



27 Lands End Road
Middleton, Manchester, M24 4RD

Stage 3
Developed Design
RevA - 01.09.2026

P4BA

Design & Access Statement

P4bA

Design & Access Statement

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1.1 / Application Type

We are submitting a full planning application for the change of use of the existing C3 dwellinghouse to provide 6 no. Class C2 supported living bedsits together with the erection of an ancillary outbuilding on the south side of the site to provide staff office/sleep-in accommodation associated with the Class C2 use.

1.2 / Location of Proposed Development

27 Lands End Road, Middleton, Manchester, M24 4RD

1.3 / Current Development Description

The subject site at present is a C3 Dwellinghouse and is located within an established residential area of Middleton, approximately 5 miles north of Manchester City Centre. The surrounding area is predominantly residential in character, comprising a mix of detached, semi-detached and terraced dwellings.

The site is located in a sustainable location with access to a range of local services and amenities within Middleton. It is also well served by public transport, with regular bus services operating along nearby roads providing connections to Middleton Town Centre, Manchester City Centre and surrounding areas. The site also benefits from convenient access to the wider highway network, including the M60 motorway.

Overall, the site is considered to be in a sustainable location with good access to public transport, local services and amenities, making it suitable for the proposed development.

1.4 / Proposed Development Description

The proposed development seeks planning permission for the change of use of the existing C3 dwellinghouse to provide 6 no. Class C2 supported living bedsits together with the erection of an ancillary outbuilding on the south side of the site to provide staff office/sleep-in accommodation associated with the Class C2 use.

1.5 / Statement Preparation Date

July 2026

1.6 / Statement Amendment Dates

10.09.2026

1.7 / Applicant

D&G Builders & Joiners Limited, Quarry Rd, Chorley, Lancashire, PR6 0LR

1.8 / Architecture

P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ

2.1 / Previous Relevant Applications

- 1985 - Ref: 84/D17428 - 27 Lands End Road, Middleton, Manchester, M24 4RD - Detached Garage Single Storey Extension To Front And Two Storey Extension To Side And Rear Of Dwellinghouse. APPROVED

2.2 / Similar Planning Applications

- 2017 - Ref: 17/00666/FUL - 485 Rochdale Road, Middleton, M24 2GN - Change of use from dwelling house with care (use class C3b) to residential care home (use class C2). APPROVED

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout, scale, appearance and landscaping of the proposed development are appropriate and in keeping with the context of the area, and that the proposal will maintain and protect the amenity of the site, its surroundings and the local community. The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement.

The format of this section follows national planning guidance for Design and Access Statements, including relevant requirements of the Town and Country Planning (Development Management Procedure) (England) Order, and has also been prepared with reference to established design guidance, including Design and Access Statements: How to Write, Read and Use Them. For the reasons set out within this Statement, the proposed scheme is considered to accord with the adopted Development Plan, relevant supplementary planning guidance and national planning policy, including the National Planning Policy Framework.

3.1 / USE & AMOUNT

The proposal seeks to convert the existing dwelling into a Class C2 supported living home, providing accommodation with 24-hour on-site care, supervision and support for adults requiring varying levels of support to live as independently as possible.

The development will comprise six resident C2 bedsits within the existing dwelling and one ancillary staff accommodation unit within the detached outbuilding on the south side of the site. Each C2 resident rooms will provide private sleeping accommodation with en-suite facilities and space for day-to-day living, ensuring residents are provided with a safe, comfortable and dignified living environment.

The communal kitchen, living and dining area will provide shared facilities for residents, encouraging social interaction and helping to develop independent living skills under the supervision of on-site staff. Residents will occupy the accommodation under care arrangements, with all care delivered in accordance with Care Quality Commission (CQC) standards.

The development has been designed to provide a high standard of accommodation, with all habitable rooms benefiting from good levels of natural light and outlook. Secure cycle storage will also be provided, together with off-street parking, to support the day-to-day operation of the facility.

Overall, the amount of development is considered appropriate for the size of the site and will provide a high-quality supported living environment within an established residential area.

3.2 / ACCESS

The existing pedestrian and vehicular access to the site will be retained, with no alterations proposed as part of the development. The proposed accommodation will be accessed via the existing entrance, with the staff office/sleep-in accommodation located within the proposed outbuilding on the south side of the site being accessed from within the site.

The site benefits from a generous hardstanding area capable of accommodating approximately four vehicles, ensuring adequate off-street parking for staff and visitors associated with the development. Secure cycle storage will also be provided to encourage sustainable modes of travel for the staff and any visitors. The site is located within a sustainable residential area with convenient access to local services, amenities and public transport links. The proposed development is therefore not expected to result in any unacceptable impact on the local highway network or pedestrian safety.

P4BA - DEVELOPED DESIGN

3.3 / LAYOUT

The proposed layout has been carefully designed to provide a high-quality Class C2 supported living environment whilst making efficient use of the existing dwelling and site. The accommodation is arranged over the ground and first floors of the existing property, with a detached outbuilding located on the south side of the site providing a staff office/sleep-in room.

The ground floor accommodates three C2 bedsits together with a communal kitchen, living and dining area, providing shared facilities for residents. A further three C2 bedsits are located on the first floor, whilst the second floor is retained as storage. The detached outbuilding will provide a staff office/sleep-in room, allowing staff to remain on site to provide care, supervision and support whilst maintaining a degree of separation from the residents' accommodation. All resident rooms are for single occupancy.

Each resident bedsit has been designed to provide a good standard of accommodation, benefiting from appropriate internal space, natural light and outlook. The centrally located communal facilities encourage social interaction and independent living, whilst the overall layout enables efficient day-to-day management of the supported living facility.

Accommodation Schedule:
Communal Kitchen / Living / Dining - 19.57m²
C2 Bedsit 1 - 25.32m²
C2 Bedsit 2 - 34.24m²
C2 Bedsit 3 - 32.05m²
C2 Bedsit 4 - 25.91m²
C2 Bedsit 5 - 37.30m²
C2 Bedsit 6 - 32.05m²
Staff Office / Sleep-in Room - 24.03m²

The communal kitchen, living and dining area has been designed to comfortably accommodate the residents of the development, providing a shared space for cooking, dining and social interaction as part of the supported living environment.

Externally, the site retains generous off-street parking, secure cycle storage, refuse storage and private amenity space. Overall, the layout provides a safe, functional and well-managed environment that is appropriate for the proposed Class C2 use and integrates well within the surrounding residential area.

3.4 / SCALE

The proposed development involves the change of use of the existing dwelling together with the erection of a detached outbuilding on the south side of the site to provide ancillary staff accommodation. Whilst the development will introduce a modest detached outbuilding within the site, the scale of the proposed outbuilding has been carefully designed to remain subordinate to the existing dwelling and proportionate to the size of the plot.

The existing dwelling will retain its established scale, height and massing, with no extensions proposed. The outbuilding has been positioned and designed to integrate comfortably within the site and will not appear visually dominant within the surrounding residential area.

Overall, the scale of the development is considered appropriate for the site and is in keeping with the character of the surrounding area.

3.5 / APPEARANCE

The proposed development has been designed to preserve the residential character of the existing property whilst introducing only limited external alterations. The principal dwelling will remain largely unchanged, with the existing external materials and architectural features retained wherever possible.

Minor alterations to the existing dwelling include the replacement of two sets of existing French doors with four new windows, providing improved natural light and outlook to two of the proposed C2 bedsits. An existing side doorway will also be infilled to reflect the revised internal layout. These alterations are modest in scale and will not have a detrimental impact on the appearance of the building or the surrounding street scene.

A detached outbuilding is proposed on the south side of the site to provide ancillary staff accommodation. The building will be of traditional blockwork construction with a smooth white rendered finish, roof tiles to match the existing dwelling, dark grey uPVC windows, matching fascias, soffits and rainwater pipes. It will incorporate a simple pitched roof with a small front-facing gable orientated towards the parking area. The design has been intentionally kept modest and subordinate to the existing dwelling, ensuring it integrates comfortably within the site and complements the surrounding residential character.

A small access ramp will be provided to the entrance of the outbuilding to achieve level access in accordance with the requirements of the Building Regulations.

Overall, the proposed external alterations are limited in scale and sympathetic to the existing property. The development will maintain the established character and appearance of the site whilst delivering high-quality Class C2 supported living accommodation.

3.6 / RELEVANT PLANNING POLICIES

The proposed development has been designed having regard to national and local planning policy, including:

- National Planning Policy Framework (NPPF) - promoting sustainable development, making effective use of land and achieving well-designed places.
- Places for Everyone Joint Development Plan (2024) - supporting sustainable development, high-quality design and the delivery of a diverse range of accommodation across Greater Manchester.

Rochdale Borough Core Strategy (2016):

- Policy DM1 - General Development Requirements, ensuring development is appropriate in terms of design, residential amenity, accessibility, parking and the character of the surrounding area.
- Policy P1 - Improving Image, promoting high-quality development that enhances the built environment.
- Policy G1 - Accessibility, encouraging development in sustainable locations with good access to public transport, services and local facilities.

The proposal has been designed to make effective use of an existing residential property whilst delivering high-quality Class C2 supported living accommodation. The scale, layout and appearance of the development are considered to be appropriate to the site and its surroundings, and the proposal is not expected to result in any unacceptable impact on neighbouring amenity or the character of the area.

P4BA - DEVELOPED DESIGN

3.7 / DRAINAGE

The application site benefits from an existing connection to the public drainage network, which will be retained and utilised as part of the proposed development. Foul and surface water generated by the development will discharge via the existing drainage infrastructure, with any necessary internal alterations undertaken as part of the refurbishment works.

The proposal comprises the change of use of an existing dwelling together with a small outbuilding. Given the minimal scale of the development and the availability of existing drainage infrastructure, it is not considered necessary to provide a separate drainage strategy in support of this application.

3.8 / AIR QUALITY

The site is not located within an Air Quality Management Area. The proposal comprises the change of use of an existing dwelling to a small-scale Class C2 supported living accommodation together with a modest ancillary outbuilding. Given the scale and nature of the development, no significant increase in traffic generation or vehicle movements is anticipated. As such, the proposal is not expected to have an adverse impact on local air quality, nor is future occupier amenity considered likely to be adversely affected by existing air quality conditions. Having regard to the scale of the proposal and its location, a separate Air Quality Assessment is not considered necessary in support of this application

3.9 / VISUAL AMENITY

The proposed development has been designed to ensure that the visual amenity of the surrounding area is preserved. External alterations to the existing dwelling are limited to the replacement of two sets of French doors with windows and the infilling of an existing side doorway, all of which are modest in nature and sympathetic to the existing property.

The proposed outbuilding has been positioned within the south side of the site and designed as a subordinate structure to the main dwelling. Its modest scale, simple form and rendered external finish will ensure it integrates comfortably within the existing residential area without appearing visually dominant or out of character. The proposal will retain the established appearance of the site and surrounding street scene, with the existing boundary treatments, landscaping and parking arrangements remaining largely unchanged. As such, the development is not considered to have an adverse impact on the visual amenity of the surrounding area.

