MANCHESTER
CITY COUNCIL

Planning

Peter Babb
Head of Planning
P.O. Box 463
Town Hall Extension
Manchester
M60 3NY

[redacted]

Contact: Dave Morris
Email: d.morris@manchester.gov.uk

Your reference:
Our reference: 086507/FO/2008/S1 **&** 086581/LO/2008/S1

Tel: 0161 234 4539
Fax: 0161 234 4502

Date: 07 July 2008

Dear [redacted],

Re: 086507/FO/2008/S1
Erection of a part single/part 2 storey extension at rear of property and entrance ramp and new entrance at side of property. Provision of parking spaces in rear garden with associated landscaping.
and
086581/LO/2008/S1
LISTED BUILDING CONSENT for the erection of a part single/part 2 storey rear extension, new access ramp and side entrance, car parking in rear garden and associated landscaping

Both at: Bodey Medical Centre, 363 Wilmslow Road, Withington, Manchester, M14 6XU

Thank you for your recent correspondence concerning the above planning application.

I am writing to confirm that following careful consideration of the proposal the application was approved on the 3 July 2008.

Should you have any queries concerning the above, please contact Dave Morris by email on the above number.

Yours sincerely

Roger Hall
Group Manager
Development Control South
Planning Division

Printed on recycled paper made from 100% post consumer waste

[redacted]

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Yours sincerely

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Group Manager
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Yours sincerely

Roger Hall
Group Manager
Development Control South
Planning Division

MANCHESTER
CITY COUNCIL

IMPORTANT

Planning Permission and Notices of Consent

Compliance with Conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures required to protect trees.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact the Planning Service, Manchester City Council, PO Box 463, Manchester M60 3NY or email planning@manchester.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER
CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Wilmslow Road (Nominee) 1 Ltd The Bodey Medical Centre C/o 20 Aldwych Avenue Rusholme Manchester M14 6XU	Parker Associates Holly Tree Cottage 2 Tyddyn Waen Penysarn Amlwch Anglesey LL69 9YB

Part I – Particulars of Application

Date of Application	Application ref. no.
12 May 2008	086507/FO/2008/S1

Particulars and location of development:

Erection of a part single/part 2 storey extension at rear of property and entrance ramp and new entrance at side of property. Provision of parking spaces in rear garden with associated landscaping

Bodey Medical Centre
363 Wilmslow Road
Fallowfield
Manchester
M14 6XU

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 of the following decision

Decision Approved
On the basis that the proposal is in accord with the City Council's Unitary Development Plan in particular policy h2.2 which seeks to protect residential accommodation from the adverse affects of development and policy DC 19 which seeks to protect listed buildings from innaappropriate development and there are no material considerations of sufficient weight to indicate otherwise.
Date of Decision 3 July 2008

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2 and Dc19 of the Unitary Development Plan for the City of Manchester.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: 181:08:05, 06, 07, 08 and 09 received on 23 April 2008

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 and Dc19 of the Manchester Unitary Development Plan.

4) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

5) The hard and soft landscaping scheme approved by the City Council as local planning authority shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies H2.2 and DC19; of the Unitary Development Plan for the City of Manchester.

Signed.....

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. Leaflets attached:

2. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

3. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

4. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

5. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

6. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to

conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

MANCHESTER CITY COUNCIL

CHIEF EXECUTIVES DEPARTMENT
REGENERATION DIVISION
PLANNING

DELEGATED APPLICATION CHECK SHEET

Case Officer: Dave Morris:

Application Reference:
086507/FO/2008/S1

Date Accepted:
12 May 2008

Proposal:
Erection of a part single/part 2 storey extension at rear of property and entrance ramp and new entrance at side of property. Provision of parking spaces in rear garden with associated landscaping

Location:
Bodey Medical Centre
363 Wilmslow Road
Fallowfield
Manchester
M14 6XU

Ward:
Withington Ward

1. Type of Application

Full Application Yes
Outline Application
Reserved Matters

2. Description of Site/Building Two storey end terraced property used as a medical practice. Whole of front garden laid out as parking

Listed Building Grade II
Tree Preservation Order No

3. Description of Area Mixed commercial and residential

Conservation Area No

4. Description of Development Extensions at the rear of the property to improved facilities particularly for people with mobility problems. New entrance at side with ramp. Currently there is no disabled access. Provision of 4 extra staff parking spaces at rear accessed from rear alleyway.

UDP Departure No
Major Development No

5. Consultations(for list of consultations see Appendix 1)

Local Residents/Business Object 2 Support 0

Comments Against

-The symmetry and detailing of the terrace should be retained
-the proposed works compromise the building
-the previous consent was given to facilitate the doctors practice who are moving out.
-need to carefully control design abnd materials
-proposal seems rather convoluted
-not clear how access achieved to parking spaces
-we will check overlooking issues
-issues over corridor widths for disable access

Comments For

Other Consultations

Name	Recommendation	Comments

6. Unitary Development Plan

Policy No	Comply	Comments
H2.2	Yes	There are no amenity issues arising from the proposed works, whilst the integrity of the terrace remains as most of the works are to the rear of the property . The new entrance at the side of the property is in a style that reflects the style of the existing house. The proposed extensions are considered appropriate additions which do not detract from the listed status.
DC19	yes	

7. Guidelines

Policy No	Comply	Comments

8. Disabled Access

The proposed works will improve access to the building though to make it fully compliant would result in the loss of historic fabric

Provision Made Yes [x] No [ ]

9. Other Issues

This is a renewal of a time expired consent for the same development.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the Local Planning Authority must give full consideration to their comments.

Article 8 and Protocol 1 Article 1 confers a right of respect for a person's home, and other land and business assets. In taking account of all material planning considerations, including Council policy as set out in the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the neighbours and other interested parties might be affected may be interfered with but that interference is justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any

restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

10. Recommendation (for conditions see Appendix 2)

Recommendation:	**Date of Recommendation:**
APP	3 July 2008

Appendix 1 – List of Consultess

Consultee	Comments
Greater Manchester Police Chester House Boyer Street Manchester M16 0RE	
Steve Hobson, Crime Reduction Officer Greater Manchester Police, D Division HQ Elizabeth Slinger Road Manchester M20 8XA	
Rusholme & Fallowfield Civic Society 10 Redshaw Close Rusholme Manchester M14 6JB	
Withington Civic Society 6 Neston Avenue Withington Manchester M20 3FJ	
Clifton Avenue Residents Association 15 Clifton Avenue Withington Manchester M14 6UD	
Chief Executive's Landscape Practice Group Room 8003 Town Hall Extension	
St. John Ambulance St. John House Egerton Road Manchester M14 6XX	
Willow Bank Hotel 340 Wilmslow Road Manchester M14 6AF	
342 Wilmslow Road Manchester M14 6AF	
2 Clifton Avenue Manchester M14 6UB	
359 Wilmslow Road Manchester M14 6XU	
361 Wilmslow Road Manchester M14 6XU	
363 Wilmslow Road Manchester M14 6XU	
Flat 1-8 365 Wilmslow Road Manchester M14 6AH	
Mcdonalds Restaurants Ltd 336 Wilmslow Road Manchester M14 6XQ	
Flat 1 The Portland 1 Whiteoak Road Manchester M14 6WT	
Flat 2 The Portland 1 Whiteoak Road Manchester M14 6WT	

Flat 3 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 4 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 5 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 6 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 7 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 8 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 9 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 10 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 11 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 12 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 13 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 14 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 15 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 16 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 17 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 18 The Portland 1 Whiteoak Road Manchester M14 6WT

Flat 9-11 365 Wilmslow Road Manchester M14 6AH

359a Wilmslow Road Manchester M14 6XU

Appendix 2 – Conditions and Reasons

Conditions and Reasons:

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies H2.2 and DC19; of the Unitary Development Plan for the City of Manchester.

Appendix 3 – Planning Constraints

All buildings, structures,erections and works exceeding 90m

MANCHESTER
CITY COUNCIL

Landscape Practice

MEDC
PO Box 463
Town Hall
Manchester
M60 3NY

Memorandum

To: Head of Planning
Area: South 1
F.a.o. Dave Morris

From: Sue Bartlett
Date: 23 June 2008

Sender contact details:
Tel: 0161 455 2259
Fax: 0161 234 4274

Your Ref: 086507/FO/2008/S1
Our Ref: TP08118/memo/086507/sb

CONSULTATION ON PLANNING APPLICATION

Application No. : 086507/FO/2008/S1
Proposal : Erection of a part single/part 2 storey extension at rear of property and entrance ramp and new entrance at side of property. Provision of parking spaces in rear garden with associated landscaping
Location : Bodey Medical Centre, 363 Wilmslow Road, Fallowfield M14 6XU

Thank you for your memorandum dated 29 May 2008 requesting our observations on the above proposed development, and the relevant drawings and documents, which included:

Drawings 181:08:01 - 09
Design Statement date stamped 2 May 2008
Design & Access Statement date stamped 12 May 2008

We have considered the above and visited the site and would like to make the following observations:-

Context

1. This distinctive listed building currently has a very poor frontage setting of tarmac car park with front boundary wall with privet hedge. Although there are trees associated with 355/357, the absence of trees or large shrubs to the frontage of 363 is noticeable, resulting in a bleak, exposed character.

Recommendations

2. We have considered the proposed development from a landscape and urban design perspective using the *Guide to Development in Manchester April 07.*

Layout

3. Note that proposals for the layout of the front car park differ on drawing 181:08:02 and 181:08:05. Neither of these layouts is fully workable due to limited space for manoeuvring from bays and the proposals should be reconsidered.

Continued over

4. Although 'disabled access' is stated on drawing 05 for the staff parking area, a disabled bay has not been incorporated in the layout.

5. We have concerns regarding the removal of the high brick wall to the rear to facilitate staff parking. Clearly this wall is part of the original setting of the listed building and its removal should be carefully considered.

6. The removal of the rear wall also raises security issues, not only for this property but also for the adjoining garden to no 361 as it is proposed to demolish a 3m length of the party garden wall. The applicant should clarify what security measures would be put in place to ensure the security of these two properties.

7. We recommend that cycle storage facilities be included in the scheme.

Soft Landscape

8. It should be noted that the proposed planting is 'gardenesque' ground cover in character and will, therefore make very little contribution to the setting of the building when viewed from Wilmslow Road.

   Consequently we strongly recommend that at least one large-growing tree be planted in the front car park, in accordance with the *Guide to Development in Manchester* which sets a target of 10% net increase in tree cover (see Biodiversity section 4.15) There would be space on the front boundary and on the side boundary beside the angled parking bays.

   Root barrier membrane can be installed if there are concerns regarding damage to the front wall and we recommend that a tree guard be used to prevent vehicular damage.

9. There is a well-maintained privet hedge to the front boundary and we recommend that it be retained. It will need to be protected above and below ground during the works.

10. The soft landscaping plan shows insufficient detail of soft materials and therefore we require:
    - Name, location, size and planting density of all tree/planting material
    - Girth and height of the proposed trees
    - Tree staking methods
    - Tree pit details within hard surfaced areas, including irrigation and drainage
    - Tree protection measures within hard surfaced areas
    - Growing medium/topsoil for shrubs and trees; including proposed depths of topsoil
    - Details and depths of proposed mulch to planting beds
    - Five year management and maintenance proposals – *(Reference Guide to Development in Manchester (SPD – 2007)*

We also require all soft landscape works are to be carried out to BS 4428:1989 'Code of practice for general landscaping operations'.

Continued

Hard Landscape

11. We have concerns regarding the quality of the proposed surfacing materials which appear to consist of repaired tarmac, insitu concrete and concrete paving flags, not of a sufficiently high standard for a listed building. Alternative, appropriate materials should be proposed to improve the character of the site. Full details should be submitted.

12. Ideally we consider that both parking areas should use sustainable drainage systems in compliance with item 4.9 of *Guide to Development in Manchester*. This would increase sustainability and the use of permeable paving blocks could be a visual improvement.

13. We recommend the use of a stone coping rather than brick on the ramp wall which would be more appropriate to the character of the building. Details of the barrier rail/handrail should be submitted.

14. The site layout plan shows only limited detail of hard materials and therefore we require more detailed information. In terms of hard landscape we require:
    - Details of boundaries
    - Details of surfacing
    - Tree pit details within hard surfaced areas
    - Tree protection measures within hard surfaced areas
    - Details of furniture

Conclusion

We support this application subject to our recommendations which include concerns regarding site security and car park layouts, improvements to the proposed paving materials and the inclusion of tree planting to the site frontage.

Should you have any queries, please do not hesitate to contact us.

Susan Bartlett
Landscape Architect

Copy File



"James Bromfield"
[redacted]
[redacted]
23/06/2008 10:40

To: [redacted]
cc:
Subject: Appl. No. 086507/FO/2008/S1 - Medical Surgery, 363 Wilmslow Rd

Dave,

Thanks for the plans.

Comments are as follows :

- Obviously Grade 2 status necessitates careful control of design and materials
- Proposal seems rather convoluted. They could have simply gone for a bigger outrigger
- Additional parking will be welcome although it isn't clear how access is achieved from the rear
- Presumably you will be checking the usual overlooking issues
- It may be an idea to also consult with the Fallowfield Civic Society (or equivalent)
- The wheelchair provision doesn't appear to comply with latest regs e.g. inadequate corridor widths, no 1500mm turning circles in WC and waiting room

Hope this helps. Apologies for delay, Have been on holiday

Regards, James

PS who would I speak to at MCC about essential roof repairs required to the White Lion public house ? Thanks

****

"Johnnie" Johnson Housing Trust Limited is an exempt charitable housing Association registered with the Housing Corporation and the Registrar of Industrial and Provident Societies

Act 1965.

This message is intended only for the individual or entity to which it is addressed and may contain information that is private and confidential. If you are not the intended recipient, employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication and its attachments is strictly prohibited. If you have received this communication and its attachments

in error please return the original message and its attachments to us using the reply facility on E-Mail

For more information please click http://www.jjhousing.co.uk

****

June 19th 2008.

Dear Mr Babb,

Bodey Medical Centre, 363 Wilmslow Road, Fallowfield. 086507/FO/2008/S1

We should be pleased if you would take into account the following comments when considering the above application.

We value highly the Grade II listed building status granted to Norton Place (359-363 Wilmslow Road) of which the above property is a part. The symmetry and detailing of the facade is a joy to the eye. It is a rare if not unique example of such a style of Victorian architecture, conserved in its original state, in Manchester. A glance at the ruined and tatty frontages of nos 355-357 Wilmslow Road, originally in the same style, illustrates the importance of listed protection. It is therefore of special importance that the integrity of Norton Place is preserved.

We think that the proposed ramp, extension and loss of the rear garden area at 363 Wilmslow Road does compromise the external style of the house and its relationship to the listed terrace. We fear a precedent could be set for alterations to the rest of Norton Place.

We understand that Planning permission was given for these same plans in 2001 in unusual cicumstances. There was then an urgent need for extra space at the Bodey Medical Centre, a busy NHS General Practice. Plans to move the Practice into a new building had fallen through. The circumstances are not the same in 2008. The Bodey Medical Centre is now about to move into purpose built premises behind Sainsbury's. Although another medical use is proposed for the building, it is puzzling that redundant plans have been resubmitted by the new owner.

We trust therefore that this proposal will be considered as a new application and that priority may be given to upholding the Grade II listed building status of Norton Place.

Yours sincerely,

[redacted]

Mr Peter Babb
Head of Planning
Manchester City Council
M60 3NY.

Copies to: Cllrs A. Firth, B. Jones and S. Wheale.
Local Residents.

