



21 Didsbury Park
Design & Access Statement

September 2022 - Rev P1

Contents

1.0	Introduction	
	Statement	3
	Planning Application Proposal	3
	Architectural Commission	3
2.0	Context	
	Site	4
	St James' Conservation Area	4
	Proposed House	4
3.0	Design	
	Use	5
	Layout	5
	Scale	5
	Appearance	5
4.0	Summary	
	Conclusion	6
5.0	Appendix	
	Planning Application Drawings	7

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 are currently being 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 proposed ongoing house 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:

- BBQ/bar/storage structure with a covered roof next to a sunken swim spa
- Changing room/external shower and plant room next to the sunken swim spa
- Private and intimate snug area with a covered roof and fire



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.

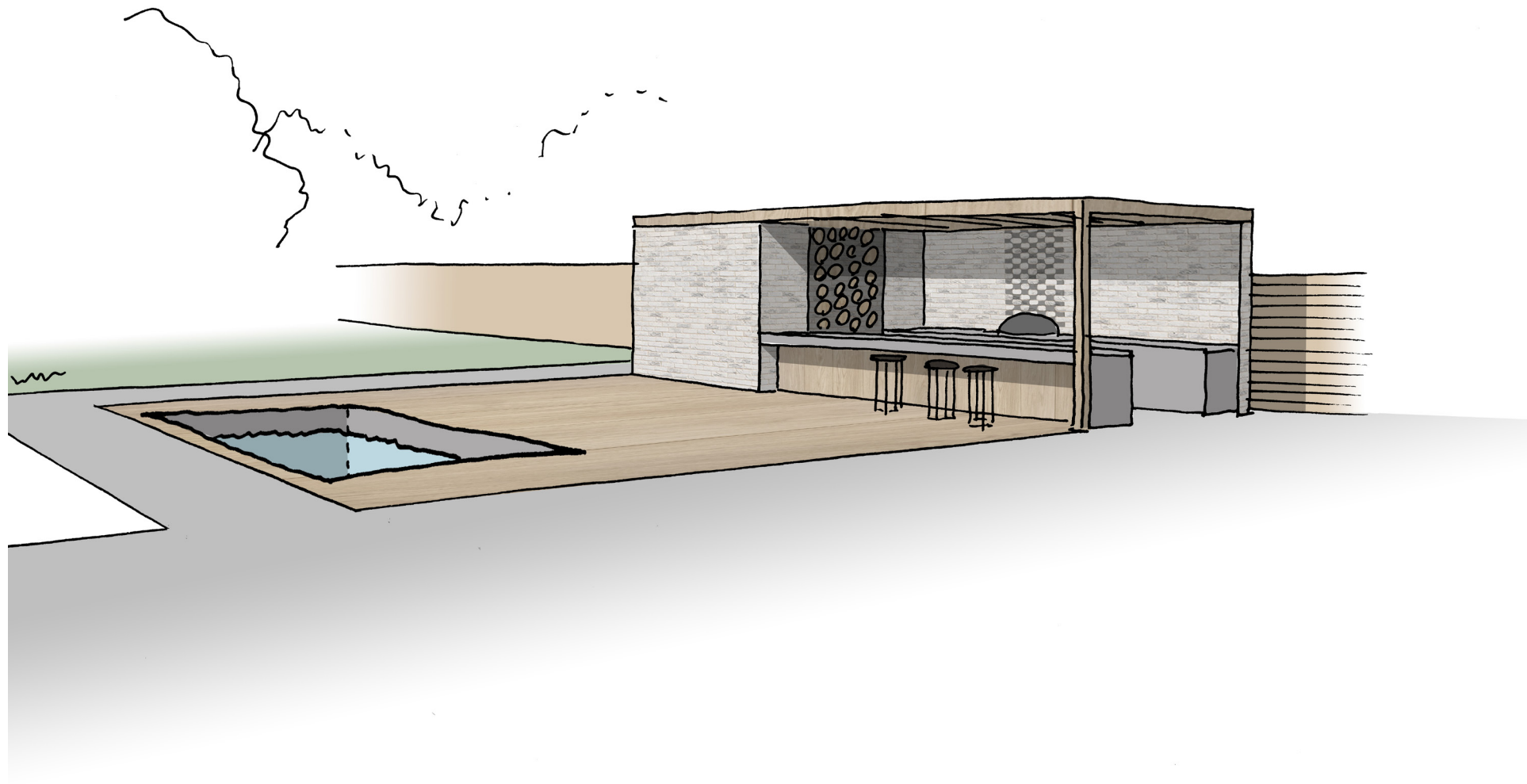
To the West and rear of the site lies the newly built St. James' housing development.