3.10 / RESIDENTIAL AMENITY

The proposed development has been designed to provide a good standard of accommodation for future residents whilst protecting the amenity of neighbouring properties. The proposal comprises the conversion of the existing dwelling together with the erection of a modest outbuilding. External alterations to the existing dwelling are minimal and will not result in any unacceptable overlooking, overshadowing or loss of privacy.

The proposed outbuilding is located on the south side of the site. The southern boundary is bordered by an area of vegetation and open land leading towards the River Irk and the M60 motorway, with no neighbouring residential properties directly beyond. Due to its location, modest scale and the existing levels around the site, the outbuilding will have little visual impact and will not adversely affect neighbouring residential amenity. Future residents will benefit from well-proportioned single occupancy C2 bedsits, good levels of natural light and outlook, communal kitchen, living and dining facilities, together with private external amenity space. Overall, the proposal provides a high standard of accommodation for future residents without having an unacceptable impact on neighbouring properties.

3.11 / BIODIVERSITY

The proposed development is not expected to have any significant impact on biodiversity. The proposed outbuilding is to be constructed on an existing area of hardstanding within the residential curtilage, resulting in no loss of existing habitat or vegetation. Given the nature and scale of the proposal, no additional biodiversity information is considered necessary in support of this application.

3.12 / CRIME IMPACT STATEMENT

Rochdale Council's validation requirements state that a Crime Impact Statement is generally required for major developments, including proposals creating 10 or more residential units or 1,000m² or more of floorspace. The proposed development does not meet either of these thresholds.

Furthermore, the development will operate as a professionally managed Class C2 upported living accommodation with dedicated on-site staff accommodation, providing regular supervision and management of the premises.

As such, a separate Crime Impact Statement is not considered necessary in support of this application.

3.13 / ENVIRONMENTAL IMPACT ASSESSMENT

The proposed development does not fall within the categories of development listed under Schedule 1 or Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The proposal comprises the change of use of an existing dwelling together with the erection of a modest ancillary outbuilding within an existing residential curtilage. Due to the scale, nature and location of the development, it is not considered likely to have significant effects on the environment.

Accordingly, an Environmental Impact Assessment is not required in support of this application.

3.14 / NOISE IMPACT ASSESSMENT

The proposed development is not expected to generate significant levels of noise or vibration. Given the scale and nature of the proposal, a separate Noise Impact Assessment is not considered necessary in support of this application.

3.15 / APPRAISAL

The application site is located within an established residential area of Middleton with good access to local services, amenities and public transport. The proposal will make good use of an existing dwelling by providing high-quality Class C2 supported living accommodation.

The development has been designed to provide a safe and comfortable living environment for residents. It includes well-sized bedrooms, shared kitchen, living and dining facilities, private outdoor space, off-street parking, cycle storage and dedicated staff accommodation.

The proposed external changes are limited and have been designed to fit in with the existing property and the surrounding area. The outbuilding is positioned on the south side of the site where it will have little impact on neighbouring properties due to its location.

Overall, the proposal is considered to be an appropriate form of development that will provide much-needed Class C2 supported living accommodation without causing any unacceptable impact on the surrounding area. It is therefore considered to comply with the relevant national and local planning policies.

3.16 / MANAGEMENT STATEMENT

Please see next page for full Management Statement:

3.16 / MANAGEMENT STATEMENT

Mediline Supported Living, established in 1986, has over three decades of experience providing community-based care and supported accommodation across the region. Their aim is to improve quality of life by enabling adults with care and support needs to live as independently as possible within a safe and well-managed environment.

The proposed development at 27 Lands End Road will provide a small scale Class C2 supported living home for adults aged 18 and over, of any gender, who may have learning disabilities, autism, physical disabilities and/or mild mental health needs. Support will be tailored to the individual needs of each resident and may include assistance with personal care, budgeting, cooking, social activities and other day to day tasks, with the overall aim of increasing independence and improving quality of life.

The development has been designed to provide a homely, non-institutional setting. Each resident will have their own private bedsit with en-suite facilities, whilst the communal kitchen, living and dining area will provide opportunities for residents to socialise, prepare meals and undertake day-to-day activities with staff support where required.

The development will operate with staff present on site at all times. The minimum staffing level will be one member of staff during the daytime and one member of staff overnight. Certain residents may also receive additional one to one support hours depending upon their individual care requirements. Dedicated staff office/sleep-in accommodation is provided within the detached outbuilding to support the continuous operation and management of the premises.

The majority of residents are anticipated to be capable of entering and leaving the property independently. Where an individual requires assistance, staff will provide appropriate support, for example where this is required due to a physical disability, road safety considerations or other individual support needs. As such, resident movements associated with the property will principally reflect the normal day to day activities of those living within the accommodation, with staff assistance provided where necessary.

Access to the property will be controlled through a keypad access system, together with an intercom system and alarm provision. CCTV may also be introduced where its use is identified as necessary for the safe and effective management of the premises. Any such measures would be operated appropriately having regard to the residential nature of the property and the needs and privacy of residents.

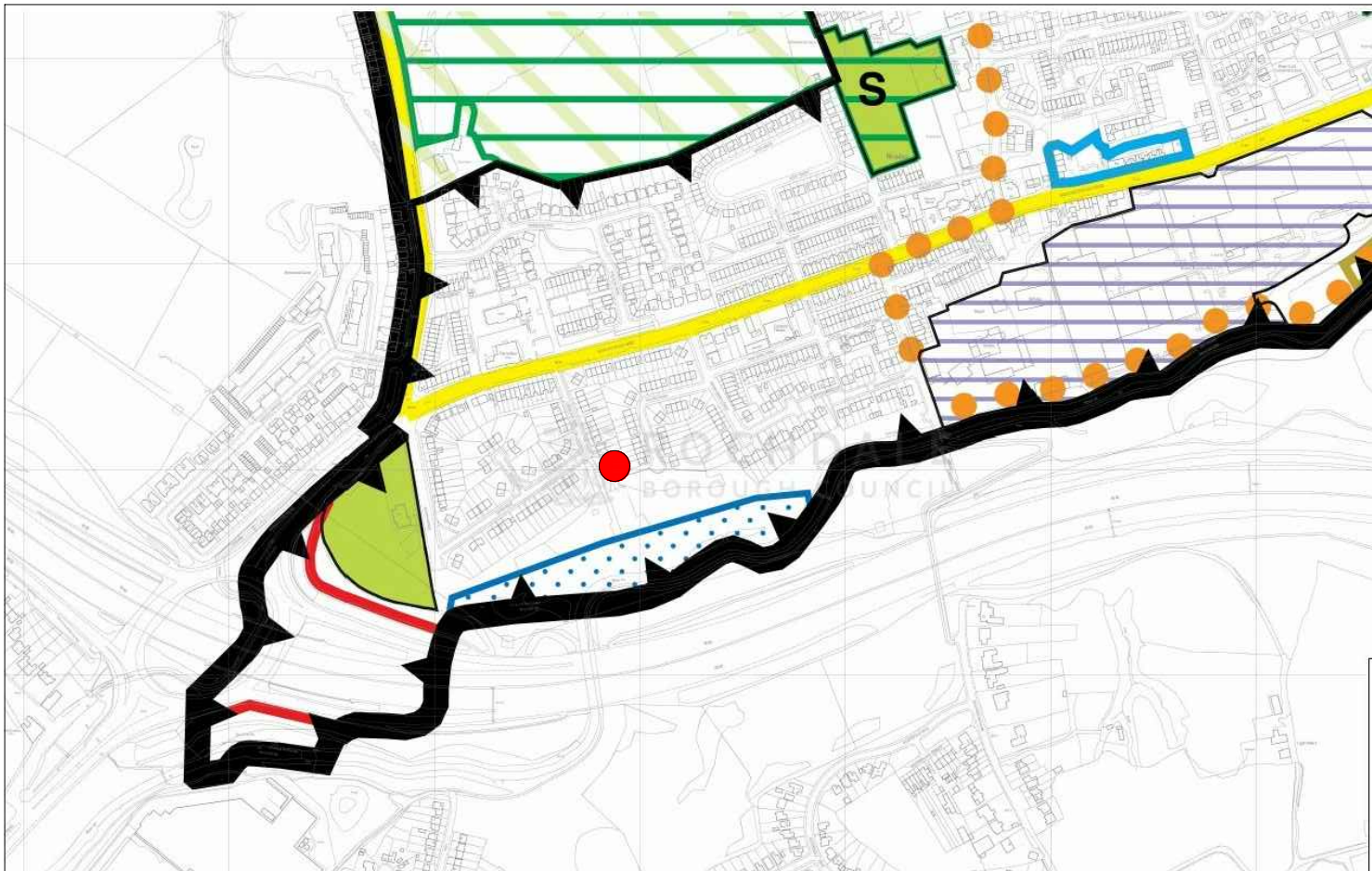
All care and support will be provided in accordance with Care Quality Commission (CQC) standards, safeguarding procedures and recognised best practice. The site also benefits from off-street parking, secure cycle storage and private outdoor amenity space, together with convenient access to local services, public transport and community facilities.

Overall, the proposal will provide professionally managed, high-quality supported living accommodation within a residential setting. The combination of 24-hour staffing, individually tailored support and appropriate access and security arrangements will ensure that the premises operate in a safe and controlled manner whilst supporting residents to live as independently as possible.

Transport Key:	
	Bus Stop
	Metrolink Stop
	Car Parks
	Train Station
	Site Location



