Design & Access Statement to create one additional bedroom in lieu of unused hydrotherapy treatment room. (space originally designed to cater to different user requirements). No material change externally or internally. The works are essentially redecoration and decommissioning of the hydrotherapy equipment at 4-10 Broom Lane, Levenshulme, Manchester, M19 2TL.

Introduction

This statement has been prepared to support a planning application for the conversion of unused ancillary space to create one additional bedroom. The proposed bedroom includes a storage space, ensuite bathroom and amenity/private recreational space. The property currently consists of fourteen self contained apartments and one shared house, containing two bedsit apartments and four bedrooms with associated communal facilities, together with associated car parking and landscaping. The property is owned by Great Places Housing Group and leased on a long-term basis to City Care Partnership.

Planning permission for the 18 Unit development was previously granted in 2010 and permission is now sought to convert an unused ancillary space, currently a hydrotherapy treatment room, to create an additional bedroom forming part of the shared house. City Care Partnership is one of the UK's leading independent providers of specialist services for adults with learning disabilities and Autistic Spectrum Condition (with associated learning disabilities). This application is to provide additional living space for their service.

The works comprise wholly of internal fit out and no changes to the existing elevations are proposed. The internal modifications include the erection of internal partition walls, construction over the treatment pool to form a level floor, addition of stud wall partitions at the windows to provide safety for service users. These are mentioned for reference only and do not require planning permission. There is no material change to the building, but we have been advised that a planning application is required due to the original approval having specified the number of bedrooms.

The proposed conversion does not impact the street scene. All works have been prepared in accordance with the building regulations.

The strategy for access has been designed to allow access for staff and tenants while responding to safety requirements of the trust. There is one main access to the bedroom from the foyer and a second point of access from the garden at the rear of the property.

The applicant, having noticed that the hydrotherapy room was unused, seeks to increase the capacity of the property in response to demand for space by service users.

Size

The site is approximately 0.28 hectares and the existing building has a gross internal footprint of 1447 sqm. The proposed conversion is within the existing footprint.

Sitting & Form

The existing property is located in Levenshulme. The site is very close to the A6, providing access to Manchester city centre, Stockport and the M60 motorway. The site is also close to local amenities including libraries, shops, churches, schools etc.
The site fronts onto Broom Lane and lies adjacent to the Julius and Dorris Street end terraced houses. To the south of the site is an area occupied by several small businesses comprising of car body repairs, van hire, used car sales and a removal company.

The existing building is a relatively new bespoke development of residential accommodation to cater for the specific needs of the young autistic adults.

Use

In total a maximum of 19 people will be living in the facility at any one time and up to 10 staff will be on premises. A total of 20 to 25 members of staff will be employed working on shift system to ensure that there are never less than 2 staff on the scheme at any one time.

The primary aim is provide the highest level of care, to promote independent living and provide both privacy and social interaction for the young people living on the site.

The gardens and outdoor spaces are an important feature of the project, providing both a public interface and a private haven for the residents.

Appearance / Design

All works are internal and do not require planning consent.

Summary

We believe that the application should be approved on the grounds that the proposed conversion improves the building. The conversion does not have an adverse impact on neighbours or on the character of the area or on street scene. We believe this conversion is not over development of the site. The site is large enough to cope with this type of development with no compromise on amenity space. The permission would create much better quality living space for the service user who will occupy this space while receiving care from City Care Partnership.

There is adequate car parking on the property.