

# 26 Belwood Road

Design and Access Statement

May 2026

Joe&Co Architects

# 1.0 Introduction

This Design and Access Statement has been prepared in support of a householder planning application for alterations and extensions to 26 Belwood Road, Manchester, M21 9FN.

The proposals include:

- a single-storey rear extension
- side extension works
- internal reconfiguration
- first floor alterations
- a rear dormer roof extension facilitating a loft conversion
- conversion of hipped roof to gable roof

The project seeks to carefully transform the existing dwelling into a brighter, more connected, and more adaptable family home while remaining sensitive to the character and scale of the existing property and surrounding residential context.

26 Belwood Road is situated within an established suburban residential setting characterised by traditional family dwellings arranged within generous plots. The surrounding area displays an evolving domestic character, with a variety of rear extensions, loft conversions, and contemporary domestic interventions contributing to the architectural language of the street.

The existing property benefits from a generous rear garden and strong south-facing orientation, creating opportunities to improve natural daylight, openness, and the relationship between the home and external spaces.

The proposals have been developed through a careful analysis of the existing dwelling, focusing on improving:

- natural light throughout the home
- visual and physical connections to the garden
- internal circulation and openness
- flexibility for contemporary family living
- long-term adaptability of the property

The design adopts a restrained contemporary architectural approach that seeks to complement the existing dwelling while honestly expressing the new interventions as part of the ongoing evolution of the home.

# 2. Ground Floor Existing Issues & Opportunities

The existing ground floor arrangement is characterised by a series of enclosed and compartmentalised rooms organised around a narrow central circulation route. While functional, the current layout limits visual connectivity across the home and restricts the relationship between the internal living spaces and the rear garden.

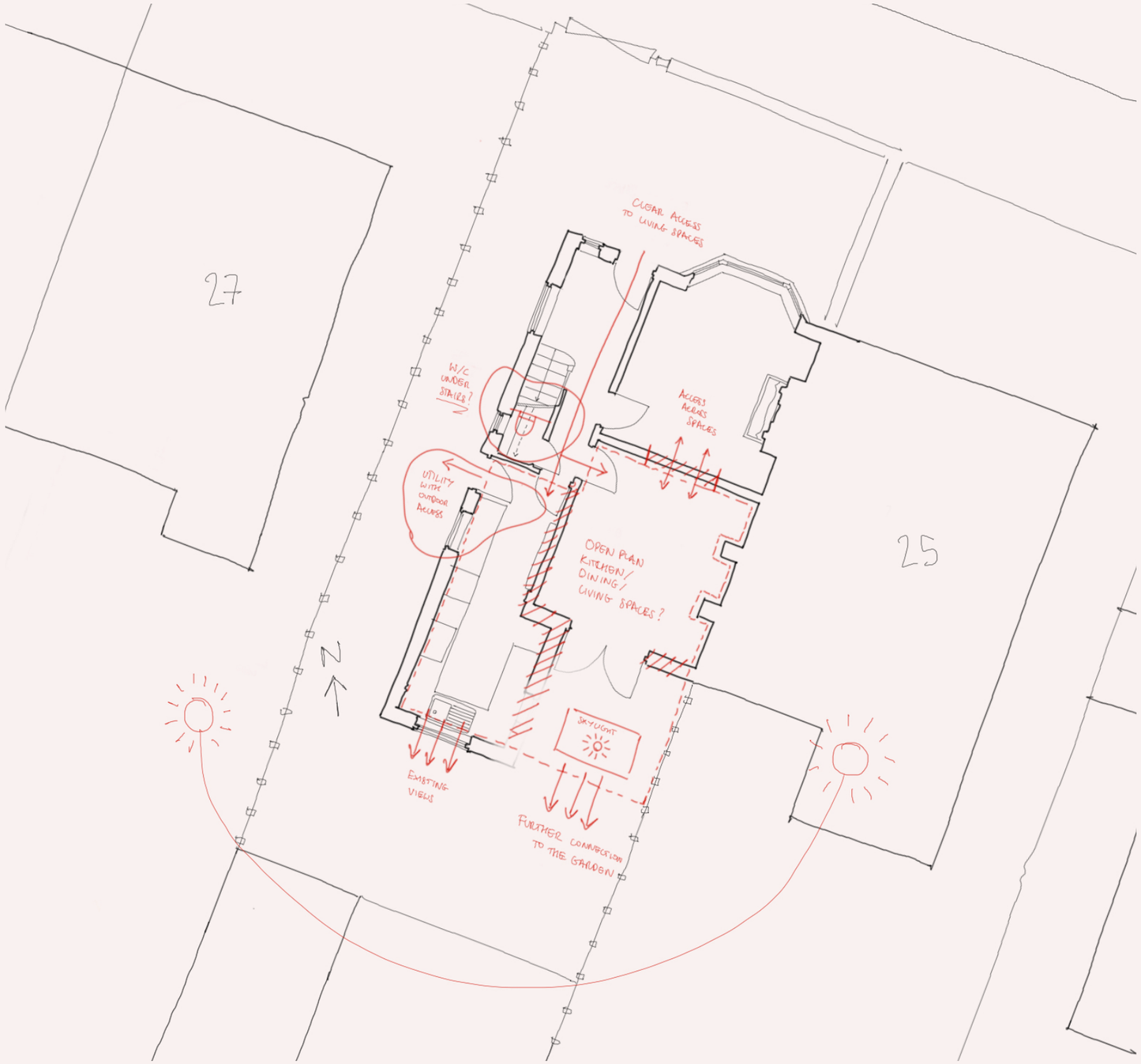
Natural daylight is currently limited within the deeper parts of the plan, particularly towards the centre of the house where circulation spaces feel enclosed and disconnected from the surrounding external environment. Existing communal areas are separated from one another, reducing opportunities for openness, flexibility, and contemporary family living.

Despite these constraints, the property benefits from a generous south-facing rear garden and strong external orientation, presenting significant opportunities to improve both the spatial quality of the home and its connection to the landscape beyond.

The analysis of the existing ground floor identified opportunities to:

- improve natural daylight throughout the plan
- strengthen visual and physical connections to the garden
- create clearer and more intuitive circulation routes
- introduce more flexible communal living spaces
- improve openness between existing rooms
- maximise the benefits of the south-facing aspect
- create a stronger relationship between indoor and outdoor living

The proposals have been developed in response to these observations, seeking to create a brighter, calmer, and more connected ground floor environment centred around contemporary family living.




Existing ground floor plan

# 3. First Floor Existing Issues & Opportunities

The existing first floor provides practical family accommodation; however, the current arrangement lacks the spatial flexibility, storage provision, and level of natural daylight expected of contemporary family living.

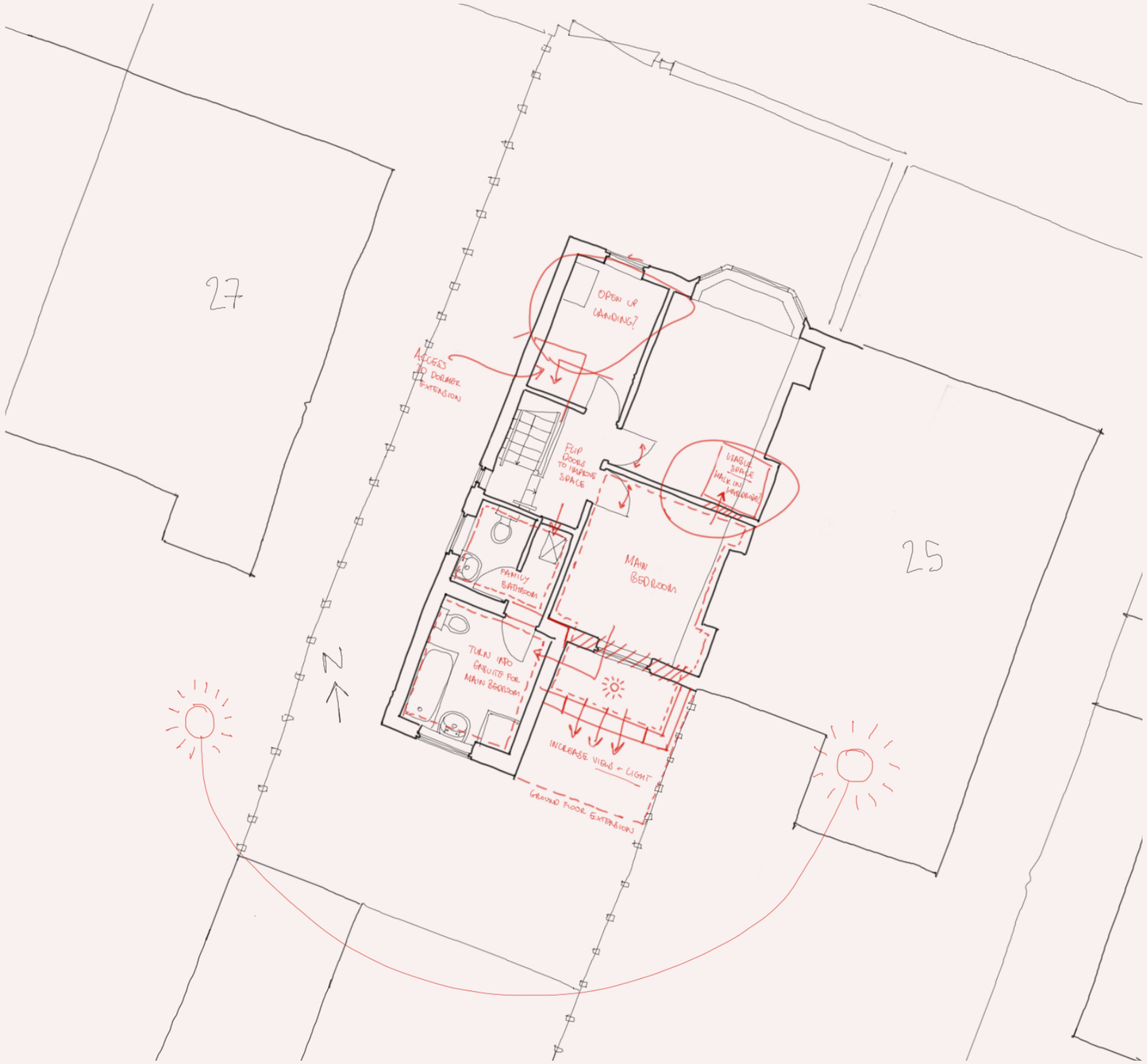
Existing bedroom layouts and circulation routes limit opportunities for openness and adaptability, while key rooms experience restricted visual connections towards the rear garden and surrounding context. Storage provision throughout the floor is limited, and the relationship between bedrooms and shared family spaces feels fragmented.