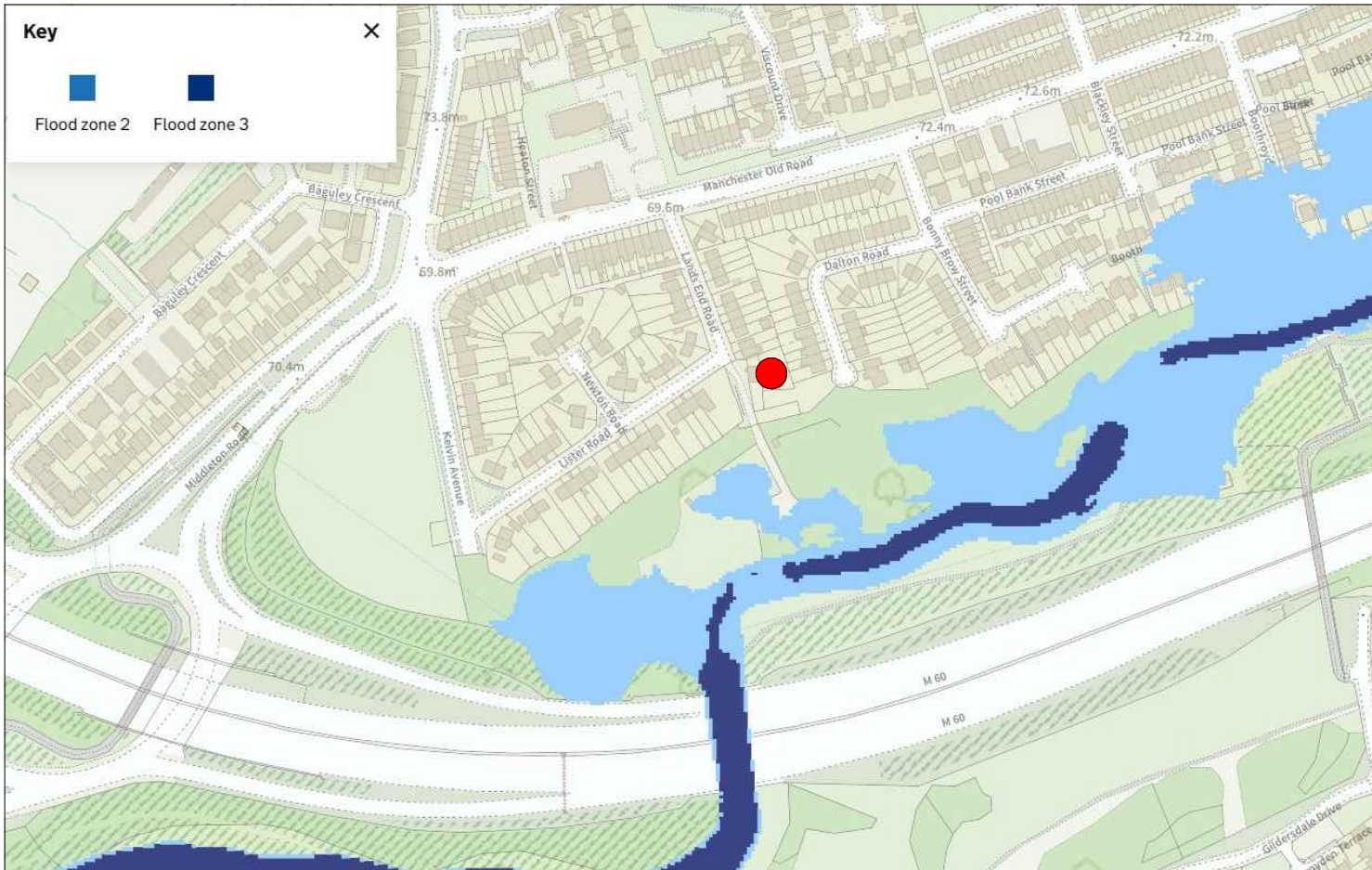
Land Use Map (Unitary Development Plan)



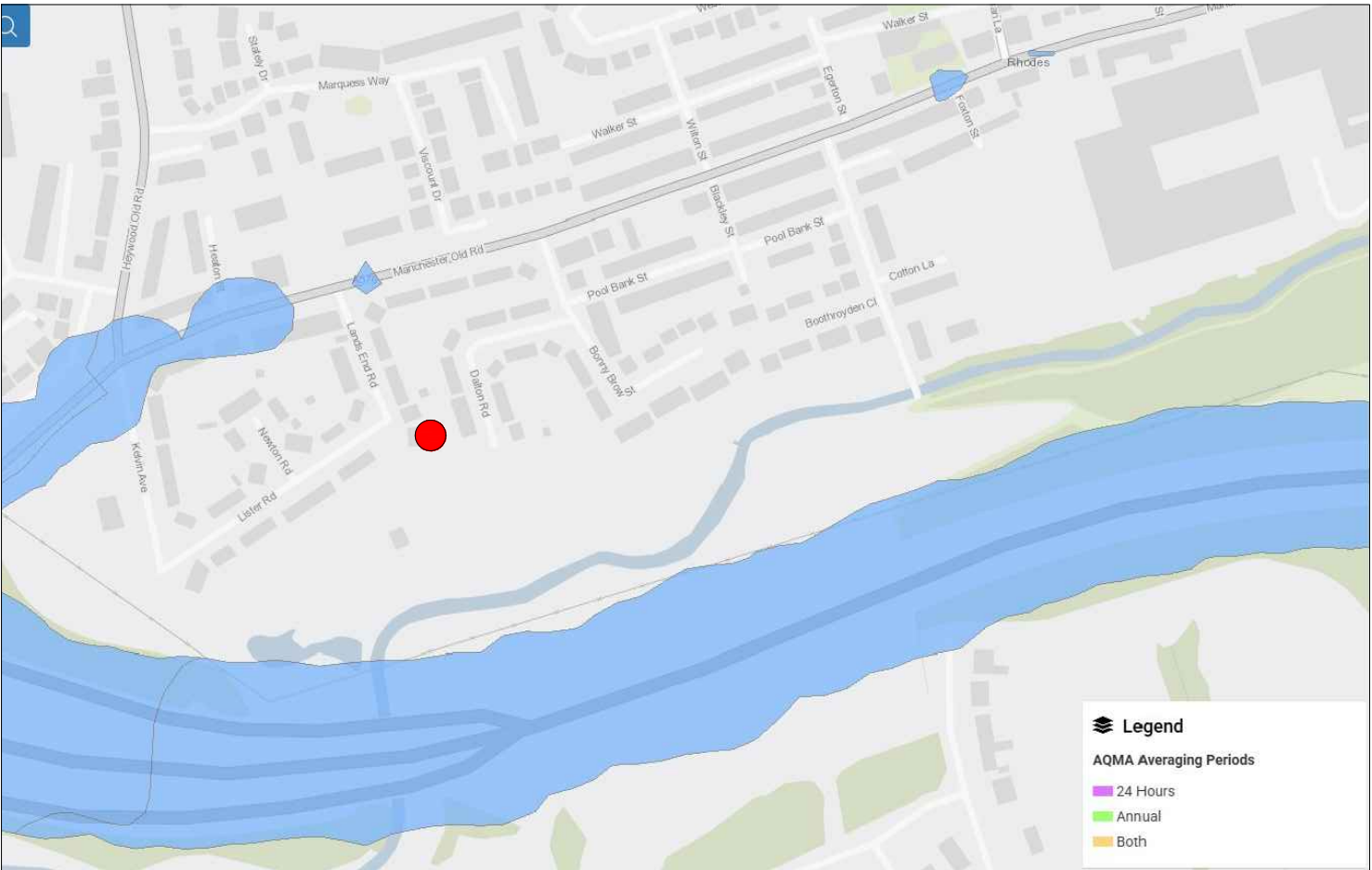
Ariel view



Flood Risk Map



Air Quality Map



EXISTING SITE PHOTOS



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



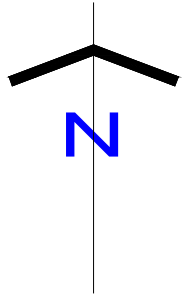
VIEW FROM 25 LANDS END ROAD

Proposed Materials

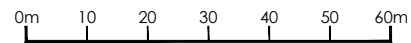


Site Location

P4bA



Location Plan (Scale - 1:1250)



Site Plan (Scale - 1:500)



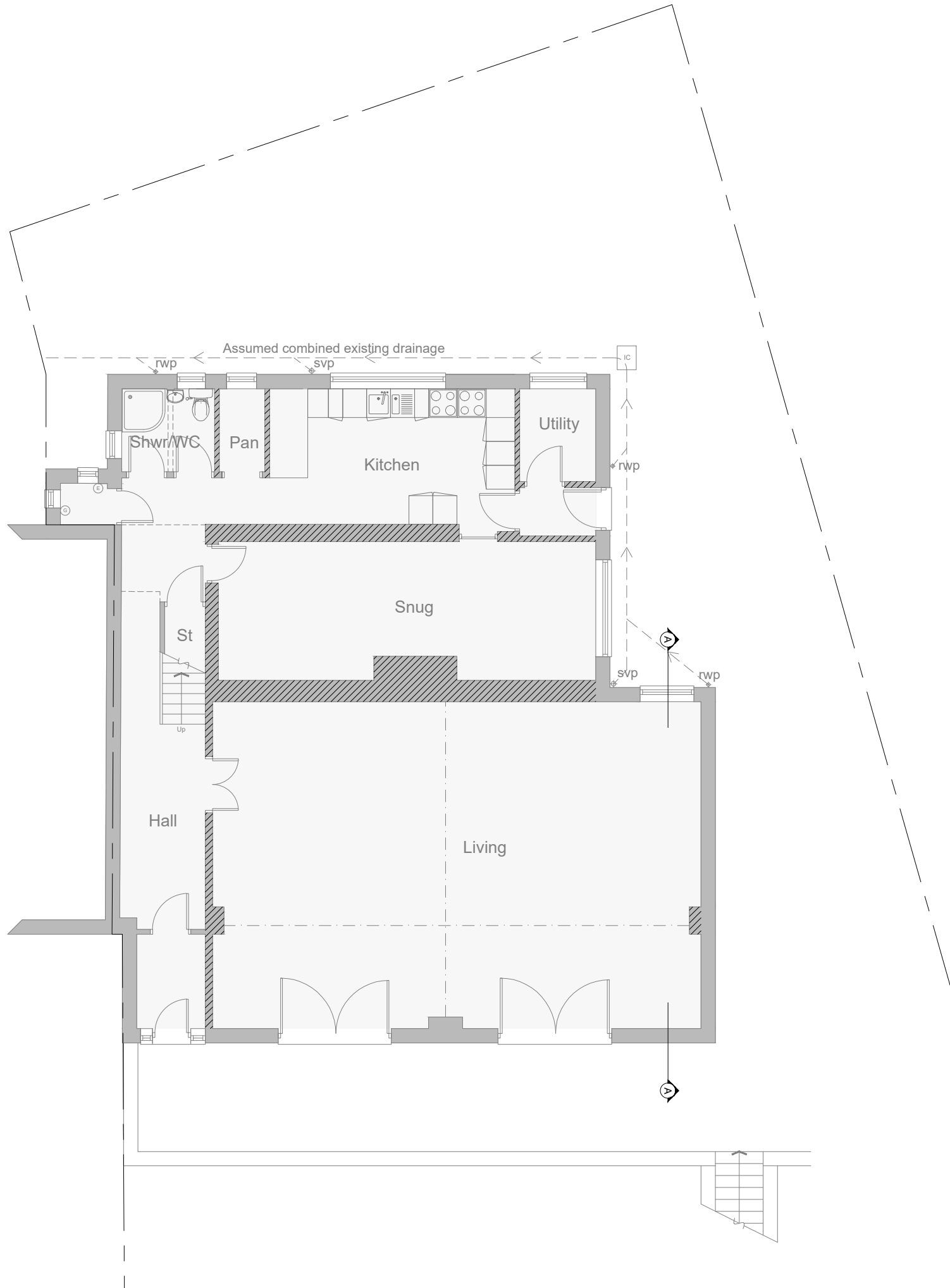
Positions of bin and cycle store. See pages at rear of document for details.

Existing vehicular access retained.

Outbuilding position. Approximately 1m from boundary and retaining wall.