MANCHESTER
CITY COUNCIL

Planning

Peter Babb
Head of Planning
P.O. Box 463
Town Hall Extension
Manchester
M60 3NY

Contact: Dave Morris
Tel: 0161 234 4539
Fax: 0161 234 4502
Email: d.morris@manchester.gov.uk

copy

The Occupier
[redacted]

28 May 2008

Dear Sir/Madam,

This letter is to let you know about the following planning application:

Application No: 086507/FO/2008/S1
Description: Erection of a part single/part 2 storey extension at rear of property and entrance ramp and new entrance at side of property. Provision of parking spaces in rear garden with associated landscaping
Location: Bodey Medical Centre, 363 Wilmslow Road, Fallowfield, Manchester, M14 6XU

Information regarding this Planning Application can be viewed, and commented upon, online, via the City Council's website at **www.manchester.gov.uk/planning/publicaccess**. Alternatively, details of this application can be viewed at the Planning Division Reception in Room 7017 of the Town Hall Extension, between 9:00 am and 4:30 pm, Monday to Friday.

If you have any comments to make, please write to me by **18 June 2008**. There are notes on the back of this letter which may help you decide what you want to say. All replies are carefully considered, before any decision is made.

Many decisions are taken by me, on the Council's behalf. The others are taken by the Planning & Highways Committee, and you can attend their meetings (and speak if you wish). If you visit or ring the office, you can find out what will happen in this particular case, and get any other information you need.

Please note any comments you make will be placed on a publicly available file and summarised in reports that will be available on the Council's website. If you do not wish for your details to be published please state so clearly at the end of your comments.

If you wish to see the planner dealing with the application, which in this case that is **Dave Morris**, you are advised to make a prior appointment. I will not usually acknowledge your letter unless you ask me to. However, those people who do write in are told the final decision automatically.

Yours faithfully,

Peter Babb
Head of Planning

Printed on recycled paper made from 100% post consumer waste

Design Statement

Prepared by Parker Associates Chartered Architect Practice, Holly tree Cottage, 2 Tyddyn Waen, Penysarn. LL69 9YB .

On behalf of : Wilmlsow Road (nominee)1 ltd. 20,Aldwych Avenue, Rusholme. M14 5NL.

PROJECT :

The Proposed 0Health Centre, 363 Wilmslow Road, Fallowfield. Manchester. M14 6XU.

Background

Description of the Existing Property:

The property which forms part of the Norton Place Terrace, and is Victorian, was categorised as a Grade II listed building 3rd October 1974. The listing notes the features to the front and side gable.
It is situated within a conservation area.
The property has several clearly defined features, bay windows , with portico entrance and feature quoining . The rear of the property and two storey outrigger is of a simple brick construction and the existing parapet roof and brickwork of the outrigger has fallen into dis-repair. The existing roof is of traditional slate.
The previous owners confirmed that most of the period details, including fireplaces were removed in the 1970's.
The previous owners have expanded within the confines of the existing building since the 1970's. This in part, has been achieved through partitioning systems.
The rear access to the property is off the side road "Egerton Street' The rear access is dis-used and the subject of debris. It is understood that stone sets exist in part for the length of the access route.
Presently there are few dis abled facilities to the premises whilst consultations are carried out on the ground and first floor.

Current Condition:

The property is currently occupied by its previous owners :The Bodey Medical Practice, pending their re-location into a new health centre. This is a very busy city location Practice, with considerable 'wear and tear' to the existing building.
The property is currently in need of major refurbishment, with circulation areas for patients and staff congested and un-clear.

Access to the building is by a stepped front entrance making access for disabled and less ambient patients non compliant with the current DDA act 1995 and Design for Access 2 standards.

The existing services need to be upgraded and rationalised in terms of; lighting/heating/fire alarm system/personal and intruder alarm systems.
There are in adequate toilet facilities for both patients and staff in accordance with current regulations.

RECD - 2 MAY 2008

Immediate Precedent :

Planning permission was achieved for the previous owners the Bodey Medical Centre, reference 061666/LO/SOUTH/01 dated 20th March 2001.

Design Issues / Solutions:

Client Mission Statement

To provide a walk –in multi-disciplinary Health Care Centre, which addresses the following criteria:

- Compliance with current standards in Design for Access 2
- Implementation in accordance with DDA 1995 act
- Contribution towards sustainable development within the confines of a listed building in a conservation area.
- Benefits to Community:
- Benefits to Staff
- Benefits to the building

Energy Sustainability and recycling:

The design criteria focus is to build a case for sustainability. Work undertaken in association with the Climate Change Levy has helped to establish accepted average consumption and emission figures for certain product types. Recent planning precedent case law confirms that ' embodied energy' – that is the energy consumed during the extraction, manufacture , transportation and assembly of building components, The use of bricks and concrete yields a particularly large co2 burden.
UDP Part 1 Policy E1.5 renewable energy refers.

Client Requirements :

The existing site falls to the rear of the property, and therefore, the existing basement to the rear is at ground floor level. By detailed analysis of the levels, a two storey extension has been created utilising the change of ground level of over one storey and by further excavation of the site to the rear, thus minimising the height of the new structure.

Detailed assessment of the existing outrigger, which forms an integral part of the terracing effect to the rear, has been undertaken and the outrigger, will be refurbished and extended, in accordance with the conservation officers commentary, to form the main access stair route from the basement level consultation rooms up to the existing and proposed ground floor and the existing first floor. This stair is fully enclosed and forms the emergency fire route.

The first floor and second floor accommodation will remain as existing with the exception of the proposed staircase and fire escape route.

Proposed Development of the Basement Level to rear/existing basement

By the process of 'cut and fill' a reduced level will be created in order to achieve a reasonable floor to ceiling height to the proposed extension. The proposed lower consultation suite will incorporate :

- Designated staff entrance to the rear and additional parking/disabled parking . UDP Part 1 policy T3.9 guideline 6.3/6.4/6.8&6.9
- Designated disabled access and access ramp to the rear
- Additional waiting area
- Disabled/patient toilet
- Three consultation rooms
- Formation of staff access into the existing basement areas with security facilities
- Staff area within the existing basement inclusive of kitchen facilities
- All new doors and access to accommodate disabled use and pushchairs
- Access to ground floor by means of a proposed staircase

Proposed Development of Ground Floor:

- Two additional consultation/therapy rooms
- Triage room
- Access to both lower consultation and existing first floor areas by means of proposed staircase
- All doors and access points in accordance with design for Access 2 and DDA /Building regulation requirements
- Reception and information area
- Clear Circulation and open plan waiting area
- Signage
- New main access re-routed via proposed side entrance incorporating a disabled ramp
- Provision of cycle and pram store adjacent to entrance area/access ramp
- Removal of existing partitions to re-instate room proportions as built

- All existing level changes eliminated

Proposed Development of First Floor:

- Room layouts as existing.
- Staff toilet within the outrigger
- Access to proposed staircase within the existing outrigger for staff and patients and also as fire escape route.
- All services, signage and access points updated

Proposed Second Floor:

- All layouts as existing for administration/ancillary areas.
- All services updated

External Works :

- The existing dis-used access road will be cleared of all debris and made good with a chipping finish.
- Demolition of existing rear access wall to garden will provide an additional four parking space plus one disabled space. Tar macadam finish.
- Designated disabled access/pushchair access ramp to the rear for lower floor consultation appointments
- A Garden for patients / staff will be created with informal seating.
- Security measures introduced : CCTV and intercom facilities for patient access and safety.
- Emphasis has been made to the rear and side landscaping of the property. The planting scheme will be of low maintenance ' aromatherapy; style planting with seasonal colour.
- Existing car park facilities to property frontage: aim to improve the overall impact through re-surfacing/planting/lighting design

Conservation Issues:

The proposal of the extension to the existing listed Grade II building, is subservient to the existing building envelope and rear outrigger by the careful use of site fall to create a diminuous impact on the local street scene. The rear elevation as existing comprises a metal fire escape and out rigger in a poor state of repair, and are not in accordance with guidelines within a conservation area.

The design and material language of the proposal is to compliment the existing listed building. Materials – red brick, roof tiling to match existing, wooden casement windows in the style of the existing. The forms, roofs and windows used are taken from the language of the existing property and era. The proposal for the rear extension does not affect the sight lines or daylight issues from neighbouring properties.

The scale and height of the proposal is in keeping with the scale of the existing building. The roof configuration and re-roof of the out rigger are deliberately lower than the main property, which keeps the mass and subservience of the proposals appropriate. UDP Pat 1 policy E3.8 refers to the enhancement of conservation areas.

Access Statement:

The approach to the design and re-generation of the badly neglected Grade II listed building was to provide the following:

- Improvement of access to the existing listed building without the compromise of the building special interest
- Wheeled Access
- Disabled Parking Provision
- Extra off road parking for staff/patients
- Cycle facilities'
- Pram storage
- Disabled toilet facilities
- Baby changing facilities
- Larger waiting areas
- Access to multi –displinary practitioners/therapists
- Access to 3 lower consulting rooms for wheeled access and four to ground floor
- Advice has been sourced from : DDA ACT 995; Design for Access 2 standards best practice guidance, Part M of the building regulations; BS 8300:2001 and at the point of application consultations are being sought from Manchester Access review forum.
-

a) access to the building

The current access for staff and patients is to the front elevation up a series of existing stone steps which is difficult for the disabled, less ambient or push chair use.
The proposal is to up grade the existing frontage retaining the existing feature door to provide staff only access to a secure administration area.
A new side entrance is to be formed replicating the detail of the original bay/front entrance and corbel details, whilst providing recessed external doors with a min double door opening of 1600mm
The proposed ramp for wheeled access and bicycles is at a recommended gradient of 1:20. Brick detailed dwarf retaining walls are in keeping with the existing.
Access to the lower consulting rooms is from the rear parking area by means of a gradient ramp of 1:20.

b) Reception and information areas:

Existing internal partitions have been removed to provide a new reception and information area thus creating a focal point upon access. Information and signage will be in accordance with design standard guidelines. An un-obstructed space will be provided in front of the reception counter. Lighting designed to key areas to allow for lip reading and facial expression.

c) Circulation:
Within the fabric of the existing listed building structure , definition of key potential areas of obstruction or hazards will be required. The access corridor to consulting room 1 has been adapted to meet the access standards of current legislation. Warning signage and patient advice will be clearly visible and available from the reception and information area.

First floor consultation areas are accessed by means of the refurbished existing staircase . Pre- patient consultation assessment and data study by reception staff will determine the criteria for patient accessibility. Warning signage and patient advice will be clearly visible from the reception and information area.

d) Signage :
The design aims to meet the guidance set out in the supplementary planning document along with the design for access 2 standard.
A Door entry system at the lower consultation level will be used.

e) Sound:
Where provision is made for signing or lip reading this will be located within the reception/information area.

IN CONCLUSION:

The proposed design replicates the previously approved application. The proposed design has addressed the Architectural style specific to the external elevation treatment at the rear, of the listed building.

It preserves the essential form of the outrigger relating fenestration details, proportions, and materials with the existing composition.

The use of the lower ground level and subsequent excavation, has achieved a design which is subservient, in terms of height and massing, whilst the vertical double height glazing to the side elevation, creates a clear demarcation between the new and existing.

The proposed side disabled entrance, is consistent with its detailing of the existing frontage, and significantly improves upon the side replacement window which is incongruous with the essential character and overall fenestration.

In essence, the demands of the Clients brief have determined the essential requirement to expand the existing built form.

The Scheme subsequently has evolved from a duality of issues: that of the exacting requirements of a multi-disciplinary Health centre whilst maintaining a fundamental respect for our architectural heritage and the past .

We believe that the realisation of this scheme will be of significant regeneration and environmental benefit introducing life and vitality into a conservation area currently in a state of neglect and decline.

In searching for the appropriate design in consultation with planning and conservation officer, we believe that we have created a building which maintains the character of the existing, is not overbearing and can relate to its surroundings, both in terms of scale and architectural style.

PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE

DESIGN AND ACCESS STATEMENT:

On behalf of : Wilmlsow Road (nominee)1 ltd. 20,Aldwych Avenue, Rusholme. M14 5NL.

This document should be accompanies by drawings 181:08:02-09

PROJECT :

The Proposed Refurbishment and extension of a Grade II listed building to form a Health Centre, at: 363 Wilmslow Road, Fallowfield. Manchester.

Description of the Existing Property:

The property which forms part of the Norton Place Terrace, and is Victorian, was categorised as a Grade II listed building 3rd October 1974. The listing notes the features to the front and side gable.
It is situated within a conservation area.
The property has several clearly defined features, bay windows , with portico entrance and feature quoining . The rear of the property and two storey outrigger is of a simple brick construction and the existing parapet roof and brickwork of the outrigger has fallen into dis-repair. The existing roof is of traditional slate.
The previous owners confirmed that most of the period details, including fireplaces were removed in the 1970's.
The previous owners , a medical Practice, have expanded within the confines of the existing building since the 1970's. This in part, has been achieved through partitioning systems.
The rear access to the property is off the side road "Egerton Street' The rear access is disused and the subject of debris. It is understood that stone sets exist in part for the length of the access route.
Presently there are few disabled facilities to the premises whilst consultations are carried out on the ground and first floor.

Current Condition:

The property is currently occupied by its previous owners :The Bodey Medical Practice, pending their re-location into a new health centre. This is a very busy city location Practice, with considerable 'wear and tear' to the existing building fabric.
The property is currently in need of major refurbishment, with circulation areas for patients and staff congested and un-clear.
Access to the building is by a stepped front entrance making access for disabled and less ambient patients non compliant with the current DDA act 1995 and Design for Access 2 standards.
The existing services need to be upgraded and rationalised in terms of; lighting/heating/fire alarm system/personal and intruder alarm systems.
There are in adequate toilet facilities for both patients and staff in accordance with current regulations.

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David L. Parker B.A.(Hons) • Dip. Arch (Manc) • R.I.B.A.

PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE

Immediate Precedent :
Planning permission was achieved for the previous owners the Bodey Medical Centre, reference 061666/LO/SOUTH/01 dated 20th March 2001.

Design Issues / Solutions:

Client Mission Statement
To provide a walk –in multi-disciplinary Health Care Centre, which addresses the following criteria:

- Compliance with current standards in Design for Access 2
- Implementation in accordance with DDA 1995 act
- Contribution towards sustainable development within the confines of a listed building in a conservation area.
- Benefits to Community:
- Benefits to Staff
- Benefits to the building
- Provision of fire exit routes throughout the property

Energy Sustainability and recycling:
The design criteria focus is to build a case for sustainability. Work undertaken in association with the Climate Change Levy has helped to establish accepted average consumption and emission figures for certain product types. Recent planning precedent case law confirms that ' embodied energy' – that is the energy consumed during the extraction, manufacture , transportation and assembly of building components, The use of bricks and concrete yields a particularly large co2 burden. Refurbishment of the existing/extension reduces this calculation.
UDP Part 1 Policy E1.6. requires building materials in refurbishment schemes to be environmentally friendly wherever possible, and states ' opportunities for reuse of existing structures should be explored.'
UDP Part 1 Policy T3.9
'Gives priority to ; pedestrians, disabled people and cyclists '
The provision of a multi disciplinary health care centre, offering such services as dental care, therapy services will contribute to a lower co2 footprint for all local residents currently, by re-designation of health services within a single location within a central location.

Client Requirements :
The existing site falls to the rear of the property, and therefore, the existing basement to the rear is at ground floor level. By detailed analysis of the levels, a two storey extension has been created utilising the change of ground level of over one storey and by further excavation of the site to the rear, thus minimising the height of the new structure.
Detailed assessment of the existing outrigger, which forms an integral part of the terracing effect to the rear, has been undertaken and the outrigger, will be refurbished and extended, in accordance with the conservation officers commentary during the previous application, to form the main access stair route from the basement level consultation rooms up to the existing and proposed ground floor and the existing first floor. This stair is fully enclosed and forms the emergency fire route. The first floor and second floor accommodation will remain as existing with the exception of the proposed staircase and a fully integral fire escape route.

