Nasar Ishfaq Design

Richmond Care, Residential Care Extension
9 Plymouth Grove West, Longsight, Manchester, M13 0AQ

April 2018

1.0 Introduction

1.1 Purpose of the Design and Access Statement

This Design and Access Statement has been prepared on behalf of Richmond Care. It accompanies a full planning application for the development of a seven bedroom residential care extension at 9 Plymouth Grove West.

The development involves the erection of a two storey building with seven ensuite bedrooms, shared lounge, controlled access to kitchen and shower room, office on each floor and shared private amenity space on the ground floor.

The planning application is supported by a number of reports informing the design process these include:

1.0 Introduction
2.0 Site Context
3.0 Design
4.0 Access
5.0 Planning Discussions

This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the 'GDPO') for planning applications to be accompanied by a Design and Access Statement that explains:

- The design principles and concepts that have been applied to the development; and
- How issues relating to access to the development have been dealt with.

The structure and content of the statement has been informed by 'Design and Access Statements: How to Write, Read and Use Them' (CABE 2006). In essence, there is a need to:

i) provide a review of the site's immediate and wider context in terms of its physical, social and economic characteristics and relevant planning policy and guidance

ii) provide a rationale for the scheme's design based on (i)

iii) explain and illustrate the design principles in terms of the development's layout, density, scale, landscape and visual appearance, and explain how future users of the site will be able to access the development from the existing transport network and why the main access points to the site and the layout of access routes have been chosen

iv) explain how the development will meet the planning and urban design objectives

1.0 Introduction

1.2 The Brief

The clients vision was captured in the Project Brief. The primary objective of the client for the new development is to create an 'attractive building that caters for the residential care needs of the elderly as a step down unit'.

NiDESIGN were appointed in March 2017 to develop designs for the development on the site to accommodate a two storey, eight bedroom residential specialist care home with private amenity space. As the scheme developed through negotiations with the planning officers the scheme was revised to form a seven bedroom residential care extension as now presented. The scheme has been discussed in detail with the planning officers to achieve the clients brief and their requirements for the site.

What informed the Brief?

- Clients comments
- Site visits
- Appraisal of the existing space
- Detailed and ongoing consultations with the client. NiDesign has been working closely with the client and potential users to develop the brief
- Detailed discussions with the planning officer and senior planner during the first application

1.1 Project Brief

1.1.1 Specialist Care Nursing Home

The proposed development will provide private residential care accommodation to seven residents as a step down unit entailing a more communal focus and is designed to their requirements.

Providing a single access using the existing stairwell with secure lobby leading to the ground floor and first floor areas, access ties into the existing building which has a lift which connects to the new extension and access to the first floor.

Design has been prepared utilising a brick and block cavity wall structure with concrete ground floor and timber floor structure at the first floor and a pitched roof with drainage to the rear wall where possible.

All doors to have magna close locks with security code entry to all doors to the outside.

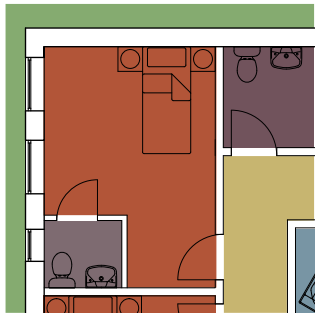
Accommodation of spaces:

1. Residential care private bedrooms
2. W/C (one for each room)
3. One wet room bathroom per floor
4. Shared kitchen
5. Two Offices
6. Lounge
7. Storage room / Plant room

The current bedroom size (4.16m x 3.2m) has been reduced in the proposal as the planning officers requested a reduced scale to the building - the reduced level of care need for occupants entails less service space is required in each room.

Proposed sizes in new extension:
Bedroom: 3.8m x 3.2m
W/C: 1.45m x 1.2m

The Breif - Accommodation Requirements



Residential

Seven bedrooms with ensuite w/c will accommodate service users who will be cared for by nurses. The focus is for residents to use the existing commonr ooms and the dedicated lounge area at first floor to encourage mobility. The bedrooms are tailored for residents with a lower level of care needs and assistance who still require assistance but are more independant as compared to other residents requiring 24 hour constant care.



2.0

SITE CONTEXT

2.0 Site Context

2.1 Residential Context

9 Plymouth Grove West has ample open space to the rear of the site which the new development will utilise. The proposed development area is adjacent to the existing Richmond Care home and links to the bulilding by a common wall. It will also utilise the existing car park, due to minimal staff in the extension and service users being long-term residents with on-goin care needs, car parking requirements are minimal and the existing car park has many empty spaces.

