

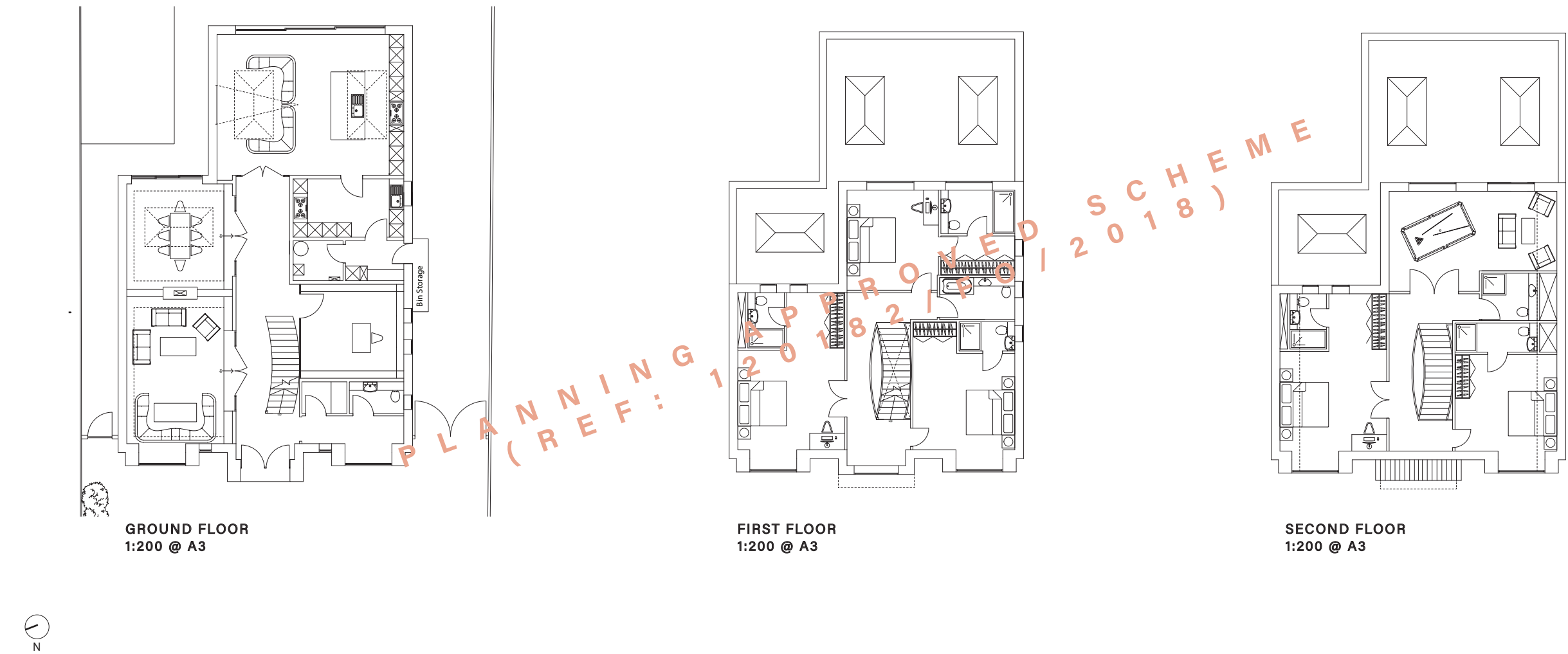
4.0

DESIGN DEVELOPMENT

4.1 PREVIOUS PLANNING APPROVAL

Previous approved floor plans

In June 2018, the erection of a three-storey dwelling house following the demolition of the existing dwelling was approved by Manchester City council. It has been considered in determining the design of the current proposal. As such, the following drawings have been provided as context.



n.b: These drawings were prepared by the previous architects for the purpose of the previous planning application

