



**197 PALATINE ROAD
DIDSBURY**

DESIGN & ACCESS STATEMENT
24043 (PL) 1500 Rev C
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1.0

INTRODUCTION

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Calderpeel Architects is a professional RIBA Chartered Practice with offices in Altrincham and Sheffield. Established in 1992, Calderpeel has earned a reputation for its work in the Luxury Residential and Superhomes, as well as specialisms in Masterplanning, Commercial and the Care sector.

The practice is fully ISO and IIP accredited and we are founding members of the RIBA student mentoring program. Two of our directors are past presidents of the Manchester Society of Architects and our Managing Director is a RIBA national council member.

The practice operates in an open studio environment and thrives on a collaborative approach to design. We actively encourage the development of new design theories and practices with weekly open design charrettes. Along with an active programme of CPDs, mentoring, building visits and personal development plans. We do all we can to support and subsequently retain our exceptional talent.



1.0 INTRODUCTION

1.1 OVERVIEW

This Design and Access Statement is submitted in support of a full planning application to replace the existing dwelling at 197 Palatine Road, Didsbury.

Careful consideration has been given on the overall impact of the proposals within the local vicinity, in particular taking into consideration how the proposals integrate with the neighbouring dwellings.

1.2 PROPOSAL

The proposed replacement dwelling is predominately two and a half storeys in height. The dwelling has five bedrooms, including a guest suite and master suite. The dwelling is sited around the existing trees on site, ensuring all mature/semi-mature trees are able to be retained during construction and post-construction. The principal elevation faces north-west, similarly to the existing dwelling. In the following chapters we will elaborate further on the details of the proposals, including material choice, siting, layout and scale.

1.3 PROJECT OBJECTIVES

- To create an improved sense of arrival whilst maintaining the positive attributes of the dwelling.
- To construct a sustainable dwelling that accommodates the ever-changing demands of modern day living and the family owners.
- To better connect the dwelling to its rear garden.

2.0

THE SITE



197 PALATINE ROAD

PALATINE ROAD

BARLOW MOOR ROAD

PALATINE ROAD

2.1 SITE OVERVIEW

The site is situated near the junction of Palatine Road and Barlow Moor Road in Didsbury.

The frontage of the site faces onto Palatine Road with some trees and hedging surrounding the boundary of the site, providing some privacy from the road. The entrance to the site also lies on Palatine Road.

The existing dwelling no longer meets the long-standing family homeowners and is not reflective of the character of the area. It is well served by local shops and transport links. This proposal improves the visual character of the site, creating a modern-yet-sensitive property and is sympathetic to the building heights of the surrounding context.

The proposal aims to provide a high quality dwelling that reflects the character of the area, providing spacious living whilst enhancing the site.

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. The heights and volume of the previous approval have been taken into account in the design of the proposal.



