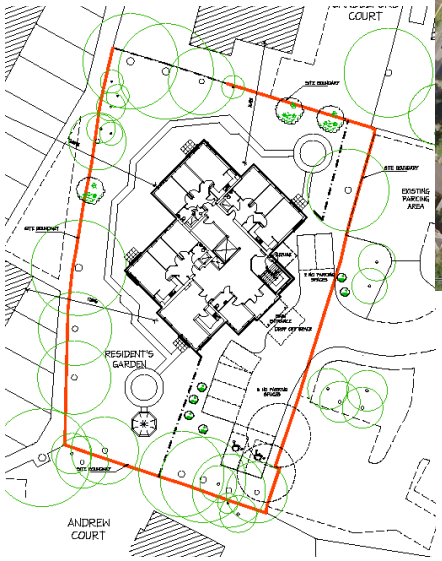
PROPOSED EXTRA CARE APARTMENTS LAUREL GROVE, CANDLEFORD ROAD, MANCHESTER

DESIGN & ACCESS STATEMENT





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1.0 INTRODUCTION

This statement prepared by Carless & Adams Partnership is in support of a full planning application on behalf of Aprirose (Didsbury) LLP for the development of a new three and four storey apartment block, comprising 16 close care apartments, together with associated landscaping, car and cycle parking, and refuse store. The application site is located on land to the rear of Laurel Court, Candleford Road, Manchester M20 3JH.

This Design and Access Statement forms part of a submission of documents including a Planning policy Statement prepared by AKA Planning.

1.1 Location, Context and Local Amenities

The application site is located within close proximity to the centre of Withington and within 500m of extensive local amenities.

Extensive local amenities exist both to the north and further to the east on Wilmslow Road, and include a selection of services and shops for the local communities including libraries, hospitals, hostelries, shopping, cafes and restaurants. The local Withington street market is held on the 2nd Saturday of every month at the junction of Wilmslow Road and Palatine Road.

The main Northern Rail service in the area is located approximately 1 mile to the east running into Manchester Piccadilly. The nearest rail stations are at Burnage and Mauldeth Road. The service runs south via Wilmslow to Crewe. There are regular bus services on Palatine Road and Burton Road to the west running to Piccadilly Gardens, Manchester.

1.2 Aerial image of the site (outlined in red) and surrounding area



2.0 SITE & SITE SURROUNDINGS

The Application Site is currently occupied by Laurel Court care home operated by Methodist Homes. The land where the proposal is sited is on vacant grassed land to the rear of the existing home, which serves no particular purpose in terms of amenity.

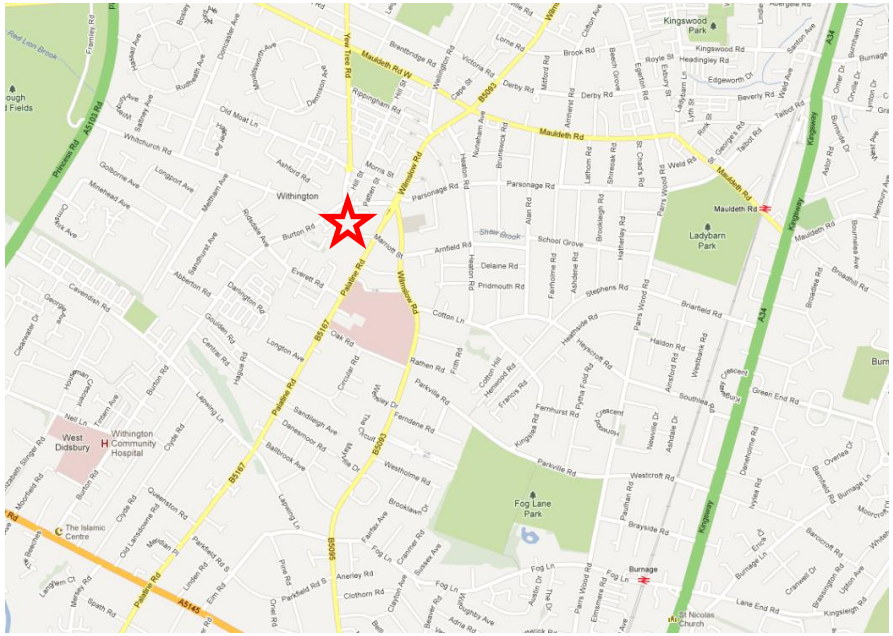
Laurel Court contains a total of 86 bedrooms and is arranged over three and four storeys together with a pitched roof above. The building dates from the early 1990's. This building is set back from the main road frontage behind a row of mature trees and a large amenity space. Car parking is provided to the rear of the building, accessed from Candleford Road to the north.

