



Design and Access Statement

To accompany the full planning application for

Proposed Improvement Works at 1 Cornish Close, Wythenshawe, Manchester, M22 0GJ

great
places
HOUSING GROUP

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Introduction

This Design Statement has been prepared by TADW Architects on behalf of Great Places Housing Group. It forms part of the Full Planning Application for improvement and refurbishment works at One Cornish Close in Wythenshawe, Manchester.

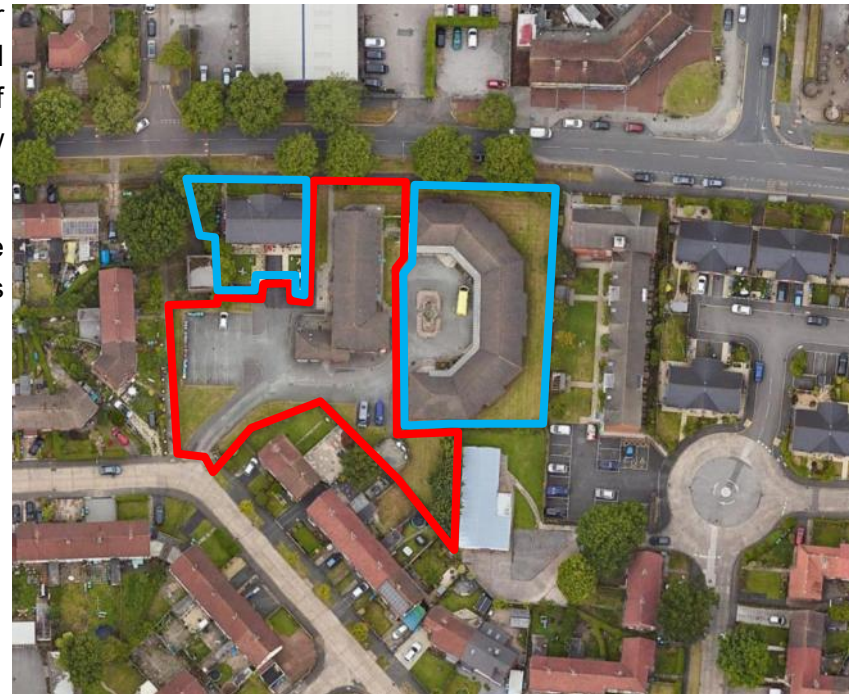
One Cornish Close is an existing Great Places asset being leased from Manchester City Council, that has been empty since April 2021. The property was formerly a 6-bedroom shared supported housing respite accommodation.

Great Places would like to bring the asset back into use and is proposing to develop the property to provide accommodation for younger women from Manchester who have adult social care needs. Support from an on-site staff team will allow them to live well in their own homes with greater independence.

The site area where works are proposed is shown edged red below, and parts of the wider locality also in Great Places Housing Group's leasehold ownership is shown edged in blue, including a pair of semi detached dwellings and five bungalows at 2-6 Cornish Close, which provides supported living for people with a learning and/or physical disability. The proposals involve the reconfiguration of internal flats and facilities, and improvements to the external communal areas of both 1 Cornish Close and 2-6 Cornish Close, including provision of new bin stores and planting.

The purpose of this statement is to outline the design principles of the proposals. It is to be read in conjunction with the following documents that have been submitted as part of the planning application :-

- ❑ TADW Planning Drawings
- ❑ Design and Access Statement
- ❑ Phase 1 Ground Investigation Report
- ❑ Waste Management Strategy including Appendix E proforma
- ❑ Supported Housing proforma
- ❑ Proposed Private Drainage Layout



Aerial view to show location with site outlined in red (Image—Google Maps)

Site Analysis

The Existing Site

The development site forms part of a larger development containing two detached residential blocks, which were constructed during the 1970s, and a more recent pair of semi detached dwellings, constructed around 2009. The bungalows to the east of the site (2-6 Cornish Close), is also owned by Great Places and provides accommodation for people with a learning and/or physical disability with 24 hour staff support. The buildings are accessed off Cornish Close, which is a cul-de-sac off Staithes Road.

1 Cornish Close is owned by Great Places Housing Group. [The property was formerly a 6-bedroom shared supported housing respite accommodation for adults with disabilities.](#)

The building contained 6 bedrooms with shared bathroom, shower and toilet facilities. There was also a communal lounge, kitchen and offices. The current main communal entrance is on the western side of the building. A number of additional external doors are on the southern elevation and there is an emergency escape door on the western elevation. Fire escape from the first floor is via two staircases.

The main building is set in fenced grounds, primarily consisting of soft landscaping. There is a communal parking area at the western part of the site, for up to 11 vehicles, and a smaller area for two vehicles at the south of the site.

