



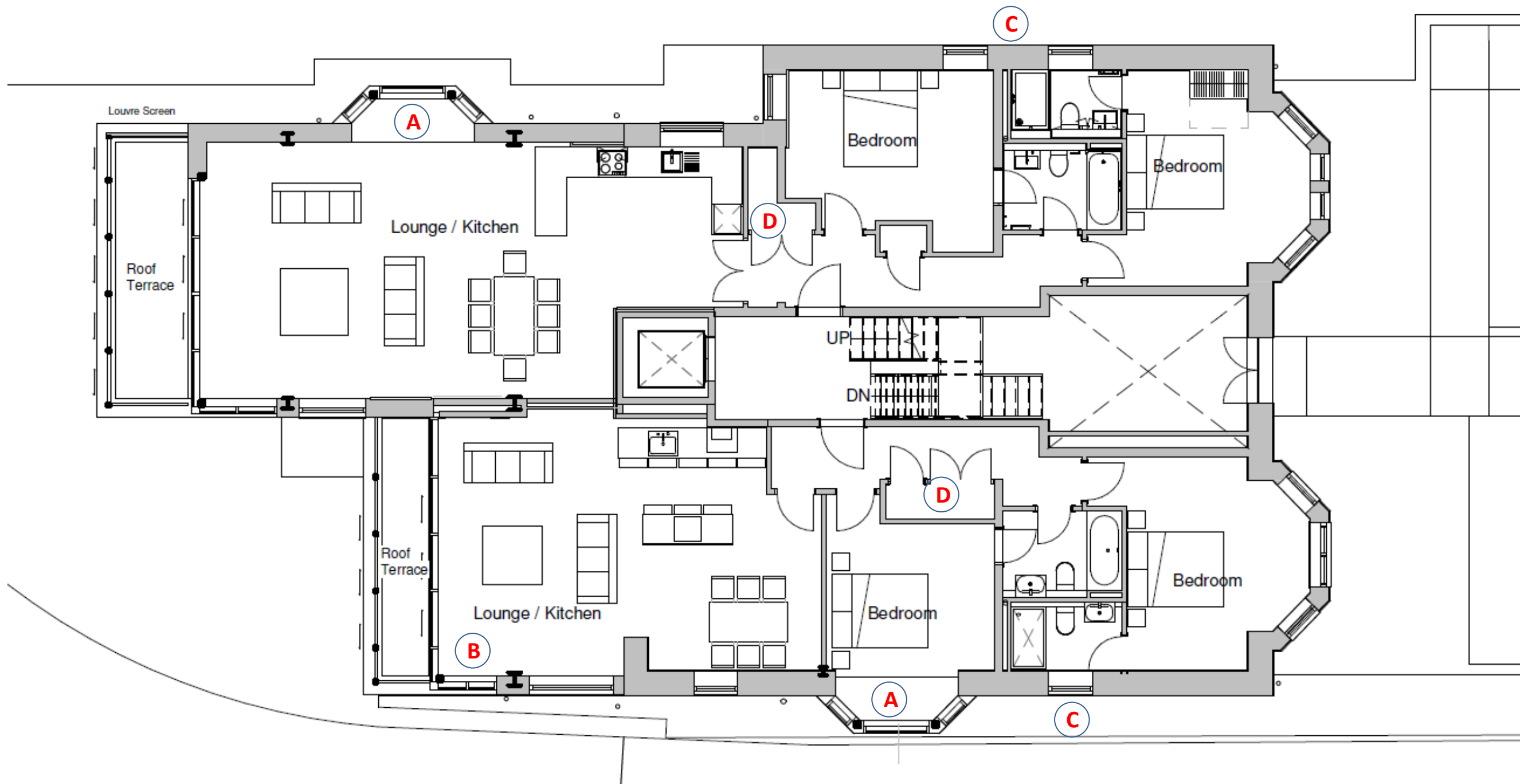
174 Palatine rd, West Didsbury, Manchester

Variation application description.