4.1 PREVIOUS PLANNING APPROVAL

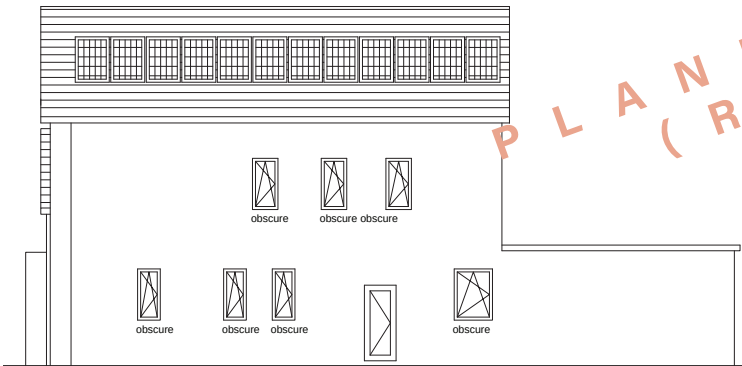
Previous approved elevations



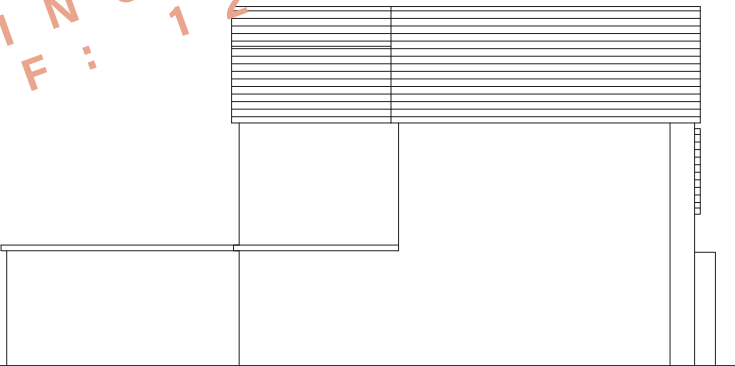
WEST ELEVATION
1:200 @ A3



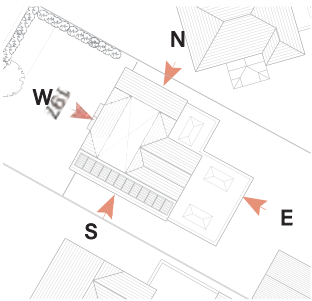
EAST ELEVATION
1:200 @ A3



SOUTH ELEVATION
1:200 @ A3



NORTH ELEVATION
1:200 @ A3



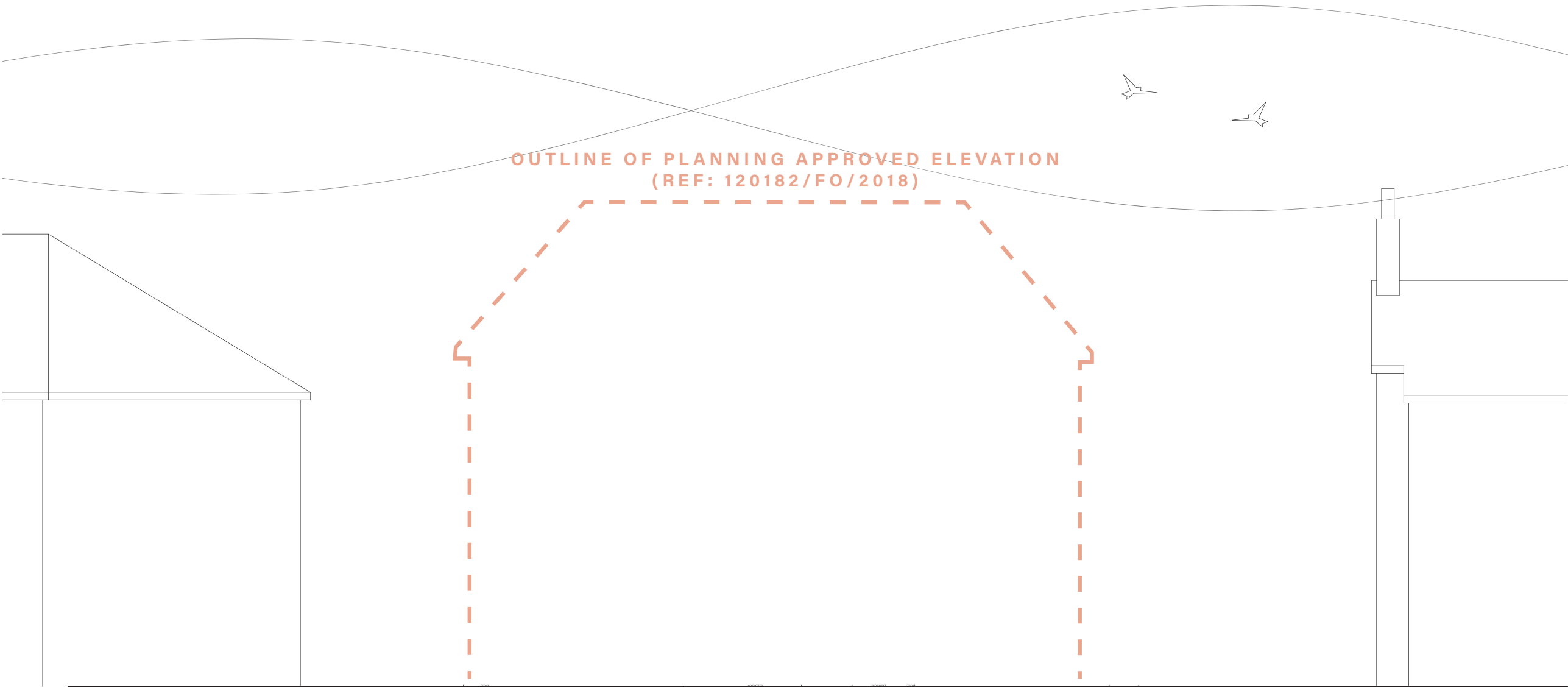
LEGEND

n.b: These drawings were prepared by the previous architects for the purpose of the previous planning application

4.1 PREVIOUS PLANNING APPROVAL

Previous approved building outline

The previously approved design for the site has a higher ridge height then the current proposal. The height of the proposal has been decided using studies of the surrounding buildings as well as this previous proposal in order to blend with the context of the site.