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PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE

Proposed Development of the Basement Level to rear/existing basement

By the process of 'cut and fill' a reduced level will be created in order to achieve a reasonable floor to ceiling height to the proposed extension. The proposed lower consultation suite will incorporate :

- Designated staff entrance to the rear and additional parking/disabled parking . UDP Part 1 policy T3.9 guideline 6.3/6.4/6.8&6.9
- Designated disabled access and access ramp to the rear
- Additional waiting area
- Disabled/patient toilet
- Three consultation rooms
- Formation of staff access into the existing basement areas with security facilities
- Staff area within the existing basement inclusive of kitchen facilities
- All new doors and access to accommodate disabled use and pushchairs
- Access to ground floor by means of a proposed staircase

Proposed Development of Ground Floor:

- Two additional consultation/therapy rooms
- Triage room
- Access to both lower consultation and existing first floor areas by means of proposed staircase
- All doors and access points in accordance with design for Access 2 and DDA /Building regulation requirements
- Reception and information area
- Clear Circulation and open plan waiting area
- Signage
- New main access re-routed via proposed side entrance incorporating a disabled ramp
- Provision of cycle and pram store adjacent to entrance area/access ramp
- Removal of existing partitions to re-instate room proportions as built
- All existing level changes eliminated

Proposed Development of First Floor:

- Room layouts as existing.
- Staff toilet within the outrigger
- Access to proposed staircase within the existing outrigger for staff and patients and also as fire escape route.
- All services, signage and access points updated

Proposed Second Floor:

- All layouts as existing for administration/ancillary areas.
- All services updated
- Fire escape route via outrigger staircase.

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David L. Parker B.A.(Hons) • Dip. Arch (Manc) • R.I.B.A.

External Works :

- The existing disused access road will be cleared of all debris and made good with a chipping finish.
- Demolition of existing rear access wall to garden will provide an additional four parking space plus one disabled space. Tar macadam finish.
- Designated disabled access/pushchair access ramp to the rear for lower floor consultation appointments
- A Garden for patients / staff will be created with informal seating.
- Security measures introduced : CCTV and intercom facilities for patient access and safety.
- Emphasis has been made to the rear and side landscaping of the property. The planting scheme will be of low maintenance ' aromatherapy; style planting with seasonal colour.
- Existing car park facilities to property frontage: aim to improve the overall impact through re-surfacing/planting/lighting design

Conservation Issues:

Regulation 3a of the Planning (listed buildings and conservation areas) regs refers.

Statutory instrument 2006 no 1063 refers.

UDP Part 1 Policy e3.8/E2.7refers

The proposal of the extension to the existing listed Grade II building, is subservient to the existing building envelope and rear outrigger by the careful use of site fall to create a diminuous impact on the local street scene. The rear elevation as existing comprises a metal fire escape and out rigger in a poor state of repair, and are not in accordance with guidelines within a conservation area.

The design and material language of the proposal is to compliment the existing listed building. Materials – red brick, roof tiling to match existing, wooden casement windows in the style of the existing. The forms, roofs and windows used are taken from the language of the existing property and era. The proposal for the rear extension does not affect the sight lines or daylight issues from neighbouring properties.

The scale and height of the proposal is in keeping with the scale of the existing building. The roof configuration and re-roof of the out rigger are deliberately lower than the main property, which keeps the mass and subservience of the proposals appropriate. UDP Pat 1 policy E3.8 refers to the enhancement of conservation areas.

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PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE

Access Statement:

STAGE 1 – The Strategic Level Access statement MDPAG.ORG refers

The approach to the design and re-generation of the badly neglected Grade II listed building was to provide the following:

- Improvement of access to the existing listed building :
  In order to preserve and enhance the frontage of the Norton Place Villa, the proposal is to create a ramped access (ramp to current regulations)to the side of the building incorporating the reproduction, detailing elements already recognised as part of the Grade II listing.
- Wheeled Access
  For the benefit of : Disabled occupants; bicycle users; pram access
- Disabled Parking Provision
- Extra off road parking for staff/patients
- Cycle facilities'
- Pram storage
- Disabled toilet facilities
- Baby changing facilities
- Larger waiting areas
- Access to multi –disciplinary health centre :
- Access to 3 lower consulting rooms for wheeled access and four to ground floor consulting rooms with toilet facilities.
- Advice has been sourced from : DDA ACT 995; Design for Access 2 standards best practice guidance, Part M of the building regulations; BS 8300:2001 and at the point of application consultations are being sought from Manchester Access review forum.

a) access to the building

The current access for staff and patients is to the front elevation up a series of existing stone steps which is difficult for the disabled, less ambient or push chair use.

The proposal is to up grade the existing frontage retaining the existing feature door to provide staff only access to a secure administration area.

A new side entrance is to be formed replicating the detail of the original bay/front entrance and corbel details, whilst providing recessed external doors with a min double door opening of 1600mm

Level access is therefore provided at ground floor level with lobby doors positioned for an unobstructed approach/passage with a minimum turning circle of 2000mm

The proposed ramp for wheeled access and bicycles is at a recommended gradient of 1:20. Brick detailed dwarf retaining walls are in keeping with the existing.

Access to the lower consulting rooms is from the rear parking area by means of a gradient ramp of 1:20.

b) Reception and information areas:

Existing internal partitions have been removed to provide a new reception and information area thus creating a focal point upon access. Information and signage will be in accordance with design standard guidelines. An un-obstructed space will be provided in front of the reception counter. Lighting designed to key areas to allow for lip reading and facial expression.

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c) Circulation:

Within the fabric of the existing listed building structure , definition of key potential areas of obstruction or hazards has been assessed due to changes in regulations and the introduction of DDA / Design for Access 2, since the original approval. The access corridor to consulting room 1 will remain part of the listed building/adjacent to the existing staircase . At the point of the original approval, the conservation officer did not wish to accommodate a doorway being formed from the proposed waiting area as this would affect the integrity of the original room proportion.

Alternative layouts have been assessed and now require the informal commentary of the conservation officer

Warning signage and patient advice will be clearly visible and available from the reception and information area.

First floor consultation areas are accessed by means of the refurbished existing staircase .

Pre- patient consultation assessment and data study by reception staff will determine the criteria for patient accessibility. Warning signage and patient advice will be clearly visible from the reception and information area.

Circulation areas to the new consultation block will meet current requirements.

d) Signage :

The design aims to meet the guidance set out in the supplementary planning document along with the design for access 2 standard.

A Door entry system at the lower consultation level will be used.

e) Sound:

Where provision is made for signing or lip reading this will be located within the reception/information area.

It is acknowledged that the access statement will be updated during the consultation process as a result of close liaison between the parties.

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PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE

IN CONCLUSION:

The proposed design replicates the previously approved application. The proposed design has addressed the Architectural style specific to the external elevation treatment at the rear, of the listed building.

It preserves the essential form of the outrigger relating fenestration details, proportions, and materials with the existing composition.

The use of the lower ground level and subsequent excavation, has achieved a design which is subservient, in terms of height and massing, whilst the vertical double height glazing to the side elevation, creates a clear demarcation between the new and existing.

The proposed side disabled entrance, is consistent with its detailing of the existing frontage, and significantly improves upon the side replacement window which is incongruous with the essential character and overall fenestration.

In essence, the demands of the Clients brief have determined the essential requirement to expand the existing built form.

The Scheme subsequently has evolved from a duality of issues: that of the exacting requirements of a multi-disciplinary Health centre whilst maintaining a fundamental respect for our architectural heritage and the past .

We believe that the realisation of this scheme will be of significant regeneration and environmental benefit introducing life and vitality into a conservation area currently in a state of neglect and decline.

In searching for the appropriate design in consultation with planning and conservation officer, we believe that we have created a building which maintains the character of the existing, is not overbearing and can relate to its surroundings, both in terms of scale and architectural style.

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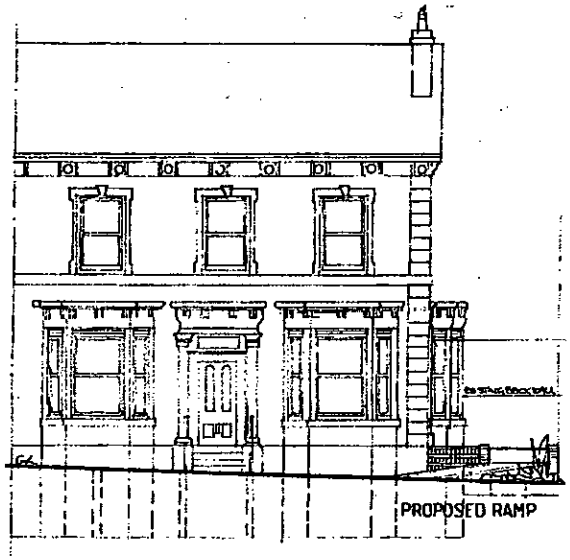
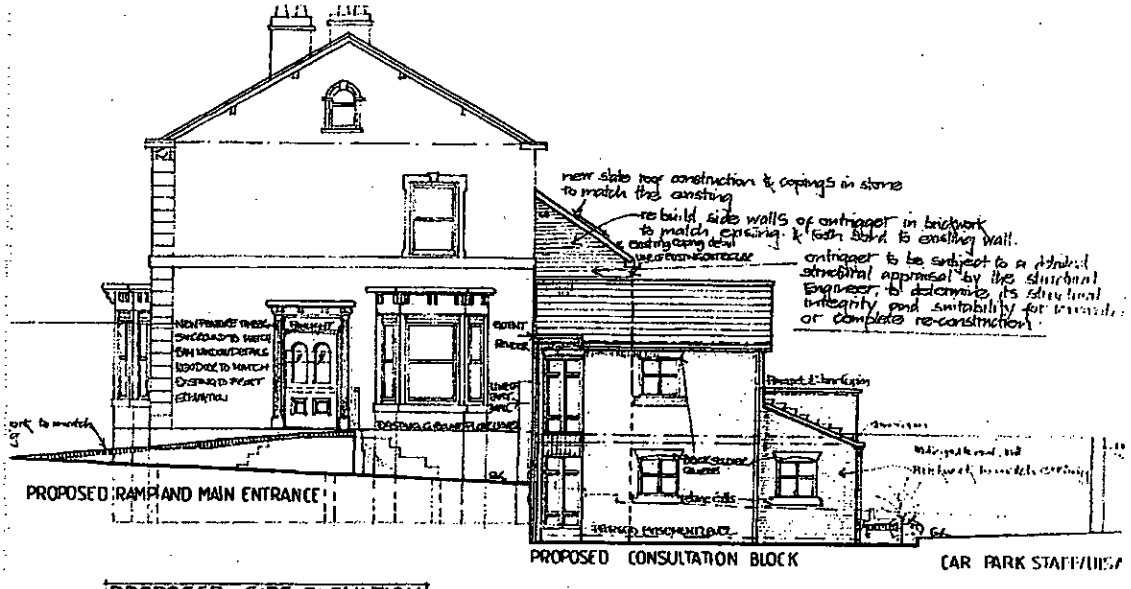
PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

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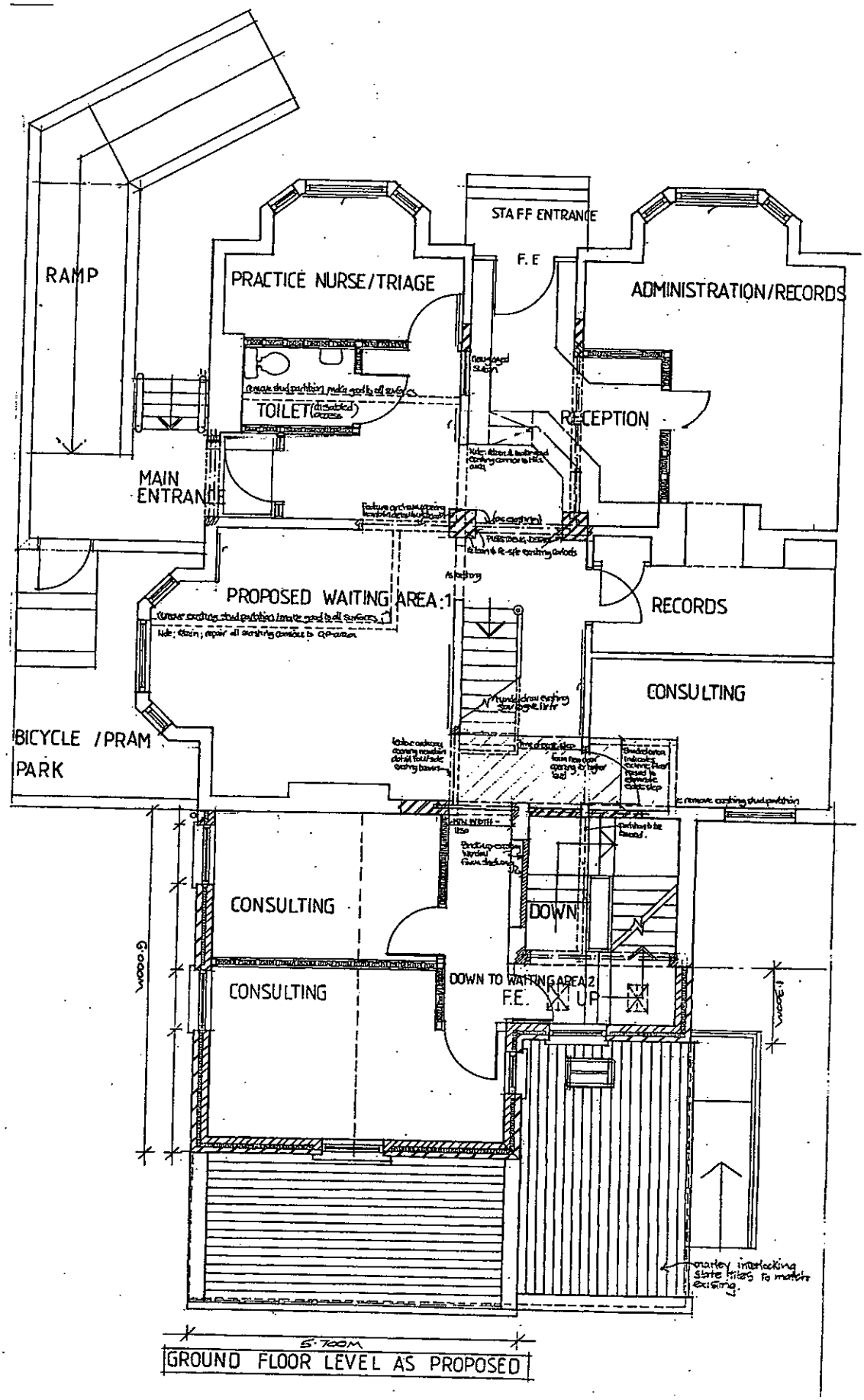

PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE

DAVID L. PARKER

B.A.(Hons) • Dip. Arch. (Manc) • R.I.B.A.

MANCHESTER
CITY COUNCIL

20

Planning

Peter Babb
Head of Planning
P.O. Box 463
Town Hall Extension
Manchester
M60 3NY

LBC Listed Building Consent

Application Number:	086507/FO/2008/S1
Proposal:	Erection of a part single/part 2 storey extension at rear of property and entrance ramp and new entrance at side of property. Provision of parking spaces in rear garden with associated landscaping
Location:	Bodey Medical Centre 363 Wilmslow Road Fallowfield Manchester M14 6XU
Listed Building:	Grade II
Conservation Area:	
Officer:	Dave Morris

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MANCHESTER CITY COUNCIL
TOWN & COUNTRY PLANNING NOTICE OF APPLICATIONS
GENERAL DEVELOPMENT PROCEDURE ORDER 1995

PLEASE TAKE NOTICE THAT, the following applications have been submitted for determination by The Council. The application, plans and other documents may be inspected at Planning Reception, Level 7, Town Hall Extension (Lloyd Street Entrance), Manchester, M60 3NY or online via the City Council's website at www.manchester.gov.uk/planning/publicaccess. Any persons wishing to make representations about the proposals must do so in writing to The Head of Planning, Regeneration Division at the above address within 21 days of the date of this Notice quoting the application reference number.