Application number: 134924/JO/2022

Proposal: Variation of condition number 2 (specified plans) from planning approval reference 128895/FO/2020 to allow design changes including the introduction of additional windows and reconfiguration of dormers and roof lights together with amendments to the landscaping scheme incorporating a revised vehicular access to the site and the amendments to the rear car parking.

Location: 174 Palatine Road, Manchester, M20 2UW



Amendments to typical plan

The proposed variation plan has remained almost exactly as the approved plan. The elements that have been revised have been reviewed to improve the quality of the flats by increasing the amount of light that enters the flat and improve the geometric balance of the side elevations.

A: Bay windows added to the South and North Elevation. Proportion and light entering the affected rooms improved.

B: South West facing windows to the living space wrapped around the corner.

C: Window openings to the north and south elevation of the existing building, most of which are existing, will be re-located or added to, a small amount to tidy the elevation geometry. These elevations have become more prominent as the neighbouring buildings/sites have changed and the currently disorderly windows will benefit from adjusting position, aligning and filling in missing teeth.

D: Additional cupboards and or additional cupboard space.



Amendments to Front Elevation

The proposed variation elevation has remained almost exactly as the approved elevation. The elements that have been revised have been reviewed to improve the quality of the flats by increasing the amount of light that enters the flat and improve the geometric balance of the side elevations.

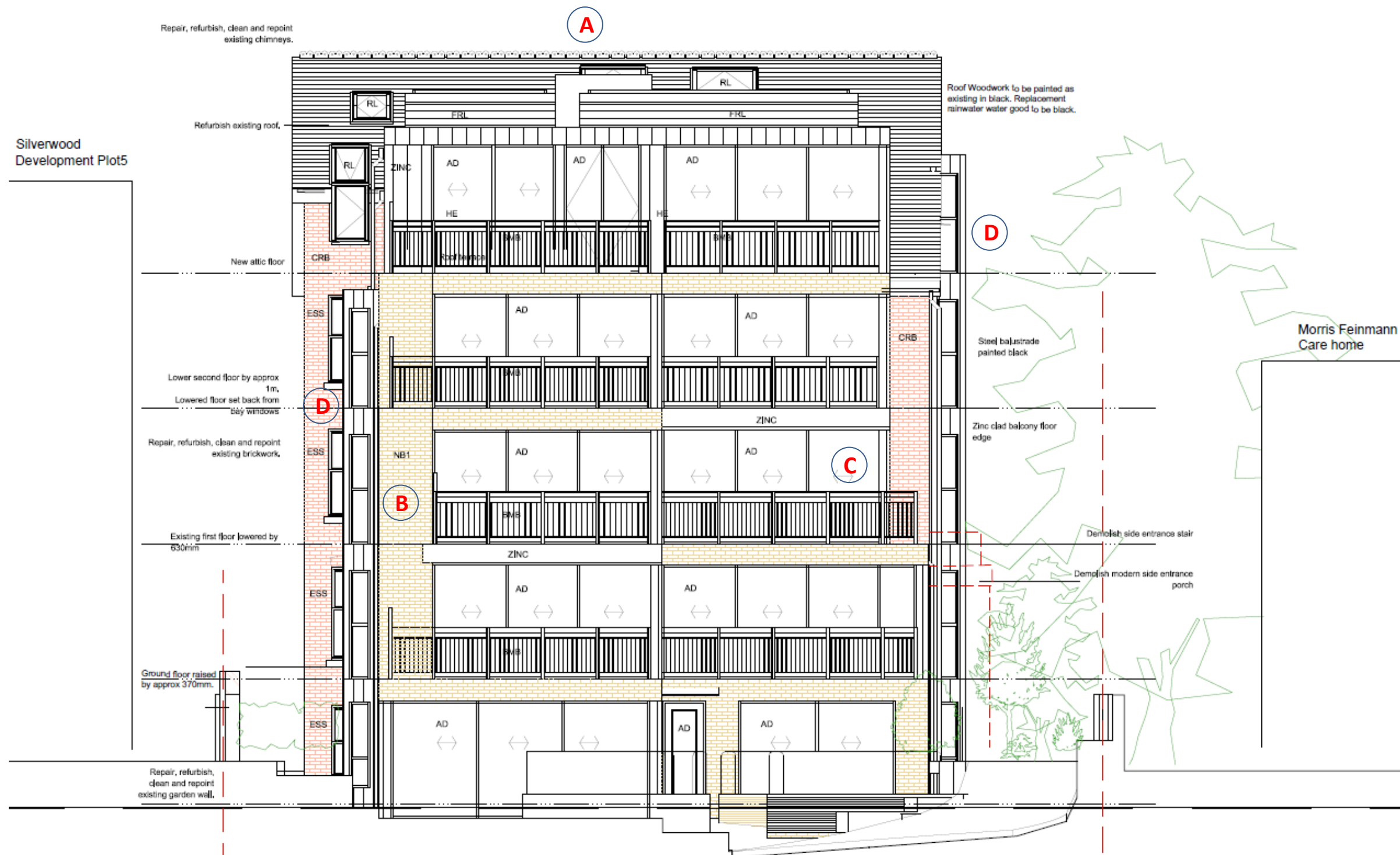
A: Window heights to the dormers increased to improve light in the rooms and views out.

