3677 31 Manchester Road, Buxton

Design and Access Statement

This report has been prepared to support of an application for extensions and change of use to form a residential care home and shared flat at 29 and 31 Manchester Road, Buxton.

Location and Context

31 and 29 Manchester Road are two of three dwellings built in the early 1970s. The applicant also owns the adjoining property at 27. The site is in a conservation area.



Site Location

Existing Dwellings

The house at 31 was built in the 70s as a bungalow and extended upwards in 2007-8. The walls are reconstituted stone, the roof is slate; the original windows have been replaced with uPVC windows. This unit has been granted change of use to a care home (C2) and conversion work is underway.

The house at 29 is a bungalow, built in the 70s. The walls are reconstituted stone, the roof is concrete tile; 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 entrances at the rear, a storey below street level. Each house has a detached garage.



31 Manchester Road is a 2 storey dwelling



Ground floor is a storey below ground level



29 Manchester Road has not been extended



Both houses have detached double garages

Proposals

The proposals seek to extend and gain change of use from dwelling Class C3 to residential care home Class C2 for 29 Manchester Road. The proposals include a two storey link building, joining the two buildings together to form a care home on ground floor and first floor.

The care home will comprise independent one bedroom flats on the ground floor with communal dining and living areas. This would be entered on ground floor level at the rear of the building. The first floor will be independent of the ground floor, and entered at the front of the building, on street level. It will accommodate a shared flat with three bedrooms, some independent flats, an office and a sleep-in room for staff.

The amendments to the building envelope comprise a first floor extension to match no. 31, with dormers on front and rear elevations to achieve good windows for bedrooms. The two houses will be linked by a single storey extension which will be hidden from the road. The extension will comprise a pedestrian access bridge leading to an external landing at first floor level, enabling independent access to the accommodation either side.

The garages will be rebuilt on similar footprints to accommodate residential units. The roof of the building outside no. 31 will be kept low and planted with sedum to provide a green outlook for first

floor residents. The garage in front of no. 29 will be rebuilt as 1.5 storey accommodation with a pitched roof, creating a visual barrier and therefore privacy between this shared flat and the rear garden of no. 27.

Following the extension of no. 29, the buildings 27-31 will form a similar group of three. The new roof at no. 29 will be finished in slate to match the other two houses. The proposals should therefore have a positive impact on the conservation area.



The land beside the drive will be filled to form a parking area



The parking area is to be limited to return the site to landscape

Proposed Site Plan

The site and garden will be landscaped following the construction of the replacement single storey buildings. The landscape will include paths leading to the ground floor entrances, with small areas of decking outside each flat. The existing vehicular access to no. 27 will no longer be required and will be closed up allowing the rest of the site to be soft planting rather than tarmac drive. The rest of the space will be laid to lawn with domestic borders. Therefore the resultant landscape will have a greater amount of soft planting than the existing houses.

The level of the garden to the side of no. 31 will be raised to meet the level of the drive to accommodate a parking area at the site entrance. The parking is limited to the west end of the site, beyond the buildings, to return as much of the site to garden as possible.

The landscaping of the gardens at the front of the site will remain largely unchanged.

Therefore the impact of the proposed alterations should be beneficial to the setting of the conservation area.

Arboricultural Issues

The pedestrian access ramp linking the building with the street at first floor level is ramped to avoid any impact to existing tree roots. The path through the trees linking the ramp to the existing footpath has been defined by the arboricultural specialist.

At the side and rear, Geocell tree root protection system and porous surfacing will be used to protect the mature trees where the existing parking area is enlarged.

The footprint of the single storey 'garage' element in front of no. 31 has been reduced to enable retention of two trees, T4, a beech and T5, an ash, which were deemed by the borough and county tree officers to be important to the conservation area.

See Christians Environmental Tree Survey and Report.



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 and landscaping on this side.

The house at 31 Manchester Road was on the market without success for over 2 years, and was granted change of use earlier this year. 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 already several enquiries for these beds from DCC Social Services care managers.

Employment

It should be noted that the new Care Home will create employment for 20 people in full time positions.

Access

Proposed Access

The existing road access and crossover will be retained as existing. Negotiations are progressing with Highways to retain the existing width of the site entrance to minimise the disturbance to important trees.

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

Parking Requirements

The proposed site plan shows 8 parking spaces:

- Two parking spaces for company vehicles (Used for the transport of residents)
- One parking space for visitors - which would be used very infrequently.
- Five parking spaces for staff.

With a total of 11 Residents Moore Care would anticipate an average of 7 or 8 staff on duty. Moore Care currently employs 64 staff – 57 of which live in Buxton and 34 of these walk to work. As more than half the staff walks to work they would expect then to use 3 or 4 spaces leaving one extra space overall.

Consultation

Local Authority

A meeting was held on site with Sue Ashworth of High Peak Borough Council to discuss the proposals on 1 March 2012. A formal pre-application submission was made once tree survey information was available in May 2012.

Initial LA comments noted concerns at the gable feature marking the entrance in the central link building. This was removed from the scheme, pending further negotiation regarding the design of the element.

A further meeting was held on site on 14 August with Sue Ashworth and Monica Gillespie from High Peak Borough Council, and Ruth Barnes, Derbyshire County Council to discuss the revised proposals and agree the scope of the arboricultural method statements required to support the application.

Neighbouring Properties

The applicant has discussed the proposals with their immediate neighbours at no. 25 Manchester Road. The applicant owns 27 Manchester Road. The property at 33 Manchester is a business.

No adverse comments were received.