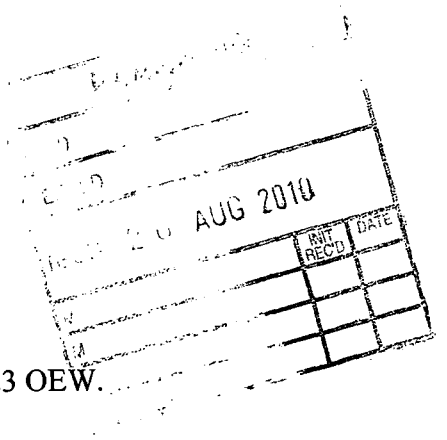

PLANNING STATEMENT

Project: Garden Cabin.
Address: Nos. 1, 3 & 5 Mainwaring Terrace. Manchester M23 OEW.
Client: The Nation Autistic Society (Manchester Services).
Ref NAS/DES.

Background .

The premises numbered 1, 3, & 5 Mainwaring Terrace are three purpose built residential properties that are owned by Harvest Housing. The properties are leased, managed and staffed by the National Autistic Society (Manchester Services). The properties provide round the clock sheltered accommodation for twelve autistic male clients.

Building Purpose.

The Purpose of the proposed Garden Cabin would be to provide an additional leisure facility for the residential clients. The cabin will not be used as an accommodation block. The N.A.S. (Manchester Services) intends to use the proposed facility purely for additional recreation and leisure activities during the daytime and early evening.

Service Facilities and Drainage

Electric lighting and controlled electric heating will be installed to provide comfort for the service users and staff during the occupied periods. The electrical service will be installed below ground level and will serve to maximise the use of the cabin throughout the winter months. Running water, cooking and toilets will not be installed, residents will continue to use the current facilities located within the existing residential properties. A permeable pathway will connect the proposed garden cabin to the existing flagged patio to the rear of the existing properties, Nos. 1, 3 & 5. Mainwaring Terrace. Rainwater will drain naturally from the cabin roof on to the surrounding garden area.

Proposed Location.

The ample rear garden area to Nos.1, 3 & 5 would provide the ideal location, allowing the building to be sited away from neighbouring boundaries to the side and rear fence lines.

Summary.

The additional space provided by the proposed Garden Cabin will be a meaningful addition to the current amenities provided by the NAS at the properties, Nos. 1, 3 & 5 Mainwaring Terrace.