



109 Dudley Rd, Whalley Range, Manchester M16 8BW

DESIGN & HERITAGE STATEMENT

PROPOSED REAR EXTENSION WITH LANDSCAPING AND BOUNDARY TREATMENT.

March 2023

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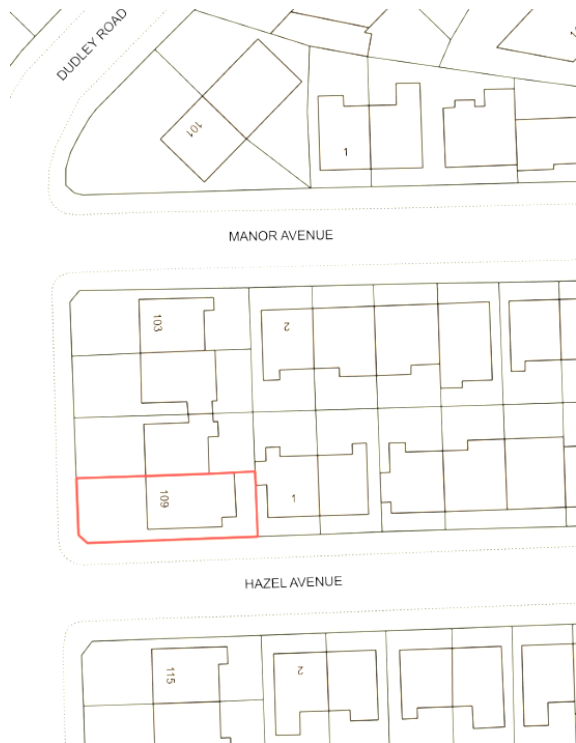
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1. INTRODUCTION

This Design and Heritage Statement has been prepared by MONA Architecture in support of a householder planning application for the property at 109 Dudley Road, Manchester.

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

2. THE LOCATION



The plot is located within the boundary of Manchester City Council, and it is part of the Whalley Range Conservation Area.

The property is located on a corner plot between Dudley Road and Hazel Avenue.

The front of the property faces west with pedestrian and vehicular access along the south and west boundaries.

3. THE PROPERTY

3.1. PLANNING HISTORY

Works to Trees

- Ref. No: 077495/TCA/2005/S1 : Approved
- Ref.No: 121701/TCA/2018: NOBJ

3.2. THE HOUSE

The property is a 2-storey semi-detached dwelling, with a raised ground floor entrance, a basement, and an attic.

The original house was constructed as a single-family, semi-detached building in the 1900's.

The house is generally constructed with a mix of red bricks and rectangular grey-painted blocks in front and side, with some buff bricks on the rear side.

The windows are mostly double-glazed light grey painted. There is a bay window with a French door in front and an entrance porch with fully glazed side and top panels.

The house has a pitched roof covered with slate, a chimney, one rooflight to the front and two to the rear of the house.



3.3. THE BOUNDARY

The boundary of the house is in poor conditions. A red brick wall surrounds the property with big gaps that have been poorly constructed and destroyed by the growing bushes of the front and rear garden. Part of the south boundary also includes a timber fence that needs replacing.

Furthermore, the existing drainage of the garden through the wall is getting blocked due to the poor conditions of the pedestrian footpath that goes along the boundary.

The rear boundary with both neighbours has overgrown bushes over 2m high. The level of this property's ground is around 650mm lower than both neighbours' grounds to the rear and to the side.



3.4. EXISTING REAR EXTENSION / CONSERVATORY

There is an existing extension or conservatory at the rear of the property that currently prevents sunlight to come through the house. This extension has been constructed with a light timber structure and a corrugated PVC roof and it has some leaks.

