

Design & Access Statement
(96)001 PL0

For

Tiny Steps Nursery
76 Greville Street
Manchester
M13 0YG

(20.12.17)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Tiny Steps Nursery to produce this report, which aims to provide information on the existing site and the proposed development works at 76 Greville Street, Manchester, M13 0YG.

The property sits in the heart of Longsight, Manchester, a short distance from Dickenson Road, the main bus route to city centre. The building was a purpose built children's day nursery which accommodates 55 children. It sits within this predominantly residential area but there is a single commercial building adjacent with the remainder all residential dwellings within the immediate context.

The nursery caters for children aged 0-5 years old. The proposal is for the current operator to extend towards the rear and create improved facilities. There is no intention to increase the capacity of the nursery by way of increased children. The applicant identified a need mainly for a sensory room and additional administrative accommodation as per the proposed layout.

The applicant is a highly experienced owner of other day nurseries in Manchester. The requirement is to create improved facilities for the benefit of the children.

The overall site area is approximately 0.0726 hectares (726m2).
The existing building has a GIA of 2927sq.ft (272m2).
The proposed GIA of the building is 3971sq.ft (369m2).

3. Design Proposal

The frontage of the building remains as existing. The rear extension has been designed to maintain similar design principles to the current building features with large aluminum framed windows and aluminum profile roof finish and

facing brickwork. We have increased the amount of glazing to allow more natural light into the internal spaces for the benefit of the children.

The rear projection of the extension is 5500mm. There is no overshadowing caused as a result and there are no residential neighbours who are affected by the proposal which will be evident following the site visit from the case officer.

4. Play Equipment

All external playground remains unaffected apart from the reduction in size due to the proposed extension.

5. Security Measures

The site is secure from all sides with fire escape/ bin access to/from Clarence Road. There is no direct external access to Greville Street as shown on the attached site plans. We have retained service access which would be controlled and secured by the management of the nursery.

The applicant already benefits from internal and external CCTV to control any antisocial behavior and overall for the safety of the children. This will assist the local police for any crimes committed in and around the development site.

During operational hours, access to the building is controlled by the secure reception from Greville Street. Parents/guardians are able to collect children from the main reception area only which is accessed via electronically controlled door control operated by staff only. Each classroom and circulation areas consist of CCTV for the protection of all the children and staff development.

6. Conclusion

We would like the support of the local authority for this application as it would:

- Provide better and improved facilities for the benefit of the children. It will help develop learning skills, mainly with the sensory room.
- Address a need within the nursery that has been researched extensively by the applicant
- be perceived as an integral part of the community environment.