



Jay Ashall Partnership
Chartered Architects

**DESIGN, ACCESS AND PLANNING STATEMENT
TO ACCOMPANY THE PLANNING APPLICATION**

For

The Extension and Internal Reconfiguration

Of

David Medical Centre

Chorlton



Reference: 1498/DAP/220408

CONTENTS

1.0 INTRODUCTION AND BACKGROUND

2.0 APPLICATION SITE AND CONTEXT

- 2.1 Location
- 2.2 Site Use and Description
- 2.3 Site and Relevant Planning History
- 2.4 Character of Surrounding Area
- 2.5 Access

3.0 PROPOSED DEVELOPMENT

- 3.1 Use
- 3.2 Amount
- 3.3 Layout
- 3.4 Scale
- 3.5 Landscaping
- 3.6 Appearance
- 3.7 Access and Parking

4.0 PLANNING POLICY CONTEXT AND APPRAISAL

- 4.1 The Development Plan
- 4.2 National Planning Policy—The National Planning Policy Framework (NPPF)
- 4.3 Local Planning Policy—Manchester Local Plan

5.0 SUMMARY AND CONCLUSION

This report has been prepared by Jay Ashall Partnership with all reasonable skill, care and diligence, within the terms of the agreement with the client. No part of this document may be reproduced without the prior written approval of Jay Ashall Partnership.

1.0 INTRODUCTION AND BACKGROUND

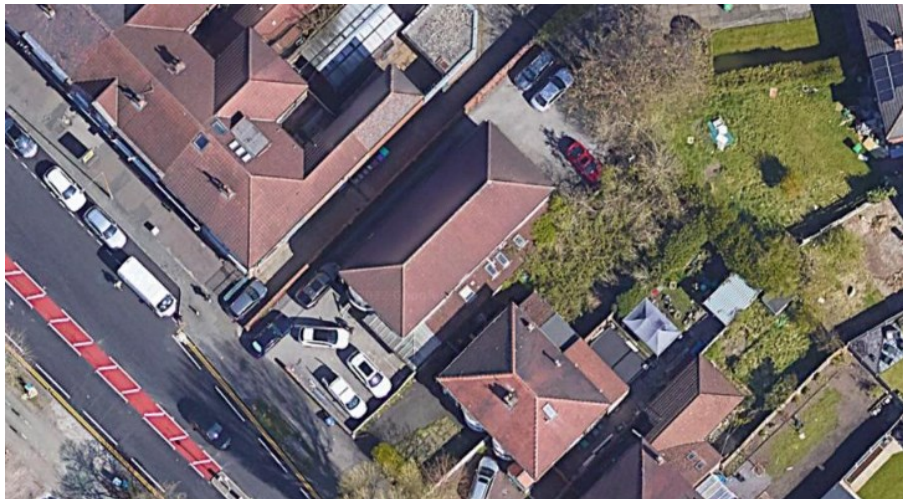
1.1 This statement accompanies and supports a planning application for alterations to and extension of the existing David Medical Centre in Chorlton.

1.2 This statement has been prepared to describe the site's location, current use, history and character of the area, to justify the design principles behind the proposals being put forward for planning consent and to summarise the proposals in the context of relevant current national and local planning policy.

2.0 APPLICATION SITE AND CONTEXT

2.1 Location

2.1.1 The application site forms an existing medical centre and associated car park within a high density area of Chorlton. The site is situated to the north of Barlow Moor Road where is flanked by a row of commercial properties to the north west and residential properties to the south east. To the rear of the property are residential gardens associated with the properties on Hough End Avenue.



Aerial View of Site © Google

2.2 Site Use and Description

2.2.1 The shape of the existing application site is rectangular in form, is relatively flat and the existing surgery lies to the right centre of the site. The surgery comprises a former converted detached dwelling, being predominantly a two storey, part brickwork, part rendered building with a tiled pitched roof. It has a single storey element attached to its south eastern elevation but set back from the front of the building and an overhanging roof to the front entrance over a disabled access ramp. Soft landscaping is limited on the site. A brick wall fronts the site with the highway and a mixture of brick and concrete walls and timber fence forms the other boundaries to the site.