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.



Sketch of BBQ/bar/storage and sunken swim spa

3.0 Design

3.1 Use

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

- BBQ/bar/storage structure with a covered roof next to a sunken swim spa
- Changing room/external shower and plant room next to the sunken swim spa
- Private and intimate snug area with a covered roof and fire

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 a 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 and exposed log stores (as the opposite sketch). The extent of timber is used more extensively as you travel down and through the garden towards the snug hidden in the back corner 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 to illuminate the timber finishes and exposed log store.

4.0 Summary

4.1 Conclusion

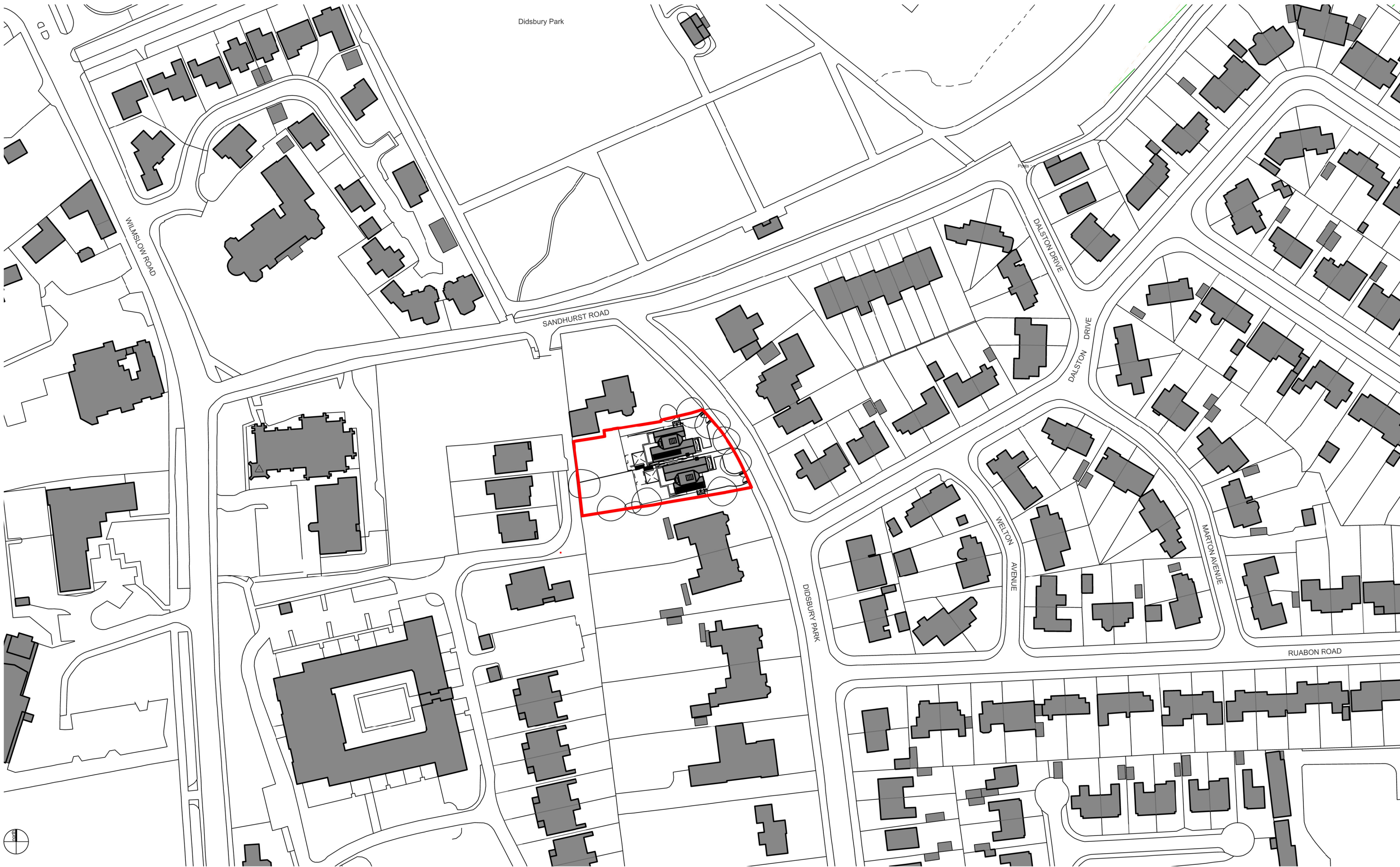
We have worked closely with the client to create a number of socialable spaces for their family and friends whilst being respectful of the conservation area and the adjoining neighbours (who have both been consulted as part of the deign process).