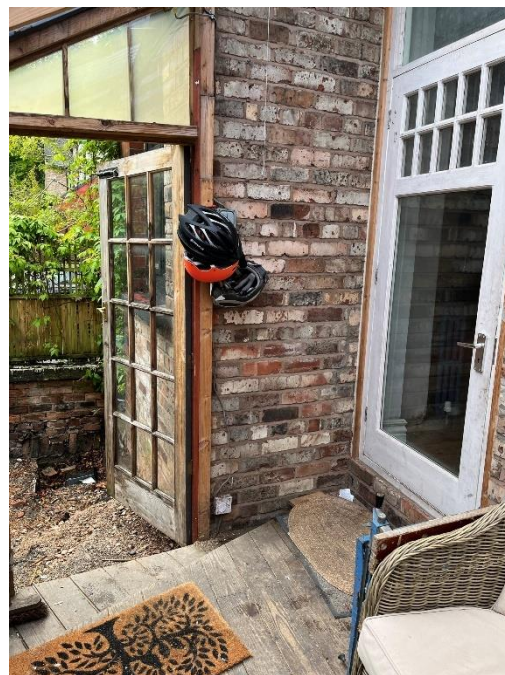


3.5. ACCESS TO THE HOUSE

The immediate access to the property is through a timber gated located in the south boundary wall. There are two steps right at the gate and four unstable steps to access the ground floor of the house.

At the rear, the broken timber fence allows for another access and bin storage. The grounds at the rear have dangerous drops and difference in level. There is a level difference of 1.1-1.3m from street level to the inside ground floor level of the house.

Any access routes at the moment are in bad conditions and need urgently to be repaired.



3.6. THE EXISTING LAYOUT

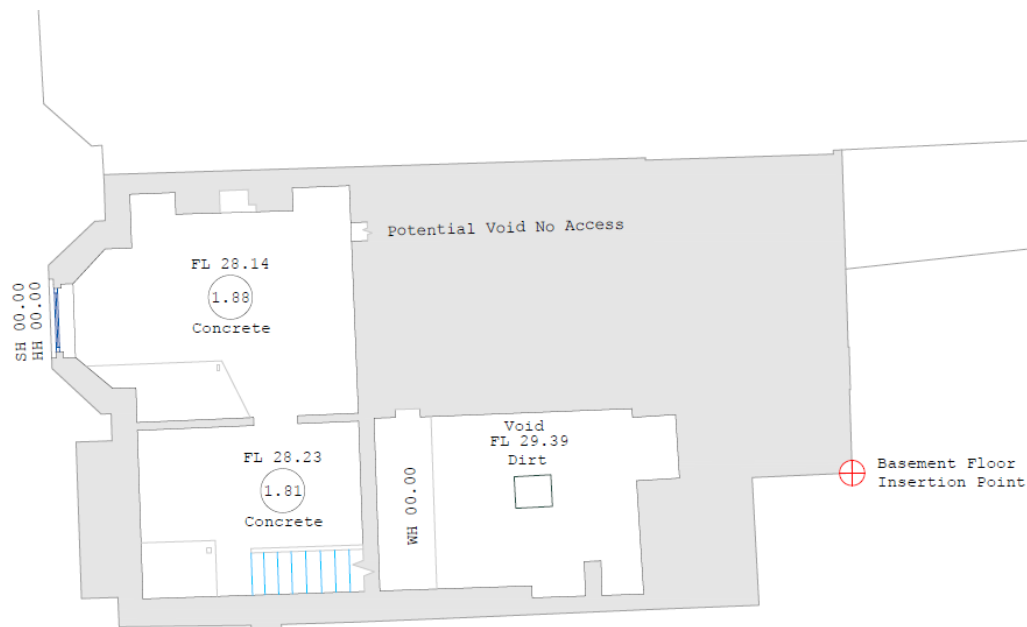
The property presents several issues that need addressing in terms of access, functionality, and safety for the owners of the house and their two young children.

The main issues identified are the boundary walls, access from and to the house and the status of the existing rear extension. Internal alterations to increase functionality and safety will also be addressed to provide a better home for this family.

The first floor and the attic are not part of this application.

