DPW Design: Design and Access Statement

Proposed Development: Internal and external alterations to existing care home. External alterations include new external doors, alterations to the roof and external access ramps.

Location: 329 North Road, Clayton, Manchester

1.0 Introduction, Analysis of Site and Surrounding Area

1.1 The application site is rectangular in shape with a fairly flat topography. The existing building is not listed or within a Conservation Area. The property has been extended with a full width single storey extension to the front. Single storey extensions have also been built to the rear.

1.2 Surrounding uses are mainly residential comprising either houses or other care facilities. The building has been in care use for many years. Originally the property contained 17 bedrooms as a nursing home, some doubles included, and was registered for 22 or 25 people. The proposed internal alterations will result in a total of 11 bedrooms. Six bedrooms will be in the original part of the house (including staff sleep in) and five bedrooms will be in the existing extension. The intention is to continue with the lawful use as a care facility.

1.3 To facilitate the change internal alterations are to be undertaken along with some external changes which include the installation of new external doorways, roof alterations and access ramps.

1.4 The site is entered by car & pedestrians from the south, from North Road. The site is located in a fairly accessible location within close reach of bus services to Manchester.

1.5 The proposal includes the retention of existing parking areas and refuse storage areas will still be provided for within the site.

Recent Planning History:

1.6 Planning permission was granted in 2010 for the *'Erection of part single storey, part two storey and part upper floor extension and internal alterations to create a respite care home and day care centre (093349/FO/2010/N2).*

2.0 Design and Access

Amount

2.1 Originally the property contained 17 bedrooms as a nursing home, some doubles included, and was registered for 22 or 25 people. The proposal internal alterations includes a total of 11 bedrooms. Six bedrooms in the main house (including staff sleep in) and five in the existing extension. The intention is to continue with the care use.

2.2 There will be no increase in floorspace.

Layout & Scale

2.3 The proposed internal alterations are required for the operations of the applicant who provide care services across Greater Manchester. The applicant has provided a narrative of the care functions at this site, which is enclosed as an attachment at the end of this report. The new doors and roof alterations are appropriate to the building.

Appearance

2.4 The proposed doors and ramps are to be in complimentary materials and design to the building and surrounding area.

Access

2.5 The site currently benefits from good vehicle access, two dropped crossing points from North Road which will be retained. The proposed development will provide:

- On site car parking
- Internal and external access to comply with Building Regulations

- The parking layout is similar to the existing layout which has operated for years without problems or complaints occurring

3.0 Design and Access Planning Policy Framework

3.1 Policy H2.2 of the UDP focus on minimising detrimental impacts to residential areas. The limited external change will not lead to a loss of amenity for local residents. The new openings for doors will not lead to an increase in overlooking on other nearby property. The use of the premises as a care facility is lawful.

3.2 Policies of the UDP seek to ensure that development would not have an unacceptable impact on highway safety. Policies also require adequate provision for car parking. The amount of hardstanding available to park vehicles will not reduce as part of this proposal. The number of people at the care facility will not be materially affected from the changes proposed. The layout enables cars to turn into the site and to leave the site in a forward gear.

3.3 There are a number of bus services within close proximity of the site that are available for use to residents, staff and visitors of the Care facility. The high accessibility by public transport ensures that staff and residents will be able to access the site by sustainable means.

3.4 The Government, through Planning for Growth, the draft NPFF and existing policy in PPS1 seek to promote sustainable development and economic growth. The location is an accessible site and the proposal will provide additional care facilities from which the wider community will benefit. The alterations would be built to 2010 building regulations standards and would be well insulated and energy efficient. The proposal is an example of sustainable development and should be supported.

4.0 Conclusion

4.1 The proposal involves the continuation of a care facility at the site. The proposed activity is set out in the applicants statement at the end of this statement. It is evident the care proposed will be beneficial to users and staff alike. The changes proposed can be catered for on site without significant alteration of the site and without harm to residential amenity.

4.2 The design of the proposed external alterations respects the form and style of the parent building. The new door and window openings have proportions to match the existing property. We consider the proposed alterations have a negligible impact upon neighbouring property in terms of visual impact and daylight.

4.3 We consider the proposed alterations satisfy the prevailing policy criteria and material planning considerations.

Encl. Statement of Intended Operations by Social Care Services Ltd

Statement of Intended Operations by Social Care Services Ltd

North Vale Semi Independence Project - Overview

Objective: to provide a safe environment where young people receive support commensurate with their individual needs to develop the skills and knowledge to progress to independent living.

The project comprises 2 stages: Stage 1 - five en-suite bedrooms in the main body of the house with shared kitchen facilities, communal areas, staff sleep -in room meeting/training rooms for direct work with residents (Stage 1 and 2), Stage 2- a further five en-suite bedrooms in the extension to rear of the property with individual cooking facilities.

Baseline assessment undertaken upon admission to Stage 1 will create the Pathway Plan and specific tasks/learning objectives for the young person. As the young person develops appropriate levels of independence, self-care, self-regulation and risk management skills they will move from the Stage 1 to Stage 2 where they will continue to receive direct care and support on a reducing scale as they demonstrate greater independence skills leading to a move full independent living with their own tenancy in the community.

Structured group and individual sessions utilise accredited programs (e.g. ASDAN) to teach basic skills; evidence achievement; enhance self-esteem; increase education attainment and employability.

Staffing levels are based on the assessed individual and group needs including support and individual direct work and needs for supervision and intervention to safely manage risks due to behaviours in a group living environment. Minimum staffing levels based on 2 staff on duty at all times, need for waking night staff dictated by risk assessment.

Staff recruitment follows Safer Recruitment processes including written application form, interview, Enhanced Level CRB Disclosure, 3 written references, full employment history check and all posts are subject to probation period.

As the first step towards independence for young people likely to be moving from residential care, initial levels of support and direct care may be high. This acknowledgement of levels of need enables the setting to offer accommodation to young people from age 16/school leaving. A model of teaching, supporting and empowering the young person to make choices is designed to move the young person from dependency on carers to a level of independent functioning is employed.

Accommodation and support costs will be met by a fee charged to the placing authority subsidised by any benefits the young person may qualify for or a contribution from income from employment. Accommodation provided will be suitably furnished and maintained to acceptable standards as defined in the Service Specification. Incidents of deliberate damage will be dealt with by reparation including where appropriate re-imbursement for repair/replacement at a level affordable to the young person from their basic weekly maintenance allowances which will be set in accordance with Local Authority guidelines.

END.
