

DESIGN AND ACCESS STATEMENT



**PROPOSED MEDICAL CENTRE AND RESIDENTIAL DEVELOPMENT AT THE FORMER DUCIE ARMS PUBLIC HOUSE,
424 STOCKPORT ROAD, LONGSIGHT, MANCHESTER. M12 4EX.**

Job No. 14,273

CLIENT:	DR NOMAN EHSAN
DOCUMENT REF:	14,273/DAS
REVISION:	D
DATE:	20/08/2021

DESIGN AND ACCESS STATEMENT



HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTED ARCHITECTS

CONTENTS

1.0	Introduction	Page 1
2.0	Context	Page 5
3.0	Design Considerations	Page 7
3.1	Use	Page 7
3.2	Amount	Page 8
3.3	Layout and Access	Page 9
3.4	Scale	Page 11
3.5	Appearance	Page 11
3.6	Pre-Application Advice	Page 13
3.7	Waste Storage	Page 14
3.8	Sustainability	Page 14
3.9	Ventilation	Page 14
4.0	Summary & Conclusion	Page 15
Appendix A	– Pre-Application Correspondence	
Appendix B	– Car Charging Details	



1.0 INTRODUCTION

1.1 FOREWORD

This Design and Access statement has been prepared by Howard and Seddon Partnership on behalf of Dr. Noman Ehsan to support a full planning application for the proposed construction of a medical centre and residential dwellings on the site of the former Ducie Arms public house at 424 Stockport Road, Longsight, Manchester. M12 4EX.

This Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLG guidance on information requirement and validation. The document follows the structure of the CABE guidance “Design and Access Statements — How to write, read and use them” in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socioeconomic constraints and opportunities that the development site presents.

The Statement considers the site, its surroundings and summarises the planning policies, which are material to the proposal, together with other guidance and evidence, which have been taken into account. The analysis addresses all material considerations, which we consider to be relevant to the determination of the planning application. It concludes that planning permission should be granted, having regard to the development plan, the presumption in favour of sustainable development and other material considerations.

1.0 INTRODUCTION

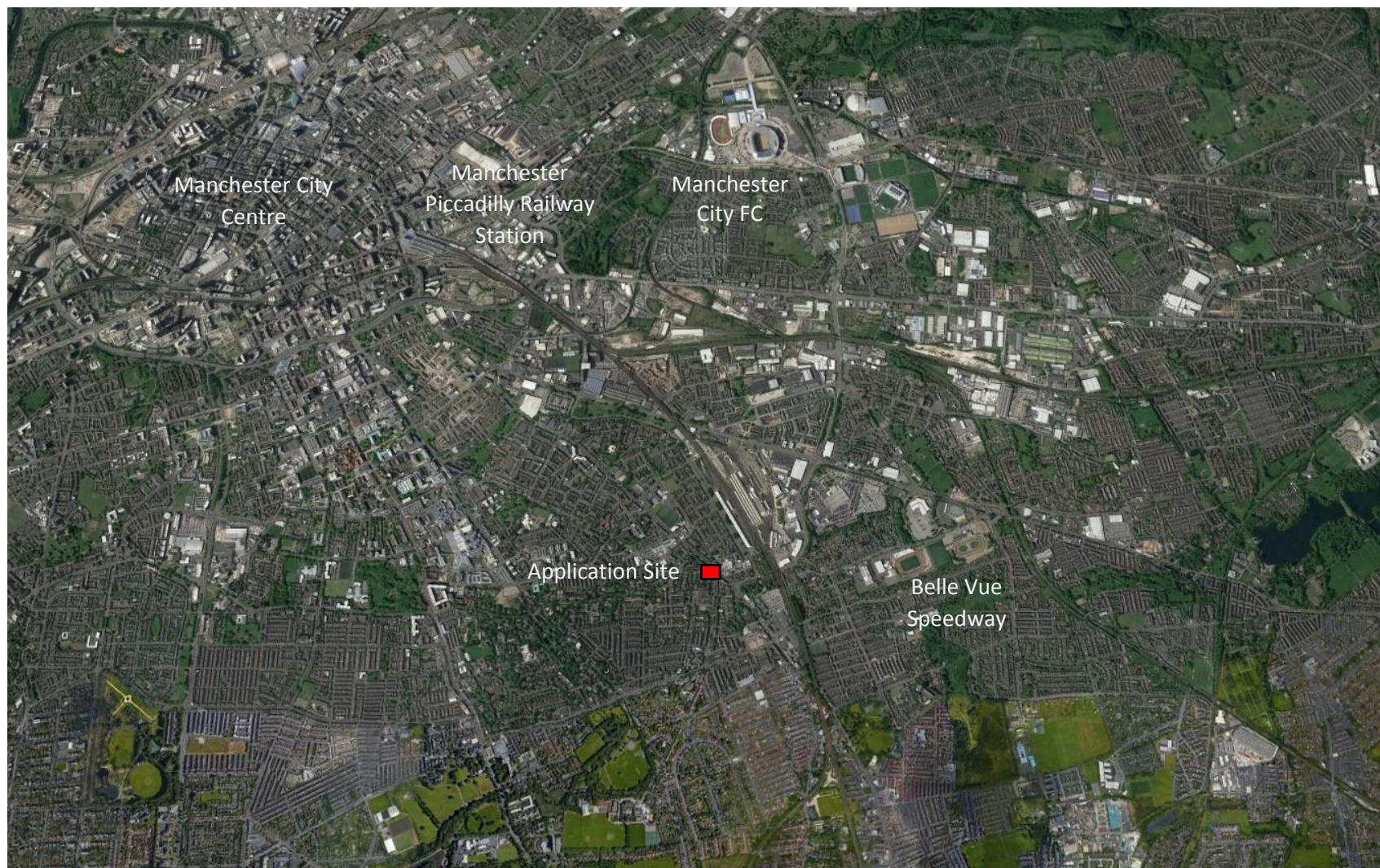
This document should be read in association with the following documents, submitted as separate supporting statements:

Architectural Drawings produced by Howard and Seddon Architects

- Transport Statement by Mode Transport Planning
- Ecology Survey by Tyrer Ecological Consultants
- Air Quality Assessment by Ensaf Consultants
- Phase 1 Contaminated Land Assessment by Geosmart
- Drainage Strategy Report by Ridge
- Sustainability Statement

