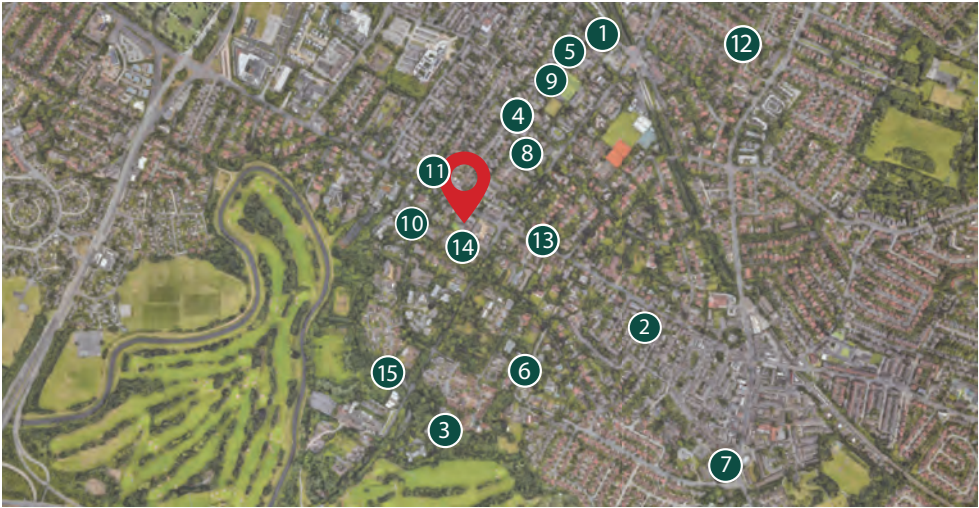


3.0

CONTEXTUAL ANALYSIS

3.1 LOCAL VERNACULAR

The images below illustrate the diversity of architectural styles and materials present in the local area. Red brick, buff brick, and white rendered elevations are all commonly found, with decorative stonework also a common feature.



3.2 CHARACTER APPRAISAL



195 Palatine Road

- | | |
|-----------------|-------------------------|
| ① Three-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Bay windows | ⑦ Two access points |
| ④ Red Brickwork | ⑧ Brown Roof |

The surrounding area is predominantly residential with varying sized properties on similar sized plots. As can be seen from the above study, a wide range of styles, scales and materials are evident in the area. The buildings also vary in ages, including a large number of new-build examples.

3.2 CHARACTER APPRAISAL



199 Palatine Road

- | | |
|----------------------------|--|
| ① Two-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Rendered Front Elevation | ⑦ Area of hard-standing at front for parking |
| ④ Red Brickwork | ⑧ Grey Roof |

3.1 CHARACTER APPRAISAL



123 Barlow Moor Road - Planning Approval

- | | |
|-----------------|---|
| ① Three-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Bay windows | ⑦ Areas of hard-standing at front for parking |
| ④ Red Brickwork | ⑧ Brown Roof |

3.2 CHARACTER APPRAISAL



142 Barlow Moor Road

- | | |
|-----------------|---|
| ① Three-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Bay windows | ⑦ Areas of hard-standing at front for parking |
| ④ Red Brickwork | ⑧ Grey Roof |

3.1 CHARACTER APPRAISAL



St James Park, Wilmslow Road

- | | |
|-----------------|--|
| ① Three-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Bay windows | ⑦ Area of hard-standing at front for parking |
| ④ Red Brickwork | ⑧ Grey Roof |

3.1 CHARACTER APPRAISAL



196 Palatine Road

- | | |
|-------------------|---|
| ① Three-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Bay windows | ⑦ Areas of hard-standing at front for parking |
| ④ Light Brickwork | ⑧ Grey Roof |

3.1 CHARACTER APPRAISAL



Hayescroft Gardens

- ①

Three-storey
- ②

Pitched Roof
- ③

Bay windows
- ④

Red Brickwork
- ⑤

Mature Landscape
- ⑥

Stone/Fenced Boundary
- ⑦

Areas of hard-standing at front for parking
- ⑧

Grey Roof

3.2 CHARACTER APPRAISAL



158 Palatine Road

- | | |
|-------------------------|--|
| ① Two and a half-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Bay windows | ⑦ Large area of hard-standing at front for parking |
| ④ Varied Brickwork | ⑧ Brown Roof |

3.2 CHARACTER APPRAISAL



23 Didsbury Park

- ① Two-storey
- ② Pitched Roof
- ③ Bay windows
- ④ Rendered Elevation
- ⑤ Mature Landscape
- ⑥ Stone/Fenced Boundary
- ⑦ Large area of hard-standing at front for parking
- ⑧ Grey Roof

