

**Design and Access Statement
Heritage Statement**

**88 Dudley Road
Manchester
M16 8BR**

Prepared by GTA north on behalf of the client
Sohail Chohan

**GUY
TAYLOR**
ASSOCIATES

**architecture
landscape
heritage
innovation**

88 Dudley Road

Address:

88 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 88 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.

Description of the proposed works:

Improvements and enhancements comprising of the following elements:

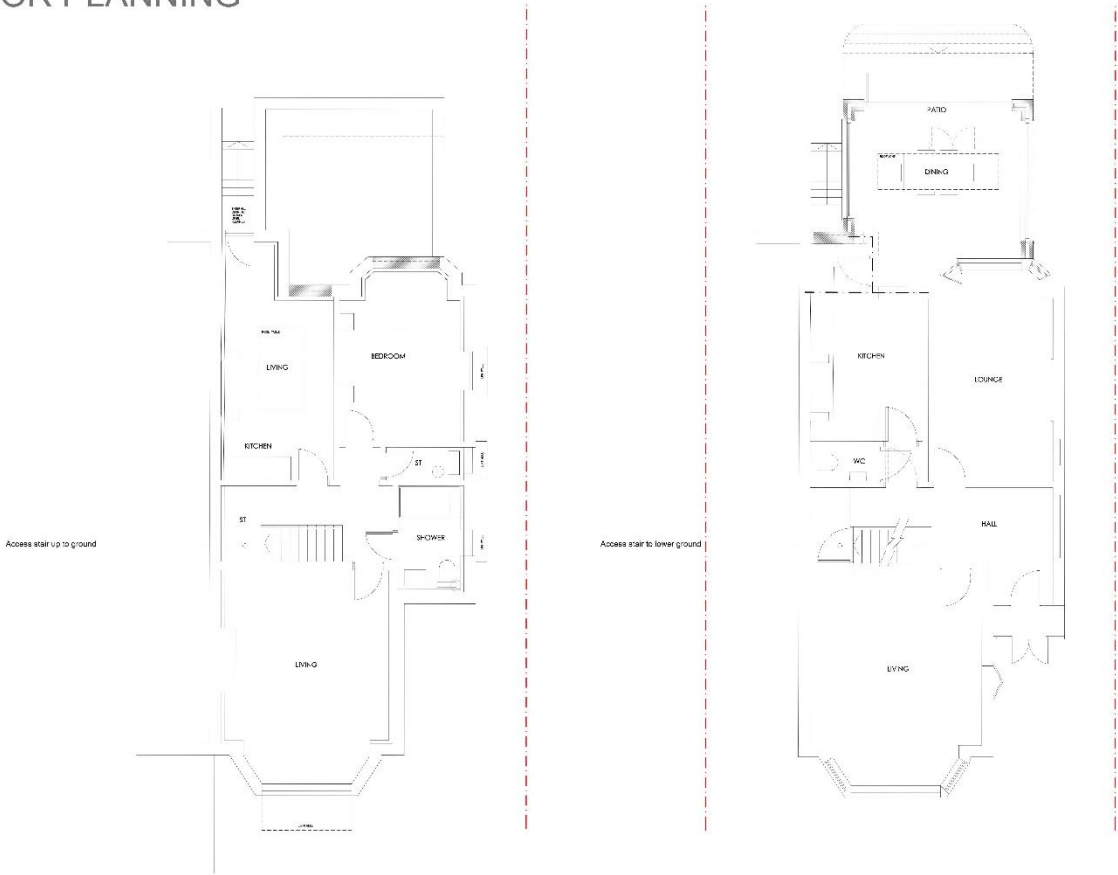
- Replace existing conservatory with a ground floor extension to form an open plan kitchen, dining area and day room, with some internal reconfiguration.
- Ground floor WC
- Ground floor utility room

Planning History:
121308/FH/2018
Basement conversion and rear extension
Approved 06.12.2018

