STUDIO **TASHKEEL** ARCHITECTURE

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DESIGN and ACCESS STATEMENT

01. INTRODUCTION

Site Address
2 Earl Walk, Linnet Close, Longsight, Manchester M12 4HL

Proposed Description

The proposal involves the conversion of the existing ground floor into a nursery (Use Class E) and the addition of a first floor to accommodate new office spaces. The development also includes alterations to the existing boundary treatment to enhance the site's appearance and functionality.

The proposed nursery on the ground floor will feature a secure, dedicated pedestrian entrance for staff and parents, ensuring safety and ease of access. The new first-floor office space will provide modern and efficient facilities, with a separate entrance to maintain distinct uses within the site.

The boundary treatment improvements include replacing the current fencing with new V-mesh fencing and upgrading the gates to create a visually appealing and secure perimeter. These changes aim to elevate the overall design and functionality of the property, ensuring it integrates harmoniously with the surrounding context.



Image 1: Existing aerial view of site. Courtesy of google maps

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Image 2: *Existing* bird's-eye view *of site. Courtesy of google maps*



Image 3: *Existing* bird's-eye view *of site. Courtesy of google maps*

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02. SITE AND SURROUNDING

Site Context

The site is located on Linnet Close, with access from the A6 Stockport road. The surrounding area comprises a mix of residential and commercial uses. To the south of the site is the New Bank Health Centre. Adjacent to the property and to the rear are residential dwellings, while opposite the road are commercial units involved in the sale and purchase of vehicles. The site is a 2-minute walk from the nearest bus stop, and the closest train station, Ardwick, is 1.1 miles away.

Existing Use

The building is currently vacant. The last known use as per the planning history of the site was religious gathering, Use class F1(e).

03. Planning Policy Context

National Planning Policy

11. Making effective use of land.
128. Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: *make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.*

04. Design Principles and Concepts

Use

The proposal seeks to change the existing use of the ground floor to a nursery, while creating office spaces on the first floor. This will result in dividing the plot into two distinct uses, each with its separate entry from Linnet Close.

Amount

The existing property is a single-storey structure with varying roof heights, consisting of a mix of flat and mono-pitched roofs. The proposal seeks to add an additional storey above the existing ground floor while maintaining the same floor area.

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Layout

The main access to the site is from Linnet Close. The property is a detached building. To the east, there is a mix of residential and commercial units, while to the west, there are residential properties. At the rear of the property, a pedestrian pathway and garden area connect Mull Avenue and Kingfisher Close. Additionally, a pedestrian path on the east side provides access to the rear of the property.

The site's location makes it easily accessible on foot from all directions, promoting sustainable modes of transport.

Scale

The massing of the first floor aligns with that of the existing ground floor to ensure it integrates seamlessly with the surrounding context. The tallest building in the vicinity is the New Bank Health Centre, and the proposed height of the building will remain lower than that of the Health Centre.

Appearance

The existing boundary treatment consists of metal fencing with a metal gate. The building's existing walls are constructed of brick, painted white, and the windows are white uPVC. The roof is made of EPDM rubber, with a timber fascia board.

The proposed design aims to enhance the overall aesthetic of the existing building, which currently lacks distinctive character. The front wall facing the Linner Close will be upgraded with timber cladding to create a more visually appealing appearance.

The existing fencing along Linnet Close will be replaced with new V-mesh fencing, and the gate will also be replaced to improve its visual appeal.

05. Access Design

Vehicular And Pedestrian Access

The proposed use divides the site into two separate areas. The main entrance is accessed from Linnet Close for both uses. The ground floor nursery will have a secure pedestrian entrance, which will be used by staff and parents to drop off their kids. The office entrance is located adjacent to the Nursery entrance. The office will have 3 Car parking spaces for the staff.

Separate secured Bin Storage areas are provided for the nursery as well as Office Space. The collection of the Bins will take place from Mull Ave at the rear of the property.

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Image 4: Proposed Site Plan

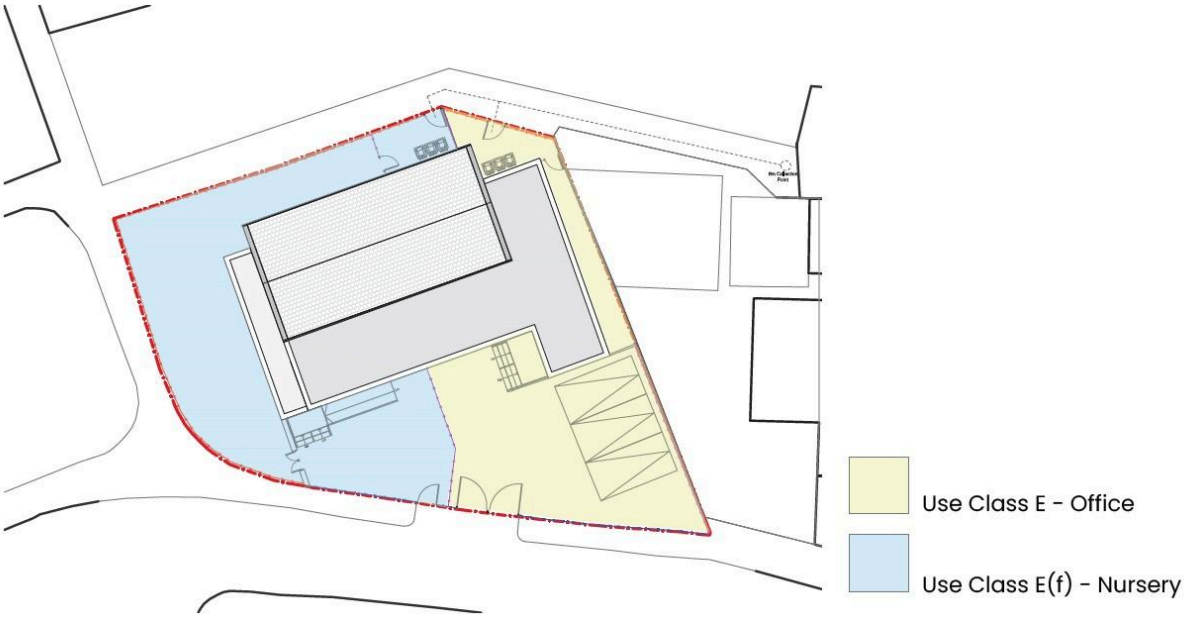


Image 5: Site Plan Use Class Division

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06. Conclusion

The proposed development seeks to enhance the existing site by introducing a dual-use scheme that effectively caters to both community and commercial needs. The addition of a nursery on the ground floor and office spaces on the first floor offers a balanced approach to maximize the site's potential while maintaining its accessibility and compatibility with the surrounding context.

The design carefully considers the local character, with improvements to the building's appearance and boundary treatments ensuring it integrates seamlessly into the neighborhood. Sustainable transport modes are encouraged through excellent pedestrian connectivity, and the proposed changes maintain a scale that is sensitive to the existing urban fabric.

Incorporating a secure and functional layout, the proposal prioritizes safety, usability, and visual appeal, making it a valuable contribution to the local area.

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