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DESIGN & ACCESS STATEMENT

26 Manley Road, Manchester, M16 8HN

Pendle Enterprise Haven,
138 Every Street,
Nelson,
Lancashire,
BB9 7EX

August 2013

1.0 Introduction

1.1 This Design & Access Statement supports a full application for the change of use of 26 Manley Road, Whalley Range in Manchester, from residential flats (Use Class C3) to supervised living accommodation for adults with learning difficulties (Use Class C2). This Statement concentrates on the physical changes – the single storey rear extension and reconfiguration of site layout and should therefore be read in conjunction with the Planning Statement that covers wider matters.

2.0 Design

Use

2.1 The site is currently used as three self-contained flats - the proposals seeks to change this to supervised living accommodation for adults with learning difficulties.

Amount/Layout

2.2 The proposed extension will have a floor area of 6.6m * 7.1m and will provide additional accommodation for a further resident above that provided by the main building.

2.3 The layout of the building will be such that the different spaces are all accessed off a communal area

internally[1] but can function independently. This allows for easy access by the Manager/staff upon whom the residents will be reliant. The staff facilities are located in the basement.

2.4 The proposed site will incorporate parking immediately to the rear of the building with gardens beyond and also to the front. A refuse and recycling storage area has been shown in an 'alcove' area to the side of the building where it will not be readily visible from public vantage points. The precise details of the screen can be reserved for submission later

Scale/Appearance

2.5 The rear extension proposes a pitched roof design which has a similar pitch to the rear outriggor on the main building. The extension is set down and has an eaves height of just under 3m and a maximum height of 4.95m. The size, positioning and form of the extension as well as using appropriate materials will ensure that it has an acceptable visual appearance.

2.6 Externally, the parking area that dominated the front garden will largely be replaced with soft landscaping that will have positive impact on the streetscene. The area to

[1] Other than Unit 3 which is accessed externally but which can be accessed internally in an emergency

the side will remain as a hardstanding area with a further area created to the rear for parking.

3.0 Access

3.1 The existing shared pedestrian and vehicular off Manley Road remain and the main entrance to the building will remain as existing although the living area 3 will be served by separate level entrance off the side driveway.