

Full Planning Application for Conversion of Existing Residential Care Home To 10no Apartments at 69 Crumpsall Lane M8 5SR

Design and Access Statement / Heritage Statement to Support Submitted Drawings.

(First Issue – 27th Feb 2023)

Introduction

This planning application is submitted on behalf of client, and is seeking full planning permission for the conversion of existing Care Home to 10no apartments with minor elevational change and installation of secure covered bike storage to rear.

Relevant Planning History.

Ref. No: 32955 - FULL PLANNING

Two storey side and rear extensions and change of use from dwelling house to a 24 bedroom nursing home

Decision / Date Decision Made - Approved / 19 Jan 1989

Ref. No: 047742/FO/NORTH1/95 - FULL PLANNING

Conversion from nursing home to eleven self contained flats

Decision / Date Decision Made – Approved / 4 Jul 1995 (not carried out / lapsed)

The Application

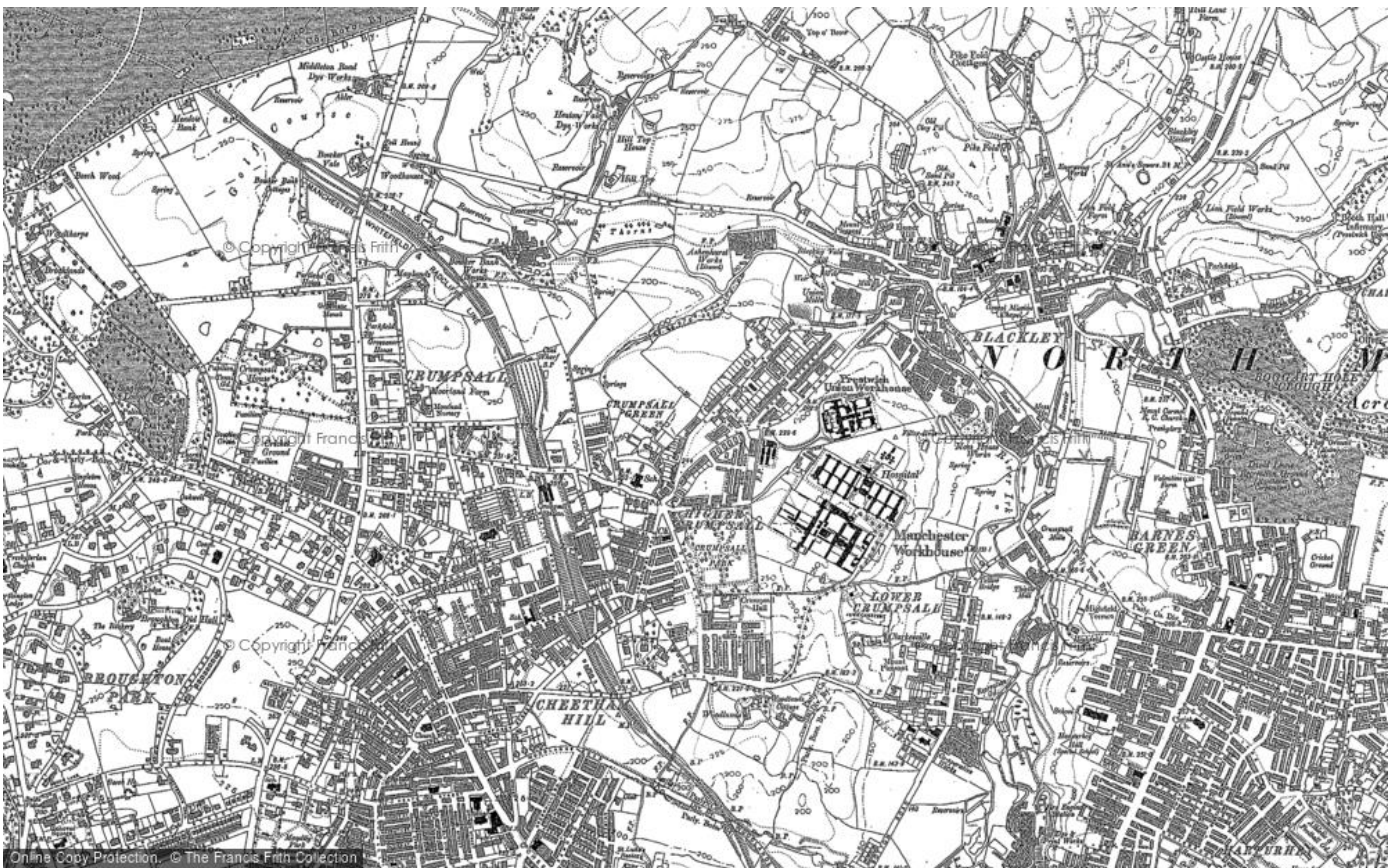
This application is for conversion of existing care home to 10no apartments, with minor elevational changes and landscaping to create private courtyards to some of the ground floor apartments..

Elevational changes to the existing are limited to

- Block up of ground floor window and door.
- Insertion of new door
- Addition of 2 no velux
- Replacement of existing timber windows to UPVC DG.

Historic Context

The existing property is made up of half a traditional Victorian semi detached dwelling with late 80s style 2 storey extension to side and rear. The original property is shown on the 1889-1891 map. The property is not listed and is not known to be considered of special interest. Aesthetically, the original property does not benefit from any extraordinary features or examples of the architectural style and would be described as a “typical example”. The 1980s extension has no notable historic design merit to speak of and again is a typical example.



Physical Context

The existing site is 1035m², extended Victorian semi detached dwelling on corner of Crumpsall Lane and Ashley Avenue. To the west, it adjoins a 3 storey dwelling (in poor state or repair). The area is residential, with various housing stock to all sides.

Local amenity includes:

- All normally associated with a village centre location in a major city periphery –
 - Shops / Retailers in all sectors
 - Restaurants / Takeaways
 - Pubs / Bars / School
- Approx 2min walk to retailer (Spar)
- Approx 2min walk to High Street Row with Takeaway, Local Shop, Laundrette, Coffee Shop
- Approx 2 min walk to nearest bus stop opening up greater city locations
- Approx 4min walk to Crumpsall Tram Stop opening up greater city locations
- Approx 5 min walk to village centre with Primary School, Bank, Chemist, Church etc
- Approx 8 min walk to major employer in North Manchester Hospital
- Various recreation ground in the area – notably:
 - Crumpsall Park / Playground (6 min walk away)
 - Black Vale Fields (14 mins walk away)
 - Heaton Park (22 mins walk away)

Design Considerations

The proposed development seeks to change use to various sized apartments .

There is limited elevational changes proposed, limited to some minor fenestration change, new velux to top floor and replacement of windows to UPVC DG to achieve EPC ratings required for new homes .

All apartments are in excess of National Housing Space Standards, with large windows to all habitable spaces, providing good natural light to the interior and benefit from well proportioned rooms within.

Shared bin storage will be located to the side of the property in the existing location, accessed from internal circulation core. It will be used by all apartments within the building

Secure bike storage will also be provided as part of the proposal in the rear courtyard.

Promoting Sustainable Transport Approach

A Sustainable transport strategy has been considered with 4 main aspects:

Site Location – The site is located a few minutes walk from local High Street (shops, cafes etc)

Proximity to local Public Transport Links (as stated above)

Secure Cycle Storage provided onsite (10 spaces)

Parking for Cars. The existing site has provision for 6 carparking spaces already, which we propose are retained. There is little potential to create more curtilage spaces, however there is unrestricted parking on road adjacent (Ashley Av).