

FAO David Lawless

Building Control & Licensing
Manchester City Council,
P O Box 532,
Town Hall,
Manchester
M60 2LA

20th September 2022

Dear David,

Covering letter detailing proposed changes for:

Proposal: Variation of Condition 2 Specified Plans attached to planning permission

Variation Application Reference Number: 134924/JO/2022

Planning approval Reference Number 128895/FO/2020

Location: 174 Palatine rd, West Didsbury, Manchester

The proposed changes are as follows:

General overview.

The design changes have been carried out to improve the quality of the flats by improving the quantity of light and view through increased window areas and additional windows and improve the proportion and shape of the room by adding bays. This also improves the aesthetic of the neglected side elevations which now have better geometry and more interest.

There is no increase of the number of units nor an increase in area. The footprint remains almost exactly as approved with small adjustments to suit structural and constructional practicalities and detailing.

The landscape layout has been looked at in more details and we felt it was safer and more comfortable for the site and for Palatine Road users for the gate to be relocated further down Palatine Road.

The improvements have been introduced to enhance the quality of the flat for the end users.

Apartment layouts.

Bay added to South and North side elevations providing a small amount of additional area, enhanced levels of light and view and a better proportioned room.

Living room windows to the South side flats wrapped around the corner to give more light and improved orientation in relation to the sun aspect.

South and North side elevations windows re-aligned to tidy up the aesthetic of the neglected elevations.

Cupboard areas increased to be able to house more of the energy saving features now introduced to the flats e.g.: MVHR and Air source heating hot water tanks

Elevations

Modern bay windows added to the South and North side elevations significantly improving the aesthetic of the elevations and enhancing the quality of the flats.

Existing windows to the North and South side elevations re-aligned and some new windows added to tidy up the geometry and again improve the quality of the flats.

Brick specification amended to a buff brick. This will better match the neighbouring Morris Feinmann Care home, is a brighter brick and makes the juxtaposition of new and old more legible.

We have had no alternative but to remove the chimneys. The chimneys had not been maintained, were leaning dangerously and were a danger to the work men as the work progressed on site. Other minor alternations relate to the small amount of additional height to house the lift machinery in the lift tower, changes to window fenestration and enhancement to the window specification to improve performance.

Landscape.

The landscape layout has been looked at in more details and we felt it was safer and more comfortable for the site and for Palatine Road users for the gate to be relocated further down Palatine Road.

For the site the above significantly reduces the quantity of traffic across the front of the building and allows for a clear and straight designated route for pedestrians.

Waste storage area, dropping rubbish and moving the bins to the collection point have been made much easier with reduced distances and a solution to alleviate the problem of the change of levels. The waste area is also made less prominent and will be hidden behind soft landscaping so that it is not a very visible feature at the front of the building. There are more landscape areas to the front of the building to give the building a better foreground.

The car parking to the rear has changed very little.

The car parking spaces are retained as approved.

Access to the roof garden has been relocated and the landscape design has been enhanced by a landscape architect. Details will be forwarded in the next few days.

The two Lower ground floor flats now have larger private garden areas.

LG Flat 1 will have direct access to its own private parking space.

The bike storage areas have been distributed to private garden and car park areas.

Each parking bay in the lower ground parking lot will have a charging point.

The intention is to improve the flats. The building footprint and volume has been changed very little to achieve these very improved flats. The landscape has inevitably been enhanced as the construction detailing phase has occurred.

I hope these improvements can be approved.

Regards

Simon James