

*Application Reference: 138643/FH/2023
consent dated 24.01.2024*

Design Statement

*Prepared in support of a Non Material Amendment application
to be submitted for
the revised specification of entrance gates and adjacent walling
at the front of*

162 Palatine Road

***Didsbury
Manchester***

for
Mr & Mrs Cullen

Rev v1 06.01.2026

S.R. Miles Ltd
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28 Parrs Wood Ave
Didsbury
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M20 5ND

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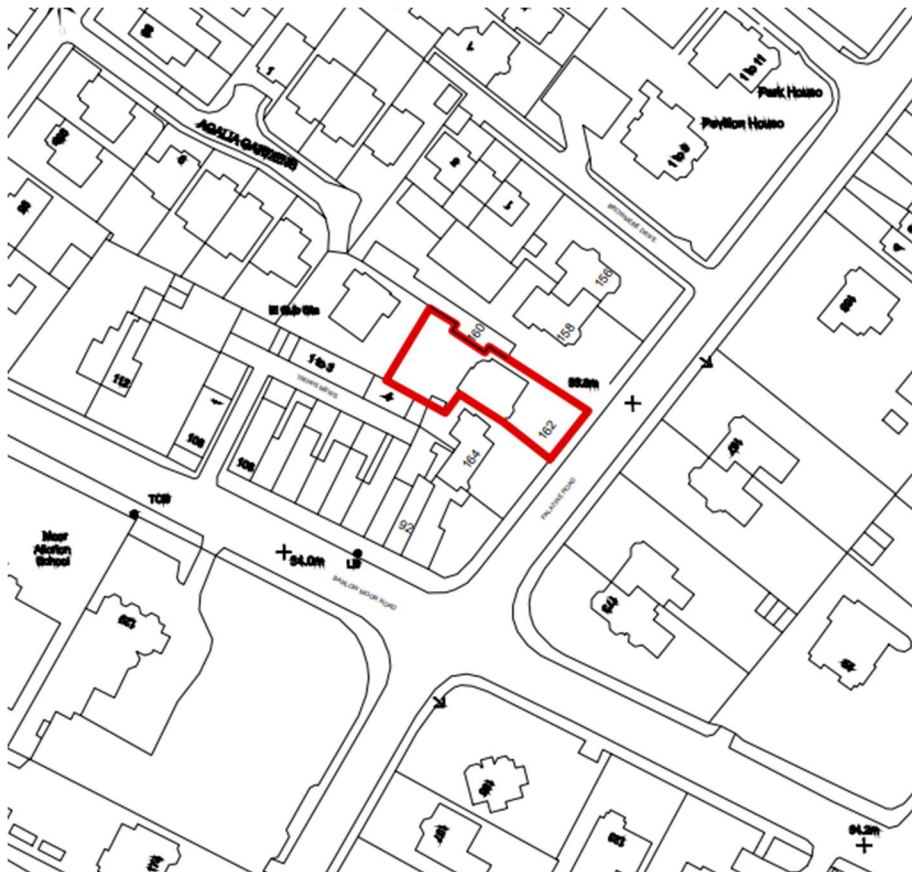
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Introduction

This statement accompanies and supports a Non-Material Amendment Application, submitted on behalf of Mr. & Mrs. Cullen, for the revised specification of the new gated access arrangement at the front of the premises.

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Paragraph 189 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, proportionate to the assets' importance and sufficient to understand the potential impact of the proposal on their significance.



_Site Plan with boundary marked in red



_Satellite image with boundary marked in red

This report is to be read in conjunction with the following drawings prepared in support of the NMA application:

22 374 PL000 OS Location Plan

21 374 PL203 P2 Street elevations

1. Proposed Amendment

A. Pillars to each side of new gate

- Approved: Natural stone pillars, 1.8 m high.
- Proposed: Brick pillars, 1.8 m high, constructed in high quality brickwork to match the existing front boundary wall.
- Detailing: Brick pillars to include traditional stone cap, ensuring a sympathetic appearance within the Albert Park Conservation Area.