To the rear of the new development area is a single storey church - a 5.7 meter gap is maintained from the common boundary to the church. To the east is two disused and dilapidated buildings - it is hoped the new development will encourage redeveopment of this unsightly area. To the west of the site is the existing Richmond Care car park followed by Plymouth Grove Primary School. To the north is the existing Richmond Care home followed by residential homes to the north of Plymouth Grove West.

Most current employees either walk to work, cycle or use public transport links as the care home is within a minutes walk to Stockport Road and the well serviced bus routes lead to Manchester city centre and Stockport Town centre.

2.2 Site Context and Character

Richmond Care home is built using a red brick and of late Georgian character, most dwellings along Plymouth Grove West are new dwellings again using a red brick facade and either red or gray cement roofing tiles with a mix or white and black facia boarding and gutters, and white uPVC windows.

Below are a number of images that show the variety of materials used, and architectural styles which we feel the proposed building will be in keeping with and will also enhance the visual amenity within the area.



Drybrook Close - Three Storey Red brick / weather board panels



18 Plymouth Grove West, white render/weather boarding



4 Plymouth Grove West - dilapidated red brick



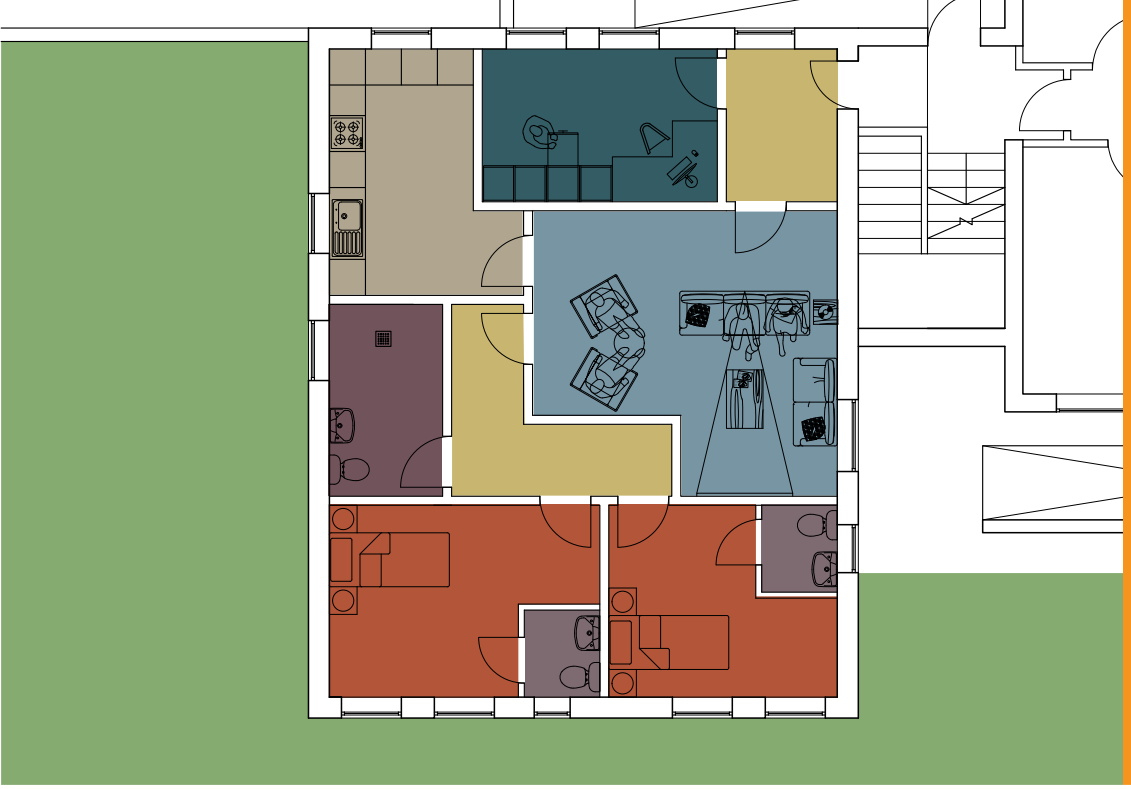
Richmond Care home - red brick / painted stone window bases



Plymouth Grove Primary School - red brick / black windows



Plymouth Grove Primary School - Red brick / stone



3.0

DESIGN

3.0 Design

3.1 Construction

The build cost reflects the quality of work and specification. Measures have been taken at the design stage to reduce the cost of the development. Some of the key features of the building include:

i) Secure single point of access

ii) Fenestration inspired by Georgian design

iii) Magnalock doors with security release to all required doors

iv) All brick facade with brick detailing highlighting Georgian beading to tie in with listed building

The build cost is calculated according to the amount of built floor area.

