

100 DUDLEY ROAD, MANCHESTER , M16 8BR

DESIGN AND ACCESS STATEMENT

Prepared on behalf of Applicant
January 2021

Amended 23rd April 2021

<http://www.guytaylorassociates.co.uk>



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1.0 Introduction

1.1 Purpose of this document

We have been instructed by the Applicant to prepare and submit a householder planning application for the erection of rear ground floor extension with internal alterations and associated landscaping works at 100 Dudley Road, Manchester, M16 8BR. This document has been prepared to support the planning application.

1.2 Documents

The Statement is to be read in conjunction with the following documents submitted as part of the application:

- Application Form
- Existing & Proposed Site Plans
- Existing & Proposed Floor Plans
- Existing & Proposed Elevations

1.3 Agent Details

Mr Chris Rodgers
Trafalgard House
5-7 High Lane
M21 9DJ
Chorlton

2.0 Site

2.2 Location

The application site is located in Whalley Range on Dudley Road close to the junction with College Road. The local authority is Manchester City Council.

2.2 Site Description / Existing Use

The application site is located approximately 500m away from the junction with Whittington Road in the East, and approximately 600m away from the junction with Upper Chorlton Road in the North-West. The site is located in residential use and bounded by family homes on all side.

2.3 Site Area

The site area is 325m².

2.4 Site Access

The site can be accessed from the south-east entrance on Dudley Road. Access to the rear garden is provided along the north-east elevation.

2.5 Topography

The site is relatively flat. The proposal assumes no excavation works.

2.6 Existing Dwelling

The existing footprint of the house is 78m². The two-storey red and off-white brick dwelling with additional basement level and an attic can be accessed via set of 4 steps at the front, screened by a decorative wooden canopy with mono-pitched slate-tiled roof.

The house belongs to a row of similar early 1900’s semi-detached properties along Dudley Road which have a distinctive two-storey pitched roof gable projection along the main road, with slate roof and decorative red ridge tiles and red chimneys. There is a two-storey bay window at the front of the property. Whilst the front elevation is predominantly red brick, the side and rear elevations are off-white brick. The existing windows and doors are timber-framed painted white.



3.0 Context



Fig. 3.1 Dudley Road looking North-East.



Fig. 3.2 Dudley Road Junction with Russell Road looking South-West.

3.0 Context



Fig. 3.3 Plot 100 Dudley Road looking South-West (bound by red line).



Fig. 3.4 Plot 100 Dudley Road looking North (bound by red line).

The house is partly screened behind existing plants and set back from the main street behind an area of grass.

4.0 Existing Building



Fig. 4.1 100 Dudley Road - Front View.



Fig. 4.2 100 Dudley Road - Rear View.

4.0 Existing Building



Fig. 4.3 100 Dudley Road - Side View.



Fig. 4.4 100 Dudley Road - Rear View.

5.0 Proposal

5.1 PROJECT OBJECTIVES

The proposal is for erection of a rear ground floor extension with internal alterations to improve the existing kitchen and dining arrangement and provide additional bedroom accommodation.

5.2 PROPOSED USE

There is no change proposed to the existing residential use.

5.3 QUALITY OBJECTIVES

The proposed ground floor extension is to be of matching appearance, utilising brick to match existing.

5.4 PROJECT OUTCOMES

The proposal seeks to:

- Improve internal arrangement to kitchen and dining area;
- Provide a downstairs cloak room and a shower room;
- Provide a guest bedroom in the basement;
- Provide internal alterations to create new bathroom on first floor;
- Provide stepped access to garden.

5.5 ARCHITECTURAL APPROACH

The proposal is intended to be of a subservient character to the main building, with a contextual approach to the architectural design, which will be developed to harmonise with, but not emulate the historic context.

5.6 PARKING

There is no change proposed to parking arrangements.

5.7 AMOUNT

The footprint of the building is 78 m². The proposal is to extend the existing building by a further 9m² on the ground floor.

5.8 SCALE & FORM

The application seeks permission for the ground floor extension proposed in a form of a complimentary single-storey projection within the peripheral side and rear walls of the existing property. The proposed extension will not affect the street scene. The new extension is also in appropriate size for the plot relative to its neighbours.

5.9 MATERIALS

The proposal utilises matching materials, including off-white brick to rear and side walls. Visual interest is added by means of a new timber framed feature window and door at the rear. Aluminium framed rooflights to the front pitched roofs would be further utilised in the design to bring more natural light in.

5.10 BOUNDARIES

The proposal does not seek to amend or alter existing boundaries.



