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DESIGN ORIGINAL



17 Didsbury Park

Design and Access Statement

May 2026

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1.0 Introduction

1.1 Statement

This Design and Access Statement is prepared in support of a proposed development at 17 Didsbury Park, Manchester. The purpose of this statement is to outline the design approach, the rationale behind the proposals, and to demonstrate how the development responds to the local context, site conditions, and relevant planning policies. The document provides an explanation of how the proposal has considered accessibility and sustainable design principles.

1.2 Planning Application Proposal

Single storey side and rear extension.

1.3 Architectural Commission

Buju Architects were comissioned by Mr Martijn De Lange and Mrs Anna De Lange in Summer 2024.

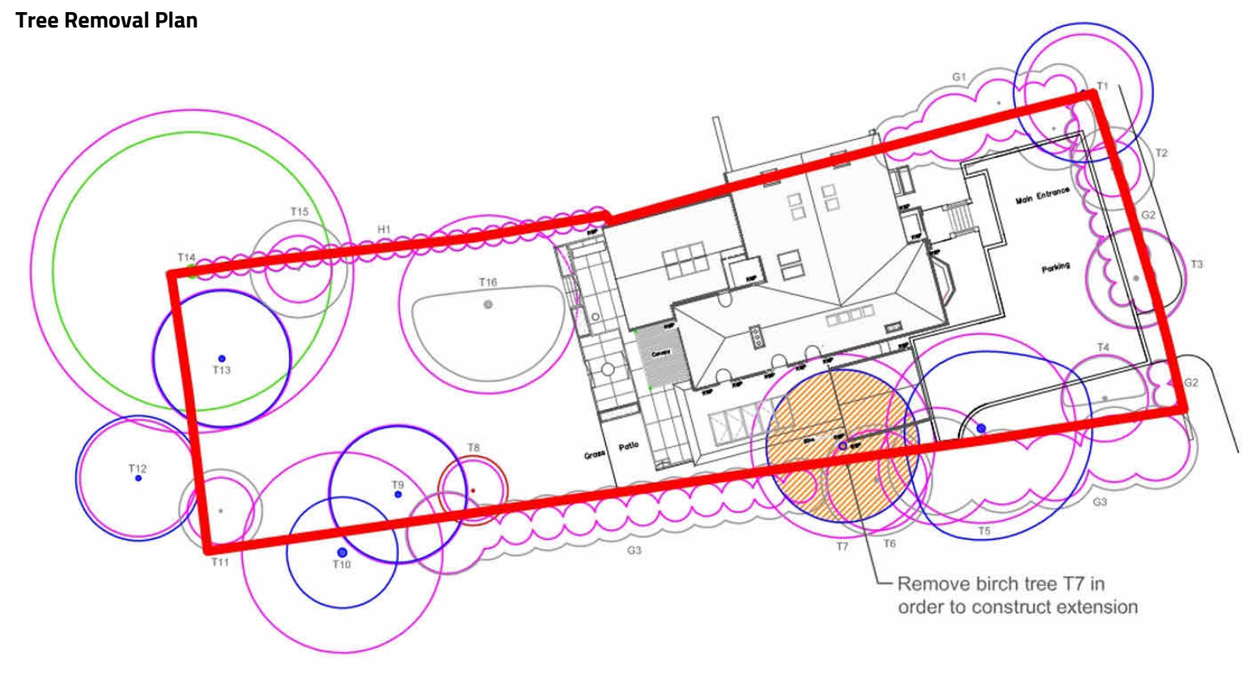
The brief was to design a side extension to accommodate a swim spa, along with a rear extension to enhance the property's layout by providing an expanded open-plan kitchen and living area.

