

DESIGN AND ACCESS STATEMENT

Proposed Change of Use of Existing Children's Home to 4no 1-Bed Self-Contained Flats at 1 Borwell Street, Gorton, Manchester M18 8FJ For Grace Services (Manchester) Ltd

GENERAL

Site History and Background

This site of approximately 600sq m is an existing two storey children's home that has been vacant for approximately five years was constructed with brick walls beneath a tiled roof in approximately 1990

There is no known relevant planning history for this site

Environs

The building is located on the west corner of Borwell Street and Gorton Lane opposite the Gardeners Arms Public House is mainly surrounded by residential properties. Next to the site is a public carpark and the site can be accessed on three sides

Security by Design

The building has been designed to comply with Security by Design standards with level access to the building

The Proposal

The proposal is to convert the existing 2-storey building into 4no 1-bed self-contained flats to comply with Code 4 sustainability requirements with no external alterations and up-grading the building to comply with current Building Regulation requirements

Car Parking

There are no existing car park spaces on the site and 4no new cycle stores will be included in the development

Waste Management

Standard Waste Management bins to be provided as per attached estimated volumes template for the application

The bin store and collection are positioned adjacent to the adjacent public car park entrance

Landscaping

The existing external stores building will be retained and refurbished and the existing rubbish removed from the site

The site will receive new landscaping to match the existing designed with the front, rear and sides all renovated. The new cycle store and bins area will be surfaced with flagged paths

The main rear amenity areas will be retained refurbished and grassed

Existing boundary fencing and walling will be retained refurbished as required

Conclusion

We are of the opinion that these proposals will enhance the area to the embellish the environment and increase the number of residential properties to the benefit of all parties concerned