

Design and Access Statement
D1 – Medical Centre
Erection of a part single part two storey building to
provide clinic



Client: Dr Ugo Umeadi

Address: land to the rear of the premises (120 and 120a) fronting
Withington Road,
Whalley Range
Manchester
M16 8FA

Revision: B

Existing Site Features



Overall size of site

230 square meters.

Existing Site

The site is currently a derelict plot of land to the West of 120A Withington road. Most of the ground is overgrown and broken hardstanding, with 5 trees on site.

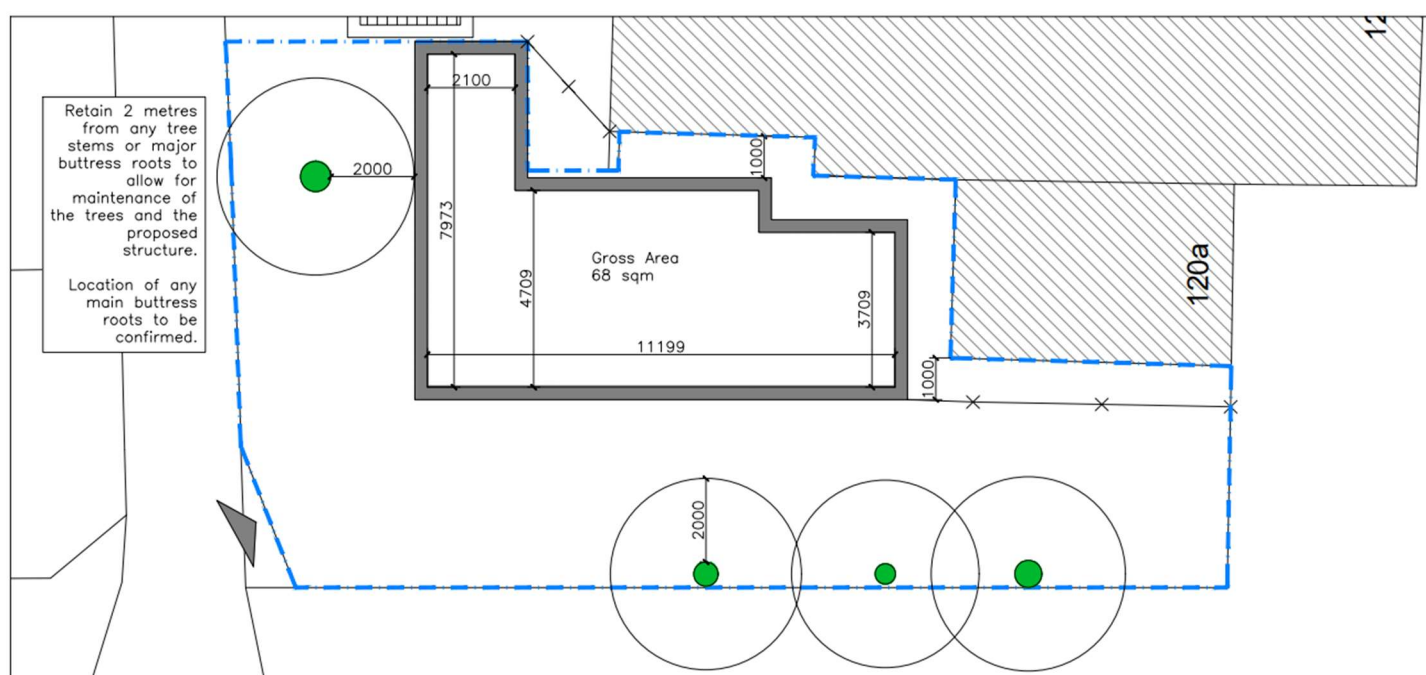
After email correspondence on 07/05/2020 with the planning Technical Support team at the Manchester City Council, it was confirmed that the plot of land in question land is within the Whalley Range Conservation Area 1992 Conservation Area. The trees on site were confirmed to have no Tree Protection Order yet require planning permission for any work on the trees.

Existing Trees

Due to the limited amount of advice available, CA&D Architects felt the necessary to employ the services of an Arboriculturist. Matthew Lally (MArborA) of Lally Tree Management was employed to conduct a tree survey and provide specialist input in regards to designing a scheme that will protect the current condition of the trees.

Refer to the Tree survey and Preliminary Assessment reference number LTM0055.PAA.01 for the full details and conditions of the trees.

CA&D entered several discussions with Matthew Lally to determine a suitable footprint, that in his professional opinion, would be acceptable. This is shown below:



This footprint allows for 120/120A to access the rear of their property from Withington Road. The surrounding buildings footprints have been respected. The building footprint projects 1M past the footprint of 120A, however is considerably set back in combination with it being a corner plot seems a fitting compromise to allow for an adequate internal space.

Notable Surrounding Context

There are no notable surrounding buildings to the plot of land that would considerably impact design.

The height of the proposed building and proximity to 120/120A has been considered as to minimise impact on the building. There are no windows to habitable rooms that will be obscured at ground floor, and the walls have been kept approximately 2M away at first floor level.



Views of 120 and 120A Withington Road from Proposed site



Proposal

The allowable footprint as deemed suitable by the Arboriculturist was then combined with the clients criteria for a private clinic in the area. The criteria was to allow for 2 consultants room and a small surgery area. Other requirements were to provide a reception, waiting area, accessible WC, staff area and office, all within a limited space.