5.0 Proposal

5.11 EXISTING AND PROPOSED FLOOR PLANS

The main house comprises an entrance hall, lounge, kitchen and a dining room on the ground floor, and four bedrooms with a family bathroom on the first floor. There is also a cellar and cold store rooms in the basement which can be accessed internally or via a set of steps at the back of the house.

The existing kitchen, dining and living area are currently largely disconnected. There is no dedicated cloak room or downstairs toilet and the first floor family bathroom is also too small for a four-bedroom house.

The proposal offers an improved layout through a series of internal alterations combined with small scale rear extension. In addition to this, a new raised patio deck with a set of steps is further proposed at the rear to better connect the house with the garden.

PROPOSED GROUND FLOOR EXTENSION

The rear ground floor extension is proposed as a complimentary infill in the North of the site and is a visually cohesive addition contained within the perhipherial walls of the house.

This fairly small intervention allows for a sufficiently enlarged floor area on the ground floor to accommodate new cloak room and a downstairs toilet, as well as provide necessary alterations to kitchen and dining area to create a welcoming open plan family space with an improved access to garden via new steps.

FIRST FLOOR

The proposal utilises one of the existing bedrooms to provide a bigger family bathroom suitable for the property of this size. A new utility space is further proposed in place of the previous family bathroom.

BASEMENT

A guest bedroom is proposed in the basement with a new roof light built into the raised patio deck.



6.0 Planning

6.1 PLANNING HISTORY

113520/TCA/2016 - Works to tree - proposed felling of a Holly in the front garden | Approved 16th Sep 2016.

6.2 NATIONAL PLANNING POLICY FRAMEWORK (February, 2019)

The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. Planning law requires that applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise.

• ACHIEVING SUSTAINABLE DEVELOPMENT

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development is to meet the needs of the present without compromising the ability of future generations to meet their own needs. It takes into consideration an economic, social and environmental role.

• ACHIEVING WELL-DESIGNED PLACES

Paragraph 124 states that: ‘The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’ Paragraph 127 also states that ‘Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’

6.3 LOCAL DEVELOPMENT PLAN

Planning applications in Manchester are at present decided upon the policies outlined in the following Development Plans:

- Manchester Core Strategy (March 2011)
- Supplementary Planning Documents
- Supplementary Planning Guidance

MANCHESTER CORE STRATEGY (2012)

Policy DM1 states that development must have regard to appropriate siting, layout, scale, form, massing, materials and detail; impact on surrounding areas and character; effects on amenity including privacy, light, noise, road safety and traffic generation; crime prevention; adequacy of internal accommodation and external amenity space; refuse storage and collection; vehicular access and car parking; effects on biodiversity, landscape, archaeological or built heritage; green infrastructure; and flood risk.

Policy EN1 requires development proposals to meet 7 principles of design: places with their own identity; clearly distinguishing public and private spaces; ease of movement to and through places; legibility; adaptability, so that places can change easily; and diversity in the provision of choice.

Whalley Range is recognised as a high-quality neighbourhood in South Manchester, offering good-quality housing, a range of centres and services, and strong areas of heritage value and open space.

GUIDE TO DEVELOPMENT IN MANCHESTER (2007)

The Guide to Development in Manchester SPD further states that:

- ‘Character and context’ means that places should have their own identity, which respects and is informed by its location.
- ‘Continuity and enclosure’ means that public and private spaces should be clearly distinguished so that people feel safe. Footways and entrances should be clearly identifiable.

- ‘Legibility’ means that a place has a clear image and is easy to understand so that people can move confidently to their destination.
- ‘Ease of movement’ means that places should be easy to navigate and designed with people in mind.
- ‘Quality public realm’ deals with public spaces, and includes the value of tree planting and a sense of place.
- ‘Diversity’ seeks a variety of house types and uses in a cityscape that does not exclude anyone.
- ‘Adaptability’ seeks places that can accommodate change, for example, building conversion and alteration, and infill development which enhances local character.

6.4 COMPLIANCE

SITING AND LAYOUT

The proposal is for a householder extension to the rear of the existing dwelling. It does not protrude in front of the peripheral walls. The additional footprint constitutes a small extension to the original building, which allows to make sufficient changes on the ground floor to allow for crucial spaces needed for a modern family.

The proposal is a harmonious and appropriate extension to the existing dwelling, as it respects the building line and its relationship with the street; retains sufficient garden space and area to the side of the building for rear access; values the character of the area and proposes to further enhance it; does not impact on amenity of neighbouring properties.

SCALE AND MASSING

The scheme proposes additional 9 m² of floorspace on the ground floor. This is considered a proportionate enlargemenet in the context of the original dwelling, the neighbouring properties and the street scene.