Existing Building

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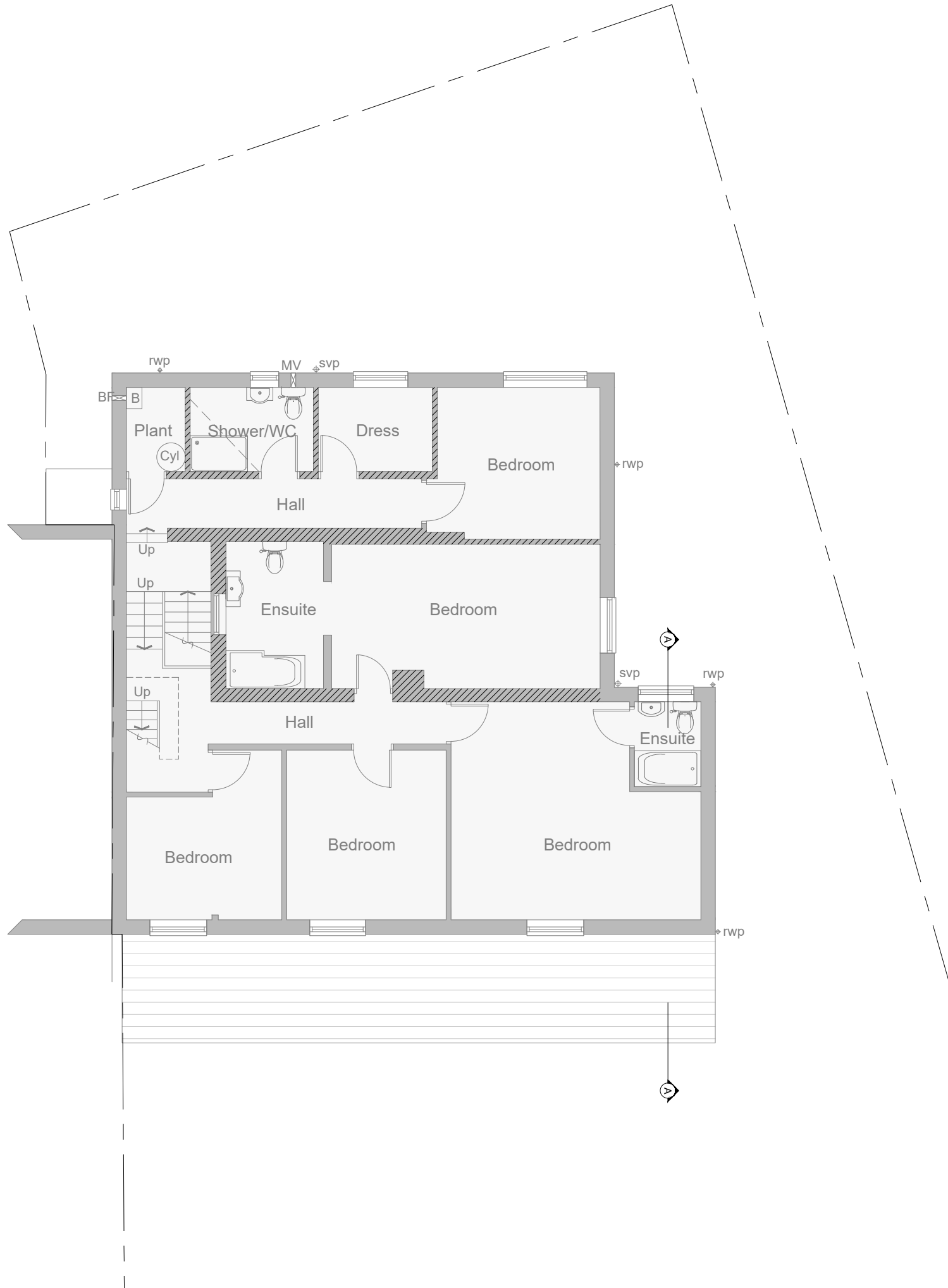
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Key:

	Assumed Existing Masonry Wall. Subject to on-site contractor confirmation.
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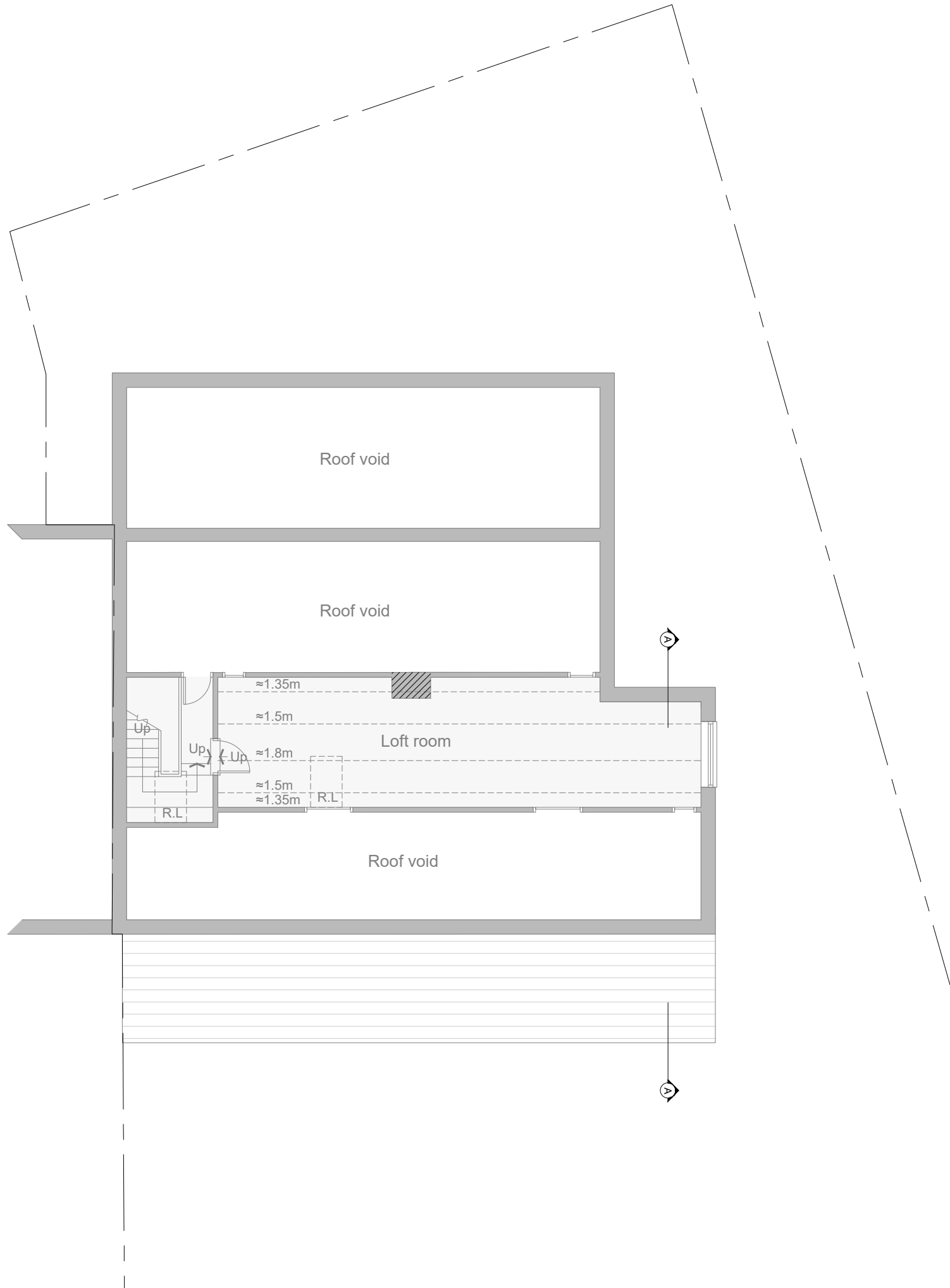
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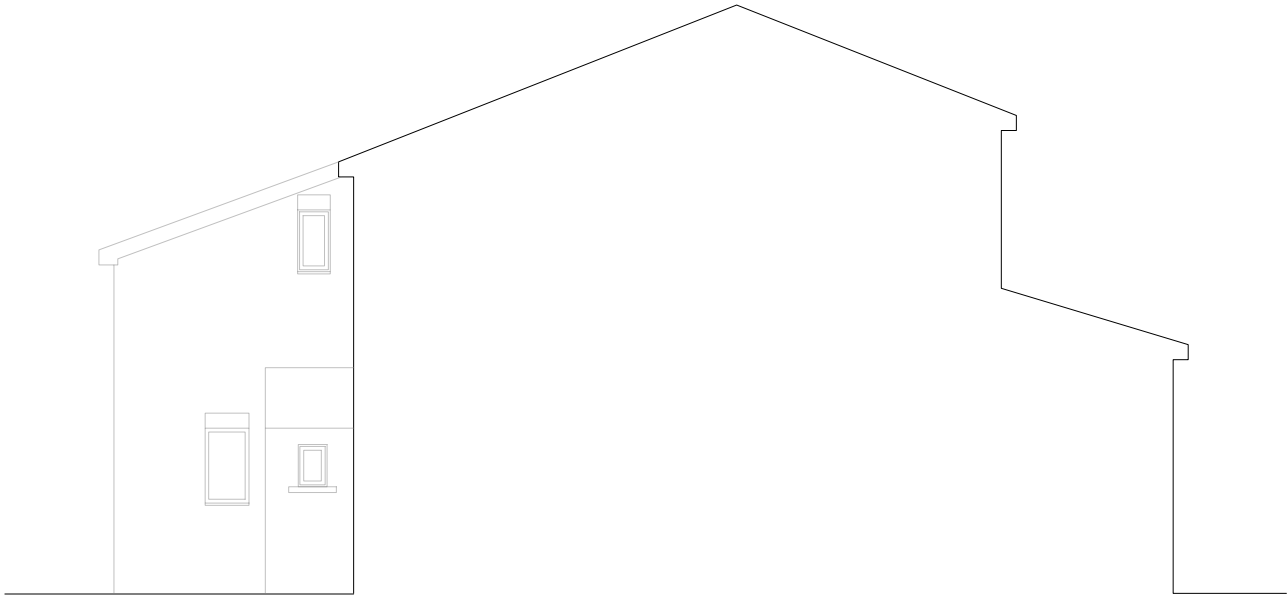
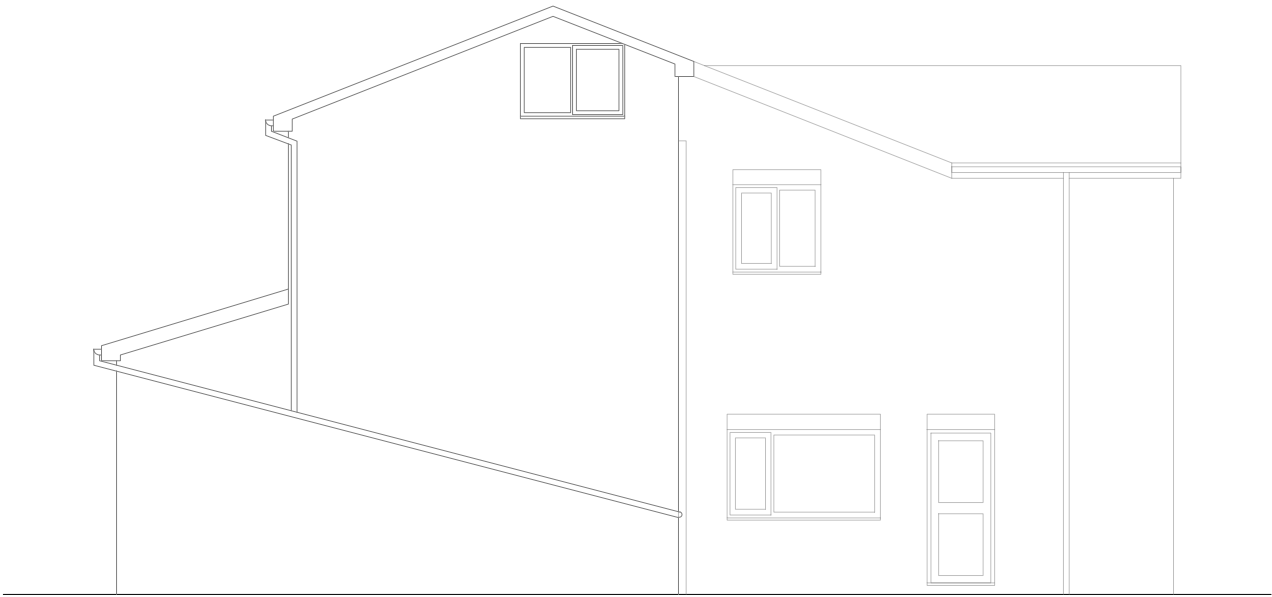
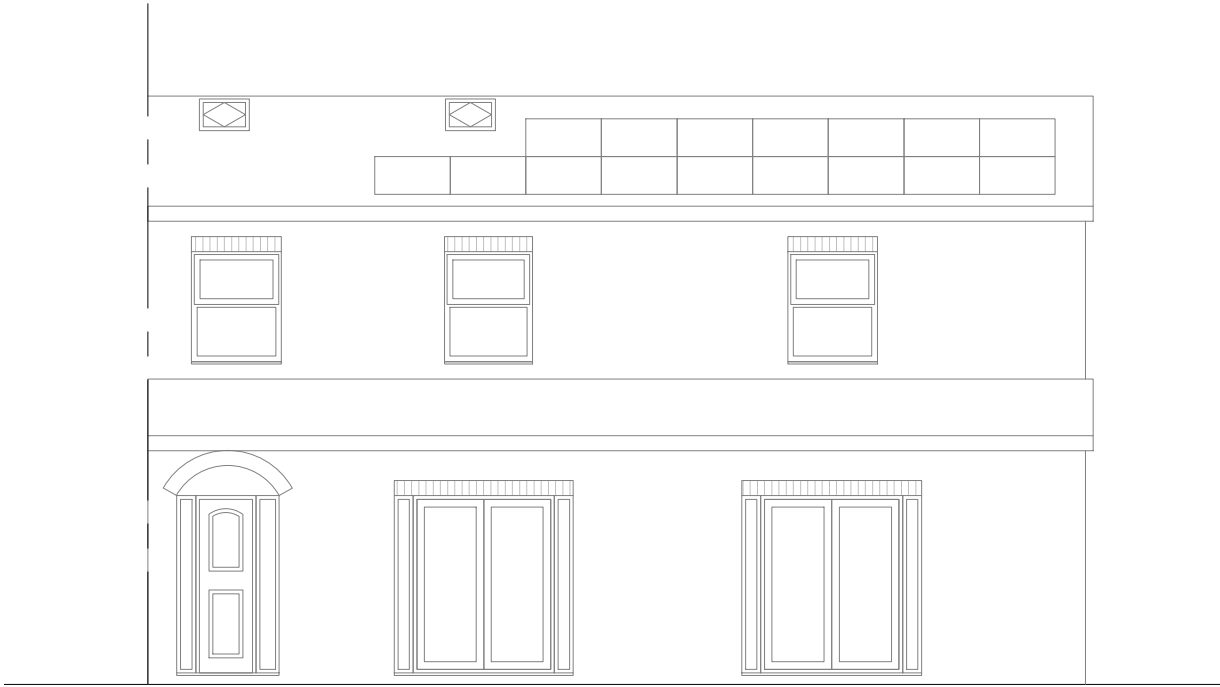
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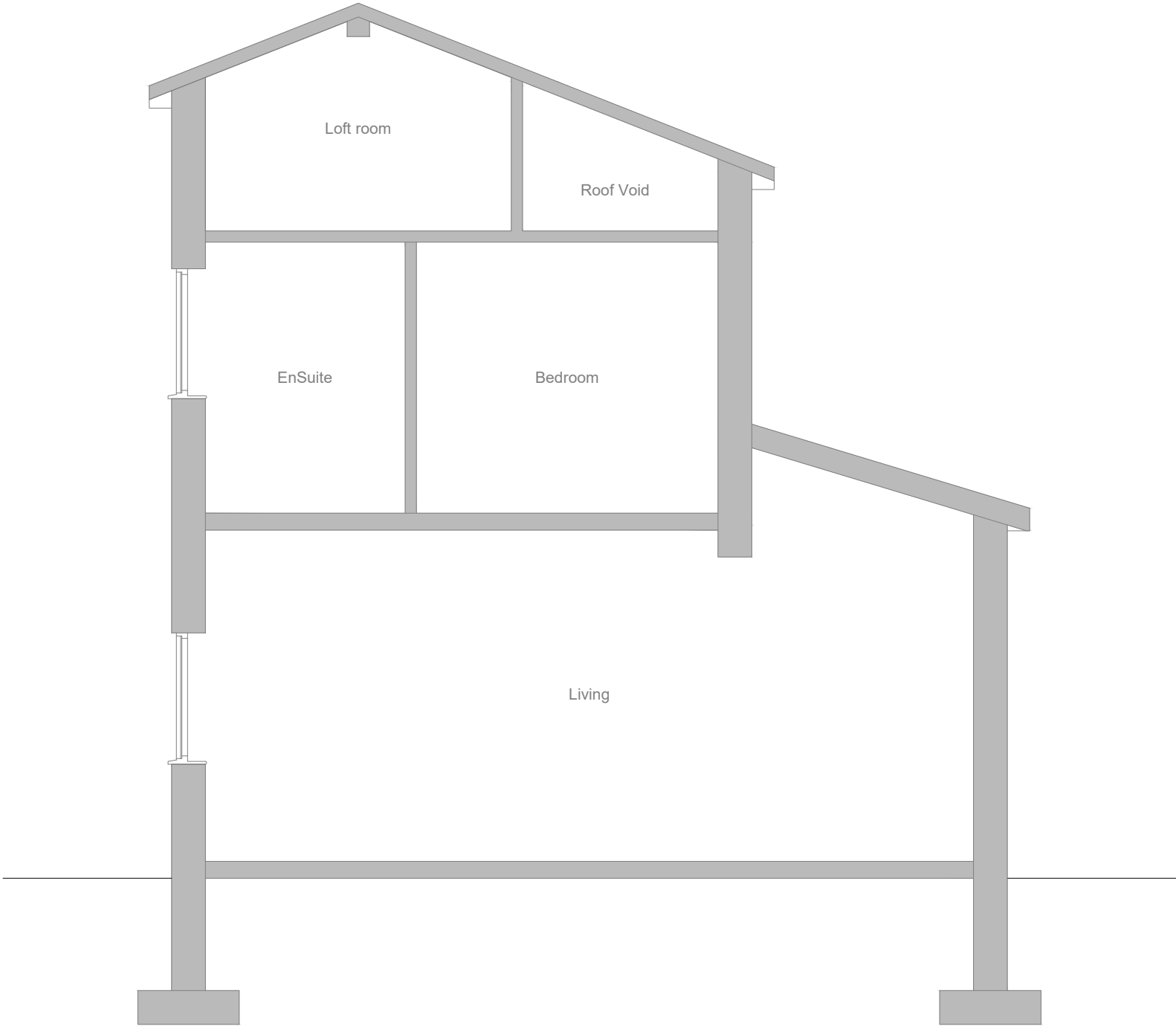
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06. Existing Section A-A