In addition, the existing roof space remains underutilised despite presenting opportunities to provide additional accommodation within the existing building envelope.

The analysis of the upper levels identified opportunities to:

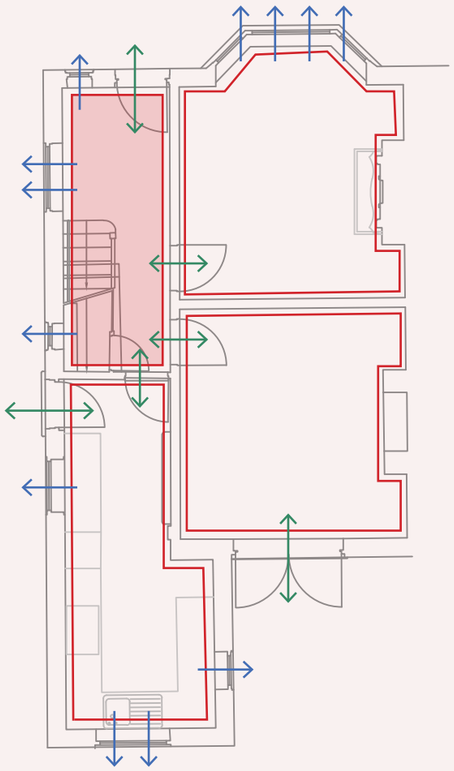
- improve the spatial quality of the primary bedroom
- introduce integrated storage and dressing spaces
- increase natural daylight through larger openings
- create more functional bathroom arrangements
- improve circulation and relationships between rooms
- enhance privacy and comfort for family living
- utilise the existing roof space more efficiently

The proposals seek to respond carefully to these opportunities through a series of considered first floor alterations and the introduction of a contemporary rear dormer extension, creating a more balanced, adaptable, and cohesive living environment across the upper levels of the home.




Existing first floor plan

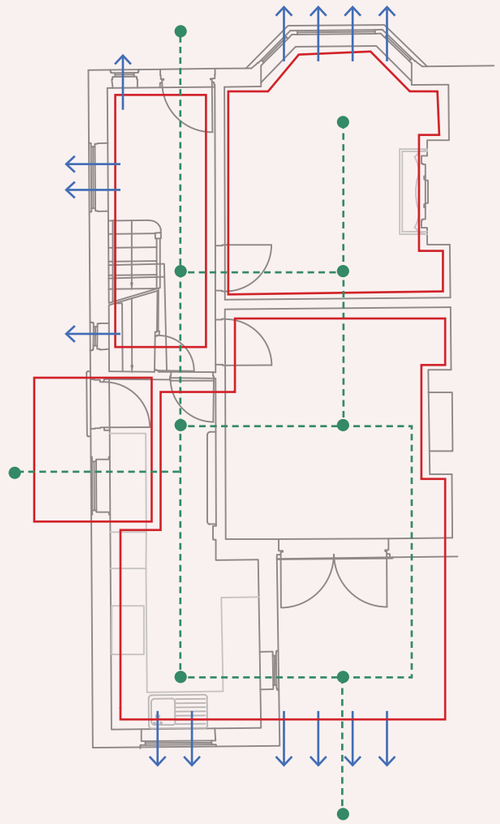
# 4. Spatial Strategy



**Existing Layout**

The existing layout is arranged around a narrow corridor structure, limiting visual connections through the home and restricting engagement with the rear garden.

Key communal spaces feel separated and compartmentalised, with limited natural light reaching deeper into the plan.



**Spatial Opportunities**

The proposed concept identifies opportunities to improve movement, openness, and daylight throughout the home by reconfiguring key living spaces and strengthening connections to the south-facing garden.

New circulation paths and enlarged openings create a more intuitive and contemporary family environment.

# 5. Scale & Appearance

The proposed extensions have been carefully designed to remain proportionate and visually subordinate to the existing dwelling while responding positively to the established residential character of Belwood Road.

The rear and side extensions adopt a restrained contemporary architectural language expressed through simple forms, carefully proportioned openings, and minimal detailing. The interventions are positioned primarily to the rear of the property, limiting visibility from the public realm and ensuring the existing street character remains largely unchanged.

The scale and massing of the proposed additions have been carefully considered to ensure the development sits comfortably within both the host plot and the wider residential context. The extensions reflect the established pattern of domestic alterations visible throughout the surrounding area while maintaining an appropriate relationship with neighbouring properties.

The proposed roof alterations, including the conversion of the existing hipped roof to a gable roof and the introduction of a rear dormer extension, have been carefully designed to minimise visual prominence and preserve the overall character and proportions of the existing dwelling. The roof extensions remain visually subordinate to the host property through their scale, positioning, proportions, and restrained contemporary material treatment.

Overall, the proposals seek to balance contemporary family living requirements with sensitivity towards the existing dwelling and surrounding residential environment.



# 6. Planning Policy Compliance

The application site lies within the administrative area of Manchester City Council. The relevant Development Plan comprises the Manchester Local Plan, including the Places for Everyone Joint Development Plan, the Manchester Core Strategy, the Interactive Proposals Map and remaining extant UDP policies.

The Manchester Core Strategy remains a key Development Plan document against which planning applications are assessed.

**National Planning Policy Framework**

The National Planning Policy Framework sets out the Government's planning policies for England and is a material consideration in planning decisions. Paragraph 11 establishes a presumption in favour of sustainable development, while Paragraph 135 requires development to function well, add to the overall quality of an area, be visually attractive, and respond sympathetically to local character while allowing appropriate innovation and change.

The proposal responds positively to these objectives. It improves the quality and long-term usability of an existing family dwelling, makes efficient use of the existing plot and roof volume, and introduces carefully considered additions that support contemporary family living without undermining the character of the surrounding residential area.

The proposed rear and side extensions improve the relationship between the home and garden, while the dormer extension allows the existing roof space to be used more efficiently. The design is contemporary in character, but restrained in scale, form and material expression, ensuring that the proposal remains sympathetic to the host dwelling and wider streetscape.

**Manchester Core Strategy**

Policy SP1 of the Manchester Core Strategy sets out the Council's core development principles. Development is expected to contribute to neighbourhoods of choice by creating well-designed places that enhance or create character, make a positive contribution to residents' wellbeing, and protect and enhance the built and natural environment.

The proposal accords with these principles by improving the quality, functionality and adaptability of the existing dwelling. The extensions have been designed to support long-term family occupation, improve natural daylight, and create a stronger relationship between internal living spaces and the rear garden.

Policy DM1 is particularly relevant to this application. It requires development to have regard to siting, layout, scale, form, massing, materials and detailing; the impact of design, scale and appearance on the surrounding area; effects on amenity including privacy and light; adequacy of internal accommodation and external amenity space; refuse storage; access and parking; biodiversity, landscape and built heritage; and flood risk and drainage.

The proposal has been developed with direct regard to these matters:

- **Siting and layout:** the extensions are positioned primarily to the rear and side of the property, limiting impact on the public street scene
- **Scale and massing:** the additions remain subordinate to the original dwelling and proportionate to the host plot.
- **Design and appearance:** the proposal adopts a restrained contemporary architectural language that complements the existing dwelling.
- **Amenity:** the design has been considered to avoid unacceptable impacts on neighbouring privacy, daylight or outlook.
- **Internal accommodation:** the proposal improves the quality, flexibility and functionality of the family home.
- **External amenity:** the relationship with the rear garden is strengthened and the property retains appropriate private outdoor space.
- **Materials and detailing:** the proposed material palette is intended to be high quality, durable and complementary to the existing property.