3.6.1. Basement

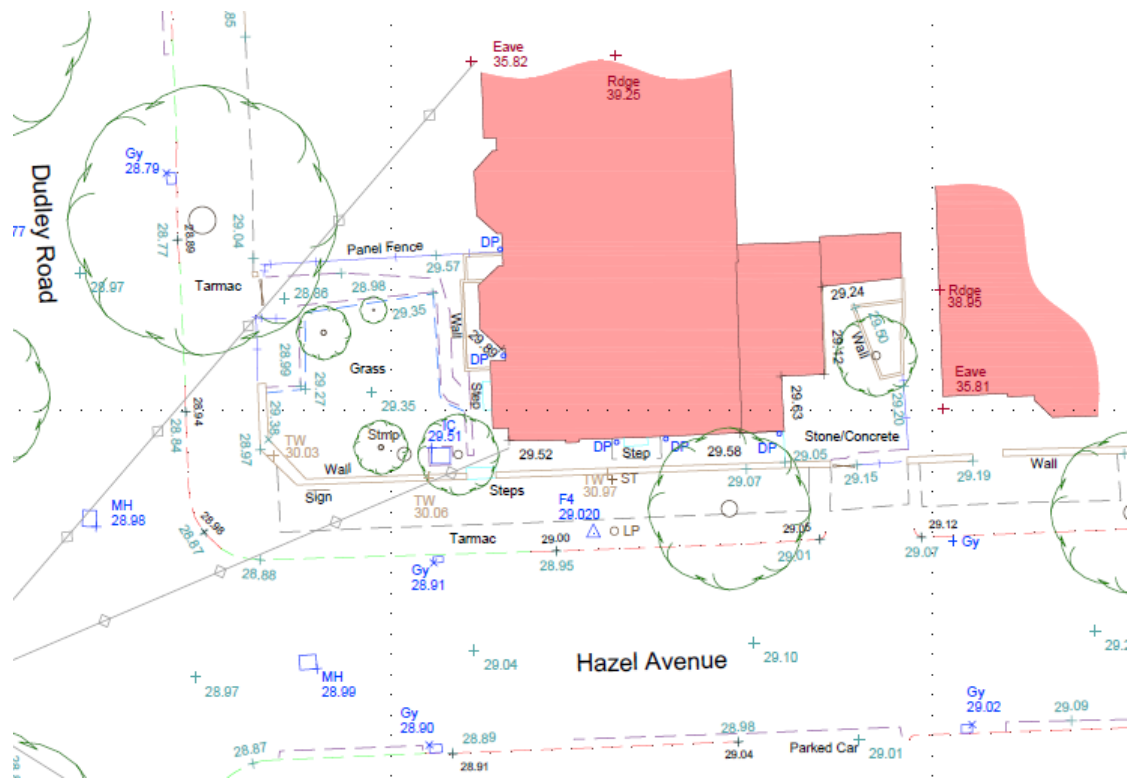
The basement has an access through the pantry, which is set at a lower level than the rest of the ground floor. The utility is located in the basement, and this is a problem for this family in terms of functionality and safe access. The location of the bedrooms and the conditions of the staircase are the main issues.



