

## **Design Statement: Section 73 Minor Amendments**

60 Victoria Avenue East, Blackley, Manchester, M9 6HB

This statement supports a Section 73 application to regularise minor amendments made during the near-completion of the care facility at 60 Victoria Avenue East, Blackley. The development is now approximately 95% complete. These minor design changes have been implemented to enhance functionality, comply with operational needs, and improve the quality of the internal and external environments. This application seeks to formally ratify those adjustments to enable the facility's completion and operation.

### **Ground Floor - Day Centre Provision**

The ground floor will operate as a day centre for young adults aged 18-45 with a range of learning disabilities. The centre will provide:

- A stimulating, safe, and inclusive environment
- High-quality support for people with learning disabilities, autism, complex health needs, and behaviours that challenge
- A flexible, person-centred service model that maximises choice, autonomy, and day-to-day engagement

This facility builds on the operator's reputation for delivering responsive and tailored services within a structured care environment.

### **First Floor - Residential Care Home**

The upper floor will serve as a residential care home for adults aged 18 to 84 who have complex mental health needs, physical disabilities, and/or challenging behaviour. The care home will offer:

- Bespoke, person-centred residential care
- A supportive, warm, and nurturing environment
- Tailored care planning designed for positive, life-enhancing outcomes

- Encouragement of skills development and personal growth to support each resident's independence and goals

This dual-use facility will provide continuity of care for service users and respond directly to an identified need in the local area for complex needs provision.

#### Supporting Information

The application includes:

- Two new drawings: Amended Plans and Elevations - Drawing Nos. 16 & 17
- A selection of background files from the original consent
- Photographs of the front and rear elevations as built, which demonstrate the high-quality finish and minimal external deviation from the approved design.

Front Elevation (As Built):



**Rear Elevation (As Built):**

13:53



norman lowrey

09/05/2025, 15:53