**Established Local Planning Precedent**

The surrounding area demonstrates an established pattern of domestic alteration and extension, including rear extensions, side extensions, roof alterations and rear dormer additions to properties along Belwood Road.

Relevant approved planning applications within the immediate context include:

- 30 Belwood Road - Installation of rear dormer window
  (Ref: 093489/FH/2010/S1)
- 11 Belwood Road - Erection of a two storey side extension and conversion of hipped roof to gable together with installation of rear dormer window
  (Ref: 098384/FH/2012/S1)
- 9 Belwood Road - Erection of two storey side and single storey rear extension
  (Ref: 088304/FH/2008/S1)

These approvals demonstrate that extensions of a similar domestic scale and character have been accepted within the immediate street context.

The current proposal has been carefully designed to remain proportionate and subordinate to the host dwelling while responding positively to the established pattern of residential development visible throughout Belwood Road.

**Policy Summary**

Overall, the proposal is considered to comply with the relevant national and local planning policy framework. It delivers a proportionate and well-considered extension to an existing family dwelling, improves the quality and functionality of the home, and responds appropriately to the character of Belwood Road.

The proposed development is therefore considered to represent an acceptable and policy-compliant form of householder development.

# 7. Ground Floor Proposal

The proposed ground floor extension seeks to transform the relationship between the home and its surrounding garden through the introduction of a more open, light-filled, and connected family living environment.

The existing arrangement is currently constrained by compartmentalised rooms and narrow circulation routes that limit openness, movement, and natural daylight throughout the plan. The proposal responds by introducing a contemporary open-plan kitchen, dining, and living arrangement positioned towards the rear of the property to maximise engagement with the south-facing garden.

The rear extension creates a generous communal family space centred around openness, flexibility, and visual connectivity. Enlarged structural openings and revised circulation routes improve movement through the home and establish stronger relationships between existing and proposed spaces.

Large glazed openings across the rear elevation strengthen the connection between internal living areas and the external garden, allowing natural daylight to penetrate deeper into the plan while improving opportunities for natural ventilation and everyday family interaction with outdoor space.

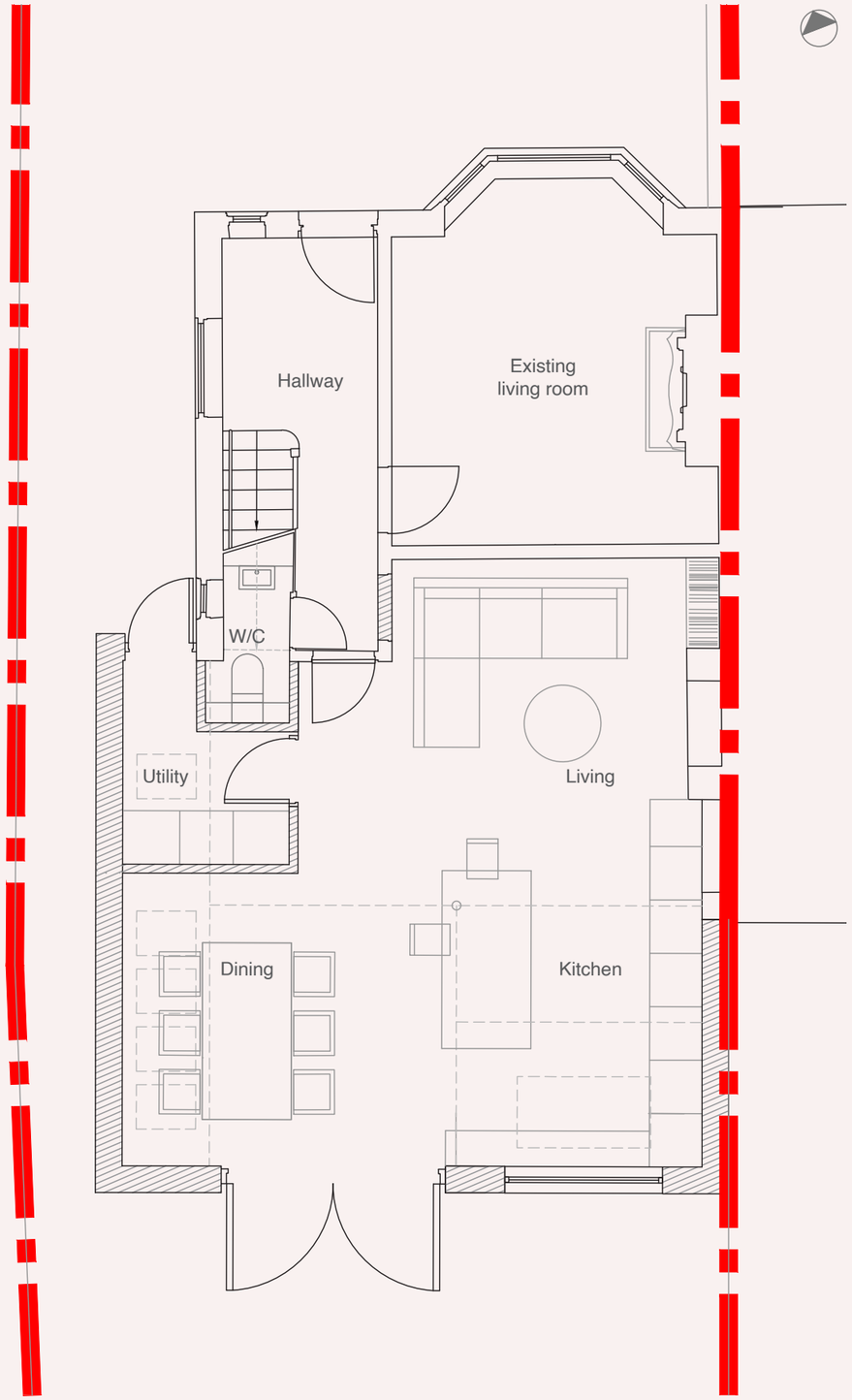
A rooflight positioned above the dining area introduces additional daylight into the centre of the plan, helping create a brighter and more welcoming internal environment throughout the day.

The proposal also incorporates a series of functional improvements to support contemporary family living, including:

- a new utility room
- ground floor WC
- improved circulation routes
- increased storage opportunities
- more adaptable communal living spaces

The extension has been carefully designed to remain proportionate and visually subordinate to the existing dwelling while significantly improving the quality, functionality, and long-term adaptability of the home.

The overall arrangement seeks to create a calm and contemporary family environment that responds positively to the changing needs of modern domestic life while strengthening the relationship between the house and garden.



# 8. First Floor Proposal

The proposed first floor alterations seek to improve the quality, comfort, and functionality of the existing family accommodation through a series of carefully considered internal reconfigurations.

The revised arrangement focuses on creating a more cohesive and adaptable upper floor layout that better responds to the requirements of contemporary family living while maintaining an appropriate relationship with the existing character of the dwelling.

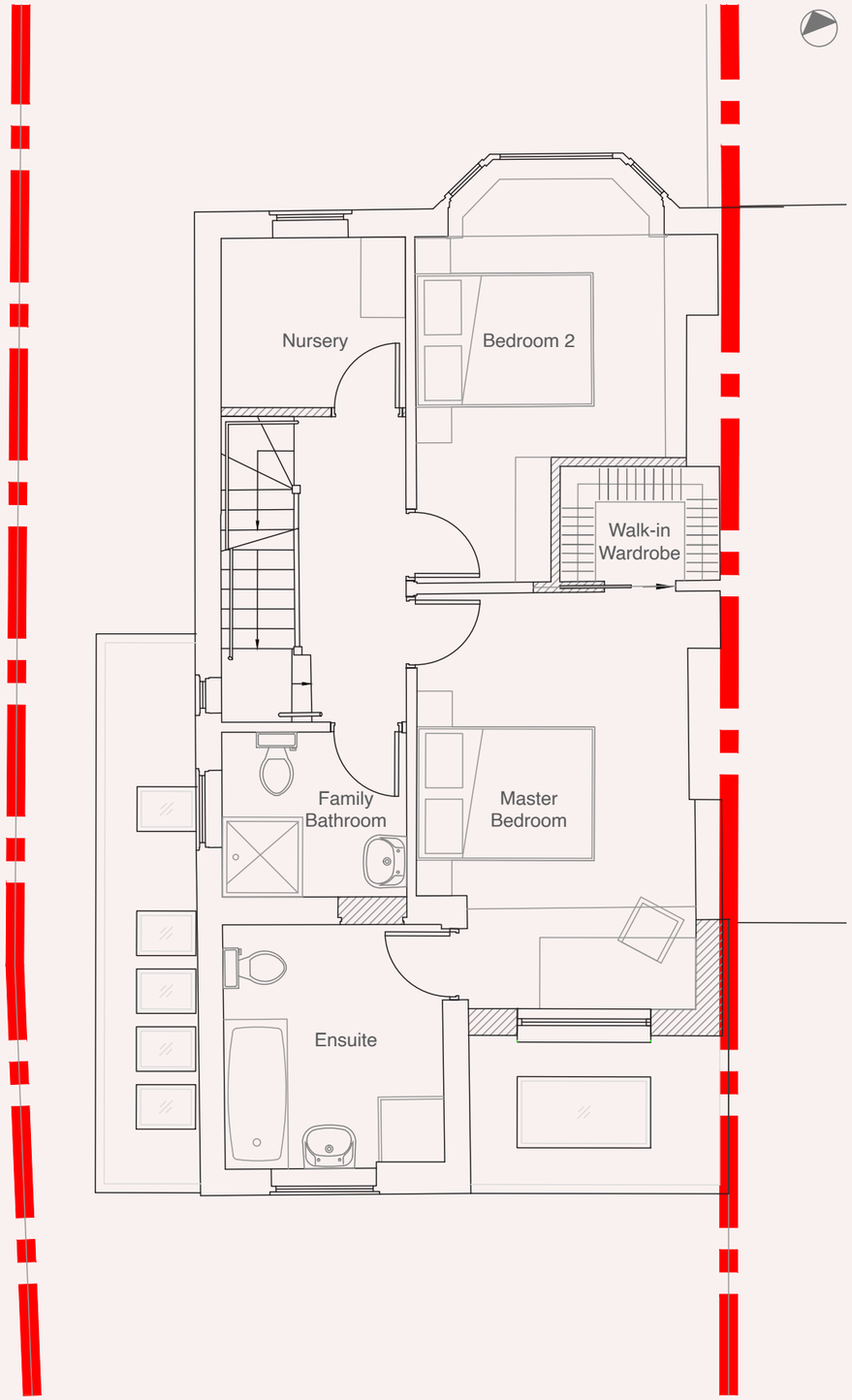
The proposals reorganise the existing layout to form a more generous primary bedroom suite incorporating improved circulation, integrated storage, a walk-in wardrobe, and ensuite accommodation. The revised arrangement allows for a clearer hierarchy between private and shared family spaces while improving the overall spatial quality of the floor.