B: Velux Roof light joined with vertical Velux window.

C: Window openings to first floor to the front elevation increased in height.

D: South side elevation bay window.

FRONT ELEVATION.



Amendments to Side Elevation

The proposed variation elevation has remained almost exactly as the approved elevation. The elements that have been revised have been reviewed to improve the quality of the flats by increasing the amount of light that enters the flat and improve the geometric balance of the side elevations.

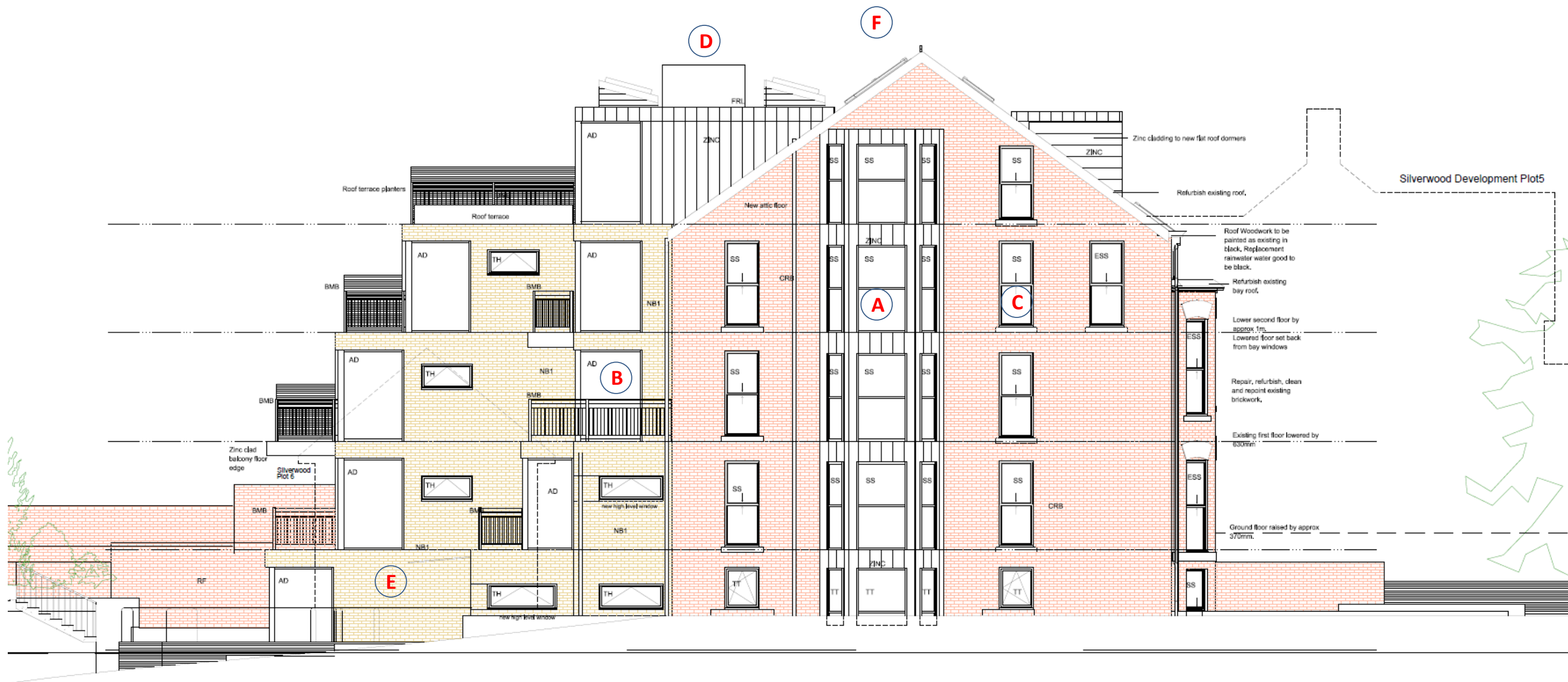
A: Requirement for Lift machine room has increased the height of the lift tower.