Positioning and shape

The main defining factors for the positioning and shape was the proximity to trees, access for the adjoining owners and the surrounding building lines.

Access to site

Both vehicular and pedestrian access will remain as current, with a gate leading from May Road. Access from 120/120A to Withington road is being retained.

Due to the foundation system, the finished floor level is higher than the external ground level. An access ramp with a gradient in accordance with Building Regulations has been designed for access to the building.

Parking

There will be provision for one car parking space on site. There is sufficient existing parking on May road, in combination with most clients being local and assumed to prefer walking over driving.

Boundary treatment

The concrete post and beam boundary & metal fence will be retained.

Waste Removal

Minimal waste is produced from the clinic, a majority of which is surgical waste. Dr Ugo has confirmed that provision has been made to combine this with his existing practises waste for safe disposal.

Internal design

Accessibility has been considered to allow for a wheelchair user to safely and comfortably use the Clinic. Following several conversations and design Workshops, the spaces have been designed alongside the Doctor, to efficiently provide the necessary facilities and working spaces required.

Internal Accessibility

The proposed clinic allows for accessibility at ground floor level (this is the public access space). The Corridor has maintained a width of 1.5M, allowing a sufficient turning circle at any point. An accessible toilet 2.2Mx1.5M is provided at the end of the corridor, allowing a certain level of privacy relative to the small constraints of the plan. The reception and waiting area are directly opposite the main entrance, reducing the need to manoeuvre through the building and allowing for immediate assistance if so required upon entry.

Aesthetics and design

The design incorporates a contemporary aspect, with wooden cladding to reflect the trees, which played a big role within design.

The roof design was carefully thought out to maximise space internally, whilst minimising interference with the surrounding trees. Where the building is within the closest proximity to T1 (surgery, store and WC), a flat roof is used. The rest of the building utilises a pitched roof as it is further away from the other trees.

On the Northern side of the pitched roof, a dormer has been added up until where 120 Withington becomes a 2 storey element. This was done to allow the passage of light to the 2 storey element. At single storey, there are no windows to obscure.



Conclusion

We feel that the proposal of the erection of May Clinic addresses and overcomes all the potential issues, whilst allowing the creation of a private clinic to benefit the community.

Scale and massing are addressed to create a well thought out design whilst respecting its local surroundings. The design has been developed in close relation with an Arboriculturist and the Doctor who will be using the space.

This will only develop and improve a derelict piece of ground, currently used for nothing other than rubbish and overgrowth.

For these reasons we believe the proposed development should be approved.

Appendix A – Supporting statement from Dr Ugo Umeadi

Supporting Statement for proposed May Private Clinic. May Road Manchester M16 8FA

I am a general practitioner based at Cleggs Lane Medical Practice, 129/131 Cleggs Lane , Little Hulton Salford M38 9RS. My primary degree is from the University of Ibadan. I am a fellow of the Royal College of Surgeons of Edinburgh and a Member of the Royal College of General Practitioners.

In my practice I offer private minor surgical services such as male infant circumcision, Vasectomies and skin surgeries.

Rationale

Male infant circumcision is not available on the NHS. However due to the cultural diversity of Greater Manchester there is a significant population of Muslim, Jewish and African people for whom male infant circumcision is accepted cultural and religious practice. From my surgery in Salford I provide this service for the people, privately. 50% of my patients come from Manchester. Travelling to my GP Surgery requires long travels for the patients due to Manchester traffic. I have recognised the need to bring this service closer to the people of Manchester, as a beneficial service, since the service is not widely provided. It is a fact that some families resort to quack practitioners due to inability to get ready access to circumcision service, therefore I hope to bridge this gap. My infant circumcision service is accredited by the Manchester Public Health Department.

My service of non-scalpel vasectomy provides a wider choice to patients. Although vasectomy is available on the NHS non scalpel technique is not available in all NHS hospitals. My clinic will provide a choice of this operative technique which leads to quick recovery and return to work for patients, with low complication rates.

Opening Hours

The proposed clinic will be CQC registered. Opening hours will be open from 9am to 6pm. Patients will attend by appointment only and it is planned that not more than four patients will be booked into the clinic at any one time. All operations will be done under local anaesthetic.

Benefits of Proposed Clinic Building

1. Improved Access to Male infant circumcision service for the people of Manchester with particular emphasis on Asian and African population. Proposed location is central to Rusholme, Moss side, Gorton and Longsight which have a high Asian/African population. It is near to public transport routes.
2. Reduction of the risk to male infants posed by non-qualified illegal male circumcision practice
3. Improved choice to the community by provision of Private Non scalpel Vasectomy from a purpose built environment

4. Contribution to the local economy by employing local people
5. Improvement of patient experience by employing staff who speak their native language
6. Providing a landmark building which improves the outlook of the environment without endangering the foliage
7. This proposed clinic will not threaten the neighbouring NHS GP surgeries, as it will be a private clinic looking after only fee paying patients. It will seek to be complementary to the neighbouring services where possible, as Greater Manchester Commissioning Group is moving against provision of non NHS services from their estate.

Disadvantage of not building the Clinic

1. Continued proliferation of illegal circumcision practice
2. Loss of opportunity for increase choice to the population of minor surgery services and vasectomy services.
3. Loss of opportunity to improve local landmark
4. Loss of opportunity to contribute to the diversity of workforce in South Manchester.

Dr Ugo Umeadi MBBS, FRCSEd, FRCS(A&E)Ed, DRCOG, DFFP, MRCGP, PGDip (Sport inj Sheffied)