Enlarged window openings strengthen visual connections towards the rear garden and improve opportunities for natural daylight throughout the upper level. These interventions help create brighter, calmer, and more comfortable living environments while enhancing the relationship between the internal accommodation and surrounding context.

The first floor proposals have been carefully developed to improve:

- spatial efficiency
- circulation and movement
- integrated storage provision
- natural daylight
- privacy and comfort
- long-term flexibility for family occupation

The alterations seek to establish a more balanced and cohesive arrangement across the upper levels of the home while complementing the wider architectural approach adopted throughout the project.



# 9. Dormer / Roof Extension

The proposal introduces a new second floor level within the existing roof space through the addition of a contemporary rear dormer extension.

The existing roof space is currently underutilised as an attic despite presenting a significant opportunity to provide additional accommodation within the established building envelope. The proposed intervention seeks to make more efficient use of the existing dwelling while improving the long-term adaptability of the home for contemporary family occupation.

The proposal also includes the conversion of the existing hipped roof to a gable roof in order to improve the functionality and efficiency of the proposed loft accommodation. This intervention reflects an established pattern of similar roof alterations within the surrounding area, such as 11 Belwood Road,  and allows the additional accommodation to be integrated more coherently within the overall roof form.

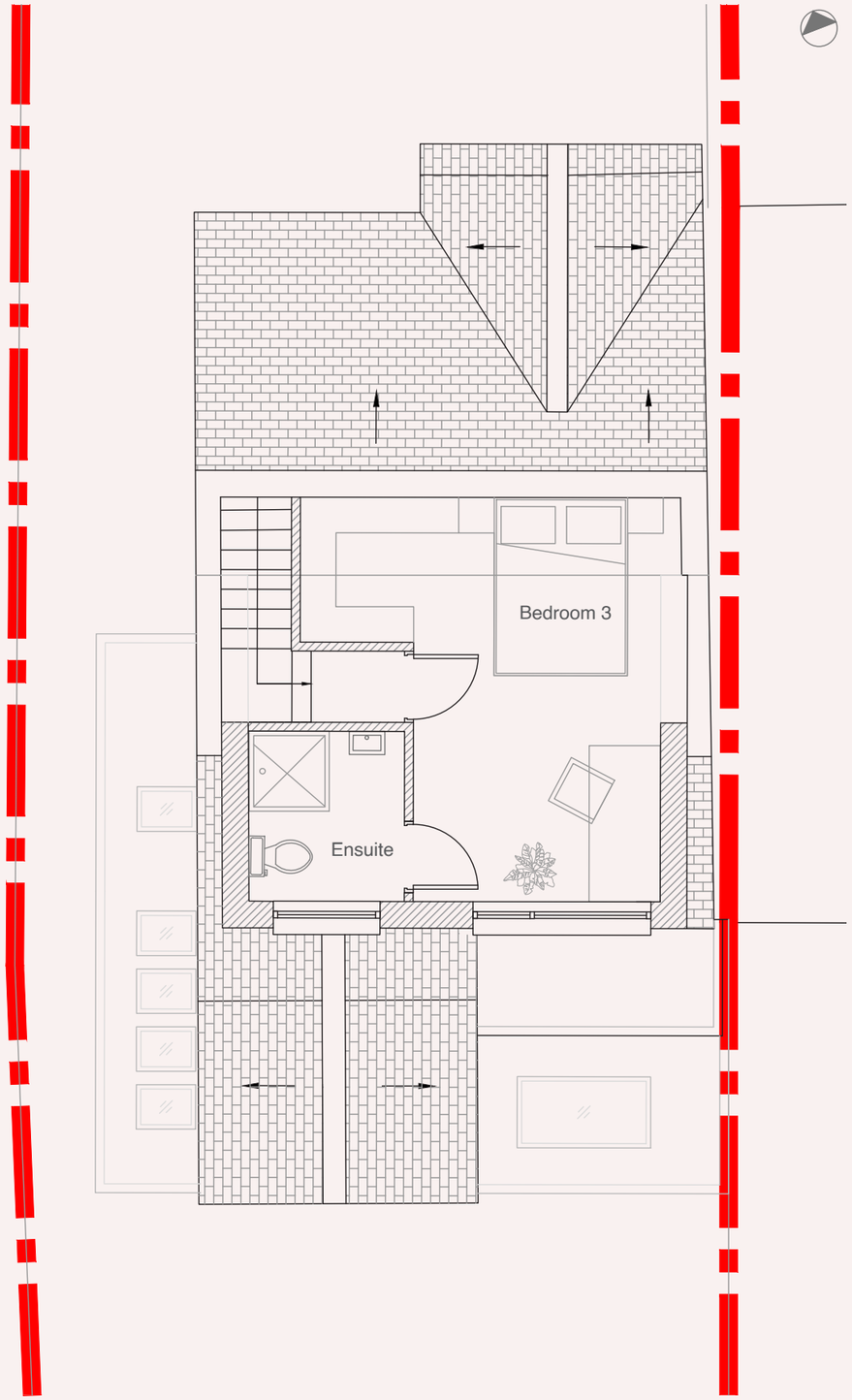
Positioned on the rear roof slope, the dormer extension has been carefully designed to minimise visibility from the public realm and preserve the character and proportions of the existing roof form. The extension remains visually subordinate to the host dwelling through its scale, set-back positioning, and restrained material treatment.

The proposed loft conversion creates an additional bedroom suite with ensuite accommodation, providing greater flexibility for changing family needs while improving the overall functionality of the property.

Large window openings maximise natural daylight and establish elevated views towards the surrounding landscape, helping create a bright and calm upper-level living environment. The proposal also improves opportunities for natural ventilation and increases the overall quality of accommodation within the roof space.

The dormer adopts a restrained contemporary architectural expression that complements the wider design approach of the project. The intervention has been carefully integrated into the existing dwelling to ensure the proposal reads as a coherent and proportionate evolution of the home rather than a dominant addition.

Overall, the roof extension seeks to balance efficient use of the existing building fabric with sensitivity towards the established residential character of Belwood Road.



# 10. Materials & Character

The proposed material palette has been carefully selected to complement the existing dwelling while establishing a restrained contemporary architectural language appropriate to the surrounding residential context.

The design approach seeks to balance continuity and contrast, allowing the new interventions to read clearly as contemporary additions while remaining sympathetic to the character, scale, and proportions of the existing property.

