

**Design and Access Statement
Heritage Statement**

**94 Dudley Road
Manchester
M16 8BR**

Prepared by GTA north on behalf of the client
Paul and Keeley Howarth

**GUY
TAYLOR**
ASSOCIATES

**architecture
landscape
heritage
innovation**

Address:

94 Dudley Road, Manchester M16 8BR

Introduction:

This Design and Access Statement has been prepared by Guy Taylor Associates in support of a householder planning application for 94 Dudley Road.

The statement has been produced on behalf of the current owner of the property.

Location:

The property is located on Dudley Road approximately half way between the junction with Manor Avenue and the junction with Russell Road.

The front of the property faces south east with pedestrian and vehicular access immediately off Dudley Road.

Planning History:

108977/TCA/2015/S1

Tree works

Jun 2015

No objection.

Description of the proposed works:

Improvements and enhancements comprising of the following elements:

- Proposed rear ground floor extension and internal remodelling, relocating garden access point to centre removing the wall between the kitchen and day room .
- Basement conversion to create games room, office space and WC.
- Loft space reconfigured with a dormer spanning the full width of the rear to create a master suite with ensuite and dressing area and a sperate study.

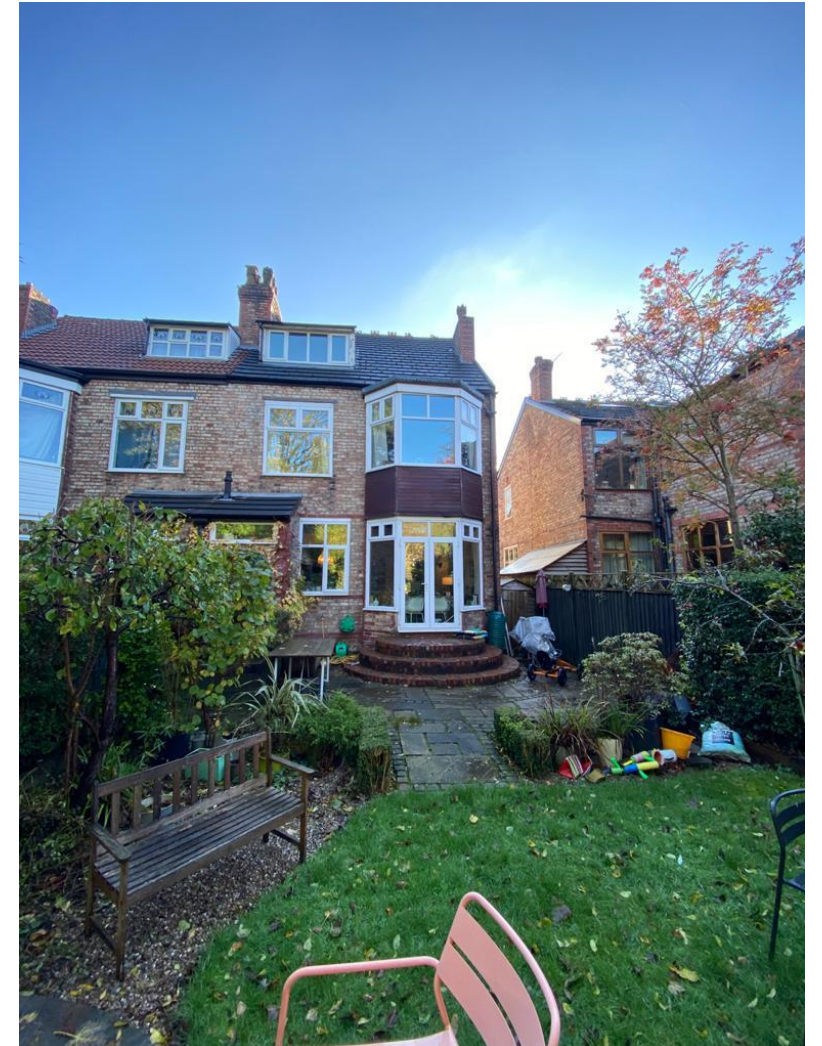
94 Dudley Road

Photographs of existing dwelling:

Front of the house:



Rear of the house:



Site Location Plan:



Layout:

The internal remodel will accommodate a games room, storage space, WC and study space on the basement floor. Natural light to the basement with glass door and large window to allow as much natural light as possible.