1.4 Supporting Information

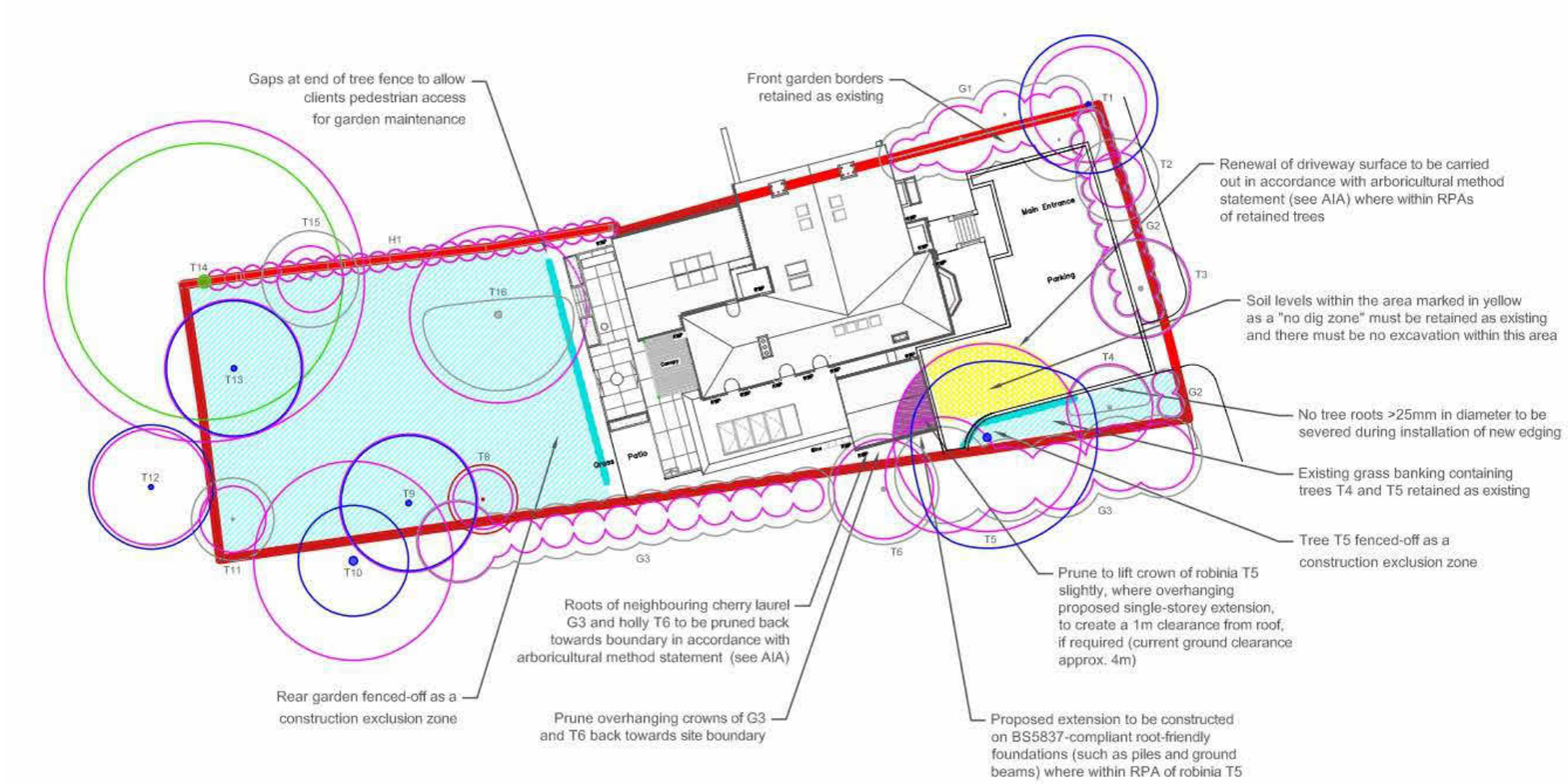
The statement should be read in conjunction with the suite of documents and plans submitted in support of the application, specifically:

- Tree Survey
- Arboricultural Report
- Landscape Masterplan

Tree Removal Plan



Tree Protection Plan



2.0 Context

2.1 Site

17 Didsbury Park is located 9km south of Manchester City Centre in Didsbury and is located within the St. James' Conservation Area.

To the South of the site are several Victorian semi-detached villas that give a gradiose character to Didsbury Park.

To the north of the site lies Number 19 Didsbury Park, which is adjacent to Number 17 Didsbury Park, a property that closely mirrors its design and appearance.