DATED 27th May, 2008
PETER BABB, HEAD OF PLANNING,
REGENERATION DIVISION

DEVELOPMENT AFFECTING THE SETTING OF A LISTED BUILDING (LBA), LISTED BUILDING CONSENT FOR ALTERATIONS (LBC), DEVELOPMENT AFFECTING THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA (CAA), PUBLIC INTEREST (PI), AFFECTING A PUBLIC RIGHT OF WAY (RTW), DEPARTURE FROM DEVELOPMENT PLAN (DEP)

Application No: (LBA)(CAA) 086479/VO/2008/C3 Proposal: CITY COUNCIL DEVELOPMENT Installation of architectural lighting within Deansgate Tunnel, to the under side of the Albion Street and Oxford Road Bridges, and on lighting columns within Bridgewater Basin, associated with the Rochdale Canal Location: Deansgate Tunnel / Albion Street Canal Bridge / Oxford Road Canal Bridge / Bridgewater Basin, Manchester.

Application No: (PI) 086356/VO/2008/N2 Proposal: CITY COUNCIL DEVELOPMENT Installation of 2.4 metre high gates to each end of alleyway Location: Alleyway to rear of 1-17 Dorris Street, Levenshulme.

Application No: (RTW) 086546/VO/2008/N2 Proposal: CITY COUNCIL DEVELOPMENT Erection of 2.4 metre high double gate and 2.4 metre high metal fencing to secure alleyways Location: Alleyway to the rear of 2 Woodland Street and 1-19 Norman Street, Gorton.

Application No: (CAA) 086385/FO/2008/S2 Proposal: Installation of dormer to rear to enable conversion of roof space to form additional living accommodation Location: Flat 2, 61, Clyde Road, Didsbury.

Application No: (CAA) 086376/FO/2008/S1 Proposal: Erection of a 4 storey apartment block comprising of 1 three bed apartment & 6 two bed apartments with 8 car parking spaces & associated landscaping following demolition of existing garage Location: 28 Demesne Road, Whalley Range.

Application No: (CAA) 086065/FO/2008/C1 Proposal: Use of pavement area outside Unit 2, The Triangle, for tables and chairs in association with, and ancillary to the Tampopo use within the unit Location: Unit 2, The Triangle, Exchange Square, Manchester.

Application No: (RTW) 086359/VO/2008/N1 Proposal: CITY COUNCIL DEVELOPMENT Erection of 2.4 metre high double gates to the side of 18 Christopher Street and the side of 15 Mountain Street Location: Alleyway to the side of 18 Christopher Street and 15 Mountain Street, Miles Platting.

Application No: (RTW) 086393/VO/2008/N1 Proposal: CITY COUNCIL DEVELOPMENT Retrospective application for double metal gates 2.4 metre high to the rear of 2 and 22 Cliffdale Drive and installation of 4 metre high padlin fencing to the rear of 2 to 22 Cliffdale Drive Location: 2-22 Cliffdale Drive, Crumpsall.

Application No: (RTW) 086516/VO/2008/N1 Proposal: CITY COUNCIL DEVELOPMENT Erection of double gate with side panel to the alleyway at the rear of 74 Brideoak Street, to secure alleyway Location: Alleyway to rear of 64-74 Brideoak Street, Cheetham.

Application No: (CAA) 084895/AO/2007/C1 Proposal: Installation of fascia signage and 1 no. projecting sign Location: 66-68 Bridge Street, Manchester

Application No: (RTW) 086425/VO/2008/N2 Proposal: CITY COUNCIL DEVELOPMENT Erection of 4 no. 2.4 metre high double gates, 2 no. 2.4 metre high single gates and 2.4 metre high metal panel Location: Alleyway to the rear of 308 - 288 Moseley Road / 2-68 Monica Grove / 334 Slade Lane and 3 Fortuna Grove, Levenshulme.

Application No: (RTW) 086600/VO/2008/N2 Proposal: CITY COUNCIL DEVELOPMENT Erection of 2 x 2.4 metre high single gates with associated side panels at each end of the alleyway Location: Alleyway to the rear of 47-57 Jet Street and to the side of 60 Courier Street and 47 Claymore Street, Gorton

Application No: (DEP) 086691/FO/2008/S2 Proposal: Installation of one tennis court and erection of 2.7 metre high netting surrounding court Location: Claverton House, Claverton Road, Wythenshawe.

Application No: (CAA) 086543/FO/2008/S1 Proposal: Erection of glazing to enclose external terrace at front of property Location: 498 Wilbraham Road, Chorlton.

Application No: (CAA) 086167/FO/2008/S1 Proposal: Erection of single storey rear extension with roof terrace to form enlarged restaurant and erection of permanent canopy over forecourt Location: 178 Burton Road, Withington

Application No: (CAA)(RTW) 086503/VO/2008/N1 Proposal: CITY COUNCIL DEVELOPMENT Erection of a single gate to the alleyway at the rear of 144/150 Crab Lane, Higher Blackley Lane Location: Alleyway to the rear of 144/150 Crab Lane, Higher Blackley

Application No: (LBC) 085859/LO/2008/S2 Proposal: LISTED BUILDING CONSENT for erection of glazing to enclose external terrace at the front property Location: 846 Wilmslow Road, Didsbury.

Application No: (LBC) 086668/FO/2008/N2 Proposal: Installation of security bars to basement windows on front of elevation Location: Victoria Baths, Hathersage Road, Ardwick.

Application No: (LBA) 086495/LO/2008/N2 Proposal: LISTED BUILDING CONSENT for installation of security bars to basement windows on front elevation Location: Victoria Baths, Hathersage Road, Ardwick.

Application No: (LBC) 086507/FO/2008/S1 Proposal: Erection of a part 1 / part 2 storey extension at rear of property and entrance ramp and entrance at side of property. Provision of parking spaces in rear garden associated landscaping Location: Bodey Medical Centre, 363, Wilbraham Road, Fallowfield.

Application No: (CAA) 085541/FO/2008/C2 Proposal: Installation of two automated Teller Machines Location: 47/51 Mosley Street, Manchester.

Application No: (CAA) 086373/FO/2008/S2 Proposal: Conversion of part from 4 self-contained flats to 6 self-contained flats, including demolition of garage at rear to form 5 parking spaces, with 3 parking spaces and store at the front Location: 96 Clyde Road, Didsbury.

SITE VISIT NOTES

DATE 9/6

APPLICATION NUMBER

ADDRESS

NEIGHBOUR CONSULTATIONS CARRIED OUT CORRECTLY?

Y/ET.

VISUAL AMENITY/IMPACT ON CHARACTER OF AREA

Listed bldg with amendments

RESIDENTIAL AMENITY (OVERLOOKING/LOSS OF LIGHT ETC)

none

LOSS OF TREES/IMPACT ON LANDSCAPING

none

CRIME AND SAFETY

Security from passage at rear.

CAR PARKING/ACCESS

1 space

DISABLED ACCESS

Improve

ANY OTHER ISSUES

STILL INVALID.

NEW PLANNING APPLICATION PROFORMA

2 APPS

Application Reference: 086507/FO/2008

Site Address: Bodey Medical Centre, 363 Wilmslow Road, Fallowfield, Manchester, M14 6XU,

Date Received: 23 April 2008

REGISTER ? YES ☑ NO ☐ 12/5/08

Is an Environmental Impact Assessment required ? YES ☐ NO ☑

If yes, has an EIA been received ? YES ☐ NO ☑

Title/Description – any changes required?

x Erection of a part single part 2 storey extension infront of property and entrance ramp and new entrance at side of property. Provision of parking spaces in accordance with associated landscaping

Further Information Required

Require PPG15
Sustainability Statement
Design & Access Statement
Clarification of plans

} requested by phone 25/4/08

see info 12/5/08

Consults Identified ? YES ☑ NO ☐ (see separate sheet)

Date to Team 23/4. 2/5 12/5

Date Returned to DCP 25/4. 6/5 13/5

Case Officer Dave Dunn

FOR DCP USE ONLY

Action Needed: ✗ see email 30/4 ✗

Done. see match-up rec. 2.5.08

MANCHESTER CITY COUNCIL AREA TEAM
CONSULTATIONS OF PLANNING APPLICATION

Location: Body Medicine Sale 363 Wilmslow Rd Fallowfield **Application No:** 086507

8 Week Date: ..... **Acknowledgement Sent:** 19.5.08

Advertising: YES / NO **Sent** 21/5 **Adv** 27/5 **Exp** 17/6/08 **Site Notice:** YES / NO

Code: MAJ LBC LBA Con CON CAA RTW DEP ENV PI (Public Interest)

Does this application have an **Environmental Impact Assessment? YES / NO**

Consultee	Code	✓	State plans / documents to be sent	Date Sent
Neighbours		✓	See Plan	
Internal Consultees (I)				
Landscape Practice	ILANDS	✓	full set	28/5/08
Traffic & Transport	ITRAFF			
Land & Property	IVPS			
Environmental Health	IENVH			
Contaminated Land	ICLAND			
Housing	IHOUSE			
Ward Coordinator			Specify ward	
Ward Councillors	ICLLRS			
E & O – Trees	ITREE			
E & O – Highways Auth	IHIGHW			
E & O – Refuse / Sustainability	IREFS		Letter Only	
Special Needs Consultees	ISHOUS			
Access Officers	IACESS			
Other Internal (please specify)				
Statutory Consultees (S)				
English Heritage	SEHNW			
Environment Agency	SENV			
Big Six				
CABE	SCABE			
GMPTE (Public Transport)	SGMPTE			
British Waterways Board	SWATER			
Greater Manchester Police	SGMP	✓	Letter Only	
Other Statutory (please specify)		✓	Architectural Liaison Officer	full set
Interested Parties (P)				
GM Ecology	P0ECOL			
Civic Societies (please specify)			Fallowfield Community Association Chorlton Area Residents Association	
Other Interested Parties (please specify)				
Residents Groups / Associations (R)				
Please specify				
Government Departments / Bodies (G)				
Please specify				

For DCP Use: Check

Neighbours Consults completed	Yes	✓	Not Required	
Statutory Consults Completed	Yes	✓	Not Required	
Advert Completed	Yes		Not Required	
Officer Completing			Date	29/5/08

PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE

Wednesday, 7 May 2008.

MANCHESTER CITY COUNCIL
PO BOX 463
TOWN HALL EXTENSION
MANCHESTER
M60 3NY

FOR THE ATTENTION OF J. TIPPING

PLANNING
CKD
REPLIED
RECD 1 2 MAY 2008
INIT | REC'D | DATE
LT
LT
LT
FOIL ACTION

Dear Sirs,

RE : APPLICATION NUMBER 086507/FO/2008
363 WILMSLOW ROAD FALLOWFIELD M14 6XU.

Further to your letter dated 28th April 2008, in respect of the above application, and confirm the following:

a) enclosed three copies of the completed Planning forms as issued to the Practice as a revision of format.
b) Three copies of the design and access statement
c) The signed Agricultural Holding Certificate.

As further points of clarifications we can advise:

d) the building is owned by our clients, however the previous owners ' The Bodey Medical Practice' will continue to Practice from the property for the next few months.
e) Drawing 181:08:01 is superseded.

Yours Faithfully

[redacted]

David L. Parker

Holly Tree Cottage • 2 Tyddyn Waen • Bron Yr Aur • Penysarn • Ynys Môn • LL69 9YB • Tel: [redacted]
Email: [redacted] • Web: www.parkerassociates.co.uk • Mobile: [redacted]

David L. Parker B.A.(Hons) • Dip. Arch (Manc) • R.I.B.A.

2 APPS

Jackie Tipping
06/05/2008 15:25

To: Carrol Parker <[redacted]
cc:
Subject: Re: 086507/FO/2008

Carrol,

I've put one in the post for you and also Agricultural Holding Statement Certificate to signed and date for the FUll Application.

Regards
Jackie Tipping
Technical Support Team Leader
Chief Executive's Department
Manchester City Council
Planning Division
Room 7025
Town Hall Extension
P O Box 463
Manchester M60 3NY
External Tel: 0161 234 4518
Internal Tel: 800 4518
Fax 0161 274 7000
Email j.tipping@manchester.gov.uk
Carrol Parker <parker-carol@btconnect.com>

Carrol Parker
[redacted]
06/05/2008 09:34

[redacted]
Subject: 086507/FO/2008

Hi Could you send me a copy of the revised listed building application form you require -any chance it can be emailed?

regards

Carrol Parker
Parker Associates Chartered Architects

086507
+
086581

Carrol Parker
[redacted]

02/05/2008 09:35

To: j.tipping@manchester.gov.uk
cc:
Subject: 363 wilmslow road design statement

- Design Statement.pdf

086507

Jackie Tipping
01/05/2008 13:19

To: Carrol Parker [redacted]
cc:
Subject: Re: Fwd: 086507/FO/2008

Dear Carrol,

The letter with the attachment which I sent, can you please complete the Agricultural Holding Statement by signing and dating, it is different from Certificate of Ownership.

The Listed Buliding Forms you have submitted are not the new standard 1APP forms, as of 6th April 2008 all application needs to be submitted using 1 APP forms. We apologies did not notice earlier.

The attachment for disabled access - cannot open document as it is not a pdf file, please re-send.

Regards
Jackie Tipping
Technical Support Team Leader
Chief Executive's Department
Manchester City Council
Planning Division
Room 7025
Town Hall Extension
P O Box 463
Manchester M60 3NY
External Tel: 0161 234 4518
Internal Tel: 800 4518
Fax 0161 274 7000
Email j.tipping@manchester.gov.uk
Carrol Parker [redacted]

Carrol Parker [redacted]
01/05/2008 09:13

To: j.tipping@manchester.gov.uk [redacted]
Subject: Fwd: 086507/FO/2008

Hello Jackie

We had emailed yesterday requesting Dave morris email address in order that the design statement required to register the application can be issued.

As we have not received that information I have attached the statement for you attention and would request the receipt of the same and progression of the application.

Hard copy in the post

Carrol Parker

Parker Associates - Design Statement.docx

Begin forwarded message:

From: Carrol Parker [redacted]

Date: 30 April 2008 10:30:27 BST
To: j.tipping@manchester.gov.uk
Subject: 086507/FO/2008

Hello Jackie

I have received your letter and attachment in respect of the above pending application. Further to our conversation with Dave Morris, we can confirm the following:
a) the building at the present time, is owned by the applicant : Wilmslow Road (nominee) 1 ltd
b) drawing number 01 is in fact superceeded
c) a design and access statement will be issued firstly by email and as a hard copy to support the application. Please confirm Dave morris's email address by return

Regards

Parker Associates

match-up



Carrol Parker
[redacted]
[redacted]

To: j.tipping@manchester.gov.uk
[redacted]
Subject: 086507/FO/2008

30/04/2008 10:30

Hello Jackie

I have received your letter and attachment in respect of the above pending application. Further to our conversation with Dave Morris, we can confirm the following:
a) the building at the present time, is owned by the applicant : Wilmslow Road (nominee) 1 ltd
b) drawing number 01 is in fact superceeded
c) a design and access statement will be issued firstly by email and as a hard copy to support the application. Please confirm Dave morris's email address by return

Regards

Parker Associates

MANCHESTER
CITY COUNCIL

086507

Planning

Peter Babb
Head of Planning
P.O. Box 463
Town Hall Extension
Manchester
M60 3NY

Parker Associates
Holly Tree Cottage
2 Tyddyn Waen
Penysarn
Amlwch
Anglesey
LL69 9YB

To reply please contact

Jackie Tipping
Tel: 0161 234 4518
Fax: 0161 274 7000
e-mail: j.tipping@manchester.gov.uk

MR DAVID PARKER

28 April 2008

Dear Sir or Madam,

Application No.: 086507/FO/2008
Description: x
Location: Bodey Medical Centre 363 Wilmslow Road Fallowfield Manchester M14 6XU

Following your recent submission for the above which was received on **23 April 2008**, I am unable to progress your proposal as the application is invalid or incomplete for the following reasons:

In addition to telephone conversation with my assistant Dave Morris requesting further information please also signed and date the attached Agriculatural Holding Certificate.

I am therefore returning/holding your application and if you wish to discuss the information required members of my staff will be pleased to assist.

Please return any documents/information required to Mrs J Tipping, Planning Division at the above address, if we have not heard from you within 10 working days we will return your application.

Yours faithfully,

Peter Babb
Head of Planning

Printed on recycled paper made from 100% post consumer waste

How to make the most of this consultation
Manchester City Council wants everyone who lives or works in the City to have a say in how it develops. You may want to support, or object to or just comment on the application identified overleaf. These questions and answers should help you do this.

