803 Wilmslow Road (The Tudor Lodge)

Manchester, M20 2QR

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 803 Wilmslow Road, Manchester, M20 2QR.

The proposal is for the installation of an electric vehicle charging point at the rear of the existing driveway which will be fed by a buried electrical supply cable routed within the rear garden and back into the property through 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.



Aerial view of Didsbury St James Conservation Area with the location of 803 Wilmslow Road site highlighted

The Grade II listed property (List Entry Number 1254893) was constructed during approx. c.1870. The residential property was renovated as part of a wider housing development completed in 2019. The property is brown brick in header bond, with some dressings of sandstone and red brick, and slate roof. The dwelling is irregular in plan with two storeys plus a narrow 3-storey tower. There are 2 steeply-pitched gables with ornamental half-timbering and projecting verges with bargeboards.



View of existing south facade of the building from Wilmslow Road



View of existing north façade rear of the dwelling



View of rear garden leading from the driveway to rear of the property

Impact of the proposed development

The proposed intervention on the existing building is considered to be minor in nature. A high quality electric vehicle charger will be installed - Andersen A3 Charge Point (Front Metal Colour - Cheltenham Graphite, Body Colour Windsor Grey) 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 electric vehicle charging point will be installed within the existing soft landscaped area behind the parking spaces. A protected buried electrical cable will be routed adjacent to the boundary walls along the site perimeter and will enter the external wall of the building at low level, connecting into the consumer unit located within the electrical store cupboard.

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.