4.2 PRECEDENTS



CALDERPEEL PREVIOUS EXAMPLE PROJECT IMAGERY



5.0

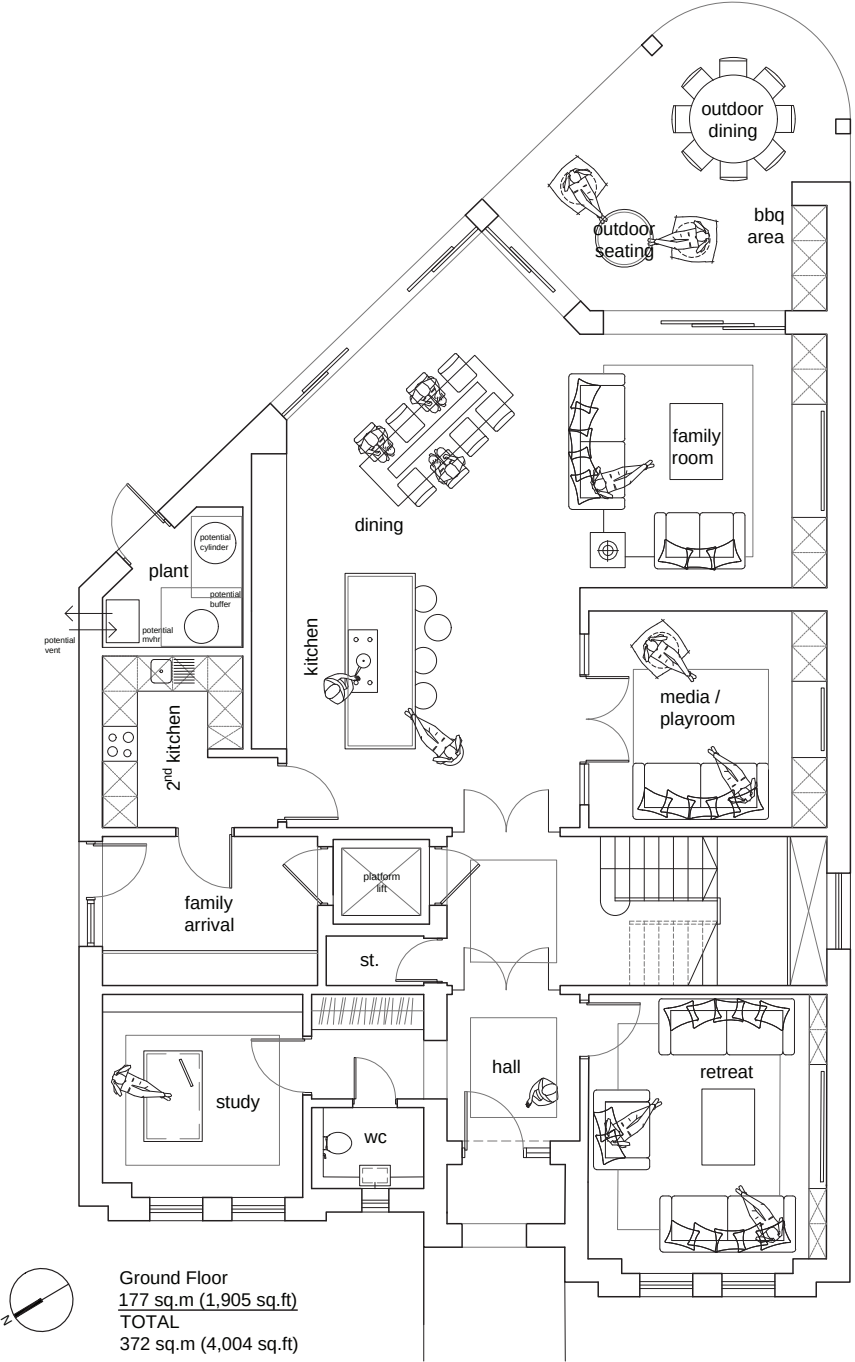
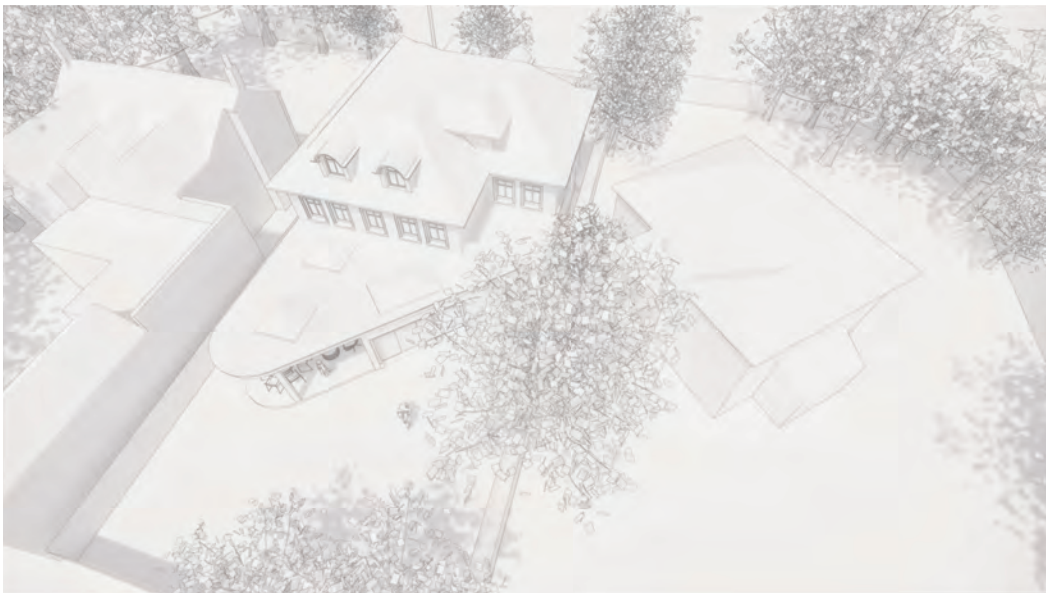
THE PROPOSAL

5.1 PROPOSED SITE PLAN



5.2 PROPOSED FLOOR PLANS

The principal living spaces are located on the ground floor of the property, with a lift providing access to all floors for all users. The main entrance is positioned to the front of the property, whilst a family arrival entrance is located to the north side. The entrance hall provides access to the kitchen / dining area with a direct link to the garden. The arrangement of the ground floor has been designed to respond to the surrounding properties, in order to maintain the amenity of 195 Palatine Road, whilst maximising the aspect to the south-facing parts of the garden. Roof lights have been positioned above the kitchen / dining and family room.