2.3 Site and Relevant Planning History

2.3.1 The site has been subject to the following planning history:

- Application Reference 032057— Change of use of first floor flat to a doctors surgery to form an extension to the existing ground floor surgery. Approved 05/09/1988.
- Application Reference 033876—Construction of front, side and rear extension to form additional consulting rooms to existing surgery. Approved 22/06/1989.

- Application Reference 057680/FO/SOUTH2/99—Extension at first floor level to form library / rest area, store and counselling area. Approved 03/02/2000.
- Application Reference 099100/FO/2012/S1—Erection of single storey front extension, elevational alterations and 1.4 high metre front boundary wall. Approved 25/05/2012.
- Application Reference 112469/FO/2016/S1—Erection of a second floor extension, remodelling of elevations, installation of a heat recovery condensing unit and plant area and associated internal refurbishments. Approved 08/08/2016.



Existing Site Photographs

2.4 Character of the Surrounding Area

2.4.1 The site lies within a mixed residential / commercial area and is surrounded by both commercial and residential properties. The buildings immediately adjacent to the application site are two storey and traditional in appearance.



Images of Surrounding Area

2.5 Access

2.4.1 Vehicular access to the site is off Barlow Moor Road with a small amount of parking space to the front of the building and a rear carpark. Pedestrian access to the building is available via the existing disabled ramp and entrance door to the front of the building.

3.0 PROPOSED DEVELOPMENT

3.1 Use

3.1.1 The principle and need for extension of the existing David Medical Centre has been established through its planning history. The proposal under consideration under this application is to internally refurbish the existing surgery to provide a more coherent and practical building layout and use of the existing space for staff and patients. In addition to this, the building would be extended by a first floor side extension to the existing lean-to section of the building on its eastern elevation to create additional space for the surgery and to remodel the front elevation to provide a focal point to the entrance and a refurbished appearance to the building with new staircase and lift to first floor to allow easier access to the surgery for patients.

3.1.2 The needs of, and services offered, by the surgery have increased in previous years requiring an increase in floor space. The proposal will provide benefits to the surgery to include improved medical services for the local community, addition of a passenger lift for patient access to the first floor, the creation of a new welcoming entrance to the building, optimisation of the existing surgery space at both ground and first floor and the internal and external refurbishment of the surgery as a whole.

3.1.3 The previous proposal for extension of the surgery granted planning permission in 2016 was based on a second floor extension to the main building. However, the current proposals would be a smaller scale addition to the building and would instead bring the single storey element up to the height of the eaves of the main building, creating additional accommodation to the front floor.

3.2 Amount

3.2.1 It is proposed to provide a new first floor extension to the side of the building above the existing single storey structure, providing an additional 97sqm of internal floor space.

3.3 Layout

3.3.1 The internal layout of the building has been remodelled to provide a new open plan reception / waiting area, staff office and new disabled W.C. to the front of the building, more rationalised consulting rooms, and a meeting room towards the rear and an additional consulting room at ground floor with five consulting rooms and a multifunctional room (for use for practice meetings, as a consulting room or as admin / telephone / video consultation) to replace the existing offices and storage areas at first floor.

3.3.2 A new disabled access lift and stairwell is proposed to the front of the building. A new glazed entrance will welcome natural light into the building. A new staircase is also proposed to the rear of the building to improve emergency procedures. The property will be renovated and modernised throughout as part of the overall refurbishment works.

Proposed Floor Plans

3.4 Scale

3.4.1 The proposals will lift the scale of the single storey element to two storeys to match the remainder of the building. A flat roof behind a parapet will minimise impact and keep the scale down. The scale of the new vertical glazed elements to the front of the building would create a subtle focal point to the building and to the area in general.