The eastern elevation of 1 Cornish Close is currently used as a temporary bin store for the wheelie bins serving 2-6 Cornish Close. Due to the significant number of bins, the location is unsightly and not ideal. One Cornish Close currently does not have any bin storage facilities.



Above—View from site entrance facing north east

Below - View facing eastern side of 1 Cornish Close



Site Analysis



Above—View of car park at west of site

Below—View facing western side of 1 Cornish Close (2-6 Cornish Close in background)



Above—View facing southern elevation of existing building

Below—View from Cornishway facing north western side of building



Design

Proposed Design

The proposals involve the internal refurbishment of the existing two storey building to provide eight self contained one bedroom apartments (with floor areas between 39-54 sqm), with an auxiliary office for the care provider supporting the residents. [The scheme is to be occupied by younger women from Manchester who have adult social care needs. Support from an on-site staff team will allow them to live well in their own homes with greater independence.](#)

Great Places have secured support from MCC and NHS Greater Manchester. [Both organisations are delighted with the investment planned by Great Places. The regenerated property at Cornish Close will provide much needed homes and a range of employment opportunities for local people.](#)

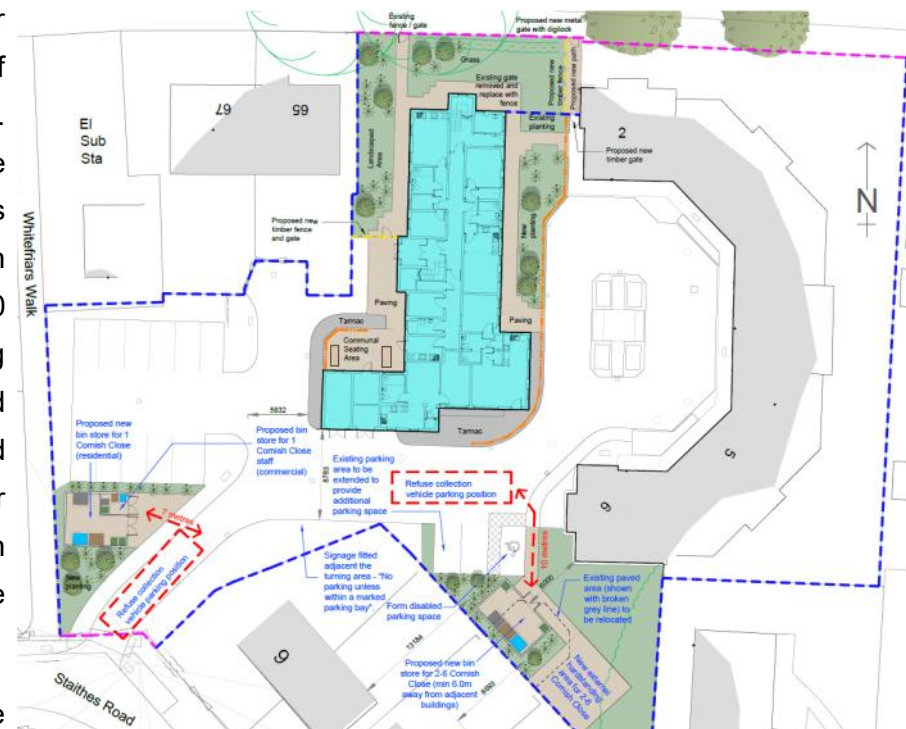
Additional proposed alterations are listed below:

1. A number of existing window openings are to be modified to provide improve natural daylight into the new accommodation. At ground floor level on the west elevation, two high level windows on will be combined into one large window for the staff office. On the east and south elevation, three high level windows will be increased by lowering the window cills to form larger openings with new double glazed windows.
2. 2 no. new openings in the roof are to be formed to provide new automatic opening vents (AOVs) over the existing staircases.
3. Solar PV panels proposed on the roof.
4. Proposed amendments to the existing boundary treatment include:
 - 900mm high metal railings to clearly define the boundary for residents of 1 Cornish Close and 2-6 Cornish Close.
 - A new metal gate and access from Cornishway into the site is proposed for the use of residents at 2-6 Cornish Close. An existing metal gate located further west is to be retained for the use of residents of 1 Cornish Close only.
 - From the courtyard area in front of 2-6 Cornish Close, an existing gate which leads into the secure landscaped area for 1 Cornish Close is to be removed and replaced with fencing. A new gate will be provided to allow residents of 2-6 Cornish Close access into a secured garden area.