Who can comment on planning applications?
Anyone, but it's better if comments are made in writing.

Who is consulted?
The Department's planning staff have to decide, using Government guidelines. We send out individual letters (like this one) to people who might be directly affected by a proposal. Sometimes, notices are also put up near the site or in newspapers.

Who looks at my response?
The officer dealing with the planning application and other planning staff. *Remember*, anyone, including the person applying for planning permission, is entitled to read your letter. If the application is to be decided by a Committee (elected members of the City Council), your comments and others will be summarised in a written report, available for public inspection a few days before the Committee meets.

Will my views make any difference to the decision?
They might – the Council has a legal duty to consider the views of the public. But your views must be *relevant to planning*.

How do I know what's "relevant to planning"?
Planning is mainly concerned with the physical aspects of the way land and buildings are used. Issues such as level of activity, appearance, parking, noise, traffic, or overlooking area *are* relevant. Examples of issues which are *not* relevant include: due effect on property values, or fears of commercial competition. If it wants to refuse planning permission, the Council has to be able to show that some harm will result. The *City of Manchester Unitary Development Plan*, also known as the *Manchester Plan*, or the UDP, is the starting point for all our decisions. You can look at this in your local library, or at the Town Hall.

Can I get more advice?
Yes. Just contact the planning officer named on this letter about how to have your views properly considered.

Can I appeal if I don't like the decision?
No. Only the person who makes the application can appeal (to the Secretary of State).

Can I complain if I don't like the way I've been treated?
Yes. The Council has a leaflet about how to complain – you can ask for a copy. We always deal with complaints quickly.

ম্যানচেষ্টার সিটি কাউন্সিল থেকে পাঠানো এই চিঠিতে অত্যন্ত গুরুত্বপূর্ণ তথ্য রয়েছে। এটা বুঝতে অসুবিধা হলে কারো সাহায্য নিন অথবা ট্রান্সলেশন অ্যান্ড ইন্টারপ্রিটেশন সার্ভিসকে ২৩৪ ৩১৯৩ নাম্বারে ফোন করুন।

यह पत्र मानचेस्टर सिटी काउंसिल की तरफ से है और इसमें बहुत महत्वपूर्ण जानकारी दी गई है। यदि आपको यह जानकारी समझने में कठिनाई हो रही है तो किसी व्यक्ति से कहें कि आपकी सहायता करे या आप ट्रांसलेशन एन्ड इंटरप्रिटेशन सर्विस को 234 3193 नम्बर पर फोन करें।

આ પત્ર માંચેસ્ટર સિટી કાઉન્સિલ તરફથી છે તેમજ તેમાં ખૂબજ અગત્યની માહિતી આપેલી છે. જો આપને આ પત્ર વાંચવામાં મુશ્કેલી જણાય તો કોઇપણ વ્યકિતને સહાય માટે પૂછો અથવા ટ્રાન્સલેશન એન્ડ ઇન્ટરપ્રિટેશન સર્વિસનો, 0161 234 3193 નંબર પર ટેલીફોન દ્વારા સંપર્ક સાધો

ਇਹ ਚਿੱਠੀ ਮਾਨਚੈਸਟਰ ਸਿਟੀ ਕੌਂਸਲ ਵਲੋਂ ਹੈ ਅਤੇ ਇਸ ਵਿਚ ਦਿੱਤੀ ਜਾਣਕਾਰੀ ਬਹੁਤ ਜ਼ਰੂਰੀ ਹੈ। ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਿਲ ਆਉਂਦੀ ਹੈ ਤਾਂ ਕਿਸੀ ਕੋਲੋਂ ਸਹਾਇਤਾ ਲਵੋ ਜਾਂ ਲਿਖਤੀ ਅਤੇ ਜ਼ੁਬਾਨੀ ਤਰਜਮਾ ਕਰਨ ਦੀ ਸੇਵਾ (ਟ੍ਰਾਂਸਲੇਸ਼ਨ ਅਤੇ ਇਨਟਰਪ੍ਰਿਟੇਸ਼ਨ ਸਰਵਿਸ) ਨੂੰ ਟੈਲੀਫੋਨ ਨੰਬਰ 2343193 ਤੇ ਫੋਨ ਕਰੋ।

Xaashidaani waxay ka soo baxday Golaha Deegaanka Magaalada Manchester, waxaana ku qoran warar muhiim ah. Haddii ay kuugu adag tahay garashadeeda su'aal qof ku caawiya adiga ama telefoon u soo dir Adeega Tarjumaanida iyo Af-Celinta lambarka 234 3193.

یہ خط مانچسٹر سٹی کونسل کی طرف سے ہے۔اس میں بہت ضروری معلومات دی گئی ہیں۔اگر آپ کو اسے سمجھنے میں مشکل پیش آرہی ہے تو کسی کو اپنی مدد کیلئے کہیں یا ترجمے کی سروس کے ساتھ 234 3193 پر رابطہ قائم کریں۔

PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE

1st April 2008.

Manchester City Council

Planning Department

PO Box 463 Town Hall Extension

Manchester

M60 3NY



Dear Sirs,

RE : APPLICATION FOR PLANNING PERMISSION FOR A GRADE 11 LISTED BUILDING WITHIN A CONSERVATION AREA:

363 WILMSLOW ROAD, FALLOWFIELD, THE BODEY MEDICAL CENTRE

We enclose the following in order to register the above application :

a) cheque in the sum of £ 670.00
b) three sets of completed planning and listed building forms
c) three copies for each application drawings 181:08:01-09

Yours Faithfully

[redacted]

David L. Parker

Holly Tree Cottage • 2 Tyddyn Waen • Bron Yr Aur • Penysarn • Ynys Môn • LL69 9YB • Tel: [redacted]
Email: [redacted] • Web: www.parkerassociates.co.uk • Mobile: [redacted]

David L. Parker B.A.(Hons) • Dip. Arch (Manc) • R.I.B.A.

CONDITION
COMPLIANCE

ProForma – HOUSEHOLDER + MINOR

CONDITION:

Case Officer:

Date request received:

Target date:

Consultation: Date:

Response Received:

Response Issued:

INDEX

RECORD OF CONDITION DISCHARGE

PLANNING REFERENCE NO: _____

OFFICER: _____

	CONDITION	Date Information Received	Date Discharge
1			
2			
3			
4			
5			
6			
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18			
19			
20			

COPIES TO ENFORCEMENT TEAM ☐ (Tick)

DATE: .....

PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE

Design and Access Statement



PROPOSED EXTENSION AND ALTERATION TO GRADE II LISTED BUILDING 363, WILMSLOW ROAD, FALLOWFIELD. M14 6XU

On behalf of :
Wilmslow Road (nominee)1 Ltd.

PLANNING
ACK'D
REPLIED
RECD 12 MAY 2008
M
M
M
INIT REC'D | DATE
FOL ACTION

Holly Tree Cottage • 2 Tyddyn Waen • Bron Yr Aur • Penysarn • Ynys Môn • LL69 9YB • Tel: [redacted]
Email: [redacted] • Web: www.parkerassociates.co.uk • Mobile: [redacted]

David L. Parker B.A.(Hons) • Dip. Arch (Manc) • R.I.B.A.

PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE

APPENDIX 1



Holly Tree Cottage • 2 Tyddyn Waen • Bron Yr Aur • Penysarn • Ynys Môn • LL69 9YB • Tel: [redacted]

PARKER ASSOCIATES

CHARTERED ARCHITECT PRACTICE



Holly Tree Cottage • 2 Tyddyn Waen • Bron Yr Aur • Penysarn • Ynys Môn • LL69 9YB • Tel: [redacted]

David L. Parker B.A.(Hons) • Dip. Arch (Manc) • R.I.B.A.













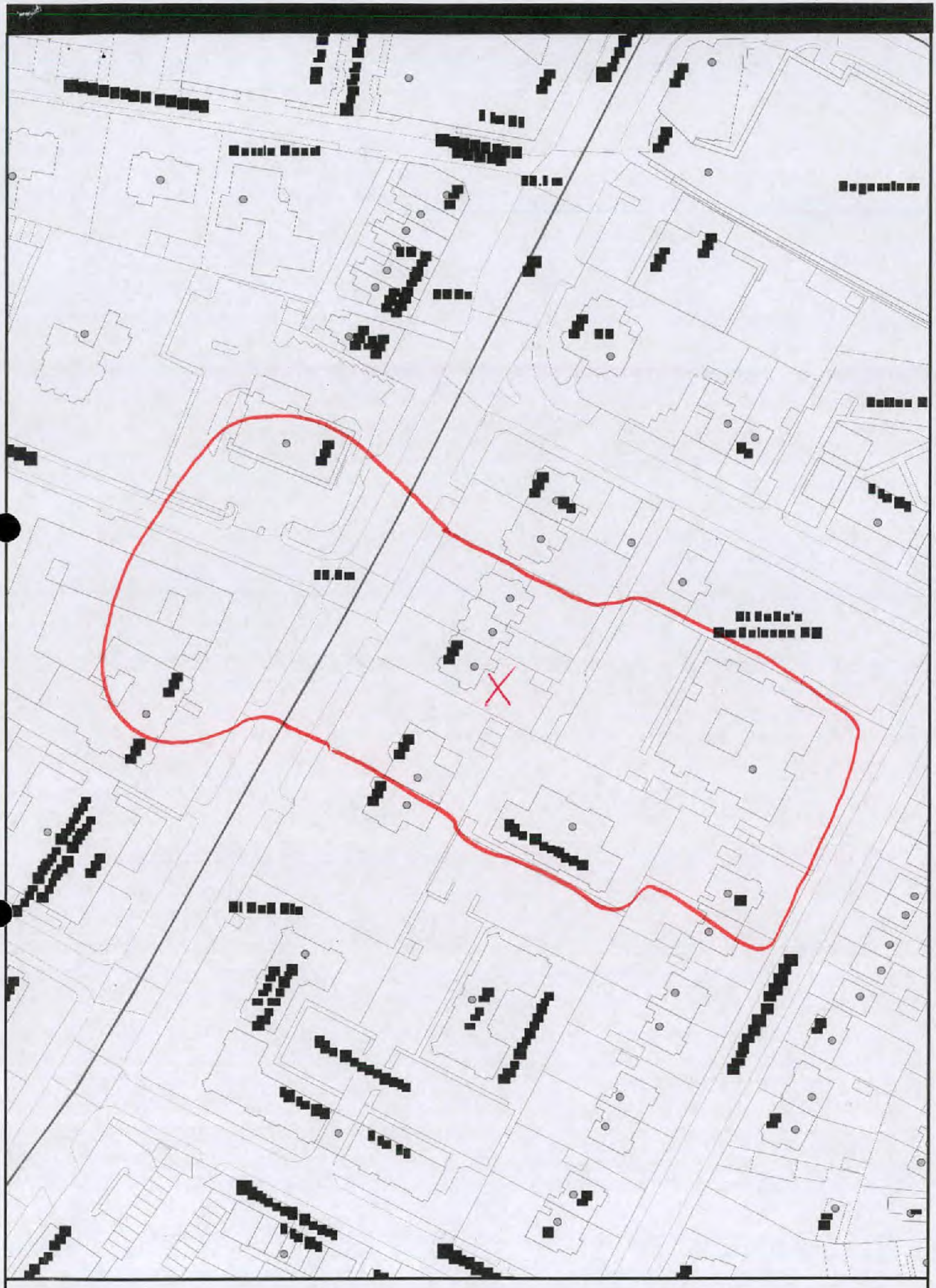

This is NOT
the Doctor
Car Park
For
Residents Only
Unauthorised
Vehicles
Will Be
Removed











MANCHESTER CITY COUNCIL

PETER BABB
HEAD OF PLANNING
CHIEF EXECUTIVES DEPARTMENT

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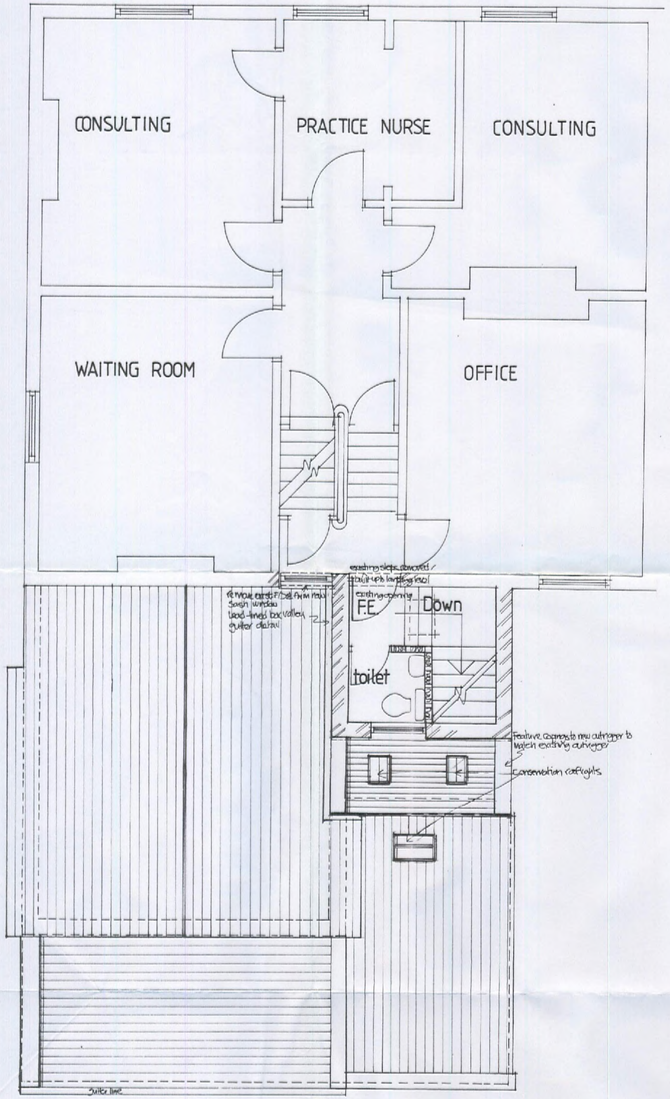
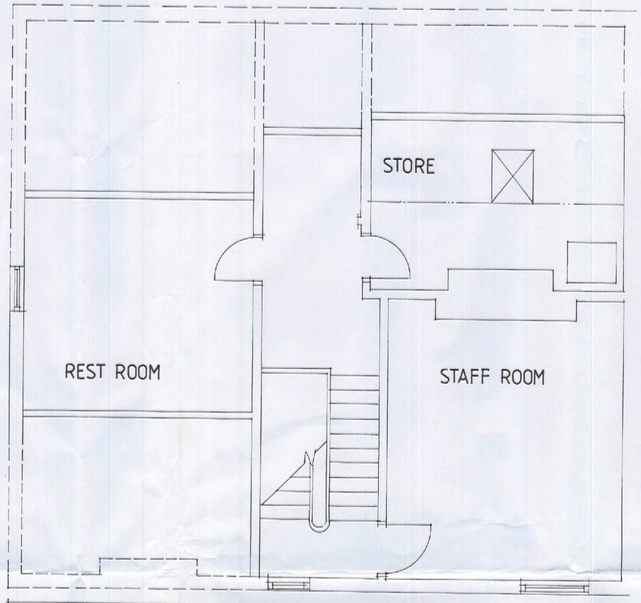
Scale: 1:1250



FIRST FLOOR LEVEL AS PROPOSED



SECOND FLOOR LEVEL (AS EXISTING)

NOTES

Copyright in all documents and drawings prepared by the architect and any works executed from these documents and drawings shall, unless otherwise agreed, remain the property of the architect and must not be reproduced by, lent or disclosed to , a third party without the written consent of

PARKER ASSOCIATES

DO NOT SCALE OFF THIS DRAWING.

PLANNING
RECD
REPLIED
RECD 2 3 APR 2008

All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect prior to proceeding.

All component sizes and references to be checked prior to ordering of materials.

Positions of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

All relevant boundary positions to be checked prior to proceeding.

