



DESIGN & ACCESS STATEMENT

685 MOSTON LANE, MANCHESTER

PROPOSED CHANGE OF USE FROM A CARE HOME TO SIX RESIDENTIAL UNITS

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Introduction

This report has been prepared by Flocc Studio Ltd on behalf of our client in support of a full planning application for a change of use from a care home to seven residential units at 685 Moston Lane, Manchester hereafter referred to as “the site”.

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Flocc Studio Ltd as part of the planning application.

Context

2.1 Site Context

The site lies within the Local Planning Authority of Manchester City Council. It is located approximately 4.2 miles north-east of Manchester City and 1.8 miles north-west of Failsworth town centre and has strong links to transport with bus stops located within a minutes walk of the site.

The site's area measures 1553m² with an existing care home. Access is provided via Nunfield Close adjoining the eastern boundary.

The Proposal

3.1 The Scheme Design

The proposal is for a change of use from an existing care home to six residential dwellings.

No new windows have been introduced at first floor level to prevent overlooking to neighbouring properties. All new fenestration has been positioned to minimise overlooking to neighbours and are in keeping with the existing style and detailing.

3.2 Scale and Massing

The scale and massing of the proposed scheme remains unchanged.

3.3 Materials

The proposal will utilise quality facing brick to match the existing brickwork around any new openings.

3.5 Impacts on character of the area, views and vistas in the area

The development is in keeping with the residential nature of the area, it's positioning makes it a positive extension of the existing streetscape and an ideal location for new dwellings.

3.6 Amenity of the users and of neighbouring properties

The proposal has been designed to have minimal impact on the amenity of the neighbouring properties.

4.0 Movement in and around the site

4.1 Access for all

The development will comply with the latest approved document M for disabled access.

4.2 Approaching the site

All properties are accessed indirectly via Nunfield Close.

4.2 Sustainability

Water efficient appliances and sanitary wares are to be used in the development. The dwellings are to be well insulated to the latest required standard to minimise energy consumption.

5.0 Conclusion

The design team have carefully prepared the planning application and designed a scheme which is sensitive to the character of the immediate context and the wider area. We feel that the proposal would be a valuable addition to the area, introducing a high-quality development and meet the demands of growing neighbourhood.