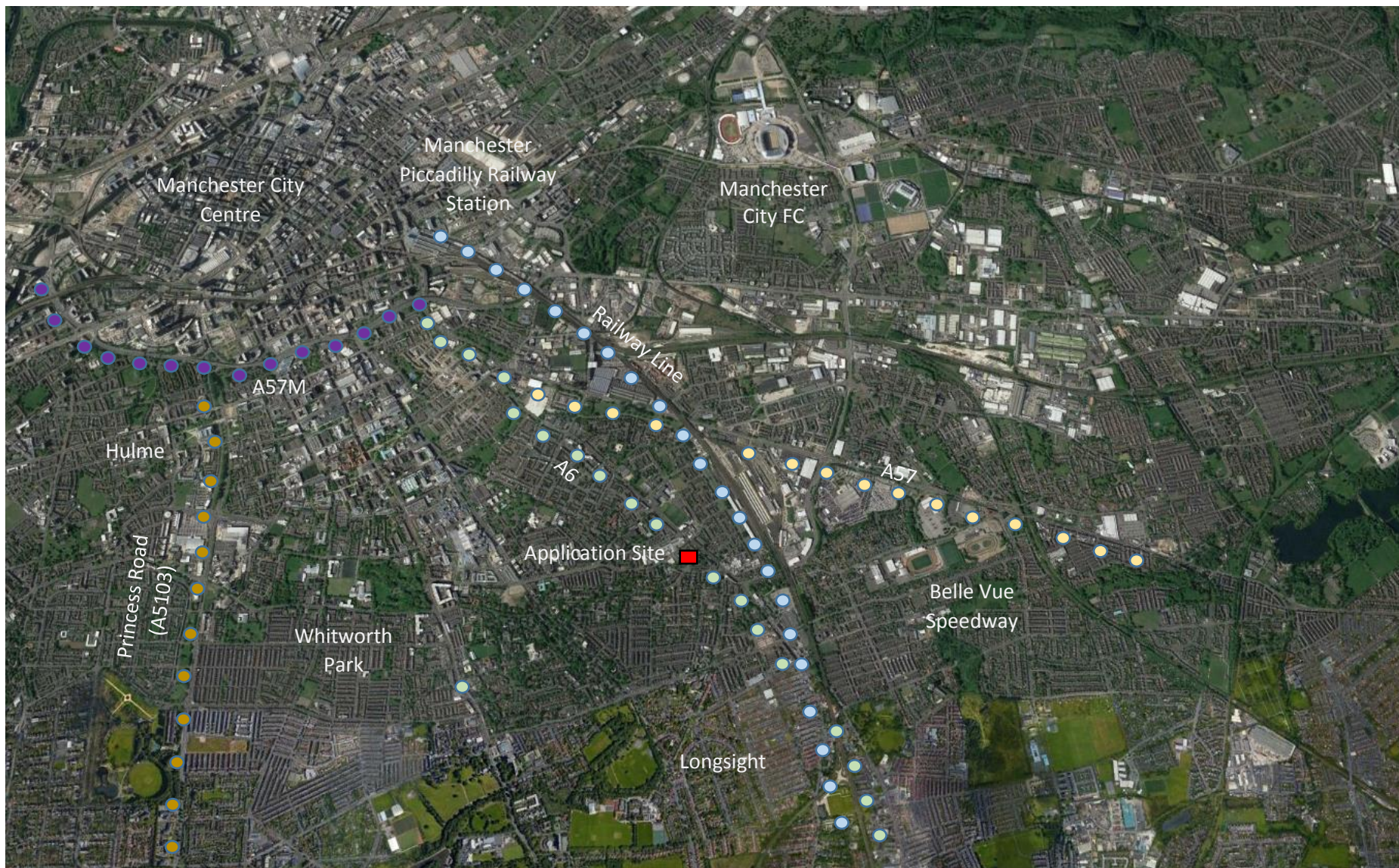
Below is an image showing the approximate location of the application site, highlighted with a red outline.





Above is an image showing the location of the application site.

Below is an image highlighting some of the main transport links close to the application site.



INTRODUCTION

1.2 APPLICATION

The proposed development will create a new purpose built medical centre set over two floors, eight residential apartments with associated car parking, cycle storage and landscaping adjacent to Stockport Road on the site of the former Ducie Arms Public House. Four of the proposed apartments will be allocated to staff working at the proposed medical Centre, with the remaining four apartments for general sale. This development incorporates a mixture of uses with associated amenity space and car parking, which makes good use of a vacant site, whilst respecting and enhancing the site's environmental and cultural assets. It will also promote the use of sustainable transport due to the application sites location close to Manchester city centre.

The proposed development has been carefully considered to present a long term and sustainable opportunity for the application site and its setting.

1.3 PROPOSED USE & BACKGROUND

Dr. Noman Ehsan is a director of Mediscan Diagnostic Services and has earmarked the application site as an ideal location to build a new purpose built medical centre to serve this area of Manchester.

Mediscan Diagnostic Services provide Audiology, Dermatology, Ophthalmology, Physiotherapy, MRI, and Endoscopy services across 180 clinics. Mediscan is contracted to reduce waiting times for the NHS and enhance the quality of care for patients, accelerating diagnosis. Mediscan Diagnostic Services are committed to providing exceptional services to GPs and their patients, offering flexibility, choice, and speed.

INTRODUCTION

The proposed medical centre will be used by Mediscan Diagnostic Services and four of the proposed apartments above the medical centre will provide accommodation for staff working at the medical centre. The additional proposed dwellings will be for general sale.

The application site has been identified as an ideal location for the medical centre due to its accessible location, and because it will make use of a previously developed site, which has sadly, ceased trading and has since, fallen into disrepair.

Full planning approval was granted in 2018 to convert the Ducie Arms public house into a medical centre with self-contained flats above, and construct a two-storey extension to create further residential accommodation within the site. However, following this approval and further investigation into the condition of the existing building, it was discovered that the existing building was not suitable for conversion and the only viable option is to demolish the existing buildings and construct a new purpose built medical centre and residential accommodation.

The proposed development will bring derelict and redundant previously developed site back into use by providing the local community with a private medical facility and residential accommodation within walking distance from Longsight district centre. The local vicinity is largely residential, the site sits adjacent to the A6 Stockport Road, a key route into the city centre providing with excellent public transport links to the surrounding areas. Making the application site an ideal location for staff and users to access the medical centre, and for residents to travel to both central Manchester and its surrounding sub-urban environments on foot, by bicycle and via public transport; reducing the need for vehicles. Therefore, the site is considered fully accessible, and is very well served by sustainable transport modes.



2.0 CONTEXT

2.1 SITE LOCATION & DESCRIPTION

The Ducie Arms public house currently occupies the application site. The existing building is currently vacant but was previously used as a public house (Class Use A4) on the ground floor with a total of 9 No. residential bedsits used as a house of multiple occupation (Class Use C3(c)) on the upper two floors. The existing site also has a rear yard with vehicle access from Plymouth Grove. The site has been vacant for a prolonged period and is now derelict with damage to external finishes, graffiti, vandalism and overgrown vegetation.