DRAWING TITLE
PROPOSED FIRST/SECOND FLOOR

CLIENT
WILMSLOW ROAD (nominee)1 LTD.

PROJECT
PROPOSED CONSULTATION BLOCK/Alterations

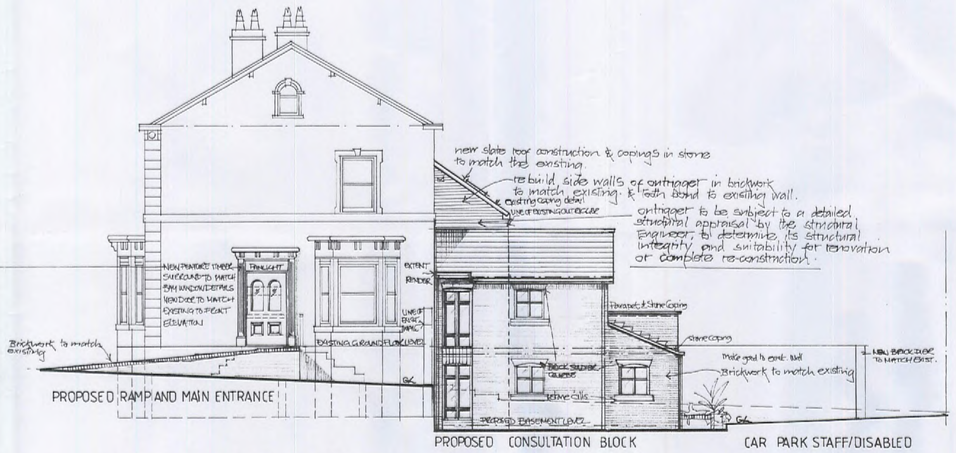
ADDRESS
363 WILMSLOW ROAD
FALLOWFIELD
M14 6XU

SCALE	DATE	JOB No.
1:50	APRIL '08	181:08:09

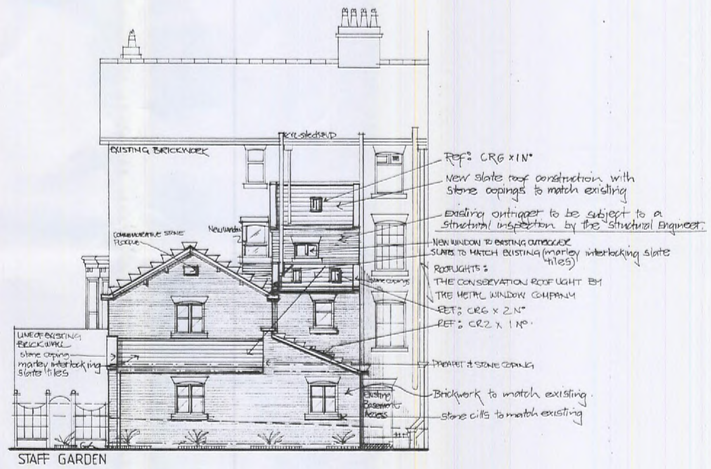
RIBA Chartered Architect
Parker Associates



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

PHOTOGRAPH SHOWING DETAIL TO EXISTING LISTED FRONTAGE





PHOTO SHOWING EXISTING WINDOW TO BE REMOVED & EXISTING DETAILING

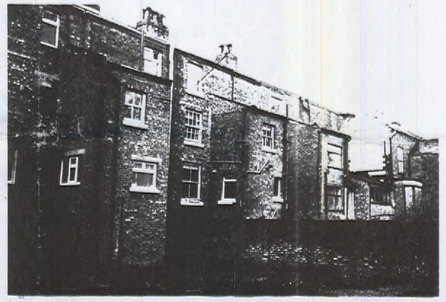
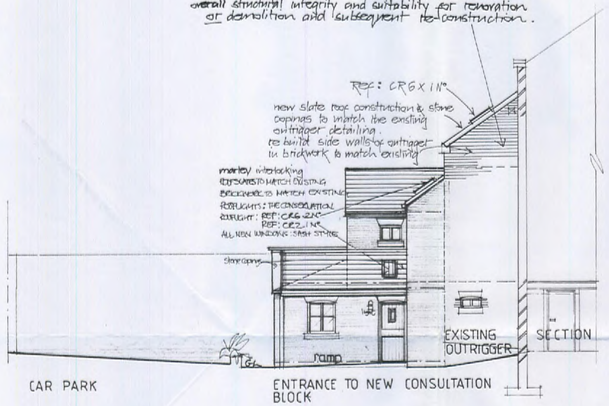


PHOTO SHOWING REAR ELEVATION & OUTRIGGER AND SIDING OF EXISTING BLOCK



PHOTO SHOWING EXISTING SIDE ELEVATION & DETAILING



PROPOSED ELEVATION

All works to comply with Current Building Regulations, current Codes of Practice, British Standards and be carried out in accordance with good building practice.

Contractor is to visit site prior to commencement of work; check dimensions and familiarise with site conditions, any discrepancies to be reported to the agent immediately.

The client is to ensure that permission is obtained from neighbours for any proposed encroachments for foundations etc.

The client is to ensure that permission is obtained and agreement acknowledged in writing, where applicable, after issue of notice under the party wall etc act 1996, from respective neighbours at number 361

The client is to appoint, where applicable a ' competent person' to act as a planning supervisor under the CDM regulations 1994 to prepare a health and safety plan, and collate the health and safety file information provided by a principal contractor.

All drainage lines are assumed only and must be verified on site by the contract.
Minimum headroom to habitable rooms to be 2.3m.
Minimum headroom beneath any beam to be 2m.

All external timber to be preservative treated.

All drainage passing under the building to be tested and approved by local authority inspector and bridged over where through walls.

Horizontal and vertical DPC's to cavity closings.

All air bricks to be ducted through wall.

Windows are to be ~~hardwood~~ Double-glazed with ventilation opening lights not less than 1/20th of the floor area.
Safety glazing provided where window cill's are 800mm from G.L. Toughened glass to comply with part IV.

Plumbing-All sanitary fittings to have 76mm deep seal traps. Wash hand basin waste to be 32mm dia W.C to have 100mm dia connection.
Sanitary ware and tiling to client specification. Contractor to allow provisional sums for supply and fix.

Heating is to be by hot water radiators. Contractors heating engineer ('corgi' registered) to check existing boiler, confirm required capacity and prepare layout to client approval.

Existing foundations to be inspected by a structural engineer via contractor's ' trial holes' to determine suitability to take additional loading and any required underpinning work prior to commencement on site.
See structural engineers design specification and calculations. Engineer to be appointed directly by the client.

Boundary location to be confirmed by the client as accurate and in accordance with title, prior to commencement of work.

This drawing is for statutory approvals only.

Total Proposed floor area = 89.2 m^2

Electrical layout and positions to be confirmed by client prior to installation.

All heating, electrical, sanitaryware, tiling (wall and floor finishes) internal/ external decoration; door types; ironmongery, and external works, to the clients own specification and direction. Contractor to allow provisional sums as required. All dimensions to be checked on site.
All dimensions are unfinished sizes.

Contractors quotation price include for all work explicit and implicit as necessary for the satisfactory completion of the works.

Total proposed ~~floor~~ overall area = 102.29 m^2

Roof trusses to specialist truss manufacturers design.
Roof trusses to proposed extension to be designed, fixed and braced to B.S. 5268 by specialist an submitted to the local authority for approval subject to the building inspector's requirements.
Installation to be strictly in accordance with manufacturers recommendations.
Contractor to confirm all setting out dimensions prior to commencement of work.

~~The contract lander is to be negotiated by the client and administered on site to the client's direction and instruction.~~

Lead flashings to have min 75mm upstands. Cavity trays to discharge onto flashings.

All work to be carried out to the satisfaction of the local authority building control officer.

All structural elements (walls, lintels foundations etc) affected by new work to be exposed by the contractor and checked on site by the local authority and structural engineer prior to start to confirm ability to sustain new loadings.

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All dimensions are in millimetres unless stated otherwise.

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12
COMMENTS

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DRAWING TITLE
PROPOSED ELEVATIONS

CLIENT
WILMSLOW ROAD (nominee)1 LTD.

PROJECT
PROPOSED CONSULTATION BLOCK/Alterations

ADDRESS
363 WILMSLOW ROAD
FALLOWFIELD
M14 6XU

SCALE	DATE	JOB No.
1:100	APRIL '08	181:08:08

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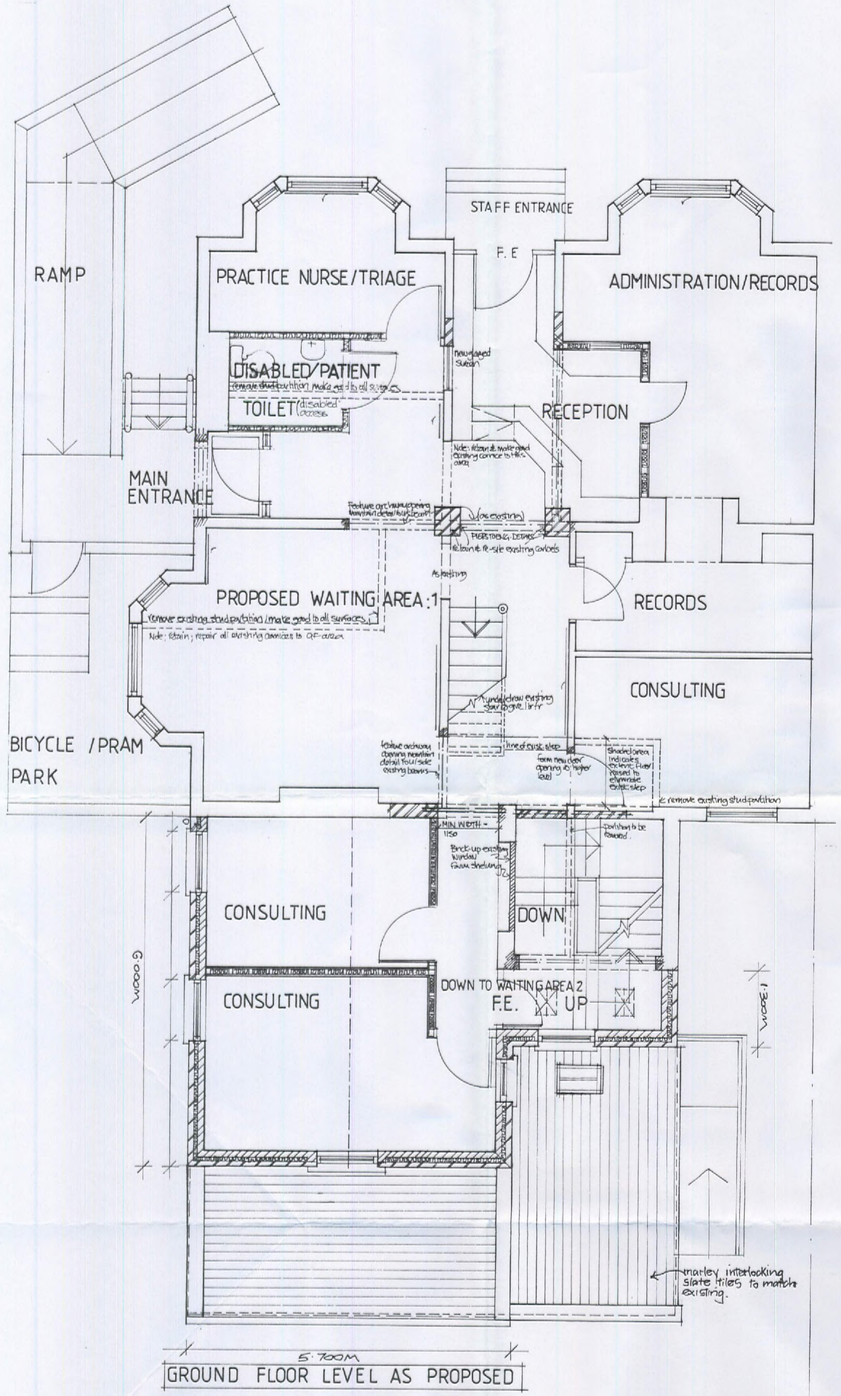
Parker Associates



GROUND FLOOR LEVEL AS PROPOSED

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RECD 23 APR 2008
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M
M
DELIVERY

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ALL LEVELS TO BE CHECKED ON SITE.

DRAWING TITLE
GROUND FLOOR AS PROPOSED

CLIENT
WILMSLOW ROAD (nominee)1 LTD.

PROJECT
PROPOSED CONSULTATION BLOCK/Alterations

ADDRESS
363 WILMSLOW ROAD
FALLOWFIELD
M14 6XU

SCALE	DATE	JOB No.
1:50	APRIL '08	181:08:07

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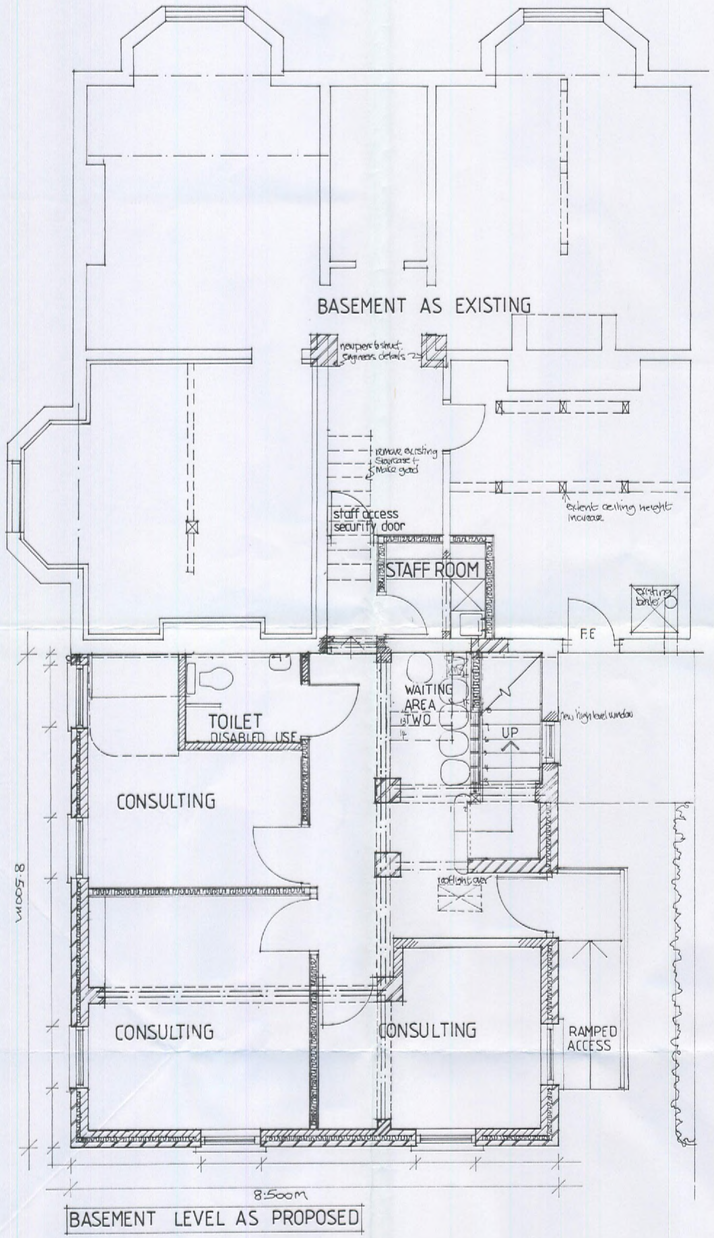
David L. Parker B.A.(Hons) Dip. Arch (Wales) R.I.B.A



BASEMENT LEVEL AS PROPOSED

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REPLIED
RECD 23 APR 2008

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DRAWING TITLE
BASEMENT LEVEL AS PROPOSED

CLIENT
WILMSLOW ROAD (nominee)1 LTD.