Proposed total built area:

Foot print: 105m^2

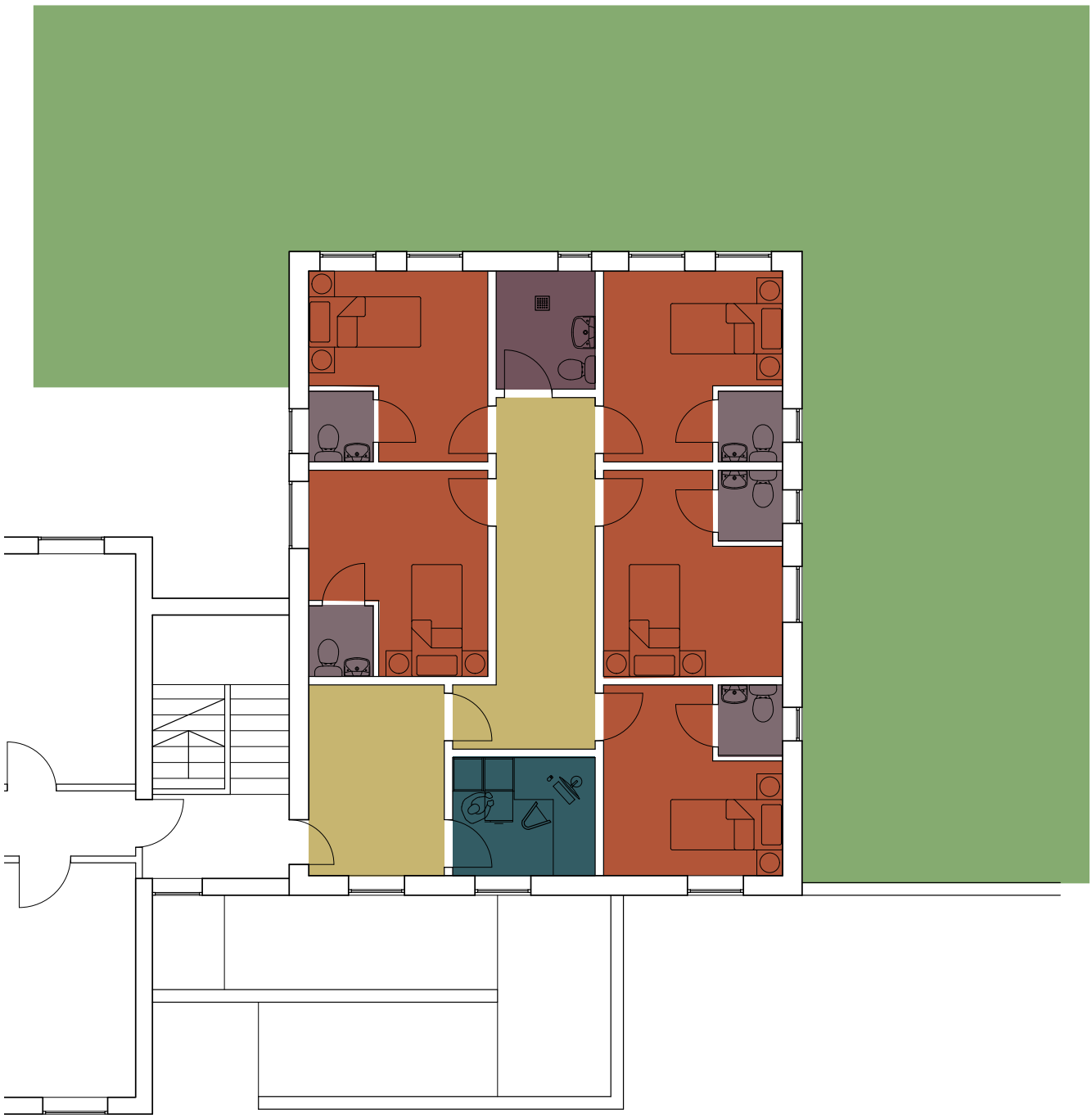
Proposed total internal floor area:

Gross: 183m^2

Nasar Ishfaq Design

Richmond Care
Residential Care Extension Proposals

Layout and Design



W/C
Bedroom
Garden
Lounge
Office
Bathroom
Kitchen
Circulation

	Scale 1:500@A4	Stage: Planning	Drawing Number PL001
	Client.	Mrs Sharon Clough Richmond Care Plymouth Grove West	
	Site Plan	Photography Position Heritage Statement - Appendix A	

Richmond Care - Specialist Care Unit



Circulation
Kitchen
Bathroom
Office
Lounge
Garden
Bedroom
W/C

Richmond Care - Specialist Care Unit

Drawing Number PL001	Mrs Sharon Clough Richmond Care Plymouth Grove West	Photography Position Heritage Statement - Appendix A
Stage. Planning		
Scale 1:500@A4	Client.	Site Plan

37 Sudbury Drive
Heald Green
Cheshire SK8 3BT
Tel 07817 086 944
Email nasar@nasarishfaq.co.uk



4.0
ACCESS

4.0 Access

4.1 Inclusive Access

While providing quality specialist care, the development will create a new focus to the immediate area. This is an overview of the access issues relevant to the proposed building design and management.