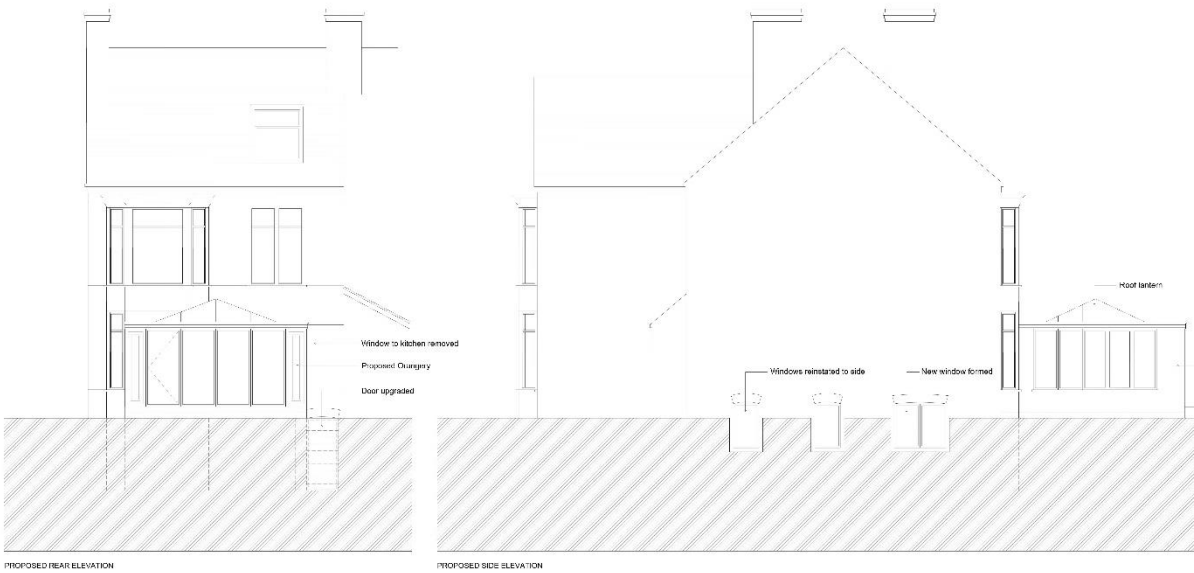
Below are the plans from the existing consent, application 121308/FH/2018, we think this is a useful precedent as the new proposal is of a similar size.

Previous approved planning application floor plans and elevations:

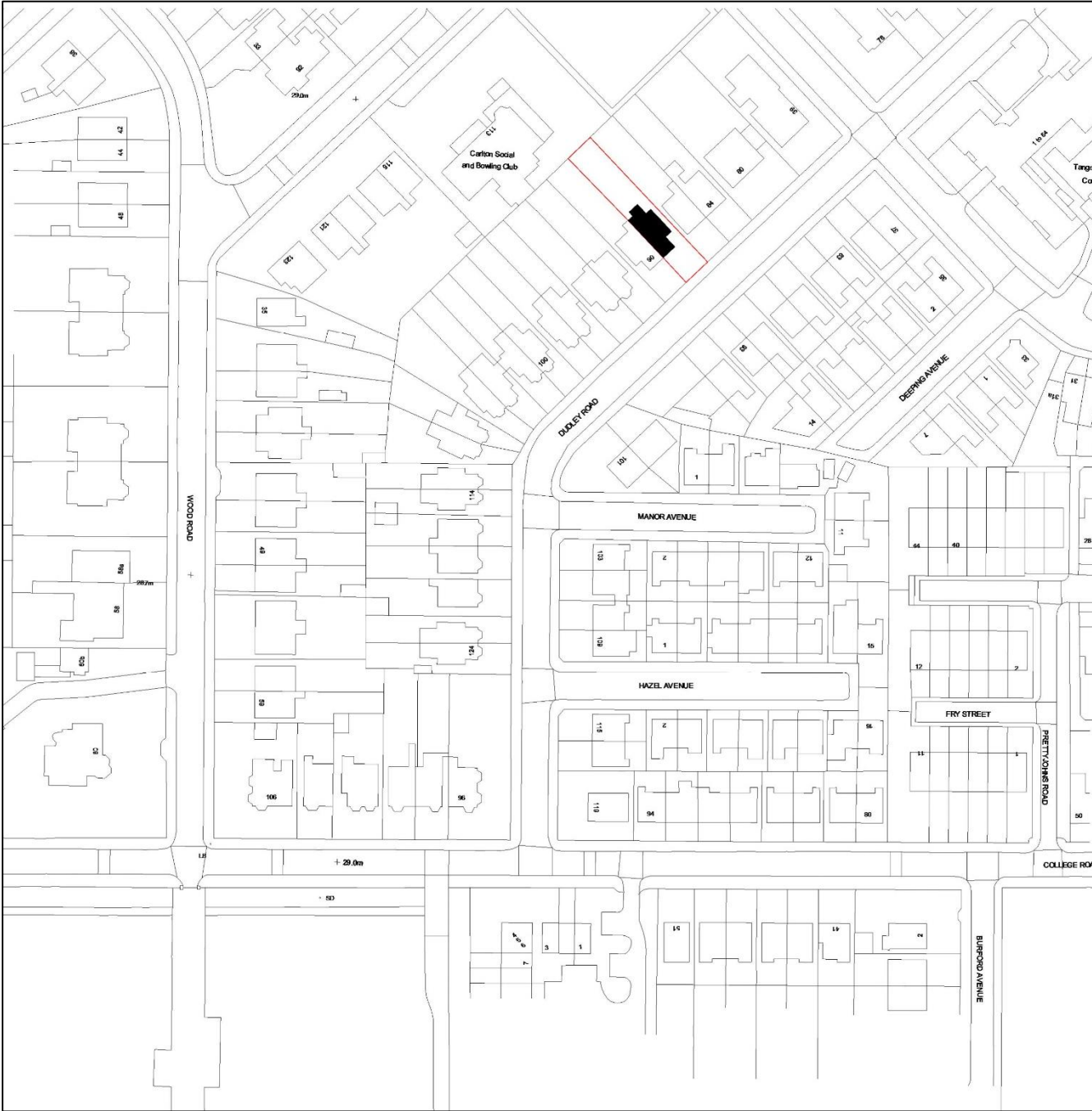
FOR PLANNING



FOR PLANNING



Site Location Plan:



Use:
The property was originally built as residential use which is typical of the local area.
The use of the property will remain as a single dwelling house after the remodelling.

88 Dudley Road

Photographs of existing dwelling:

Front of the house:



88 Dudley Road

Photographs of existing dwelling:

Rear of the house:



Layout:

The purpose of the extension is to provide an open plan living and a day room that connects to the garden. The current conservatory doesn't provide suitable comfort conditions. The proposed development largely follows the existing consent on application 121308/FH/2018 with minor changes to the appearance and layout.

The materials match the existing house.