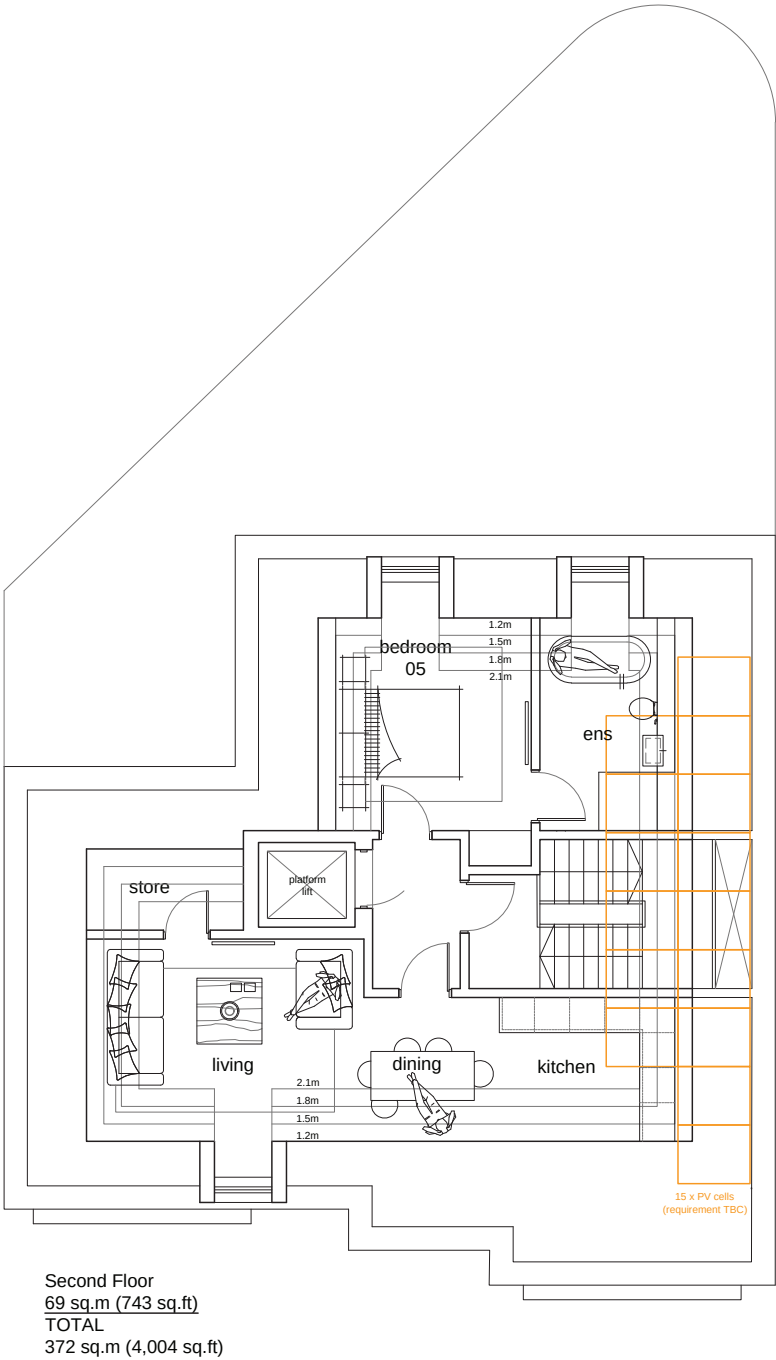
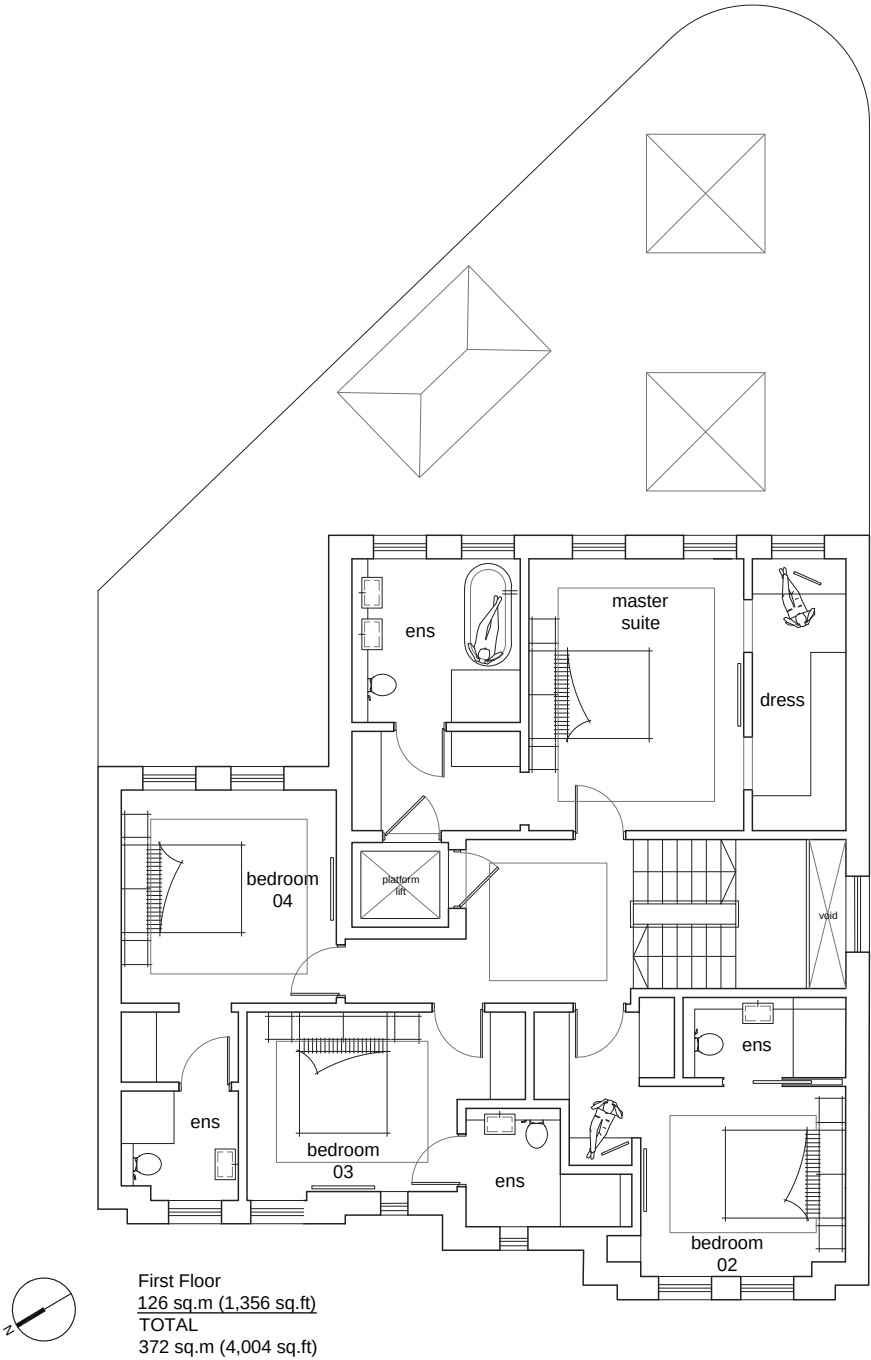


