



Design and Access Statement

Site address: Slade Lane Day Nursery
Slade Lane
Longsight
Manchester
M13 0QJ

Date: 03 March 2026

Contact details

Applicants name

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Agents name

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Description of development

Internal refurbishment and remodelling of former Slade Lane Day Nursery/ Children's Centre to create 20 No single bedrooms for temporary homelessness accommodation for single women. Works also include the renewal of window and door units together with amendments to the elevations as a result of the internal alterations. Change of use from existing Class F1 to Sui Generis.

Design standards followed

Approved Document M ☒
BS8300: ☒
Design for Access 2: ☒
Other (please elaborate below): ☒

Philosophy and approach

Slade Lane is former Day Nursery located on its own site accessed off Slade Lane, Longsight and backing onto the mainline railway line. The building has its own carpark accessed via vehicular gates from Slade Lane plus a pedestrian gated access also available from Slade Lane. The site comprises of a single-storey building with a small single storey bin store to the north elevation. The building was constructed in 1971 and comprises of brick cavity wall construction with a pitched roof constructed using pre-fabricated timber trusses. The building is vacant and has fallen into a state of disrepair.



The development will provide the dilapidated building with a new extended lifespan and bring a currently vacant building back into use. The building in its current state is attracting anti-social behaviour and vandalism as well as expediting the deterioration of the building through a series of uncontrolled building defects. Some of these defects are shown in the following photographs:



Front elevation with boarded up windows, moss growth to roof coverings and overgrown vegetation



Rear elevation with graffiti to elevations



Defective and missing rainwater goods



Shelter to South Elevation



Overgrown vegetation to rear elevation of bin store



Defective rainwater goods and rotten timber eaves



Bin store with defective steel lintel damaging and lifting brickwork



Internal damp damage and graffiti from previous squatters



Internal damp damage from previous roof leaks



Internal damp damage from previous roof leaks

Key access issues of the design

The design criteria for the internal remodelling works has the following key issues:

- Constraints of the existing building footprint;
- Space planning requirements and total number of bedrooms required as set by the client;
- External design and materials to complement the existing building design;
- External design and materials to have anti-vandal properties together with a low life cycle costing.

Sources of advice and consultation

Dialog has been undertaken with MCC Planning Department and MCC Building Control to seek advice prior to the submission of this application.

The client has been consulted with feedback incorporated into the design. The proposed layout of the building has been 'signed-off' by the client.

Nature and impact of environmental constraints

The scheme includes for the full internal refurbishment and remodelling of the existing Day Nursery/ Children's Centre to create new short stay bedrooms. The works include the full renewal of all internal fixtures, fittings, finishes and mechanical and electrical installations.

External works include repairs to the existing roof coverings and the renewal of window and door units and rainwater goods. These have all been selected to complement the existing building but also improve the anti-vandal properties and future maintenance.



The scheme will provide a much needed temporary accommodation as set out in the 'In Use Management Strategy' document together with preserving the life span of an existing building as well as improving the site for the local population which has been subjected to vandalism, anti-social behaviour and intruders.

The main entrance to the building we remain as existing with a new external door designed with intercom and automatic opening device in accordance with ADM. There is an existing level access approach to the main entrance from the footpath on Slade Lane and from the centre carpark.

All visitors and residents will use the main entrance to gain access to and egress from the building. The main entrance has a level access approach.

The width of some existing internal circulation routes are governed by the constraints of the existing building, however new openings and circulation spaces are in accordance ADM where possible. New internal door widths will have suitable opening sizes for disabled access and all colour schemes will be chosen with visually impaired concerns in mind.

Proposed solutions for overcoming identified constraints

Within the constraints of the existing building door openings have been widened and new circulation routes provided where possible to meet ADM.

What steps have been taken to ensure this information is made available to building occupiers.

The client has been consulted from the inception of the project who have liaised accordingly to establish a collaborative approach and unified proposal. The feedback from the client indicates they are pleased with the proposals and can see their input within the design. This design has been signed off by the client.

Additional material information

As detailed on the drawings with new external materials to match existing where possible.