2.2 SITE PHOTOGRAPHS



2.3 EXISTING DWELLING

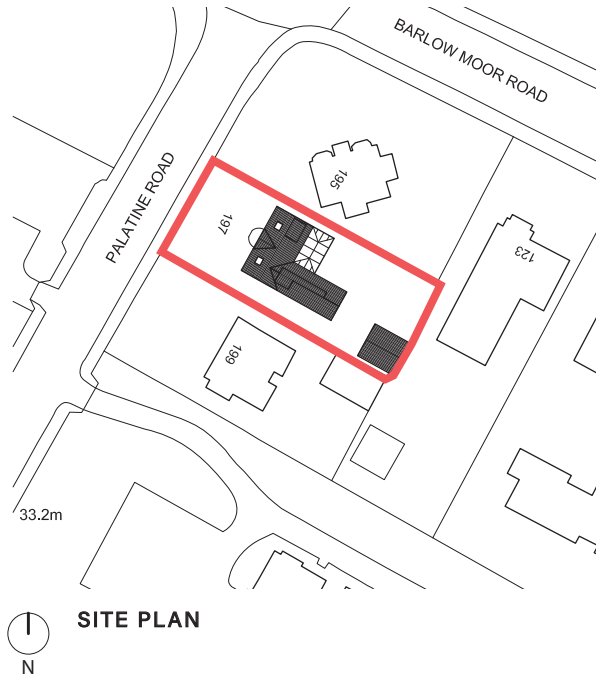
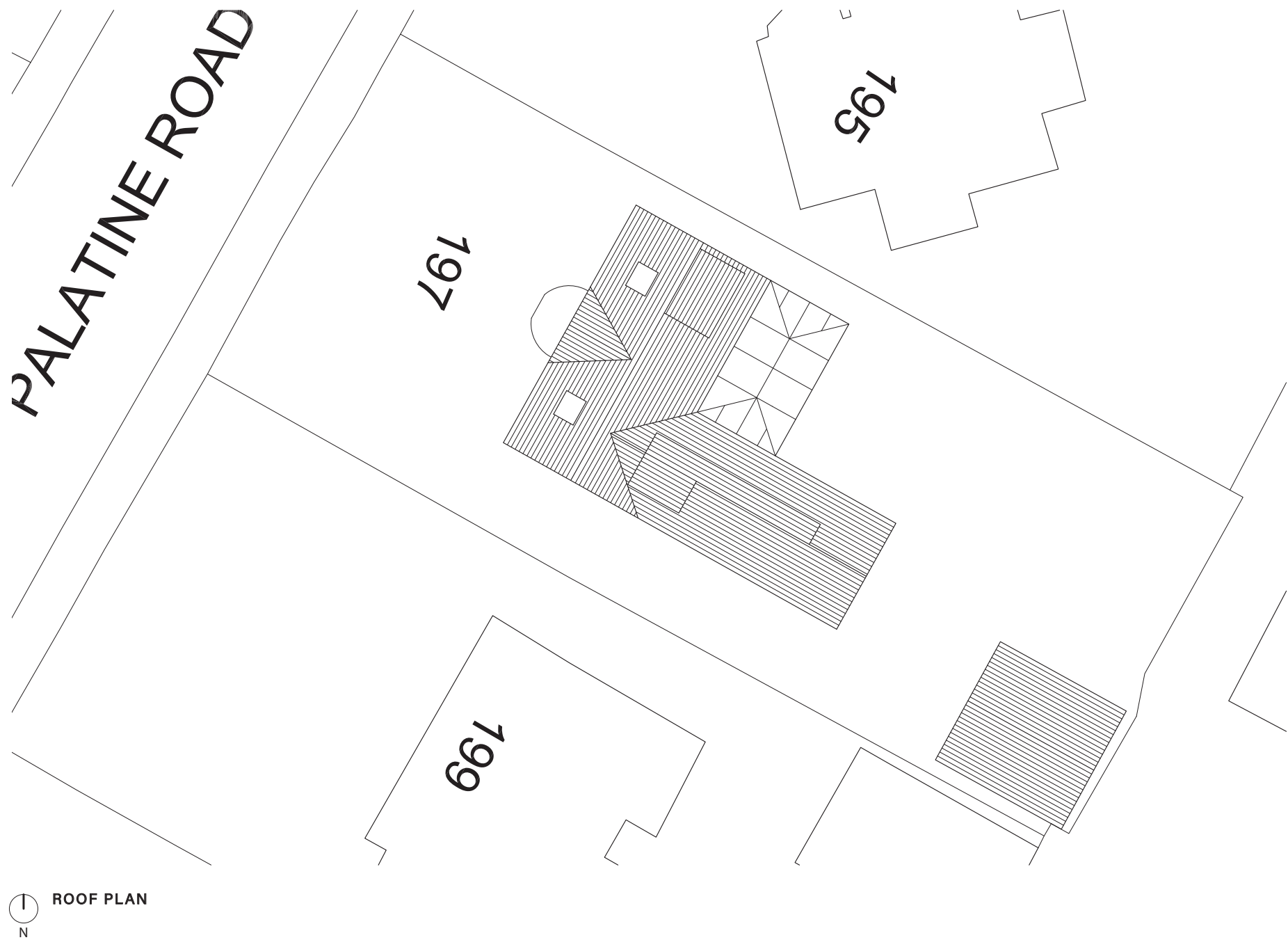
Elevations



