



DESIGN AND ACCESS STATEMENT

Proposal: CHANGE OF USE OF USE FROM C3(a) RESIDENTIAL DWELLING HOUSE TO E(f) CRECHE, AND DAY NURSERY INCLUDING A GROUND FLOOR AND PART FIRST FLOOR REAR EXTENSION

Address: 4 NORTHMOOR ROAD, MANCHESTER M12 4HP

Date: 4/12/2025

Property

The property is a terraced 4-bedroom, house situated on Northmoor Road. The proposed change of use relates to change from a C3(a) Residential Dwelling House to Class E(f) Creche and Day Nursery including a ground floor and part first floor rear extension.

The Creche and Day Nursery will offer short-term care focusing on basic needs (sleep, food, comfort), and some structured, long-term care for a wider age range children, both serving as vital childcare options for working parents. The objective of the facility is to provide full-day safe environment for play, learning, and socialization for young children.

The change of use is compatible with and will preserve the character of the building and its setting.

The change of use will provide new employment and it is expected that there will be:

- 1) 3 shifts per day comprising of 3 staff per shift
- 2) On quiet days, 2 staff will be present

The Support Staff will be trained or working towards diploma level 3/4 and the manager will be qualified up to level 4/5.

Level of care

The same level of care is expected to be provided to all children. Any child with more advanced needs or disability will have a dedicated carer/staff but will be referred to other specialist facility if the behaviour becomes unmanageable for the staff.

Layout

The plan of the property can be seen on the attached floor plan. It will comprise an indoor play hall, playrooms, sitting room, kitchen and 5 bedrooms. The front of the property shall remain unchanged.

Scale

The scale of the works is minimal and would not cause overshadowing to neighbours.

Landscaping

No landscaping is proposed. But a green area will be laid in the garden for outdoor play for the children.

Effect on the Property:

The proposal will not have an effect on the original features of the property or the street.