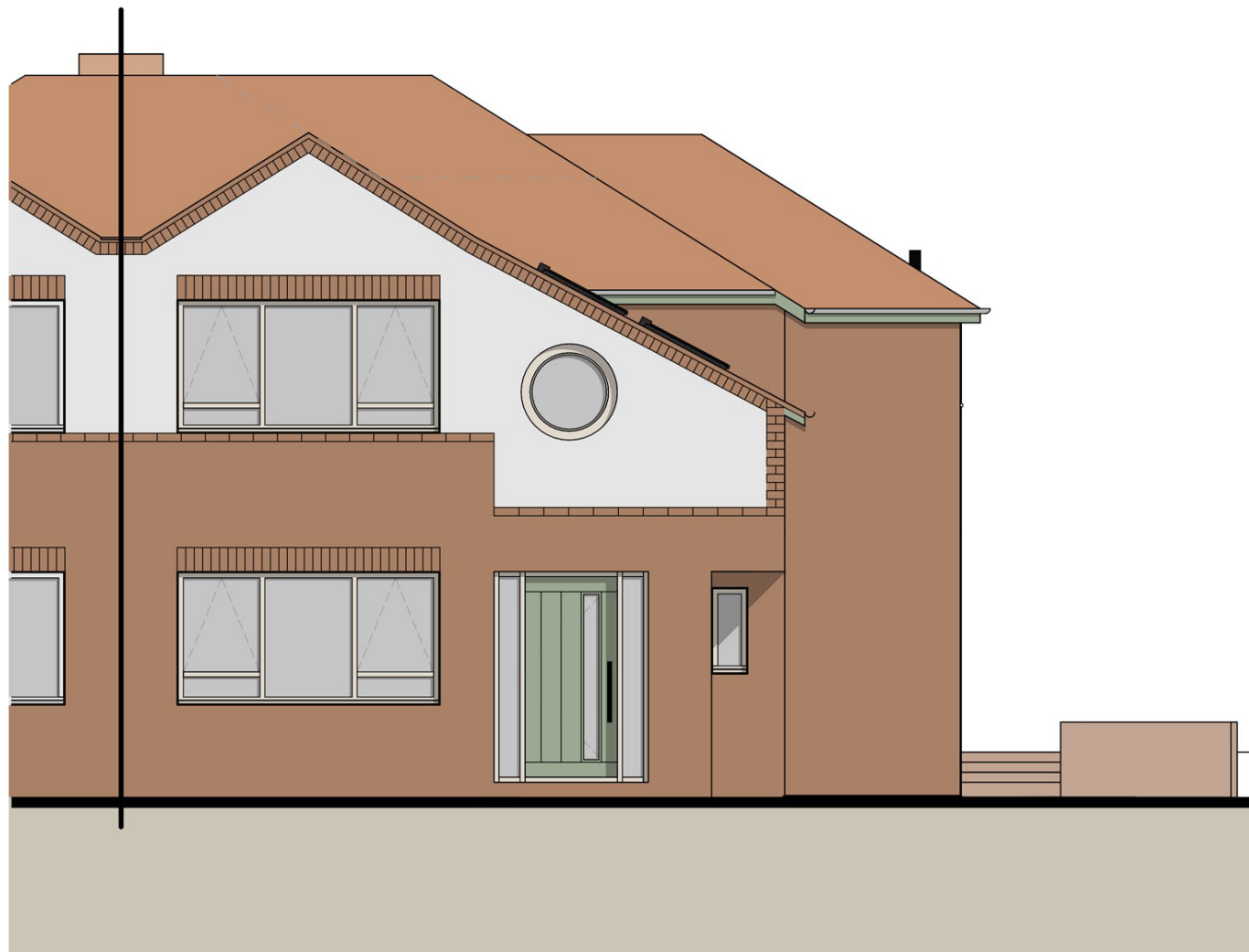




John Wood Architect

1632 30 Westmorland Road
Design and Access Statement

Issue 01 - 4 August 2025
Issue 02 - 13 February 2026

John Wood Architect



1 Introduction

1.1 Declaration of purpose

1.1.1 This Design and Access Statement has been produced on behalf of Andrew Medina in support of an application for two storey extension and associated remodelling and refurbishment works to a semi-detached dwelling at 30 Westmorland Rd, Didsbury, Manchester M20 2TA.