The rear and roof extensions adopt a simple and refined architectural expression characterised by:

- clean forms
- carefully proportioned openings
- restrained detailing
- contemporary glazing elements
- a calm and cohesive material palette

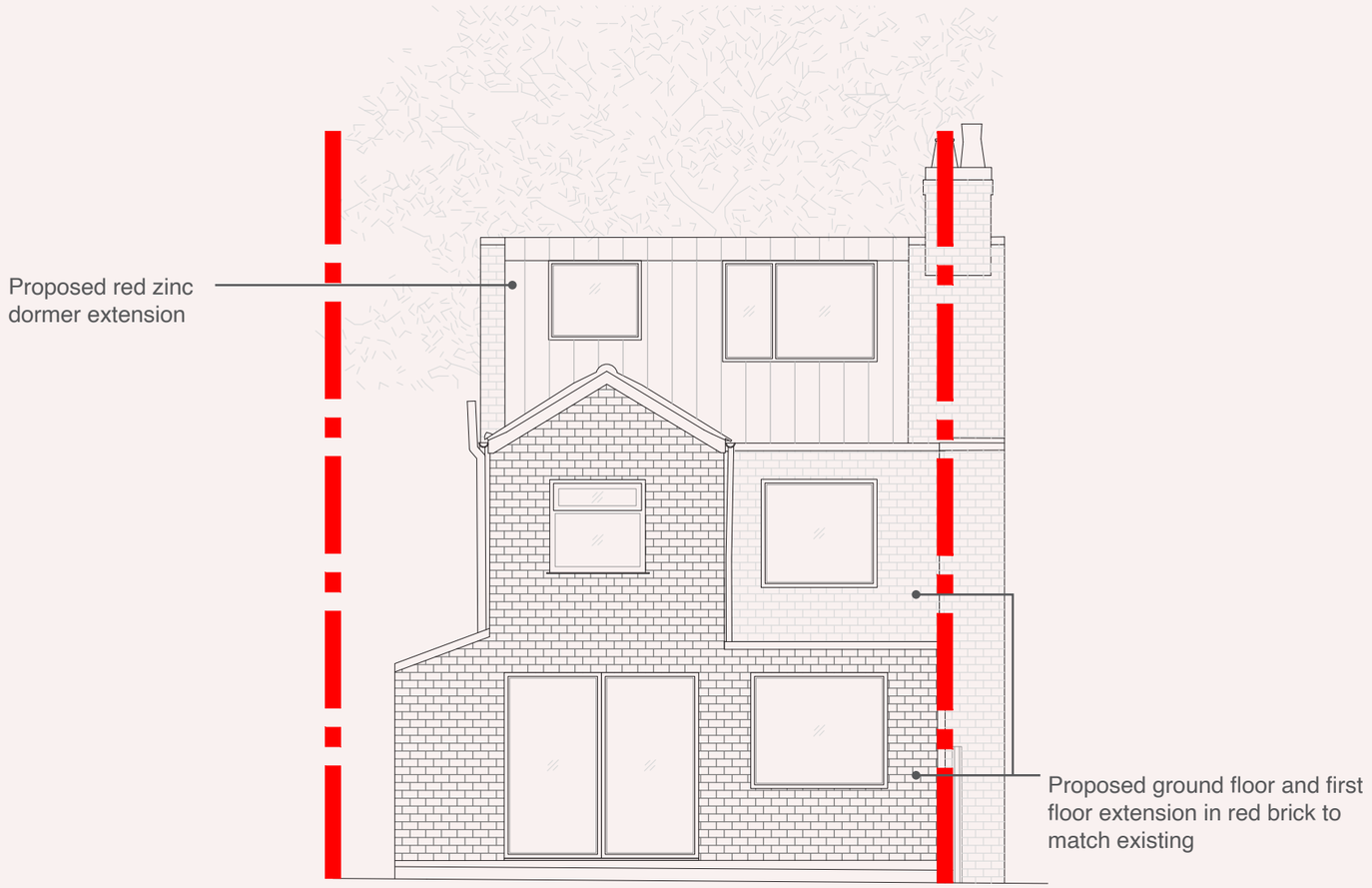
Materials are anticipated to include:

- matching or complementary brickwork
- contemporary aluminium framed glazing systems
- standing seam metal or zinc cladding to the dormer extension
- rooflights
- high-quality rainwater goods and metal detailing

Large glazed openings and rooflights form a key part of the architectural strategy, helping maximise natural daylight and strengthen the relationship between internal living spaces and the rear garden.

The proposed dormer extension adopts a contemporary material treatment to subtly distinguish the intervention from the original roof form while remaining visually recessive within the wider composition of the dwelling.

Overall, the material and architectural approach seeks to create a calm and contemporary family home centred around light, openness, and carefully framed connections to the surrounding garden environment.



# 11. Conclusion

The proposed development at 26 Belwood Road seeks to carefully evolve the existing dwelling through a series of considered architectural interventions that improve the quality, functionality, and long-term adaptability of the home.

The proposals respond directly to the opportunities and constraints identified within the existing property, including limited natural daylight, fragmented circulation routes, underutilised roof space, and weak connections to the rear garden. Through the introduction of rear, side, and roof extensions alongside internal reconfiguration, the scheme creates a brighter, more connected, and more flexible family living environment suited to contemporary domestic life.

The extensions have been carefully designed to remain proportionate and visually subordinate to the host dwelling while responding positively to the established residential character of Belwood Road. The restrained contemporary architectural language, combined with a carefully considered material palette, allows the interventions to integrate sensitively within both the existing property and wider street context.

The proposal has been developed in accordance with the relevant principles of the National Planning Policy Framework and Manchester City Council planning policy, and reflects the established pattern of residential extensions and roof alterations visible throughout the surrounding area.

Overall, the scheme represents a thoughtful and well-considered residential extension that enhances the existing dwelling while maintaining an appropriate relationship with its context, neighbours, and surrounding residential environment.

# 12. Existing Drawings




Existing Ground Floor Plan

Scale 1:100




Existing First Floor Plan

Scale 1:100

Key:

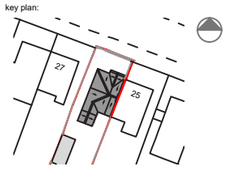
Site Boundary

1. Do not scale this drawing
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3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
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scale 1:100

key plan:




project:
26 Belwood Road

client:
Private Client

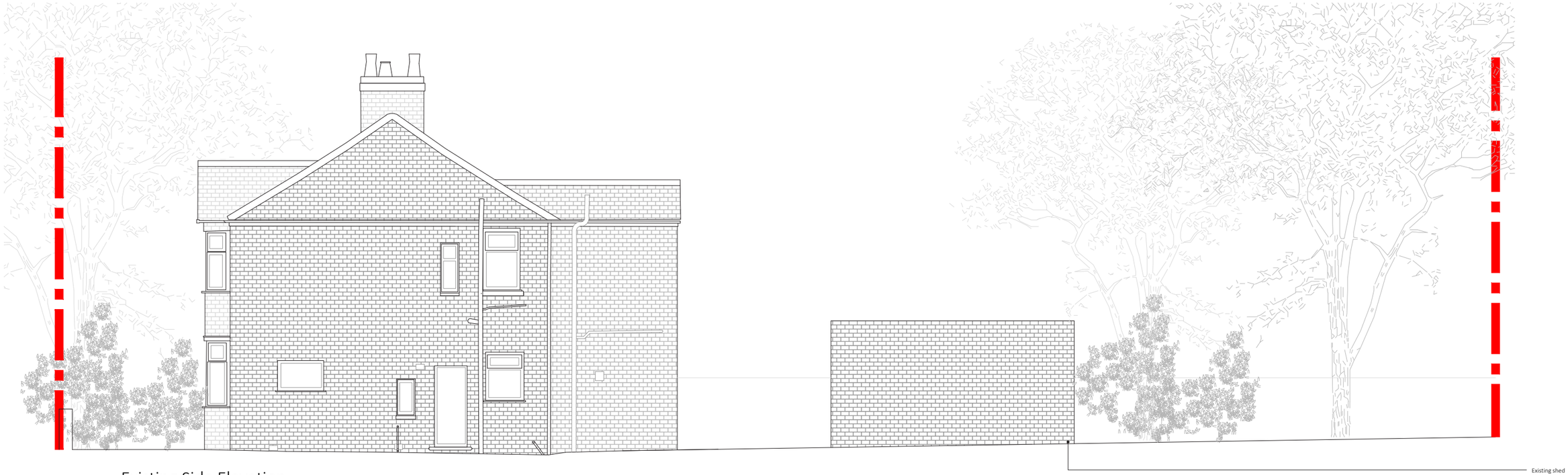
scale: 1:100 sheet: A3 date: May 2026

title:
Existing Floor Plans

drawing status: Planning drawn by: RC checked by: JD

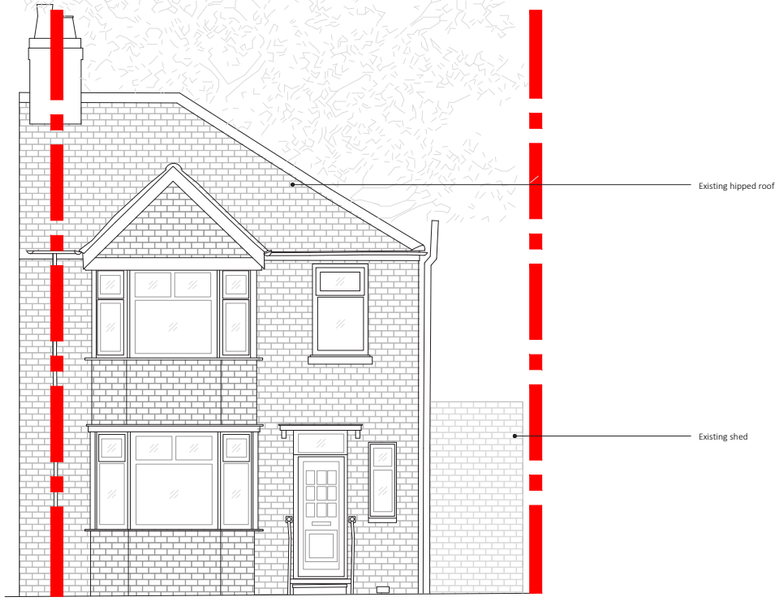
drawing no.: 2605-EX-100 rev: -

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Existing Side Elevation

Scale 1:50




Existing Front Elevation

Scale 1:50




Existing Rear Elevation

Scale 1:50

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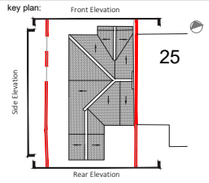
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scale 1:50