PROJECT
PROPOSED CONSULTATION BLOCK/Alterations

ADDRESS
363 WILMSLOW ROAD
FALLOWFIELD
M14 6XU

SCALE	DATE	JOB No.
1:50	APRIL '08 .	181:08:06

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Parker Associates

WILMSLOW ROAD

EXISTING CAR PARK
(Tarmac)

WAITING ROOM
RECEPTION / ADMIN.
CONSULTING
EXAMINATION
CONSULTING
RECORDS
CONSULTING
up
dn
dn
dn
fire escape
wc
examin.
(Tarmac)
wall height=3350
back wall approx 2.350 high
existing ornamental pond
Section of wall in new slate of repair/ line of remain garage
wall height 3000
timber panels to top of lower section wall
new patio/paved area
approx. position telegraph pole

SITE LAYOUT ~ AS EXISTING 1:100

PLANTING SCHEDULE

REF:	DESCRIPTION	SPECIFICATION	QUANT.
BED1 + BED3	Ground level planters Ground Cover Shrubs	Hebe rakaiensis Erica darleyensis Ajuga reptans Vinca minor	
BED2	Ground Cover Shrubs + evergreen climbers +	Euonymus fortunei Hebe Cotoneaster dammeri Juniperus horizontalis Hypericum Calycum Hydrangea anomala petiolaris Hedera helix Lonicera japonica Daphne burkwoodii	
BED4	Ground Cover Shrubs	Santolina chamaecyparissus Euonymus fortunei Lavandula angustifolia Vinca minor Cornus alba	
BED5	Ground Cover Shrubs + evergreen climbers	Hydrangea anomala petiolaris Hedra helix lavandula angustifolia Rosmarinus officinalis Vinca minor	
STAFF GARDEN	Raised Beds + Climbers	Lavandula angustifolia Rosmarinus officinalis Thymus serpyllum Daphne burkwoodii Veronica spicata Lonicera japonica Hydrangea anomala petiolaris	

EXISTING CAR PARK

Contractor to allow for re-lining existing spaces and re-marking of to existing surface where necessary.*

Adapt exist. bay to meet current standards

Low maintenance shrubs / climbers

min. 1200mm* patents system

flat roof

Flat Roof

Tarmac finish

handrail

Step up

EXISTING BACK WALL

Concrete Upstand

Flat Roof

RAMP: Maximum 1in 12, min 1m to back retaining wall. Ramp design brickwork to match existing brick on edge coping to match existing brickwork. Specialist handrail system to two sides. form Concrete steps with back sloping down to storm gulley cover.

STAFF GARDEN:
Form new raised planter beds from re-claimed bricks
Commonly to allow for:
- Ornamental pebble path
- Ornamental Dry Seating as shown
- Bench
- Planting:
All specified species to be
Fragrant: Low maintenance
Existing Surface Mode gate

new slate roof construction & stone copings

Bench

Pergola to detail

Existing canopy

Drawer Storage beneath

Informal planting

Ornamental Planting

STAFF GARDEN

Rooflight

existing conc. steps to be reuse. Replacement concrete

Existing Conc. steps to be reuse. Replacement concrete

Existing Conc. steps to be reuse. Replacement concrete

Roof plinth to extension. The Metal Window Company Casement to match exist. Reference CR-2.

Roof plinth to extension as above. Reference CR-2.

Raised planter bed using re-claimed bricks Low Maintenance Shrubs

Make good to existing brick boundary / retaining wall. See Structural Engineer to assess stability of all existing boundary walls

Concrete Slab

Concrete Paving Flags

Concrete Paving Flags

STAFF PARKING
DISABLED ACCESS
1 2 3 4 5

Tarmac Finish

new back over ride: re use existing bricks to form raised planter beds.

Extent: Tarmac drainage channel & Manholes, or similar approved

approximate diagram 250 to be repositioned.

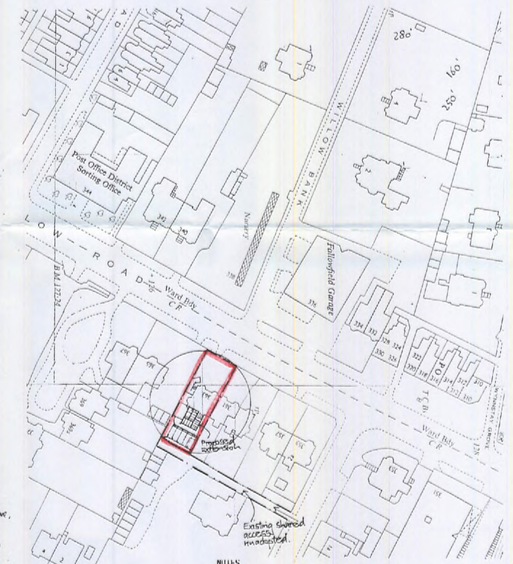
EXISTING ACCESS ROAD ON TO EGERTON ROAD:
Contractor to allow for:
- cleaning & levelling existing surface / suitable surface for vehicles.

Boundary Line

SITE LAYOUT ~ AS PROPOSED 1:100



PARTIAL FRONT ELEVATION SHOWING PROPOSED RAMP 1:50



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PLANNING
23 APR 2008

DRAWING TITLE
EXISTING / PROPOSED SITE LAYOUT / LANDSCAPING

CLIENT
WILMSLOW ROAD (nominee)1 LTD.

PROJECT
PROPOSED CONSULTATION BLOCK/Alterations

ADDRESS
363 WILMSLOW ROAD
FALLOWFIELD
M14 6XU

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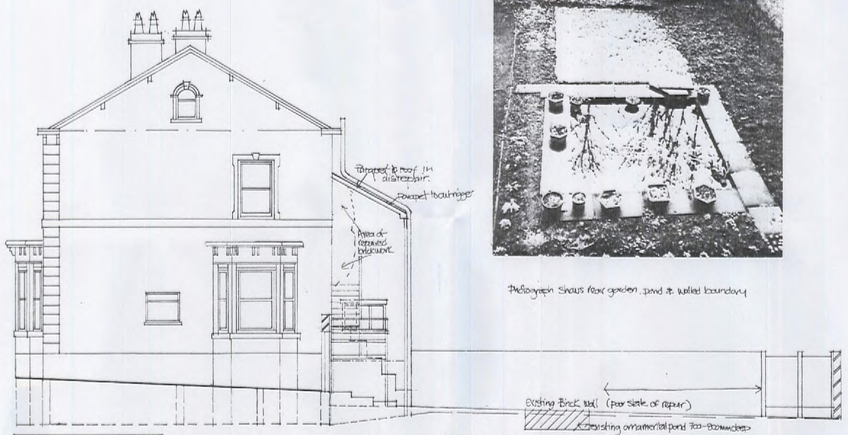
Email: parkerassociates@tiscali.com • Web: www.parkerassociates.co.uk • Mobile: 07973 829870
David L. Parker B.A.(Hons) Dip. Arch (Dist.) R.I.B.A.



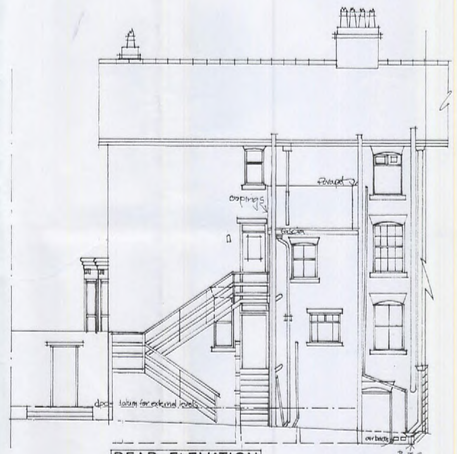
FRONT ELEVATION



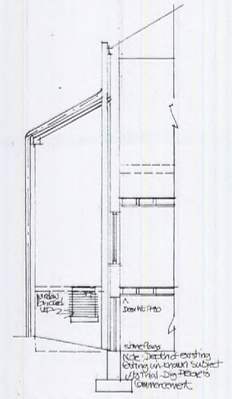
SIDE ELEVATION

Photograph shows rear garden pond & walled boundary

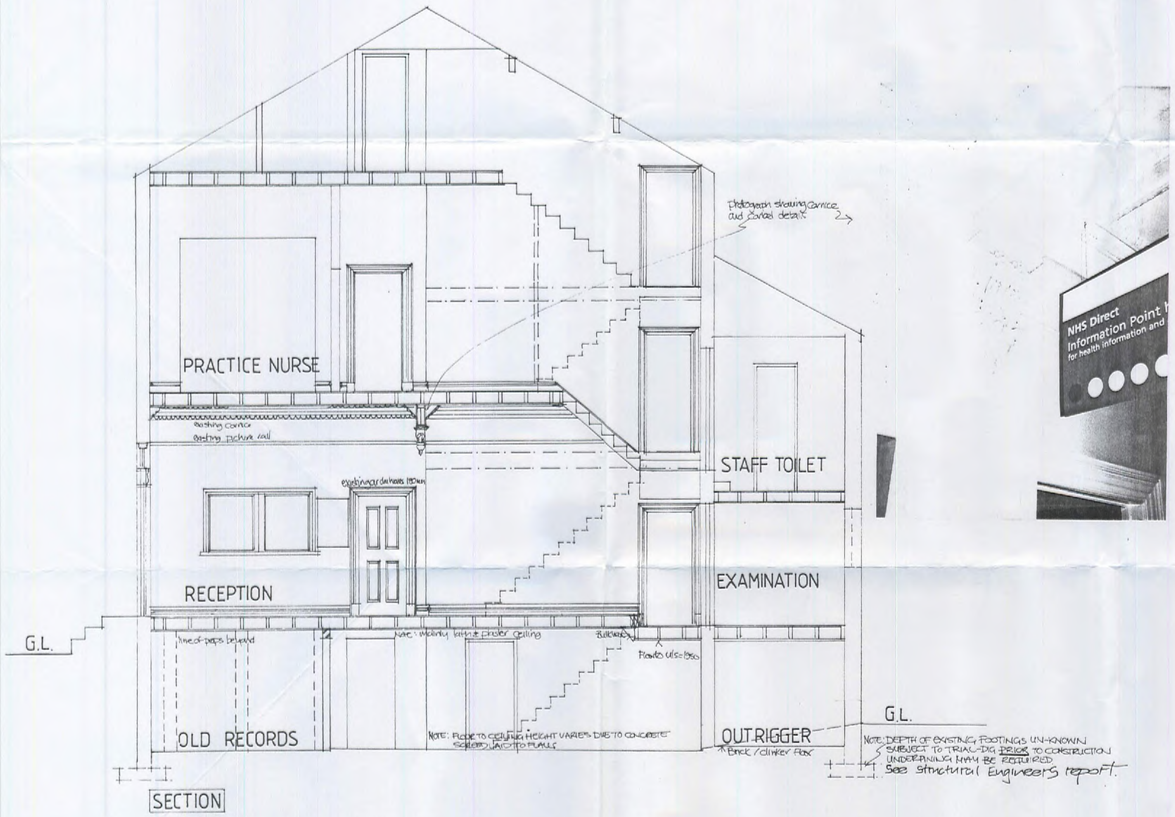
REAR GARDEN



REAR ELEVATION



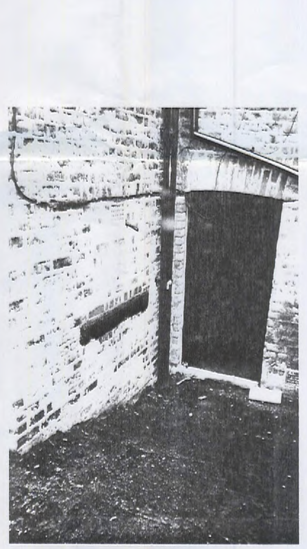
SIDE ELEVATION OUTRIGGER



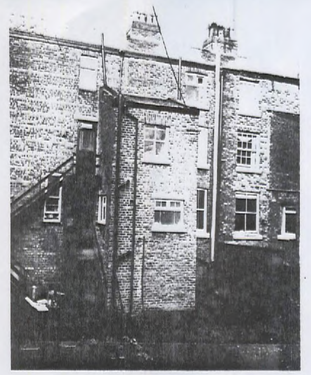
SECTION







Photograph showing Outrigger at Store & Basement.





Photograph showing Outrigger (prior to) & brickwork repairs.

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DRAWING TITLE
EXISTING ELEVATIONS / SECTION

CLIENT
WILMSLOW ROAD (nominee)1 LTD.

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ADDRESS
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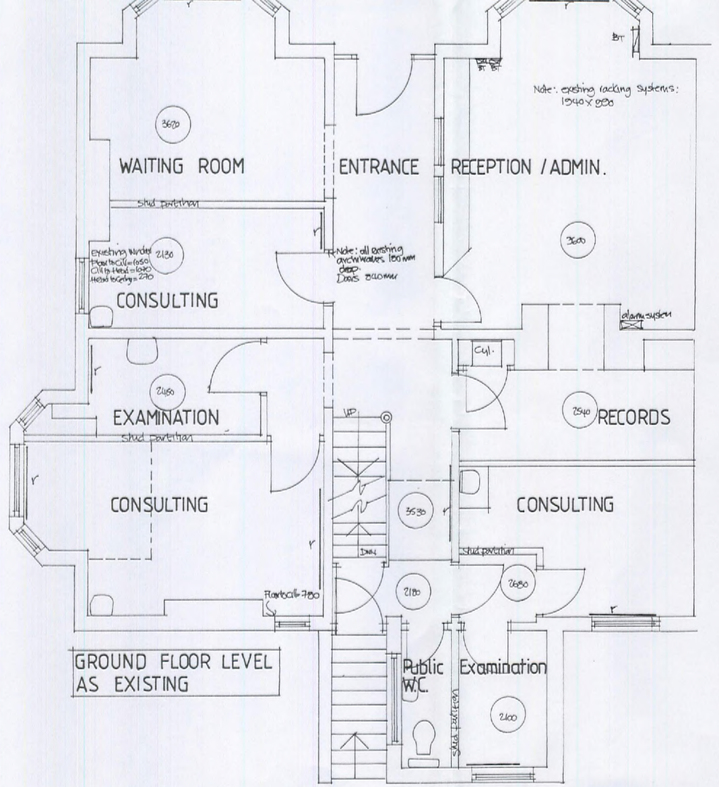
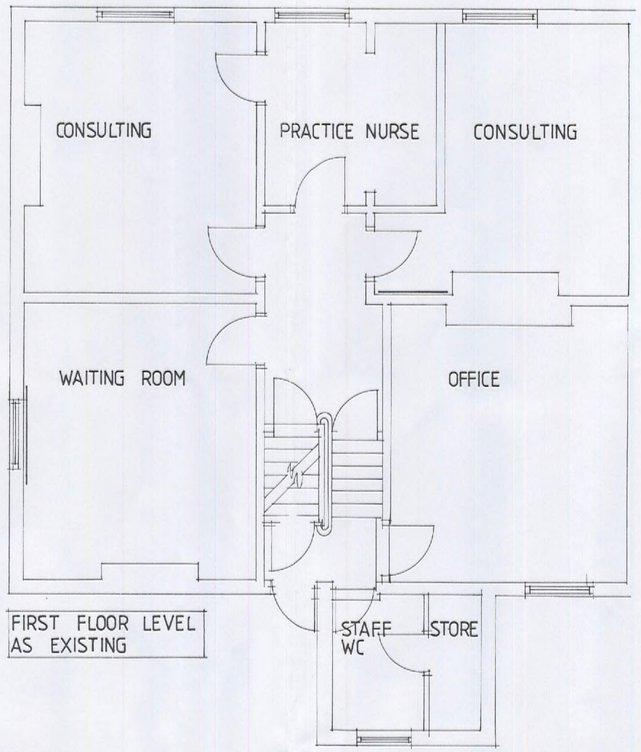
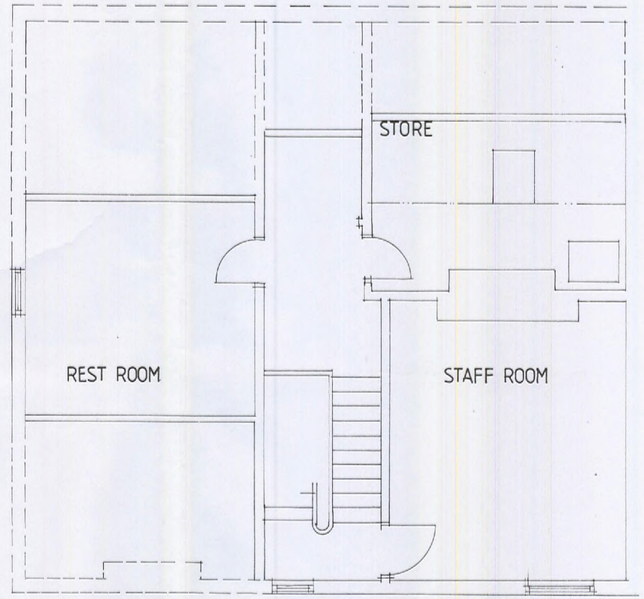


