



21A Didsbury Park
Design & Access Statement

April 2024 - Rev P2

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1.0 Introduction

1.1 Statement

The design and access statement is prepared in accordance with the CABE “Design and Access Statements – how to write, read and use them” document.

1.2 Planning Application Proposal

Two houses have been constructed on the site (approved planning application reference 133444/JO/2022). Mr & Mrs Flanagan have purchased one of the houses and they wish to create a number of sociable external spaces that connects and works in conjunction with the recently completed housing development.

1.3 Architectural Commission

Edmunds Architects were commissioned by Mr and Mrs Flanagan in Spring 2022.

The brief was to create three social areas within the garden as summarised below:

- Sunken swim spa
- BBQ/kitchen structure with a covered roof and retractable canopy adjacent to the internal kitchen
- Storage (for swim spa thermal covers)/plant/WC/changing room next to the sunken swim spa
- Private and intimate snug area with a covered roof and fire
- Associated landscaping

1.4 Supporting Information

The statement should be read in conjunction with the following documents:

- Tree Survey AIA Rev P9 Urban Green
- Tree Survey Addendum Rev 0 Urban Green

1.5 Planning History

The site has recently been granted planning permission on the 17th November 2022 for the following:

*Planning reference: 135037/FO/2022
Erection of 3no. outbuildings together with installation of sunken spa/pool and associated landscaping*

This application is for the below changes to the consented scheme:

- Relocation of the snug
- BBQ/kitchen and Storage/plant/WC/changing room building re-designed and in different locations
- Sunken swim spa moved
- Additional perimeter trees added

MCC have advised these changes should be submitted under a new Householder Application (on the basis the Mr & Mrs Flanagan are now in ownership of the house).



Location plan

2.0 Context

2.1 Site

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

To the North of the site is Pine House (no 23 Didsbury Park), which is Grade II listed. The house is predominantly white painted stucco of the Gothic style. The house does not conform to the main building line.

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

To the East of the site are several heritage buildings, most notably Park End House, which is Grade II listed. Directly opposite 21 Didsbury Park is a much more modern white rendered house built in the last decade.

Further eastwards the area is dominated by post war houses of red brick and white render.

To the West and rear of the site lies the newly built St. James' housing development.

2.2 Didsbury St James Conservation Area

The Didsbury St James conservation area was designated in November 1970.

It is centred on the historical core of Didsbury, at the junction of Wilmslow Road and Stenner Lane, and covers an extensive area. The boundaries include Ford Lane, Didsbury Park and Sandhurst Road to the north, the backs of properties on Parrs Wood Road to the south-east, a ditch draining the Mersey flood plain to the south-west and the River Mersey to the west.

As mentioned above, two properties in the immediate vicinity to 21 Didsbury Park are listed.

2.3 Arboricultural Report

All works associated with the removal of the existing trees as noted in the AIA and AIA Addendum (as provided by Urban Green) have been fully undertaken and completed during the construction stage of the 2no. houses at 21 Didsbury Park ahead of Mr & Mrs Flanagan taking possession of 21a Didsbury Park).



Brickwork (to match existing house)



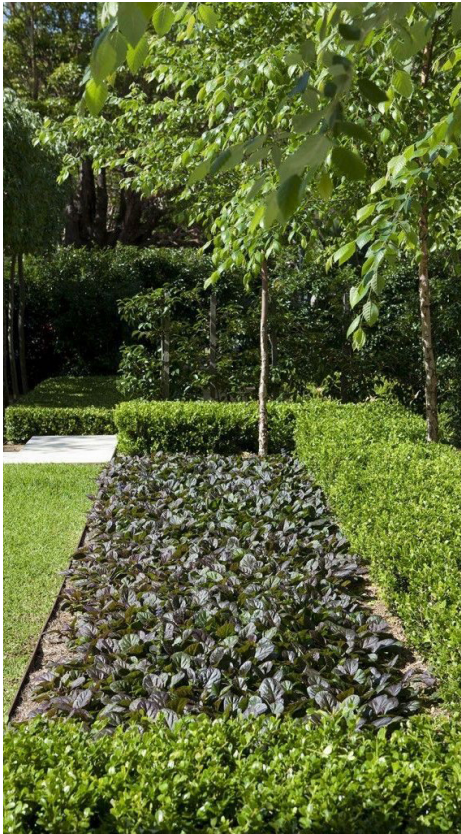
Oak frame/cladding/doors



Timber battened fence (to match existing)



Porcelain floor tiling (to match existing)



Planting/tree precedent



Planting/seating precedent



Composite decking



Timber frame structure precedent



Decking/swim spa precedent

3.0 Design

3.1 Use

The brief was to create three social areas within the garden as summarised below:

- Sunken swim spa
- BBQ/kitchen structure with a covered roof and retractable canopy adjacent to the internal kitchen
- Storage (for swim spa thermal covers)/plant/WC/changing room next to the sunken swim spa
- Private and intimate snug area with a covered roof and fire
- Associated landscaping

3.2 Layout

The layout is designed to create a sequence of spaces moving from the more sociable areas adjacent to the house towards the more private and intimate snug at the end of the garden.

3.3 Scale

All of the proposed outbuildings are single storey structures minimising their visual impact on the neighbours, and the majority of the structure will be planted in around mature trees and landscaping, creating natural screening.

3.4 Appearance

We have proposed to use the same palette of materials as used on the main house to provide both a visual connection and softness with the use of timber. The extent of timber is used more extensively as you travel down and through the garden towards the snug in the back of the garden which is a full timber structure/cladding (when viewed from the garden). The use of concealed lighting to the internal timber soffit and open fire will add to the warmth and intimacy to this private snug area.

Concealed lighting will also be utilised on the BBQ/kitchen to illuminate the timber finishes and the seating within the garden.

4.0 Summary

4.1 Conclusion

We have worked closely with the client to create a number of socialable spaces for their family and friends whilst being respectful of the conservation area and the adjoining neighbours.

The scheme will be an exemplar of modern landscape design with the use of soft natural materials and incorporating references to the main house.

5.0 Appendix

5.1 Planning Drawings

Drawing No.	Title	Scale
al(05)001-P3	Existing Location Plan	1:1250
al(05)002-P2	Existing Landscaping Plan	1:400
al(05)003-P2	Proposed Landscaping Plan	1:400
al(05)004-P2	Proposed Landscaping Plan	1:100
al(05)005-P2	Proposed Elevations	1:75