The former Ducie Arms Public House is located at 424 Stockport Road in Longsight, approximately 1.6 miles to the southeast of Manchester City centre. The application site is a triangular island of land bounded by Stockport Road to the north east, Hayley Street to the west and Plymouth Grove to the south. The existing public house fronts the A6, Stockport Road with vehicular access from Plymouth Grove. Hayley Street is a one-way road connecting Plymouth Grove with Stockport Road.

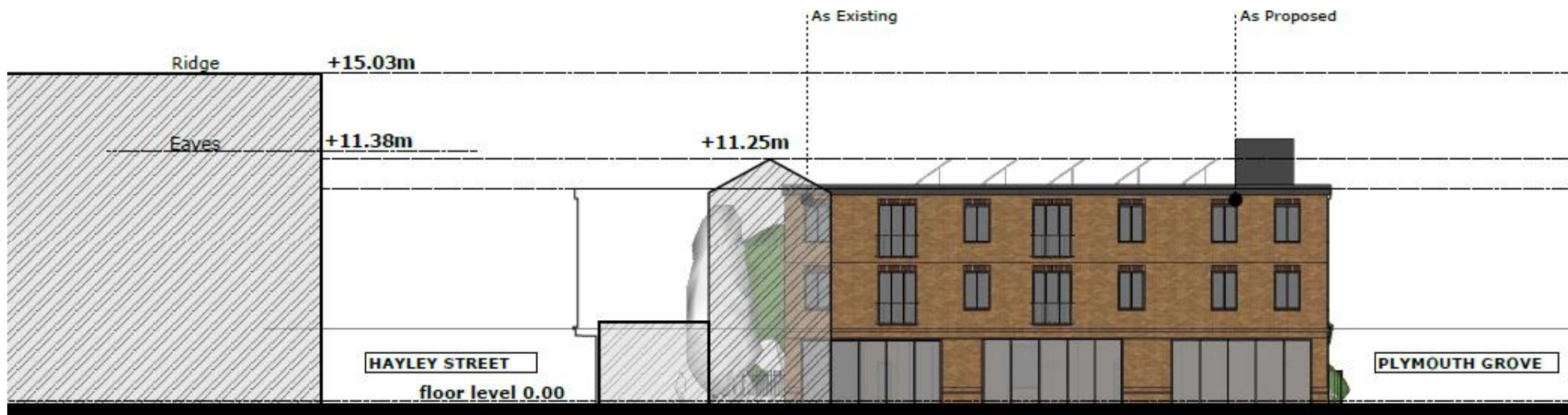
The surrounding area is largely residential in the form of houses and apartment blocks. The application site is located opposite the New Bank Health Centre, complementing the proposed use.

The application site is within walking distance of Longsight district centre with local amenities including; retail, shops, a library, supermarkets and schools.

The application site has excellent public transport links via the A6 bus routes between Manchester and Stockport city centres.



Above is an image showing the location of the application site.



Above is an image showing the proposed street scene with the existing building overlaid.



3.0 DESIGN CONSIDERATION

3.1 USE

The proposed development will create a mixed-use three-storey development creating a purpose built medical centre with residential accommodation on the upper floors, associated car parking and amenity space for the proposed development constructed on the site of a former public house.

The proposed medical centre will be used by Mediscan Diagnostic Services, with four of the proposed apartments providing accommodation for staff working at the medical centre. The additional proposed dwellings will be for general sale.

The application site has been identified as an ideal location for the medical centre due to its accessible location, and because it will make use of a previously developed site, which has sadly, ceased trading and has since, fallen into disrepair.

The proposed uses combines residential apartments on the upper floors with a medical centre on the ground and first floor, which will serve the community, complementing the existing uses in the area. The proposal will make good use of an existing developed site whose previous use is no longer viable.



Above is a CGI looking at the south east elevation of the proposed scheme.

DESIGN CONSIDERATION

3.2 AMOUNT

The application proposes the construction of a three-storey detached building to provide a new purpose built medical centre and residential accommodation.

The proposed medical centre will provide 144.0m² of gross internal floor space on the ground floor, with 73.0m² of gross internal floor space located on the first floor, creating a total floor area of 217.0m² for the proposed medical centre. The layout of the medical centre will be specifically designed for the end user; Mediscan Diagnostic Services.

The proposed apartments have been designed to comply with Manchester's emerging space standards providing a high quality residential development.

The proposed residential accommodation is located on the upper two floors of the proposed development, with four apartments on the first floor, one of which is a Duplex apartment spanning both the first and second floors of the development. Four apartments are proposed on the second floor along with the top floor of the duplex apartment. Four of the proposed apartments will be allocated to staff of the medical centre. The additional proposed dwellings will be for general sale.

The proposed scheme provides separate bin and cycle storage for the medical centre and for residential use, an internal stairwell, lift, plant room, car parking and amenity space are also proposed.

Secure car parking is provided within the proposed scheme. 14 No. car parking spaces are proposed, six car parking spaces will be allocated for the medical centre, with the remaining spaces allocated to the apartments.

DESIGN CONSIDERATION

Amenity space is provided within the application site for residents and staff.

Cycle storage is provided for the proposed medical centre and the residential apartments in accordance with Manchester City Council's guidelines.

Twenty secure and sheltered bike storage spaces are proposed adjacent to the Plant Room to the south west of the application with six further secure cycle spaces provided adjacent to car parking space No. 13.

Further details of the parking arrangements are provided within Mode Transport Planning' Transport Statement.

Overall, the proposed scheme will provide a new medical centre set over two floors and eight residential apartments creating the following approximate gross internal floor areas:

Medical Centre:

▪ Ground Floor	–	circa 144.0m ²
▪ First Floor	–	circa 73.0m ²
▪ Total - Medical Centre	–	circa 217.0m²

Apartments: 8 No. Units:

▪ 2 No. apartments	–	circa 42.0m ² .
▪ 2 No. apartments	–	circa 58.0m ² .
▪ 2 No. apartment	–	circa 64.0m ²
▪ 1 No. apartment	–	circa 73.0m ²
▪ 1 No. Duplex apartment	–	circa 68.0m ²
▪ Total - 8 No. Apartments	–	circa 469.0m².

