1 Bempton Drive, Manchester, M20 2WD

Design and Access Statement (with Heritage Statement)

20 March 2026

The Proposal

This planning application relates to proposed external alterations to an existing Grade II listed building located at 1 Bempton Drive, Manchester, M20 2WD. The existing building is a single storey residential dwelling.

The proposal is for the installation of an electric vehicle charging point at the rear of the existing driveway on the north elevation of the building.

Relationship to Heritage Assets

The application site is situated within the Didsbury St James Conservation Area, which was designated in 1970, to reflect and preserve the area's longstanding cultural and architectural significance.



Plan view of Didsbury St James Conservation Area with 1 Bempton Drive site highlighted

Originally an entrance lodge to the former Didsbury Lodge, the Grade II listed building (List Entry Number 1254969), was restored into a residential dwelling as part of a wider housing development completed in 2022. The existing building features white-painted roughcast render on brick, with a slate roof. The original part of the building is square in plan, with a rear extension with flat roof added in late 20th Century. The single storey building is classical in style, with a 2-window facade, symmetrical, and features a plinth. The western elevation features a thin string course defining lower border of former frieze moulded cornice; central rectangular porch with corner pilasters, entablature, cornice and pediment, round-headed doorway with moulded surround and keystone. The north elevation features 4-pane sashed windows with raised sills and moulded architraves. A shallow pyramidal roof with coupled chimneys at the apex.



View of existing west elevation of the building

Impact of the proposed development

The proposed interventions on the existing building are considered minor in nature. A high quality electric vehicle charger will be installed - Andersen A3 Charge Point (Front Metal Colour - Cornish Cream, Body Colour Hampton Stone) mounted on the Andersen A3 Charger Post.

Product links below:

https://andersen-ev.com/pages/andersen-a3

https://evchargerpost.com/product/andersen-a3-charger-post/

The installation of the electric vehicle charging point will be installed within the existing planter bed. A protected cable will be required to enter the external wall of the building into the electrical cupboard, which will be installed at low level and will be discreetly located behind the low level planting.

As the existing and proposed images below illustrates, the installation of electric vehicle charging point will have minimal impact on the appearance of the existing building, and surrounding buildings.



View of existing north elevation and main entrance into the building



Visual of north elevation with proposed electric vehicle charger

Conclusion

The proposal will not cause any significant or detrimental impact on the Grade II listed building, or other heritage assets within the vicinity, and will not adversely affect the character of the conservation area.