26020 0m 1 2 3m

1:50 @A3

CoU | C3 - C2 Supported Living Accommodation

27 Lands End Road Middleton Manchester M24 4RD

P4bA

P4B ARCHITECTURE
P4BA.COM
INFO@P4BA.COM
0800 731 4707

15 MEMORIAL ROAD
WORSLEY
MANCHESTER
M28 3AQ

Proposed Building

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Structural Design

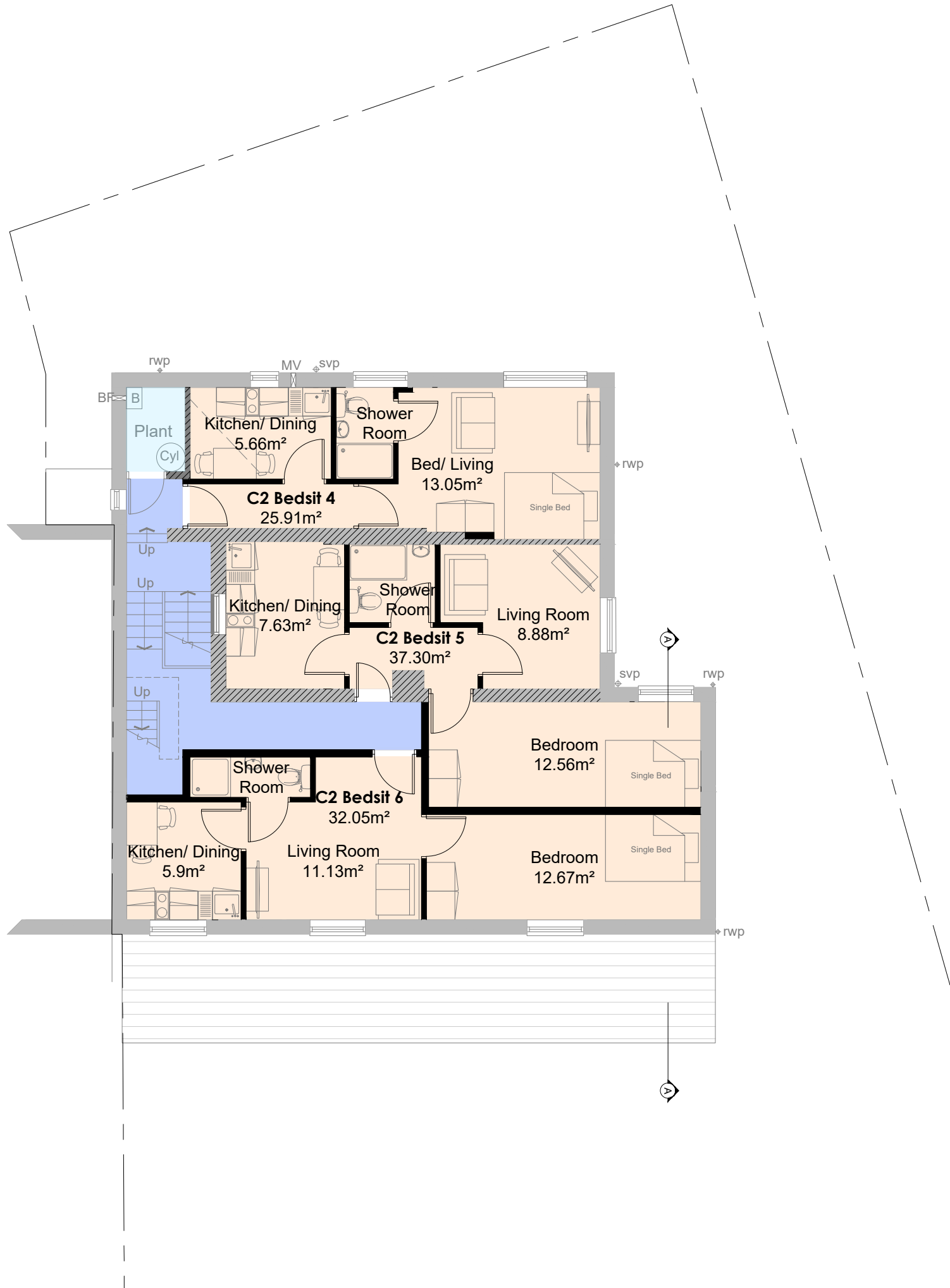
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Schedule of Accommodation		
	Single Occupancy C2 Resident Room	Staff Office / Sleep-in Room
Level 0	3	0
Level 1	3	0
Level 2	0	0
Outbuilding	0	1
Total	7	