Existing Basement

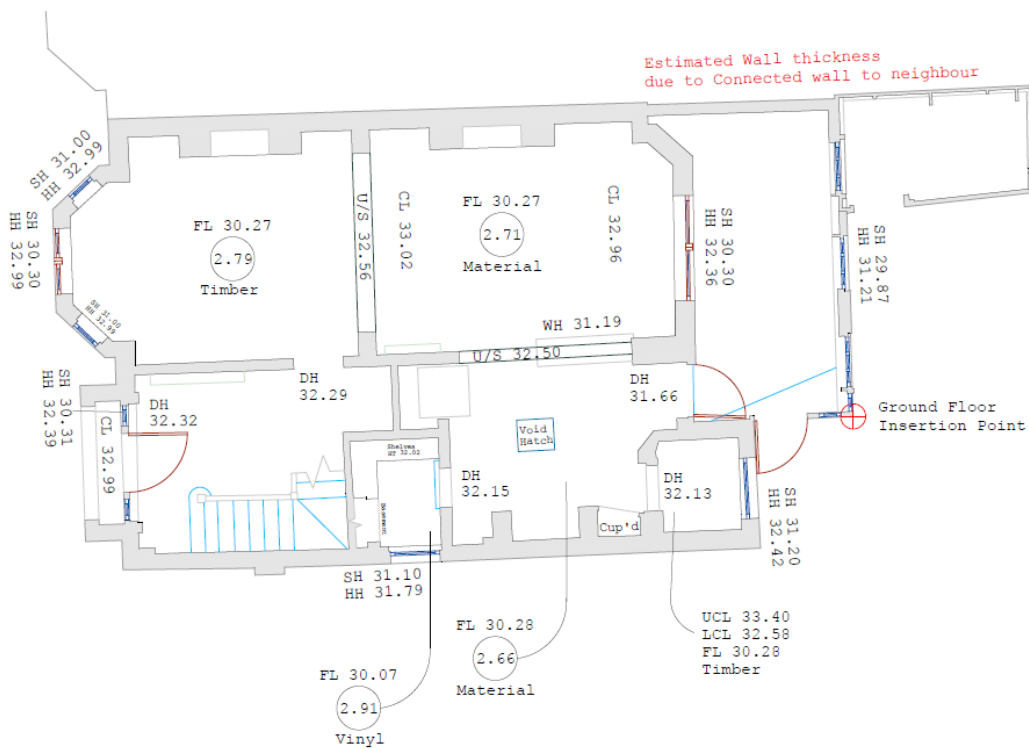
3.6.2. Ground Floor

The property has access issues as identified in previous points. The owners of this property have two young children so easy and safe access is a high priority for them. The boundary walls and levels around the house need to be improved.



Block Plan

Inside the house, the kitchen is disjointed, and the existing rear extension prevents sunlight from coming inside the house. The entrance hall is big, but it lacks storage capacity for a growing family.



Existing Ground Floor Plan

4. THE PROPOSAL

This proposal will ensure to improve the visual qualities of the house and its boundary, the functionality of the layout for a growing family, and to be sympathetic towards the neighbouring properties.

Once identified the most urgent issues and the potential of the property, we propose the following:

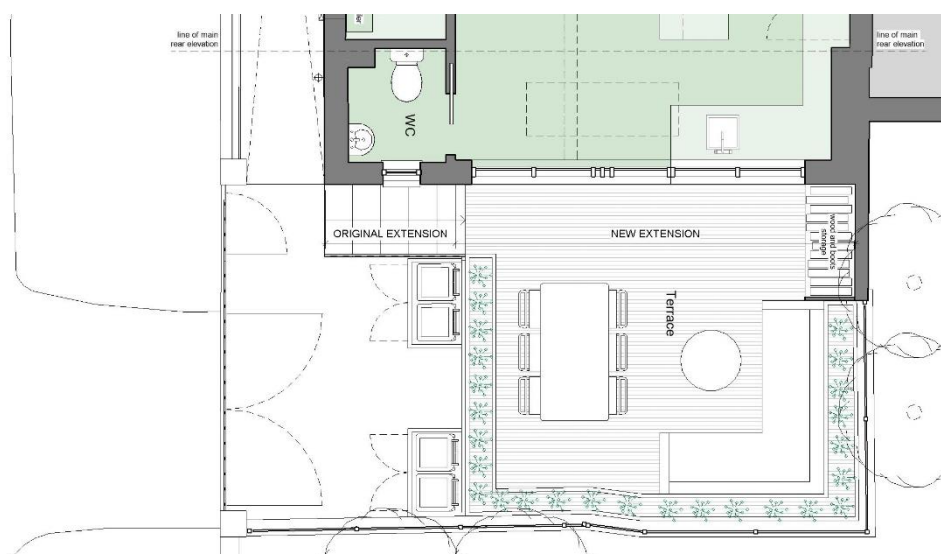
- Rebuilding of the boundary walls matching the existing red brick wall and white coping with an extended timber fence replacing the old one. All in keeping with the character of the Whalley Range conservation area.
- Demolition of existing rear extension/conservatory.
- Reduced size rear extension filling the gap between the boundary wall with the side neighbour and the original side extension of the house.
- Internal alterations to improve the functionality of the layout.
- Landscaping works and levelling of the grounds to provide stepped and ramped access to the house.
- Front garden access through lounge door promoting the connection between the inside and outside.
- Rear terrace at ground floor level to provide extra amenity space and much-needed storage space underneath it.

4.1. Rear Extension

The existing ground extension with timber walls and flooring it's in poor conditions and it will be removed.

The proposed rear extension will be smaller than the existing one filling the gap between the original extension of the house and the party wall with the neighbour. It will promote the use of the outdoors space and it will bring loads of light to the new location of the kitchen and dining areas.

The proposed height of the extension will match the height of the original extension of the house.