key plan:




project:
26 Belwood Road

client:
Private Client

scale: 1:50
sheet: A1
date: May 2026

title:
Existing Elevations

drawing status: Planning
drawn by: RC
checked by: JD

drawing no.: 2605-EX-200
rev: -

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# 13. Proposed Drawings



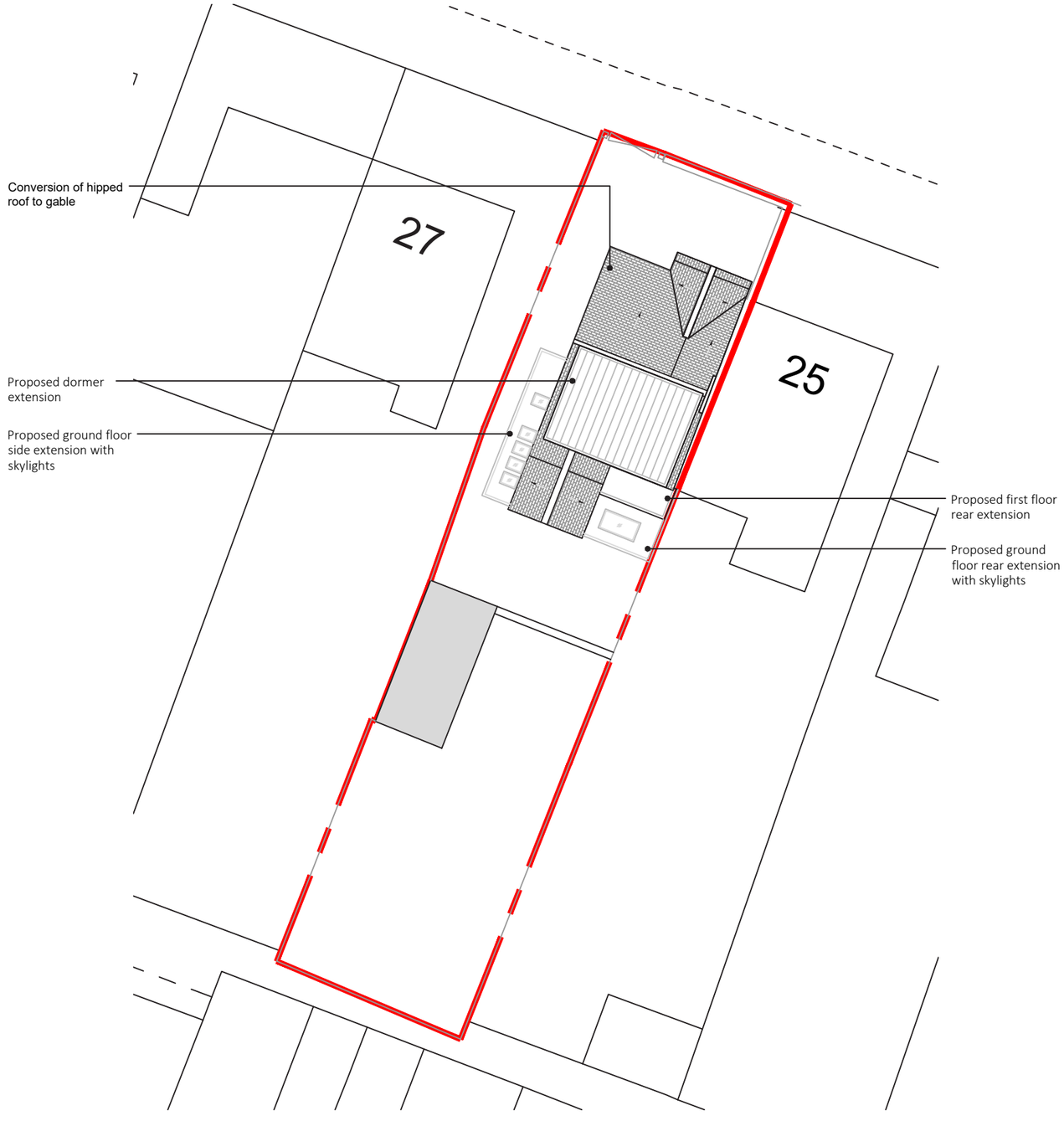

Existing Site Plan

Scale 1:1250




Proposed Site Plan

Scale 1:1250




Proposed Site Plan

Scale 1:200

Key:

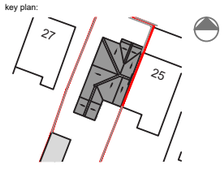
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key plan:




project: 26 Belwood Road

client: Private Client

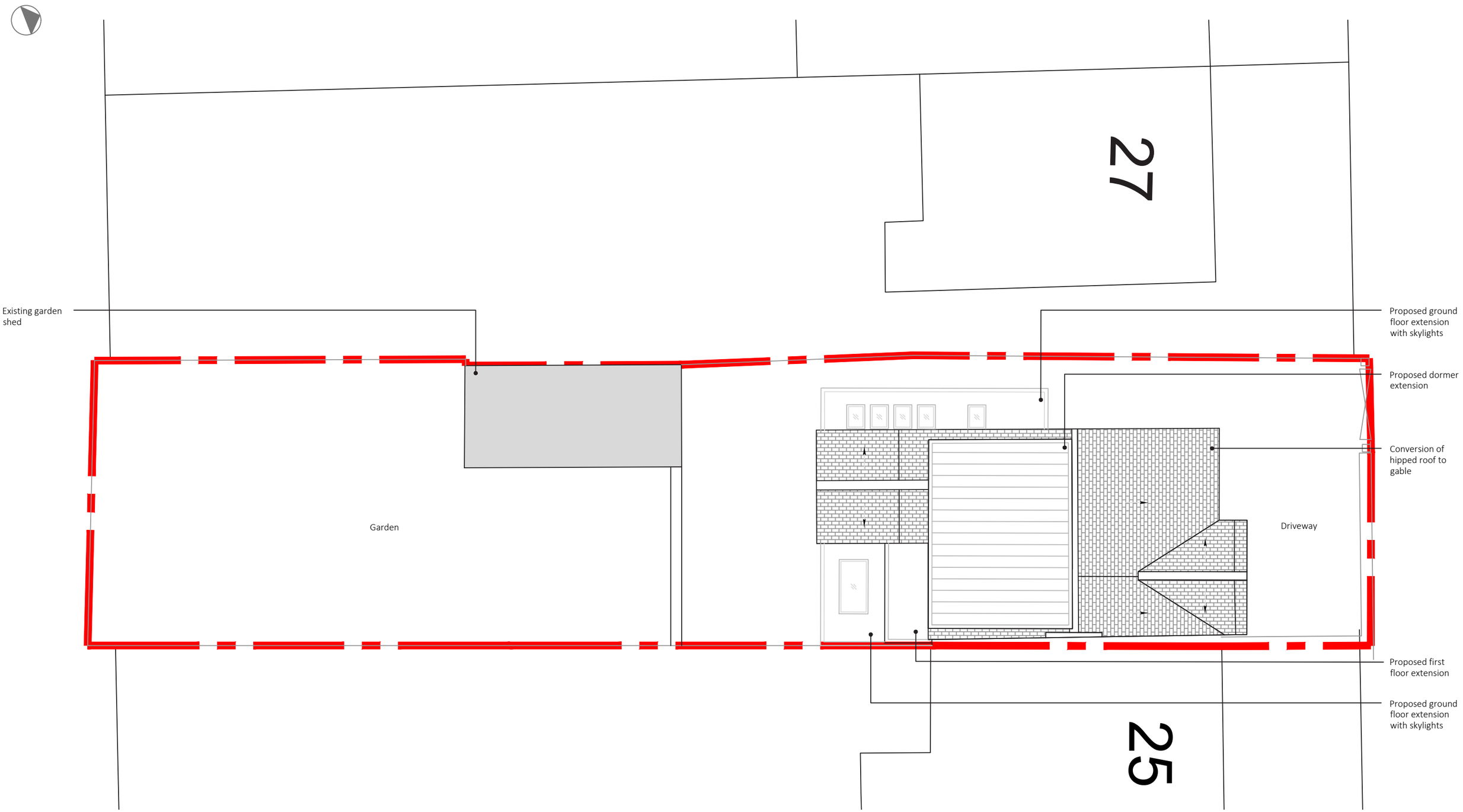
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title: Location and Site Plan

drawing status: Planning drawn by: RC checked by: JD

drawing no.: 2605-GA-050 rev: -

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## Proposed Roof and Site Plan

