



13 Windsor Road
Newton Heath
Manchester
M40 1QQ

Stage 3
Developed Design

P4BA

Design & Access Statement

P4bA

Design & Access Statement

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P4BA - DEVELOPED DESIGN

1.1 / Application Type	We intend to submit a full planning application for the change of use of a nursery to 7 C2 bedsits.
1.2 / Location of Proposed Development	13 Windsor Road, Newton Heath, Manchester, M40 1QQ
1.3 / Current Development Description	The application site is located at 13 Windsor Road, Manchester M40 1QQ, within a well-established residential area of Harpurhey. The existing building is a two-storey property with a converted loft floor previously used as a children’s nursery, set within a predominantly residential neighbourhood characterised by traditional terraced and semi-detached housing. The building occupies 118m² of the plot with a large external area surrounding the property that is currently used for service access and waste storage. The site benefits from established pedestrian and vehicle access from Windsor Road. The site is fully serviced and located within walking distance of local shops, schools, healthcare facilities, and public transport routes along Rochdale Road (A664) and Oldham Road (A62).
1.4 / Proposed Development Description	This design and access statement has been produced in support of a planning application for the change of use of an existing nursery building to 7 C2 bedsits.
1.5 / Statement Preparation Date	November 2025
1.6 / Statement Amendment Dates	N/A
1.7 / Applicant	Chris Hartshorne, House Charnock Road, Liverpool, L96AW
1.8 / Architecture	P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ
2.1 / Previous Relevant Applications	- No previous planning applications.
2.2 / Similar Planning Applications	- 115096/FO/2017, Malcolm House, Fernside House And Fernside Stables 27 Windsor Road Newton Heath Manchester M40 1QQ, Creation of 9 no. self-contained apartments (Use Class C3a), Withdrawn

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout scale, appearance and landscape of the proposed development are appropriate and in keeping with the context of the area and will enhance the amenity of the site, its surrounds and the local community. The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled ‘Design and Access Statements: How to write, read and use them’ (2006).

For the reasons given above the proposed scheme complies with UDP Policies DES1, DES2, DES7, DES8, EN17 and EN19

3.1 / USE & AMOUNT

The proposal seeks to convert the existing children’s nursery into a Class C2 supported living facility, providing accommodation with 24hr on-site care and supervision for adults requiring varying levels of support to live semi independently. The development will comprise six resident C2 bedsits and one staff sleeping/office room to facilitate 24-hour staffing and management.

Each resident C2 bedsit will provide private sleeping accommodation with en-suite facilities and space for personal living and meal preparation, ensuring dignity, comfort, and independence within a managed care setting. Communal areas, including kitchens & lounges, will enable shared activities, social interaction, and life skills development under staff supervision.

The accommodation will operate as part of a regulated care service and not as general housing or shared accommodation. Residents will occupy rooms under care arrangements rather than individual tenancies, and all care will be delivered in accordance with Care Quality Commission (CQC) standards.

Shared circulation areas and support facilities are well planned across the ground floor, allowing for efficient access, movement, and staff visibility. All habitable rooms benefit from good natural light and outlook, contributing to residents’ wellbeing.

Externally, dedicated waste and recycling storage is provided in a secure rear enclosure, along with covered cycle parking for staff and visitors.

Overall, the layout provides a high-quality supported living environment that ensures safety, accessibility, and comfort for all occupants, meeting the design and care expectations of Manchester City Council.

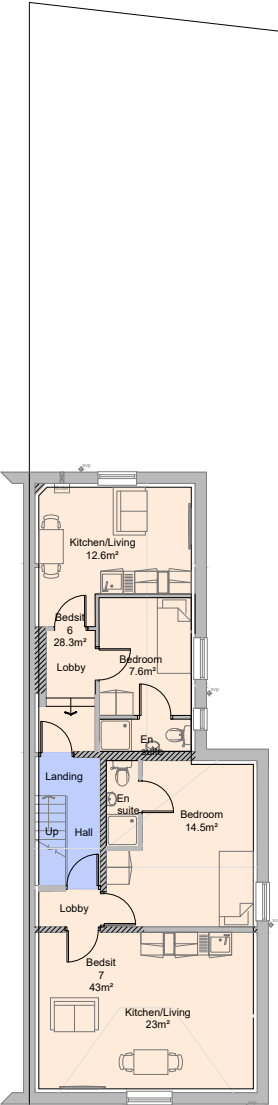
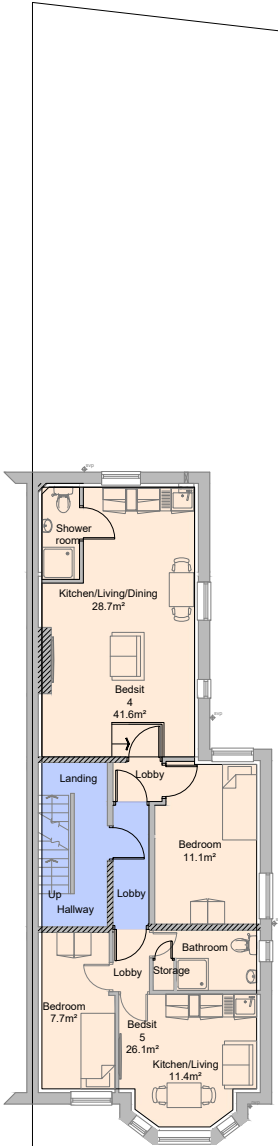
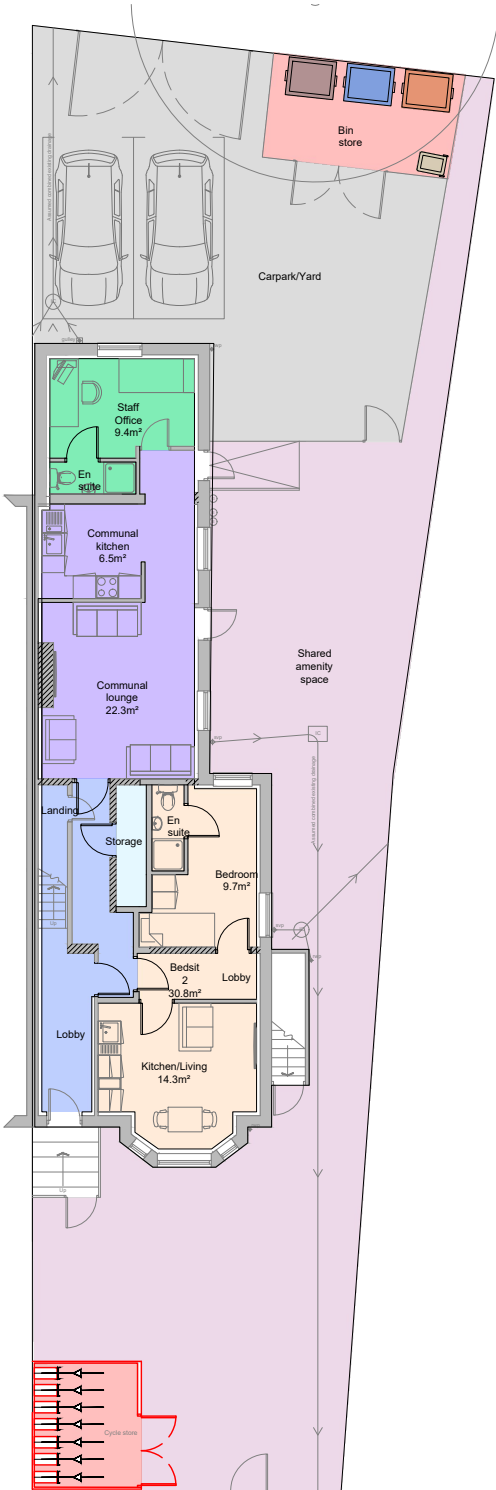
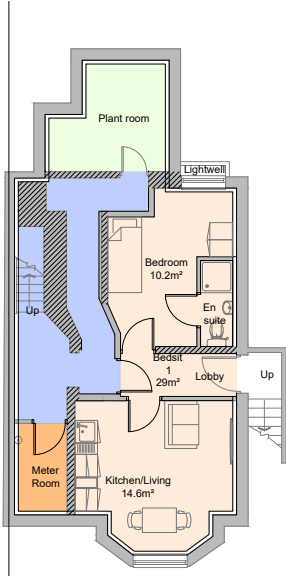
3.2 / ACCESS

Access to the property will continue to be from Windsor Road via the existing front entrance. Access will be retained to allow convenient movement of refuse and access to the cycle storage area.

All C2 bedsits are accessed via secure lockable doors from central circulation spaces on all floors. Sanitary facilities are located on each level for ease of use by residents.

Space is available at the front for no.2 on-site parking spaces, and additional unrestricted on-street parking is available nearby. The site is within walking distance of frequent bus services operating along Rochdale Road (A664) and Oldham Road (A62) providing direct access to Manchester City Centre and surrounding areas.

