Design & Access Statement

Client:	Tiddlywinks Day Nursery Ltd 116 Hill Lane Higher Blackley Manchester M9 6PW
Agent:	Aran Property Consultants Ltd Suite 55 St James Court Altrincham WA15 8FG
Site Address:	Tiddlywinks Day Nursery Ltd 1 Cromhurst Street Crumpsall Manchester M8 5FN
Proposal:	The erection of a two bay modular building with associated hard standing.

This Design and Access Statement should be read in conjunction with the Photographic Evidence Report and drawings 3544_100, 3544_101, 3544_102, 3544_103 and 3544_104.

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Introduction & Background

This Design & Access Statement is submitted to Manchester City Council in support of a planning application for the erection of a two bay modular building with associated hard standing at Tiddlywinks Day Nursery Ltd, 1 Cromhurst Street, Crumpsall, Manchester, M8 5FN.

Tiddlywinks Nursery is a well established day care nursery offering high quality child centred day care for children from 4 months up to school age. There is already an existing brick built building on the site and comprises of a reception, office, WC's and activity rooms. The current nursery on the site is registered with Ofsted to provide care for 58 children between the hours of 7:30am to 6pm.

The nursery is currently at full capacity and has had an increase in demand but is currently having to turn away local children due to the lack of space. The new proposed modular building is urgently required and would enable the nursery to accommodate the additional capacity by providing new activity space, WC's, a kitchen and an office.

Design Principles

Use

This proposal relates to Tiddlywinks Day Nursery Ltd, 1 Cromhurst Street, Crumpsall, Manchester, M8 5FN and the erection of a two bay modular building and associated hard standing. The proposal would not change the current use of the site from D1 - Non Residential Institutions.

Amount

The proposal would involve the installation and erection of a two bay modular building to form activity space, an office, a kitchen and new WC facilities.

Layout

The proposed two bay modular building is proposed to be located to the north of the site. The proposed layout of the new modular building is indicated on the attached drawings.

Scale

The proposed modular two bay building will be 12.2m long by 6.2m wide and 3m high. Please refer to the attached drawings for additional information.

Landscaping

The proposed modular building will be located to the north of the site. There will be a tarmac hard standing installed from the access gate to the front of the modular building and around to the side where the entrance door is located. Please refer to the attached drawings for additional information.

Appearance

The external skin of the proposed modular building would be plastisol steel sprayed grey with a contrasting dark grey fascia and metal doors with white UPVC windows.

Access

Access to the site will be via the entrance gate to the north east corner and to the proposed modular building the entrance door is to the south elevation. Please refer to the attached drawings for additional information.