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

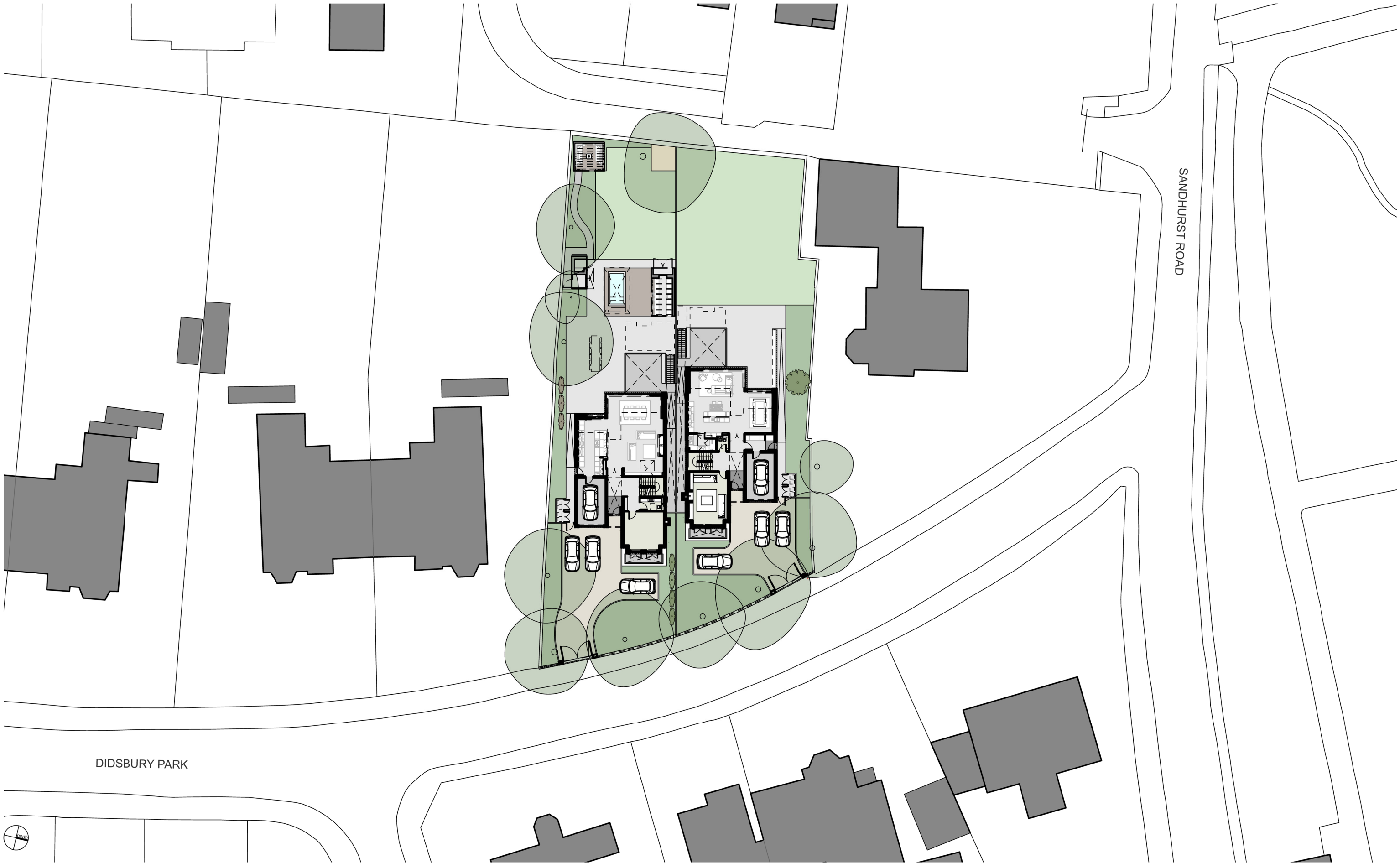
5.0 Appendix

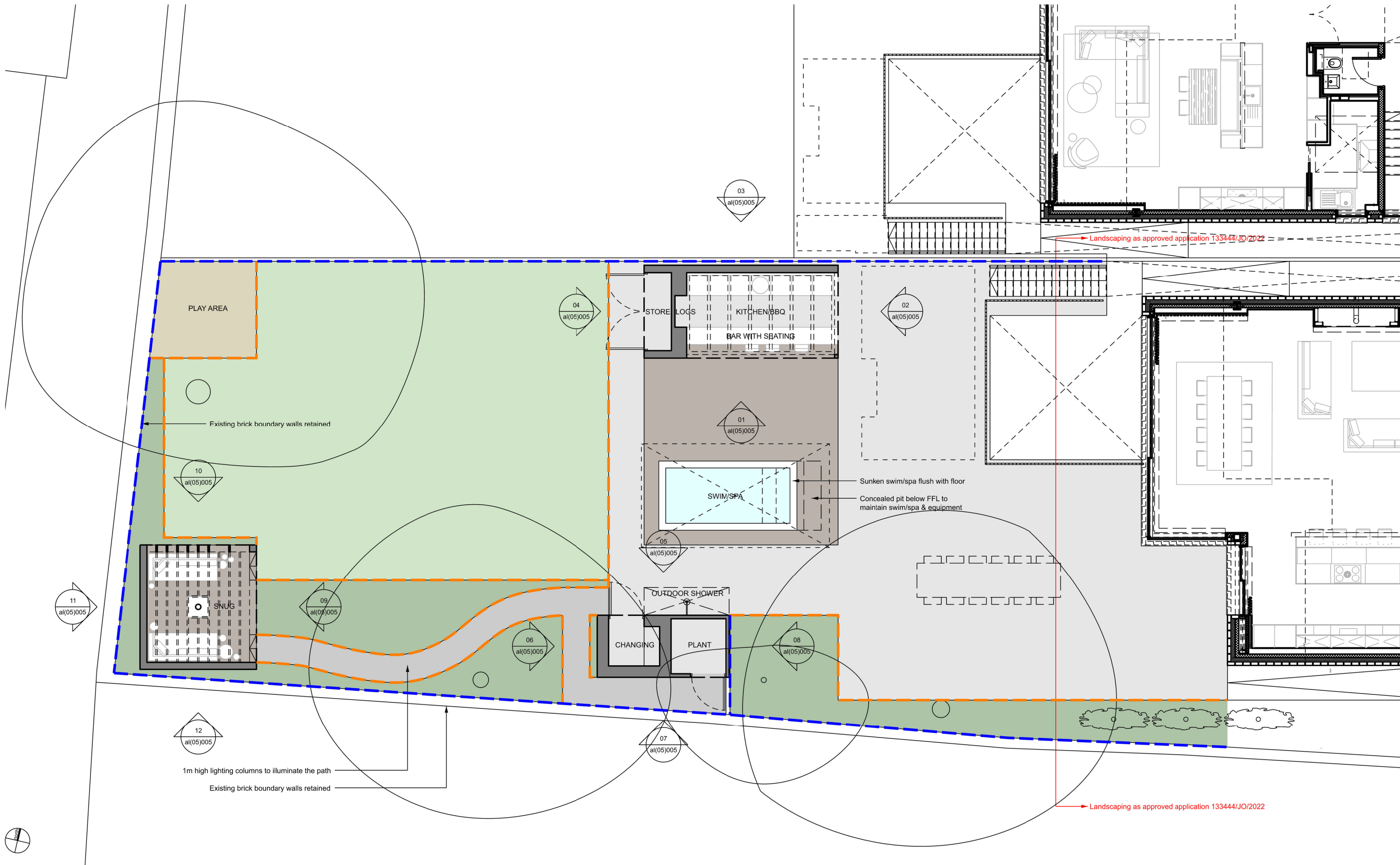
5.1 Planning Drawings

Drawing No.	Title	Scale
al(05)001-P1	Existing Location Plan	1:1250
al(05)002-P1	Existing Landscaping Plan	1:400
al(05)003-P1	Proposed Landscaping Plan	1:400
al(05)004-P1	Proposed Landscaping Plan	1:100
al(05)005-P1	Proposed Elevations	1:75









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All dimensions to be checked on site by contractor
Contractor to report any dimensional discrepancies,
errors or omissions prior to works commencing on site

Notes

- Lawn
- Rolawn Medallion Turf
- Ornamental mid/high level planting tbc
- Granite setts
- Marshall's Fairstone Sawn (Dark)
- Porcelain tiles
- Nordic Stone by Italgraniti Group
- Colour: Islanda (Matt)

- Building structure
- Wood chippings/soft play area
- Timber
- European White Ash
- Sunken swim/spa
- with stainless steel surround