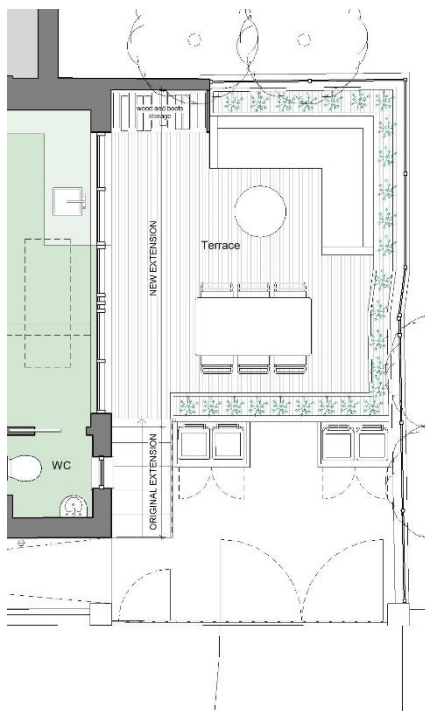


Existing House



Proposed Extension

4.2. Rear Terrace



The proposed terrace at the rear will be levelled with the ground floor to promote the connection between the inside and the outside of the house and the usage of the outdoors.

It will provide a much needed safe space for the children to play under the supervision of the parents.

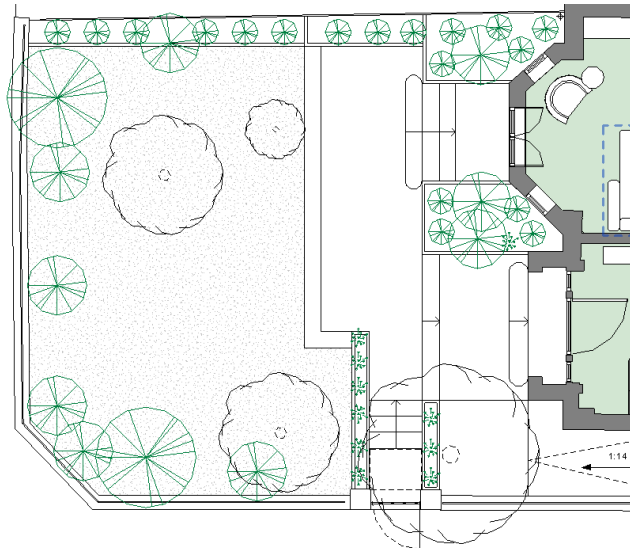
The terrace will be surrounded by 1.7m high timber fences on the boundary with both neighbours. The current boundary fences are covered with 2.5m high bushes and trees and the neighbours 'ground level is 650mm higher than the ground level of this property. Therefore, the proposed terrace won't cause any disturbance to the neighbours in terms of light and privacy.

In addition, the existing trees and bushes adjoining the property at the back and side boundaries shall also serve as a noise and privacy barrier.

4.3. Front Steps and Ramp

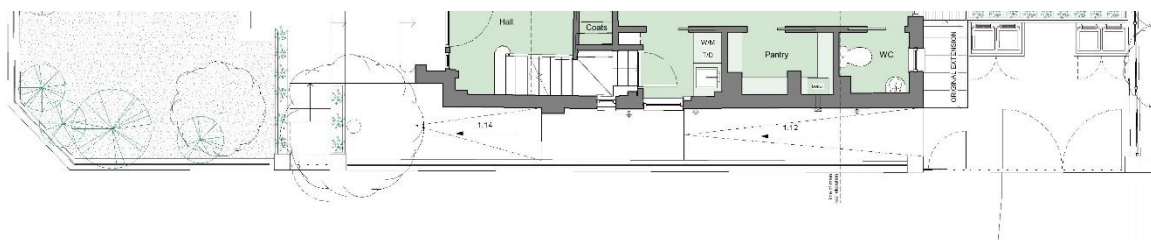
In order to improve the current poor condition of the hardscape elements surrounding the house, the proposed steps will create a transition between the inside and the house of the house.

Accessibility and safety have been considered in the design of the hardscape to improve usability and functionality. The transition to and from the house will be harmonic with the landscape and the streetscape.