Given the building’s sustainable location and the low-car profile typically associated with this form of supported accommodation, the development will not have a “severe” impact on the local highway network in accordance with the NPPF.



Proposed Floor Plans (Scale - 1:200)

3.3 / LAYOUT

The proposed layout has been carefully designed to convert the former nursery at 13 Windsor Road into a high-quality six-bedroom Class C2 supported living facility, with one additional room designated as a staff office / sleeping space. The design makes efficient use of the existing footprint and retains the external appearance of the property, ensuring no change to its scale, form, or envelope.

Internally, the configuration provides clear and efficient circulation, a communal lounge and kitchen for shared use, and comfortable bedrooms for residents. The ground floor will accommodate one resident bedsit, the communal lounge and kitchen, and the staff room. The remaining bedsits are contained in the basement, first and second floors.

All resident bedsits are well-proportioned and include private en-suite bathrooms, offering a safe and dignified living environment that supports residents’ independence while allowing staff to provide assistance when required. The communal lounge and kitchen areas create opportunities for social interaction, shared activity, and day-to-day engagement between residents and staff.

Schedule of Accommodation:

Communal Lounge – 22.30 m²

Communal Kitchen – 6.50 m²

Bedsit 1 – 29 m²

Bedsit 2 – 30.8 m²

Bedsit 3 – 26.1 m²

Bedsit 4 – 28.7 m²

Bedsit 5 – 43 m²

Bedsit 6 – 28.3 m²

Staff Room / Office – 9.4 m²

The internal layout provides suitable shared facilities to meet residents’ daily living needs, including storage and laundry space. Circulation areas are arranged for ease of movement and effective staff supervision, supporting a safe and efficient care environment.

Externally, the property benefits from existing access points at the front and rear, with the rear providing access to the bin store and on-site parking area. The layout accommodates 2 on-site parking bays alongside secure waste and recycling storage, with additional on-street parking available nearby.

Overall, the layout delivers a well-planned, well-managed supported living environment, providing high-quality accommodation within a familiar residential setting. The design responds sensitively to the character of the existing building while fulfilling the operational requirements of a modern Class C2 care use.

3.4 / SCALE

The proposal involves no external changes. The external, height, and overall massing of the existing building will remain the same.

3.5 / APPEARANCE

The proposal does not include any external alterations. The building’s existing façade, openings, materials and boundary treatments will remain unchanged. As such, the development will maintain the established residential character of Windsor Road and will preserve the current visual contribution of the property to the area.

3.6 / RELEVANT PLANNING POLICIES

This proposal has been designed in accordance with local planning policy guidance, including:

Section 8: Promoting Healthy and Safe Communities – encourages the provision of inclusive and supportive living environments.

Section 12: Achieving Well-Designed Places – promotes well-functioning developments that add to the overall quality of the area.

Manchester Core Strategy (Adopted 2012):

Policy DM1 (Development Management): Ensures development contributes positively to its surroundings, provides appropriate amenity, and integrates safely with local transport and parking arrangements.

Policy EN1 (Design Principles and Character): Promotes high-quality design that respects local character and enhances the built environment.

3.7 / DRAINAGE

As the property already has the benefit of existing on-site drainage, we propose to utilise and connect into the existing drainage system. Due to the simplicity, number and location of the site no drainage strategy is required.

3.8 / AIR QUALITY

As shown on the AQMA (Air Quality Management Area) map, the subject site doesn’t fall within the air quality zone. Due to it not being located within the area on not being a “residential development greater than 10 or more dwellings or development above 0.5 ha (Site Area)” no further investigation with regard to the air quality is required.

3.9 / VISUAL AMENITY

No external alterations are proposed as part of the conversion of the existing site.

All works will be internal, maintaining the existing appearance of the property within the streetscape. The development will therefore have no adverse impact on local visual amenity or the character of Windsor Road.

3.10 / RESIDENTIAL AMENITY

The proposed conversion will not result in any changes to the external form or scale of the property, ensuring that there will be no overlooking, overshadowing, or overbearing effects on neighbouring occupiers.

Although the proposed C2 bedsits will introduce residential activity associated with a small number of unrelated occupants, this level of use is comparable to a large family dwelling and significantly less intensive than the property’s former nursery use. Accordingly, the proposal will not result in any unacceptable increase in noise, disturbance, or vehicular activity.

All habitable rooms benefit from full-sized windows, providing good levels of natural light and outlook. The property includes outdoor amenity space to the rear, and the site is within walking distance of local parks and public open spaces such as Queens Park and Harpurhey Reservoir, providing opportunities for recreation.

Overall, the proposal provides a good standard of residential amenity for future occupants while safeguarding the living conditions of existing neighbours.

3.11 / BIODIVERSITY

The proposal does not include any extensions or proposals that would affect the biodiversity of the site. Where the proposal falls under the “de minimis” threshold and affects less than 25m² of on-site habitat. Therefore no further consideration regarding biodiversity is required.

3.12 / CRIME IMPACT STATEMENT

As the application site isn’t a residential conversion that provides “ten or more units” or falls under any of the criteria listed within the validation checklist, a crime impact statement is not required to be provided to support this application.

P4BA - DEVELOPED DESIGN

3.13 / ENVIRONMENTAL IMPACT ASSESSMENT

An environmental impact assessment is not required to support this application, as stated on the validation checklist for local information requirements and within schedules 1 & 2 of the EIA regulations. Resulting in the conclusion that due to the minimal work and changes to the building it’s considered to not “have significant adverse effects on the environment”.

3.14 / NOISE IMPACT ASSESSMENT

A noise impact assessment won’t need to be provided to support this application as it neither falls under the “Proposals that generate high levels of noise or vibration such as industrial developments using noisy machinery” or “Proposals for commercial or entertainment uses which involve externally mounted extract equipment” or “New noise or vibration sensitive uses (eg housing) adjacent to major sources of noise such as roads, railways, industrial and commercial” or “Proposals for commercial or entertainment uses, in premises sharing a party wall or ceiling with residential uses”. Due to none of the above listing our proposal, we’re not required to provide a noise impact assessment.

3.15 / ASSISTED LIVING DEMAND STATEMENT

Supported living accommodation plays a vital role in meeting the needs of individuals who require care, supervision, or support to live safely and independently within the community. By providing a managed environment with on-site staff and tailored support, Class C2 care facilities enable residents to enjoy privacy and stability while receiving assistance appropriate to their personal needs. This form of accommodation helps reduce reliance on hospital or institutional settings and supports wider health and social care objectives by promoting inclusion, dignity, and independence.

Supported living also makes effective use of existing housing stock by adapting residential properties to create small-scale, community-based homes that integrate naturally within local neighbourhoods. These developments contribute to sustainable land use by meeting identified care needs without requiring major new build schemes, while ensuring residents remain close to essential services, amenities, and family networks.

In summary, Class C2 supported living accommodation provides an essential component of local care infrastructure. It delivers safe, well-managed, and person-centred housing that supports vulnerable individuals, relieves pressure on mainstream housing and health services, and promotes cohesive, inclusive communities.

3.16 / APPRAISAL

The property at 13 Windsor Road, Manchester M40 1QQ lies within a well-established residential area of Harpurhey, approximately 3 km north-east of Manchester City Centre. The site is well served by public transport, with frequent bus routes along Rochdale Road (A664) and Oldham Road (A62), and offers convenient access to local shops, services, and community facilities within walking distance.

The proposal seeks to convert the existing nursery into a Class C2 supported living facility providing six resident bedrooms and one staff office/sleeping room. The scale and intensity of use are considered appropriate to the size and character of the building and consistent with its residential surroundings.

The reuse of the existing building represents a sustainable and efficient form of development, making effective use of an existing property while maintaining the appearance and character of the street. The scheme accords with Policies SP1, H6, and DM1 of the Manchester Core Strategy (2012), which encourage the provision of a range of accommodation types, high-quality design, and developments that support the creation of inclusive and sustainable communities.

The facility will be professionally managed by an experienced supported living provider, ensuring that the premises operate in a safe, controlled, and well-supervised manner. Activity levels are expected to be low and comparable to those of a large family dwelling, ensuring there will be no adverse impact on neighbouring amenity.

The site’s sustainable location, together with limited on-site parking and good access to public transport, will ensure that the proposal does not give rise to any significant impacts on the local highway network. This approach is consistent with the National Planning Policy Framework (2023), which promotes the reuse of existing buildings in sustainable, accessible locations.

Overall, the proposal represents a positive and policy-compliant form of development that responds to an identified need for supported accommodation, contributes to local care infrastructure, and makes efficient use of an existing property without detriment to the character or amenity of the surrounding area.