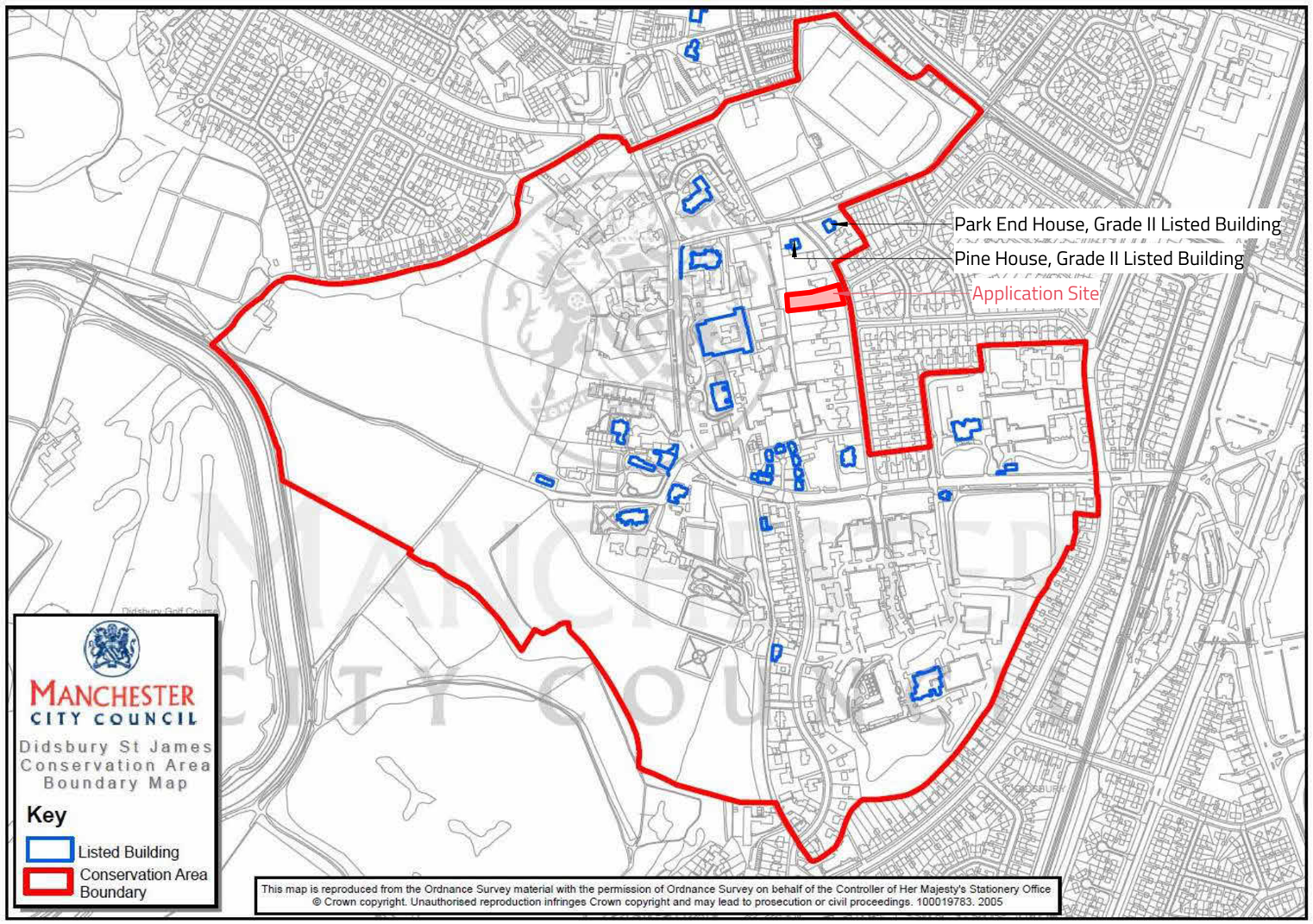
2.2 Arboricultural Report

An Arboricultural Impact Assessment (AIA) was carried out to inform the planning application. The tree survey identified 16 individual trees, three groups, and one hedge on or adjacent to the site. The development will require the removal of one tree (moderate quality). The losses will be offset by a Landscape Masterplan that proposes four new trees along with ornamental planting.

The retained trees will be protected in accordance with BS5837:2012 standards through the use of temporary protective fencing and careful construction methodologies, particularly where development encroaches into Root Protection Areas (RPAs). All operations affecting RPAs will be conducted with minimal disturbance, using hand tools where necessary and avoiding soil compaction or contamination.

The site lies within the Didsbury St James Conservation Area, and tree works will be undertaken in full compliance with relevant legal protections and ecological considerations.