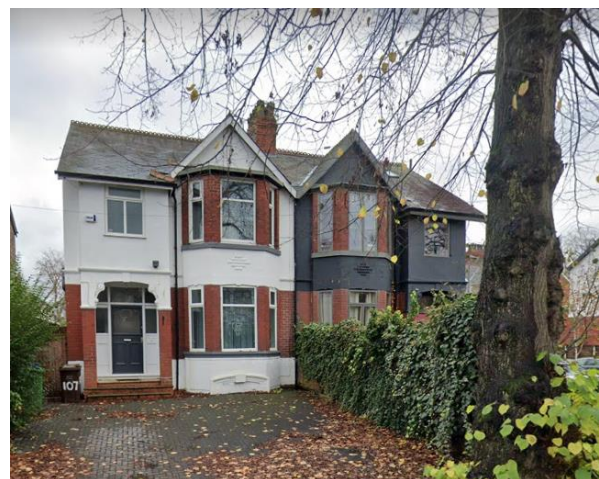
Front hardscape

The passage at the south boundary of the house will be occupied by the proposed ramp, making it more accessible for baby prams and bicycles. The ramp will be connected to the front steps of the house and the rear access.



Side ramp access

The adjoining property on the left side of the house has an open front with a dropped kerb for car park usage only. Therefore, there won't be any privacy or disturbance to this property.

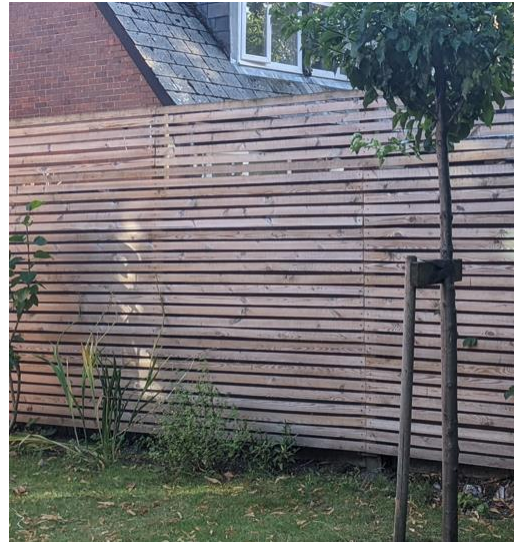


4.4. Boundary Treatment

The proposed boundary treatment shall improve the overall quality of the existing property and the streetscape of the area. Old, disjointed walls and rotten fences will be removed and replaced with new brickwork that would match the existing brickwork in keeping with the character of the area. Existing or reclaimed bricks will be used for the brickwork. The new fencing will be timber as it is now.