Philosophy and approach to inclusive design – Statement of Intent
The proposal aims to meet the highest standards of accessibility and inclusion so that all potential users, regardless of disability, age or gender can use them safely and easily.

The proposal aims to promote inclusive access. Inclusive access is achieved by eliminating barriers, physical and procedural, which may otherwise inhibit the involvement of the whole community, not just disabled people. Inclusive access is about proactively reaching out to involve and include groups and individuals, who may feel that what you offer is currently 'not for people like them'. It means that organisations will need to consider their approach to all areas of their operations, including employment, policies, buildings and equipment, programming and marketing, and audience development.

The ultimate aim of inclusive access is that the design and layout of the building should enable everybody to be able to enter it, use its facilities and leave safely, independently and with ease.

Relevant Legislation
The legislation that is of particular relevance is:

- Disability Discrimination Act (1995)
- Disability Discrimination Act (2005)
- The Building Regulations, Approved Document M, Access to and use of Buildings (top right)
- Town and Country Planning Act 1990

Other Sources of Guidance

- Designing for Accessibility (2004), Published by Centre for Accessible Environments, London.
- BS5588: Part 8:1988, Fre Precautions in the design, construction and use of buildings – Code of Practice for means of escape for disabled people, BSI, 1988
- BS8300: 2001, Design of Buildings and their approaches to meet the needs of disabled people, Code of Practice (bottom right)
- The Principles of Inclusive Design (2006), Published in 2006 by the Commission for Architecture and the Built Environment.

Disability Discrimination Act (DDA) 1995
This Act makes '... it unlawful to discriminate against disabled persons in connection with employment, the provision of goods, facilities and services or the disposal or management of premises; to make provision about the employment of disabled persons.'

Disability Discrimination Act 2005
In addition to the DDA 1995, amendments in 2005 were designed to extend rights and provisions for disabled people. The Act also clarifies the various roles and responsibilities, as well as further clarifying the definition of 'disability'.

4.0 Access

4.1 Inclusive Access

Entrances
The building has two entrances due to listed building not accommodating wheel chair access a second ramped access was installed which links to the stairwell to access the current proposal, making the building accessible to everyone. We propose the use of manual glass doors with automatic disabled opening at a touch of a button (not revolving as these are extremely hazardous), as these will assist most disabled people, including wheelchair users. The automatic doors should remain open for sufficient time to enable a blind person, a person with slow mobility, or a slow-moving wheelchair to pass through. In addition the main entrance doors will need to:

- Be at least 900mm wide (between door stops)
- Have a level landing outside
- Have a level threshold
- Have door controls and handles that are easy to see and at a height which can be reached by wheelchair users (no higher than 1000mm from floor level)
- Have at least 300mm alongside the leading edge of all doors to enable wheelchair users to open the door
- Have a warning strip or logos at eye level for safety. Full glass doors and full height, large areas of glazing, can present particular access barriers for some disabled people. We aim to provide logos or safety markings at two heights, eye level (approximately 1500mm from floor level for adults) and child/ wheelchair user (approximately 1200mm to make them visible)

Where any external entrances are locked or unattended it is important to ensure access for all. In these situations an intercom will be provided. We propose that intercoms are:

- At wheelchair accessible height (between 750mm and 1000mm from floor level)
- Have a solution to provide access for deaf people (links to a CCTV, minicom or video are useful for deaf visitors.)

The entrance lobby has been designed to allow:

- A wheelchair user to clear the outer door before opening the inner door.

We also highlight the importance of the lighting to the entrance lobby. The lighting in the lobby will need to be sufficient to help people adjust to changes in light between the outdoors and indoors.

Lifts
The lift is sized for independent use by a wheelchair user, enabling the user to enter the lift in a forward position and exit by reversing from the lift.