Scale 1:100

**Key:**

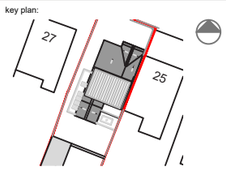
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scale 1:100

key plan:




project: 26 Belwood Road

client: Private Client

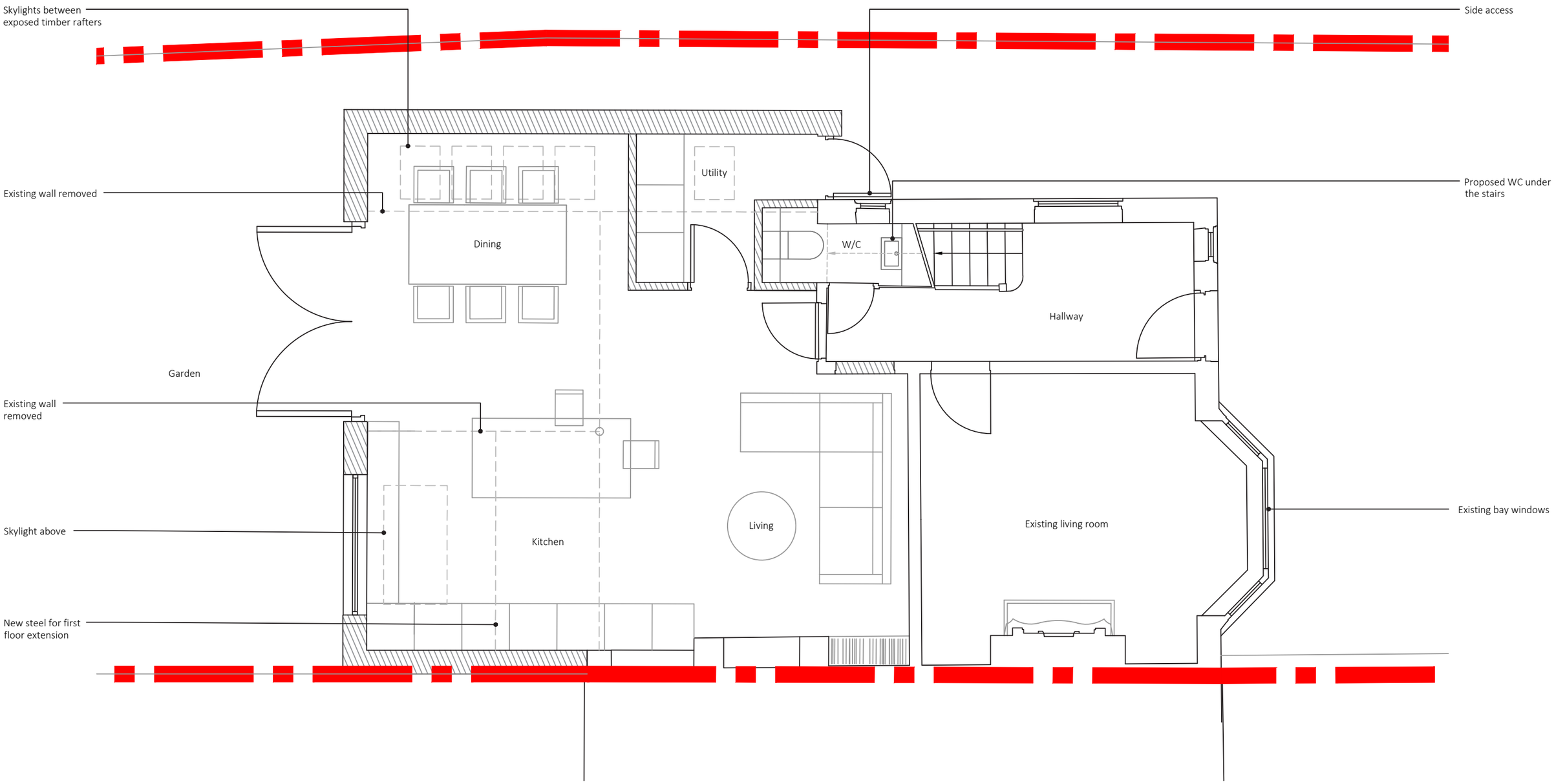
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title: Proposed Roof and Site Plan

drawing status: Planning | drawn by: RC | checked by: JD

drawing no.: 2605-GA-120 | rev: -

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# Proposed Ground Floor Plan

Scale 1:50

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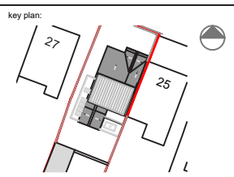
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key plan:




project: 26 Belwood Road

title: Proposed Ground Floor Plan

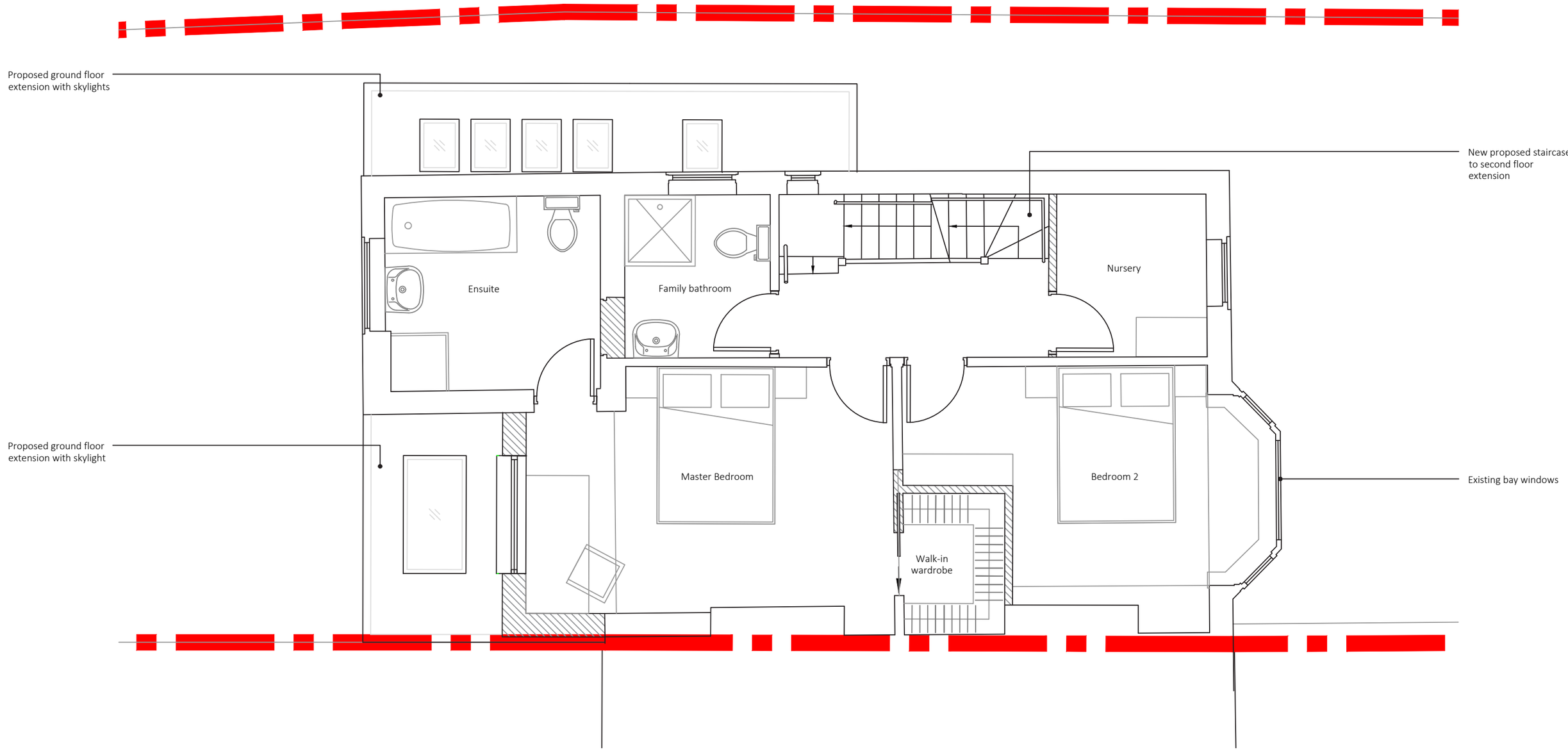
client: Private Client

drawing status: Planning | drawn by: RC | checked by: JD

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# Proposed First Floor Plan

Scale 1:50

Key:

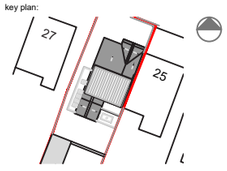
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client: Private Client