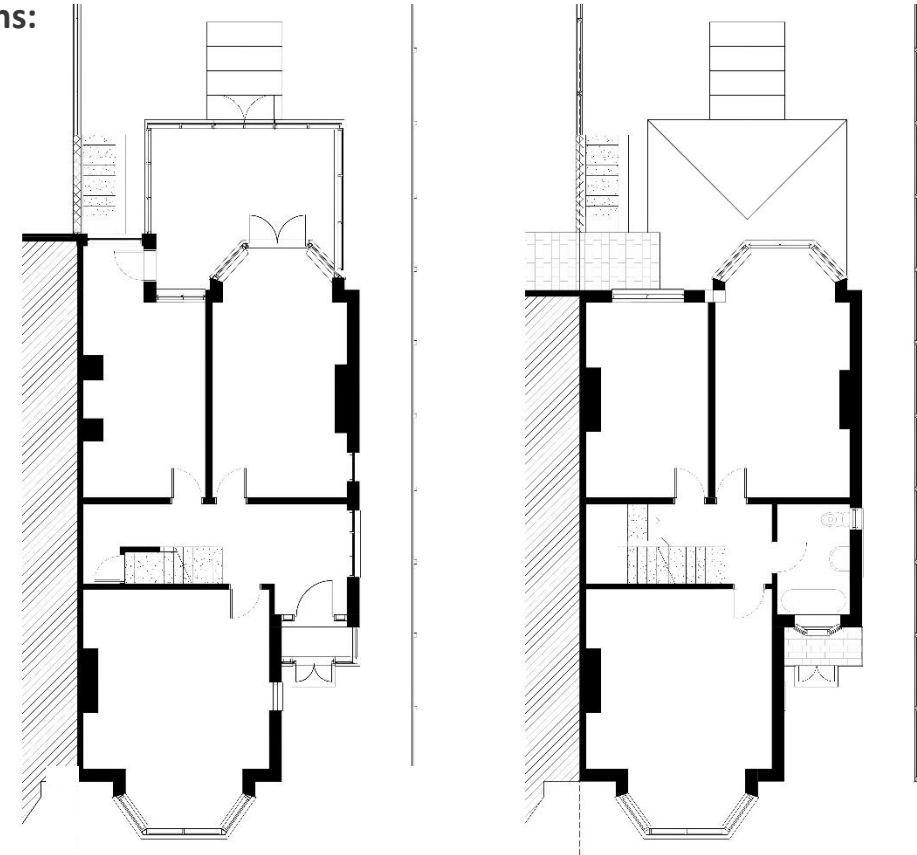
A patio is included to respond to the significant level changes between the house and garden and provides an easily accessible seating area.

Overall, the proposal replaces a conservatory with a better quality robust construction to provide comfortable living space with improved efficiency and longevity. The massing of the proposal follows existing precedent from the previous approval.

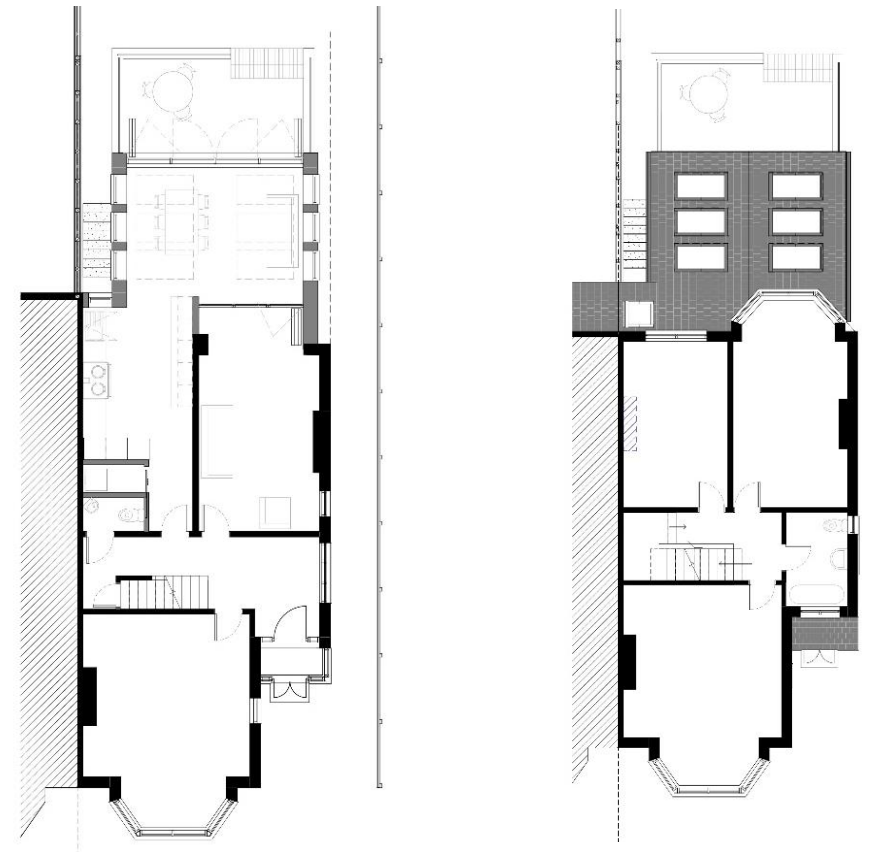
Access:

Site access will remain off Dudley Road as existing.

