



Tang & Associates Ltd

Design and Access

Produced specifically for the proposal at

Oakland Care Home
Kenyon Lane
Manchester
M40 9HD

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1.0 Introduction

This Design and Access has been prepared by Tang & Associates Ltd on behalf of our client in support of a Full Planning Application for the conversion of existing care home to create 24 1-bed and 2-bed apartments at Oakland Care Home, Kenyon Lane, Manchester M40 9HD, hereafter referred to as “the site”.

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the Full Planning Application.

2.0 Context

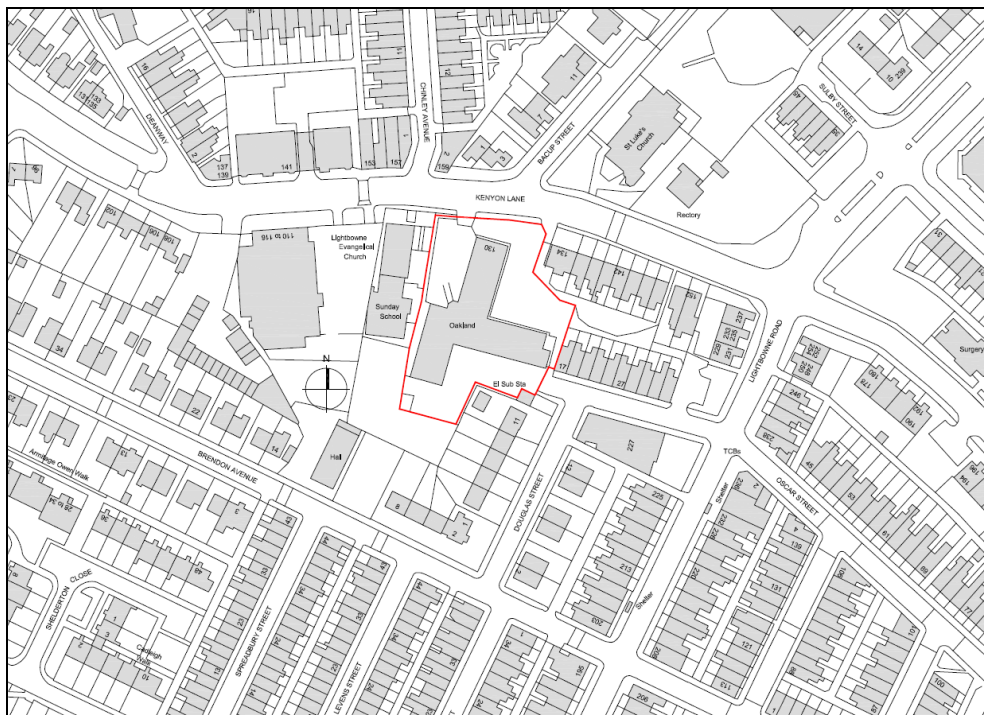


Figure 1. 9623/003a - The Site Location

2.1 Site Context

The site lies within the Local Planning Authorities of Manchester Council and located in an area predominantly comprising of retail shops, hospitality, community buildings, local schools, and residential dwellings. The surrounding area also includes several proposed residential development sites. The site is well connected with bus stops within a short walking distance of the site.

3.0 The Proposal

The proposal is for the conversion of the existing care home to create 24 residential apartments, 2no.s 1-bedroom 1-person apartments, 2no.s 1-bedroom 2-person apartments, 10no.s 2-bedroom 3-person apartments and 10no.s 2-bedroom 4-person apartments with associated elevations.

3.1 Design Strategy

The internal layout of the scheme attempts to maximise the amount of usable space. Every apartment has shared kitchen and living room for all residents. The internal reconfiguration of the existing layout will not affect its visual impact from the outside.

3.2 Scale and Massing

Consideration has been made to keep the scale as it is. The proposed layout will have no impact on the building's height and prominence. New entrance is positioned to respect the privacy of neighbouring land as much as possible.

3.3 Access

There are two existing secure access points to the apartments. One is located on Kenyon Lane and the second one is located on Oscar Street. There are 5 entrances and exits in the proposal, 3 in the South-West Wing, 1 in the North Wing and 1 in the East Wing. Within the proposal there are also 3 staircases in each wing and a lift for residents to access all floors. The scheme also seeks to include total of 22 parking spaces along with 46 bicycle storages: 10 car parking spaces and 18 bicycle parking spaces to the Kenyon Lane entrance, 12 car parking spaces and 28 bicycle parking spaces to the Oscar Street entrance.

There are 2 bin storage access each located on the South-West and North Wings which can be accessed by the residents of the apartments.

3.4 Security

The primary entrances into and out of the building will be controlled via a key card system, or similar, to ensure that only residents can access the apartment block. In addition, the apartments openable windows are located behind perforated brick walls to provide security while allowing passive ventilation when opened.

3.5 Materials

The proposal will remain as it is since there will be no external changes.

3.6 Waste Management

Security Measures:

The proposed refuse residential store is accessed externally by the council/private waste collection service via a secure entrance on the Kenyon Lane & Oscar Street, the company may be given a key card for access. On-site staff will be moving the bins to the collection points on dedicated collection times.



Figure 2 – Waste Management Diagram

Waste storage access routes for vehicles and occupants:

- From Kenyon Lane to access the front waste storage point (blue line)
- From Douglas / Oscar Street to access the rear waste storage point (orange line)
- Occupants access via four different entrances / exits (pink line)

Estimated volumes and types of waste produced by the development:

The proposal will consist of 24 apartments. This includes 4 x 1-bed apartments and 20 x 2-bed apartments. The calculation for the residential waste accounts for both the 1-bed and 2-bed apartments.

In total the waste storage required per week is approximately 3,800 litres storage capacity required, the proposed waste storage does provide extra waste capacity. The development proposed 2 external waste storage area providing a total of more than 20 sqm for waste storage.

The proposed waste storage capacity and collection frequency is as follows:

- 2 x 1,100L bins (General waste) – bi-weekly collection
 - 2 x 1,100L bins (Mixed Recycling) – bi-weekly collection
 - 2 x 1,100L bins (Paper/Card Recycling) – bi-weekly collection
 - 2 x 1,100L bins (Food Waste Recycling) – bi-weekly collection
- Total Bin Capacity = 8,800L**

Proposed Material:

The waste store is to be timber fenced and exposed in air to ensure adequate ventilation.

4.0 Conclusion

The design team have carefully designed a scheme which is sensitive to the character of the immediate context and the needs of the wider area. The proposed development at Oakland Care Home, Kenyon Lane is a sustainable upgrade to the existing building and will be a valuable improvement to the area, providing much needed residential units.