1.2 Structure of this report

1.2.1 The structure of this document follows the design process set out in Paragraph 97 of DCLG Circular 01/2006 - Assess, involve, evaluate, design.

1.2.2 In compliance with Article 4 of Statutory Instrument 2013 no. 1238 this document also outlines the design principles and concept of the proposed development, appraisal of the context and design response, access policy and how this relates to wider access policies, consultation and how specific issues have been addressed.

1.3 Weighting of policies and consultation responses

1.3.1 Where evaluating issues the following hierarchy has been applied in diminishing order of weight being applied - legislation, national planning policy, local planning policy, national design guidance and best practice, local design guidance, views of statutory consultees, views of other consultees.

1.4 Accompanying documentation

1.4.1 The document should be read in conjunction with all other information provided in the application.



John Wood Architect

m. 07749 518209 | e. studio@johnwoodarchitect.co.uk | w. johnwoodarchitect.co.uk

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Site photos from top left: 01. Gabled front elevation of existing dwelling. // 02. Hipped roof to rear with previous single storey lean-to extension. // 03. View of rear projection alongside that of adjacent property. // 04. Side elevation of property, with patched brickwork, damp and structural movement. // 05. Front of property shown in the context of the street with mature trees to rear.

2 Development Principles

2.1 Client brief

The client brief for the project is to update the property which is due full renovation works, adding an extension to make the property suitable for modern family living. This includes :

- 01. Creating a more open plan kitchen / dining space with an improved connection to the garden.
- 02. Replacing a dilapidated bathroom and improving the layout to more comfortably accommodate a walk-in shower as well as a bath.
- 03. Provide a second WC / bathroom / shower space.

3 Site and Context

3.1 Locality

The development site is in a very sustainable location, in walking distance of local amenities in East Didsbury Village.

The site provides good access to local busses, in and out of Manchester and onward to national locations via railway links. The national motorway network is also within easy reach connecting to the M60 ring road and end of the M56 only 6 minutes’ drive away at Parrs Wood.