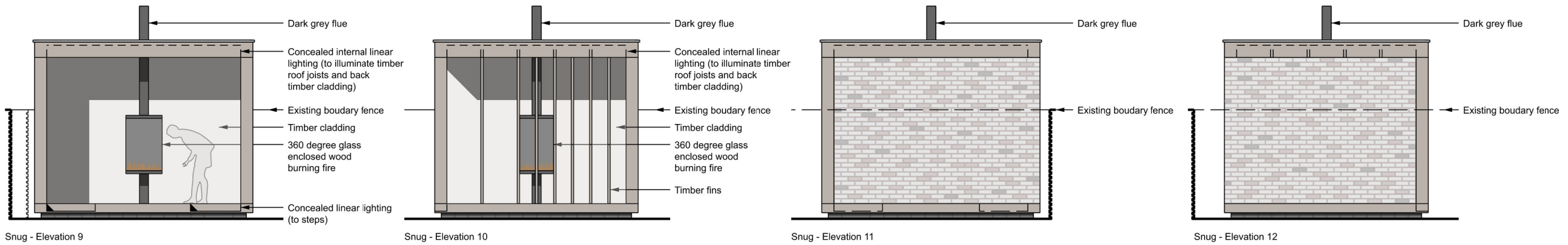
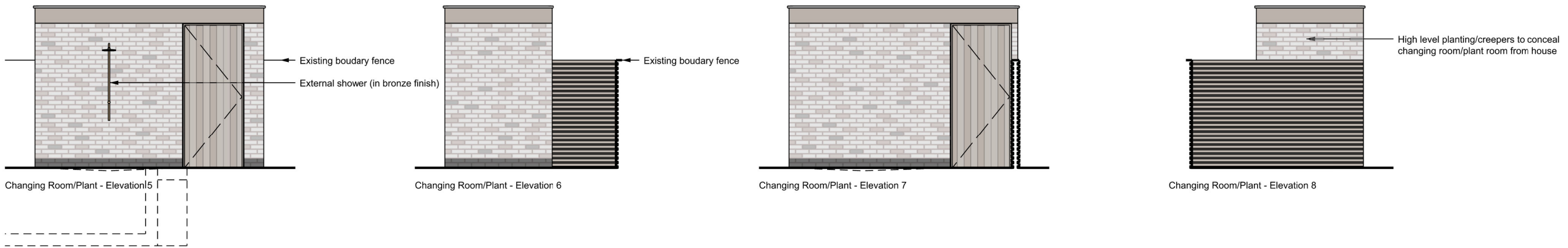
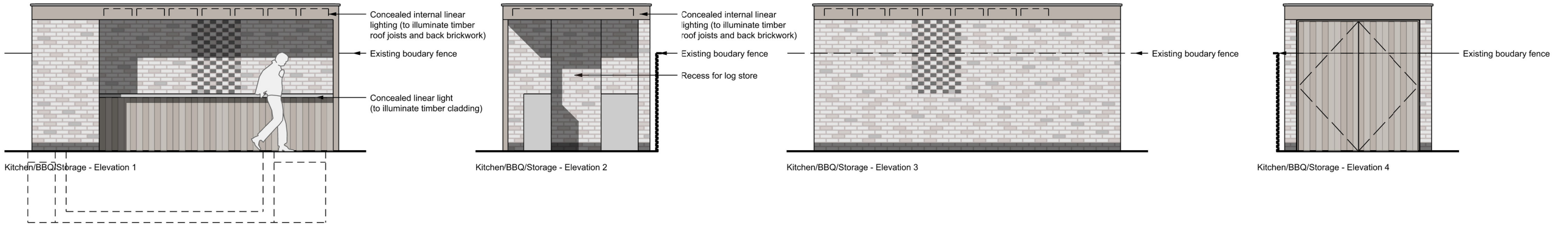
- Metal edgings
- AluExcel, in a milled finish
- Timber battened fencing (1800mm high)
- 50 x 25mm battens (with 25mm gaps)

Rev. Date Drawn Description
P1 26.09.2022 AE Issued for Planning

Project
DIDSBURY PARK - HOUSE A
Client
MR & MRS FLANAGAN
Scale
1:100 @ A3
Status
FOR PLANNING
Drawing no. / Title
0077_al(05)004_P1

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PROPOSED LANDSCAPING PLAN



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Notes

-  Timber European White Ash
-  Timber cladding/doors European White Ash
-  Single ply membrane roof Sarnafil 'Light Grey' RAL 7047
-  Kitchen worksurface Polished concrete
-  Brickwork (to match main house) Wienerberger, Forum Smoked Branco
-  Missing brick details
-  Ventilation for BBQ
-  Brickwork kicker (to match main house) Wienerberger, Blockleys Black Smooth
-  Timber battened fence (1800mm high) 50mm x 25mm battens (with 25mm gaps)

Rev.	Date	Drawn	Description
P1	26.09.2022	AE	Issued for Planning

Project
DIDSBURY PARK - HOUSE A
Client
MR & MRS FLANAGAN
Scale
1:75 @ A3
Status
FOR PLANNING
Drawing no. / Title
0077_al(05)005_P1

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PROPOSED ELEVATIONS