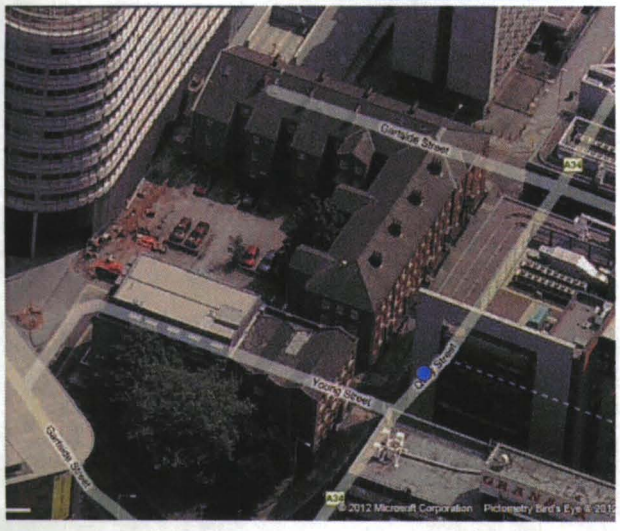
PLANNING AND
BUILDING CONTROL

29 JUN 2012

Design and Access Statement

FARJO MEDICAL CENTRE
70 QUAY STREET, MANCHESTER
2090/1



AERIAL VIEW OF PREMISES (image supplied by bing maps)

DESIGN

The site is located within Manchester city centre on Quay Street, central within Manchester's business district.
The premises were formerly utilised as a solicitor's office and is the end terrace of an office development constructed in mock Georgian style circa early 1980s. The property comprises a four storey building of traditional brick construction underneath a pitched slate roof. The accommodation comprises basement, ground and two upper floors.
The development is bounded by Quay Street, Young Street and Garside Street and by a private surface car park to the rear in which spaces are allocated to each property. 70 Quay Street has ownership of 4 parking spaces located adjacent to the northern entrance.

The premises are accessed either via 5 steps up to the existing entrance door from Quay Street or from the car park through the existing entrance which is also via 5 steps. This Change of Use proposal provides the facility for wheelchair access within the constraints of an existing building. An existing car parking space will be identified and marked as a disabled parking bay, the enclosure to the rear will be lowered and access widened, and a platform lift suitable for external use to allow level access will be provided.

The building will provide facility for accessibility that meets the current Building Regulations requirements and any Planning Policy requirements relating to access within an existing building.

USE

The focus of this planning application is to apply for a change of use of the building from B1 (Offices) to D1 (Clinic). Farjo Medical Centre is a hair transplant clinic that carries out consultations and procedures with patients. Growing success and expansion has meant that the current clinic is no longer fit for purpose and a larger premises is required. It is the intention for these new premises to undergo a complete internal refurbishment to provide improved facilities for patients and staff.

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VIEW FROM QUAY STREET



VIEW FROM CAR PARK



BRICK WALL ENCLOSURE TO BE ADAPTED

AMOUNT

The proposed change of use of the building has no effect on its existing footprint as no demolition or extension is intended.

Areas of existing accommodation have been modified where feasible to provide improvements in accessibility and welfare accommodation.

LAYOUT

The internal refurbishment is designed to utilise the location of existing service runs and plant areas to simplify the new design layout.

SCALE

The lowering of the existing brick enclosure wall and reconstruction of one section with addition of the railings will match the scale and layout of the railings located on the Quay Street elevation.

LANDSCAPING

There is an existing tree with shrubs located adjacent to the brick enclosure wall next to the entrance from the car park. The removal of this tree is intended in order to provide additional and improved space for disabled access. It will also allow more natural light to enter through the existing windows.

APPEARANCE

The reconfiguration of the brick enclosure walls will be constructed from materials to match the existing brick, stone coping and iron railings.
The new windows to be inserted within the elevation facing Quay Street will match the existing in material, colour and style.

ACCESS

All aspects of the scheme have been designed in accordance with the requirements of Part M of the Building Regulations to provide adequate manoeuvring space and access to all without prejudice.