edmunds architects



21A Didsbury Park

Design & Access Statement

May 2025 - Rev P3

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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 a social space within the garden as summarised below:

- Sunken swimming and spa area
- Open BBQ/kitchen structure with a covered roof
- Enclosed Seating and Dining area that can be opened up
- Changing Room, WC and Sauna
- Plant room with concealed ASHP’s
- Associated landscaping

1.4 Planning History

The site has recently been granted planning permission on the 17th November 2022 and 29th May 2024 for the following respectively:

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

Planning reference: 139707/FH/2024
Erection of 3no. outbuilding for form (snug, outdoor kitchen, and store/wc), sunken swim spa and associated landscaping

This applicaiton is to reationalise the 3no. buidings into one building form and to locate the sunken swim spa away from the existing rear sunken courtyard.



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.

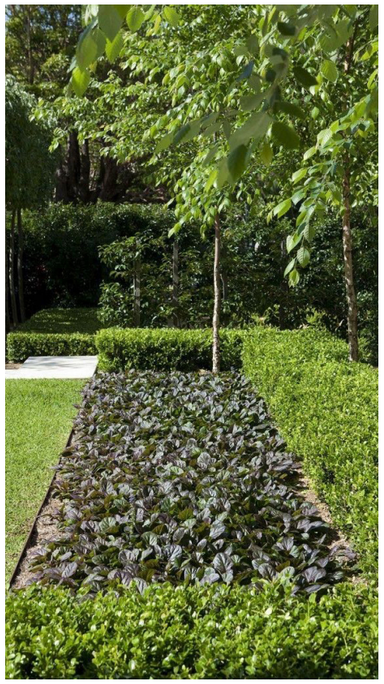
As mentioned above, two properties in the immediate vicinity to 21 Didsbury Park are listed.



Brickwork (to match existing house)



Composie cladding/doors (RAL 7021 Black/Grey)



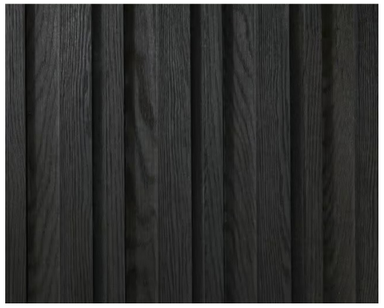
Planting/tree precedent



Planting/seating precedent



Timber battened fence (to match existing)



Composite cladding/concealed doors



Composite decking



Porcelain floor tiling (to match existing)

3.0 Design

3.1 Use

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

- Sunken swimming and spa area
- Open BBQ/kitchen structure with a covered roof
- Enclosed Seating and Dining area that can be opened up
- Changing Room, WC and Sauna
- Plant room with concealed ASHP's
- 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 areas at the rear of the garden.

3.3 Scale

All of the proposed outbuildings are single storey structures minimising their visual impact on the neighbours, and the addtional rees in the the landscape will creatie 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 planting.

Concealed lighting will be introduced to highligh the trees/planing and step into he Seating and Dining area.

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-P4	Existing Location Plan	1:1250
al(05)002-P3	Existing Landscaping Plan	1:400
al(05)003-P3	Proposed Landscaping Plan	1:400
al(05)004-P3	Proposed Landscaping Plan	1:100
al(05)005-P3	Proposed Elevations (1 of 2)	1:75
al(05)006-P1	Proposed Elevations (2 of 2)	1:75