The lift is existing and was designed to reflect the capacity of the building. Lift is:

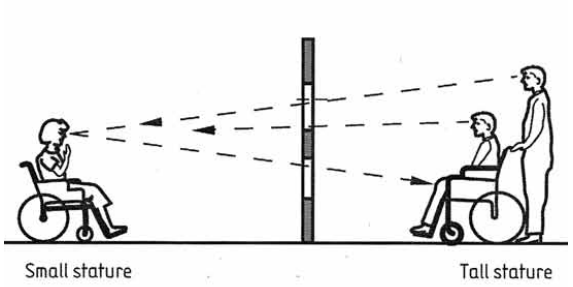
- 1550mm wide x 1420mm deep - external dimensions (BS 8300: 2001 minimum internal car dimension is 1100mm wide x 1400mm deep)
- Access features for lifts are many. We aim to provide:
  - Lift control buttons and an emergency telephone/alarm button set at a suitable height between 750mm and 1,200mm from the lift floor
  - An audio/voice announcement of doors closing and floors reached
  - Control buttons with tactile and Braille markings
  - A mirror to assist when reversing out of the lift

It is intended that there will be an emergency independent power supply during a power shut down in the event of a fire. Were this is not possible we propose:

- Refuge spaces
- A means of communication to enable disabled people to make contact with the rescue services or staff from the lift and refuge point

Circulation
The circulation areas have been designed to ensure unobstructed access. The design considerations that have been taken into account are:

- All corridors have been designed to accommodate a minimum width of 1000mm with no obstructions such as furniture or fire extinguishers.
- We propose that all Doors will:
  - Have a minimum width of 900mm (between door stops) when fully open.
  - Be fitted with vision panels to enable people to see and be seen
  - Will be fitted with lever type handles or 'D' pull handles at a height appropriate for a wheelchair user (1000mm from floor level)
  - Be light enough to be used by disabled people with limited mobility or strength



4.0 Access

4.1 Inclusive Access

Signage and Navigation
We have developed the planning of the building to be simple and intuitive as the ability to navigate independently around a building is dependent upon the basic building layout. We propose that any signage should be grounded in the following:

- The content of signs and information is written concisely and in plain English
- Tules for clear print are followed (contrast between text and background colours, large enough text and easy-to-read fonts)
- Simple illustrations or pictograms and symbols should be incorporated whenever possible
- All directional signs to and within the premises incorporate directional arrows
- Signs are well lit with their own source of light BS 8300: 2001 indicates that universally recognised symbols should be used to replace text, as an essential aid for people with learning difficulties. Where other types of pictograms and symbols are used these should be supplemented by text, and not used in isolation. The BS provides some examples. Further information on public information symbols can be found in BS 6034 and the RNIB publication Building Sight.

Lighting and Interiors
Lighting and décor is important for navigation. Visually impaired people rely on being able to distinguish between the walls, floors, ceilings and doors, and between backgrounds and furniture.

Specifically:

- We propose the use of glare control measures such as blinds, matt finishes to combat reflection
- We aim to consider using colour as a means of assisting orientation, for instance, using a single colour for the floor surface to denote areas of public circulation
- We aim to consider using changes of floor finish in a similar way as colour
- We aim to provide adequate contrast between doors, walls, floors and ceilings, and between furniture and the background against which it will be viewed
- We aim to devlop a strategy to distinguish between trims such as coving, skirting boards, architrave, dado and handrails, door handles, finger and kick plates by use of colour, tonal and textural contrast



International Symbol of Access, indicating routes and facilities with full accessibility



Facilities for blind or partially sighted people



World Federation of the Deaf sign to indicate facilities for deaf people



Equipment to enhance microphone sound for people whose hearing aid is fitted with a "T" switch



Equipment to enhance microphone sound through an infrared receiver

4.0 Access

4.2 Vehicle Access and Servicing

Access to the site is from Plymouth Grove West. Two access openings exist, one services the front Richmond Care home and the other services the car park and new development. The proposal will maintain this service access.

The service area will be shared by all vehicles accessing the buildings. The exisiting Plymouth Grove West access to the side car park will act as site access during the works and also allows for service access to the building.

Detailed discussions have been held with users to establish agreement over use of car parking facilities during key work hours - the current care home operates additional activites during the day for service users and admin staff etc. all leave by 5pm with only required care staff remaining.

Servicing
A shared approach to servicing and waste management, with benefits of efficiencies in traffic movements for all potential occupiers. Vehicle movements have been established and identified.

Currently domestic vehicles access the site as used by staff and occassional visitors. The site is serviced by weekly by a rubbish collection truck which collects the waste from the road side.

Waste and refuse are moved adjacent to the road for collection and then moved back to the waste storage space.