3.17 / Management Statement (From Provider)

Mediline Supported Living, established in 1986, has over three decades of experience in delivering community-based care and supported accommodation across the region. Our core mission is to enhance quality of life, promote dignity and enable individuals with complex needs to live as independently as possible within a safe, supportive environment.

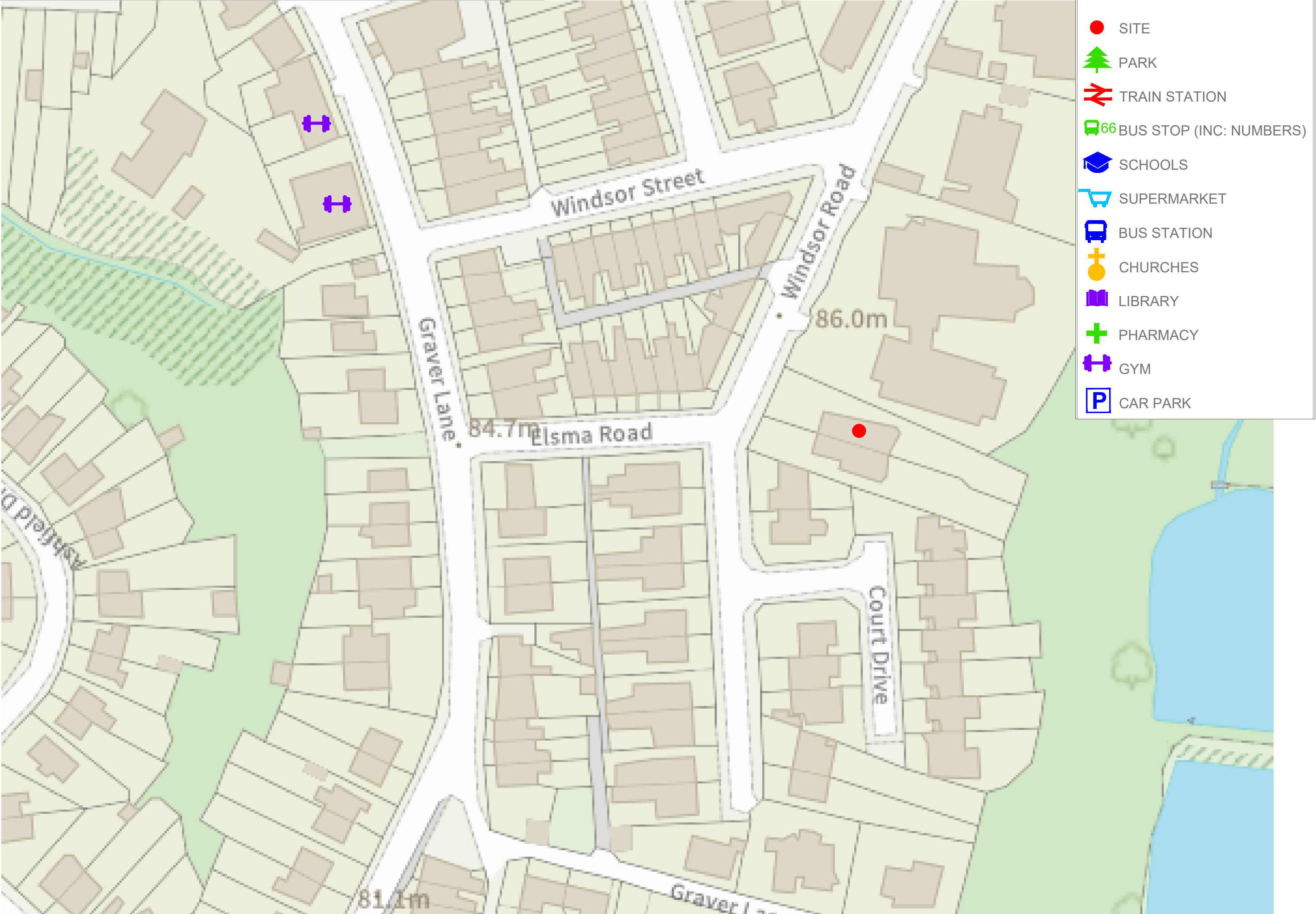
Following consultation with Manchester City Council, a significant local need was identified for high-quality care accommodation for young adults with Learning Disabilities, Autism and Mental Health needs. In response, Mediline proposes the conversion of the property on Windsor Road into a Class C2 residential care home providing specialist, person-centred care.

The proposed layout has been carefully designed to create a homely, non-institutional environment. Each resident will have their own private bedroom with ensuite facilities, while shared kitchen, lounge and dining spaces encourage social interaction, life skills development and a strong sense of community. A large communal area on the ground floor will act as the social hub of the home, hosting group activities and meetings that promote inclusion and wellbeing.

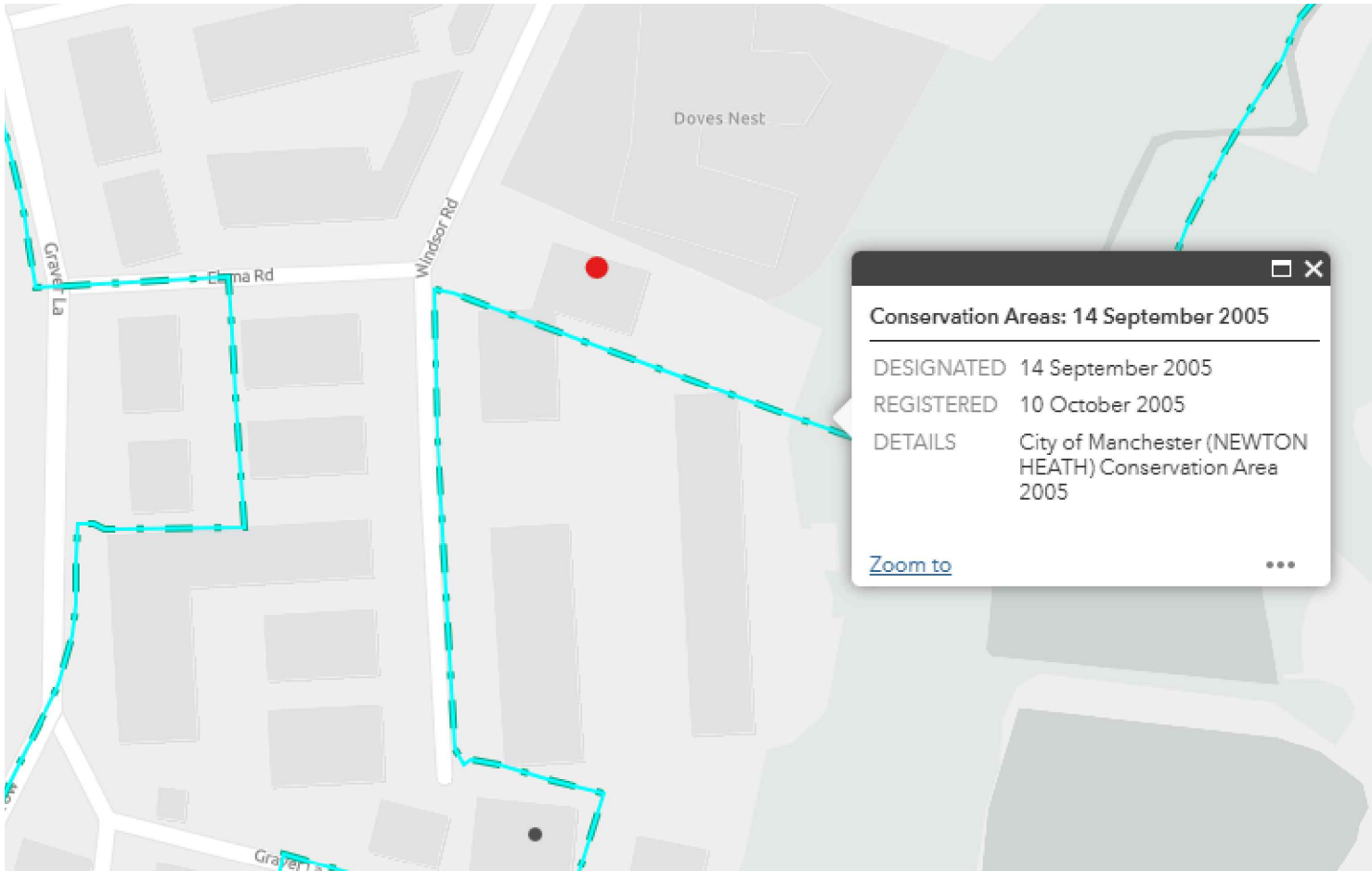
A 24-hour staffing structure will be maintained, consisting of one day-shift support worker and a sleep-in or night-shift support member of staff, ensuring consistent oversight and immediate assistance at all times. Additional staff will provide targeted care in accordance with each individual’s support plan, with no more than three additional staff on site at any one time unless required by assessed needs. All care delivery will comply with CQC standards, safeguarding policies and best practice for regulated care environments.

