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PLANNING AND
BUILDING CONTROL
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HOLT HOUSE, DENE ROAD, DIDSBURY

NEW W.C. AT THE GARDEN ROOM, HOLT HOUSE, DENE ROAD, DIDSBURY.

DESIGN AND ACCESS STATEMENT

Existing Property

Holt House is a five storey block of flats built in 1959 by the Edward Holt Trust to provide accommodation for twelve members of the community who have found themselves in reduced circumstances after a life of service.

The building is set within its own grounds with a detached Caretaker's Cottage to the west side. It is of concrete frame construction with facing brick walls, and sheet copper cladding to the mansard roof and sitting room bay windows. At the rear of the property is a small single storey communal Garden Room where the residents can enjoy the amenity of the garden, meet visitors or watch television.

Proposal/Design

It is proposed to extend the Garden Room to provide toilet accommodation for the residents and to construct the extension using the same materials may of which, such as the roof slates can be reused.

Need

There is a need for communal toilet accommodation at ground floor and attached to the garden room for residents who, being elderly, sometimes have difficulty in reaching their own toilet if they need to use it at short notice

Access

There is external ramped access to the building at both front and rear with guardrails where appropriate.

The needs of disabled people have been incorporated internally; new kitchens and bathrooms have been fitted and the building is served by a new DDA compliant lift which was installed in 2006. The building is constantly appraised to ensure that it functions properly and complies in all respects with current legislation and good practice.