Access During Works
Access is to be maintained for delivery vehicles to the building. Anticipated deliveries are as follows:

- Byweekly - deliveries with small vans to the loading bay at the front of the site

Part of the current car parking area will be required to be kept clear during the site works, namely parking bays 7-13. Staff and visitors will utilise the front parking rea which is currenty disused and can cover the parking requirement. The main contractor will be solely responsible for the control, management and security of the rear car parking area during works.

Access and drop off by the contractor will be permissible by the primary means via the existing route from Plymouth Grove West.

The site hoarding will need to allow for:

- Requirement to maintain emergency escape routes from the building
- Arranged deliveries of goods during morning hours to allow staff parking spaces

Access Post Completion
Access will be managed by Richmond Care for both the care home and specialist care unit in regards to servicing, visitors and staff.

It is anticipated that the use of service areas and car parking will be reviewed by all parties on a regular basis as part of a managed plan.

Secured by Design

The design will meet Secured by Design standards with particular reference to:

a) Low gates should be installed to the front low wall

b) Gates should be installed to the sides of the property that provide access to the rear gardens or yards must be robustly constructed, be the same height as the fence (minimum height 1.8m) and be capable of being locked (operable by key from both sides of the gate). Such gates must be located on or as near as the front of the building line as possible;

c) Rear should be well lit – using Dusk-till Dawn Lighting;

d) Entrance to the proposed should be mainly taken from inside of the existing building;

e) Existing CCTV should be extended to cover the proposed;

f) Nothing should be left/build around the proposed which could be used as an climbing aid;

g) To facilitate natural surveillance shrub planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2000mm from the ground.

4.0 Access

4.3 Waste Management

The site development strategy employed has benefits of improved access, security and waste management to 9 Plymouth Grove West.

A single waste storage and management area for the care home improves the use of the front service area and improved manoeuvrability for service vehicles and focuses all the service related activities into one area of the site. There are also efficiencies in terms of waste collection and the numbers of vehicle movements required.

Consultations with the client have identified the anticipated requirements and from these appropriate allocations have been made within the service yard area.

The care home already utilises combination of waste and recycle bins in the services area to meet their needs. The new proposals seek to encourage re-use and recycling with increased capacity.

In our discussions with the client we have identified the following waste streams for recycling and appropriate allocations made:

- paper
- card
- plastics
- bottles
- cans

4.4 Waste Collection

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00 - Monday to Saturday

No deliveries/waste collections on Sundays/Bank Holidays.



5.0

PLANNING DISCUSSIONS

5.0 Planning Discussions

5.1 Overview

The planning application was first submitted in October 2017 for:
Erection of a two storey Class C2 eight bedroom specialist care unit to rear of existing care facility with external access ramp.

Through a series of discussion with the case officer Mr Carl Glennon and the senior planning officer Sue Wills the scheme was revised to the proposal presented in this application.

Key areas of discussion were the massing, scale and charater of the development. To address these we agreed during a planning meeting to reduce the scale of the building and move it away from the currently vacant but possible future developments to the north-east of the site and away from the existing church to the east.

The character of the design now follows the Georgian fenestration with Georgian proportion windows and a series of solider coursing brick in place of the stonework bands and quoining around windows.

Below is a catalogue of discussions with the planning officer beginning with the most recent conversations.

5.2 Wednesday 25 April 2018

Dear Nasar,

Thank your email. I apologise for the delay in providing a reply.

It is considered that the revised siting and composition of the proposed extension has significantly improved its potential relationship to the existing building and the surrounding context. You have also explained the design considerations in relation to the arrangement and number of proposed windows.

It is advised that the revised proposals be submitted as a new planning and listed building consent applications with all relevant supporting information. This will be necessary given the extent of proposed changes to the proposed development. To facilitate this re-submission without a further fee, it is recommended that the existing planning and listed building consent applications be withdrawn.

To aid your re-submission, I have provided the following consultation responses:

1. Highway Services

i. This planning application seeks to install an external access ramp for the proposed
extension. No plans or details for the proposed ramp have been provided by the applicant.
The applicant is advised to refer to Manchester City Council's Design for Access 2
guidance for the dimensions of the ramp and entrance door.

ii. The application form states that there are 18 parking bays available for the current
property, whilst the Transport Statement states that there is a provision of 14 bays, which
are not formally marked. Clarification on the number of bays is sought here as a plan
presenting the location of spaces and their dimensions has not been provided by the
applicant.

iii. Regarding the dimension of the spaces, these should all accord with MCC's standard
minimum requirement. It is recommended that standard parking bay dimensions be a
minimum of 2.4m x 4.8m and disabled parking bay dimensions a minimum of 3.6m x 6.0m.
This should also include a 6 metre aisle width to allow vehicles to safely manoeuvre within
the car park. It is also recommended that the parking bays are formally demarcated.
The Design and Access Statement states that the current parking provision will be
unavailable for the duration of the works and patrons using the current car park will be
required to park elsewhere, yet a mitigation plan for this eventuality has not been clearly
defined. Clarification is sought here.