Development immediately surrounding the site is predominately residential, comprising two, three and four storey blocks of flats and housing. A public footpath runs alongside the application site boundary to the west, and there is some mature tree planting to this and other boundaries.

The site is accessed from Candleford Road, via the existing access serving Laurel Court and the dedicated parking serving that accommodation. No existing parking will be lost as a result of the new proposal.

A previous application for a 2 and 3 storey building for 19 no. sheltered apartments on this site was approved in June 1993.

2.1 Area map of the site (indicated in red) and surrounding area



2.2 VISUAL ASSESSMENT OF SITE & SURROUNDING AREA – KEY PLAN

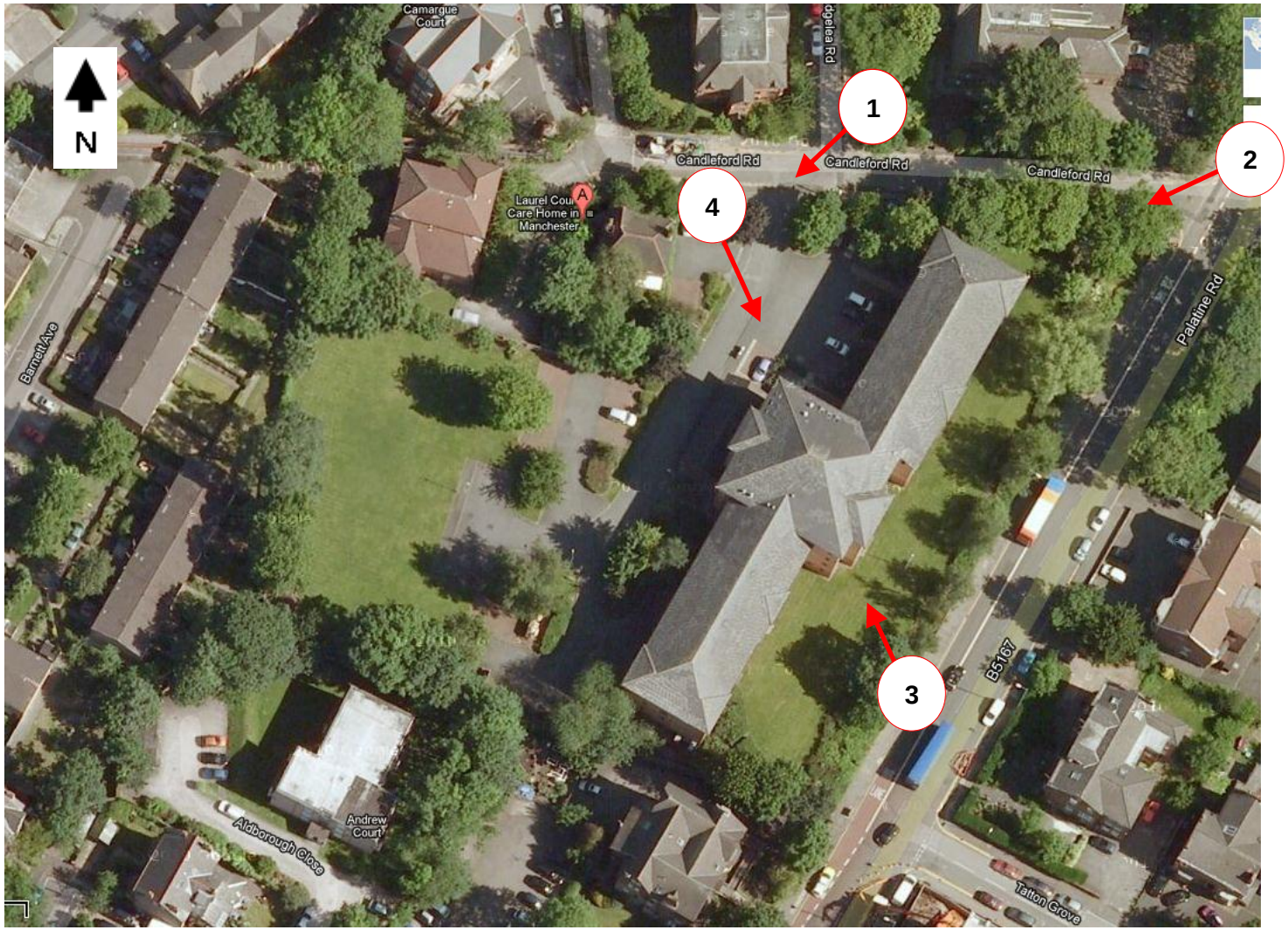


PHOTO 1: View of Site Access



PHOTO 2: Junction of Candleford Road with Palatine Road



PHOTO 3: Laurel Court from Palatine Road – 3 & 4 storey



