

Design and Access Statement for alterations to 74 Dudley Road Manchester M16 8DE

30th May 2024
AB 232/D&A01

Architects Britch

A. Introduction.

74 Dudley Road is a residential property, a family house, and this application is for refurbishing the basement to create additional space.

B. Design.

The ground floor of this property is about 700mm above ground level. There is an existing basement which is currently used for storage. This proposal includes the tanking of the basement and the introduction of two light-wells. The one at the front of the property will have a horizontal grill over to protect from falling and as a security measure. The one at the back will have stairs (fire escape) and will have guarding consisting of a handrail and glass balustrading.

C. Context.

This house is on a residential street. The impact of this work will be minimal, especially at the front of the property.

C. Use of Land.

There will be no change.

D. Density.

The proposal does not involve any increase in built space.

E. Appearance.

As stated the change to the appearance of the house will be barely noticeable

F. Access.

The access to the property will be unaffected.