DESIGN AND ACCESS STATEMENT Proposed Childrens Nursery 204 Nuthurst Road Moston

Introduction

The proposal is for the conversion of a detached two storey dwelling into a childrens nursery.

Location

The site is located on Nuthurst Road in New Moston facing a public park. It is in a predominantly residential area with a Residential home for the elderly nearby

Proposal

The proposal is for the change of use to a Childrens Nursery with a small rear extension. Some additional car parking is to be provided at the rear.

Design Appraisal and Principles

The site is within the established residential area .The proposal is compatible with the existing residential usage. The small rear extension has no significant visual impact on any of the adjoining properties.

Layout and Amount in sq m

The existing house has an area of 176 sqm at ground floor level and 101 sqm at first floor level

The proposed extension is 54 sqm

The overall site area is 1592 sqm

Access

Access is via the existing gates to Nuthurst Road. These are arranged for a one way system. The new car parking area will be formed in a semi permeable surface and will have a turning head. There is space for a disable car and secure fixings for bikes. An external secure pram

store is to be provided and a ramped access to the front door way. All facilities at first floor are replicated on the ground floor.

The scheme will be compliant with PartM of the Building regulations . A disable toilet is provided on the ground floor.

Conclusions

The proposals are in keeping with the context of the area and will provide a valuable social service and employment for local people.