iv. It is understood from the application that no additional parking provision is to be provided
for this site. It is not known from the information provided how many staff park at work, nor
how many visitors drive to the existing facility. Therefore it is unknown if the current
parking provision is sufficient.

v. No cycle parking provision has been proposed for this development, the applicant is
advised to refer to Manchester City Council's Core Strategy Parking Standards.

vi. It is understood from the application that the existing refuse collection arrangements will be
maintained. Bins are to be stored to the side of the property and brought kerbside on
collection day by the maintenance staff, the applicant is encouraged to ensure bins are
promptly returned to the side of the property after collection.

vii. It is understood from the design and access statement that deliveries to the site are made
bi-weekly and will continue once the extension has been completed. This is acceptable to
the Highways Team.

viii. There are two access points from Plymouth Grove West into the site area via narrow
driveways, the type and dimensions of the vehicles accessing the site remain unclear,
therefore the Highways Teams have concerns over the safety and ease of access to the
site. If construction vehicles are to access the rear of the site where the proposed
extension is to be constructed, it is the recommendation of the Highways Team that swept
path analysis and demonstration of a turning circle within the site are provided.
If no access is to be gained to the site and the adopted highway is to be used for the
storage and delivery of materials then please see the Fit Out Management point below.

ix. Detail is sought from the applicant in relation to any proposed construction or fit-out
arrangements, where there is an impact on the highway. The applicant should be advised
that any requirements for licensing, hoarding / scaffolding and any associated temporary
traffic management arrangements will need discussion and agreement with the council's
Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161
234 5004).

2. Environmental Health – Should planning permission be granted conditions are requested in relation to the following:

i. Deliveries, servicing and collections, including waste collections shall not take place
outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste
collections on Sundays/Bank Holidays.

ii. The provision and agreed implementation of a construction management plan.

iii. The implementation of the development in accordance with the submitted waste mangement plan

[Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3]

3. Flood Risk Management Team – The following recommendations have been made as an informative rather than condition:
'The applicant should design and construct drainage system to prevent the increased risk of flooding,
to improve and protect water quality and ensure future maintenance of the surface water drainage
system'.

4. Greater Manchester Ecology Unit – The following comments have been received:

'No ecological information has been supplied with the application. However the likely ecological impact of the development is very low. Outstanding ecological issues can be mitigated by condition and informative.

i. Bats - The proposed development will tie in to the existing care home. There will therefore be a temporary disturbance to the existing gable end and the loss of any potential roosting opportunities within that gable end. However the scale of the disturbance and the buildings location, which is isolated from any high value habitat for bats, is such that any such risk is very low. I therefore recommend the following informative is applied to any permission.

Whilst the development has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

ii. Nesting Birds - It appears that the development will require the loss of trees that are currently present in the garden of the care home, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend the following condition is applied to any permission

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.
ii. Contributing to and Enhancing the Natural Environment - Section 109 NPPF states that the planning system should contribute to and enhance the natural and local environment. The development will result in the loss of trees and associated bird nesting habitat. Without mitigation this would be contrary to such guidance. There is also significant evidence that being able to look out on semi-natural features is beneficial to people in care and medical facilities. I therefore recommend that mitigation is provided through replacement planting of wildlife friendly or native species and provision of nest boxes. It is recommend that the detail is conditioned.'

5. Greater Manchester Police Design for Security – It is recommended that the proposed is built to Secured by Design standards with particular reference to:

i. Low gates should be installed to the front low wall;

ii. Gates should be installed to the sides of the property that provide access to the rear gardens or yards must be robustly constructed, be the same height as the fence (minimum height 1.8m) and be capable of being locked (operable by key from both sides of the gate). Such gates must be located on or as near as the front of the building line as possible;

iii. Rear should be well lit – using Dusk-till Dawn Lighting;
iv. Entrance to the proposed should be mainly taken from inside of the existing building;
v. Existing CCTV should be extended to cover the proposed;
vi. Nothing should be left/build around the proposed which could be used as an climbing aid;
vii. To facilitate natural surveillance shrub planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2000mm from the ground.

Yours sincerely,

Carl

5.3 Thursday 15 February 2018

Dear Nasar,

Thank you for your email of 18 February 2018.

I note that the details of the roof plan has not been amended and these comments have been related to the proposed elevation and layout drawings.