Existing Ground & 1st Floor Plans:



Proposed Ground and 1st Floor Plans:



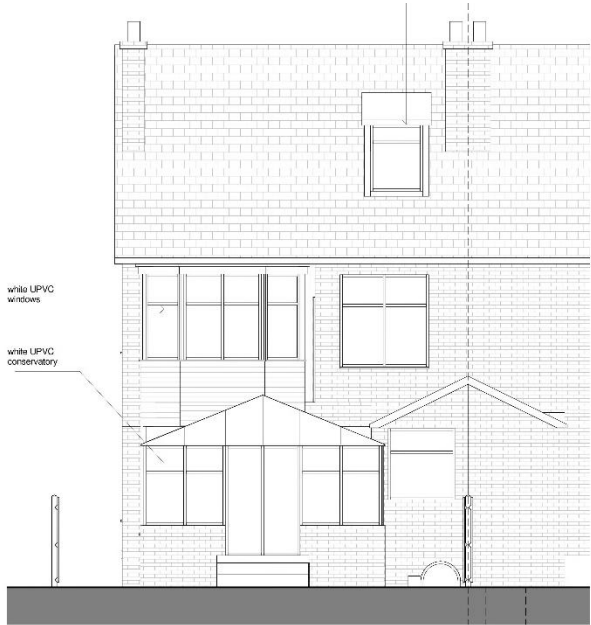
Existing Elevations:



EXISTING ELEVATIONS - SOUTH
1 : 50



EXISTING ELEVATIONS - WEST
1 : 50



EXISTING ELEVATIONS - NORTH
1 : 50



EXISTING ELEVATIONS - 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 materials for the proposal match the existing house.

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

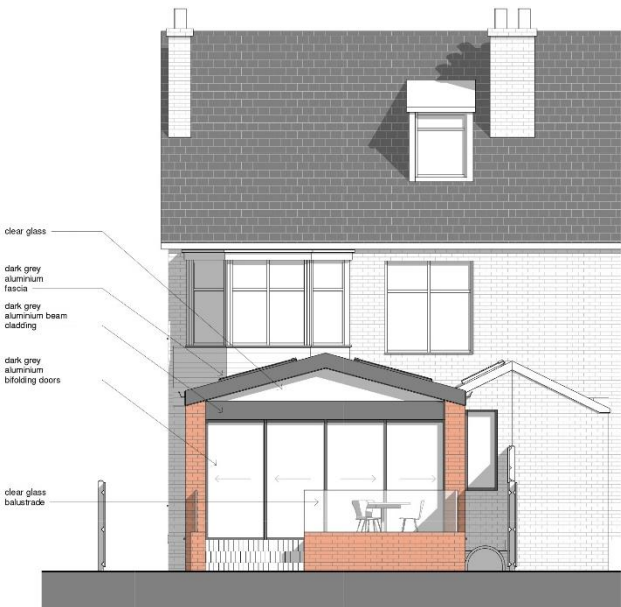
Proposed Elevations:



PROPOSED ELEVATIONS - SOUTH
1 : 50



PROPOSED ELEVATIONS - WEST
1 : 50



PROPOSED ELEVATIONS - NORTH
1 : 50



PROPOSED ELEVATIONS - EAST
1 : 50

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.

