King's Church in Greater Manchester Ltd
Planning Application: Design and Access Statement

Corner Cottage 21 Ford Lane, Northenden, Manchester M22 4WE

Overview

We are mindful that the property is within a Conservation Area and has recently been significantly refurbished and renovated to a high standard. We are not proposing any changes to the external finishes or landscape of the property at all. We are also not proposing any changes to the internal layout or structure of the property.

Change of Use

We are applying for a Change of Use to 'Sui Generis' from its current C3 (a) Dwelling House Use Class. We have been advised that 'Sui Generis' is the most appropriate use class for our proposed change of use to a 'Supported House for Vulnerable Adults'

Access Statement

We are not proposing any changes to the external access or internal layout of the property. The property is currently a 4 Bed House and will stay in that format and use under the 'Sui Generis' Use Class.

Hours of Operation

3-4 People will live in the House and be permanent residents of the house under the terms of a license agreement with King's Church in Greater Manchester (Homes of Hope). They will be supported by a full time member of staff from King's Church in Greater Manchester who will based at the property for approx. 25 hours a week between 8am to 5pm, Monday to Friday. There will also be no more than 3 volunteers visiting the house to support the residents in addition to the full time staff member and they may visit the property between the hours of 8am to 10pm; Monday to Sunday.

Overnight Provision

Between 10pm and 8am each night; there will be a designated emergency on-call volunteer or member of staff who will be based off-site who will visit the property in the case of any problems, issues or any anti-social behaviour taking place. Their contact details and number will be made available to neighbours, local community groups and agencies by arrangement.

Parking Arrangements

All staff members, volunteers and residents will be asked to park within the grounds of the house on the rear gravel parking area which will accommodate 4 cars to reduce the impact on the locality and adjoining streets in terms of cars parking outside people's houses.

Gavin White // BA (Hons) BArch Dipl