3.5 Landscaping

3.5.1 The existing hard and soft landscaping around the building will be renewed but in a similar style to existing.

3.6 Appearance

3.6.1 Refenestration of the front elevation of the building and the introduction of a glazed staircase / lift structure would comprise a contemporary addition to the front of the building and create a street presence for the building in the local area, appearing more like a modern doctor's surgery than a detached dwelling. A modern entrance extension was proposed to provide a complementary addition to the building allowing the existing buildings qualities to be retained. The main entrance to the building has been slightly repositioned to be central to the front elevation. The addition to the front will create a more contemporary appearance to the building and remove the domestic feel of the property.

3.6.2 The proposed extension has been designed to be of similar brick and render to the existing building. No window openings have been proposed to the eastern elevation of the extension at first floor to respect the privacy and amenity of the adjacent dwelling.

Proposed Elevations

3.7 Access and Parking

3.7.1 The proposal will not affect the parking situation on the current site which will remain as existing.

3.7.2 The remodelling of the medical centre at ground floor will create a more welcoming approach for patients with a shared reception and waiting area space. An accessible lift will provide access for disabled patients to first floor and the proposals will provide improved circulation around the building for all patients to be compliant with building regulations Approved Document Part M.

3.7.3 The existing disabled access ramp will be removed and the front carpark will all be laid to fall to create a level access.

4.0 PLANNING POLICY CONTEXT AND APPRAISAL

4.1 The Development Plan

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'*.

4.1.2 The Development Plan for the application site comprises the Manchester Local Plan.

4.1.3 Other material considerations in the determination of this application include the National Planning Policy Framework.

4.2 National Planning Policy—National Planning Policy Framework (NPPF)

Achieving and The Presumption in Favour of Sustainable Development

4.2.1 Paragraph 7 of the NPPF states that *'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'*. Paragraph 10 goes on to state that *'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'*.

4.2.2 Paragraph 11 states that *'Plans and decisions should apply a presumption in favour of sustainable development'* and that *'For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay'*.

Promoting Healthy and Safe Communities

4.2.3 Section 8 of the NPPF deals with promoting healthy and safe communities and under Paragraph 93 advises that *'planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments'*. The proposals would provide an enhanced medical service within Chorlton on an existing site. The proposals are in accordance with national policy being the provision of and improvement of facilities and services the community needs. The improvement of the surgery allows it to continue providing a local service to enhance the sustainability of communities and its modernisation allows it to be retained for current and future generations.

Making Effective Use of Land

4.2.4 Paragraph 119 of the NPPF asks that strategic policies *'set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land'* and Paragraph 120 promotes and supports the *'development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively'*. The principle of expansion of the existing building on the site has previously been accepted by the local planning authority. The existing site forms an area of previously developed land within a suburban location in use as a doctor's surgery and the principle of its extension to optimise the use of the site and provide additional medical facilities would therefore be compliant with national planning policy.

Achieving Well-Designed Places

4.2.5 Section 12 of the NPPF promotes good design and Paragraph 130 states that *‘Planning policies and decisions should aim to ensure that developments:*

- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”*
- *‘b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’.*
- *‘c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, which not preventing or discouraging appropriate innovation or change (such as increased densities)’;*
- *‘d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit’*
- *‘e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and’*
- *‘f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and resilience’*

4.2.6 The proposed alterations to the building are a considered approach to design with the aim of providing a sympathetic yet modern design so as to not detract away from the character of the main building. The glazed entrance stairwell and lift provides a modern addition to the brick building, whilst allowing the original identity of the building to remain. The proposal functions well for the immediate short term, but also for the lifetime of the building. The extension and reconfigured layout provide a vastly improved working space for staff and will also lead to an improved service for patients. The Framework states that planning decisions should not discourage appropriate innovation or change. The scheme is a modern scheme and would complement the vast array of building types and material palette within the area. It is visually attractive and has provided elements which link the extension back into the existing building to provide a harmonious solution.