6.0 Planning

HIGHWAY AND ACCESS

The proposal will not generate additional traffic, as existing parking arrangements will remain unaltered.

SUPPLY OF HOUSING

The proposal retains a family home, and improves it through the provision of additional space, a more convenient internal layout and more light. This demonstrates improvement of the existing conditions in which people live and widens the choice of high quality homes. The retention and improvement of the existing house is in line with Policy H6 of the Core Strategy and NPPF.

6.5 CONCLUSIONS

The proposal is for a residential extension to an existing property intended to improve living conditions and provision of sufficient ancillary space, therefore ensuring that the property meets the standards and needs of present and future users in accordance with NPPF.

The proposal utilises matching materials for the robust walls to compliment the existing house and is screened from the main street, therefore does not impact on the street scene, which demonstrates a sensitive approach to the existing context.

The new extension does not prejudice the amenity of the future occupiers and is appropriate in its context and compatible with the character and setting of the building.

The design complies with Policies DM1 and EN7 by proposing a coherent scheme with appropriate scale, siting, layout, scale and massing.

7.0 Heritage

7.1 CONSERVATION AREAS

Conservation areas are of unique architectural or historic interest where characteristic architectural and urban features form part of the special character of the area.

Local authorities have the statutory duty and power to designate conservation areas under the Planning Act 1990. The special character and appearance of the area is based on local criteria rather than national importance.

Within a conservation area there are extra planning controls over demolition, minor developments and the protection of trees. In addition, there may also be some special planning controls in the form of Article 4 Directions.

Within Manchester there are currently 34 Conservation Areas. The application site is located in Whalley Range Conservation Area (Fig. 7.1). No 100 Dudley Road is not a listed property.

7.2 WHALLEY RANGE CONSERVATION AREA

Whalley Range was designated as Conservation Area in October 1991 and was one of the first suburbs in Manchester providing desirable housing estate location.

The layout of Whalley Range as established by Samuel Brooks survives today with its large houses along tree-lined avenues. Certain conditions applied to each building plot which new property owners had to agree to as a way of ensuring that development was appropriate to Samuel Brooks’s vision.

The Conservation Area appraisal identifies the following principles to be maintained when seeking permission for alterations and extensions:

- Ensure that the character and quality of both the buildings and the spaces between them is retained;
- Maintain harmony with regard to building heights, the type and the colour of materials;
- Aim to replace materials like for like when considering repairs to walls, roofs, windows and mouldings;
- In new development, windows should be set back at least one brick depth from the front plane of the wall.

The nearest Listed Building is the former Lancashire Independent College on College Road - a gothic-style stone building completed in 1843. The College is located 350m away from the application site. The proposed development will not impact on any of the listed buildings in the Conservation Area.

7.3 Proposal

100 Dudley Road belongs to a row of common semi-detached four-bedroom dwellings built in early 1900’s. The building is constructed in red brick to front elevations and off-white brick to side and rear elevations. A decorative polychromatic corner brick patterning is present at the rear together with a continuous horizontal red brick band below window sills and directly above ground floor windows. The roof is tiled in blue slate, with decorative terracotta ridge tiles and red brick chimneys. Eaves boards are painted black, as are majority of windows around perimeter of frame. Main entrance is under a timber canopy painted black with a mono-pitched tiled roof. The proposal does not seek to detract from these original features.

7.4 Statement of Compliance

The proposal respects the architectural features of the original house and ensures that sufficient space is maintained along the site boundaries. The proposal does not seek to alter boundary lines, therefore will not affect the sense of spaciousness, views, boundary treatments nor the location of existing trees. The proposal seeks to utilise material palette matching the existing house on. The ground floor extension is in appropriate height within its context. All new openings are also proposed to sit min. one brick depth from the front plane of external walls.

7.5 Conclusion

The proposed works offer a sensitive addition which seeks to enhance the features of the existing building in a complimentary manner. Main works are proposed to the rear of the property, therefore will not affect the immediate street scene along Dudley Road.

It is in our view that the alterations to the property will not have a detrimental impact on the Conservation Area.