The design respects the surrounding landscape and aims to preserve the green character of the area while enhancing the property's usability and aesthetic appeal.



Didsbury St James' Conservation Area Map

(Manchester City Council, 2023)

2.0 Context

2.3 Didsbury St James Conservation Area

The Didsbury St James Conservation Area was established in November 1970.

Centered around the historic core of Didsbury, at the junction of Wilmslow Road and Stenner Lane, the area covers a substantial expanse.

The boundaries extend to Ford Lane, Didsbury Park, and Sandhurst Road to the north, the rear of properties on Parrs Wood Road to the south-east, a drainage ditch of the Mersey floodplain to the south-west, and the River Mersey to the west.

To the North of the site are several heritage buildings, most notably Park End House, which is Grade II listed. To the east side of 17 Didsbury Park stands a contemporary white-rendered house, constructed within the last decade.

Further east, the area is characterized by post-war houses featuring red brick and white render.

The newly built St. James' housing development lies behind the rear of 17 Didsbury Park.

2.0 Context



Front Image

2.4 17 Didsbury Park - Existing House

This property has likely been constructed between 1900 and 1929.

The property itself is not a listed building. However, two properties in the vicinity to 17 Didsbury Park are listed; Park End House & Pine House.

The property is a semi-detached dwelling, exhibiting traditional architectural features such as stone sill bands beneath the windows and decorative brickwork framing the window openings on the front elevation. The roof is detailed with timber gallows brackets set beneath the overhanging eaves, contributing to the building's historic character.

The proposed extension has been carefully designed to preserve and complement the existing character of the property.



