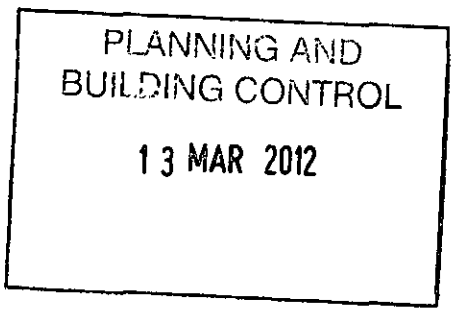


DESIGN AND ACCESS STATEMENT

Replacement of existing structure with single storey detached building for office use in connection with care facility.



For: Equilibrium Health Care Ltd.

GENERAL:

Planning Policy Statement 1 (PPS1) "Delivering Sustainable Communities" calls for high quality design to create places that are well mixed; have well planned public spaces that bring people together ; function well and add to the overall character and quality of the area. They should be safe and accessible support the effective use of resources, address the need for all in society and are useable, and easy to understand. They should be visually attractive as a result of good architecture, urban design and landscaping, hard and soft.

Successful places share characteristics which are defined in "By Design: Urban Design in the Planning System-Towards Better Practice"
They should have character or their own identity; their public and private spaces should be clearly distinguished by having continuity and enclosure.
The public realm should be attractive and have successful outdoor areas, they should be easy to get to and move through, they should have a clear image and be easy to understand, they should be able to change easily and have a variety of choice.

Each situation needs to be considered on its individual merits as all characteristics do not necessarily suit all circumstances.

This statement is intended to comply with section 42 of the Planning and Compulsory Purchase Act 2004 and section 62 of the Town and Country Planning Act 1990 and the Council's design policies outlined in Bury's Unitary Development Plan (UDP)

FORMAT:

The statement will follow the guidelines in the CABE Publication "Design and Access Statements" (2006).
The basic process will be an assessment of the site and its surroundings, involvement of individuals or groups, evaluation of this information to determine options and design of the scheme from the evaluation.

The assessment will consider the context of the site and its surroundings which includes the physical, social, and economic characteristics as well as any existing planning policies.

The physical context means what the place looks like and the character that is derived

from existing buildings, landscape features and movement routes. The social context means how people in the locality will be affected by the proposals and should include any aspirations they may have for the site. Economic context means the contribution the proposal will make to the local economy.
Planning Policy context is the policies and guidance that currently exist to affect and shape the proposals for the site.

The content of the statement will include what will the development be used for and how it will fit in within the area and support local aims; what amount of development is being applied for and why it is appropriate.
Why the layout has been chosen and how it will work and fit with the surroundings.
Why the scale and sizes of the buildings and spaces are appropriate for the site, how they relate to the existing and why the size provides the appropriate level of accommodation.
What the landscape principles are, what the appearance of the place should be and why and how that good appearance will be achieved and maintained.
How movement patterns around the site will work and how everyone can access the place comfortably, safely and easily.

Preamble:

The application relates to the site of 2 Clifton Avenue, Manchester M14 6UB.
The property is part of the "Fallowfield Project" consisting of three individual properties in close proximity where six residents per property co-habit with supervision acting as a "half way house" towards a return to independent living. Use Class C3 (b).

The proposed office and w.c. facility will allow private discussion to be undertaken away from the main building, ensuring adequate patient confidentiality and appropriate clinical practice is maintained within the facility.

The somewhat unusual step of commencing work and making retrospective application was driven by circumstances necessary to maintain the adequate functioning of the establishment in terms of a wider legislative framework and strict adherence time frame.

The site area is 0.065 ha and located by National Grid Reference: 85555, 93594.

Assessment:

The site vicinity is generally residential predominated by substantial Victorian villas and a varied mix of subsequent infill, almost exclusively residential development.
The property is the right hand element of a substantial semi-detached property with accommodation on three floors.
It has frontage onto Clifton Avenue with a wide drive area to the north east.
The land adjacent to the north east boundary is a cleared site formally housing St John's Ambulance headquarters.
There is a consistent local vernacular of clay facing brickwork with stone detailing and blue/black slate roofing or clay/concrete tiles.
A single storey dilapidated garage and timber outbuildings were present on the development area.

Evaluation and Design:

The proposal relates to the construction of a small single storey detached building for use in connection with the existing property.
Its proposed use has been detailed previously within the preamble and its necessity is to facilitate the wider enjoyment and needs of the property's occupants.
The design seeks to be reflective of the existing building with a dual pitched roof with gables perpendicular to the road frontage.
It is of modest scale with materials and detail reflective of the existing property.

Use: The use of the proposal is consistent with that of the existing property and provides no conflict with any adjacent use.

Amount: The existing curtilage is substantial and the land take in terms of the proposal is minimal.

Layout: The layout of the proposal reflects the perpendicular nature of the existing development and general street pattern within the wider vicinity.

Scale: The proposal is reflective in terms of scale of a double detached garage.

Crime: Roof lights have been located to the exposed front elevation with standard windows to the side and rear which are secured by an access gate.

Landscaping: The established landscaping will remain un affected.

Appearance: The proposals will blend and serve to improve the general appearance of the site with the replacement of the dilapidated outbuildings.

Access:
Vehicular and pedestrian access will remain unaffected.

Drives and paths will have a maximum gradient of 1:15, level access will be provided to the principle entrances, and the dwelling will conform to Part M Building Regulations.

Social Context:
The facility provides an important resource within the vicinity and its sustainability is necessary.

Economic Assessment:
Development and the use of local labour in the construction process will assist the local economy, and the provision will sustain employment for the support staff employed within the project.

Planning Policy Context:
Local and national policy guidance has been adhered to.