commissioning, Progress Housing Association Ltd, and NHS partners to provide specialist supported living accommodation for individuals with complex health and social care needs. The scheme is supported by NHS England capital funding and forms part of a wider programme to enable individuals to transition from more restrictive care settings.

6 Appearance and Layout

The proposed works have been designed to retain a domestic appearance appropriate to the surrounding residential context of Radcliffe Moor Road. The existing bungalow form is maintained, with extensions and alterations designed to remain subordinate to the original building.

New extensions and alterations are located to the rear of the property, limiting their visibility from the public highway. Roof alterations, including rear dormer elements, are modest in scale and positioned to minimise visual impact. External materials and finishes will be selected to match or complement the existing building, ensuring visual continuity.

The internal layout is reconfigured to provide appropriate living accommodation, care spaces, and supporting facilities required for supported living use. Circulation routes are improved to enhance accessibility, safety, and ease of movement throughout the building.

Externally, the layout of the site is adjusted to improve access, usability, and safety. The demolition of the existing rear conservatory allows for a more functional arrangement of internal and external spaces, while proposed changes to garden levels, paths, and hardstanding areas improve accessibility and connectivity between the building and outdoor areas.

The overall appearance and layout of the site will remain consistent with the established pattern of development in the area and will not result in an adverse impact on neighbouring properties or the character of the street scene.

7 Access and Inclusive Design

The proposed development seeks to improve accessibility throughout the property and external areas. Internal layouts are reconfigured to improve circulation and ease of movement, while external works include alterations to paths, levels, and entrances to support safe and inclusive access.

The proposals are designed to ensure that the accommodation can be used safely and comfortably by residents with additional or complex needs, as well as staff and visitors.

8 Environmental Impact

The proposed works are confined to the existing residential site and involve internal and external alterations and extensions to an existing building.

The development is not considered to have an adverse impact on the surrounding environment, neighbouring properties, or the wider area. The scale of the proposals is appropriate to the existing dwelling and its residential setting, and the works will not result in any significant increase in activity beyond that typically associated with residential use.

External alterations and landscaping works are designed to improve the functionality and accessibility of the site and will not have a detrimental impact on existing boundary treatments or the character of the surrounding area. Any tree removal or ground works required to facilitate the development will be limited and controlled.

Overall, the proposals are considered to have a neutral impact on the local environment and will not give rise to any significant environmental effects.

9 Conclusion

In summary, a clear need has been identified to adapt and upgrade the existing property at 15 Radcliffe Moor Road to enable its use as supported living accommodation. The proposed internal and external alterations and extensions will improve the safety, accessibility, and functionality of the building while retaining a domestic appearance appropriate to the surrounding area.

The proposals represent a proportionate and well-considered response to the requirements of supported living use and will not result in an adverse impact on neighbouring properties or the character of the area. The development is therefore considered appropriate and acceptable in planning terms.



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