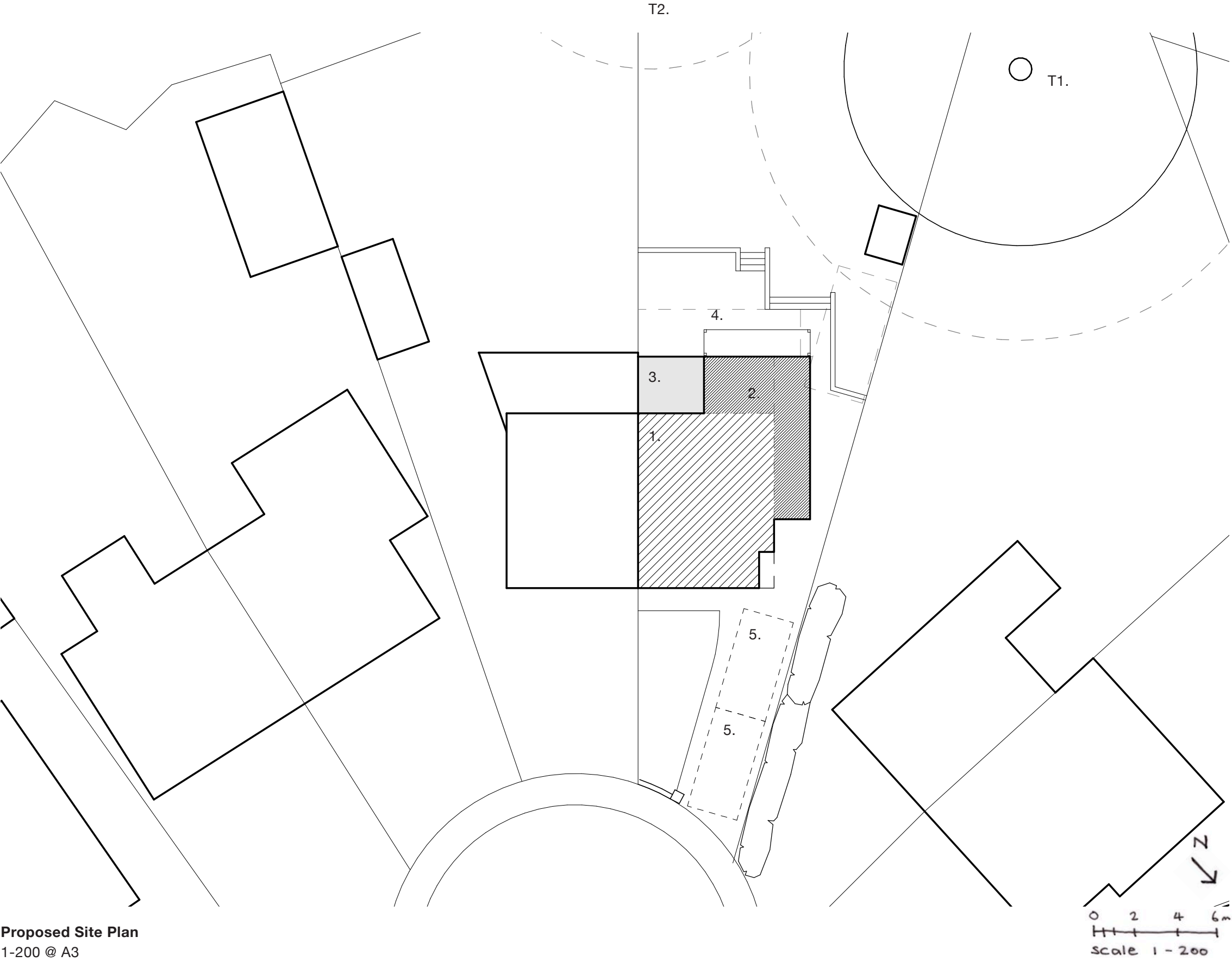
There is off-road parking available in the form of an existing driveway, suitable for two vehicles.

3.2 Setting

Westmorland Road is part of an area of mid-C20 semi-detached housing on the edge of Didsbury. The street is residential in nature and comprises houses of a broadly similar form and character, albeit with some relatively minor alterations to many of them.

The site enjoys an elevated position, overlooking Withington Golf Club which sits within the River Mersey flood plane to the rear (south). While there have been significant flooding events around the river, notably in January 2021 and January 2025, the significant level change means that the application site itself has not been subject to flooding.

Proposed Site Plan
1-200 @ A3



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Legend

- 1. Footprint of existing 2-storey property.
- 2. Proposed 2-storey side and rear extension, partially subsuming existing single storey rear projection.
- 3. Remainder of single storey rear projection retained.
- 4. South-facing first floor terrace, brise soleil and landscaping.
- 5. Off-road vehicle parking.

5. Off-road vehicle parking.

T1. Mature sycamore, dia 1.1m.
T2. Mature Sycamore, dia. 0.8m

The golf course and river corridor provide important green amenity and wildlife corridors which traverse the south boundary of Manchester. The established mature trees to the rear, as well as providing a visual back-drop to the property are considered likely valuable habitat for birds and bats though there is a generous separation distance between these trees and the property.

There are no listed buildings in the immediate vicinity on the Historic England list map. The closest being the Gd II listed Nazarene Theological College on Dene Road, around 250m from the application site. Development on the application is not considered to have potential impact in the setting of the listed building.

The Didsbury St James Conservation Area is the closest conservation area, the boundary of which is around 300m away at the opposite end of Harefield Drive. It is not considered likely that the development will have the any impact on the conservation area.

3.3 Site

The existing dwelling is the right-hand of a pair of semi-detached houses with the principal elevation faced with brindle drag-faced brick and off-white painted render.

The roof is finished in clay tile and is generally hipped, except for a feature gable facing the street and framing the windows of the principal bedroom and reception room. The right hand slope of this gable continues to slope down to a lower roof above the bathroom and stair.