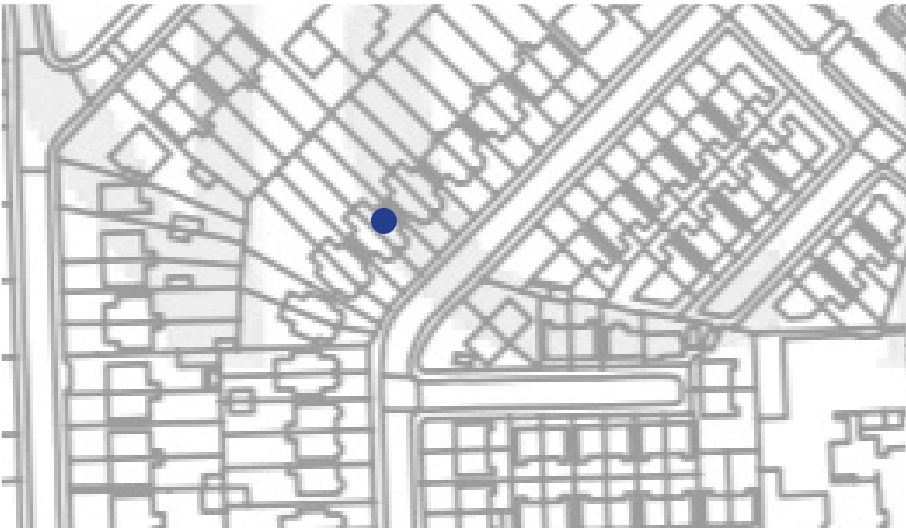
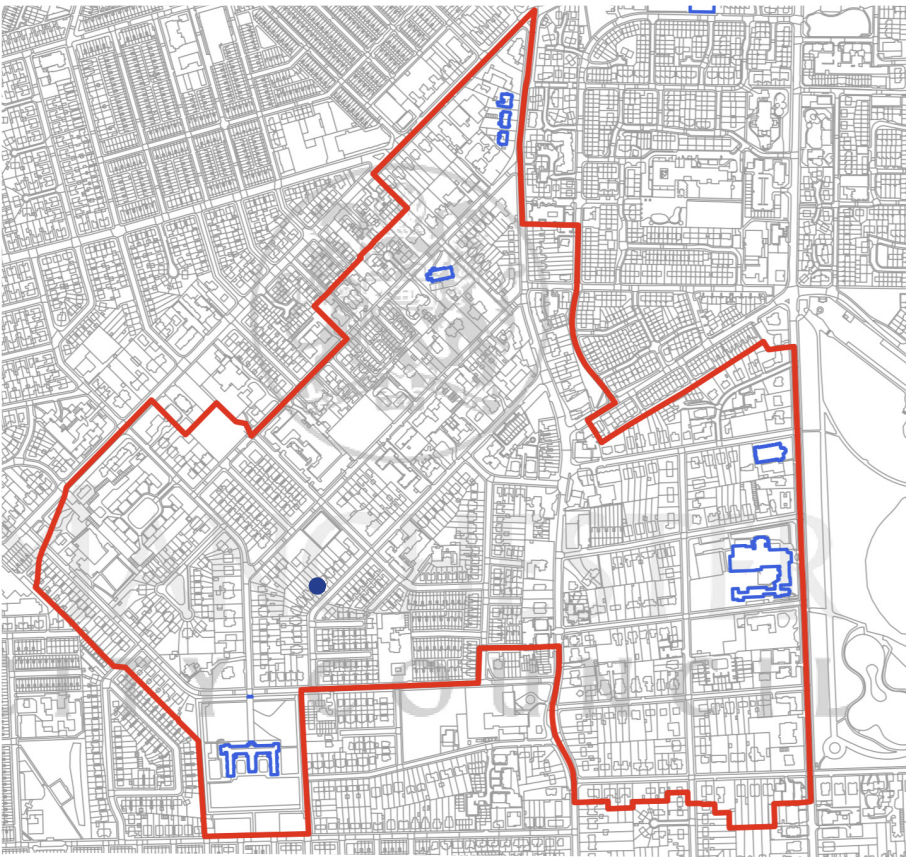


Fig. 7.1 100 Dudley Road - Location in the Whalley Range Conservation Area.



Contact

Newark Office:
Top Lock Studio
Navigation Yard
Newark NG24 4TH
t: +44 (0)1636 605100
e: newark@guytaylorassociates.co.uk

Manchester Office:
Trafalgar House
5-7 High Lane
Manchester M21 9DJ
t: +44 (0)161 8261042
e: manchester@guytaylorassociates.co.uk

Sheffield Office:
Roco 342
Glossop Road
Sheffield S10 2HW
t: +44 (0)114 299 1405
e: sheffield@guytaylorassociates.co.uk

Derby Office:
Long Mill
Darley Abbey Mills
Derby DE22 1DZ
t: +44 (0)1332 477525
e: derby@guytaylorassociates.co.uk



w: guytaylorassociates.co.uk

This document has been prepared by: Guy Taylor Associates (GTA NORTH LIMITED) | Job no: 19-0017 | Date: January 2020 | Status: Draft | Rev: -D

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