Brickwork example



Fencing example

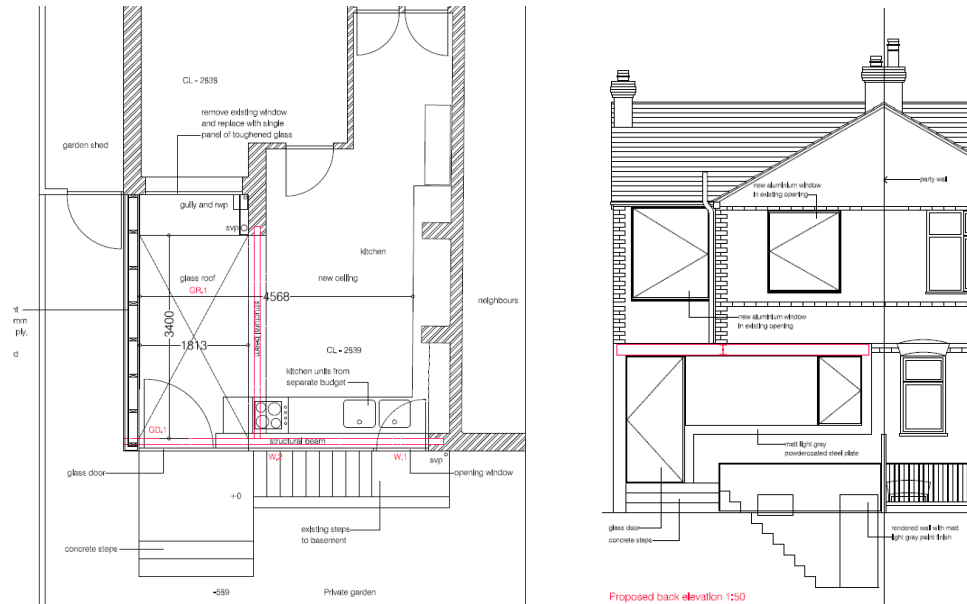
4.5. Internal Alterations



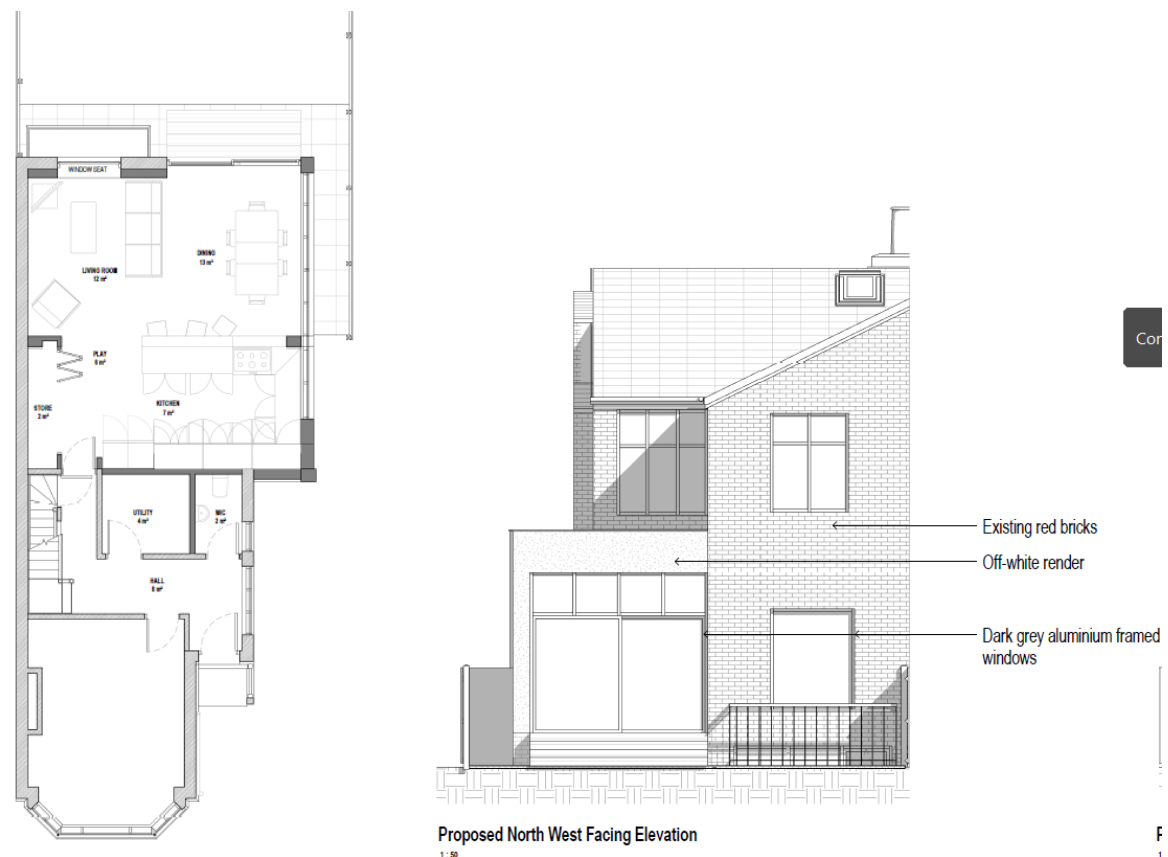
The proposed internal alterations should make the space more organized, spacious, and functional increasing the quality of the family's life. The relocation of the kitchen and the improved access to the basement allows to create a stripe of services to the side of the house to accommodate a utility , a pantry and a toilet.