PHOTO 4: Laurel Court entrance located to the rear



2.3 EXAMPLES OF LOCAL DEVELOPMENT – 3 & 4 STOREYS



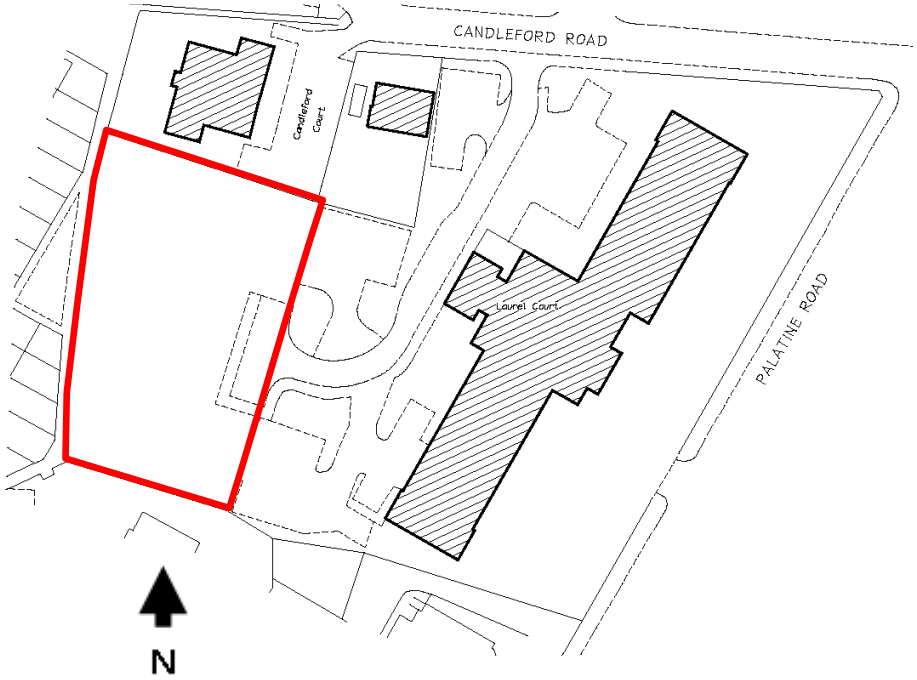






3.0 SITE OPPORTUNITIES AND CONSTRAINTS

Site boundary outlined in red



3.1 Site limitations & assets

1. The site is currently occupied by Methodist Homes
2. Site access off Candleford Road will be retained
3. Grassed area currently of no specific use
4. Mature trees to north, west and south boundaries provide natural screening from adjacent development, with the potential to provide a good quality landscaping scheme to enhance privacy and amenity for residents
5. A public footpath exists alongside the western boundary to the site
6. No loss of car parking to the existing home
7. The Site is in close proximity to the extensive local amenities and services
8. Local bus routes are available
9. 3 and 4 storey development adjoins the site
10. The proposal maintains similar separation distances to other nearby development

