Mulholland
Architecture
tel : 07923156723
w : www.mulhollandarchitecture.co.uk
houzz

DESIGN AND ACCESS STATEMENT

In support of a householder planning application for a:

Proposed Single-Storey Rear and Side Extension to:

26 Beech Road, Chorlton, Manchester, M21 8BQ

Date: May 2026

Applicant: Dr Mike Best

Prepared by Mulholland Architecture Ltd ©

01 - INTRODUCTION

This Design and Access Statement has been prepared to support a householder planning application for the erection of a single-storey rear and side extension to the existing dwelling at 26 Beech Road, Chorlton, Manchester, M21 8BQ.

The statement sets out the design rationale, contextual considerations, proposed materials, access arrangements and the anticipated impact of the development on the surrounding area and neighbouring properties. It has been prepared in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

02 - SITE AND CONTEXT

2.1 Location

The application site is located on Beech Road, Chorlton, within the locality of Manchester City Council. The site lies in close proximity to a designated Conservation Area, and the design of the proposed development has been carefully considered with this in mind.

2.2 Existing Character of the Area

The immediate streetscape on is characterised by some substantial late Victorian residential properties of notable architectural quality. No. 26 forms one half of a distinctive (closely) mirrored pair with its neighbour at No. 28, both properties sharing a common architectural language including a prominent cylindrical turret feature at the front elevation, multi-storey massing across three floors with basement accommodation, arched window detailing, and decorative stone banding at key horizontal datums.The pair sits as part of a similarly scaled and styled pair of properties, (No. 24 & 22).

The attached neighbouring property at No. 28 already has an existing single-storey glazed rear extension/sunroom built right up to the boundary, with a pitched roof form, which projects approximately 3.0 metres into the rear garden and reaches a maximum ridge height of just over 3.5 metres at the junction with the main house, with eaves at approximately 2.45 metres.

2.3 The Application Property

No. 26 is a substantial three-storey dwelling with basement accommodation. The main entrance is approached via a single-storey porch to the right of the principal front



Fig. 01 : Aerial view of site



Fig. 02 : Front of Property



Fig. 03 : Rear of Property

elevation, accessed by ascending external steps - reflecting the raised ground floor level of the main house, which sits 600mm above external ground level.

The porch is a well-proportioned structure standing at just under 4.0 metres in overall height, with a parapet wall detail and concrete coping stones which form a key architectural feature. The existing rear garden is private and well-screened. An existing decked terrace sits adjacent to the rear elevation, wrapping around the side of the main house, and up to the line of the front wall of the entrance porch. The terrace is currently only accessible from within the main house via the dining at the rear.

03 - PROPOSED DEVELOPMENT

3.1 Description

The proposal is for a single-storey rear and side extension to provide an additional living space connected to the existing ground floor accommodation. The extension will be accessed via a new opening formed through the rear wall of the existing porch, stepping down to the lower floor level of the new extension. This arrangement takes advantage of the existing split-level relationship between the porch threshold and the garden level, and is fundamental to the restrained height of the proposed extension.

3.2 Scale and Massing

The extension has been carefully sized to provide functional and comfortable accommodation while remaining clearly subordinate to the existing building in both scale and character.

The length of the extension has been dictated by providing efficiently planned accommodation to meet the clients' brief: a new coat/boot room off the side of the existing porch, replacing the original space lost from the existing porch which now becomes a way through to the new extension; a lounge space allowing for a standard 3-seater sofa facing an entertainment and storage wall; and an L-shaped built-in seating area at the rear providing a snug area, overlooking the garden. The extension projects just over 3m from the rear-most wall of the main house, which allows for a set of double doors to the side giving access to the existing terrace area outside the dining room. The extension has been set a minimum 1m from the boundary with No. 24 Beech Road. The overall height of the extension sits at 3.3 metres to the top of the parapet wall.