3.2 CHARACTER APPRAISAL



16 Lancaster Road

- | | |
|----------------------|--|
| ① Three-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Bay windows | ⑦ Area of hard-standing at front for parking |
| ④ Rendered Elevation | ⑧ Grey Roof |

3.2 CHARACTER APPRAISAL



7 Lancaster Road

- | | |
|----------------------|-------------------------|
| ① Two-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Gable Roof | ⑦ Two access points |
| ④ Rendered Elevation | ⑧ Grey Roof |

3.1 CHARACTER APPRAISAL



48 Spath Road

- ① Three-storey
- ② Pitched Roof
- ③ Bay windows
- ④ Rendered Elevation
- ⑤ Mature Landscape
- ⑥ Stone/Fenced Boundary
- ⑦ Area of hard-standing at front for parking
- ⑧ Grey Roof

3.1 CHARACTER APPRAISAL



101 Dene Road

- | | |
|----------------------------|--|
| ① Two and half-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Bay windows | ⑦ Large Area of hard-standing at front of property for parking |
| ④ Rendered Front Elevation | ⑧ Grey Roof |

3.2 CHARACTER APPRAISAL



8 Victoria Avenue

- | | |
|-----------------|--|
| ① Three-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Bay windows | ⑦ Large Area of hard-standing at front of property for parking |
| ④ Red Brickwork | ⑧ Grey Roof |

3.2 CHARACTER APPRAISAL



16 Spath Road

- | | |
|----------------------|--|
| ① Two-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Bay windows | ⑦ Area of hard-standing at front of property for parking |
| ④ White render walls | ⑧ Red Roof |

3.2 CHARACTER APPRAISAL



121 Palatine Road

- | | | |
|------------------|--|------------------|
| ① Three-storey | ⑤ Mature Landscape | ⑨ Dormer Windows |
| ② Mansard Roof | ⑥ Stone/Fenced Boundary | |
| ③ Bay windows | ⑦ Large Area of hard-standing at front of property for parking | |
| ④ Buff Brickwork | ⑧ Grey Roof | |

3.2 CHARACTER APPRAISAL



779 Wilmslow Road

- | | |
|----------------------------|--|
| ① Two and half-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary |
| ③ Bay windows | ⑦ Large Area of hard-standing at front of property for parking |
| ④ White rendered elevation | ⑧ Grey Roof |

3.2 CHARACTER APPRAISAL



825 Wilmslow Road

- | | | |
|----------------------------|--|------------------|
| ① Three-storey | ⑤ Mature Landscape | ⑨ Dormer Windows |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary | |
| ③ Bay windows | ⑦ Large Area of hard-standing at front of property for parking | |
| ④ White Rendered Elevation | ⑧ Grey Roof | |

3.2 CHARACTER APPRAISAL



Old Mount, Ford Lane

- | | | |
|----------------------------|--|------------------|
| ① Three-storey | ⑤ Mature Landscape | ⑨ Dormer Windows |
| ② Mansard Roof | ⑥ Stone/Fenced Boundary | |
| ③ Bay windows | ⑦ Large Area of hard-standing at front of property for parking | |
| ④ White Rendered Elevation | ⑧ Grey Roof | |

3.2 CHARACTER APPRAISAL



201 Palatine Road

- | | | |
|-----------------|-------------------------|------------------|
| ① Four-storey | ⑤ Mature Landscape | ⑨ Dormer Windows |
| ② Pitched Roof | ⑥ Stone/Fenced Boundary | |
| ③ Bay windows | ⑦ Feature Chimney | |
| ④ Red Brickwork | ⑧ Brown Roof | |

3.2 CHARACTER APPRAISAL



171 Palatine Road

- | | |
|-----------------|--------------------|
| ① Four-storey | ⑤ Mature Landscape |
| ② Pitched Roof | ⑥ Brick Boundary |
| ③ Bay windows | ⑦ Feature Chimney |
| ④ Red Brickwork | ⑧ Grey Roof |

3.2 CHARACTER APPRAISAL



125 Barlow Moor Road

- | | |
|-----------------|--------------------|
| ① Three-storey | ⑤ Brick Boundary |
| ② Pitched Roof | ⑥ Varied Roofscape |
| ③ Bay windows | ⑦ Grey Roof |
| ④ Red Brickwork | ⑧ Dormer Window |

3.2 CHARACTER APPRAISAL

As is illustrated in the preceding study, the surrounding area is predominantly residential, with large properties situated in varying sized plots. A wide variety of styles, scales and materials in the surrounding area. These include:

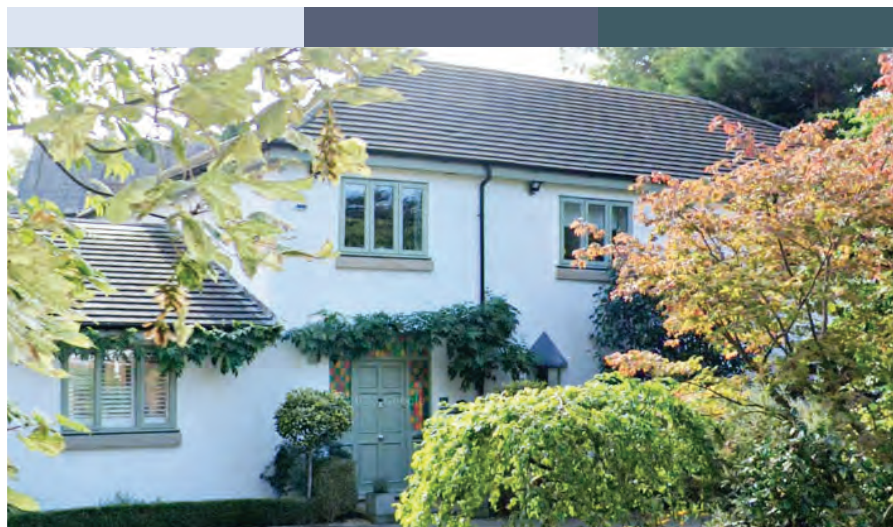
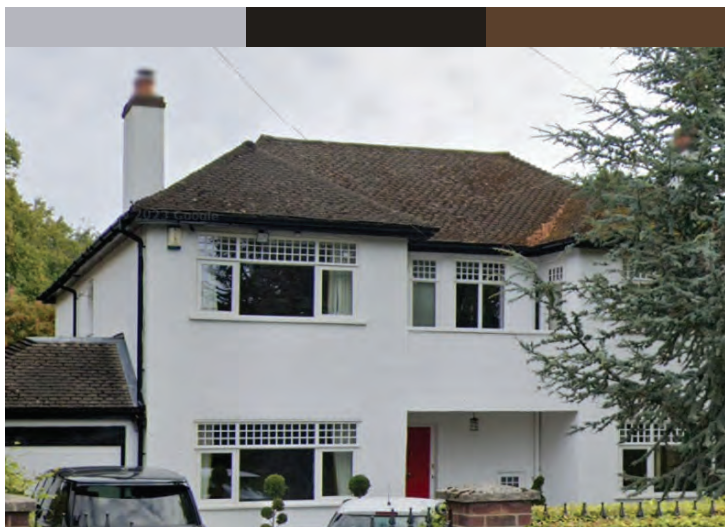
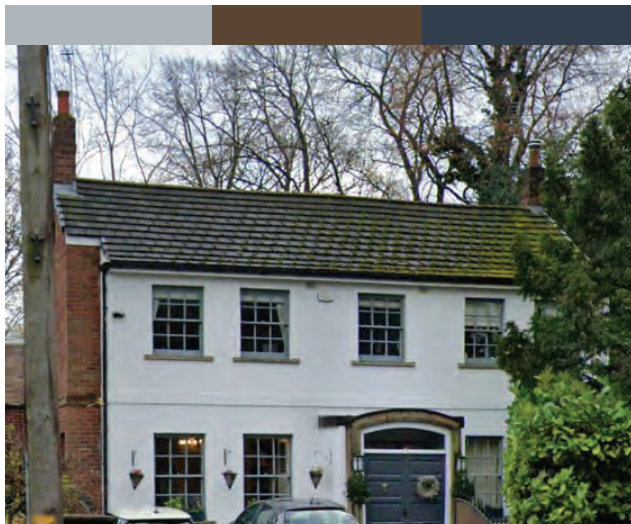
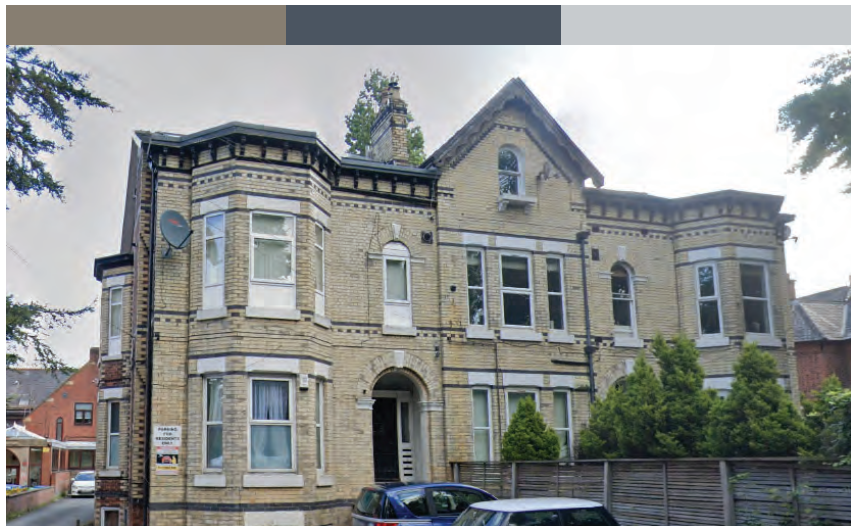
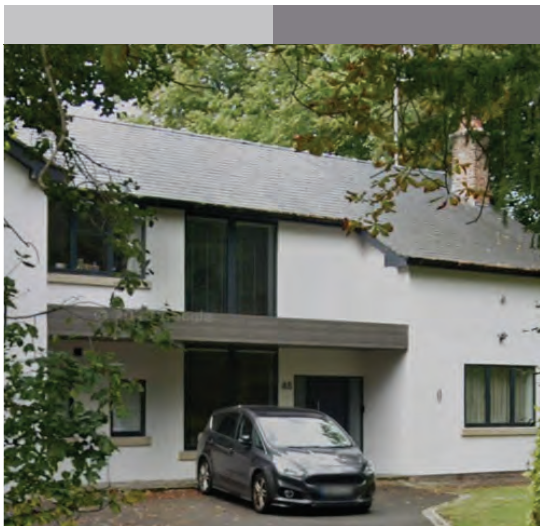
- Two - Three-Storey Properties
- Pitched Roofs
- Feature Bay Windows
- Both Buff and Red Brickwork
- White Rendered Front Elevations
- Varied Roofscapes
- Dormer Windows
- Mature Landscapes
- Brick, Stone and Fenced Boundaries with mature hedging behind
- Areas of hard-standing at the front of the property for parking
- Red and Grey Roofs

