Design and Access Statement

1.0 Site address:

Oakland House
290 Dickenson Road
Manchester
M13 0YL

2.0 Contact Details:

Applicant

Equilibrium Health Care
Bollin House
Riverside Park
Bollin Link road
Wilmslow, Cheshire
SK9 1DP

Agent

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New Century House
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Rochdale
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3.0 Description of Development:

The erection of a small single storey pitched roofed, brick extension to provide a larger office and bedroom, together with a detached workshop and smoking shelter.

4.0 Context:

The site operates as a residential nursing home, located in a mixed use, but mainly residential area of Rusholme. The original premises comprised two large detached houses which were later extended and joined together to form the present building form. The existing building is constructed with facing brick walls and slate/tile covered roof.

The facility has limited office space and the proposal is to provide a slightly enlarged office to help more efficient use of the building. At the same time an adjacent bedroom is to be enlarged and a new external detached workshop and smoke area will replace an existing steel container store.

5.0 Design Principles and Concepts:

The extension to the main building extends about 2300mm from the rear wall over an existing wide footpath and is designed in materials to match existing. The workshop and smoke area replace an existing steel cabin in the same approximate location. The extensions are both within the rear yard area and do not affect any other premises, the works do not impact on the existing car provisions

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The scale of the proposals are small compared with the existing building and have little visual impact.

6.0 Local Development Framework [Local Plan] and Consultation

The proposal is suited to the local planning policies of this area

7.0 Access to the development / public transport:

The existing building is access from Dickenson Road, which is a well light and adequately surfaced public highway.

Public transport facilities [bus routes] are available within a short walking distance.

Disabled access to the existing building is by way of the front entrance which is accessed from the car park. Level access is provided through the main entrance doors.

8.0 Conclusion:

The proposal forms a much need extension to facilitate the efficient use of the business. It is designed in a style consistent with the existing building with materials to match. Access for disabled users is maintained.

AJ Cocker Associates
March 2008