5.2 PROPOSED FLOOR PLANS

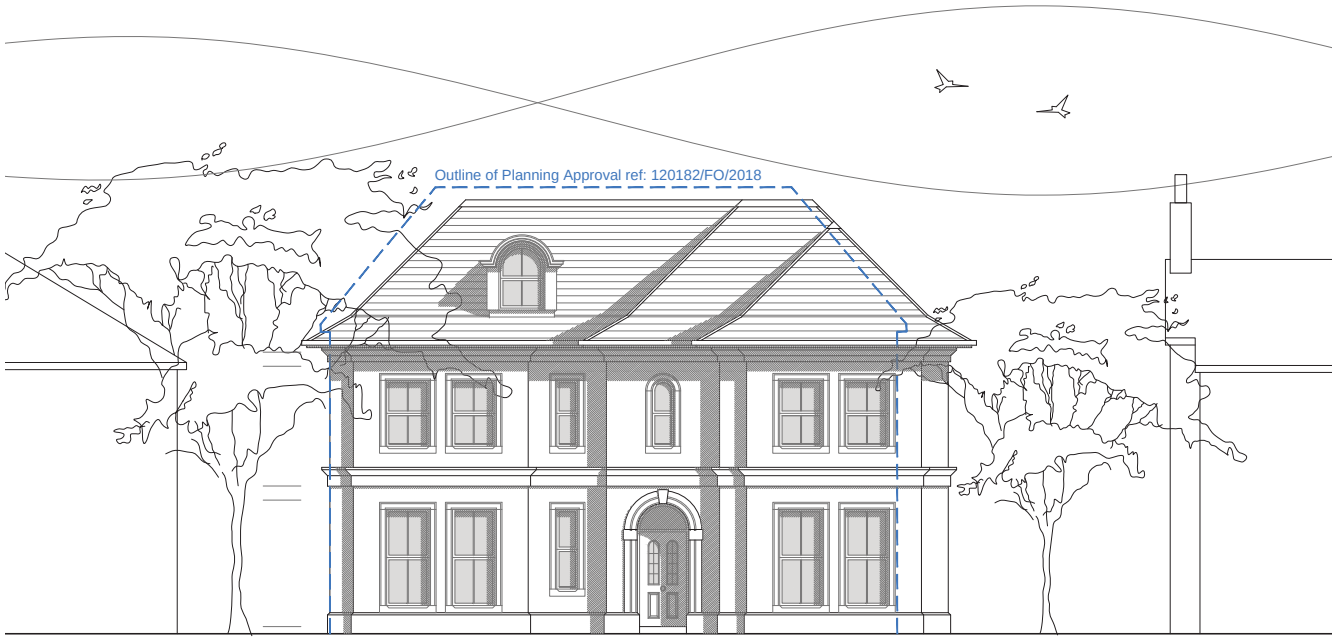
The bedrooms are situated on the upper levels of the dwelling; four on the first floor, and one on the second floor. All of the bedrooms have en-suites. The master suite has direct access from the lift as well as a dressing room and en-suite.

The second floor serves as a guest suite with bedroom and en-suite, as well as its own living room, dining and kitchen space. This suite also has direct access from the lift.

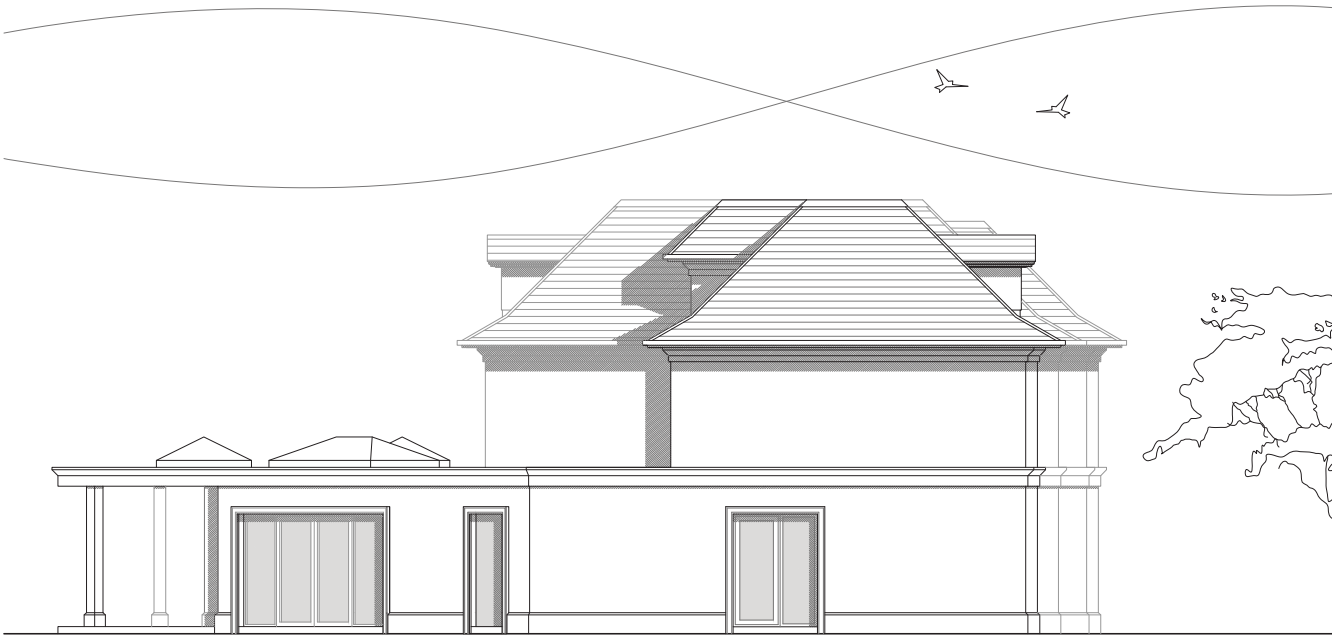
On the roof of the proposal, 13no. PV cells are orientated towards the south to assist with the energy provision for the house.