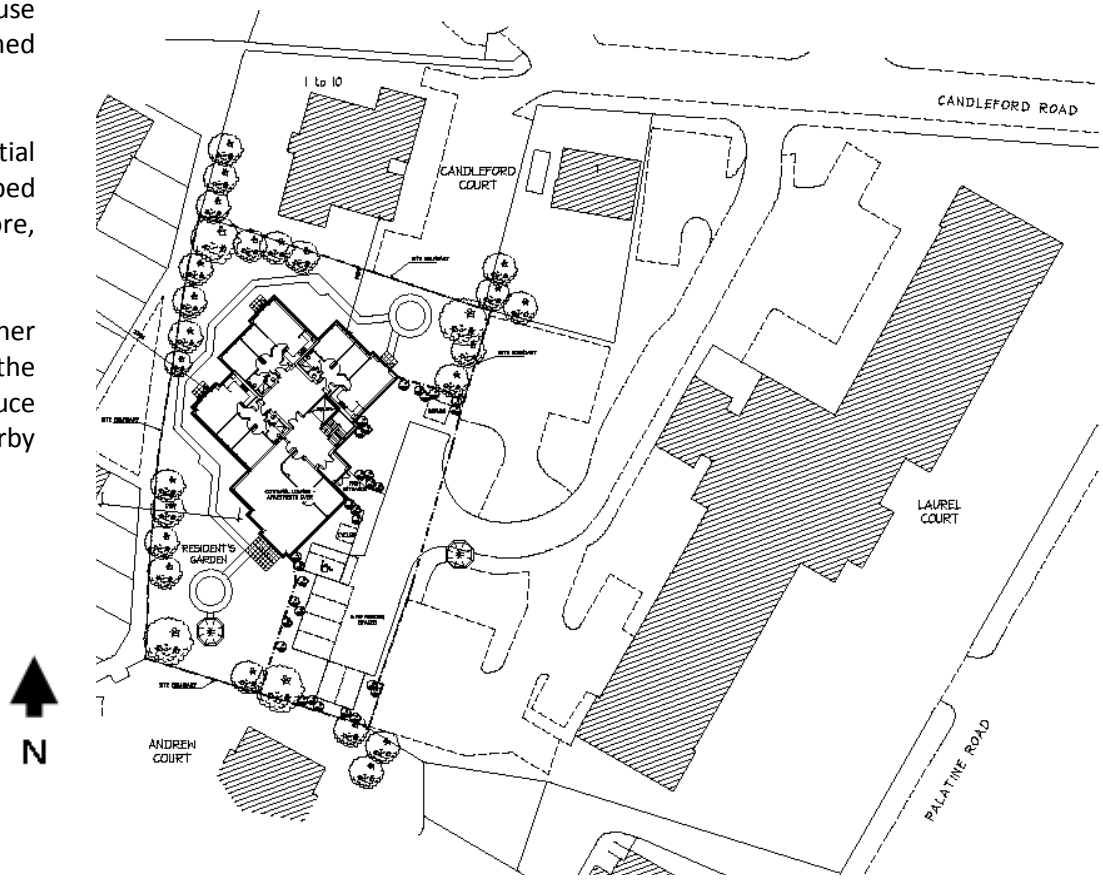
4.0 DESIGN APPROACH & SCHEME EVOLUTION

The approach to the design of the proposed building was to utilise the site to provide extra care apartments to supplement the existing care use of the site. The client sees a requirement for one and two bedroomed units, although the major requirement tends to be for two beds.

The site is a compact area of land surrounded generally by residential buildings. The now accommodation will require high quality landscaped amenity for the residents, as well as additional car parking, cycle store, refuse store.

Initial feasibility layouts for the site located the proposed building further towards the western boundary, but having carefully considered the impact on the two storey housing, the footprint was relocated to reduce any impact and to accord with the separation distances of similar nearby development.

4.1 Initial feasibility scheme



The footprint of the extra care building is comparable to that of residential buildings in the immediate surroundings, and this allows for the provision of generous amenity spaces to the site boundaries and for car parking to be provided adjacent to the building entrance. The parking areas will incorporate planting to create a sensitive setting for the building.

The site layout has also been designed to promote a safe and secure environment. There is a clear distinction within the scheme between private and public spaces, the extra care garden is to be securely fenced and the car parking and entrance areas are designed to benefit from good surveillance.

The height of the proposed development takes account of the context of surrounding developments, as well as the extent of existing natural screening and the separation distances to adjoining residential properties. The building has been restricted to three storeys at its rear to respect the neighbouring two storey development of Barnett Avenue and it increases to four storeys to the front of the site where the primary relationship is with Laurel Court. The building utilises a shallow pitched roof, which is considered to be in keeping with surrounding buildings.

The elevations of the new building have been articulated to reduce both their scale and massing. The design incorporates a series of set-backs and projections and has a varied roof line which is broken up with gable features to add architectural interest.

The local development widely utilises facing brickwork on external facades, of a variety of colours, but generally red, red multi or red-brown. It is intended that the new development will reflect this trend. In addition, to both break down the visual scale and to provide further interest to the elevations, the design incorporates an off-white render to some aspects, with the scale of the use of brickwork stepped and varied in height to reduce extensive horizontal emphasis. Brown concrete roof tiles will be used on a shallow pitch to accord with surrounding development.

The scale of the building is further broken down by the use of steps and projections in the elevations, and by varying the fenestration sizes. Juliet balconies are provided on a selection of living room windows, and two chimneys are included providing additional visual interest.

