# 3677 31 Manchester Road, Buxton

# Design and Access Statement

This report has been prepared to support of a change of use application for 31 Manchester Road, Buxton.

## Location and Context

31 Manchester Road is one of three dwellings built in the early 1970s. The applicant owns the adjoining property at 27 and is in the process of purchasing numbers 29 and 31.

No trees will be affected by the proposals.




Site Location

## Existing Dwelling

The house was built in the early sixties as a bungalow and extended upwards in the 1990s. The walls are reconstituted stone, the roof is slate; the original windows have been replaced with uPVC windows.

There is a large level change from the front to the rear of the site, with the ground floor entrance at the rear, a storey below street level.



The entrance is at the rear of the site



Ground floor is a storey below ground level

## Proposals

The proposals seek to gain change of use from dwelling Class C3 to residential care home Class C2. The care home will comprise two independent accessible one bedroom flats on the ground floor and a shared flat with three bedrooms on the first floor. There will also be an office and sleep-in room for staff on the ground floor.

The amendments to the building envelope comprise a first floor dormer on both the north and the south elevations to achieve good windows for bedrooms. As the staircase will need to be relocated the existing double height window will be replaced with a window and rooflight/window.

The site and garden will be retained as existing. Therefore the material impact of the proposed alterations should be minimal.



The gardens are steeply terraced and overlooked from the drive



The gardens are overlooked from pavement level

## Existing Residential Use (C3)

The shared rear access and minimal private gardens of the two dwellings at 29 and 31 make them unattractive as dwellings. The garden on the street side is steeply sloping and overlooked by the street. The shared drive and entrances to the south precludes any privacy on this side.

The house at 31 Manchester Road has been on the market without success for over 2 years, whilst no. 29 has been for sale with various estate agents for 4 years.

# Need for Residential Care (C2)

There is a need for residential care accommodation in the area. The proposed residents are Adults with Learning Difficulties who require sheltered, supervised accommodation. There are two residents under the care of High Peak Borough Council, currently housed in expensive units while waiting for more appropriate accommodation to become available.

# Access

## Proposed Access

The existing road access and crossover will be retained as existing; the drive leading to the rear ground floor access will be retained as existing.

The ground floor of the development will be wheelchair accessible to comply with Part M.

3677//A4 Schedules/Design and Access Stat31.doc