

Alexandra Park Health Centre

Design & Access Statement

Job number J000392



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1.0 Introduction

Based in the Alexandra Park and Moss Side area of Manchester, The Whitswood Practice is a GP surgery offering NHS primary care services.

The Whitswood Practice was established in 2013 following the merger of Alexandra Range Medical Practice and Dr Chaudury's Practice, both long established practices in Alexandra Park Health Centre.

The practice is part of a group of three, under the umbrella of The Robert Darbishire Practice Limited. This is a limited company, registered in England and Wales number 7382763. The registered address is:

Rusholme Health Centre, Walmer Street, Manchester, M14 5NP

The Whitswood Practice, along with The Robert Darbishire Practice and New Bank Health Centre, our sister practices, are the first doctors' surgeries in the country to be awarded The Daisy Mark.

This is in recognition of the excellent care we provide for our patients and the way we treat our staff. You can find out more about this award at:

www.daisymark.co.uk/about/dignity-in-care

2.0 Location

Alexandra Health Centre is located in the Alexandra Park area of Moss Side, Manchester with its boundary area stretching to the University of Manchester, Chorlton Cum Hardy and Rusholme.

Alexandra Health Centre is a combination of three health practices who serve their own respective boundaries.

The Whitwell Practice benefits from close links to buses that serve Piccadilly Gardens.



3.0 Site Context

UDC have been commissioned with creating a viable scheme to put the vacant pharmacy and garage back into use, the proposals to the external elevations will be minimal with the relocation of the doors and addition of windows to allow extra light into the building which we now propose to use as an office to the Health Centre.

At the current time the pharmacy is a separate building to the Health Centre but as the office will be an extension of the Health Centre then a linked corridor is proposed to connect the offices to the main building.



The land between the buildings is a gravel finished courtyard with external walls at both ends (one wall with a gate), this area does not have a specific use and is not frequented much due to its setting, through this scheme the courtyard would be made more accessible and provide natural views from the linked corridor.

Both the Pharmacy and offices fall under class E for change of use, as no application is required for this it does however need to be taken into consideration for the erection of the linked corridor and staff kitchen facilities.

Windows will replace the current doors and will be provided for like to like so as not to detract from the existing character of the building, access will be from the flat roof linked corridor and the main Health Centre.

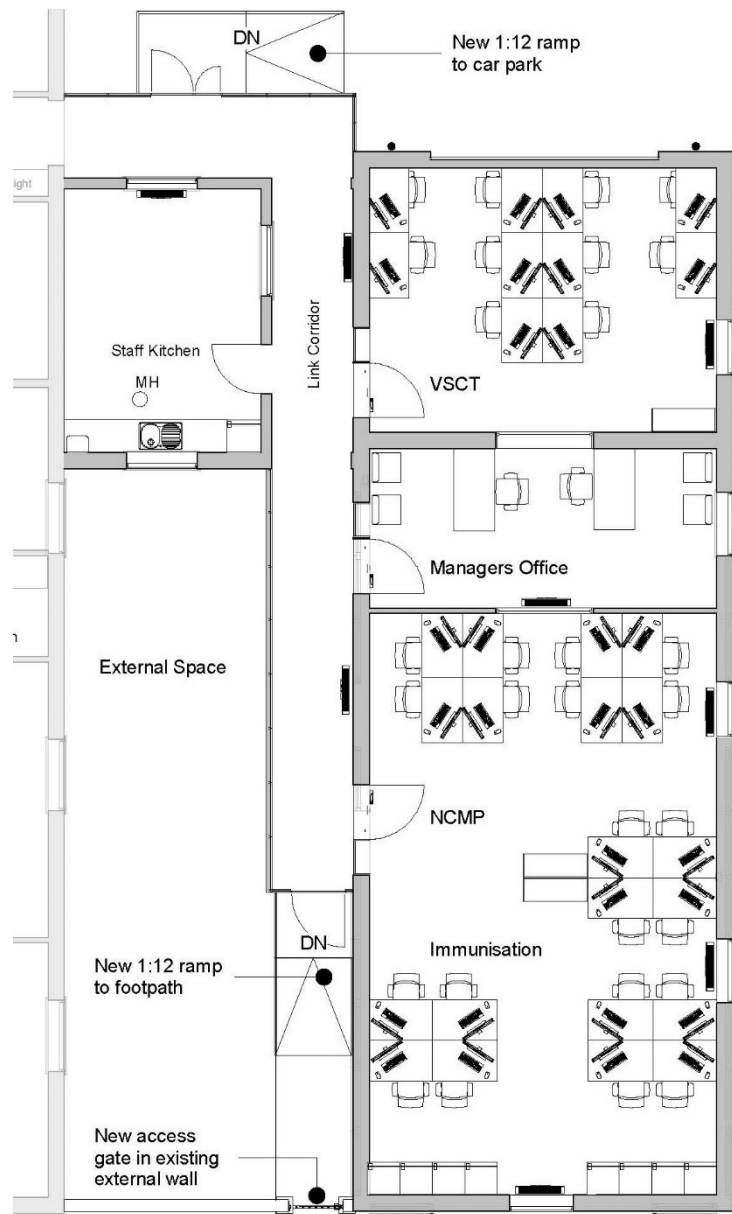
4.0 Proposed Design

To the ground floor, the design philosophy can be summarized:

1. Create a new accessible entrance to the end elevation linked corridor between the Health Centre and Pharmacy to make best use of the proposed office space.
2. Conversion of existing integral garage (VSCT) to provide office space with new access from linked corridor.
3. Create new staff kitchen and breakout room to serve both buildings.
4. Retain existing garage door as the wall inside has been previously finished and insulated to current standards.