B. Proposed Gate

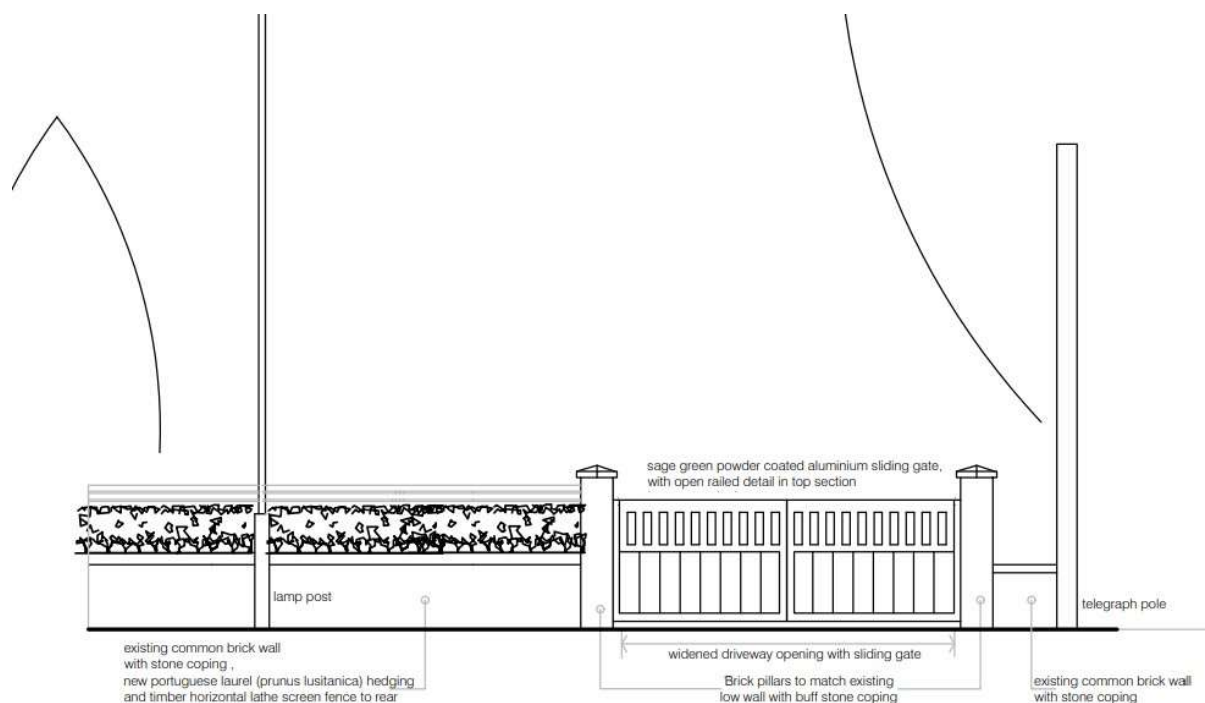
- Approved: Grey stained timber panelled sliding gate with open railed detail.
- Proposed: Aluminium/powder coated sliding gate, finished in sage green, with the same panelled design and open railed detail as approved.
- Justification: Sage green is a muted, traditional colour that harmonises with the brick wall, hedging, and conservation area character. Aluminium provides durability and low maintenance, while the powder coated finish ensures a traditional, non reflective appearance.

2. Conservation Area Justification

- The brick pillars will integrate seamlessly with the existing brick wall, creating a cohesive frontage while maintaining traditional proportions and detailing.
- The sage green aluminium/powder coated gate will replicate the approved timber design, ensuring the visual character remains unchanged, while offering practical benefits in terms of longevity and sustainability.
- Both amendments preserve and enhance the Albert Park Conservation Area's character, aligning with policy DM1 of the Manchester Core Strategy.



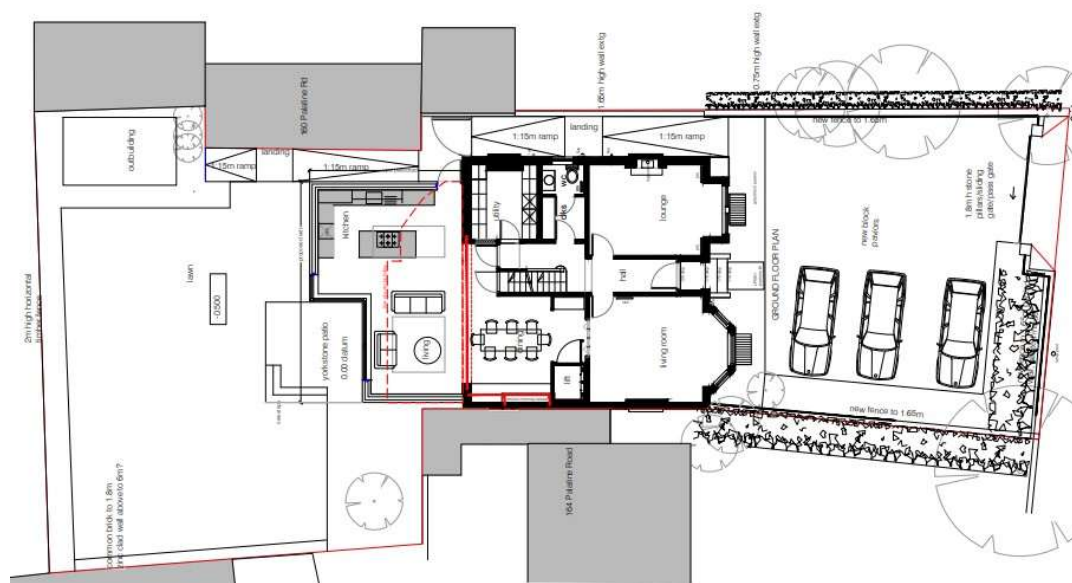
View from Palatine Road (Looking west)



PROPOSED STREET ELEVATION

3. Conclusion

This variation seeks only to substitute materials and colour while retaining the approved design, dimensions, and layout. The amendments will not adversely affect the conservation area and will strengthen the visual coherence and long-term resilience of the frontage.



PROPOSED SITE PLAN