The rear extension connects the ground floor with garden level and makes the garden more accessible. Together with the internal remodel it allows a better connected internal layout with open space kitchen, dining and living room which is more suited for a modern family life.

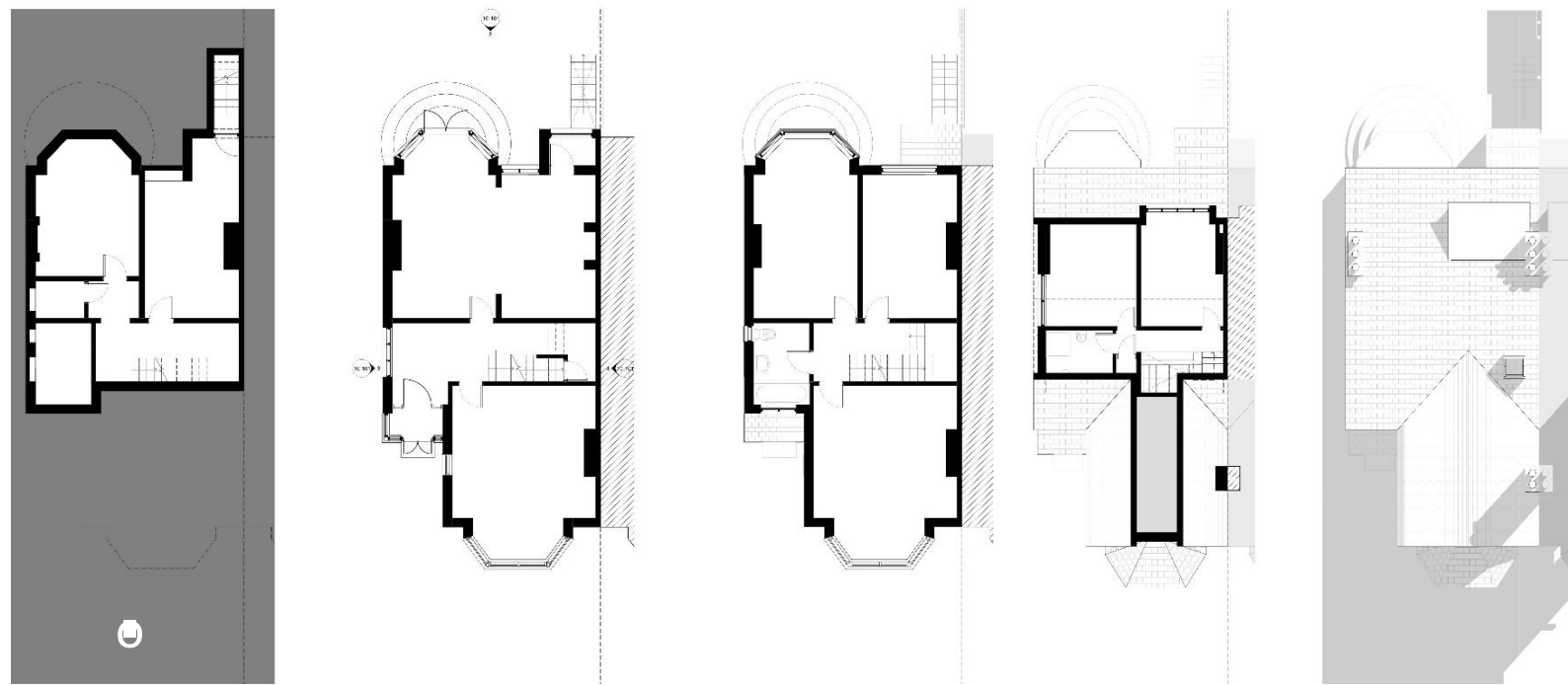
The loft will be reconfigured from the current 2 bedrooms to create one master bedroom with ensuite and also allow for a dressing area and separate study.

The Extension does not project further than the existing outrigger.

