

## INTRODUCTION

Marco Living is bringing forward proposals for the redevelopment of a site at 232-236 Palatine Road, Didsbury located adjacent to the Britannia Hotel.

The plans seek to replace 3no. dilapidated Victorian villas, converted into Houses of Multiple Occupancy in the 1970s, with a new high quality residential development of apartments and family homes in a highly sustainable and accessible location in South-Manchester. The development will preserve the dense leafy character to Palatine Road and provide well designed landscaping amenity for future residents.

Marco Living has produced this information to provide an opportunity for local residents and interested parties to learn about the proposals in further detail. Please take some time to read through the information available and, once finished, leave your feedback on the plans via our website feedback form.



## THE PROPOSALS

### Marco Livings' Vision for the site

The redevelopment of 232-236 Palatine Road has been brought forward with the ambition of improving a outmoded and dilapidated residential site to provide an appropriately designed development of apartments and family homes to meet local need in South-Manchester.

Designed by OMI Architects, the development will deliver 88 new homes, broken down into a mix of apartments and townhouses. This mixture of housing will facilitate the creation of a new multi-generational community with family sized houses situated close to apartments for younger people or those looking to down-size.

The development adopts a contemporary design informed by traditional proportions and detailing, creating a timeless and broadly appealing character. High-quality materials ensure durability and low maintenance, while the layout preserves a green frontage to Palatine Road and introduces a landscaped buffer at the rear, enhancing the setting and sense of place.

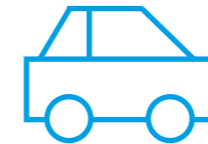


## KEY METRICS

Marco Living have worked closely with Manchester City Council to bring forward the proposals you are looking at today. This board provides an overview of the main aspects of the plans.



88 New Homes



69 car-parking spaces  
including 4 accessible spaces and EV charging



5no. 4 bedroom Townhouses



Secure cycle storage for all residents  
with space for regular and adapted cycles



83no. 2 bedroom Apartments



High-quality landscaped communal space  
encouraging bio-diversity and providing residents  
with attractive external space to enjoy

MASTERPLAN

83no. APARTMENTS

5no. TOWNHOUSES



## SITE CONSIDERATIONS

### Car Parking

8 parking spaces (including 2 accessible spaces) are to be provided at the front of the site, concealed behind planting on Palatine Road. The majority of the parking for the development is provided at the rear of the site hidden from view. EV charging points are to be provided to all spaces outside of the building footprint.

### Massing

The massing strategy breaks the front building into three distinct elements, with a central core and two flanking wings, reducing perceived bulk and creating a varied form. Set-backs, recessed ground floor and strong vertical emphasis further articulate the façade, while the mansard roof softens the roofline, helping the development sit comfortably within its context.



## SITE CONSIDERATIONS

### Materials

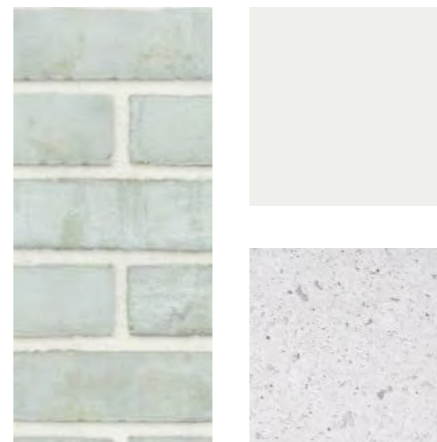
The proposed materials respond to the local context, using predominantly red brick with light mortar to reflect surrounding buildings. Lighter brick tones, metal detailing and pre-cast stone elements add contrast and depth, while maintaining a cohesive, high-quality and domestically scaled architectural character.

### Vehicular Access

Vehicle access has been improved through a safer, clearer arrangement, including realigned entry and exit points to create a simple one-way system. Most parking is located at lower ground level, reducing visual impact, while maintaining efficient movement and prioritising pedestrian safety and site legibility.