Design

Proposed Design—Residential Accommodation

5. New bin stores are proposed for 1 Cornish Close and 2-6 Cornish Close. The stores are located a minimum distance of 6 metres away from adjacent buildings. The bin storage areas will be enclosed by timber screens and a metal covered roof. It is currently envisaged the waste collection vehicle can drive onto the site via the vehicular entrance at Staithes Road, subject to confirmation of the size of vehicle used and to be agreed with the waste collection contractor. The waste collection contractor will collect, empty and return the waste containers to the stores. The bin store for 1 Cornish Close is located within 10 metres from the access road where collections can be made. The bin store for 2-6 Cornish Close is located within 10 metres from where the refuse collection vehicle can park. A turning area for the refuse collection vehicle will be kept clear at all times and signage will be in place to restrict parking unless within designated parking spaces. The bin store facilities are conveniently placed for use by most residents, however where distance or accessibility is an issue, arrangements shall be put in place whereby residents have support to take waste to the storage area.
6. To small parking area to south of site, 1 additional parking space provided and one accessible space to be marked out.
7. Soft landscaped areas, including around the bin stores, will be enhanced with low level planting to improve the external appearance of 1 Cornish Close and 2-6 Cornish Close.



Above—Proposed Site Plan

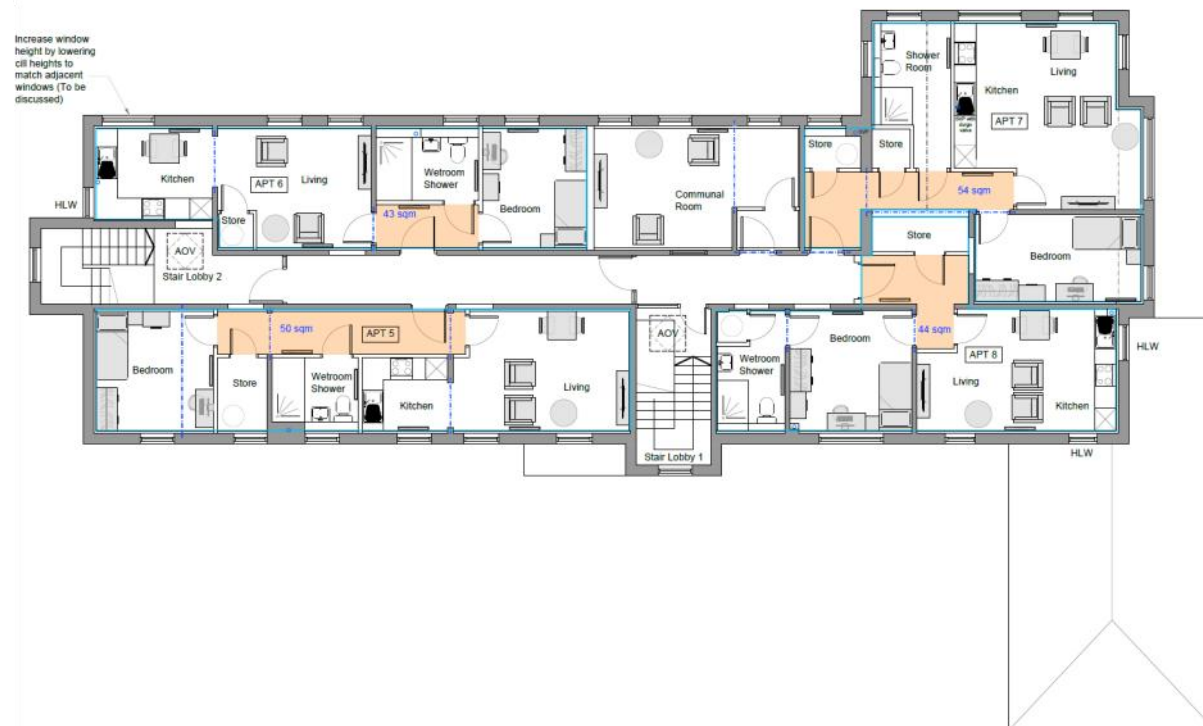
Design



Above—Existing Ground Floor Plan

Left—Proposed Ground Floor Plan

Design



Above—Existing First Floor Plan

Left—Proposed First Floor Plan

Design

Consultation

The design proposals have been developed following extensive consultations with stakeholders involved in the development including NHS, Greater Manchester (GM) Learning Disability and Autism Complex Needs Project Team, Manchester Learning Disability Commissioning Strategy for Adults 16+, CareTech, and the managers of the adjacent property at 2-6 Cornish Close, Turning Point.

Sustainability

To improve the carbon footprint of the building, the development will include the renewal of the heating system and potentially provision of solar PV panels (subject to further energy assessment). This will be coupled with internal wall insulation lining treatment to the external walls to improve the overall energy efficiency of the development.

Storage of Waste and Recycling

Separate waste storage facilities will be provided for residents (domestic waste) and staff (commercial waste). Storage containers will allow for segregation of different waste streams.

Vehicular Access

The existing vehicular access road and car park will remain unadopted.

General Planning Considerations

It is not expected that the proposed works will have any negative effect on general planning considerations such as access, waste collection, sustainability, drainage etc.