The property offers suitable access and circulation for both residents and staff, with parking provided on-site. Many staff members also utilise public transport, and the location benefits from good connectivity to nearby services and community amenities. Mediline operates a similar service within one mile, allowing effective management support and continuity of care across sites.

This proposal will deliver a small-scale, community-integrated C2 care home, providing much-needed specialist accommodation in line with national and local policy objectives to expand and modernise care provision for vulnerable adults. The design and management arrangements will ensure the development makes a positive contribution to the local area while safeguarding the wellbeing of its residents.



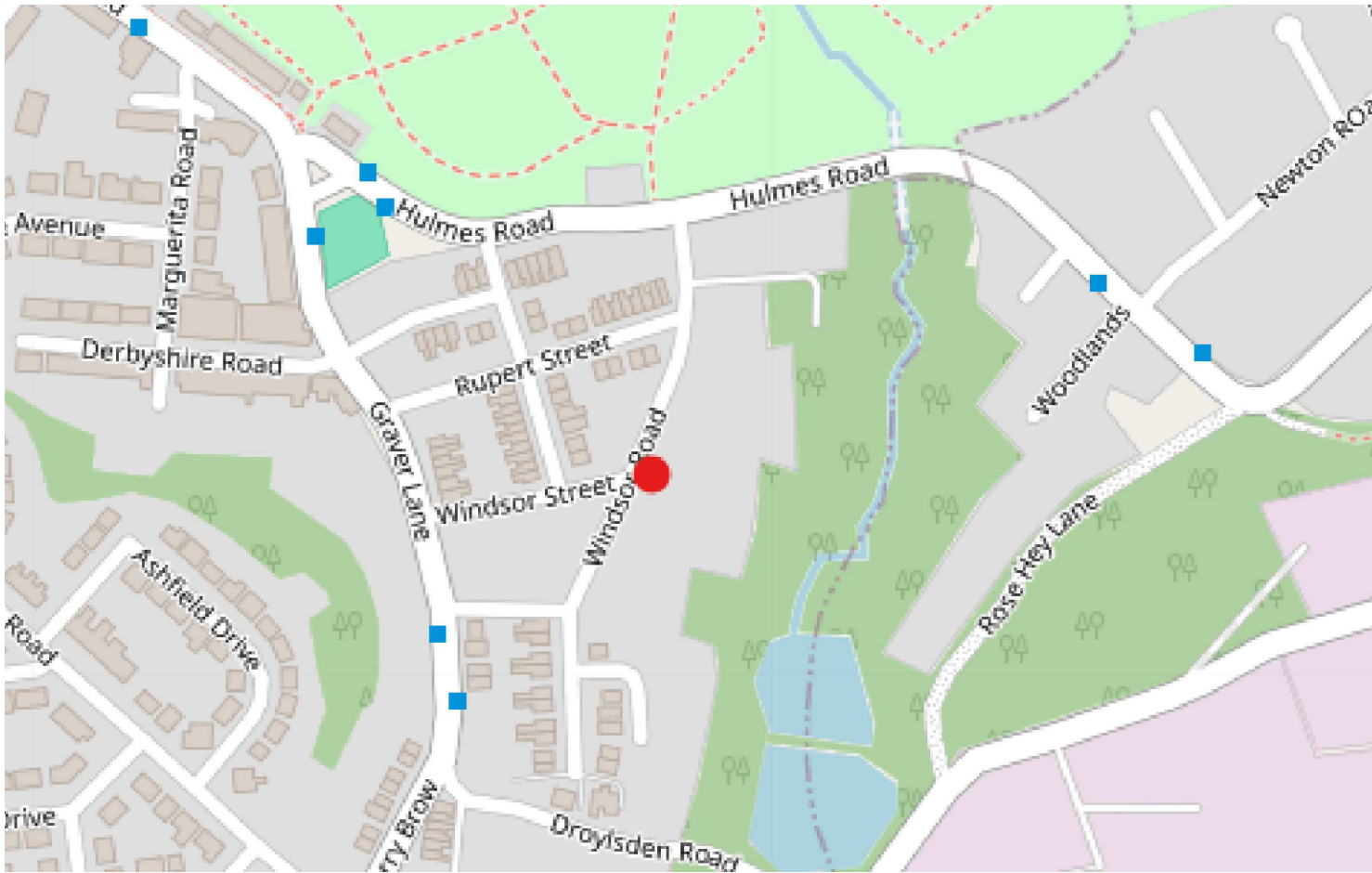
Land Use Map (Unitary Development Plan)