▪ **Total Proposed Floor (GIFA) Area: circa 716.0m²**



DESIGN CONSIDERATION

3.3 LAYOUT & ACCESS

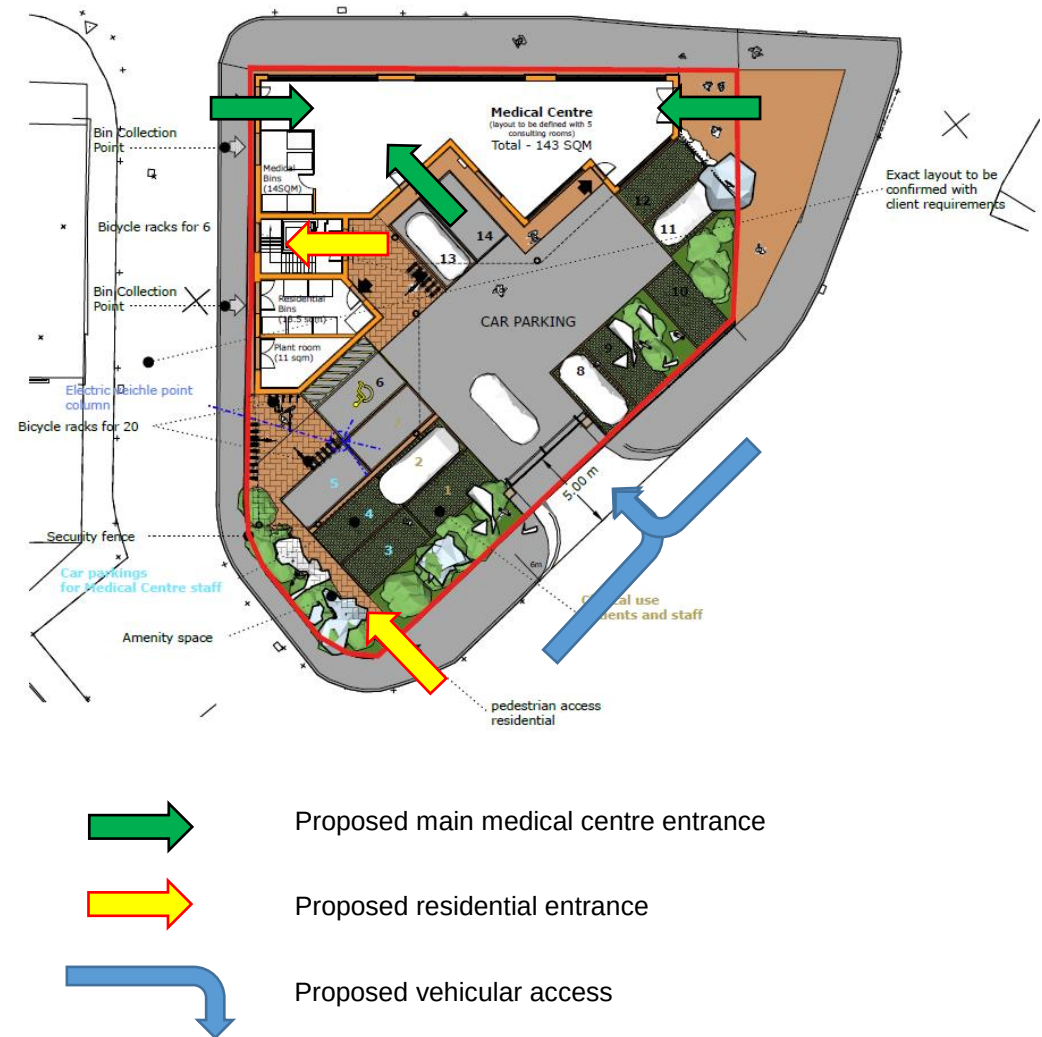
The layout of the proposed development has been designed to make best use of the size and orientation of the application site, taking into account accessibility, safety, visual amenity, proximity to existing adjacent properties, the existing building line, and access for pedestrians, cyclists and vehicles.

The ground floor layout and position of the entrances have been carefully considered in relation to key pedestrian routes and spaces, to ensure that active uses front these important pedestrian routes, and that ancillary uses and service areas are positioned discretely away from Stockport Road.

The proposed medical centre has three entrances, one located in the northeast corner of the site off Stockport Road area and one located off Hayley Street creating easy access into the medical centre, and accessible for people arriving by public transport. The third access point is located adjacent to the car parking area to provide level and easy access to and from the parking area for staff and patients.

Proposed vehicular access to the application site is from Plymouth Grove. The proposed entrance is located in a similar position to the existing site access but will be set back from the road to provide good visibility for vehicles entering and leaving the site. A sliding gate will provide security for the car park entrance.

Current Government policy/guidance places significant emphasis on the promotion of sustainable transport modes for all new developments. This forms part of a long-term strategy to reduce the reliance on private car trips.



DESIGN CONSIDERATION

The application site benefits from excellent public transport, cycle and pedestrian links, as such, travel by sustainable transport modes is a realistic alternative to private car trips for both residents, visitors and staff at the proposed medical centre.

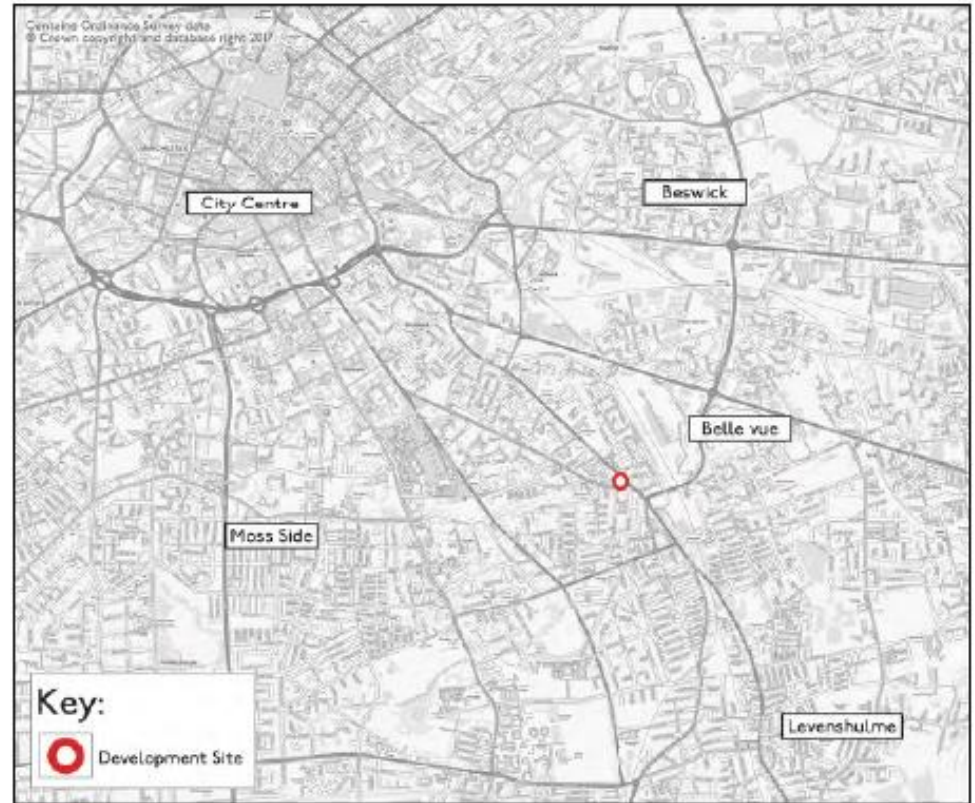
The application site is located within approximately 500m of nearby bus stops on the A6 Stockport Road, A5184 Plymouth Grove and A6010 Pottery Lane, with buses connecting the application site to Manchester, Chorlton and Stockport amongst other destinations.