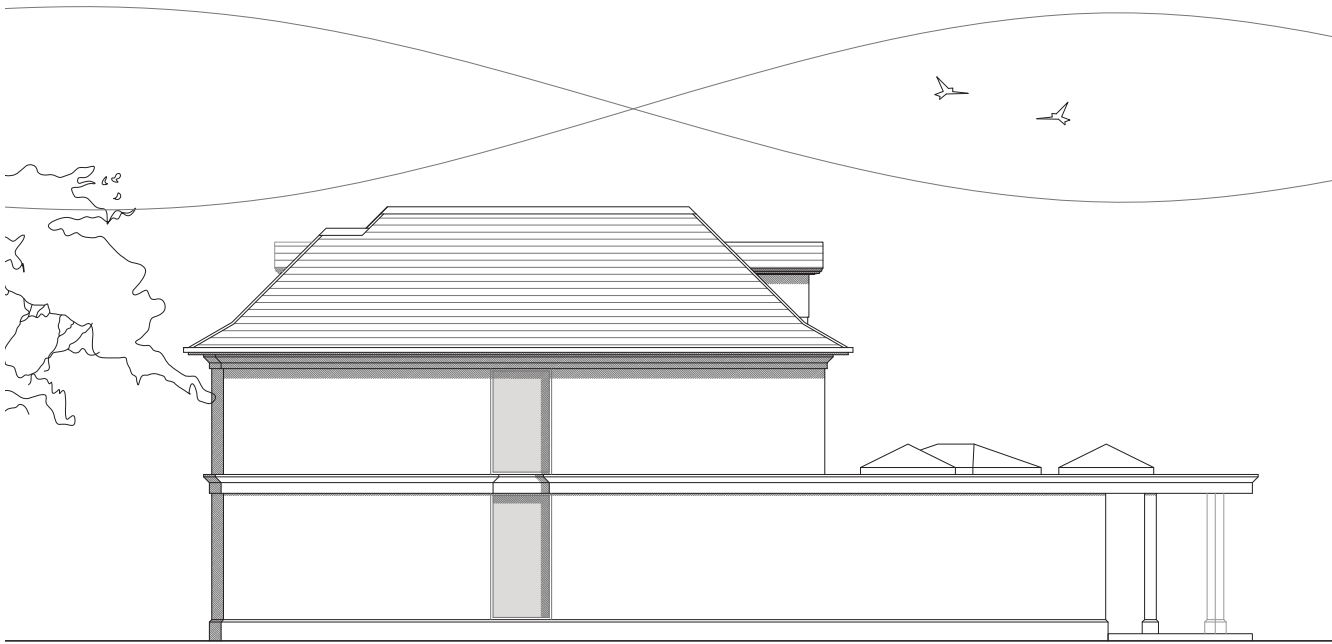
5.3 PROPOSED ELEVATIONS



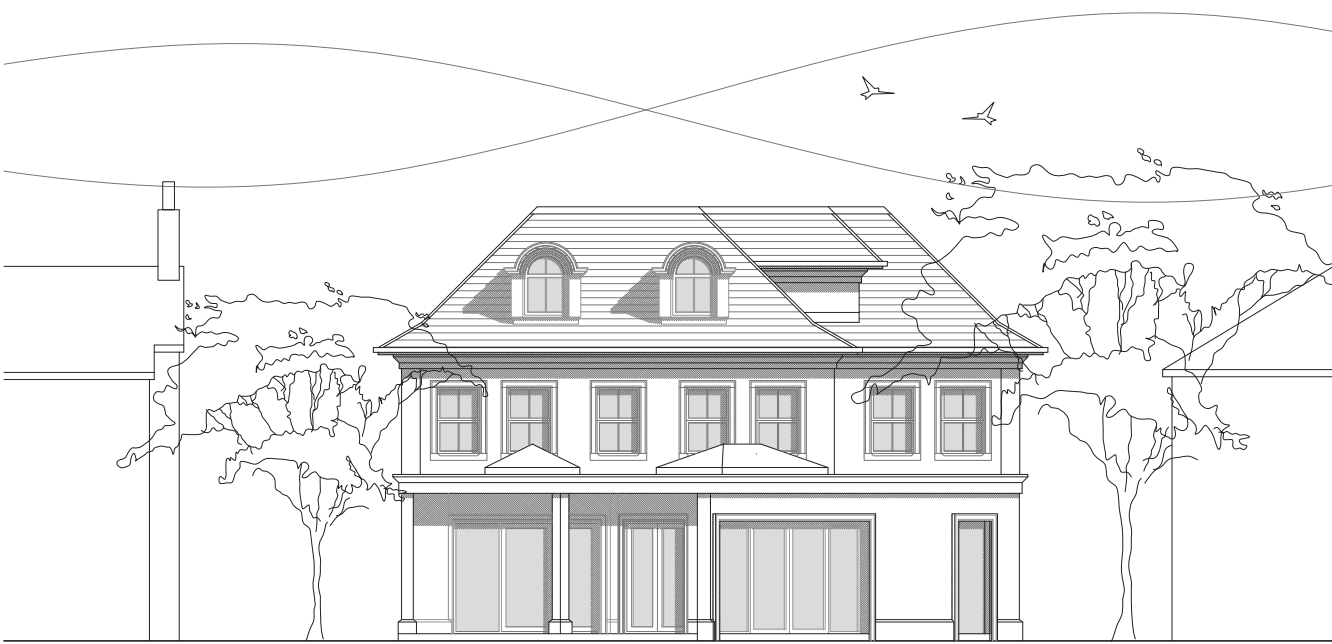
Proposed Front Elevation



Proposed Side Elevation



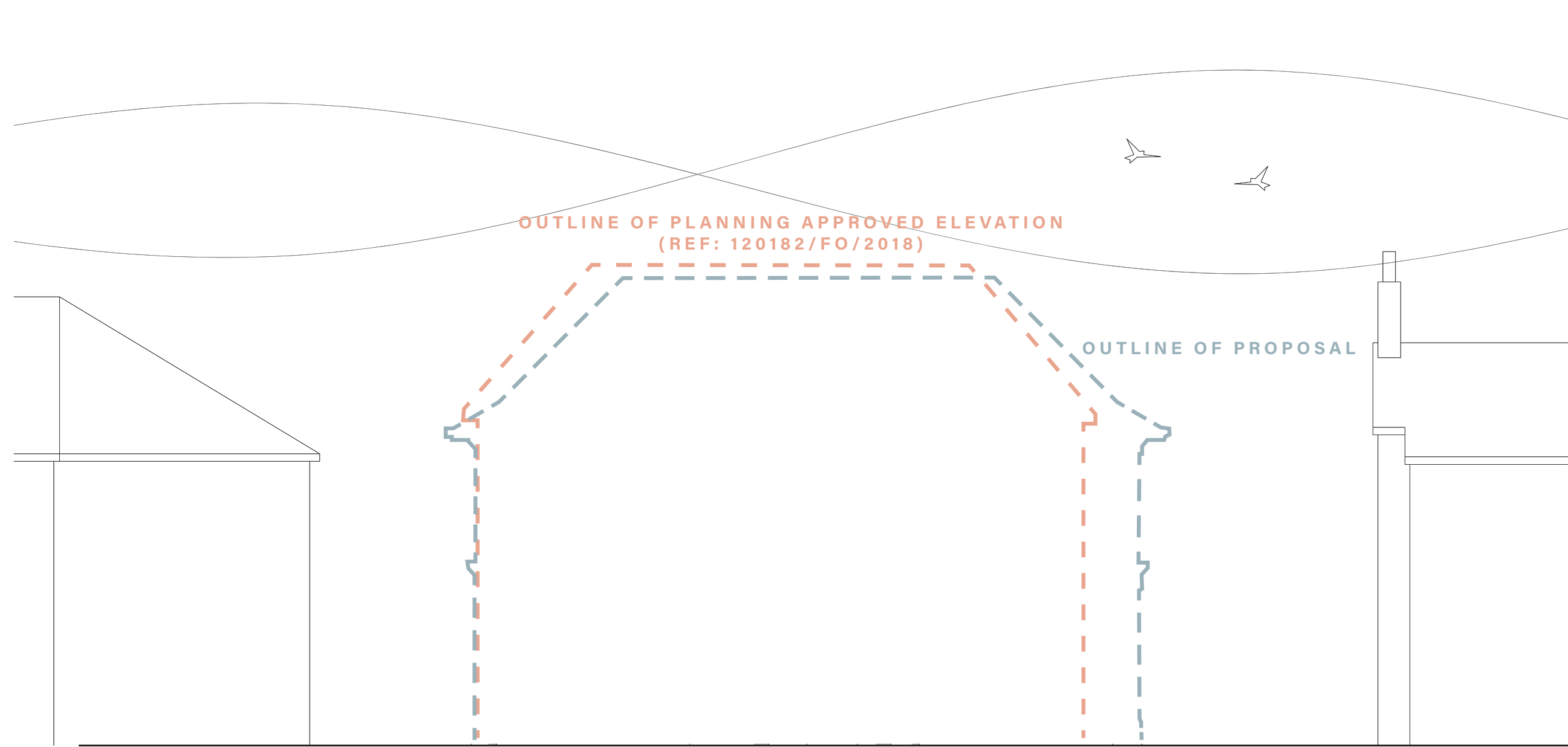
Proposed Side Elevation



Proposed Rear Elevation

5.4 PROPOSED MASSING

The previously approved design for the site has a higher ridge height than that proposed. The height of the proposal has been determined by assessing the surrounding buildings, as well as considering what was deemed appropriate under the previous approval, in order to sit comfortably within the context of the site.