The floor-to-ceiling height within the extension has been set at just over 2.3 metres - a considered and proportionate dimension. This restrained approach has been fundamental to achieving an overall height of 3.3 metres, which is notably lower than the existing porch at just under 4.0 metres, lower than the maximum height of the neighbouring extension at No. 28, and lower than the maximum height of the conservatory at No. 24.



Fig. 04 : Proposed front elevation, highlighting extension



Fig. 05 : Proposed rear elevation, highlighting extension

3.3 Internal Arrangement

Upon entering through the existing porch, a new opening in the rear wall allows the occupant to step down into the extension. The space is arranged as a flowing, open living area:

- An entrance and living zone immediately off the porch, with a feature wall and television and entertainment area.
- A relaxed seating area to the rear, formed around a built-in L-shaped sofa, opening directly onto the rear garden via bi-folding windows.
- Double doors to the side elevation, connecting the new living space to the existing decked terrace and the dining room beyond, creating a seamless indoor-outdoor relationship and a more coherent sequence of living spaces at ground floor level overall.

3.4 Roof

The extension has a flat roof finished with a single ply membrane. A parapet wall runs around the perimeter, concealing the gutter and providing a clean, uncluttered roofline. The top of the parapet is finished with a concrete coping stone, matching the detailing of the existing porch and reinforcing the continuity between old and new.

Perimeter rooflights are proposed on three sides of the flat roof, over the rear part of the extension. These introduce natural light into the extension in a manner which is both architecturally considered and practically effective. Internal feature baffles/ fins are incorporated to diffuse incoming light, prevent direct solar glare and ensure that there are no direct sightlines into the interior from any external vantage point.

04 - DESIGN RATIONALE

4.1 Relationship to the Existing Building

The design has been developed with a clear hierarchy: the extension reads as a considered addition that defers to the existing building in every key dimension - height, setback, and material expression on all publicly visible and neighbour-facing elevations.

The extension is set back a brick width (225mm) from the front face of the existing porch, providing a clear visual break that distinguishes new from old without introducing a contrasting or incongruous architectural language. The step down in height from the porch (just under 4 metres) to the extension (3.3 metres) reinforces this subordinate relationship and ensures the porch continues to read as the