5. PRECEDENTS IN THE AREA

5.1. 104 Dudley Road: 096760-FH-2011 Side / rear extension



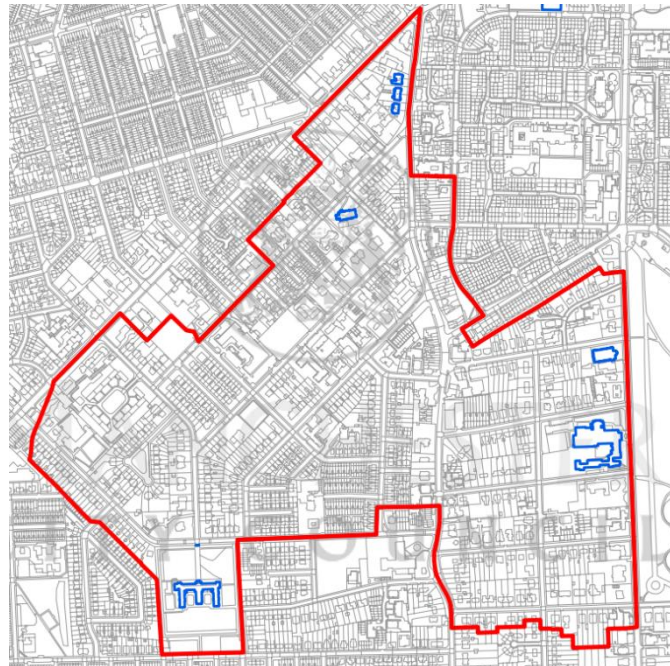
5.2. 108 Dudley Road: 121736-FH-2018 Rear and side extension



6. HERITAGE STATEMENT

6.1. Conservation Area

Whalley Range conservation area is situated approximately two miles south of Manchester city centre. Much of the area, which is predominantly residential, is contained within 63 acres of flat land. The conservation area was designated in October 1991, extending to Alexandra Road to the east and Upper Chorlton Road to the west.



Map of the Whalley Range Conservation Area

6.2. History and Development

During the Industrial Revolution, Manchester rapidly expanded beyond the confines of what is now known as the city centre. It took in existing townships and established new residential areas some distance out, separated from the town as it was then by fields.

Whalley Range was one of the first suburbs, creating what Samuel Brooks termed "a desirable estate for gentlemen and their families" where people could escape the increasing congestion in the growing industrial city.

The estate was laid out between two farm tracks, now Withington Road and Upper Chorlton Road. The tree-lined avenues of Dudley Road, Whalley Road and Chorlton Road form the basis of the estate.

6.3. Character

The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development.

Recently however, there has been further investment in the area, with the upgrading of properties or conversion to self-contained flats or nursing homes and residential institutions.

6.4. Problems and Pressures

The main problems and pressures of the Whalley Range area are:

- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination and poor quality of street furniture and flooring

6.5. Opportunity for Enhancement

6.5.1. Preservation, enhancement and reinstatement of architectural quality and unity.

The owners of the properties will be encouraged to replace like for like when considering repairs to walls, roofs, windows, and mouldings.

- Walls are generally red or orange-red brick with stone dressings.
- Roofs were originally blue slate and ridge tiles are often decorative.
- Windows should follow the pattern of the originals they replace with little or no subdivision of the sashes into small panes.

6.5.2. Retain and enhance front boundary treatments and discourage an increase in the amount of hard surfacing in front gardens.

Where boundary treatments are being renewed, walls should be stone or brick with recessed panels and stone copings.

6.6. The proposal

The new rear extension will be built with red bricks matching the brick colour that the house presents all around the ground floor.

The new windows and rear doors will be light grey to match the rest of the windows at ground floor from the property.

The house will be re-painted in a light sandstone to recover its original beauty with a colour similar to the other houses in the neighbourhood.

The boundary wall will be rebuilt using the existing bricks and repairing the coping stones where possible. A new timber fence in light stone colour will be installed on top of the brick wall.

Soft landscaping will be used in the majority of the front garden and around the boundary of the rear garden.

7. IMPACT & CONCLUSION

The proposal will have a very positive visual impact in the neighbourhood. After many years of standing out with disrepairs, the house will benefit from an uplift. The new and reinstated finishes like the light colour paint, the rebuilt brick boundary wall and the new rear extension will increase the value of the property and enhance the character of the neighbourhood's corner between Dudley Road and Hazel Avenue.

Furthermore, it will enhance the original architecture by repairing defects and making it more ventilated and well-lighted at the rear.

The addition of new hardscape, steps and ramp will also provide safe access to the property.

Identified opportunities for enhancement from the Whalley Range Conservation area have been addressed to improve the architectural quality of the property and its functionality to serve better the growing family that lives in it.