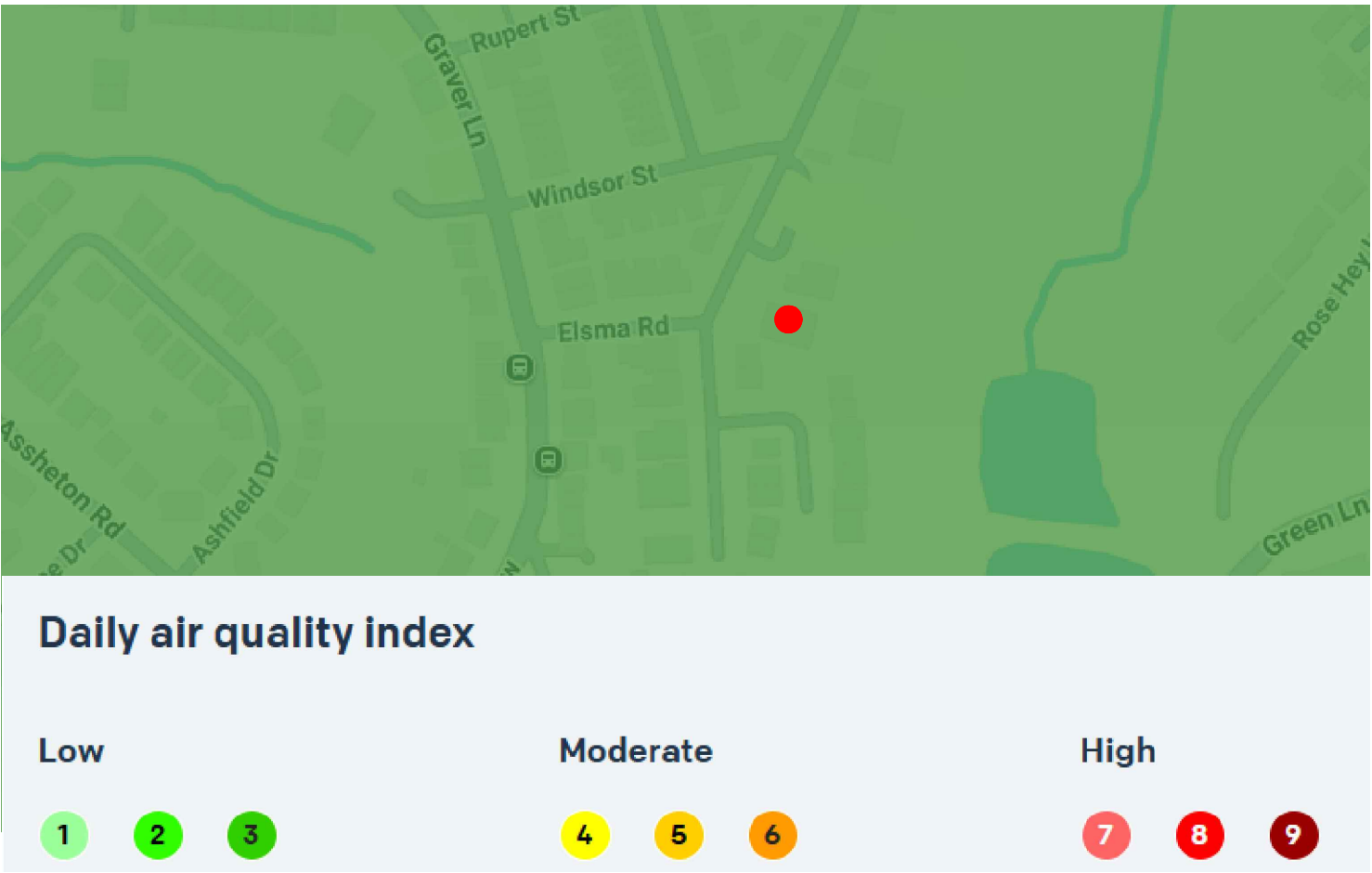
Ariel View



Flood Risk Map



Air Quality Map



EXISTING SITE PHOTOS



FACING REAR/SIDE ELEVATION



FACING FRONT ELEVATION



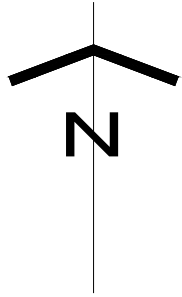
FACING FRONT OF SITE



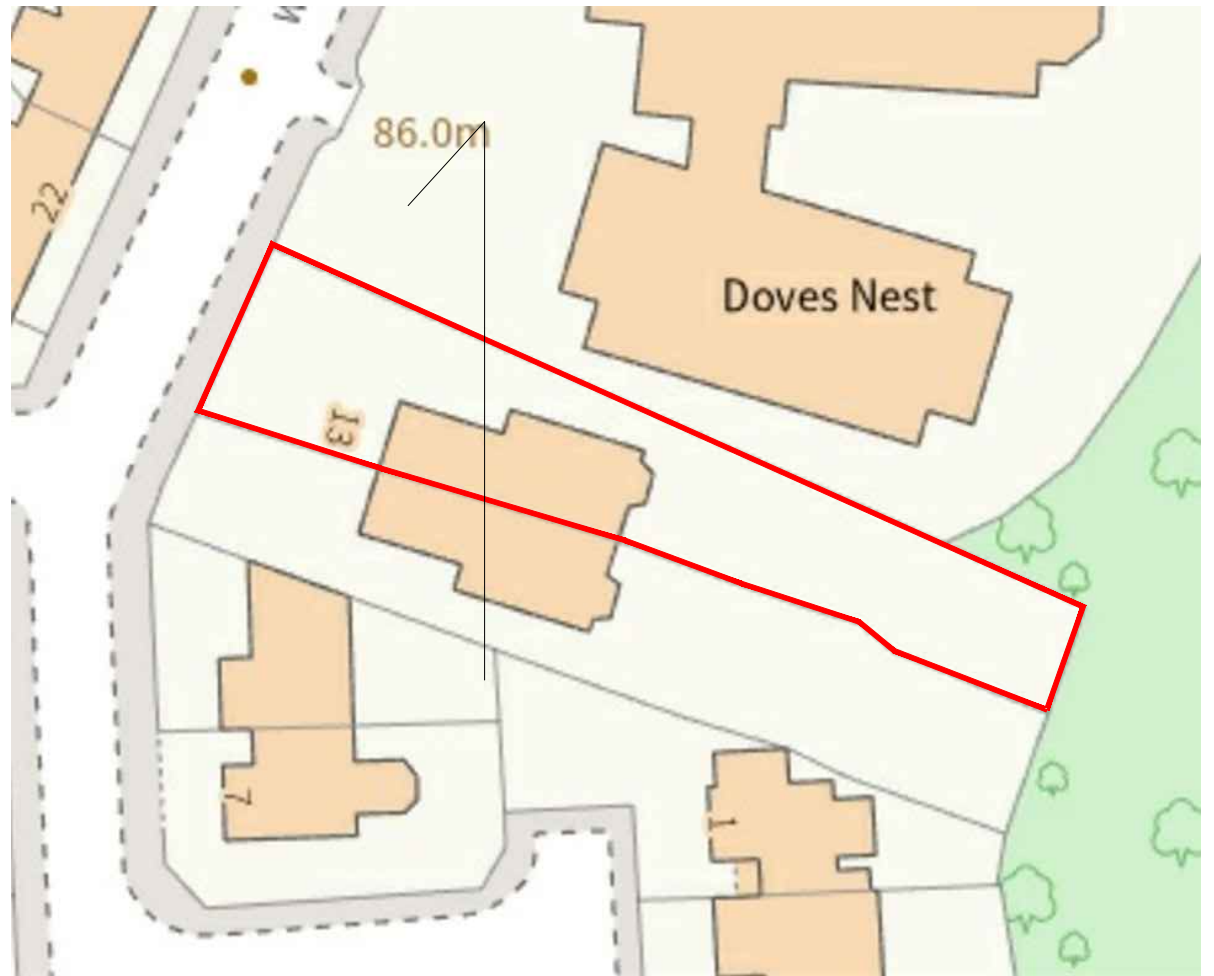
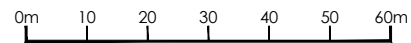
FACING SIDE/REAR ELEVATION

Site Location

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Location Plan (Scale - 1:1250)



Site Plan (Scale - 1:500)



Existing Building

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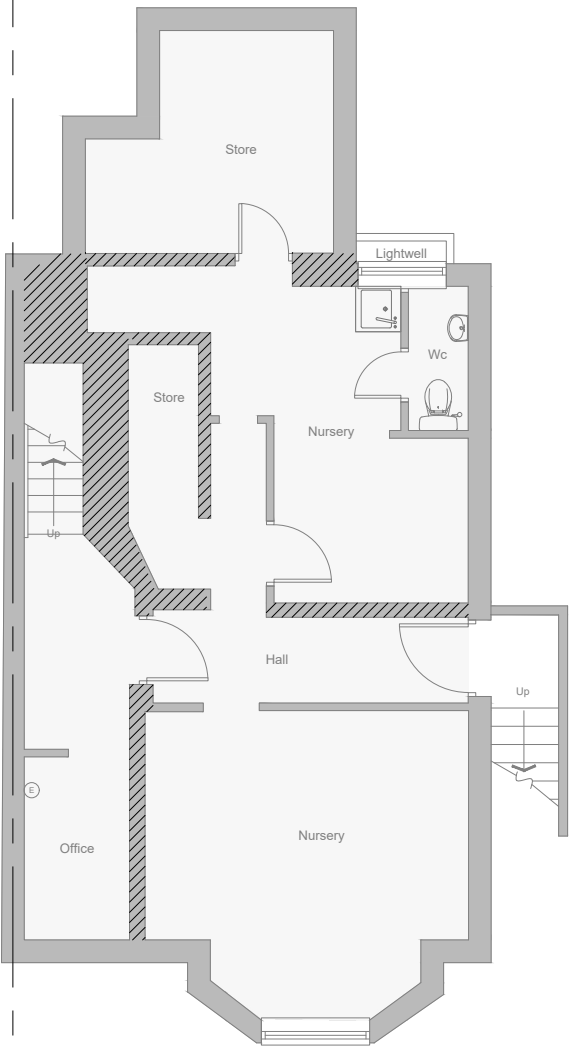
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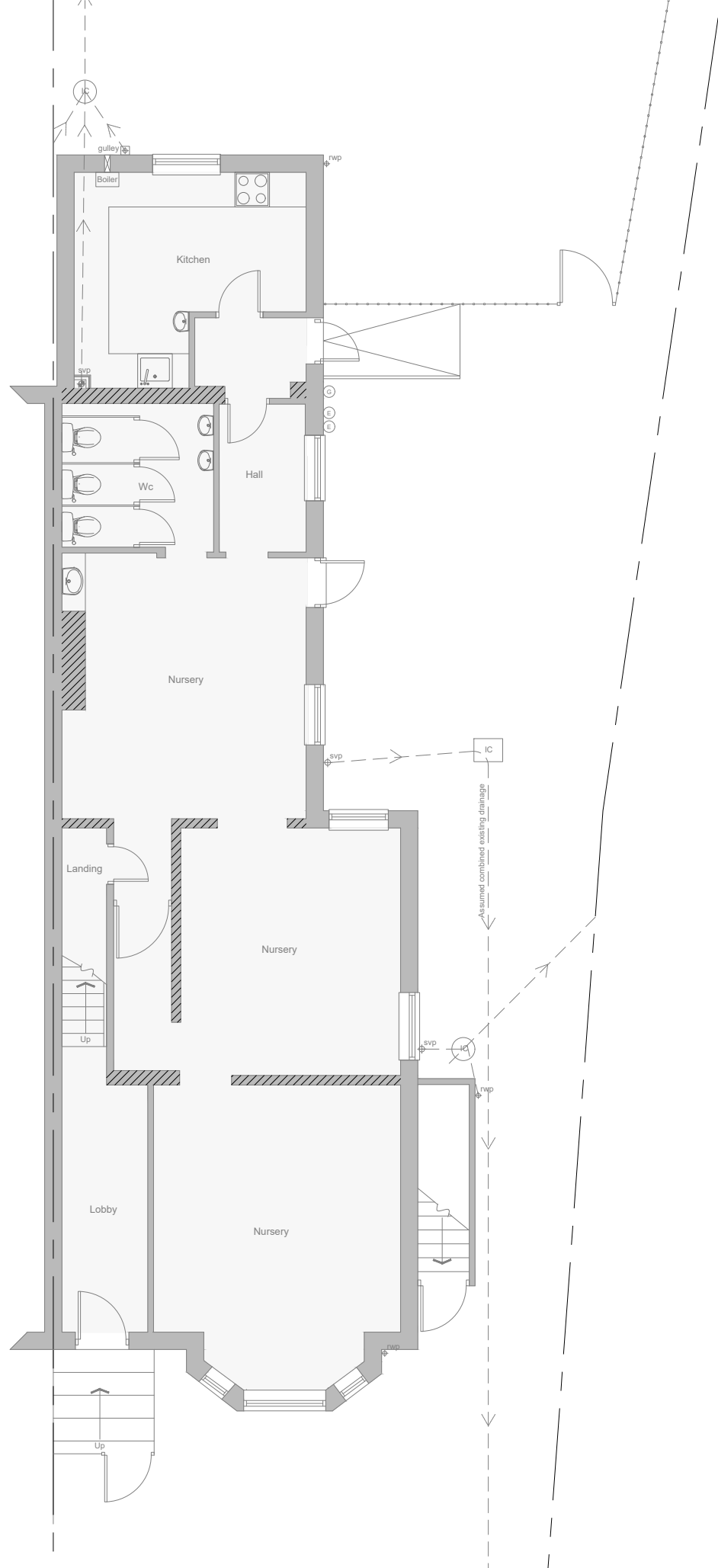
Demolition Note:

All elements indicated in red lines to be demolished subject to structural engineers design and contractor site inspection and make good surrounding areas ready to receive new construction. Wall cross hatch denotes internal masonry walls for indicative purposes only. Extent of structural walls to be identified and confirmed by on-site contractor.