4.3 Local Planning Policy—Manchester Local Plan

4.3.1 The Manchester Local Plan Core Strategy was adopted in July 2012 and sets out the long term strategic policies for Manchester’s future development. It is the relevant policies of this core strategy that the application proposals should be considered against.

Sustainable Development

4.3.2 Policy SP1 of the Core Strategy states that *‘Development in all parts of the City should:- Make a positive contribution to the neighbourhoods of choice including:-*

- *creating well designed places that enhance or create character.*
- *making a positive contribution to the health, safety and wellbeing of residents.*
- *considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.*
- *protect and enhance the built and natural environment.*

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land where possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision’.

4.3.3 The justification behind the proposed increase in medical facilities on the site has already been proven under previous successful planning applications and the proposals under this current application are an opportunity to optimise the potential of the site in the most efficient and cost effective way. David Medical Centre sits within the heart of the community and is within easy reach of a range of public transport options and the extension of the existing facilities would be a more sustainable option than relocation for the current medical centre. The proposals will also enhance and provide a more accessible surgery for staff and patients alike.

Development Management

4.3.4 Policy DM1 of the Core Strategy deals with the development principles that all new development should follow and states as follows:

‘All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- *Appropriate siting, layout, scale, form, massing, materials and detail.*
- *Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.*
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.*
- *Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.*
- *Community safety and crime prevention.*
- *Design for health.*
- *Adequacy of internal accommodation and external amenity space.*
- *Refuse storage and collection.*
- *Vehicular access and car parking.*
- *Effects relating to biodiversity, landscape, archaeological or built heritage.*
- *Green Infrastructure including open space, both public and private.*
- *The use of alternatives to peat-based products in landscaping/gardens within development schemes.*
- *Flood risk and drainage.*
- *Existing or proposed hazardous installations.*
- *Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):- a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required: Year 2010 – Code Level 3; Year 2013 - Code Level 4; Year 2016 - Code Level 6; and (b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings’.*

4.3.5 The current proposal for extension of the building over the single storey element would reduce any overbearing effect of a second storey extension to the main part of the building as previously proposed but would still provide the accommodation required by the surgery to expand and improve their current patient services. The two storey scale of the building would be retained

in line with the surrounding area. The new frontage of the building would modernise the appearance of the building and provide a focal point as part of the street scene. The proposed new entrance will provide a welcoming approach to the building, enhanced by a pleasant waiting environment for patients and visitors to the interior of the building. The proposed side extension has been designed to be in keeping with the existing building and has been carefully designed to avoid any impact on the neighbouring properties in terms of appearance and window placement. There will be no over-riding detrimental effect of the residential amenity of the area. The existing parking provision will be retained as existing and the extension to the building and internal layout reconfiguration will not prejudice highways safety. The extension to the building is modern yet complementary to the building and creates an attractive aesthetic.

5.0 SUMMARY AND CONCLUSION

5.1 This statement has supported a planning application for the extension and internal remodelling of David Medical Centre to cater for additional services for patients and enhanced staff facilities. In summary, the proposals would comprise a suitable and sustainable development on a previously developed site within the centre of Chorlton.

5.2 The proposals have been designed to respect the existing buildings in the local area through the refenestration of the building and careful positioning of windows on the site which is set amongst existing residential and commercial use. The proposals have carefully considered the surrounding buildings to respect the site's location and surroundings and ensure there are no issues with regard to privacy or overlooking.

5.3 The extension of the existing building on the site and justification for extending the existing facilities on the site have previously been approved by the LPA in principle. The proposals for a first floor extension to the building are deemed to be the most efficient and cost effective way to enhance the existing building and optimise the potential of the site with an extension designed to be in keeping with the scale of the existing building. The proposed new entrance will create a subtle focal point on the existing street scene and would be a welcoming modernisation to the existing built form.

5.4 It is therefore considered that planning permission should be granted for the proposals.