Originally the house had a step back adjacent to the front gable but this house along with many others on Westmorland Road have extended the properties to square off this corner. In this case a small cantilever has been incorporated in order to avoid any impact on the clear width of the driveway, though the space to the side of the property is too narrow by modern standards for a vehicle to access.

To the rear of the property is a generously sized private garden which grows wider as it goes backwards because of the corner situation of the plot. There are mature trees towards the rear boundary separating the property from

the open land of the river corridor beyond. The closest of these trees is in the garden of the adjacent property, nr 28, 18m away from the corner of the existing building on an approximate diagonal, with a stem diameter of 1.1m measured 1.5m above the ground.

3.4 Relevant policies and guidance

According to interactive mapping available on the local planning authority website the following policies apply to the site:

South Manchester (EC9,H6) Policy Number: EC9. H6 - These policies apply to new employment and housing provision and are therefore not considered relevant to this application.

The following policies also apply to the land immediately to the south of the application site:

River Valleys: E3.4
Green Belt: JP-G10 (PfE), EN13 (Core Strategy)

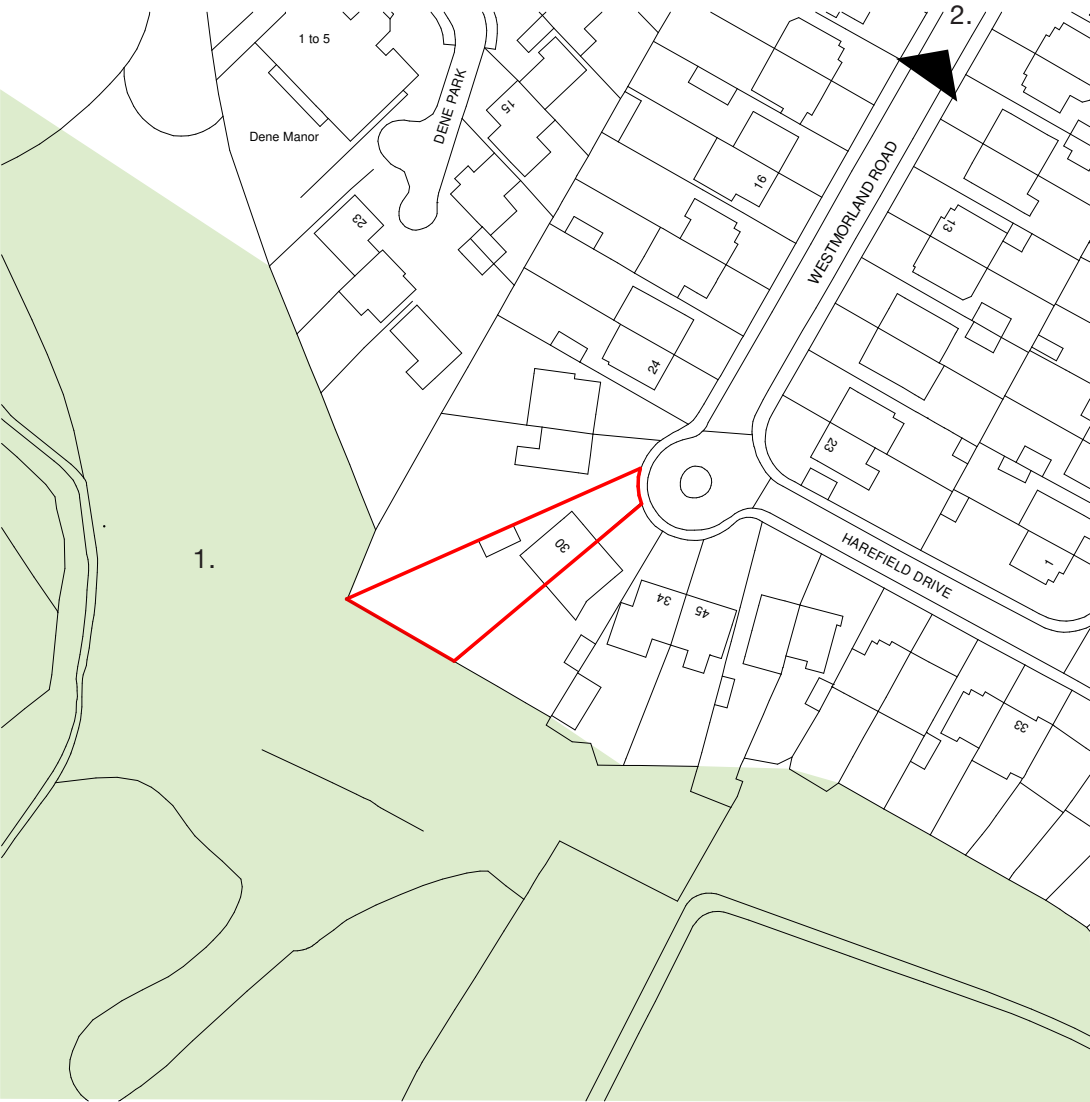
Some weight is also applied to Extant Unitary Development Policies (UDP), part 1 of which includes a section on residential extensions.