### Flood protection

The development incorporates a comprehensive flood protection strategy. Homes are raised above predicted flood levels, with parking and non-habitable spaces located at lower ground level. This approach reduces flood risk while maintaining safe, resilient living conditions for residents.



## DESIGN EVOLUTION AND CONSULTATION

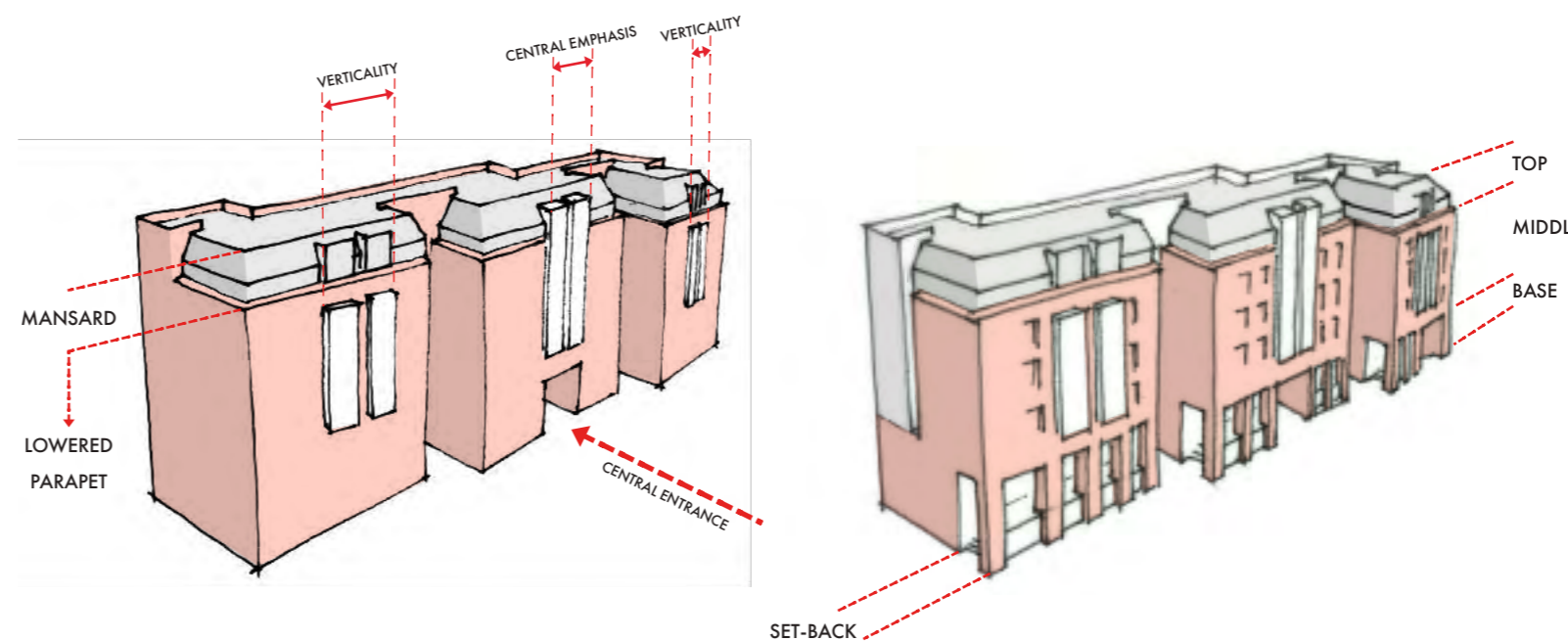
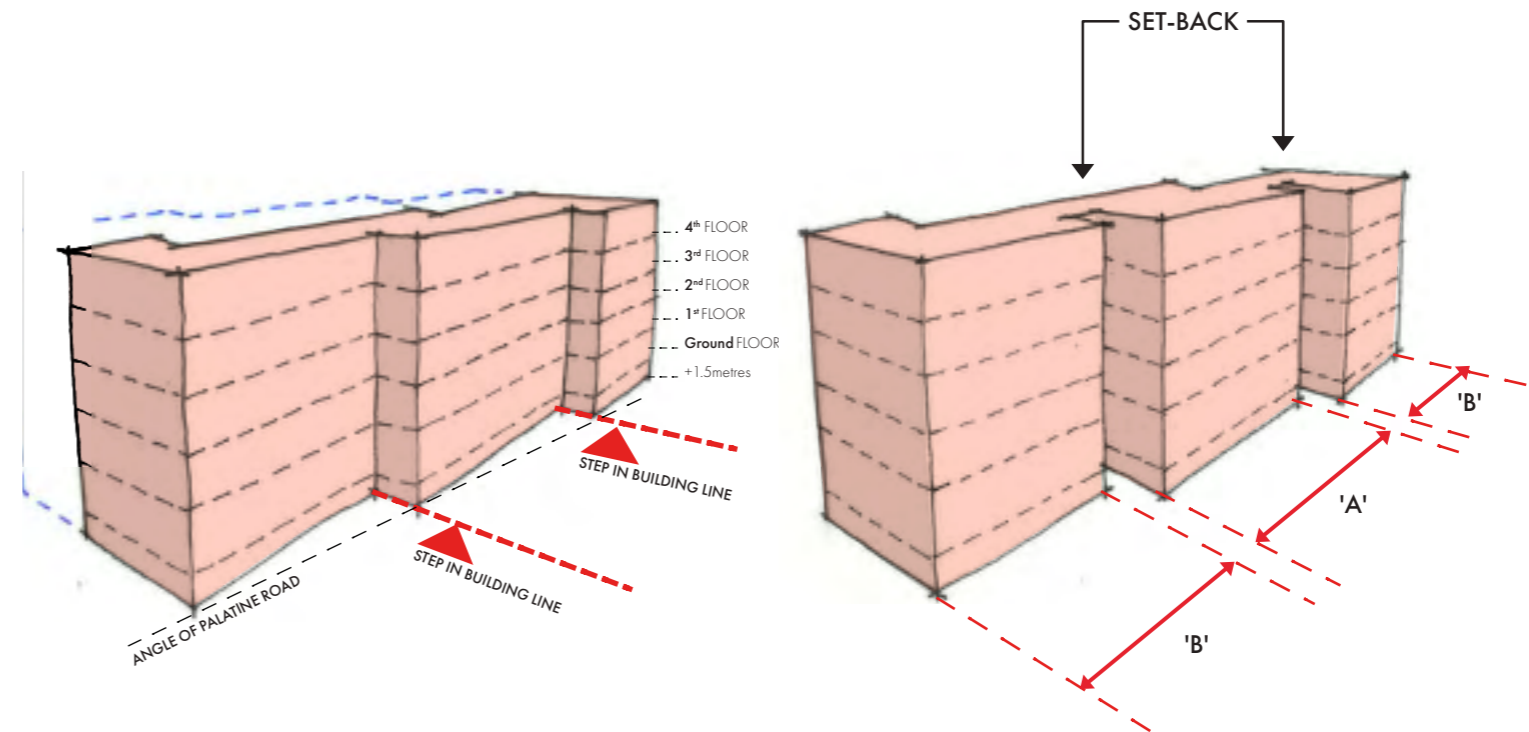
The proposals for 232–236 Palatine Road have been developed through ongoing engagement with local stakeholders and Manchester City Council. The design has evolved through detailed site assessment and feedback, refining key aspects such as;