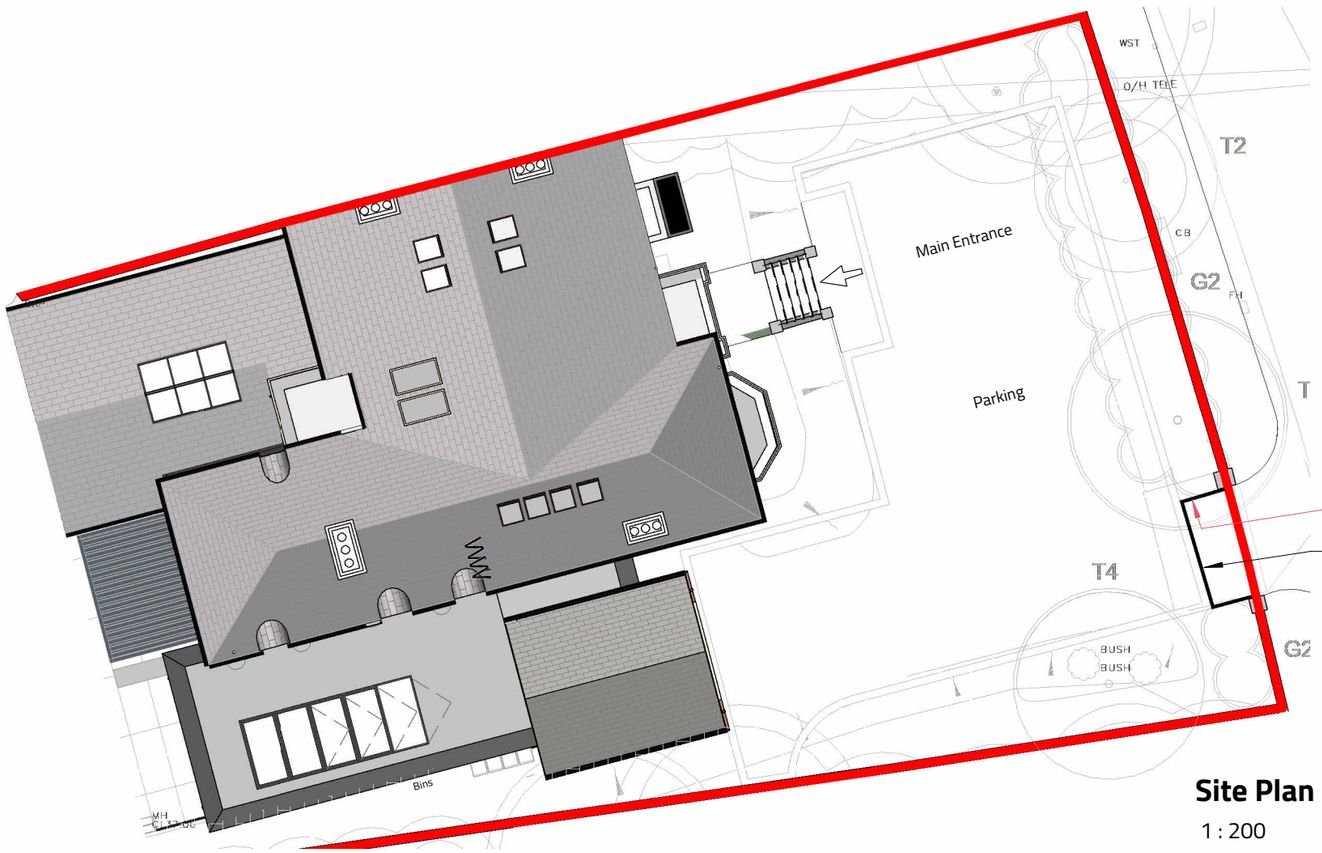
Rear Image



Existing Street Scene and Property Access

New pedestrian Access

Existing Vehicular Access



Site Plan

1 : 200

New Pedestrian Access

Existing Vehicular Access

2.0 Context

2.5 Setting

The site is located within a predominantly residential area characterised by mature landscaping and Victorian-era architecture. The property itself is accessed from a quiet suburban street, framed by a traditional red brick boundary wall with stone gateposts. Vehicular access is provided via a central driveway, leading to a large red-brick semi-detached building set back from the road, partially screened by established trees and hedging that contribute to the privacy and greenery of the setting.

A proposed pedestrian gate added to existing railing will create a clear separation between pedestrian and vehicle entry points. The proposed arrangement is clearly marked on the relevant drawings on this page.

The street scene comprises similar detached and semi-detached homes, interspersed with dense tree canopies that contribute to a green and leafy suburban environment.

The overall setting is quiet, well-established, and strongly influenced by the historic architectural character and natural features of the area. Any proposed development should seek to preserve the mature landscaping and architectural integrity of the existing structure while ensuring sensitive integration into the surrounding context.



View of side of the Property

2.0 Context

2.6 Heritage Statement

Location

This area reflects the late-19th and early 20th century surburban development of Didsbury, characterised by spacious villa avenues and well landscaped public parks such as Didsbury Park and Fletcher Moss Botanical Gardens within closeby proximity.



View of front of the Property

Origin

This property has likely been constructed between 1900 and 1929.
Built as a substantial semi-detached residence, the property is a two-storey red-brick house featuring a pitched slate roof, sash windows, bracketed eaves, and stone detailing.

Internally, it retains the classical layout of spacious reception rooms original fireplaces and high ceilings.

Heritage Designations

Though 17 Didsbury Park is not listed, it interfaces directly with the Grade II listed Pine House and Park End House. These associations underscore the broader heritage value and statutory protections impacting the property.

Alterations within a Conservation Area

All materials and detailing of the property will be retained while the new extension will use complementary features and materials.

The setting and landscaping of the front elevation will be preserved to maintain the street's green corridor and connection with Didsbury Park. The changes include enhancing the original characteristics of the property and introducing a glass link between the existing building and the proposed side extension. This glass link will create a clear distinction between the old and the new, ensuring the historical integrity of the original structure is preserved.

Conclusion

17 Didsbury Park is a prime example of Manchester's early suburban villas—well-proportioned, attractively detailed and historically significant as part of the wider Didsbury St James Conservation Area. It contributes to the narrative of suburban growth influenced by rail connectivity, period affluence, and municipal landscape planning. Any future alterations should reinforce the integrity of its design, materials, and relationship with Didsbury Park, sustaining its place within this distinctive heritage context.



Ariel Image (Google Earth)

3.0 Design Process & Development

3.1 Development Strategy

The development will undergo Renovation and Extension

<u>Part 1: Renovation – Permitted Development</u>
As part of the ongoing works, the property is undergoing significant renovation, particularly focused on the basement and third floor. These upgrades fall under permitted development rights and aim to enhance the functionality and comfort of the home.