5.5 CONTEXT HEIGHT ANALYSIS

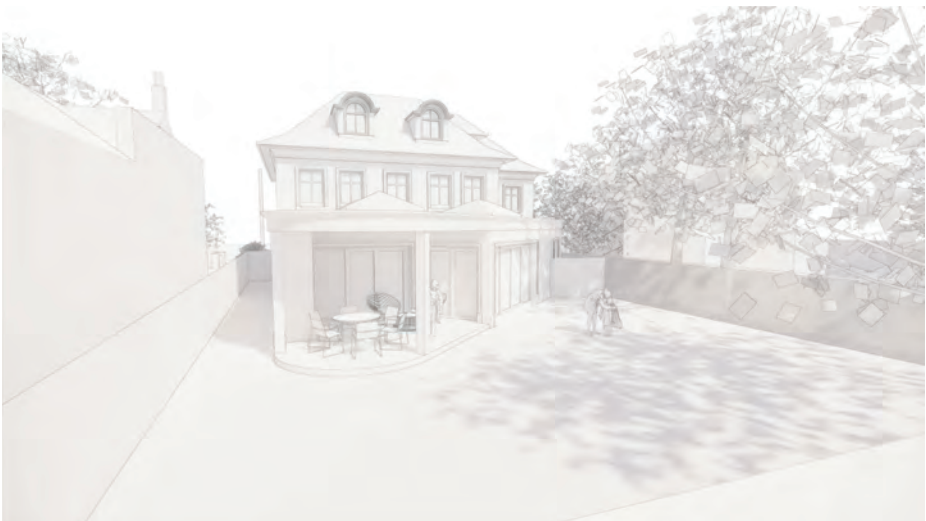
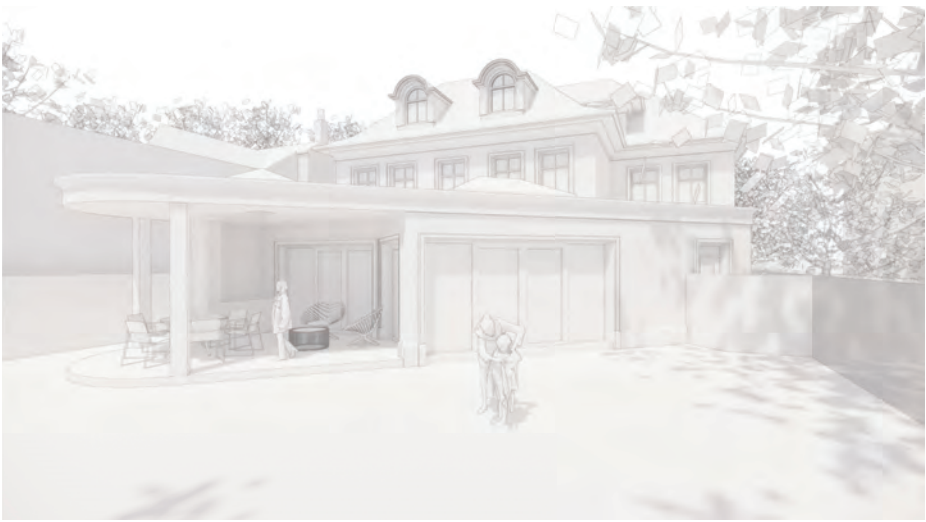
The heights of the surrounding buildings have been considered for the proposal so that it sits comfortably within its context. The proposed ridge height is 9.25m which is consistent, and in many cases lower than most, of the surrounding buildings. The previously approved dwelling proposed a higher ridge height than the proposal.