### Landscaping and Bio-diversity

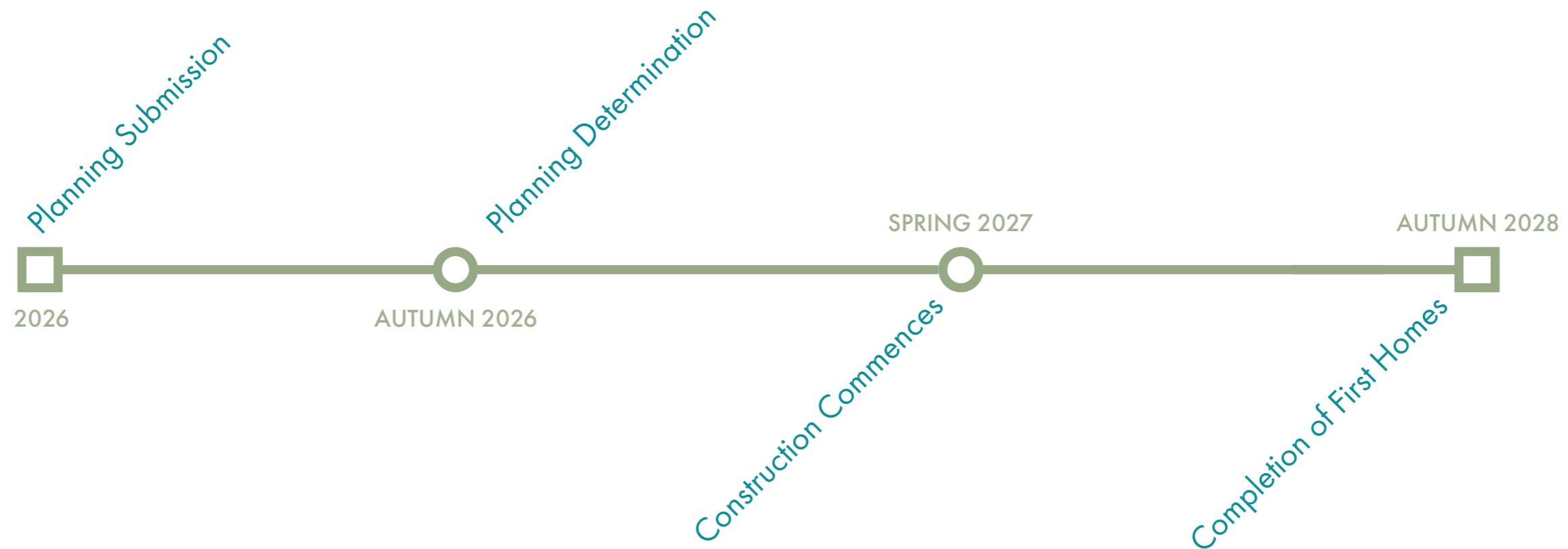
The landscape strategy enhances amenity and biodiversity, creating a green, attractive setting for residents. A large rear garden forms a landscape buffer to the River Mersey, with native planting, meadow areas and tree planting supporting ecology. Communal spaces, including lawns, seating and gardens, promote social interaction and improve overall environmental quality.

### Building Design

The building height and design respond to the surrounding context while creating a softer, more residential character. The use of a mansard roof and lowered parapet reduces perceived height, while strong vertical proportions and articulated façades break the mass into smaller elements. Features such as bay windows and a clear base, middle and top further reinforce a domestic, human-scaled appearance.



## TIMELINE



### TIMELINE

If approved, Marco Living is committed to delivering the proposals quickly and efficiently to contribute to national and local housing demand. Above is the expected timeline, from planning to construction.

### CONSTRUCTION WORKS

Marco Living understand that construction works can lead to temporary disruption of peoples routines. Working with our construction partners we are committed to being considerate neighbours and will work hard to minimise disruption during construction.

Prior to commencement of any works, vehicle management plans will be shared with local residents alongside details of working hours. Site managers will be contactable throughout construction should residents need to raise any concerns.

## CONTACT & FURTHER INFORMATION

We hope you find the new proposals to be well considered. If you have any questions regarding the planning application, please contact the project team at:

[info@ashtonhale.co.uk](mailto:info@ashtonhale.co.uk)

### ABOUT MARCO LIVING



#### Building Community, Creating Homes

Marco Living is a proud family-run business with over 50 years of dedication to the Manchester and Didsbury area. Rooted in local values, we are passionate about investing in and creating homes that reflect the unique spirit and character of the community. Our vision goes beyond property development—we aim to contribute to a thriving neighbourhood that honours its rich heritage while embracing future growth.