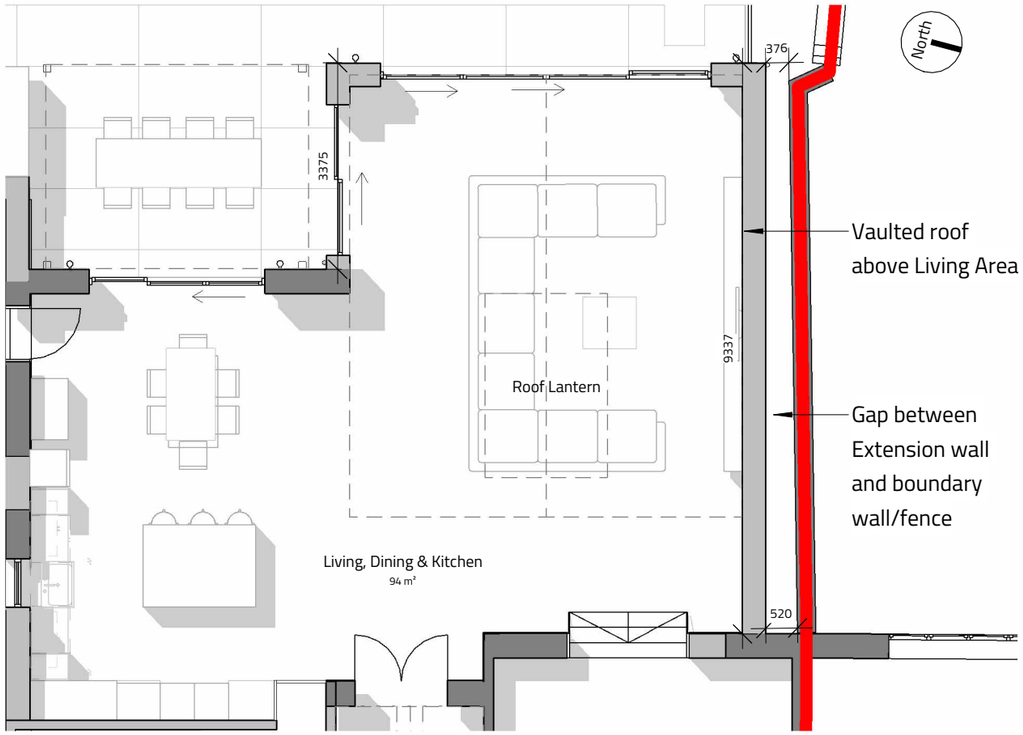
The basement, which currently consists of four underutilised rooms, will be fully renovated to create a range of high-end amenities. Once complete, the space will accommodate a gym, cinema room, wine cellar and games room.

On the third floor, the existing layout includes a large guest bedroom and an adjacent room that is currently unused. This level will be upgraded with the installation of four rooflights, allowing for improved natural lighting. The adjacent unused room will be renovated and converted into an additional guest bedroom, thereby maximising the floor's residential use.

As part of the reconfiguration, some other rooms and spaces on the first floor will undergo renovation and layout alterations. This includes the removal of the additional staircase from ground floor to third floor. The bedroom (14m²) will be reconfigured to accommodate a bathroom and a study, with the adjacent staircase being removed. Whilst Bedroom (12m²) will be enlarged due to the removal of the adjacent staircase.

<u>Part 2: Extension – Planning Application</u>
As part of the proposed development, the property will undergo a carefully planned extension, predominantly at ground floor level.

The ground floor will see a significant extension to enlarge the main living area, providing a more open and spacious environment. Additionally, a side extension is proposed to accommodate a swim spa, adding a luxury wellness feature to the property, while a new garage will be constructed at the front to enhance practicality and curb appeal.



A **Ground Floor Plan - Pitched Roof Detail**

1 : 100



B **Elevation - Pitched Roof Detail**

1 : 100

3.0 Design Process & Development

3.2 Proximity

"If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development." - Planning Portal