Key:

	Assumed Existing Masonry Wall. Subject to on-site contractor confirmation.
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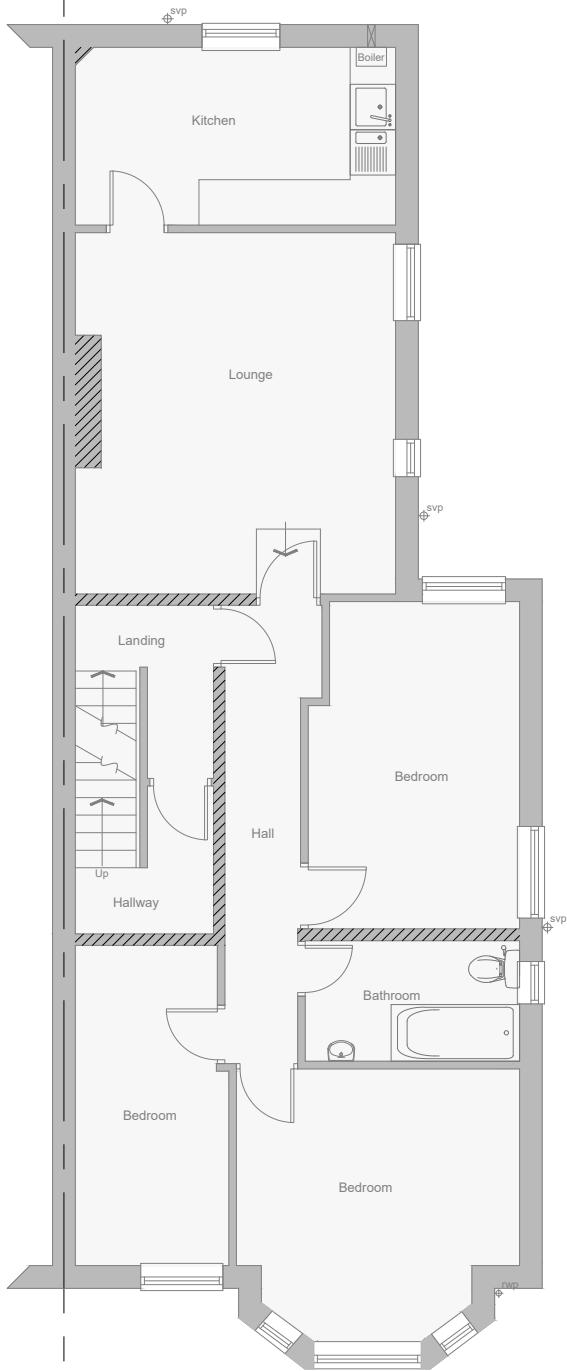
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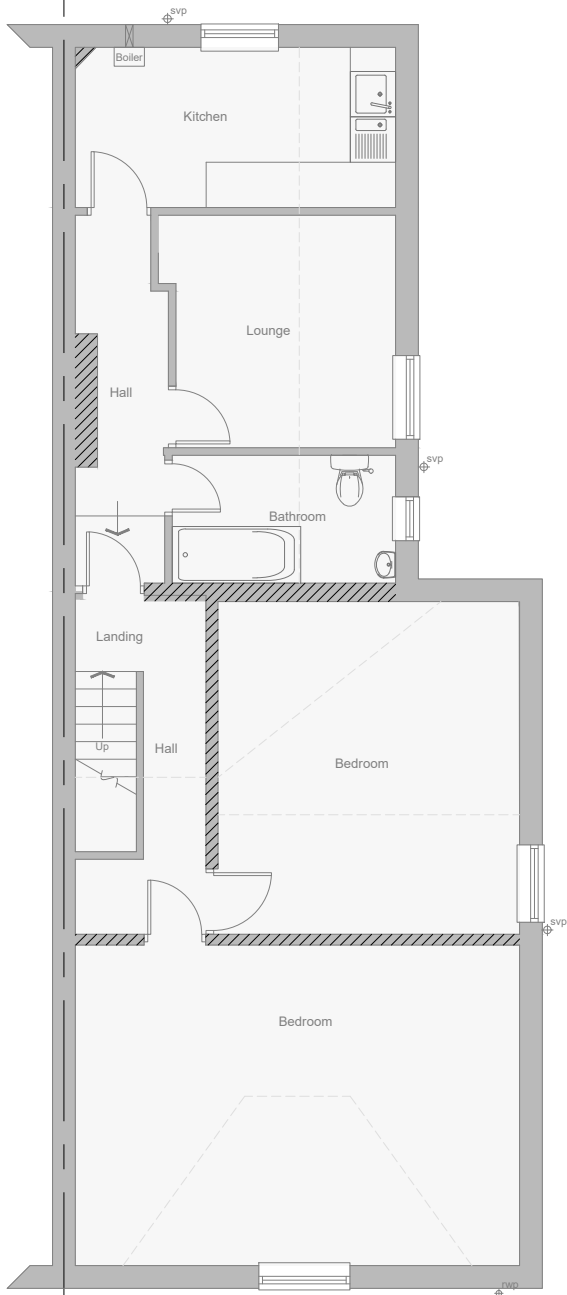
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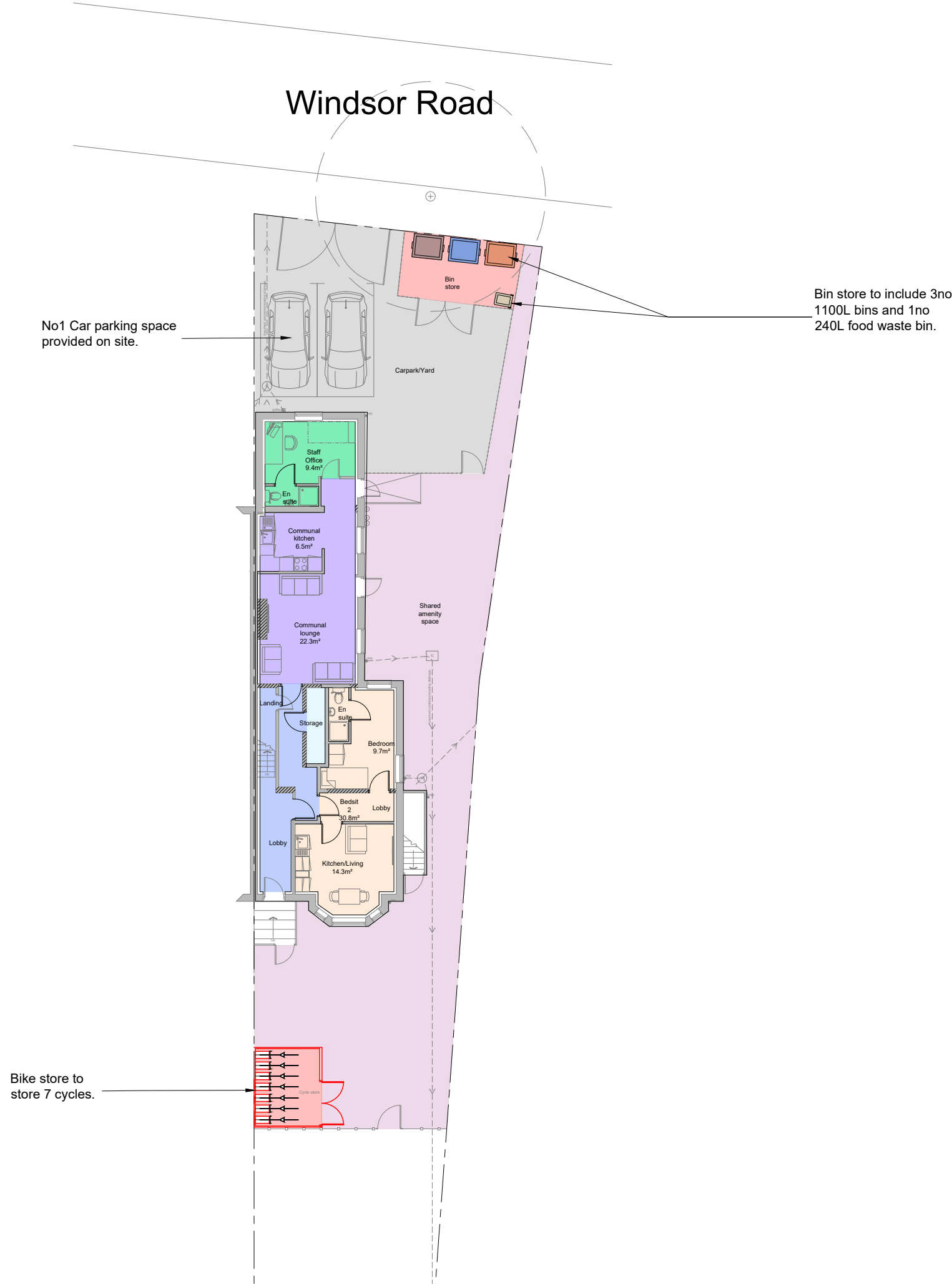
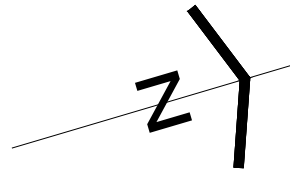
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Proposed Building