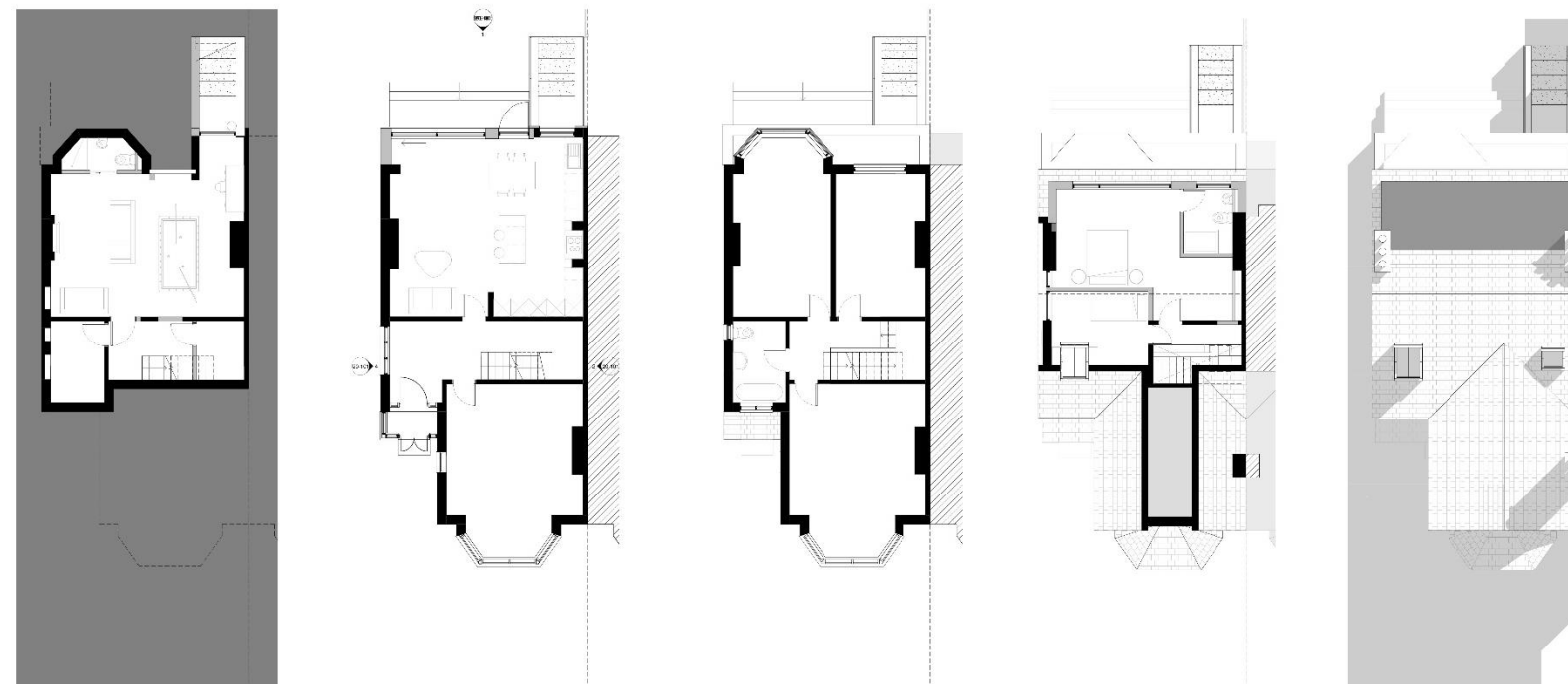
Access:

Site access will remain off Dudley Road as existing.

Existing Floor Plans:



Proposed Floor Plans:



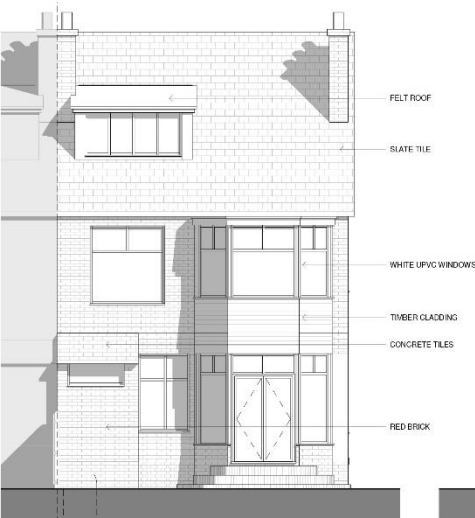
Existing Elevations:



EXISTING ELEVATIONS - SOUTH-EAST
1 : 50



EXISTING ELEVATIONS - SOUTH-WEST
1 : 50



EXISTING ELEVATIONS - NORTH-WEST
1 : 50



EXISTING ELEVATIONS - NORTH-EAST
1 : 50

Appearance

Existing Elevations:

The existing materials are red brick with white painted features, slate roof tiles and a wooden canopy to the front.

The houses along Dudley Road are have 2 common languages, but many differ in materials and arrangement.

Proposed Elevations:

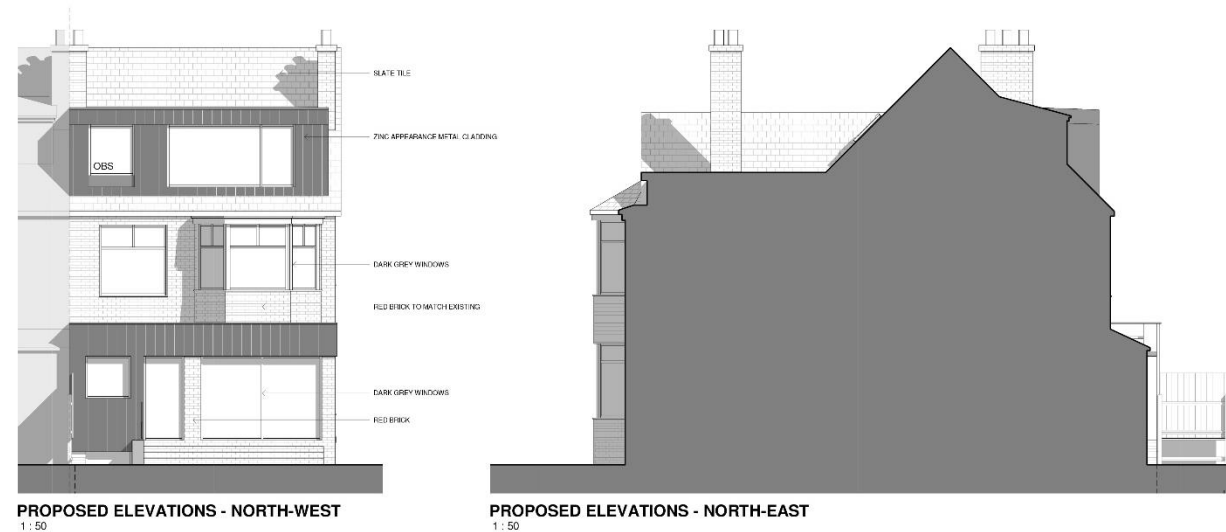


Proposed Elevations:

The proposed rear extension is designed to enhance the living space on ground floor and to improve the light conditions.

Proposed materials are chosen from the material palette already used on existing or surrounded building. The soft material palette connects comfortably with the existing while a subtle contemporary appearance defines the old and new so the timeline of building can be read.

The proposal includes large clear glazing on the rear and smaller on the side to preserve privacy. Clear glazing is to provide views into the garden and also bring appropriate levels of natural light to the kitchen and dining space and to the basement level. The only wall visible from the front of the property is in the traditional bricks the rest of the extension is a combination of brick and metal cladding. The dormer is in metal cladding which blends with the dark slates. It is similar in appearance to zinc/lead and can be seen on other dormers in the area.



Heritage Statement:

Introduction:

94 Dudley Road is a typical semi-detached five bedroom dwelling from early 1900's. The property is situated within the "Whalley Range Conservation Area" which is highlighted by the red marker on the plan.

Conservation area:

Whalley Range conservation area is located approximately 2 miles from Manchester city centre to the south.

The conservation area was designated in October 1991.