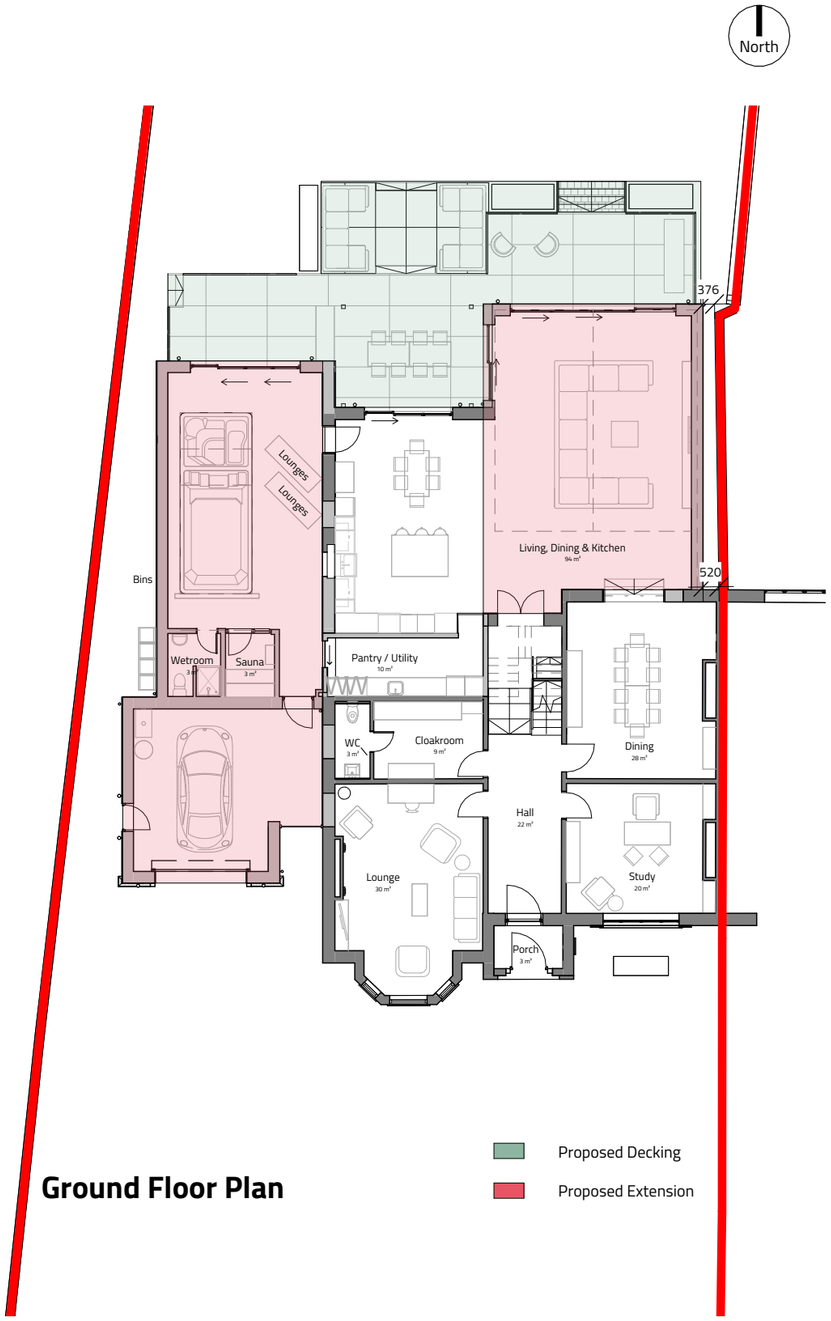
Drawing A illustrates the distance between the proposed extension wall and the boundary wall and the length of the wall.

Drawing B demonstrates that the eaves height within two metres of the neighbouring boundary does not exceed 3 metres, in accordance with permitted planning guidelines.