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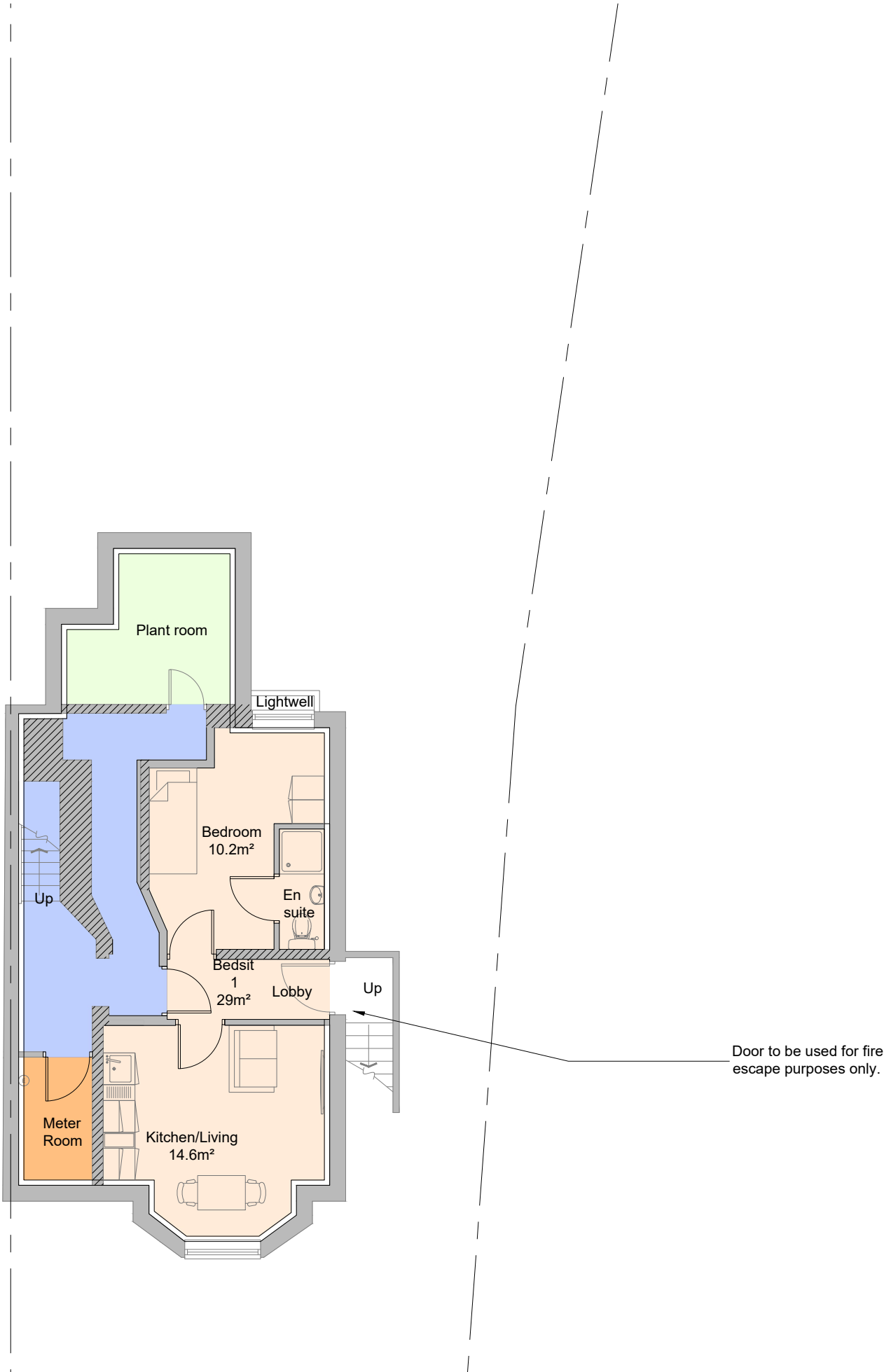
Structural Design

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Furniture, Fixtures & Fittings Disclaimer

Where a relevant project type, P4BA drawings must be reviewed and approved by the Local Authority HMO Licensing or Housing Provider prior to planning application submission. The inclusion of an HMO defined kitchenette may invalidate existing planning approval. It's the responsibility of the client, developer or contractor to ensure all furniture, fixtures and fittings comply with relevant HMO Licensing and Housing Provider Standards and requirements.

Design Key	
	Bedroom
	Bin & Bike Store
	Circulation
	Kitchen Diner
	Bathroom/Shower Room
	Wc
	Meter Room
	Office
	Plant Room
	Shared amenity space
	Adjacent Owned Land
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window



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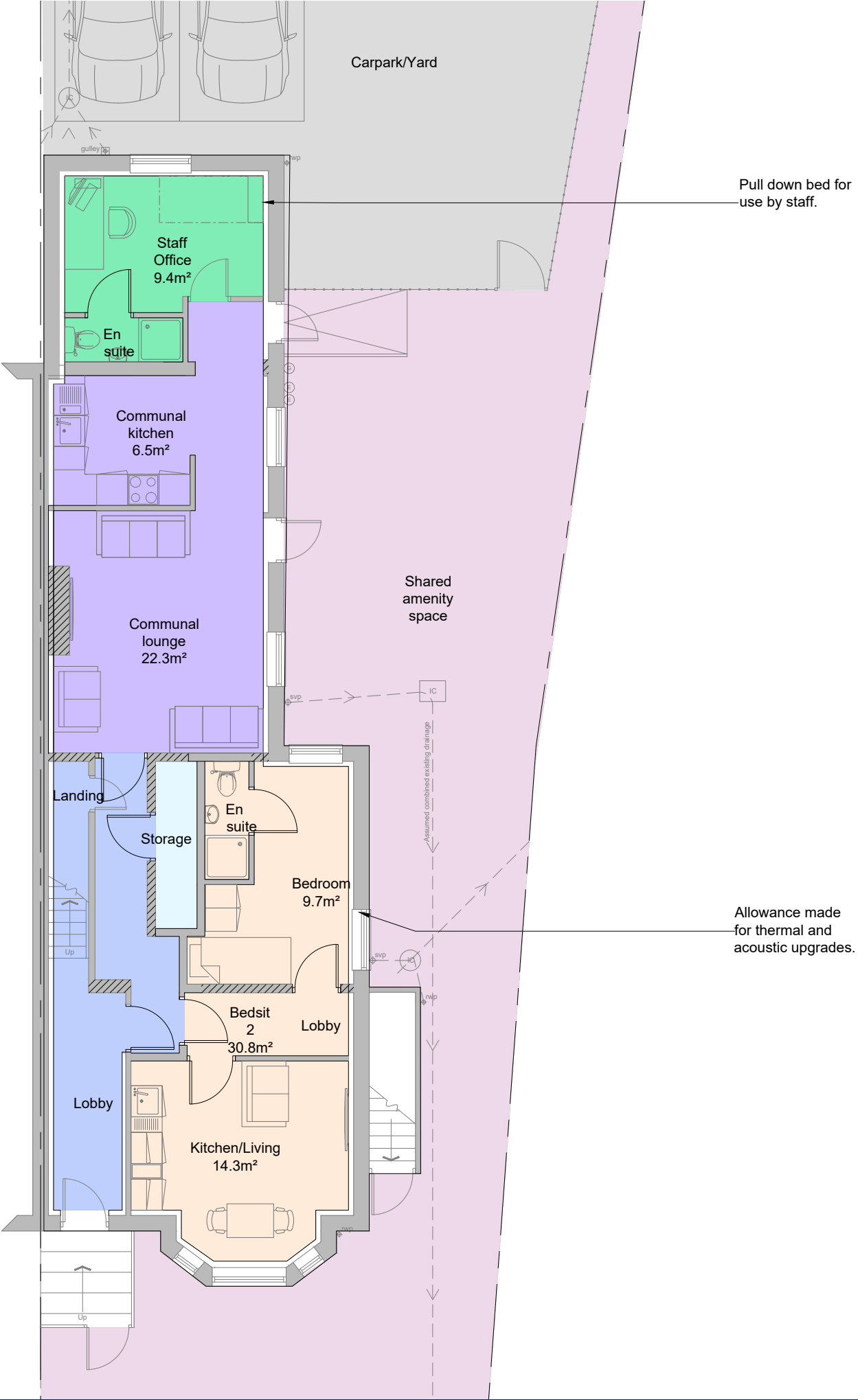
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Schedule of Accommodation