Visual impacts will be limited to:

- Replacement of Store Front to single window to West boundary elevation.
- Existing doorways to be replaced by windows to match.
- New 2 no. windows to car park elevation.
- Creation of linked corridor (which will be only visible from the main highway at high level behind the existing courtyard wall).
- Creation of gate in courtyard wall for entry into the courtyard and alternative means to exit the building to the car park.



We feel this design strikes the 'right balance' between meeting the short and long term requirements of the Health Centre whilst minimising impact on neighbouring residents and ensuring no effect is created to local amenities with a potential to be impacted by the development.

4.1 Proposed Design Materials

The proposed palette of materials to be adopted are as follows:

Building

Roofing	No works to existing Flat felt roof
Walls	As Existing / infills with matching brickwork Glazing to Linked Corridor
Windows	Retained New to match in Brown PVCu
Doors	Windows to replace existing external doors 2 no. glazed external doors
Fascias / Soffits	Brown PVCu to match existing
Rainwater Goods	Black PVCu to match existing

Landscaping

Ramps	Finished Concrete
Handrails	Yellow tubular
Gate	Steel frame (for staff exit)
Paving	Pavers to match existing (West elevation only)

5.0 Design Principles

5.1 Site Opportunities & Constraints

- Pharmacy building is currently vacant and will be in need of refurbishing works throughout
- Change the use of the pharmacy building into offices for the School Health team freeing up much needed space in the Health Centre
- Rear garage is currently used as storage and would be better served as an office
- The existing pharmacy and garage will be brought into much needed use and connected to the Health Centre
- Propose new build kitchen and break out facility for staff as minimal space in existing Health Centre
- Proposed linked corridor from offices and kitchen to main Health Centre
- No WC facilities required as these are in the Health Centre
- Drainage requirements minimal (kitchen sink connected to adjoining staff wc's drainage only)

The existing layout of the development presents an opportunity to create a scheme that is responsive to its context. The proposal scheme will be designed and developed to respect the local context.

5.2 Design Approach

Following the assessment of the constraints and opportunities, relevant planning policies, planning design guidance and market research, the following design principles have been established:

- The change of use should respect the character of its surroundings
- Create an economic environmental and socially sustainable building
- Ensure that the development can reach it's full economic potential

5.3 The Proposed Scheme: External

Shape & Orientation

- No impact on the surrounding area outdoor space
- The existing street frontage will be maintained, the proposed development will have no significant visual impact on the street scene
- Minimal disruption will be taken to the surrounding environment and no vegetation would be affected
- Current courtyard is gravel surfaced enclosed both ends by external walls (one wall with a gate) and by its setting is not frequented, the linked corridor will provide natural views to the courtyard and will be more accessible

Parking

- Property has own car parking so no additional parking facilities required.

5.4 Sustainability

A carefully considered approach to sustainability has been undertaken, which means that the development will be energy efficient and constructed to a high sustainable standard.

5.5 Energy Efficiency

Energy efficiency measures would include:

- Enhanced insulation
- Energy efficient heating, lighting and equipment

6.0 Planning Policies

Highway safety

Development will have no impact on highway safety

Flood Risk & Water Drainage

The site is within flood zone 1, an area with a low probability of flooding.

Landfill

The site is not located within a known historic landfill site.

Conservation Area Impact

The application site lies outside the Whalley Range Conservation Area.

7.0 Access & Waste

Vehicular access

The current vehicular access will be retained.

Accessibility

The Care Quality Commission (CQC) makes sure hospitals, care homes, dental and GP surgeries, and all other care services in England provide people with safe, effective, compassionate and high-quality care, and encourages them to make improvements where possible.

They do this by inspecting services and publishing the results on their website:

www.cqc.org.uk

- Linked corridor will be accessible from the main building, staff kitchen and offices
- Disabled access to be provided externally to and from the car park by way of ramps.
- Linked corridor will provide natural light into the offices
- Linked corridor will have open views to the courtyard making the courtyard more accessible
- Linked corridor will provide a calming effect to the offices which will promote a good working environment



Waste Management

Current waste storage and collection points are adequate and will be retained.

Bicycle Storage

Current bicycle storage is adequate and will be retained.

Parking

Property has own car parking so no additional parking facilities will be required.