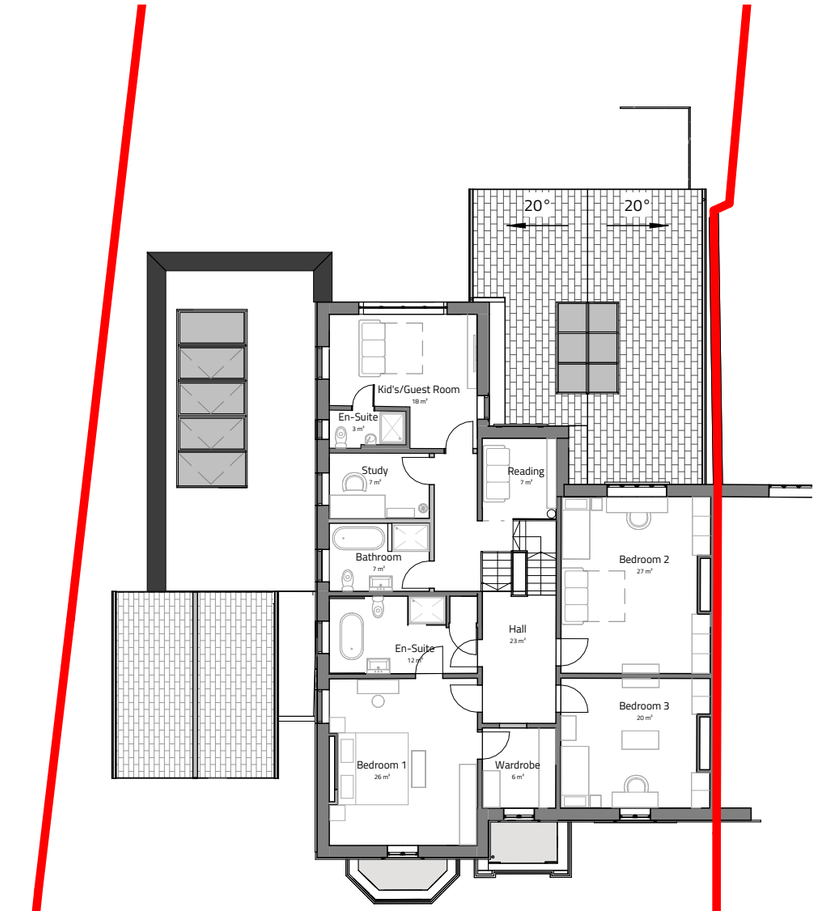
Additionally, the floor level in the extension has been lowered by 600mm to minimise its impact on the neighbouring properties.

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Ground Floor Plan



First Floor Plan

4.0 Design

4.1 Use

The proposed development is designed to make efficient use of the available land on site, enhancing the functionality and appeal of the property. At the rear, a spacious open-plan living and kitchen area will be created, optimizing the use of this portion of the site.
Additionally, a side extension will incorporate a new garage, with a swim spa positioned at its rear to further elevate the home's amenities

4.2 Layout

A central three storey atrium divides the upper floor with the lower floors and the sub-floors. The property currently has a height difference from the front of the property to the rear of the property.

The basement will undergo renovation to accommodate a gym, a cinema and a game room.

Rooflights are proposed to be installed at the loft level to provide natural lighting in the conversion of the loft space into an additional bedroom.

Bins, (including recycling containers) will be located at the west side of the property.



Existing Front Elevation



Existing Rear Elevation

4.0 Design

4.3 Appearance

The new extension uses similar materials to complement the existing house, maintaining a clear distinction between the original and proposed structures while sitting comfortably within its context.

1. Window with surrounding Brick Feature
2. Stone Feature
3. Stone Sill/ Banding
4. Brick
5. Vertically proportioned Fenestration
6. Timber Gallows Brackets



Landscape Design

4.0 Design

4.4 Landscape

Trees

The trees lining Didsbury Park, as well as those throughout the wider conservation area, play a vital role in defining its character. The vast majority of these trees are to be retained, as detailed in the accompanying tree survey and arboricultural report submitted with the planning application.

One existing tree is proposed for removal to accommodate the footprint of the new extension. (Refer to Tree Survey and Arboricultural Report for specific details).

To mitigate the removal of this single tree, a number of new trees will be planted elsewhere on the site, helping to preserve the site's green character.

The location of the proposed new trees are shown on the landscape design.

4.5 Access

Vehicular access to the site will remain in its original location, utilizing the existing fencing. The only proposed change is the addition of a pedestrian gate on the side of the location of the existing gate, as indicated on the landscape design plan.



Side Proposed Extension



Rear Proposed Extension

5.0 Summary

5.1 Conclusion

The proposed extension at 17 Didsbury Park has been carefully designed to respect the architectural character of the existing property and the established residential context of the area. The proposal includes a ground floor side and rear extension.

The scale, form, and materials have been selected to ensure the development sits comfortably within its surroundings, preserving the visual integrity of the streetscape and the amenity of neighbouring properties.

The design responds sensitively to the site's historic character while providing high-quality, functional living space in line with modern needs. Consideration has been given to access, landscaping, and the retention of mature vegetation, ensuring the proposal supports sustainable and contextually appropriate development.