3.5 Summary of key constraints and opportunities

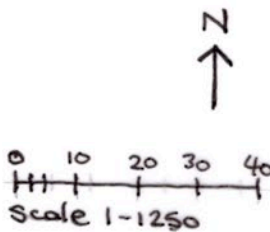
The shape of the plot, growing wider to the rear, combined with the angle with the un-attached adjacent property result in a very private and generous rear amenity space. Development to the gable side of the rear of the property islikely to have minimal impact on the appearance of the property from the street or on the amenity of neighbouring properties while providing valuable space for bringing the layout of the property with modern requirements such as providing family kitchen / dining space and additional space to reflect increases in working from home.

A south-facing rear elevation combined with an elevated position provides opportunities for views and outdoor amenity spaces to the rear of the property.

The property’s position on the outside of a bend in the road make on-road parking close to the property tricky and therefore retention of the two off-road vehicle spaces



Site Location
1-1250 @ A3



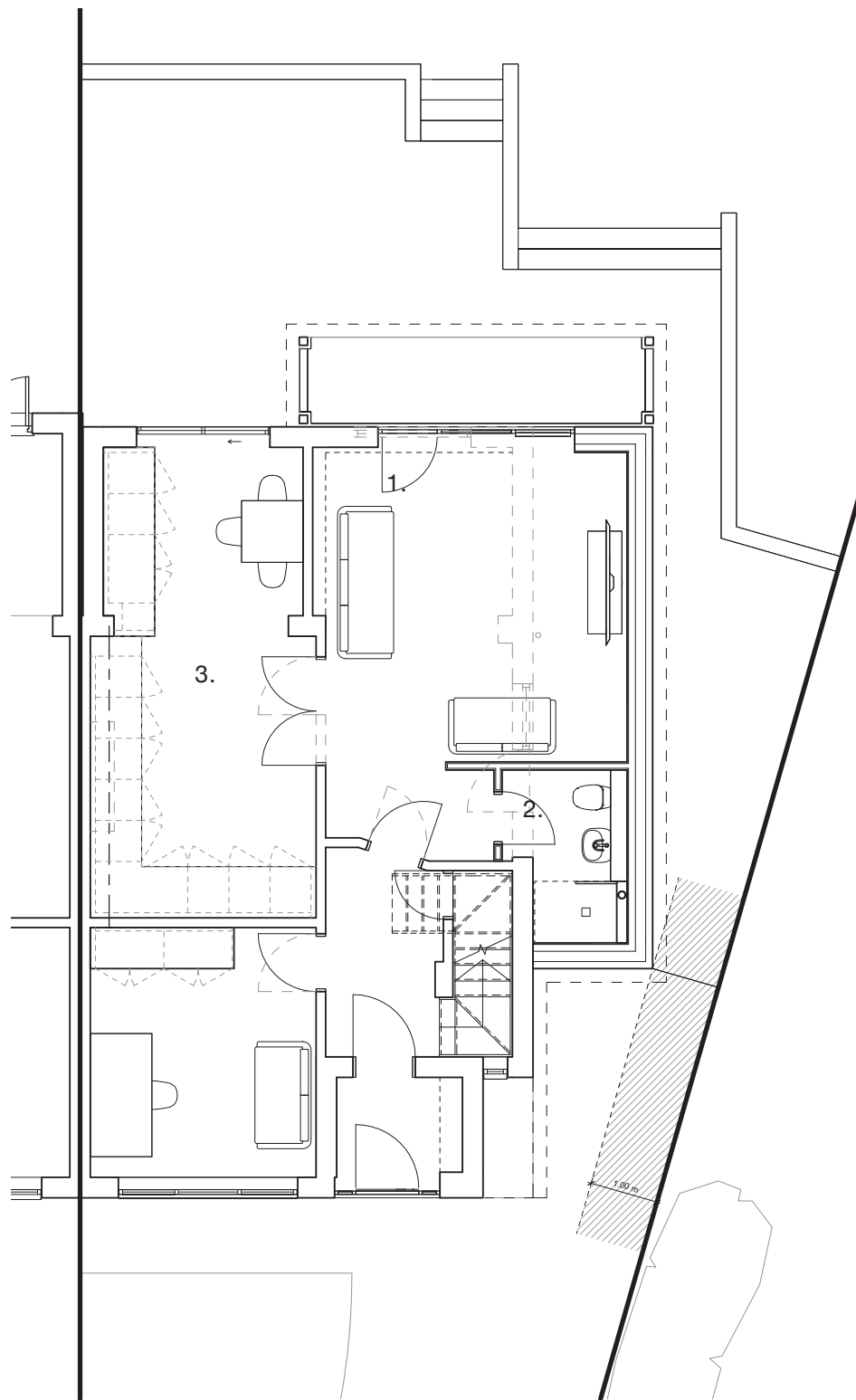
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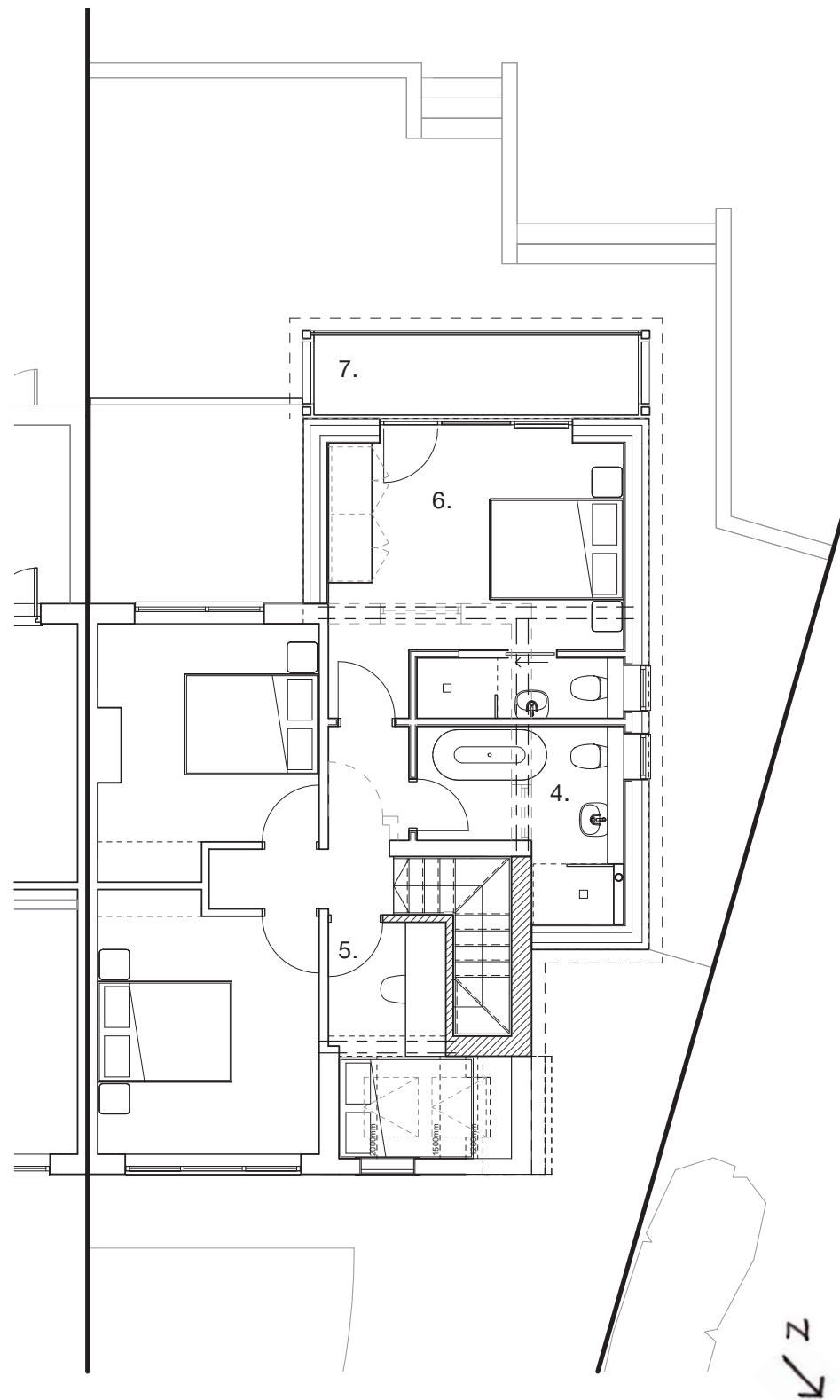
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Legend