Design Key	
	C2 Resident Room
	Communal Kitchen/Diner/Living
	Staff Office / Sleep-in Room
	Store
	Circulation
	Bin/Cycle Store
	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window



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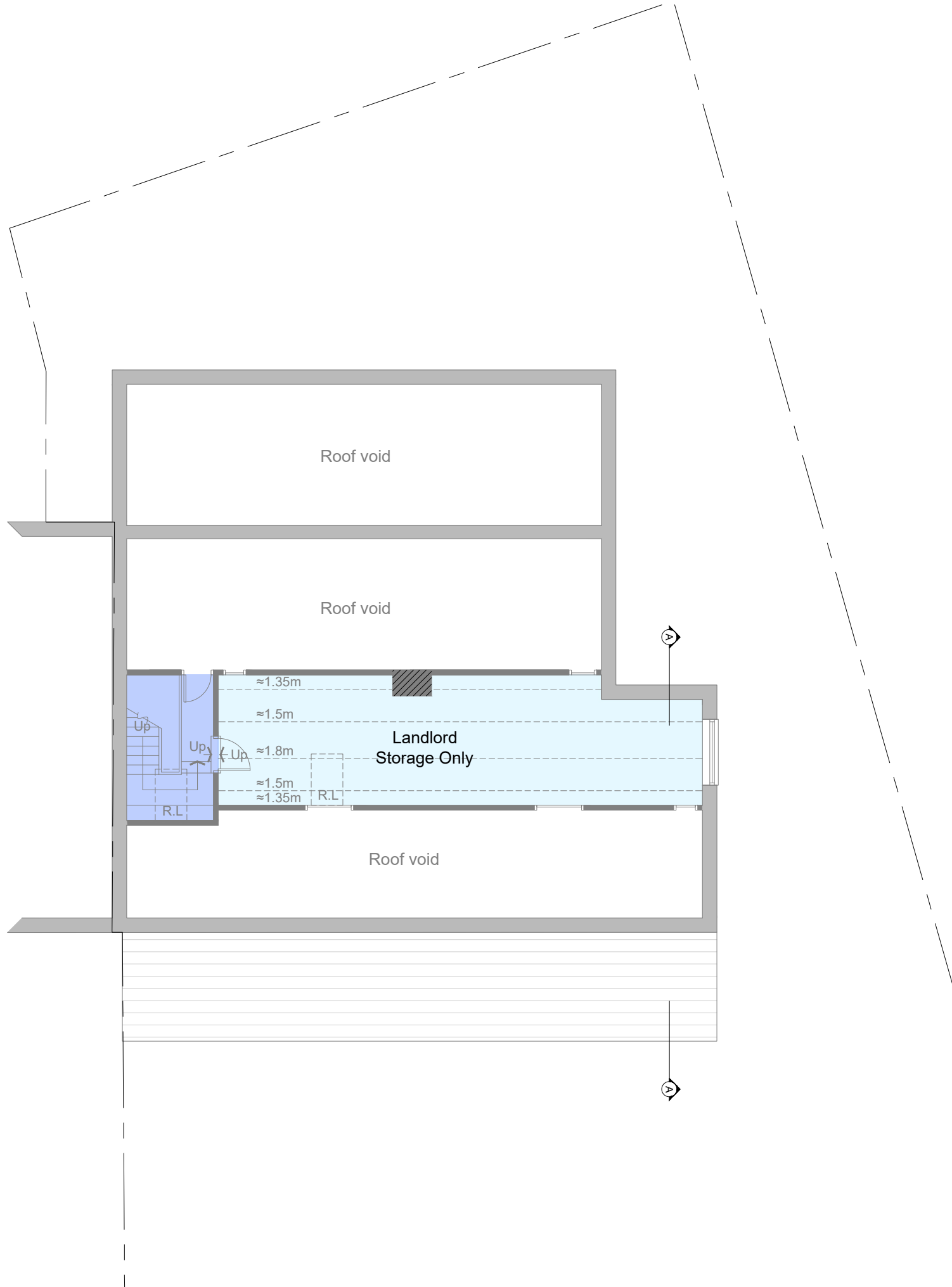
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Schedule of Accommodation		
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Level 0	3	0
Level 1	3	0
Level 2	0	0
Outbuilding	0	1
Total	7	

Design Key	
	C2 Resident Room
	Communal Kitchen/Diner/Living
	Staff Office / Sleep-in Room
	Store
	Circulation
	Bin/Cycle Store
	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window



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Schedule of Accommodation		
	Single Occupancy C2 Resident Room	Staff Office / Sleep-in Room
Level 0	3	0
Level 1	3	0
Level 2	0	0
Outbuilding	0	1
Total	7	

Design Key	
	C2 Resident Room
	Communal Kitchen/Diner/Living
	Staff Office / Sleep-in Room
	Store
	Circulation
	Bin/Cycle Store
	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window