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

2.3 EXISTING DWELLING

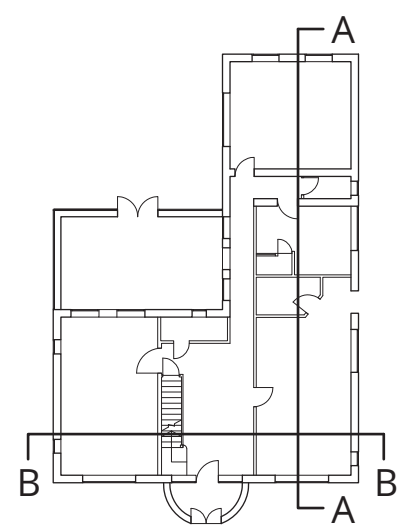
Site and roof plan



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

2.3 EXISTING DWELLING

Sections



SECTION AA

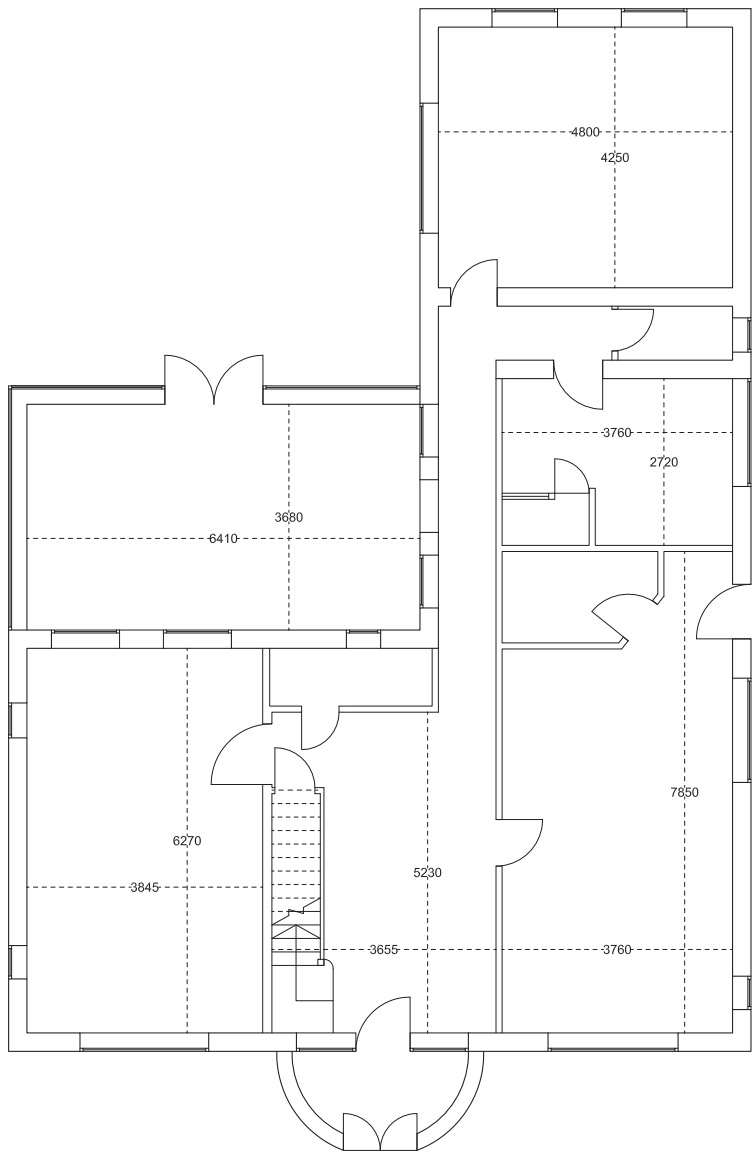


SECTION BB

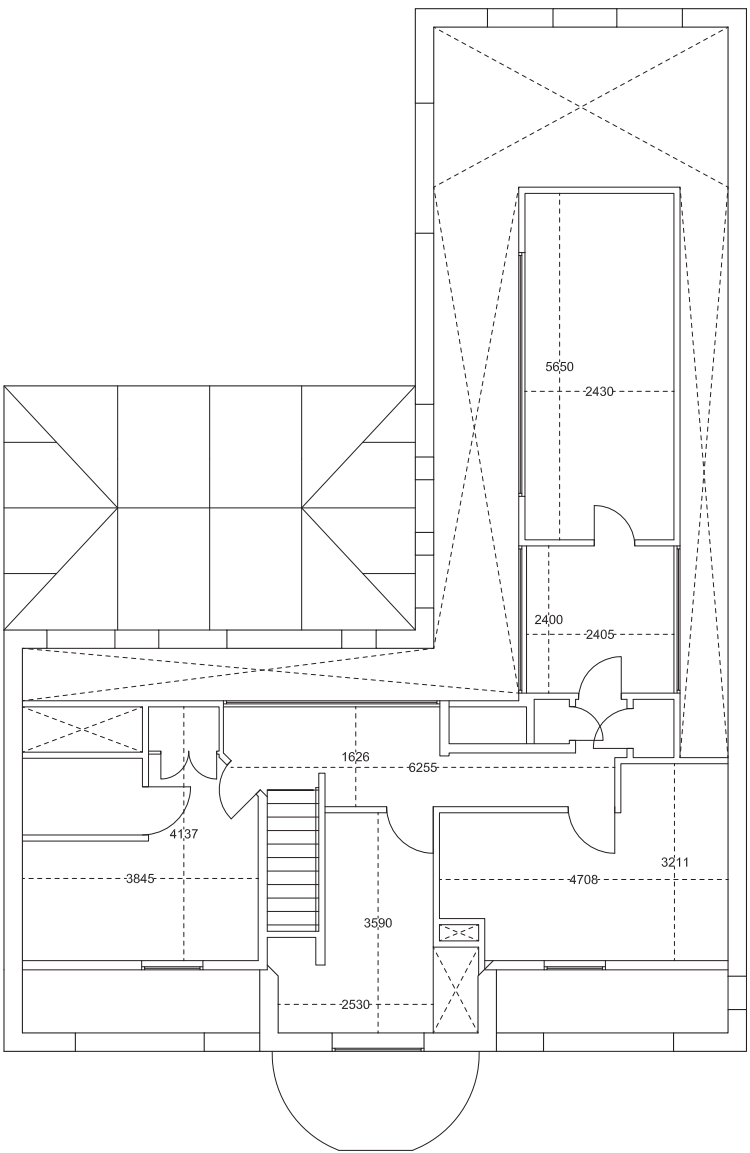
n.b: These drawings were prepared by the previous architects for the purpose of the previous planning application

2.3 EXISTING DWELLING

Plans



GROUND FLOOR



FIRST FLOOR

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

2.4 SITE CONSTRAINTS and OPPORTUNITIES

The site is located by the junction of Palatine Road and Barlow Moor Road. There are several mature trees on the site and the wider context that allow some privacy from the road as well as the surrounding properties. 195 Palatine Road overlooks part of the site from a first floor window on the rear elevation of the property, this has been considered in the design of the proposal.

-  Extent of existing dwelling
-  Existing Trees RPA zones
-  Neighbouring views of site
-  Sun Path
-  Site Access
-  Adjacent properties