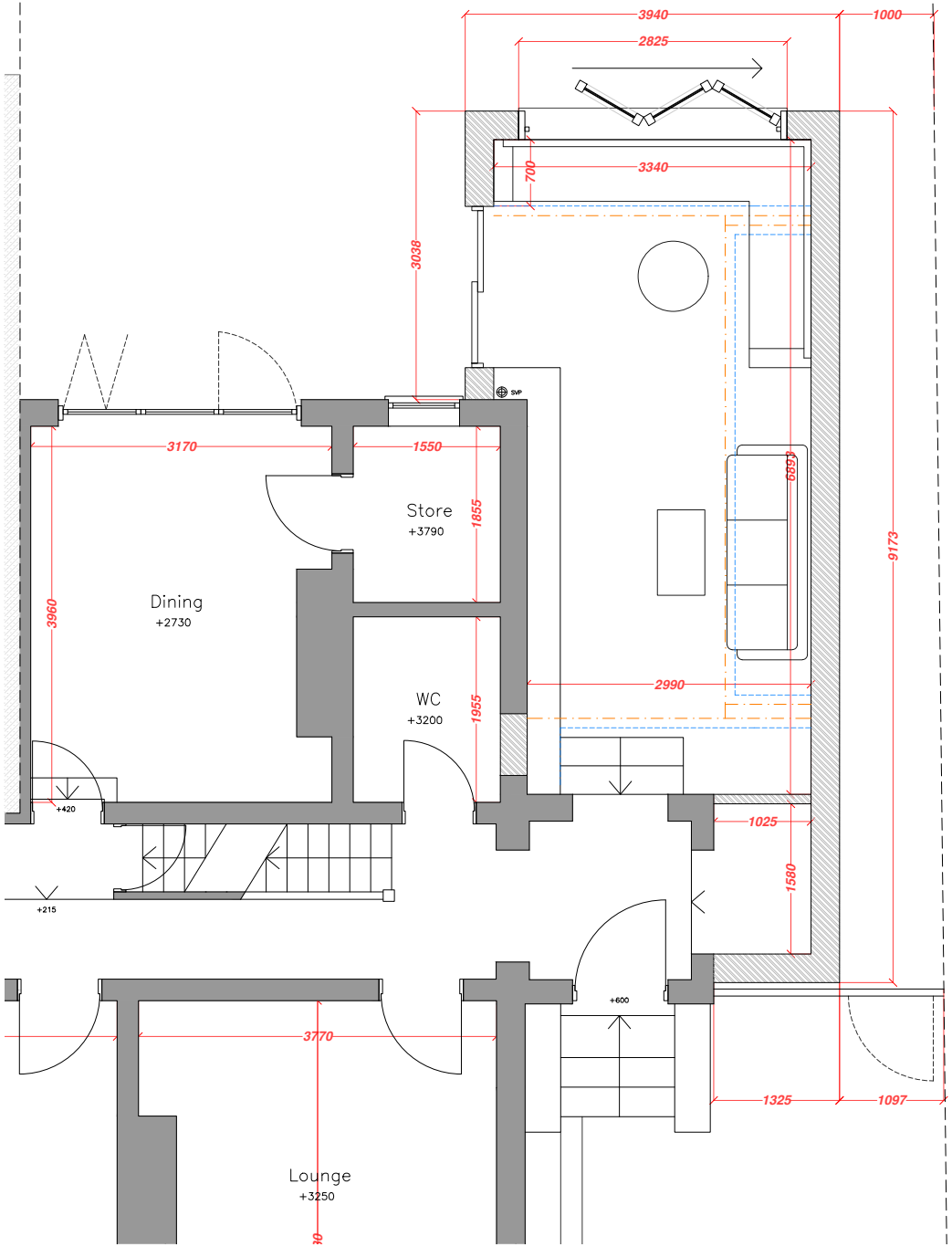


Fig. 6 : Proposed extension plan (extract), showing efficient layout and overall dimensions & offsets

primary element on this elevation.

4.2 Materials

Materials have been selected to be contextually appropriate and to minimise the visual impact of the extension.

Brick to match the existing property is used on the street-facing and boundary elevation. This ensures the extension reads as a natural continuation of the existing fabric and maintains the coherent appearance of the pair of properties as seen from the street and from the shared boundary.

A pink-toned clay-based render in a warm, earthy palette is proposed for the garden-facing elevations - the rear and part of the side. This is a contemporary but complimentary material choice that distinguishes the garden elevations in a sensitive way, without compromising the character of the street scene or the boundary condition with the neighbouring property. The same tone of pink is found throughout the colours of the existing bricks and mortar, so while it is a modern addition, it aims to echo the existing materials.

The roof is finished with a single ply membrane, as common on flat roofs, with a parapet wall and concrete coping stones to match the existing porch detailing.

Fenestration comprises bi-folding windows to the rear elevation, double doors to the side, and perimeter rooflights with internal baffles as described above.



Fig. 7 : Proposed materials - pink textured clay render to garden facing elevations; existing brickwork to be matched on proposed extension; anthracite greay window and door frames (garden facing)

4.3 Street Scene

The extension is only partly visible from the front elevation of the property. The section that runs alongside the existing porch - set back a brick width from the external face of the front wall of the porch, will be screened at low level by a fence, with only the upper portion of the brick side wall visible above the fence line. This minimal presence in the street scene ensures the proposal does not alter the established character of Beech Road as viewed from the public realm.



Fig. 8 : Concept visual showing both restrained/efficient layout, and the baffles/fins to the perimeter rooflights, to diffuse light and prevent any potential overlooking

05 - ACCESS

The proposal does not alter the principal means of access to the dwelling. The existing and clearly the main entrance, via the front porch, is retained in full. The new opening formed through the rear wall of the porch improves internal connectivity and creates a more logical and accessible sequence of spaces through the ground floor.