The application site is also located close to train services available from Ardwick and Ashburys railway stations, which run regular services to Manchester Piccadilly and the surrounding areas of Belle Vue, West Gorton and Fallowfield. From Manchester Piccadilly trains to every major railway station in the country can be accessed including trains to Manchester airport.

Chapter 4 of the NPPF deals with the promotion of sustainable transport. Paragraph 30 highlights that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

Paragraph 35 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

In line with NPPF policy, the location and design of the proposed scheme exploits opportunities for the use of sustainable transport modes. The location of the application site is within walking distance of Bus, Rail and Metrolink stations maximising the opportunity for residents to utilise existing sustainable transport infrastructure.



Above is a location plan showing the approximate location of the application highlighted with a red circle



DESIGN CONSIDERATION

The proposed apartments have been designed to provide units of appropriate size to meet the current housing needs, to comply with the Manchester's emerging space standards and to provide units, which are energy efficient.

The proposals will create an inclusive environment by ensuring a level access entrance and the provision of a fully accessible lift will guarantee that all floors of the proposed development will be universally accessible without the need for supervision or assistance.

The main residential entrance is accessed from the car park. A proximity access control system is proposed to provide electronic access through communal entrance doorsets. Depending on the final system selected, access will most likely be operated using a card or key fob, which will be issued to residents and staff members, contractors and postal delivery services to enable access to and from the building.

In the main residential entrance lobby, access is provided to the stairs to access the upper floors. An internal through floor lift will provide access to the upper floors of the proposed development as an alternative to the using the stairs.

Each apartment is accessed off the main corridor on the upper floors; the corridor links the apartments to the staircase and lifts, providing appropriate access to all parts of the building for residents and visitors.

At least 10% of the proposed apartments within the roof top extension have been designed to be accessible and adaptable dwellings, compliant with the Manchester City Council's guidelines. As explained below this will provide accessible living accommodation for disabled residents and visitors, and have been designed to enable the future installation of specialist equipment to provide disabled access within the apartment.

DESIGN CONSIDERATION

The development will comply with all respects of Part M of the current Building Regulations, and will provide level access into the building.

Each apartment / entrance door will be wheelchair accessible with a level access threshold to ensure a wheelchair can easily pass through to ensure access throughout the development for wheel chair users.

3.4 SCALE

The proposed development consists of a detached three-storey building providing a medical Centre set over two floors and residential apartments set over the upper two floors of the proposed development. Secure car parking is provided to the rear of the development with cycle storage provided for residents, staff and visitors to the medical centre adjacent to the car parking area.

The height, width and length of the proposed development is considered appropriate for the location of the application site, and will ensure the development is commensurate in scale to the surrounding buildings.

3.5 APPEARANCE

There is no dominant architectural style within the vicinity of the application site, the design of the houses and apartments within the vicinity of the application site vary in both style and materials.

Building materials have been carefully selected for this development taking into account established materials typically found around the application site. Proposed cladding materials have been chosen to enhance the aesthetics of the local area and provide the development with a modern/contemporary touch.



DESIGN CONSIDERATION

Hence, the key materials proposed are as follows:

- Red/brown facing brick with a contrast dark facing brick to provide interest in the elevations.
- Grey anthracite window and door frames
- Stone coping to boundary walls
- Black metal railings to boundary walls and external balconies
- Flat roof finished in grey / black with metal edge trims
- Metal vertical perforated sheets with ivy plants to provide greenery
- Grasscrete car parking areas
- Solar panels



DESIGN CONSIDERATION

3.6 PRE-APPLICATION ADVICE

From the first proposed scheme to the design submitted with this planning application Howard and Seddon Architects have liaised with Steve McCoombe of Manchester City Council to seek the council's pre-application advice to aid the design of a scheme, which is suitable for the location and the Client's requirements.

As such, final submitted design has been reduced in scale from a four-storey proposal to a three-storey building to reflect the scale and character of the existing public house, and to fit in with the predominantly two to three storey context of the immediate area.

Following comments from the council to address the corner of the site and in particular the junction of Stockport Road and Plymouth Grove to incorporate a stronger frontage than the recessed nature of the upper floors. A new development in this location should look to enhance views along Stockport Road. The submitted proposal has been designed to ensure that the corner of the proposed building at the junction of Stockport Road and Plymouth Grove creates a convenient perspective incorporating a stronger frontage eliminating the recessed nature of the upper floors.

The council raised concerns regarding the security and openness of the proposed car park on earlier schemes, as such the car park area now has secure boundary walls and fencing with a sliding access gate providing a secure parking and amenity area.

On earlier proposals a retail unit was proposed on the ground floor alongside the medical centre, however the council advised that "Justification would be required for the proposed shop in this out of centre location.

DESIGN CONSIDERATION

A further ground floor use would also raise concerns about an increased demand for parking for a site that is likely to generate substantial demand given the medical Centre and apartment uses." Following the council's advice, the retail unit was removed from the scheme.

On earlier proposals a detached mews house had been proposed to the rear of the application site, however the council advised that:

"The proposed mews house would form an isolated feature with no relationship with the rest of the site or any context with the street-scene. The open nature of the surroundings and the lack of enclosure to the parking area and front garden would also leave prospective residents vulnerable to criminal activity, whilst also reducing their levels of amenity due to the level of activity taking place with the main car park area."

Following the council's advice the previously proposed mews house was removed from the scheme, which in turn enabled the amenity space to be extended.

After liaising with the council the submitted scheme was revised to include hard and soft landscaping, soft planting, a grassed amenity area, green parking area and vertical perforated sheets with ivy plants to produce an eco-friendly environment and to break up the extent of hard standing within the site. This has also enabled the creation of a more spacious and attractive car park and amenity area.

Please refer to Appendix A of this document for more details of the pre-application correspondence with the Council, and the progression of the proposed scheme to the submitted design.



DESIGN CONSIDERATION

3.7 WASTE STORAGE

Two bin stores are proposed to the west of the application site, situated on the ground floor. One of the waste storage areas will be allocated for the residential accommodation and the other waste storage area is for the medical centre. Both of the proposed bin stores can be accessed from within the proposed building for residents and staff to put their waste in the bins provided. Doors from the waste store open directly onto Hayley Street, meaning the bins can be removed from the stores, emptied and returned without being left on the street for extended periods. A standard refuse vehicle will be able to collect the refuse directly from Hayley Street.