	Single occupancy bedsit
Level -1	1
Level 0	2
Level 1	2
Level 2	2
Total	7

Design Key

	Bedroom
	Bin & Bike Store
	Circulation
	Kitchen Diner
	Bathroom/Shower Room
	Wc
	Meter Room
	Office
	Plant Room
	Shared amenity space
	Adjacent Owned Land
●	Existing Habitable Window
○	Existing Non-Hab Window
●	Proposed Habitable Window
○	Proposed Non-Hab Window



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Structural Design

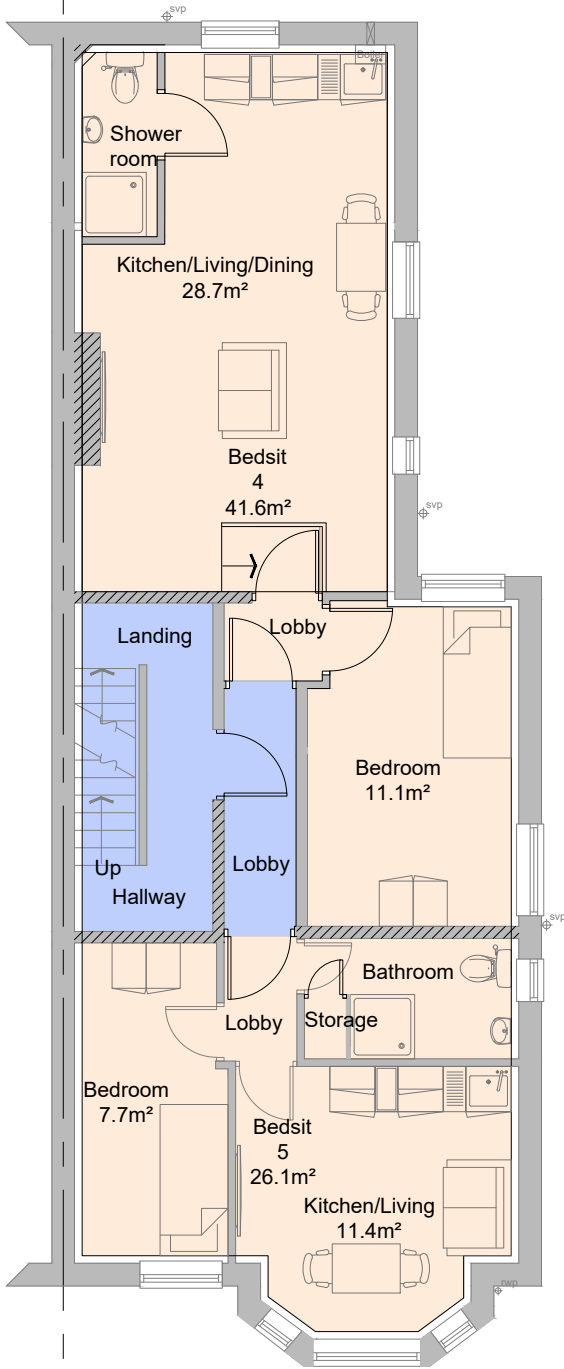
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Schedule of Accommodation	
	Single occupancy bedsit
Level 0	1
Level 1	2
Level 1	2
Level 1	2
Total	7

Design Key	
	Bedroom
	Bin & Bike Store
	Circulation
	Kitchen Diner
	Bathroom/Shower Room
	Wc
	Meter Room
	Office
	Plant Room
	Shared amenity space
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●	Proposed Habitable Window
○	Proposed Non-Hab Window



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Schedule of Accommodation

	Single occupancy bedsit
Level 0	1
Level 1	2
Level 1	2
Level 1	2
Total	7

Design Key

	Bedroom
	Bin & Bike Store
	Circulation
	Kitchen Diner
	Bathroom/Shower Room
	Wc
	Meter Room
	Office
	Plant Room
	Shared amenity space
	Adjacent Owned Land
●	Existing Habitable Window
○	Existing Non-Hab Window
●	Proposed Habitable Window
○	Proposed Non-Hab Window

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Planning Disclaimer

This drawing has been prepared as part of a planning application and is subject to Local Authority Planning and Conservation, Fire Engineering and Structural review and approval.

Structural Design

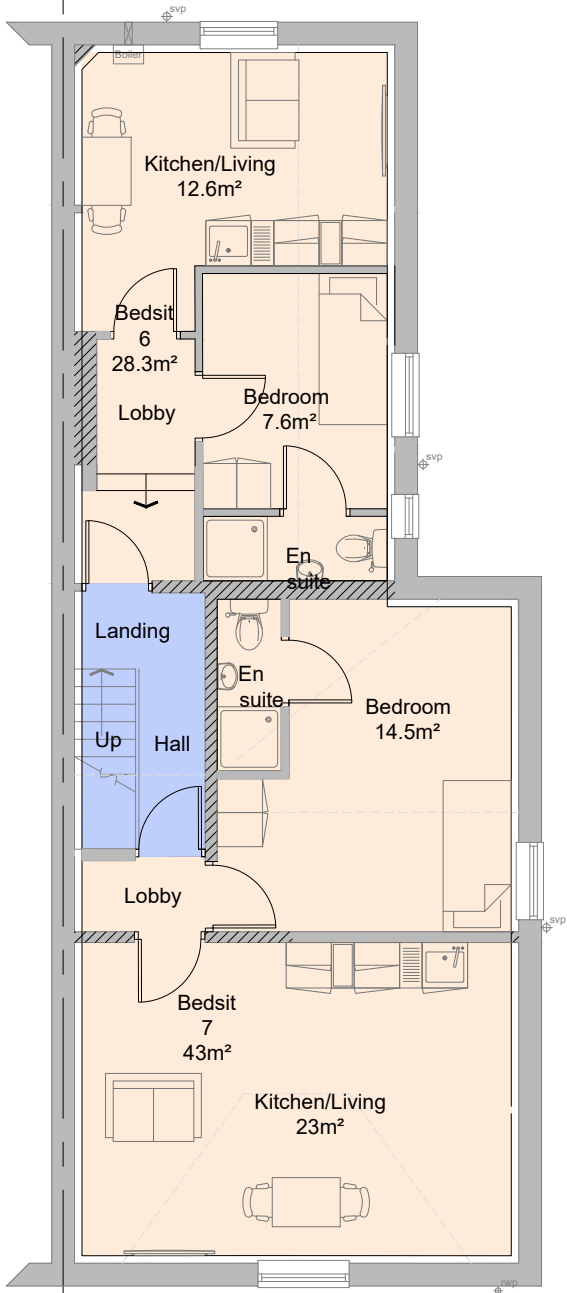
All structure shown on P4BA drawings is indicative only, it is the structural engineer's responsibility to identify all structural works required.

Furniture, Fixtures & Fittings Disclaimer

Where a relevant project type, P4BA drawings must be reviewed and approved by the Local Authority HMO Licensing or Housing Provider prior to planning application submission. The inclusion of an HMO defined kitchenette may invalidate existing planning approval. It's the responsibility of the client, developer or contractor to ensure all furniture, fixtures and fittings comply with relevant HMO Licensing and Housing Provider Standards and requirements.

Schedule of Accommodation	
	Single occupancy bedsit
Level 0	1
Level 1	2
Level 1	2
Level 2	2
Total	7

Design Key	
	Bedroom
	Bin & Bike Store
	Circulation
	Kitchen Diner
	Bathroom/Shower Room
	Wc
	Meter Room
	Office
	Plant Room
	Shared amenity space
	Adjacent Owned Land
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window



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