- 1. Green hatch denotes extents of EN13 Green Belt, and E3.4 River Valleys policies from Manchester’s Core Strategy.
- 2. Arrow denotes direction to East Didsbury Village, approx. 10 mins walk.



00 GF - Proposed Ground Floor Layout
1-100 @ A3



00 FF - Proposed First Floor Layout

a priority, though because of the property’s sustainable location, secure cycle storage could also enhance the potential for sustainable travel for the property’s current and future occupants.

4 Consultation

4.1 Statutory stakeholder consultation

No stakeholder consultation has taken place in relation to the application.

4.2 Previous applications

There are no recent planning applications relevant to the development site.

5 Development Proposals

5.1 Scale

The proposed development has been carefully planned so as to provide the generous master ensuite bedroom and combined family / kitchen space to bring the house in line with modern styles of living whilst minimising any potential impact on adjacent occupiers or visual impact from the street.

It is considered that the proposed development is modest in scale and subservient to the original property.

Legend

- 01. Narrow kitchen enlarged into new family room, rear glazed doors to enhance connection to the rear garden.
- 02. Ground floor shower room and guest WC added to provide flexibility of occupation and enhancing access for age and disability.
- 03. Existing rear reception room converted into kitchen.
- 04. Family bathroom moved into new extension to gather plumbing and drainage into a single location.
- 05. Former bathroom to become small bedroom / study.
- 06. New master bedroom added to rear with generous glazing to maximise benefit from sunlight and views to the south.
- 07. Terrace and brise soleil added to rear.

0 1 2 3m
Scale 1-100

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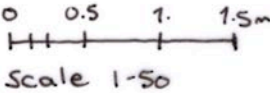
Elevational Design

5.2 Appearance
The proposed side extension uses similar materials to those of the main property with brindle bricks, a clay tile roof and timber fascia.



- Legend**
- 01. Site extension built in brindle brick.
 - 02. Clay tile roof.
 - 03. Timber fascia.
 - 04. Roof profile altered by bringing front slope to right of gable forward in line with front slope to left of gable, resulting in lifting of ridge in line with main ridge. (previous lower ridge shown dashed).

Front Elevation
1-50 @ A3



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Legend

- 01. Site and rear extension, partially subsuming existing single storey projection.
- 02. Generous south-facing gable to maximise benefit of light and views.
- 03. Terrace / brise soleil structure to the rear of new gable.

0 0.5 1. 1.5m
Scale 1:50

Rear Elevation

1-50 @ A3

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