3.8 SUSTAINABILITY

In terms of the buildings environmental sustainability, the proposed development is located in a sustainable location with good public transport links. A 'fabric first' approach will be undertaken throughout this project, looking to improve the thermal envelope of the building and to ensure the development achieves a 15% improvement over Part L of the current Building Regulations. The apartments will have appropriate passive control measures to limit the effect of solar gains on indoor temperatures in summer. The proposed light fittings will be low energy efficient fittings. Photovoltaic (PV) panels utilise the sun's energy to generate electricity. The roof of the proposed development provides ideal location to house solar panels. Specialists will design and specify the Photovoltaic (PV) panels to provide energy for the proposed development. Electric car charging points are proposed in the car park area to enable residents to charge their electric vehicles as detailed on the proposed site plan. Details of the proposed car charging points are provided in Appendix B of this document.

DESIGN CONSIDERATION

To increase the energy efficiency of the development the following elements are proposed:

- High performance glazing to reduce solar and transmission gains
- Improved thermal transmittance U-valued
- Natural ventilation
- Electric Heating and Hot water
- 100% Low energy lighting throughout the dwellings
- Low flow aerated showerheads and basin tap inserts to reduce domestic water consumption
- Reducing surface water discharge
- Reducing mains/potable water via water efficient devices and equipment
- Inclusion of Photovoltaic Panels on the roof.

3.9 VENTILATION

The ventilation system for the proposed apartments will be designed and specified by specialists to comply with Part F of the current edition of the building regulations.



4.0 CONCLUSION

Howard and Seddon Architects have prepared this statement on behalf of Dr. Noman Ehsan to support a planning application for the demolition of the existing building, and construction of a purpose built medical centre with residential accommodation, amenity space and associated car parking at the former Ducie Arms Public House at 424 Stockport Road, Longsight, Manchester. M12 4EX.

The layout and accompanying information demonstrates that the proposed development can be accommodated within the site, in accordance with local and national planning policy achieving a high standard of design.

The proposed development will be constructed to modern standards providing good levels of insulation to reduce the amount of heat loss ensuring that the development will be environmentally friendly.

The proposed application makes good use of the existing infrastructure and will enhance the local area creating a modern, well-designed development in a sustainable location.

Mediscan Diagnostic Services will use the medical centre with four of the proposed apartments above the medical centre providing accommodation for medical Centre members of staff.

There would be no adverse consequences for the residential amenities of neighbouring dwellings, from either overshadowing or loss of privacy. The proposed dwellings will be designed to modern standards providing good levels of insulation to reduce the amount of heat loss.

The proposed new dwellings will provide a high level of residential amenity for future residents whilst protecting the amenity currently enjoyed by existing neighbouring residents.

CONCLUSION

The proposals will provide 100% car parking and provide adequate secure cycle storage facilities, complying with the council's guidelines and will not have a detrimental impact on local highway conditions.

The proposed development is 'high quality', is architecturally charismatic, aesthetically pleasing and has been designed to meet the requirements of modern living as well as being sympathetic with the immediate area.

The application site is located in a sustainable location with easy access to the city centre and very good access to public transport links.

It is considered that the proposed development will provide a bespoke medical centre and high-quality residential apartments in a sustainable location, which are apposite for the sites location. The development has been designed to respond to the scale and massing of the site context and the design of adjacent buildings to produce a well-designed mixed-use development.

Overall, the proposal is shown to comply with local and national policy guidance and will provide a mixed-use development in a sustainable location; therefore, we believe that this development presents an overwhelming case to grant planning permission.



DESIGN AND ACCESS STATEMENT –

APPENDIX A – PRE-APPLICATION CORRESPONDENCE



**PROPOSED MEDICAL CENTRE AND RESIDENTIAL DEVELOPMENT AT THE FORMER DUCIE ARMS PUBLIC HOUSE,
424 STOCKPORT ROAD, LONGSIGHT, MANCHESTER. M12 4EX.**

Job No. 14,273

CLIENT:	DR NOMAN EHSAN
DOCUMENT REF:	14,273/DAS/APPENDIXA
REVISION:	D
DATE:	20/08/2021

DESIGN AND ACCESS STATEMENT - APPENDIX A



HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTED ARCHITECTS

1st PRE-APPLICATION ENQUIRY

AUGUST 2020



Below is an image of the proposed site plan submitted to Manchester City Council for the first pre-application enquiry in August 2020.





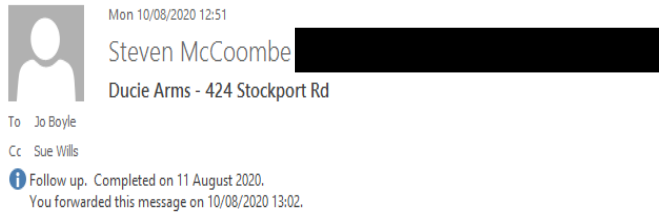
Above is a CGI of the proposed scheme submitted to Manchester City Council with the first pre-application enquiry in August 2020.



Below is a CGI of the proposed scheme submitted to Manchester City Council with the first pre-application enquiry in August 2020.



Below is an image of the email received on 11th August 2020 from Steven McCoombe of Manchester City Council in response to the first pre-application enquiry for the proposed development at the former Ducie Arms Public House.



Dear Sir/Madam

I refer to your pre application enquiry regarding the above site and a proposal for a medical centre, apartments and dwellinghouse following demolition of the existing buildings.

It is considered that the proposed development would be wholly unacceptable and represents over-development. In summary, the principal concerns are as follows:

- The main elevation to Stockport Road presents a weak frontage, due to the stepping down of the front elevation and the relatively blank gable elevation of the dwellinghouses. The elevation should incorporate more interest and present a stronger corner with Hayley Street.
- New dwellinghouses should incorporate both front and rear garden areas, with private, in curtilage parking.
- There is insufficient off road parking for all elements of the proposal. There is also no definition between the residential spaces and those associated with the proposed medical centre. The spaces are tight and manoeuvrability will be difficult given pillars associated with the podium gardens.
- Given the relationship between the rear of the apartment building and interface distances involved, there would be overlooking or perceived overlooking to the rear of the dwellinghouses.
- The underneath of the podium gardens would lack security and would create a hidden area lacking natural surveillance. This would leave residents of the dwellinghouses vulnerable to crime, given the semi public nature of the car park area.
- The dwellinghouses and associated podium gardens would back onto a car park, with the podium garden sitting above a void. Activity associated with these areas and consequential noise, disturbance and vehicular fumes would undermine the living conditions of prospective occupiers.

Given the above, an application based on the submitted design would not be supported. It is believed that on balance, the site cannot sustain the level of development proposed.