Heritage Statement:

Introduction:

88 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

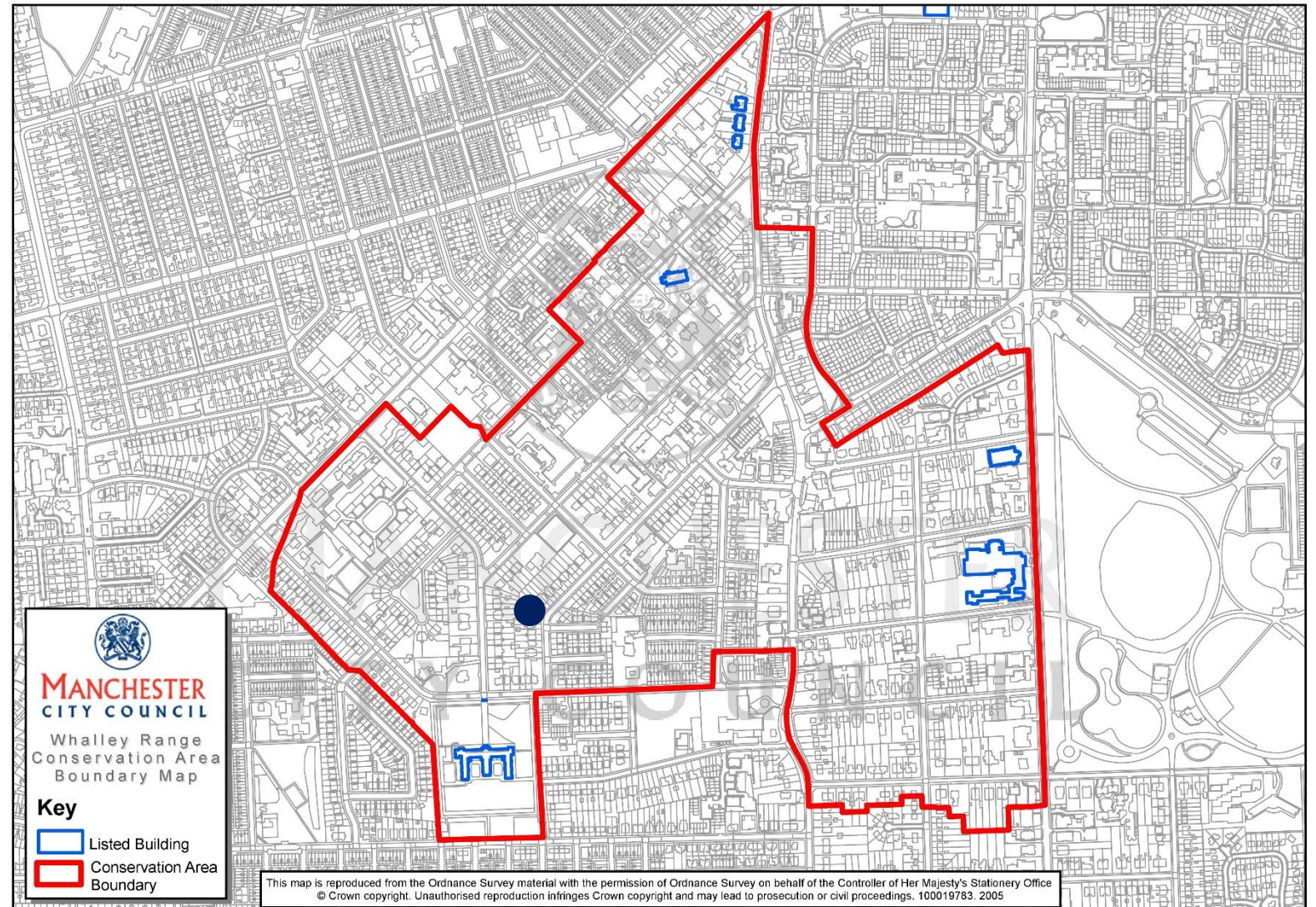
Conclusion:

The proposal includes rear ground extension leading to an outdoor seating area. This will not be visible from the street only from the rear of the property.

The proposed materials match the existing and 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 proposal does not have a negative impact on the Conservation Area.





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