

DESIGN AND ACCESS HERITAGE STATEMENT

46 Buckhurst Road, Levenshulme, Manchester M19 2DS

**Proposed Change of Use of 4no 1-Bed Self-Contained Flats to Children's Home
For WA Properties**

GENERAL

Site History and Background

The site of approximately 660sq m is on the perimeter of the Levenshulme central commercial area close to Albert Road and Levenshulme Railway Station and was constructed approximately 100 years ago using a mainly white rendered front elevation with sides and rear red/brown coloured brick two storey building with a small basement beneath a tiled roof

The building received planning determination to retain its change of use to 4no flats in 1983 and no other planning information is known

Environs

The property is at the northern end of Buckhurst Road with the main line railway at the rear at its easterly junction with Windsor Road and which consists of various period houses of varying architectural styles

Security by Design

The property is bounded by mature hedging, walling and fencing to the rear and sides with an extended drive to the rear via a narrow entrance

The Proposal

Our clients wish to convert the property into a children's home with no alterations externally and internally except for upgrading fixtures and fittings

Car Parking

There are no changes to the existing 2no car parking, 2no cycle spaces have been included in the rear enclosed side yard area with a recreational area to the rear sides and rear of the building

Landscaping

We propose that the front landscaped area be retained in its entirety
Tree protection would be provided to existing trees as required

Conclusion

We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned and be of great assistance to the requirement of Children's Care Homes in the Manchester area