DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS TO
BROOKLANDS MEDICAL PRACTICE
NOS. 594 AND 596 ALTRINCHAM ROAD
BROOKLANDS
MANCHESTER M23 9JH

Background:

The existing doctor's surgery is located in the right hand half of a domestic semi-detached property on the corner of Ravenna Avenue and Altrincham Road. The surgery has been extended in the past to provide additional consulting rooms but the premises have gradually become inadequate. The two consulting rooms at first floor are an example of how inadequate and unacceptable the situation has become.

When the other half of the semi-detached property was put up for sale the partners decided to try and purchase it and to explore the possibility of a change of use. To that end they had an encouraging meeting with the planners and have made an offer for the property and given instructions to submit a planning application for the change of use.

There are 4 doctor partners and 1 salaried doctor working at the practice of which 2 are full time and 3 part time. There is a nurse practitioner and a practice nurse. Both are part time. The medical staff are supported by 1 practice manager and 1 secretary who are both full time and 7 receptionists who are part time sharing the morning and afternoon shifts.

There will be no change to the numbers who work in the surgery as a result of the alterations.

The surgery is open every day from 8.30am until 6pm with time off for lunch. On Thursdays the surgery operates a half day opening at 8.30am and closing at 1.00pm. On alternate Tuesdays and Wednesdays the opening hours are extended to 8.00pm and on Fridays the surgery opens between 7.00am and 8.00am.

The surgery is not open at weekends.

There will be no changes to these hours as a result of the alterations.

Design Element:

The houses were probably built in the 1940's or 50's and are typical bay fronted two storey three bedrooms properties. The surgery has single storey pitched roof extensions to the side and rear. The side extension looks as though it is the result of two extensions. The rear extension with its hipped roof appears to be a third extension. The three extensions are linked and constructed in materials which closely resemble those on the original property.

The neighbouring house has also been extended to the rear. This is a single storey extension with roof lights set in a lean-to roof. The extension provides additional living accommodation and projects beyond the gable with a monopitch roof.

Both properties have had similar pitched roof entrance lobbies added at some stage in their history.

By changing the use of the domestic half of the property there is an opportunity to considerably improve how the surgery functions without too many outward changes to the appearance of the properties. All the consulting rooms can be accommodated at ground floor level and the waiting room increased. Reception can be improved to develop a user friendly environment and valuable administrative space created at first floor. The doctors would also like to convert the combined loft space to store their medical records which requires in an additional staircase and dormer to create headroom on the gable of the existing house.

The existing car parking to the rear of the surgery is inadequate in that it has few spaces, no disabled spaces and is not marked out. Although 8 cars can be parked it is unlikely that many are able to exit in a forward gear. At busy periods cars are parked in the adjacent Ravenna Avenue which is a cul-de-sac serving 9 houses.

By combining the rear garden of the domestic property and the surgery's parking area a more satisfactory car park can be created with 13 car spaces and two disabled spaces. A one-way route through the car park is included on the proposals but it would be possible to operate the car

park with a single entrance and exit onto Ravenna Avenue if this was more acceptable to the Highways Authority.

Amount: The surgery is 162.5sqm in area over two floors. By extending the surgery into the neighbouring property the area of the surgery will increase to 291.5sqm over two floors with additional storage in the loft of 38.5sqm.

The plot size will increase will increase from 471.5sqm to 912sqm.

Layout: Ground floor rooms will be converted into consulting rooms and rooms providing ancillary facilities. Reception will move into a position where the patient's entrance can be seen and the waiting room will be relocated and enlarged. Patients will no longer need to go up to first floor.

First floor will accommodate a staff room, administration office and a meeting room.

Scale: The scale of the semidetached properties will not change. The dormer window above the new stair will be the only addition and its impact is to be kept to a minimum. The dormer will not rise above the existing ridge and its eaves will be kept as low as possible in order to maintain internal headroom.

Landscaping: The front and side garden, footpaths and ramp to the existing surgery will remain with low maintenance planting introduced to the side boundary.

The existing high timber fencing to the side of the existing house will be removed. The front garden of the house will be removed together with the entrance porch to accommodate 2 disabled car parking spaces. The rear garden will be converted into a parking area with the existing garage, dividing timber fence and raised patio being taken down. Existing perimeter fencing, walls and hedging will be repaired and retained.

Appearance:

The existing semi detached properties will change very little in appearance retaining their domestic character. Materials will be chosen to match the existing materials of the original houses

Access:

Altrincham Road is a busy dual carriageway where it passes the surgery. There is a gap in the central reservation opposite Ravenna Avenue so that vehicles traveling west can enter and exit Ravenna Avenue. With a one way system through the proposed car park vehicles traveling west wishing to access the surgery will have to travel down to the nearby road traffic island at the junction of Brooklands Road and Shaftesbury Avenue and travel back towards the surgery. Exiting Ravenna Avenue will not change.

Local buses travel Altrincham Road in both directions serving Altrincham, Timperley, Brooklands and Sale and further afield. There are bus stops on both sides of the dual carriageway and a controlled pedestrian crossing at the traffic lights at the junction of Altrincham Road and Ferndown Road giving good pedestrian access to the surgery. The furthest bus stop is 150m from the surgery.

The proposed car park includes two disabled car parking bays which will give easy access to the patient's entrance.

Ramped disabled wheelchair access already exists into the surgery via the patient's entrance. This has been achieved by ramping the macadam footpath up to internal floor level. There are no proposals to change this. Within the surgery there is a wheelchair accessible toilet and following the alterations there will be disabled access to all the medical facilities within the surgery.

The medical practice does not have a formal travel policy but encourages walking and cycling as alternatives to driving. As a consequence 3 staff members walk to work and 2 cycle. Some receptionists travel to work together sharing driving duties.

WASTE & REFUSE STATEMENT

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Brooklands Medical Practice has a contract with Enterprise Manchester for the collection and disposal of non-hazardous commercial waste. Bins are located at the rear of the premises and are collected twice a week on Tuesdays and Thursdays.

The practice also has a contract with Canon Hygiene for the collection and disposal of the following clinical waste as follows:

- offensive waste (yellow or yellow stripe bags) including incontinence pads, nappy waste, outer dressings, protective clothing eg. masks, gloves not contaminated with bodily fluids or blood.
- hazardous waste (orange bags) including human tissue, blood, bodily fluids, excretions.
- sharps waste (orange and yellow lid containers) including needles, syringes, lancets, scalpels, stitch cutters, razor blades, glass ampoules, spicules of bone.
- pharmaceutical waste (blue lids, handles and labels) including solid dose medicines and drugs.

Staff are inducted in the correct disposal of waste products.

These contracts will be extended to cover the new practice premises.