B: A new Buff brick specified instead of the originally specified red brick.

C: Window fenestration adjusted to have less vertical members/panes.

D: South and North side elevation bay windows.

REAR ELEVATION.



Amendments to South Elevation

The proposed variation plan has remained almost exactly as the approved plan. The elements that have been revised have been reviewed to improve the quality of the flats by increasing the amount of light that enters the flat and improve the geometric balance of the side elevations.

A: Bay windows added to the South and North Elevation. Proportion and light entering the affected rooms improved.

B: South West facing windows to the living space wrapped around the corner.

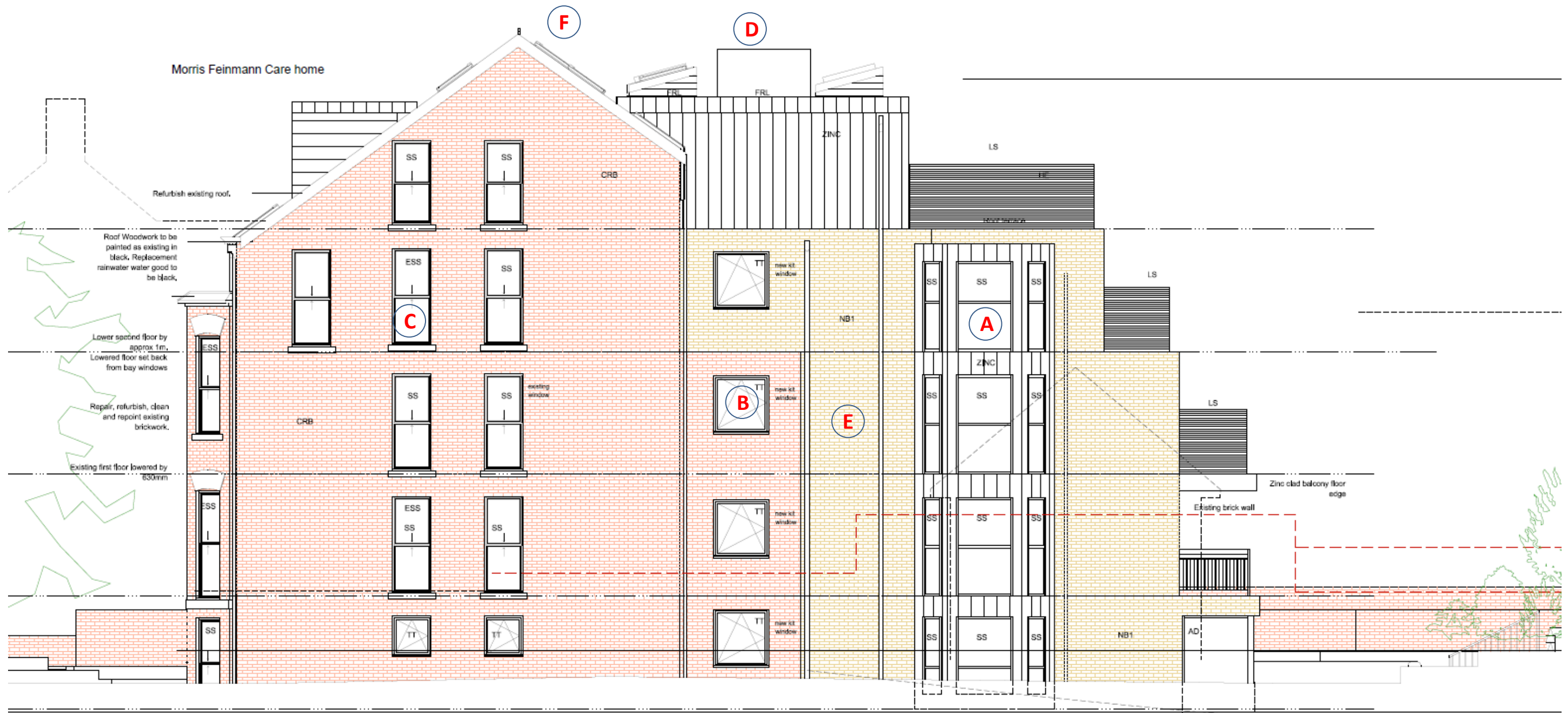
C: Window openings to the north and south elevation of the existing building, most of which are existing, will be re-located or added to, a small amount to tidy the elevation geometry. These elevations have become more prominent as the neighbouring sites have changed and are currently disorderly and will benefit from re-locating some of the windows.

D: Requirement for Lift machine room has increased the height of the lift tower.

E: A new Buff brick specified instead of the originally specified red brick.

F: Unmaintained, dangerous leaning chimneys removed

SOUTH SIDE ELEVATION.



Amendments to North Elevation

The proposed variation plan has remained almost exactly as the approved plan. The elements that have been revised have been reviewed to improve the quality of the flats by increasing the amount of light that enters the flat and improve the geometric balance of the side elevations.

A: Bay windows added to the South and North Elevation. Proportion and light entering the affected rooms improved.

B: North Facing Kitchen windows enlarged and re-shaped.