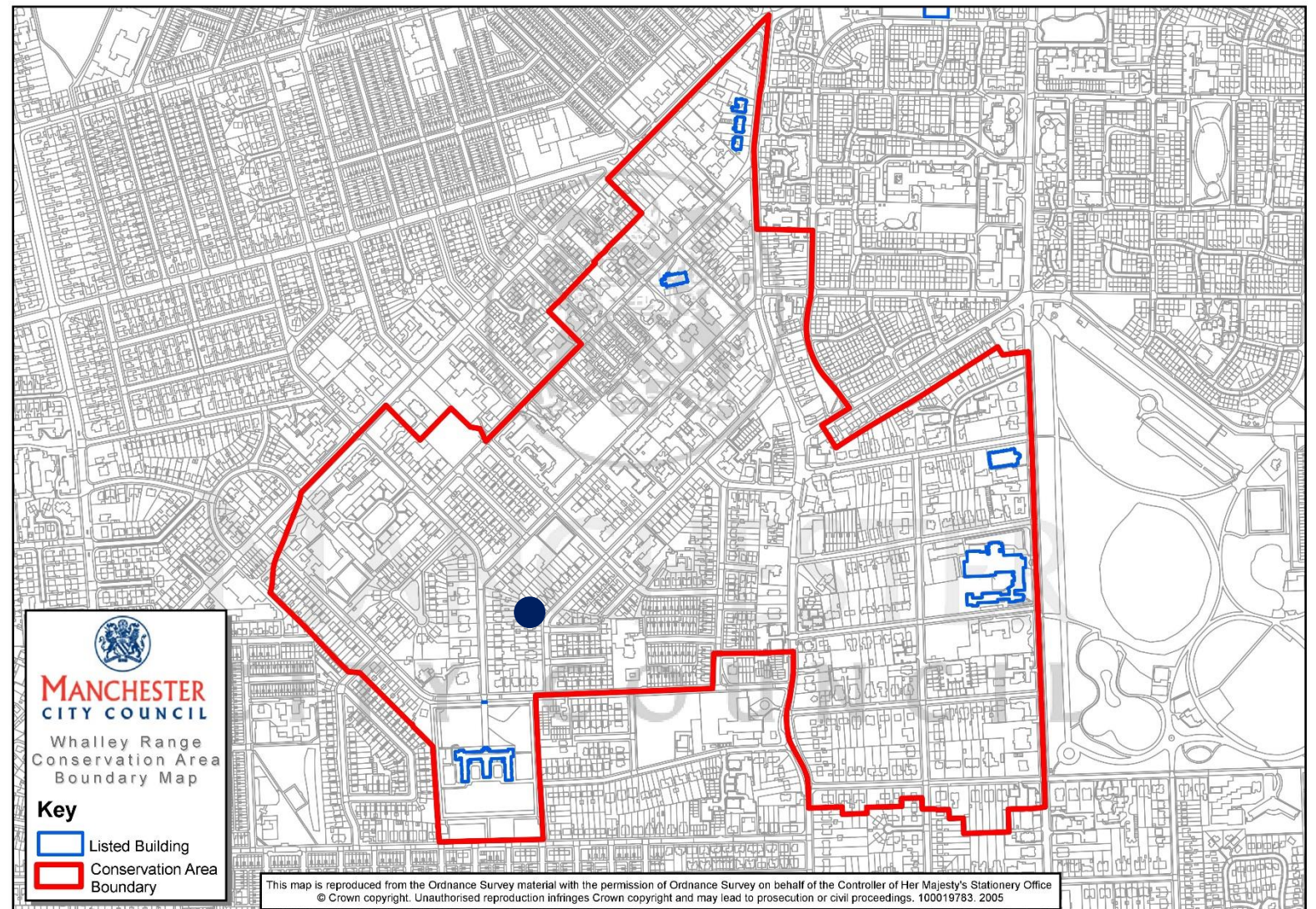
- Indicates site location within the conservation area

Conclusion:

The proposal includes rear ground floor extension and a rear dormer extension. Both will not be visible from the street only from the rear of the property. The proposed materials reflect the palettes used through the local area with red bricks, slate tiles, metal cladding and dark grey glazing.

The changes to elevations will make positive effect to the appearance of the house and contribute to the local area by creating more attractive and efficient dwelling with improved longevity.

It is felt that the proposals do not have a negative impact on the Conservation Area.





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