5.6 PROPOSED MASSING VIEWS



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5.7 PROPOSED ACCESS

Vehicular Access

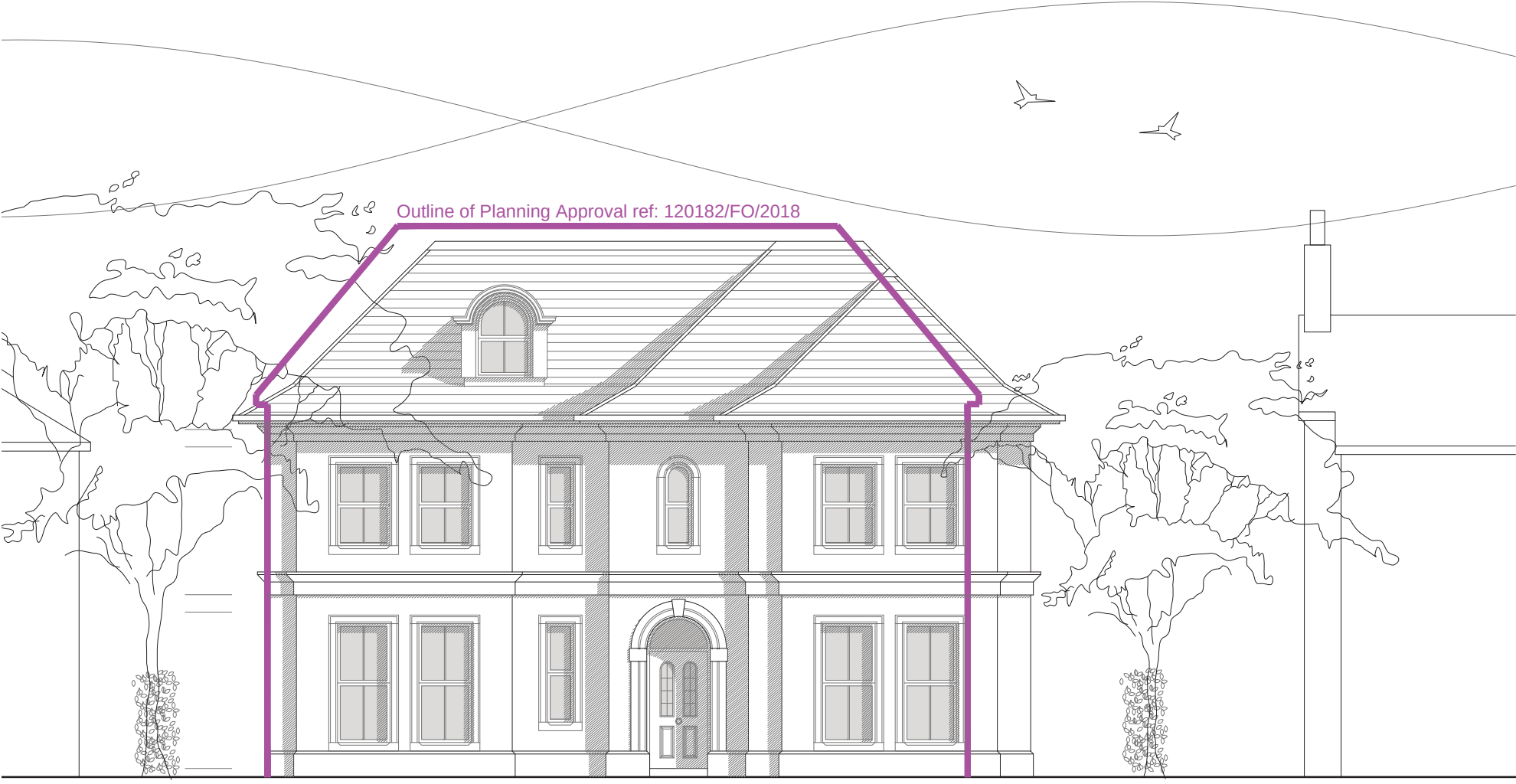
As part of the proposals, there is no change to the existing access to the site from Palatine Road. There will be provision for the parking of 3no. vehicles at the front of the site, whilst the existing garaging to the rear of the site will be demolished. This will allow for more garden space at the rear of the property. Each of the parking spaces will have an EV charging point.

Access for all users

The proposals include for the provision of a lift that will allow access to all floors for all users. Level access is proposed to the ground floor and all openings, as well as rooms, are spacious to limit the potential of obstacles to any users. As such, this will ensure that the property is accessible to all users and future-proof the property for the homeowners into their later years.



5.8 MATERIALS



Proposed Front Elevation

3D MASSING
white render with portland stone



6.0

SUMMARY

6.1 SUMMARY OF PROPOSAL

The proposal has been sensitively designed in terms of its scale, mass, and appearance in response to its context such that it sits sympathetically within its setting. The appearance of the proposal draws upon the styles and character of the neighbouring properties.

The application proposal utilises the existing access arrangements and provides an amount of parking appropriate for a family dwelling of this size.

The frontage of the site to Palatine Road remains largely unchanged, with trees and hedging surrounding the boundary of the site, providing privacy from the road, as well as retaining a soft and leafy setting.

The site has recently being subject to an approved planning application for the erection of a three-storey dwelling house, following the demolition of the existing dwelling, in June 2018. With the heights and volume of the proposal being similar to the previous approval, but in a more sympathetic manner, the proposals will provide a complimentary addition to the setting.



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