

DESIGN & ACCESS STATEMENT

August 2023

**Acorn House, 31 Burton Road,
Withington, Manchester, M20 3JB**



Job No: AMP/45392-1

Installation Project

Date: 01/08/2023

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Capital Programmes & Procurement**

CONTENTS:

Introduction	1.0
Features of Existing Site	2.0
Design Proposals	3.0
Access to the new facility	4.0

1.0 – Introduction

This Design & Access Statement has been prepared by Manchester City Council Capital Programmes and Procurement to support an application for Planning Permission for the refurbishment of a detached property at 31 Burton Road, Withington, Manchester, M20 3JB, known as Acorn House for the purposes of this application.

The building is currently used as a Family Time centre owned and operated by Manchester City Council. The asset is in a state of disrepair. It is proposed to renovate the building to provide a more comfortable experience for families and upgrade building elements at the end of their design life.

The Family Time service works with families across Manchester. The role of the service is to plan, supervise, observe and record Family Time following a direction by a court. The service supervises over 1000 Family Time sessions a month. There are two MCC Family Time centres in Greater Manchester – Acorns in Withington and French Barn Lane in Blackley. Each centre has 8-10 Family Time rooms and a functioning kitchen that families can use. There is also outside space at both venues. Staff offer support, advice and guidance along with boundaries on parental care e.g., bathing, making bottles etc. Staff will demonstrate and support parents to make a bottle, support weaning and making good routines. Staff will plan to use the kitchen area for family time promoting healthy eating and meal plans for families to put into place during the session. The records from Family Time sessions can be requested from the court. As a service they want to provide a warm, calm and stimulating child focused atmosphere which leaves a positive memory for children and families having visits with birth families in years to come.

Currently the building in use by Family Time is in poor condition, outdated and at risk of major failure of one or more building elements i.e. doors/windows/heating. The service oversees some of the most difficult situations that a family will ever experience. Currently it is felt that they are removing children from better home conditions and bringing them to environments that are not suitable for children. Whilst the teams will do everything they can to support families, the building environments are often a poor reflection of the Family Time service and MCC as a whole. Once complete the building would accommodate 8-10 modern family rooms along with kitchen areas for families to prepare food, outside play areas and upgraded toilet/changing spaces. We aim to upgrade thermal insulation, mechanical and electrical services, windows, doors, roof, parking and the interior as well as removing any asbestos.

2.0 Features of Existing Site

The property built in 1966 is a brick built two storey building with a Mansard roof. The property is detached and set in its own grounds. The triple garage proposed for demolition was built in 2016. The property has a clay rosemary tiled roof, brick cavity walls timber windows & doors although the front door is aluminium & 1 x side door is painted steel.

3.0 Design Proposals

It is proposed to Refurbish the property internally and externally, this will include a new roof covering (not part of application, as the same materials & finishes are to be used), aluminium doors & windows, extending the car park, demolishing the triple garage and laying tarmac in its footprint and surrounding location as shown on the proposed external layout, replacing the front disabled ramp to comply with regulations and adding additional ramps to the side & rear to give level access. Forming an additional door opening in the side elevation & an additional door opening to the rear. Altering two rear door openings (making smaller) to become windows. Replacing the 1.8m tall fence between the car park and rear garden with a 2.4 metre fence to improve security.

4.0 Access to the new Facility

The access will be from either the existing pedestrian access on Burton Road or via the car park on Barnett Avenue as existing.



Windows & doors to be renewed



A new door opening & ramp to this elevation.



A new door opening & ramp to this elevation also.



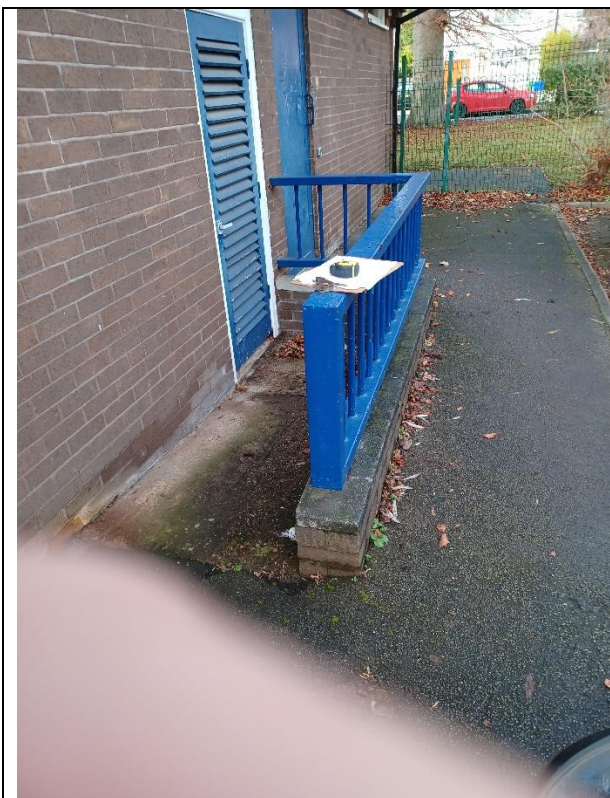
These two doors to rear elevation to become windows.



1.8m Fence & gate to be replaced with 2.4m high to match existing.



Garage proposed for demolition



Gate to be fitted in fence seen at the end of the tarmac path.