DESIGN AND ACCESS STATEMENT

21 FOURACRES ROAD,
WYTHENSHAWE,
M23 1FG

On Behalf of

Ms. E MARLAND
(The Applicant)

REF: FPS-BPP-0555

20 NOVEMEBER 2012

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Regulated by RICS

21 FOURACRES ROAD, WYTHENSHAWE M23 1FG – DESIGN & ACCESS STATEMENT

1.0 Design

1.1 This design and access statement has been prepared to support the planning application for an extension and alterations to 21 Fouracres Road, Wythenshawe, M23 1FG.

1.1 The property is a nursing home for young people with complex health needs, providing nursing care to families throughout Manchester, Greater Manchester and the North West.

1.2 The existing business provides local authority and NHS commissioned services, a cost effective provision for people who do not specifically need hospital care but do need intensive nursing care.

1.3 The side extension to the property will provide two further bedrooms for residents, and a wheelchair accessible shower room at first floor level. Communal space will be increased, while also allowing a sleep room for staff in the event that they are required to stay overnight.

1.4 The extension will be set back from the front elevation, which will provide more space to the parking area to the front of the property. The extension will have a minimal visual impact on the surrounding area, with materials and colours used to match the existing structure. The proposed accommodation will provide no loss of amenity or privacy to adjacent properties.

1.5 The provision of this extension will safeguard 13 existing jobs and create 4 new full time equivalent jobs for the local community

2.0 Access

2.1 Current vehicular access via a shared driveway off Fouracres Road will be maintained, along with existing car parking provisions at the front of the property, comprising of 3no spaces, including a designated disabled bay.

2.2 The Applicant is in the process of submitting a simultaneous Planning Application for the development of the area of land directly in front of the property, as denoted on Drawing FPS-BPP-0555/02. This will provide an additional six car parking for visitors and staff, in addition to residents to adjacent properties.

2.3 The main entrance will be maintained, allowing access to the building directly from within the car park area via a wheelchair accessible ramp.

2.4 The existing structure along the right hand side of the property abuts up to the boundary with 23 Fouracres Road. This structure will be demolished, and the new extension constructed 1 metre away from the boundary; this will facilitate access to the rear of the property in the event of an emergency.

2.5 The design of the proposal is in accordance with Approved Document M 2004 'Access to and the use of Buildings'. Existing accessible facilities within the property will be maintained, including a platform lift, and separate accessible WC and bathroom accommodation at ground floor level.

2.6 The property has good communication links, with bus stops along Greenbrow Road, Hollyhedge Road, and Southmoor Road, providing links to wider areas.