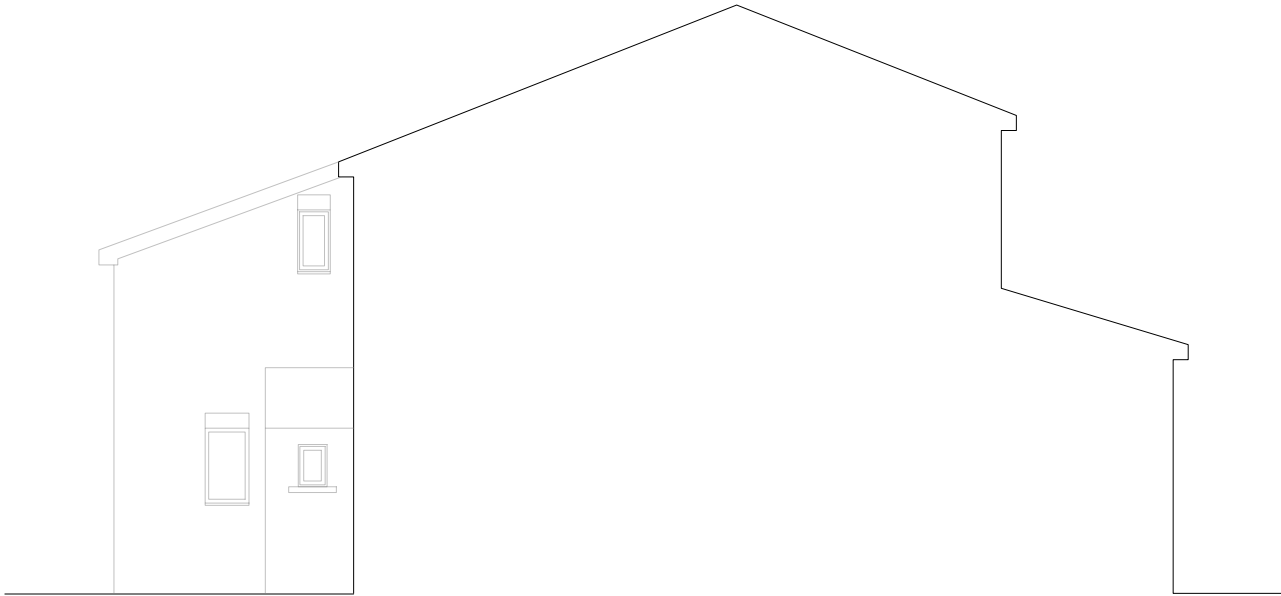
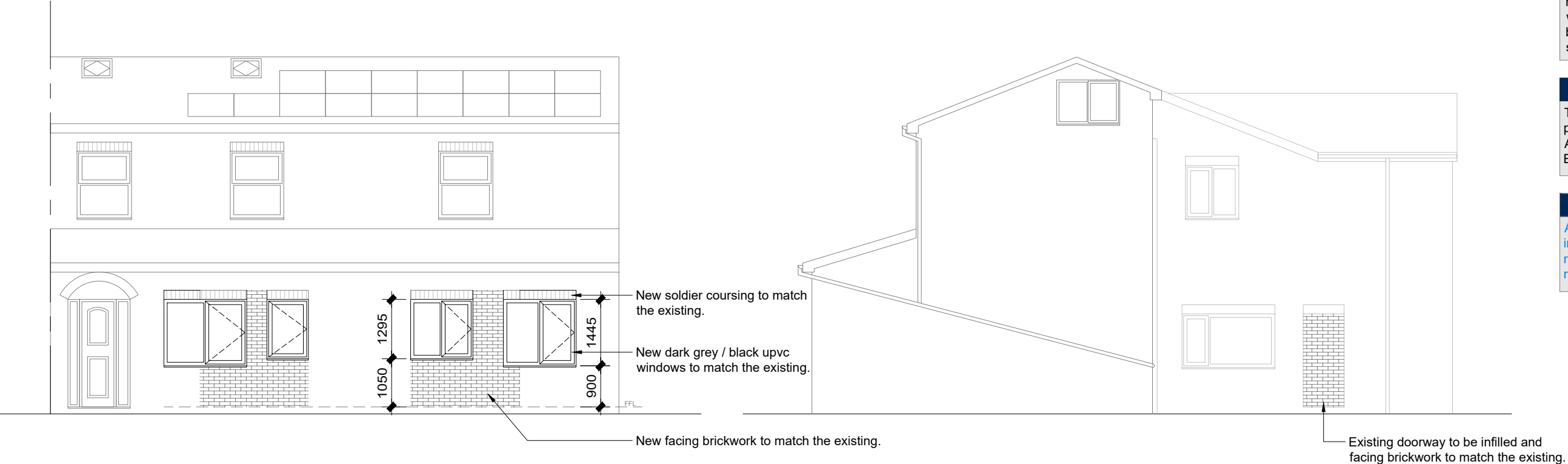
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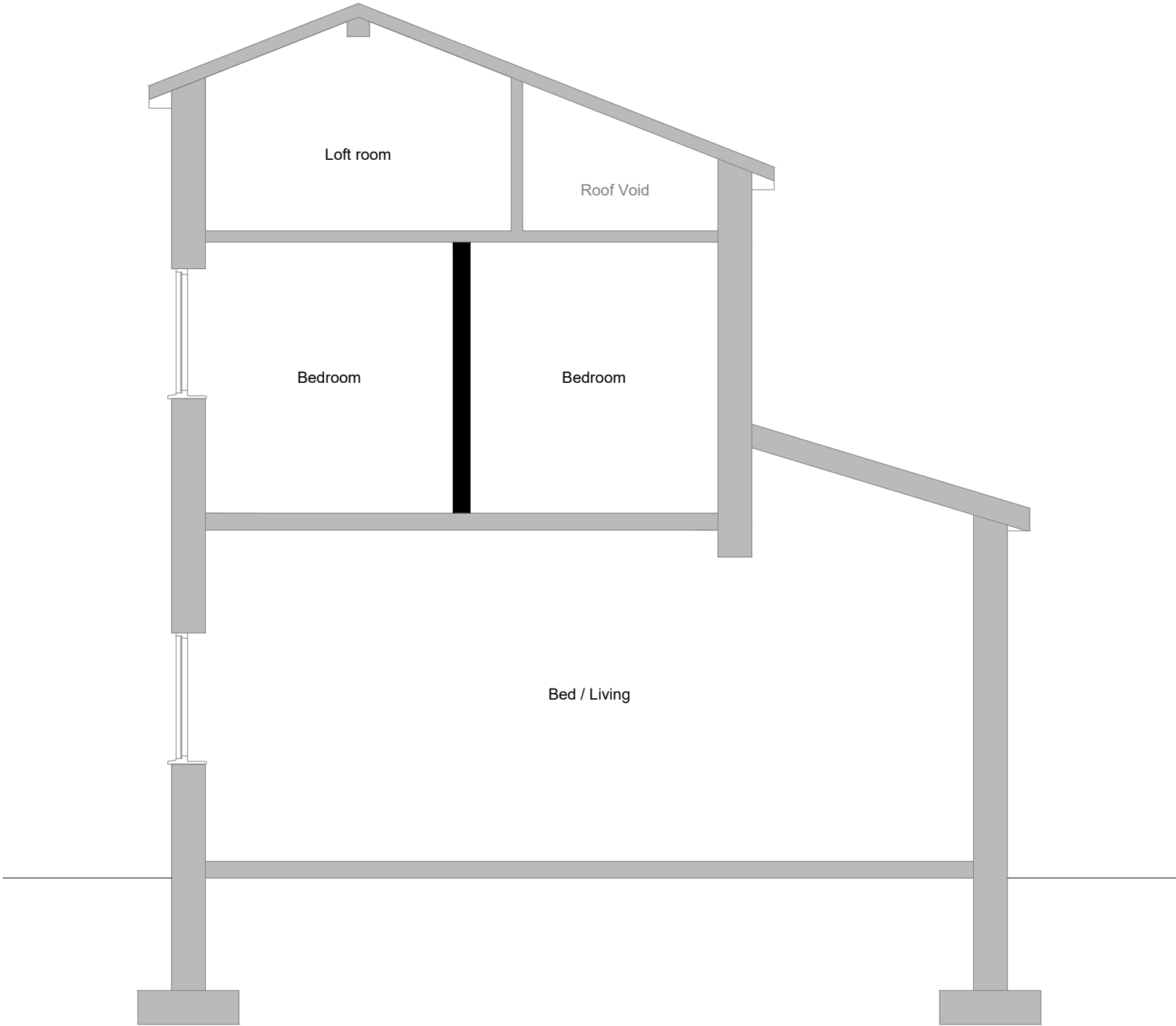
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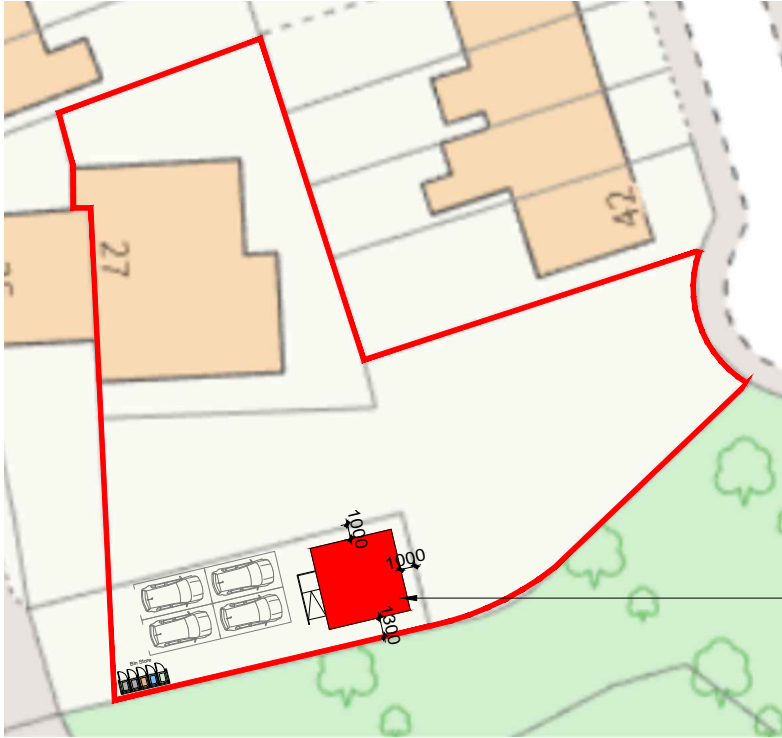
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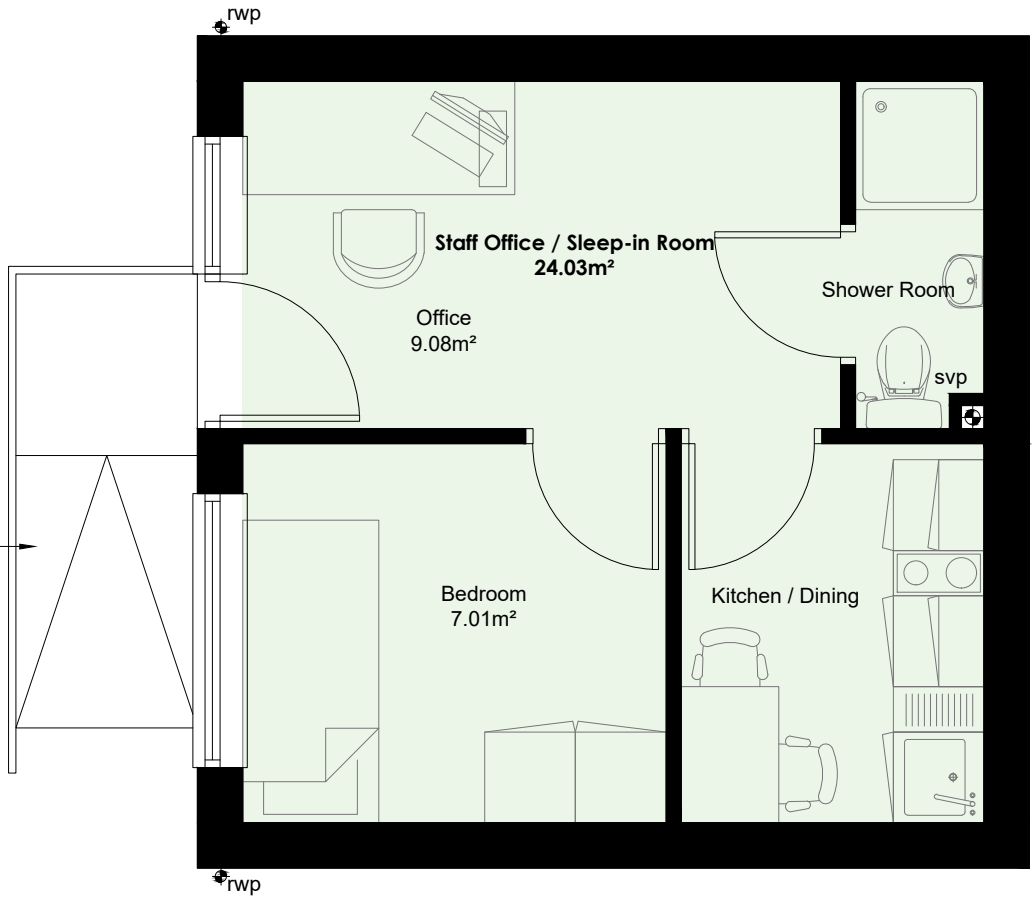




Outbuilding Location Plan (1:500)

Outbuilding Position

Proposed ramp to enable level access to Staff Office. (1:12 Gradient)