The 1 metre setback from the shared boundary with No. 24 is maintained throughout the full length of the extension, preserving a clear and usable access

route along the side of the property to the rear garden - an important practical consideration for maintenance and general accessibility.

No changes are proposed to the vehicular access or parking arrangements associated with the property.

06 - IMPACT ON NEIGHBOURING PROPERTIES AND AMENITY

6.1 General Approach

Throughout the design process, careful consideration has been given to minimising the impact of the proposed extension on the amenity of neighbouring occupiers. The following paragraphs address the key areas of potential concern in relation to each adjacent property.

6.2 Relationship with No. 24 Beech Road

No. 24 is the mirrored, stylistically similar, neighbour on the neighbouring pair of semi's to the side, with whom the boundary with the application site is shared. The following matters are relevant to any assessment of impact on No. 24.

The extension is set a minimum of 1 metre from the shared boundary at its closest point throughout its entire length. This represents a considered and generous setback. When taken together with the distance from the boundary to the main flank wall of No. 24 - which is understood to be just over 4 metres based on Ordnance Survey mapping data - the total separation between the side wall of the proposed extension and the main habitable rooms of No. 24 is over 5 metres. This is a substantial and comfortable separation distance.

Furthermore, the access strip maintained alongside the extension ensures that the occupiers of No. 26 retain a functional route to the rear, and that the boundary condition remains open and accessible rather than built up to the boundary line.

The side wall of the extension - the elevation directly facing the boundary with No. 24 - is finished in brick to match the existing property. This is a solid wall with no windows or openings of any kind. There is therefore no risk of overlooking, loss of privacy, or direct visual intrusion into the neighbouring property or garden arising from the proposed extension.

The rooflights within the extension are positioned on the interior face of the parapet wall and are fitted with internal baffles. These baffles are designed to diffuse light and prevent direct sightlines. Even in the unlikely scenario that external vantage