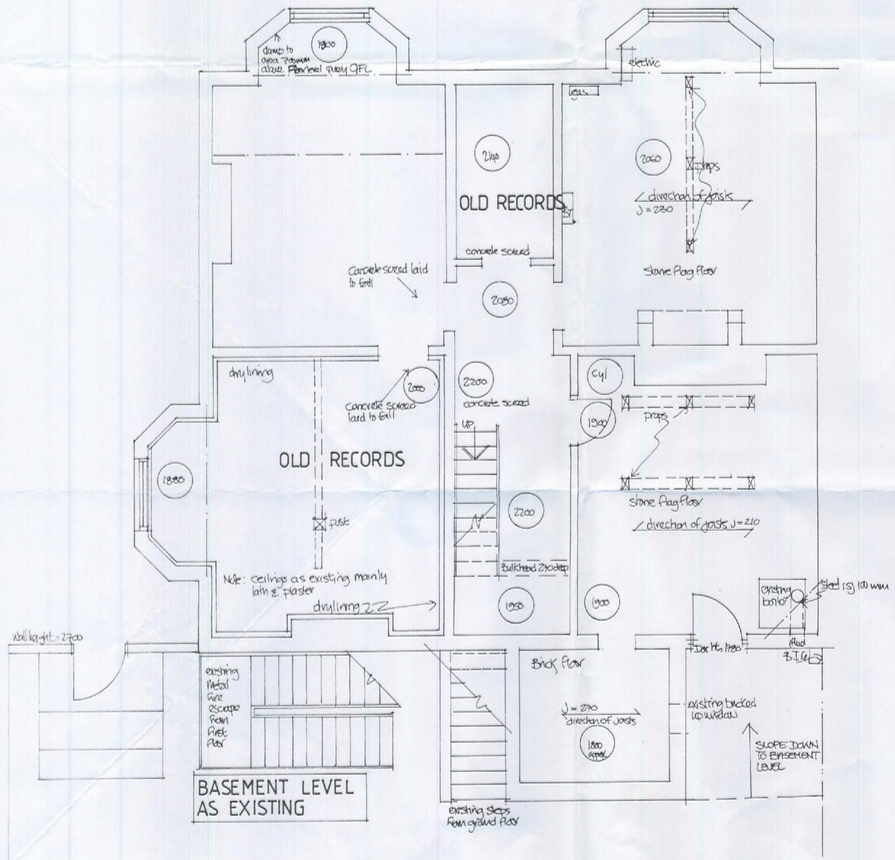
GROUND FLOOR LEVEL
AS EXISTING



FIRST FLOOR LEVEL
AS EXISTING



SECOND FLOOR LEVEL
AS EXISTING



BASEMENT LEVEL
AS EXISTING

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PLANS AS EXISTING

CLIENT
WILMSLOW ROAD (nominee)1 LTD.

PROJECT
PROPOSED CONSULTATION BLOCK/Alterations

ADDRESS
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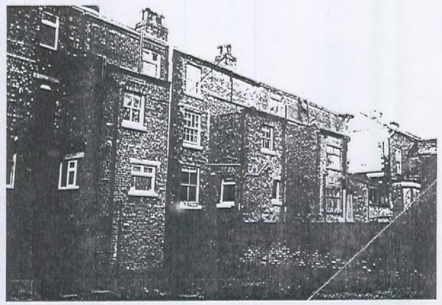
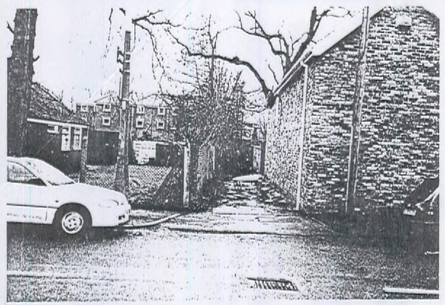


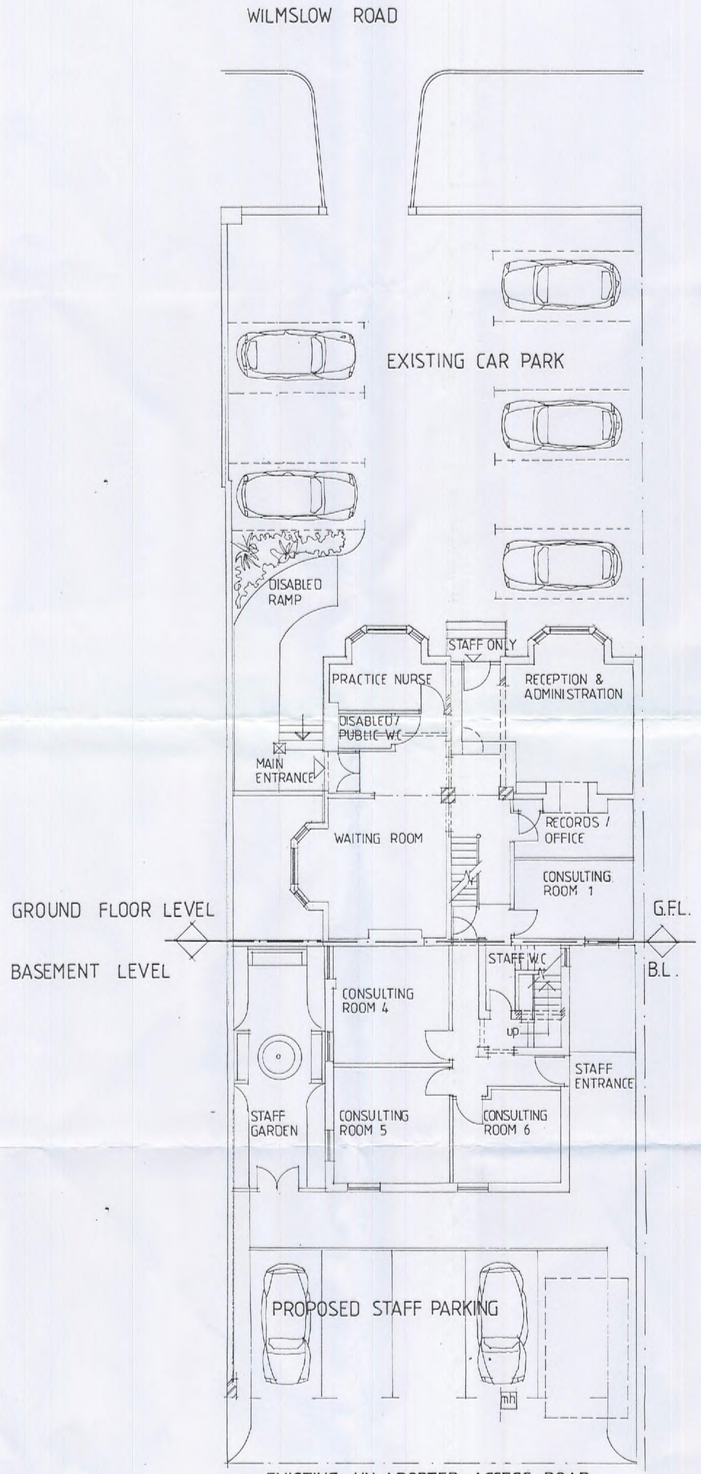
PHOTOGRAPH SHOWING REAR ELEVATION / OUTRIGGER



PHOTOGRAPH SHOWING SIDE LEVEL CHANGE

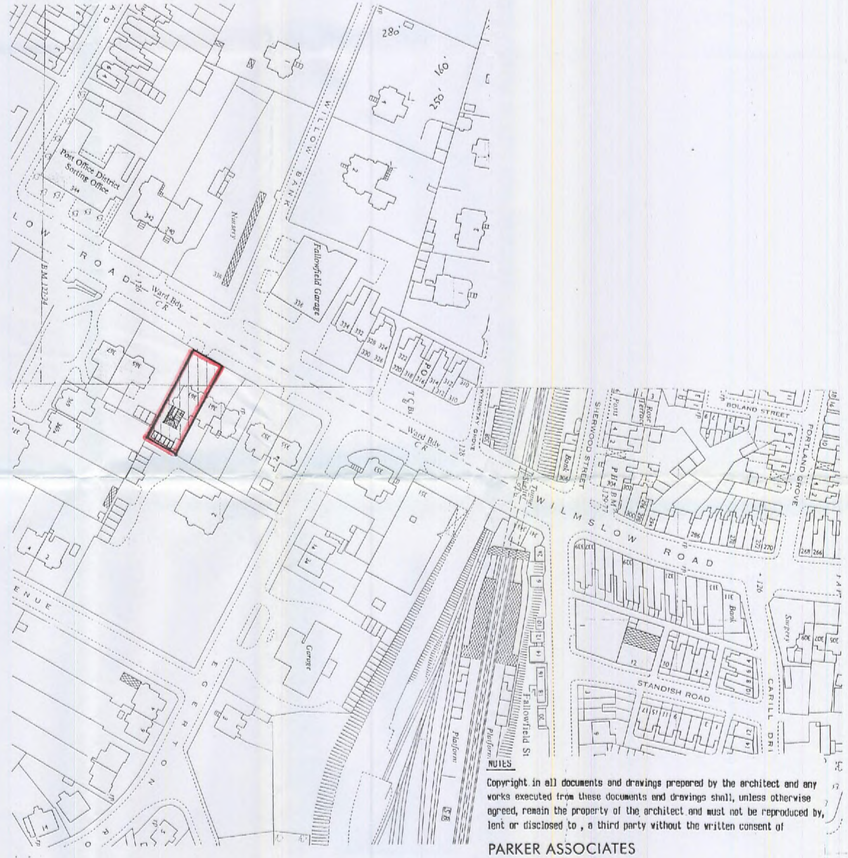


PHOTOGRAPH SHOWING UN-ADOPTED ACCESS ROAD OFF EGERTON ROAD



EXISTING UN-ADOPTED ACCESS ROAD

PROPOSED SITE PLAN



PROPOSED O.S. SITE PLAN 1:1250

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DRAWING TITLE
PROPOSED SITE PLAN:

DRAWING TITLE
PROPOSED SITE PLAN:
BASEMENT AND GROUND FLOOR LEVEL

CLIENT
WILMSLOW ROAD (nominee)1 LTD.

PROJECT
PROPOSED CONSULTATION BLOCK/Alterations

ADDRESS
363 WILMSLOW ROAD
FALLOWFIELD
M14 6XU

SCALE	DATE	JOB No.
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FRONT ELEVATION

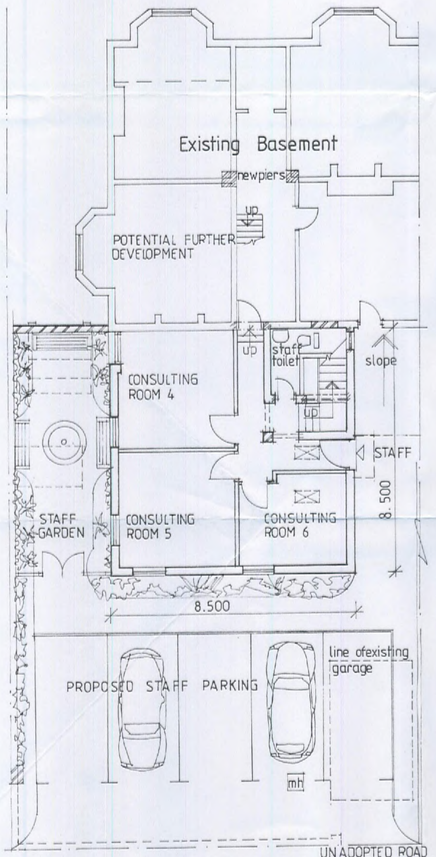


SIDE ELEVATION

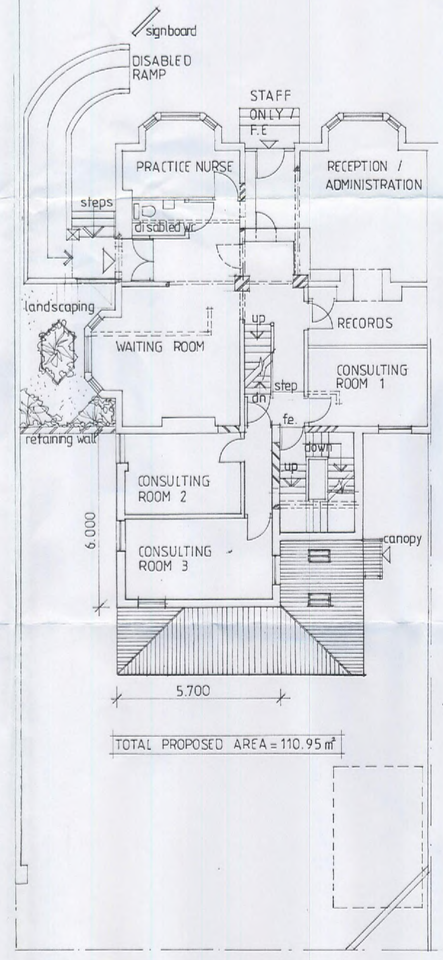
PROPOSED EXTENSION



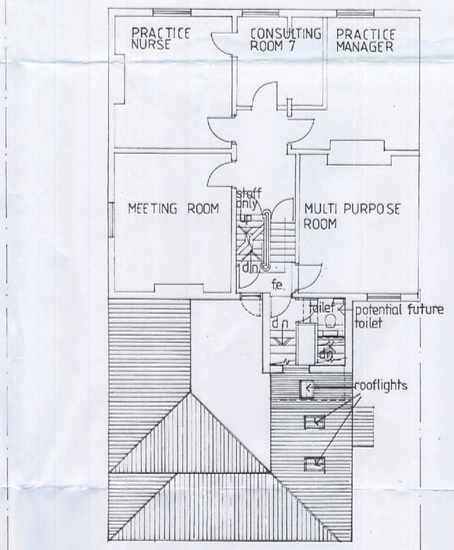
PROPOSED REAR ELEVATION



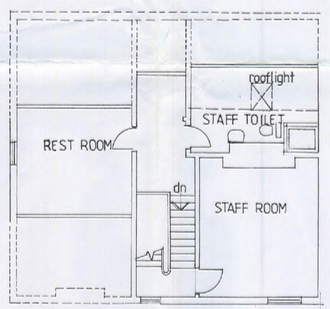
BASEMENT LEVEL AS PROPOSED



GROUND FLOOR LEVEL AS PROPOSED



FIRST FLOOR LEVEL AS PROPOSED



SECOND FLOOR AS PROPOSED

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ALL LEVELS TO BE CHECKED ON SITE.

PLANNING
REVISED
RECD 23 APR 2008

ALL LEVELS TO BE CHECKED ON SITE.

All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect prior to proceeding.

All component sizes and references to be checked prior to ordering of materials.

Positions of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

All relevent boundary positions to be checked prior to proceeding.

DRAWING TITLE
PROPOSED ELEVATIONS & FLOOR PLANS

CLIENT
WILMSLOW ROAD (nominee)1 LTD.

PROJECT
PROPOSED CONSULTATION BLOCK/Alterations

LOCATION
363 WILMSLOW ROAD
FALLOWFIELD
M14 6XU

SCALE	DATE	JOB No.
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Parker Associates

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David L. Parker B.A.(Hons) • Dip.Arch.(Hons) • R.I.B.A.

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