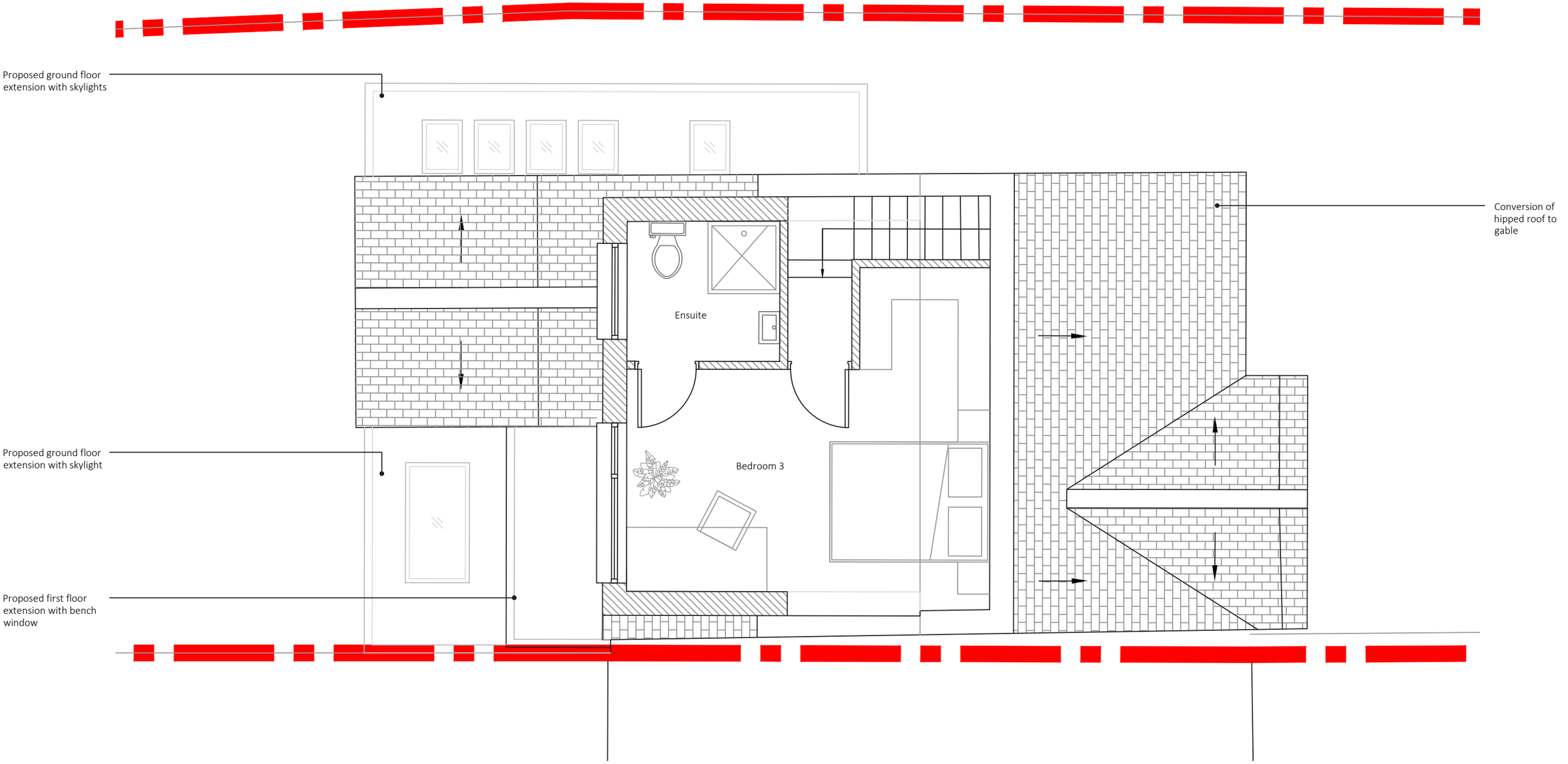
scale: 1:50 sheet: A3 date: May 2026

title: Proposed First Floor Plan

drawing status: Planning drawn by: RC checked by: JD

drawing no.: 2605-GA-101 rev: -

Joe&Co. Architects




# Proposed Second Floor Plan

Scale 1:50

Key:

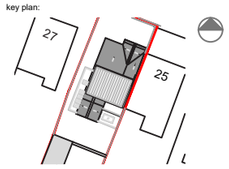
Site Boundary

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
6. This drawing is the property of Joe&Co. Architects Ltd and is not to be used in whole or in part without written consent

0 1 2 3 4 5m

scale 1:50

key plan:




project: 26 Belwood Road

client: Private Client

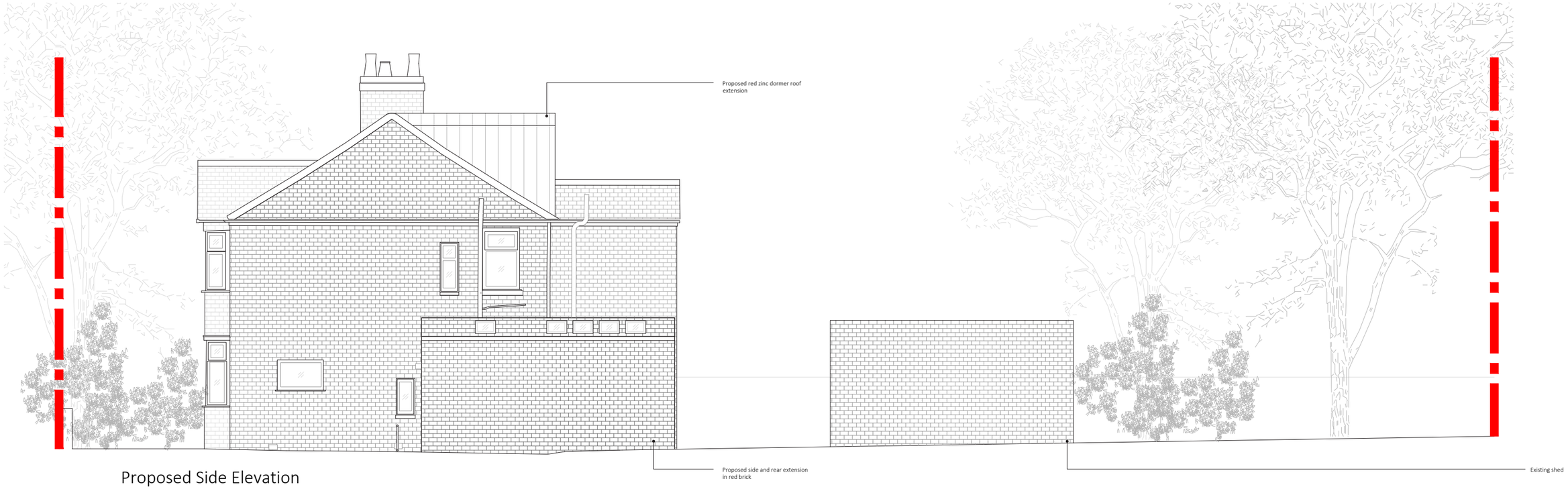
scale: 1:50 | sheet: A3 | date: May 2026

title: Proposed Second Floor Plan

drawing status: Planning | drawn by: RC | checked by: JD

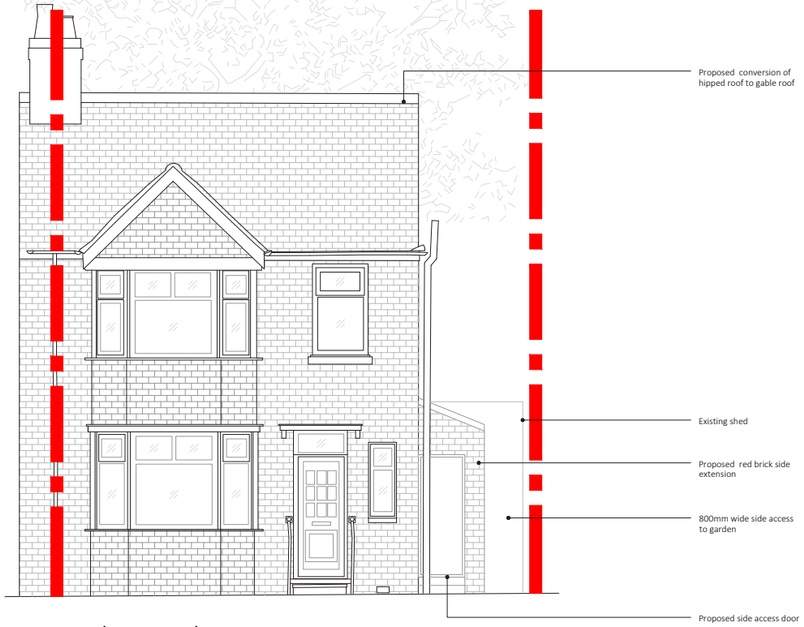
drawing no.: 2605-GA-102 | rev: -

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## Proposed Side Elevation

Scale 1:50




## Proposed Front Elevation

Scale 1:50




## Proposed Rear Elevation

Scale 1:50

Key:

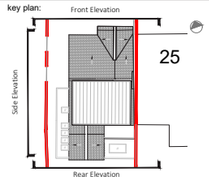
Site Boundary

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
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6. This drawing is the property of Joe&Co. Architects Ltd and is not to be used in whole or in part without written consent

0 1 2 3 4 5m

scale 1:50

key plan:




project:
26 Belwood Road

client:
Private Client

scale: 1:50
sheet: A1
date: May 2026

title:
Proposed Elevations

drawing status: Planning
drawn by: RC
checked by: JD

drawing no.: 2605-GA-200
rev: -

Joe&Co. Architects