Regards

Steve McCoombe
Senior Planner
Planning and Building Control
Development Management (North Area)
Growth and Development Directorate.
Manchester City Council
PO Box 532
Manchester
M60 2LA

APPENDIX A
PROPOSED MEDICAL CENTRE AND RESIDENTIAL DEVELOPMENT AT THE FORMER DUCIE ARMS PUBLIC HOUSE,
424 STOCKPORT ROAD, LONGSIGHT, MANCHESTER. M12 4EX.
AUGUST 2021



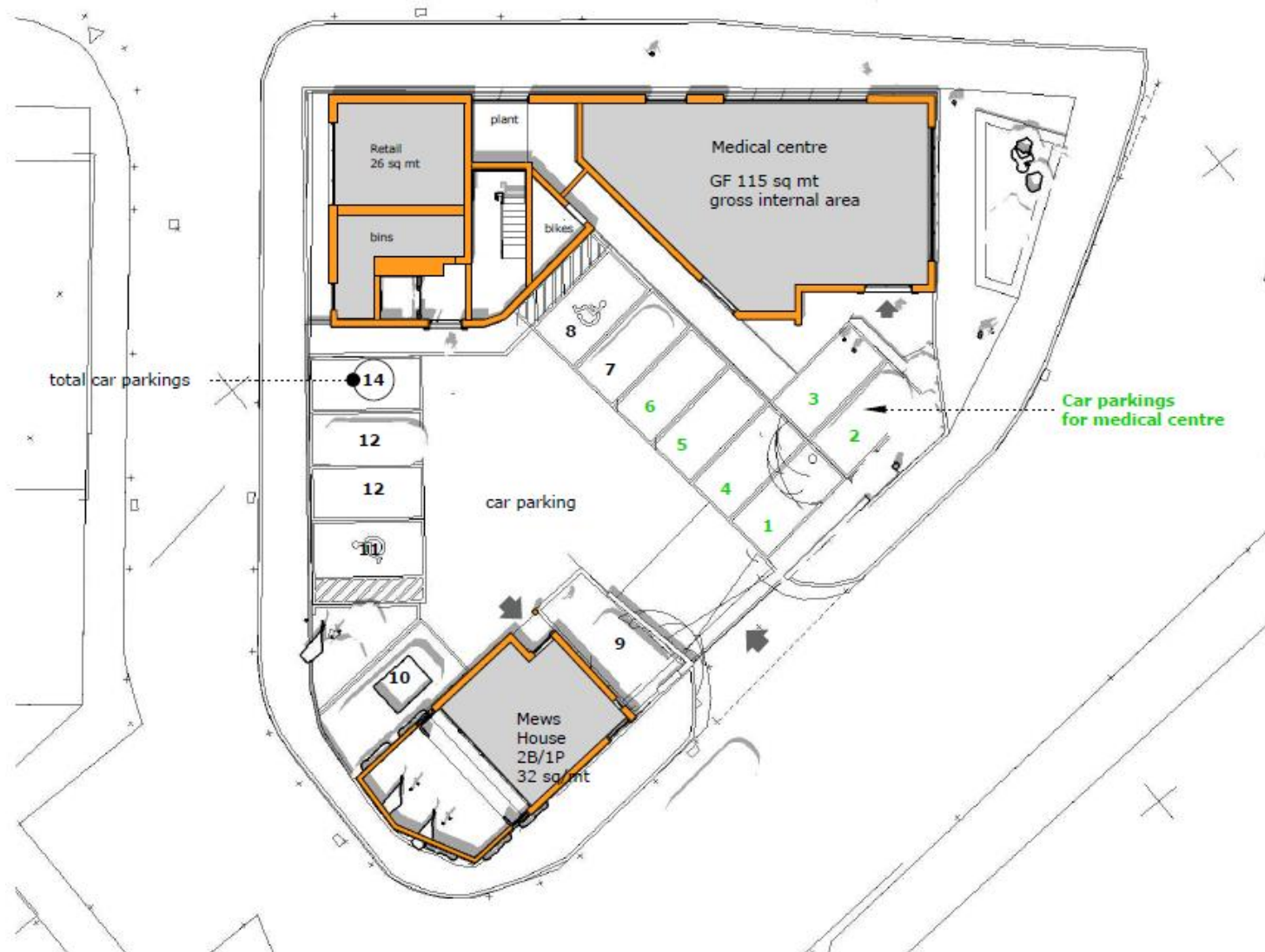
HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTED ARCHITECTS

2nd PRE-APPLICATION ENQUIRY

SEPTEMBER 2020



Below is an image of the revised proposed site plan submitted to Manchester City Council with the second pre-application enquiry in September 2020.





Above is a CGI of the proposed scheme submitted to Manchester City Council with the second pre-application enquiry in September 2020.

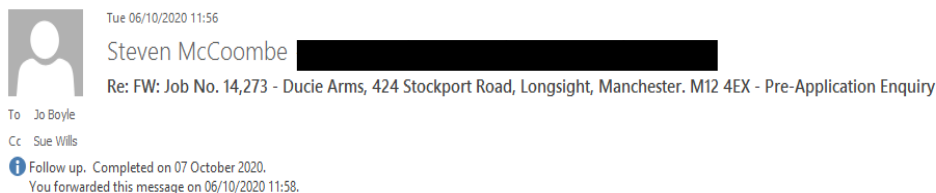




Above is a CGI of the proposed scheme submitted to Manchester City Council with the second pre-application enquiry in September 2020.



Below is an image of the email received on 7th October 2020 from Steven McCoombe of Manchester City Council in response to the second pre-application enquiry for the proposed development at the former Ducie Arms Public House.



Dear Jo

I have reviewed the revised pre application proposal at 424 Stockport Road and make the following comments:

- A 4 storey building would form an over-dominant feature, out of scale with the predominantly 2-3 storey context of the immediate area. It is considered that the proposed building should look to mirror the scale and 3 storey character of the existing public house.
- The building needs to address the corner of the site and in particular the junction of Stockport Road and Plymouth Grove. The present proposal would create an area of incidental open space, which if left unmanaged, would form a blight on the area. The corner facing elevation should also incorporate a stronger frontage than the recessed nature of the upper floors. A new development in this location should look to enhance views along Stockport Road, which this elevation would not deliver.
- The car park and planted areas need to be enclosed and secure. At present, the car park is relatively open which would compromise security and amenity.
- Justification would be required for the proposed shop in this out of centre location. A further ground floor use would also raise concerns about an increased demand for parking for a site that is likely to generate substantial demand given the medical centre and apartment uses.
- The proposed development will need to incorporate cycle parking for the proposed medical centre and shop, as well as for the apartments.
- It is not clear how car park spaces annotated 2 and 3 would be accessed when the other spaces are occupied.
- The proposed mews house would form an isolated feature with no relationship with the rest of the site or any context with the street-scene. The open nature of the surroundings and the lack of enclosure to the parking area and front garden would also leave prospective residents vulnerable to criminal activity, whilst also reducing their levels of amenity due to the level of activity taking place with the main car park area.
- The car park area should look to incorporate further soft planting to break up the extent of hard standing. This could be achieved by removing the mews house and allowing for a more spacious, less cramped and landscaped car park area.