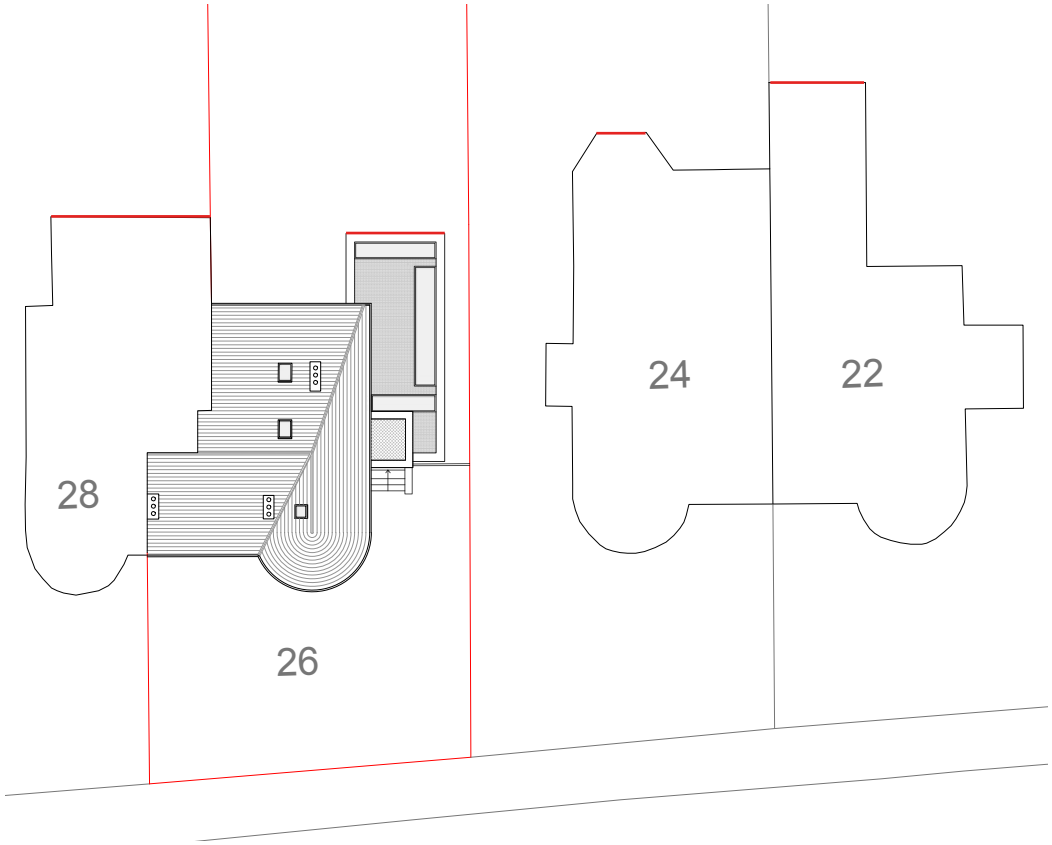


Fig. 9 : Site plan (rotated) showing neighbouring property footprints, and rear projection extents

points from No. 24 were directed towards these rooflights, the baffle system ensures there are no direct views into the extension.

A review of the relationship between the application property, and the proerties of No. 24 & No. 22 is instructive in assessing the wider context of the proposed development. Due to the siting of the properties on their respective plots, the outer face of the rear wall of No. 24 sites circa 1.5m further back than the rear-most wall of the application proporty No. 26. No. 24, then has a conservatory projecting over 5m beyond the rear wall. The extension/sunroom, of No. 22 extends beyond this by approximately 2m. In comparison, the proposed extension at No. 26 will extend 3,038 metres beyond the rear-most wall of its' main house.

The proposed development at No. 26 therefore falls significantly and measurably short of the extent of built development already present within the adjoining plot at number 24.

Note: The above dimensions relating to number 24 and 22 are based on Ordnance Survey mapping data and 3D aerial imagery of the sites - they are offered as indicative context.

6.3 Relationship with No. 28 Beech Road

No. 28 is the semi-detached neighbour to which No. 26 is structurally attached. The existing single-storey glazed extension at No. 28 projects slightly further into the rear garden than the proposed extension at No. 26, and reaches a greater maximum height of approximately 3.555 metres at its junction with the main house. The proposed development is therefore consistent with, and in fact more restrained than, the precedent already established on the immediately adjoining property, in termas of projection from the rear-most wall of the properties.

6.4 Overlooking and Privacy

As noted above, the side wall of the extension contains no windows or openings. The rear bi-folding windows and side double doors open exclusively onto the application property's own private and well-screened rear garden and decked terrace. No overlooking of neighbouring gardens or habitable rooms is anticipated or considered possible as a result of the proposed development.

6.5 Daylight and Sunlight

Given the setback from the shared boundary, the restrained height of the extension at 3.3 metres, and the solid blank wall presented to the boundary with No. 24, the proposed development is not considered to give rise to any material loss of daylight or sunlight to the neighbouring property.