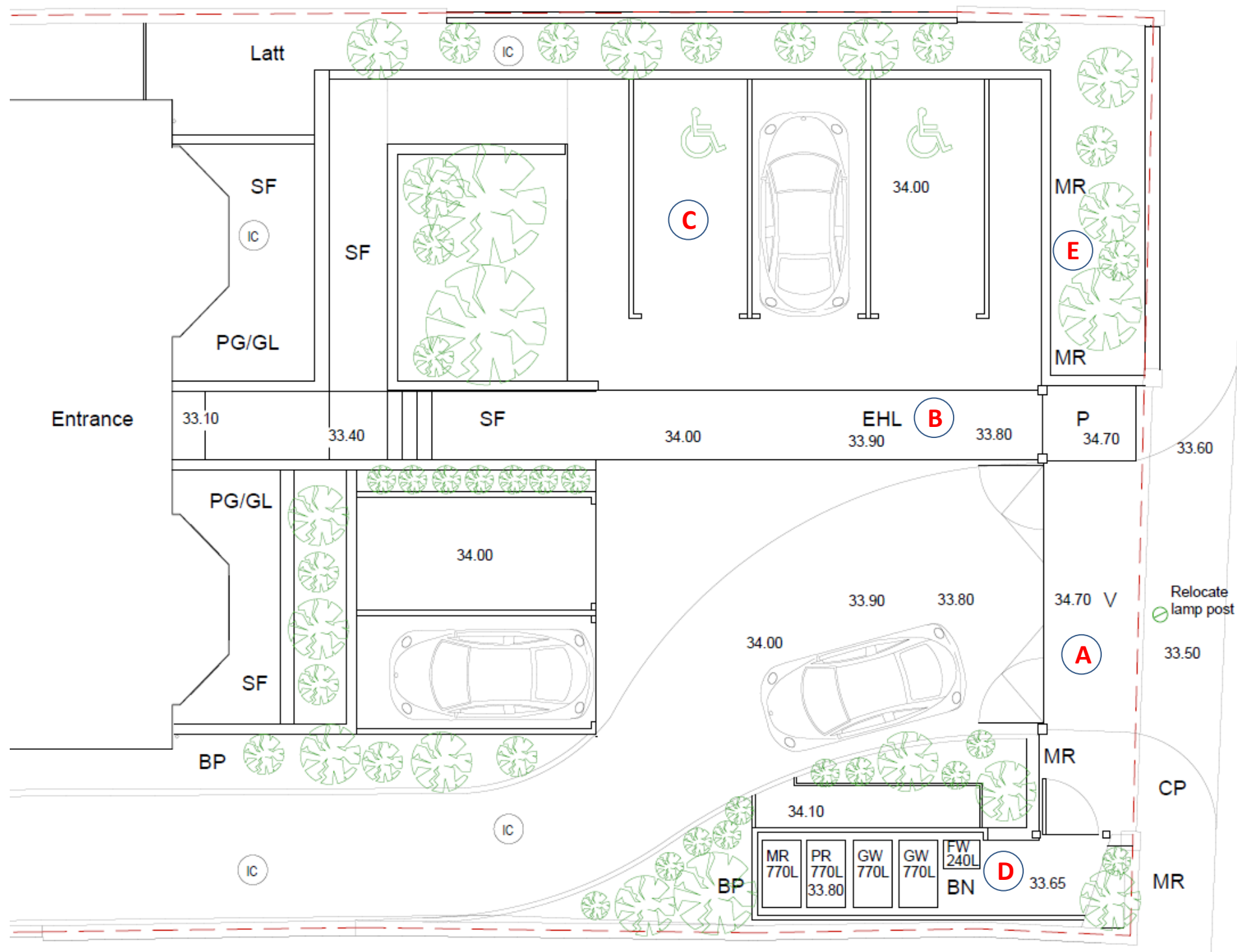
C: Window openings to the north and south elevation of the existing building, most of which are existing, will be re-located or added to, a small amount to tidy the elevation geometry. These elevations have become more prominent as the neighbouring sites have changed and are currently disorderly and will benefit from re-locating some of the windows.

D: Requirement for Lift machine room has increased the height of the lift tower.

E: A new Buff brick specified instead of the originally specified red brick.

F: Unmaintained, dangerous leaning chimneys removed.

NORTH SIDE ELEVATION.



Amendments to Entrance Landscape

The proposed variation to the landscape plan the ease and safety of access for vehicles, pedestrians and services like bin collection. Pedestrians have a separate and straight access to the front entrance. Vehicles have direct sightlines through to the back car park area and wider road splays. Bin drop and collection has been simplified.

A: Vehicle gate relocated to the South of the front boundary and set back to allow a safe pause zone while the electric gates open. New gate location is moved further away from the main junction and the Palatine road bus stop.

B: Independent and direct pedestrian access gate together with a different treatment of the pedestrian walkway surface.

C: Two disabled car parking spaces adjacent to the entrance and ramp.

D: Relocated bin store area with direct access to the road away from the bus stop on palatine rd.

E: Soft landscaped area to replace existing vehicle access ramp.

FRONT LANDSCAPE.