In light of the above, an application based on the attached would not be supported. It is believed that the proposed uses combined, would lead in an over intensive use of the site and the scale and design of the proposed buildings would appear out of context with the immediate area.

I trust this is of assistance

Regards

Steve McCoombe
Senior Planner
Planning and Building Control
Development Management (North Area)
Growth and Development Directorate.
Manchester City Council
PO Box 332
Manchester
M60 2LA



APPENDIX A
PROPOSED MEDICAL CENTRE AND RESIDENTIAL DEVELOPMENT AT THE FORMER DUCIE ARMS PUBLIC HOUSE,
424 STOCKPORT ROAD, LONGSIGHT, MANCHESTER. M12 4EX.
AUGUST 2021



HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTED ARCHITECTS

3rd PRE-APPLICATION ENQUIRY

NOVEMBER 2020



Jo Boyle

From: Elliot Giovacchini
Sent: 17 November 2020 12:43
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: FW: Job No. 14,273 - Ducie Arms, 424 Stockport Road, Longsight, Manchester. M12 4EX - Pre-Application Enquiry
Attachments: 14,273 - Ducie Arms 424 Stockport Road (Revision D)draft.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Steve

Following your email 06 October 2020 11:56, we have been revising the scheme Job No. 14,273 - Ducie Arms, 424 Stockport Road, Longsight, Manchester. M12 4EX - Pre-Application Enquiry, in order to get the right balance to satisfy all the main needs

Dear Jo

I have reviewed the revised pre application proposal at 424 Stockport Road and make the following comments:

- A 4 storey building would form an over-dominant feature, out of scale with the predominantly 2-3 storey context of the immediate area. It is considered that the proposed building should look to the mirror the scale and 3 storey character of the existing public house.

The building has been reduced to 3 floors

- The building needs to address the corner of the site and in particular the junction of Stockport Road and Plymouth Grove. The present proposal would create an area of incidental open space, which if left unmanaged, would form a blight on the area. The corner facing elevation should also incorporate a stronger frontage than the recessed nature of the upper floors. A new development in this location should look to enhance views along Stockport Road, which this elevation would not deliver.

The corner has been amended with a convenient perspective incorporating a stronger frontage eliminating the recessed nature of the upper floors.

- The car park and planted areas need to be enclosed and secure. At present, the car park is relatively open which would compromise security and amenity.

Car parking and planted area has been enclosed and secured

- Justification would be required for the proposed shop in this out of centre location. A further ground floor use would also raise concerns about an increased demand for parking for a site that is likely to generate substantial demand given the medical centre and apartment uses.

The shop has been removed to incorporate a relaxing area for the medical centre staff

- The proposed development will need to incorporate cycle parking for the proposed medical centre and shop, as well as for the apartments.

External bicycle storage area has been allocated for the medical staff

Internal bicycle storage has been allocated in the building next to stairs for residential use

- It is not clear how car park spaces annotated 2 and 3 would be accessed when the other spaces are occupied.

Car parking space 2-3 and 4-1 are allocated for the staff and shared between colleagues.

- The proposed mews house would form an isolated feature with no relationship with the rest of the site or any context with the street-scene. The open nature of the surroundings and the lack of enclosure to the parking area and

1

front garden would also leave prospective residents vulnerable to criminal activity, whilst also reducing their levels of amenity due to the level of activity taking place with the main car park area.

The mews house has been removed and has been added to the main building merging into the whole structure.

- The car park area should look to incorporate further soft planting to break up the extent of hard standing. This could be achieved by removing the mews house and allowing for a more spacious, less cramped and landscaped car park area.

Landscaping, soft planting, amenity area, green parking area and vertical perforated sheet with ivy plants has been included and implemented in order to achieve a friendly eco environment

In light of the above, an application based on the attached would not be supported. It is believed that the proposed uses combined, would lead in an over intensive use of the site and the scale and design of the proposed buildings would appear out of context with the immediate area.

I trust this is of assistance

Regards

Steve McCoombe

Thank you

Regards

Arch. Elliot Justin Giovacchini

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Above is an image of the email sent on 17th November 2020 to Steven McCoombe of Manchester City Council highlighting the revisions made to the proposed scheme, taking into account previous comments received from the council.

APPENDIX A

PROPOSED MEDICAL CENTRE AND RESIDENTIAL DEVELOPMENT AT THE FORMER DUCIE ARMS PUBLIC HOUSE,
424 STOCKPORT ROAD, LONGSIGHT, MANCHESTER. M12 4EX.

AUGUST 2021



HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTERED ARCHITECTS



Mon 30/11/2020 12:23

Steven McCoombe

Re: FW: Job No. 14,273 - Ducie Arms, 424 Stockport Road, Longsight, Manchester. M12 4EX - Pre-Application Enquiry

To Elliot Giovacchini

Cc Sue Wills



You replied to this message on 01/12/2020 12:45.

If there are problems with how this message is displayed, click here to view it in a web browser.

Dear Elliot

Apologies for the delay in responding.

It is considered that in principle, the revised design would be acceptable, subject to consideration/amendment of the following issues:

- The cycle store should be covered and secure;
- We would need to be satisfied that the perforated/ivy screens are of a fire retardment material, as there have been issues in the city of similar screens not being fire safe;
- Any roller shutters to the frontage should be integral to the shopfront and not result in projecting shutter housing;
- The car park sliding gate will need to incorporate safety mechanism to prevent anyone becoming trapped;
- Please clarify if some of the parking spaces comprise a grass crete surface.

Regards

Steve McCoombe
Senior Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Above is an image of the email received on 30th November 2020 from Steven McCoombe of Manchester City Council with comments regarding the latest proposed scheme (Revision D - Draft) issued to the council on 17th November 2020.



DESIGN AND ACCESS STATEMENT –

APPENDIX B – CAR CHARGING DETAILS



**PROPOSED MEDICAL CENTRE AND RESIDENTIAL DEVELOPMENT AT THE FORMER DUCIE ARMS PUBLIC HOUSE,
424 STOCKPORT ROAD, LONGSIGHT, MANCHESTER. M12 4EX.**

Job No. 14,273

CLIENT:	DR NOMAN EHSAN
DOCUMENT REF:	14,273/DAS/APPENDIXB
REVISION:	B
DATE:	20/08/2021

DESIGN AND ACCESS STATEMENT - APPENDIX B



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Below is an image of the proposed site plan showing the proposed car charging points in the secure parking area

