DESIGN AND ACCESS STATEMENT

1.0 TYPE OF APPLICATION

This is a Full Plans Application

1.1 LOCATION OF PROPOSED DEVELOPMENT

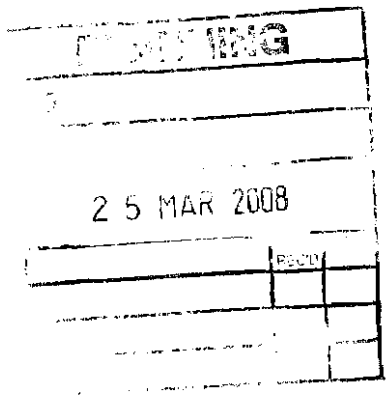
Newbury House, Daisy Bank Rd, Rusholme, Manchester. M14 5GJ

1.2 DATE OF PREPARATION

4th February 2008

1.3 APPLICANT

Riverside Housing
32 Lever St
Manchester
M1 1DE



1.5 AGENT

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1.6 USE

The proposal consists of internal remodelling and refurbishment works to improve the living accommodation for residents by providing en-suite bathrooms and improving the current kitchen and dining accommodation as well as providing games and recreation areas. 2 No. new light wells are to be formed to the front of the property to provide natural daylight to basement areas and a new external staircase is to be constructed to the rear of the property to provide access to the kitchen.

1.7 AMOUNT

All works are within the confines of the existing building incorporating remodelling and refurbishment works to the internal layout.

1.8 LAYOUT

There are currently inadequacies with the existing layout of the building for residents as there are several residents sharing bathrooms and there are shortfalls with the current dining and kitchen facilities. The proposal aims to negate these issues.

1.9 SCALE

All works are within the confines of the existing building incorporating remodelling and refurbishment works to the internal layout.

2.0 LANDSCAPING

There are no proposed external landscaping works included within the scheme.

2.1 APPEARANCE

The proposal includes a sympathetic restoration of the building using materials agreed in line with listed building consent. The new window fenestrations to the basement will be as such to match those of the existing windows.

2.2 ACCESS

The proposed layout of the ground floor is such that disabled access can be achieved throughout and will include a disabled flat incorporating an accessible bathroom. Additional accessible features include the installation of a new platform lift to the main entrance. The proposal seeks to improve disabled access in accordance with Building Regulations Part M.