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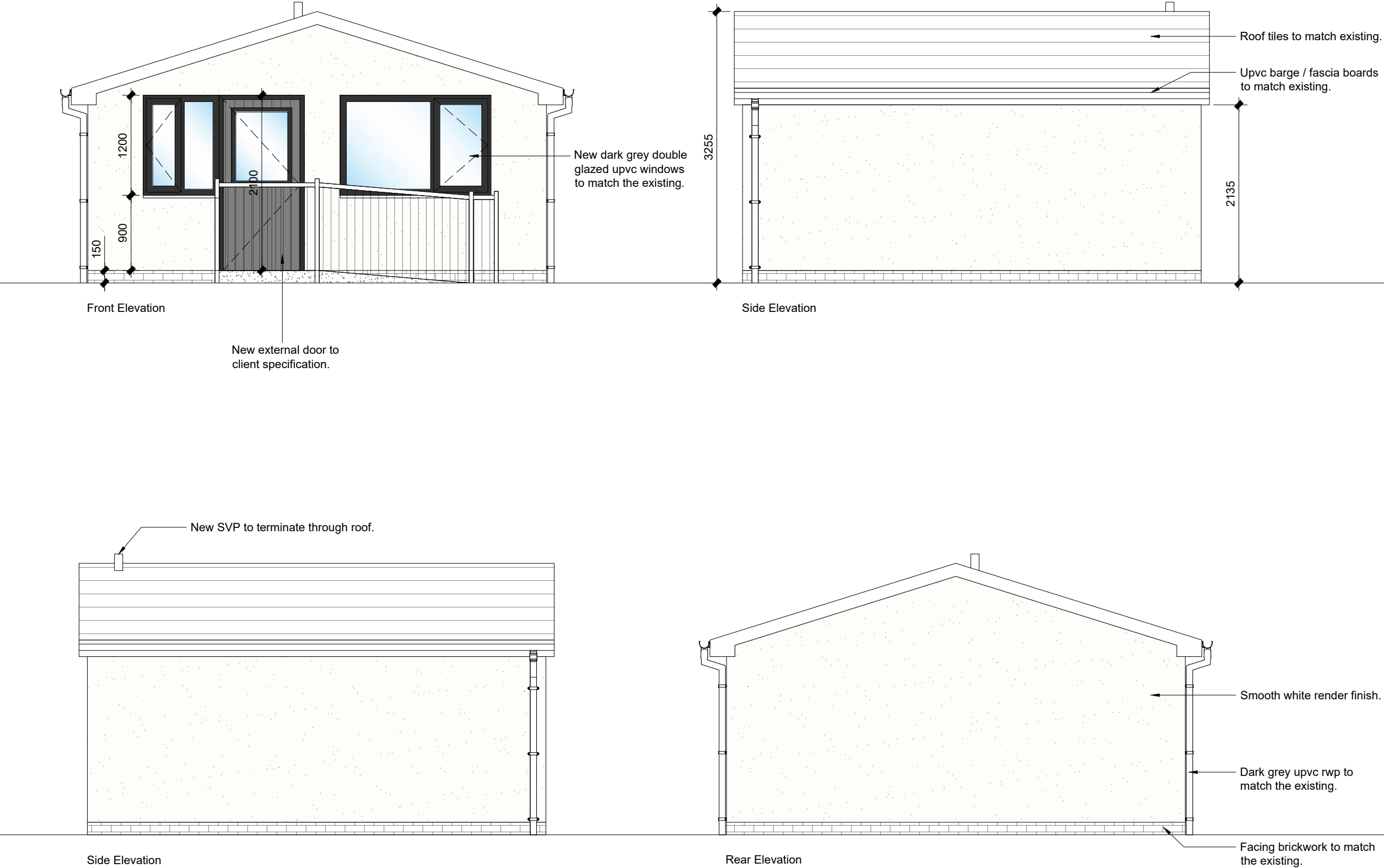
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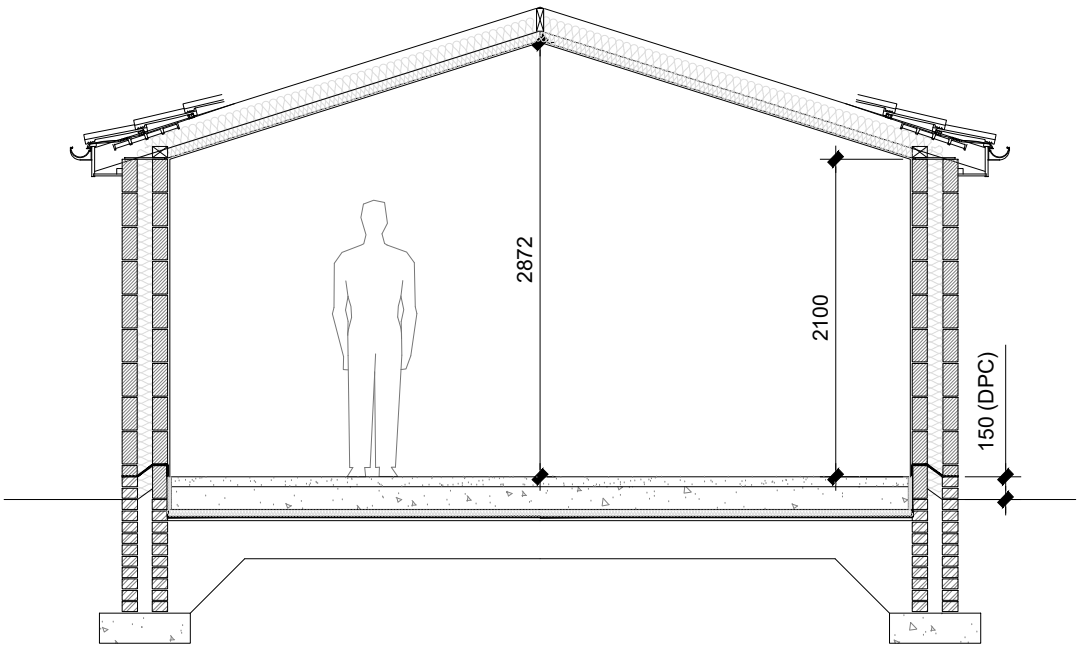
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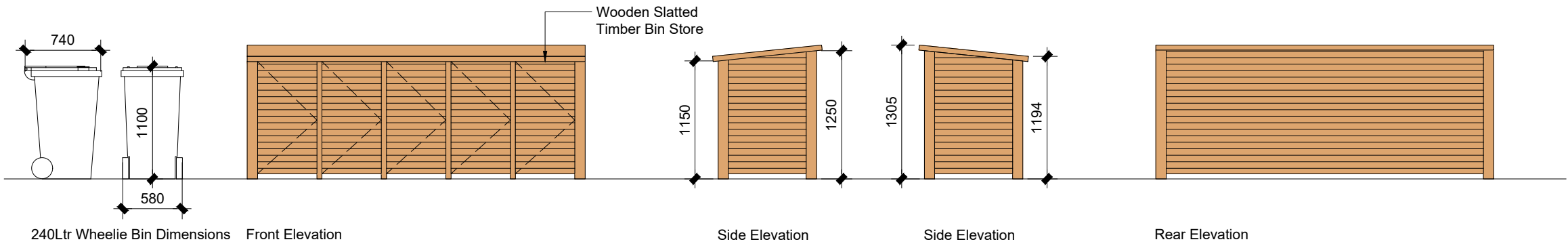
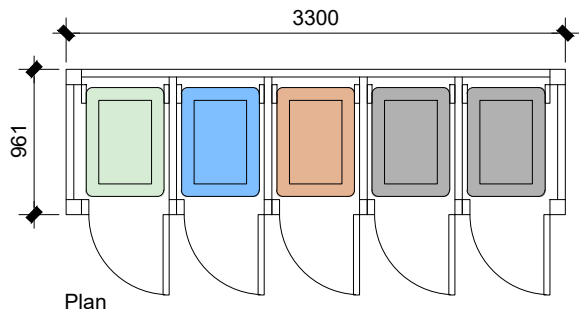
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Key:	
	240Ltr General Waste
	240Ltr Food Waste Bin (Wheeled Brown Bin)
	240Ltr Mixed Pulpable (Wheeled Blue Bin)
	240Ltr Co-Mingled (Wheeled Light Green Bin)



Bin Store Location Plan (1:200)



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15. | **Proposed Bin Store**

26020 

1:50 @A3

CoU | C3 - C2 Supported Living Accommodation
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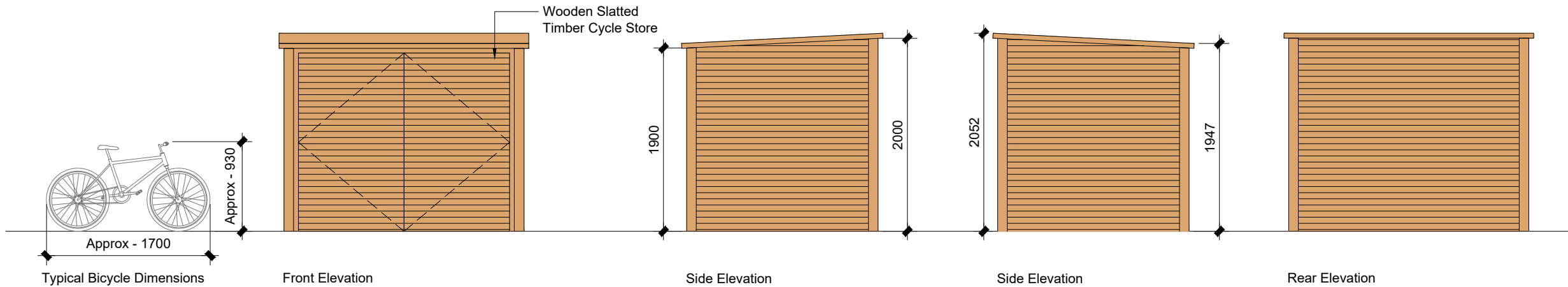
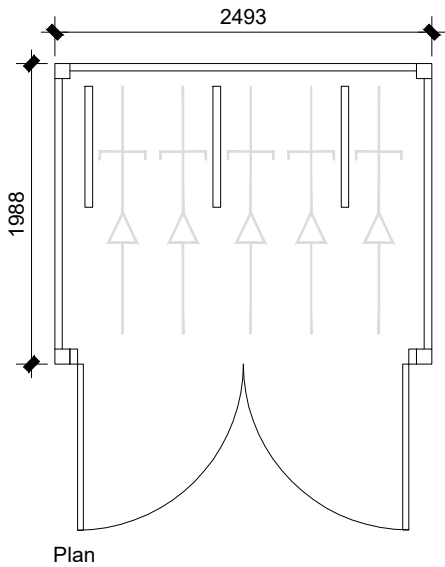
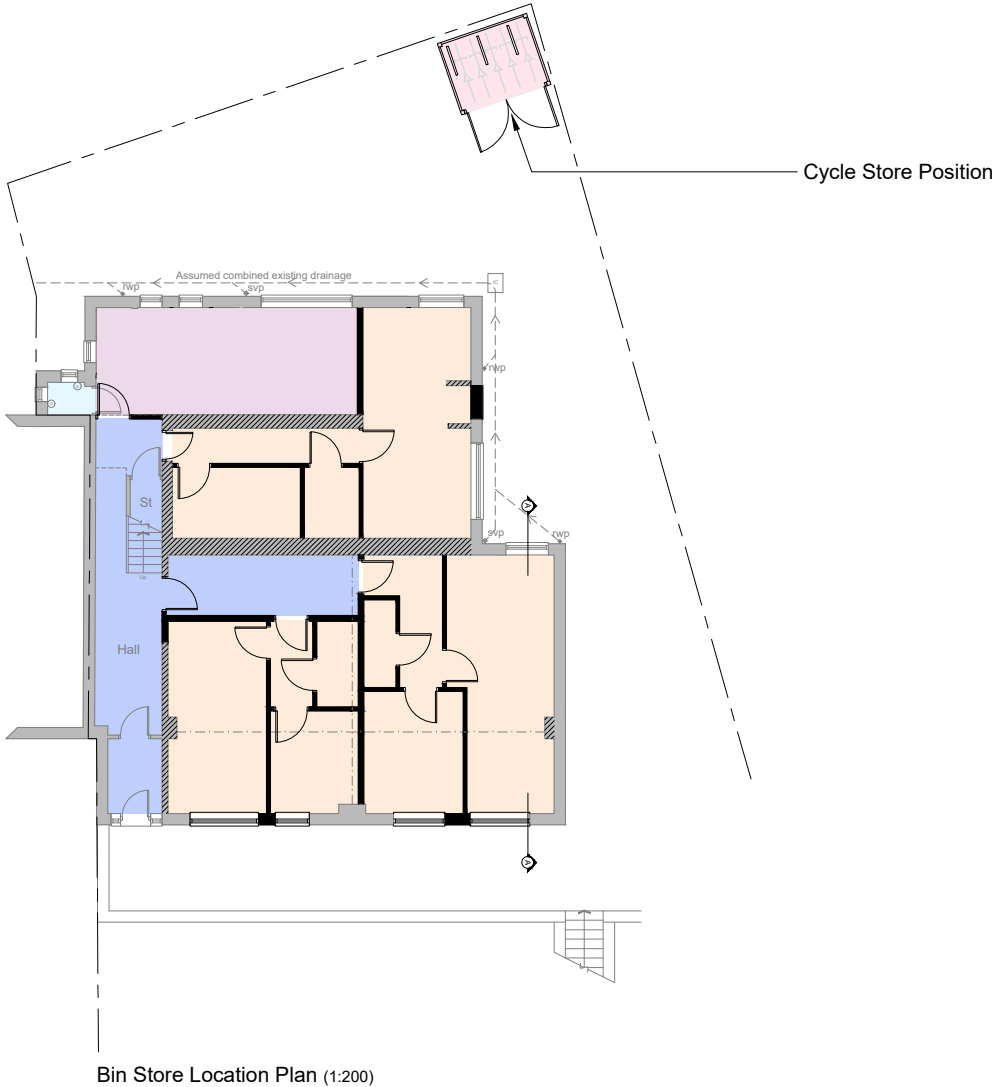
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16. Proposed Cycle Store

26020 0m 1 2 3m

1:50 @A3

CoU | C3 - C2 Supported Living Accommodation

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