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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.

CKD
PLIED
ECD 1 2 MAY 2008
ACTION

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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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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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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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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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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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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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APPENDIX 1



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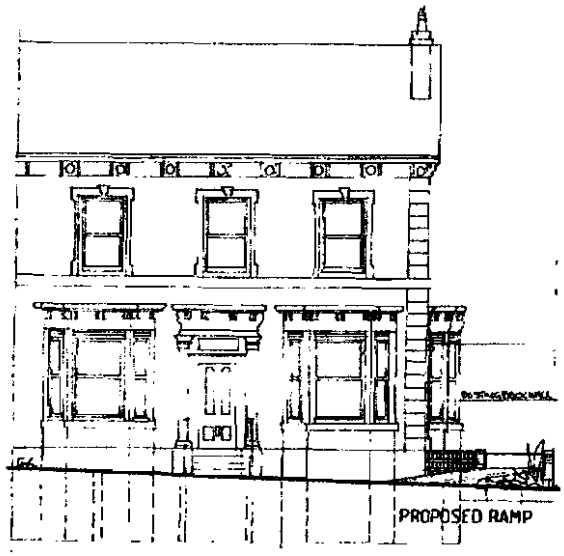


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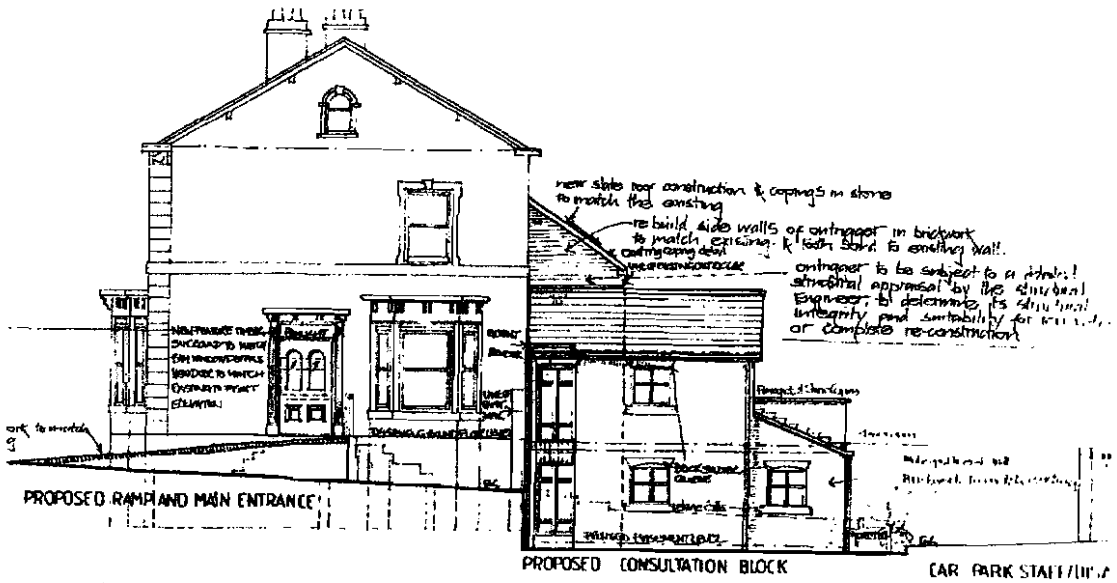
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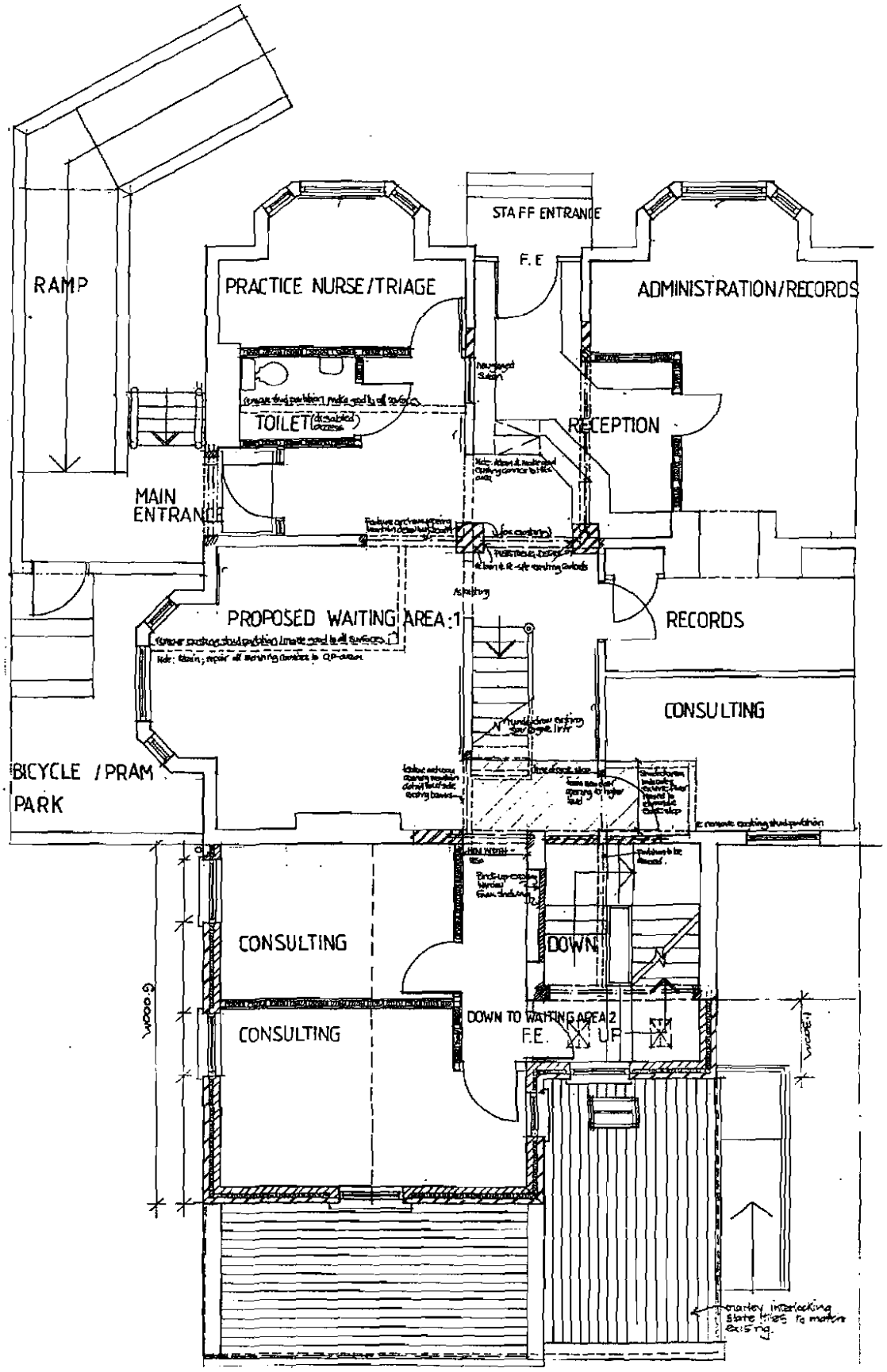
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

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