3.2 LOCAL MATERIALS and COLOUR PALETTE



The surrounding area is predominantly residential with varying sized properties on similar sized plots. As can be seen from the above study, a wide range of styles, scales and materials are evident in the area. The buildings also vary in ages, including a large number of new-build examples.

3.3 LOCAL MATERIALS and COLOUR PALETTE



3.2 BRICK DETAILS

Boasting a rich architectural heritage, the area of Didsbury consists of both modern and period properties displaying a wide variety of brick detailing and finishes. The display of intricate detailing patterns and textural finishes on historical buildings integrates harmoniously with the minimalist brickwork found in contemporary developments. An assortment of brickwork details from the surrounding area is presented to the right, showing the distinctive elements seen in the immediate context of the site, exhibiting the diversity of brickwork found throughout the area.

Brickwork: Common brick patterns include Flemish bond and Stretcher bond, contributing to the area’s distinctive appearance.

Decorative Stonework: Some buildings feature decorative stonework elements, such as lintels, sills, or ornate carvings

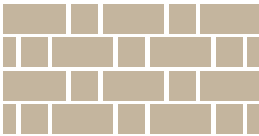
String Courses: Horizontal bands of bricks that run along the exterior walls of buildings, typically in a contrasting colour or texture to the main brickwork.

Brick Arches: Found above windows and doors, with a contrasting keystone or voussoirs to highlight the arch.

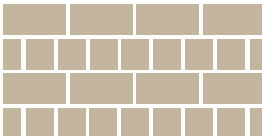
Quoins: Cornerstones that are either of a different colour or texture from the rest of the brickwork, giving a sense of strength and structure to the building.

Brick Moulding and Cornices: Decorative brickwork used around the edges of buildings, windows, and doors to create a finished and ornate appearance.

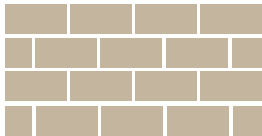
Flemish Bond



English Bond



Stretcher Bond



3.2 ROOF DETAILS

Boasting a rich architectural heritage, the area of Didsbury consists of both modern and period properties displaying a wide variety of brick detailing and finishes. The display of intricate detailing patterns and textural finishes on historical buildings integrates harmoniously with the minimalist brickwork found in contemporary developments. An assortment of brickwork details from the surrounding area is presented to the right, showing the distinctive elements seen in the immediate context of the site, exhibiting the diversity of brickwork found throughout the area.

Brickwork: Common brick patterns include Flemish bond and Stretcher bond, contributing to the area’s distinctive appearance.

Decorative Stonework: Some buildings feature decorative stonework elements, such as lintels, sills, or ornate carvings

String Courses: Horizontal bands of bricks that run along the exterior walls of buildings, typically in a contrasting colour or texture to the main brickwork.

Brick Arches: Found above windows and doors, with a contrasting keystone or voussoirs to highlight the arch.

Quoins: Cornerstones that are either of a different colour or texture from the rest of the brickwork, giving a sense of strength and structure to the building.

Brick Moulding and Cornices: Decorative brickwork used around the edges of buildings, windows, and doors to create a finished and ornate appearance.