It is acknowledged that the footprint of the proposed building has been reduced to produce a more appropriate relationship to the neighbouring boundaries and to allow the retention of a higher proportion of the garden area. This approach is welcomed.

Notwithstanding the siting of an existing extension, the relationship of the proposed extension to the original listed building needs to be acknowledged in the quality and detail of its design. The proposed elevational design has a simple form that would benefit from additional architectural detailing, including:

i. The incorporation of recessed window frames that would allow the formation of exposed reveals to the windows openings;

ii. The cohesive arrangement and alignment of windows within the composition of the elevations. There also should more consistency in the selection of windows sizes within the individual elevations, particularly with regard to the southern and eastern elevations.

iii. Contrasting band and coursing details should be incorporated into the elevations to relieve the uniformity of brickwork and secure reference to the detail of the listed building.

It is considered that the ground level of the southern elevation would benefit from the inclusion of suitably arranged and obscurely glazed windows thereby relieving otherwise expansive brickwork. The lower sections of windows to the southern elevation should also be obscurely glazed and this requirement may necessitate a review of the windows design.

Confirmation of proposed materials should be provided.

It is advised that new planning and listed building consent applications should be submitted and these applications should respond positively to the above recommendations.

To facilitate the above, the current application should be withdrawn. Please note that an additional fee for the planning application would not be required, if it is re-submitted before 10 October 2018. If you wish to submit more detailed drawings for comments prior to the submission of the above applications, I would be happy to provide further comments.

I hope that the above is helpful.

Please contact me if you require any further assistance.

Yours sincerely,

Carl

5.4 Thursday 14 December 2017

Dear Sir,

I write with regard to the above application

I have consulted the Supporting Needs in Manchester Group (SNMG) in respect of the proposed development. This is a usual consultation requirement when assessing the provision new car facilities as part of a managed strategy. It has taken some time to gather the consultation responses but I can now confirm that, in principle, some increase in the residential capacity of the existing care facility is not objected to.

Notwithstanding the above, consideration needs to be given to the following comments in respect of the proposed development:

i. I visited the application site on 22 November 2017 and viewed the previously approved rear extension in the context of the original listed building. During my visit I was also able to clarify the use of the proposed extension as part of the scope of existing care undertaken at the premises;

ii. However, there are concerns regarding the size of the proposed extension, the extent of its footprint, appearance and relationship to neighbouring boundaries;

iii.. The proposal would draw the extended building into much closer proximity to the eastern and southern boundaries thereby adversely affecting existing and future relationship of the application site to neighbouring properties. Whilst acknowledging that the buildings to the east of the site are vacant, the proximity of the proposed extension would also adversely affect the development opportunities of the neighbouring site to the detriment of local regeneration;

iv. The proposed extension would result in the overdevelopment of the site resulting the substantial loss of the garden area that is currently enjoyed by residents. The quality of the proposed enclosed garden area would be poor and have limited amenity value to residents;

v. The submitted drawings do not relate the proposed extension to the full extent of the existing building. Whilst recognising that the original building has been extended, its listed status needs to be acknowledged in the design of the proposed extension. Drawings are therefore required that demonstrate these relationships in relation both its appearance and function;

vi. It is also considered that the proposed elevational design presented an opportunity, which has not been taken, to improve the elevational composition at the rear of the site and the relationship to the listed building.

Taking these factors into account, it is considered that the development would share many of the development characteristics that lead to the refusal of planning application 083854/FO/2007/N2 in 30 July 2008. Given the previous decision of the City Council as local planning authority it is not considered that the planning application can be supported its submitted form.

City Council policy relating to residential extensions, which is applicable to care facilities, specifically state that extensions should be subservient to the original building. In this the building has been previously extended and the proposed extension would have the scale and proportions of separate building, albeit linked to existing built form. It is therefore advised that the design of the proposed extension should be more closely related to the layout of the existing building.

The side and rearward projection of the proposed needs to be reduced significantly to secure a clear demarcation from the eastern and southern boundary and the retention of the respective adjacent section of garden. The balance between built form and open space should be addressed and it needs to be acknowledged that the existing site might not have the capacity for such a large extension. The proposed increase in bedroom spaces may need to be reduced.

It is advised that the current planning application be withdrawn to allow the submission of a new planning application that responds to the above points and improves the quality of the proposed design, provision of amenity space and relationship to the context of the site and its surroundings. It is also advised that revised drawings should be submitted for consultation purposes prior to the submission of any subsequent application to allow the parameters of any future development to be discussed.

I look forward to hearing from you.

Yours faithfully,

Carl Glennon

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Richmond Care, Residential Care Extension Proposal

To discuss further, contact:

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