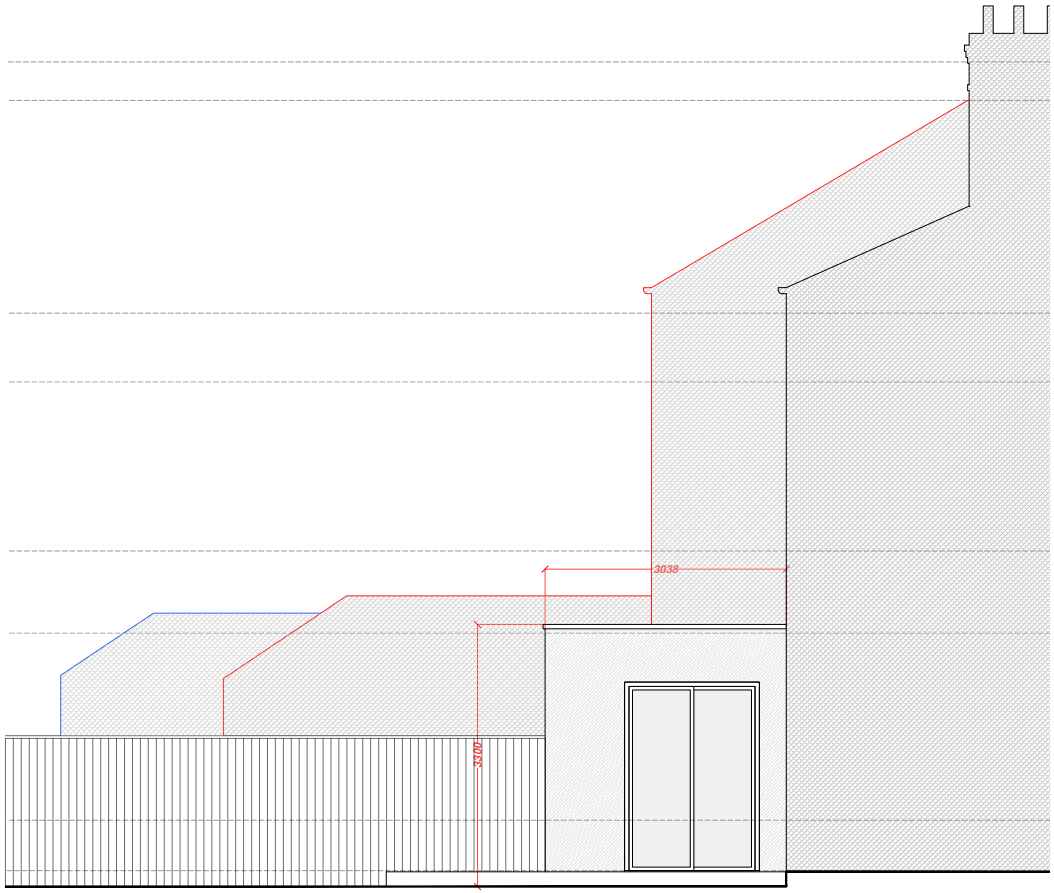


Fig. 10 : Elevation view of proposed extension (garden side, encloded elevation) looking SE, with outline massing of neighbouring properties No. 24 & 22 shown behind

6.6 Summary

The proposed extension has been designed with neighbourly impact as a primary design constraint from the outset. It is lower in height than the existing extension at No. 28. It projects significantly less into the rear garden than the existing development at No. 24 and No. 22. It presents a solid, matching-brick wall to the shared boundary with no openings whatsoever. The total separation between the new wall and the main habitable rooms of number 24 is in the order of 5 metres. It is the assessment of the applicant and the design team that the proposal will have no material adverse impact on the residential amenity of any neighbouring occupier.

7. CONCLUSION

The proposed single-storey rear and side extension at 26 Beech Road represents a well-considered, proportionate and contextually appropriate addition to a characterful late Victorian dwelling within a sensitive setting close to a designated Conservation Area.

The design has been developed with clear regard for the existing architectural character of the property and the wider streetscape, the proximity of the nearby Conservation Area, and the amenity of neighbouring occupiers. Key design decisions - including the stepped floor level which minimises overall height, the reduced overall height relative to the existing porch, the generous setback from the shared boundary, the use of matching brick on all visible and neighbour-facing elevations, and the absence of any side-facing windows - all demonstrate a conscientious, neighbourly and contextually sensitive approach to design.

The proposal will provide the owner-occupier with a high-quality, well-lit additional living space that improves the functional arrangement of the ground floor and enhances the relationship between the interior of the dwelling and its private rear garden. It does not result in an unduly large or disproportionate addition to the property, and the accommodation provided is modest and practical in nature.

It is respectfully submitted that the proposed development accords with the relevant policies of the Manchester Local Plan and the National Planning Policy Framework, and that planning permission should be granted accordingly.

Prepared by: Mulholland Architecture Ltd
May 2026
On behalf of: Dr Mike Best, 26 Beech Road, Chorlton, M21 8BQ