4.2 Elevational treatment



4.3 Accommodation Schedule

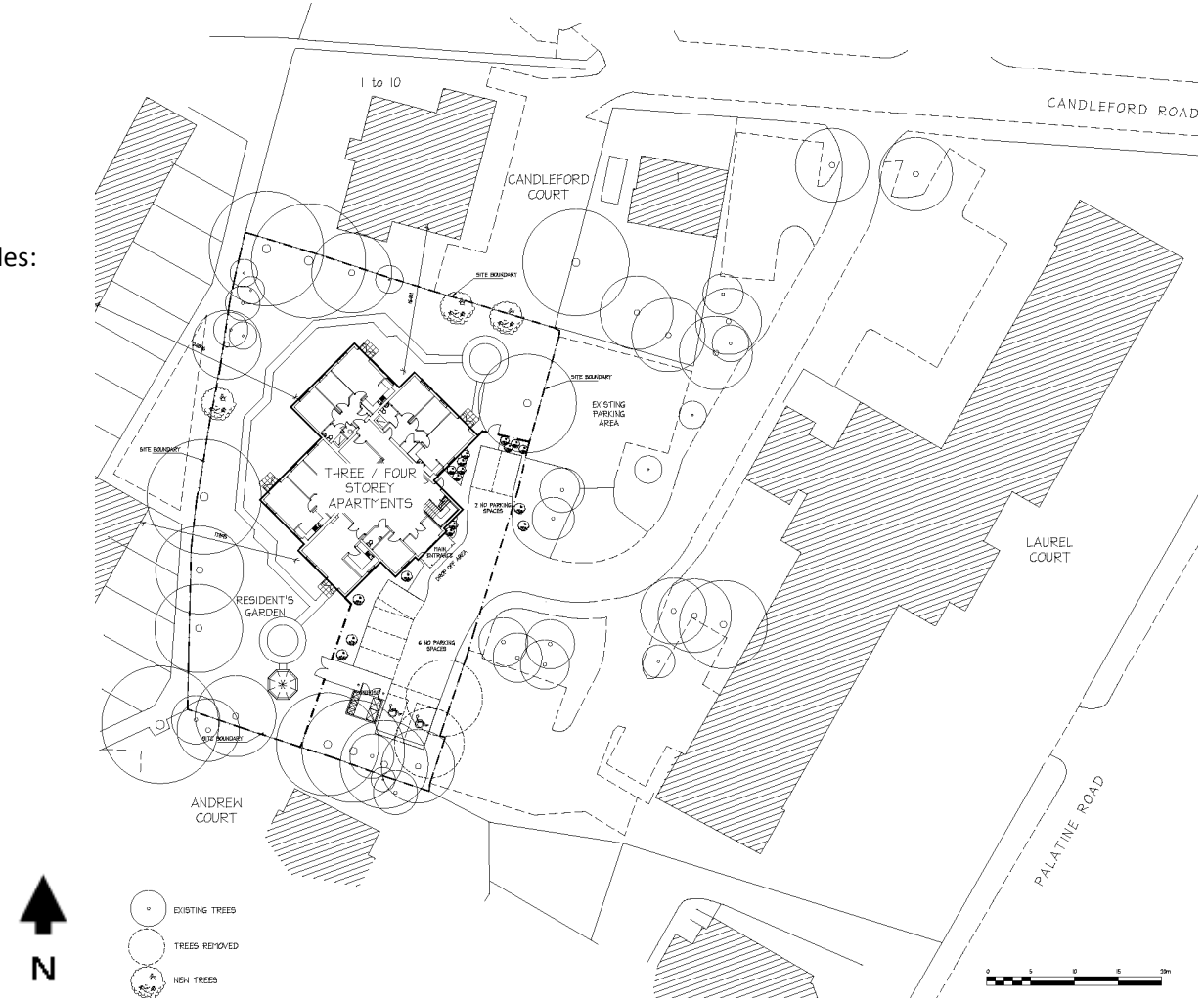
The accommodation provided comprises:

- Part 3 and part 4 storeys
- 10 x two bedroomed apartments
- 6 x one bedroomed apartments

To support the extra care use, ancillary accommodation includes:

- carer's office
- accessible wc
- assisted bathroom
- assisted shower
- communal lounge
- kitchen
- communal laundry
- 13 person stretcher lift

4.4 Amended site layout



The separation between the adjacent buildings is within guidelines or is similar to other development in the area. As a guide, the separation to the secondary elevation at 3 storey Candleford Court to the north is approx. 16.5m, and where the fenestration to the proposed building is facing away to the east.

The 3 storey Andrew Court to the south is separated by appx 22m and well screened by mature trees, and as such no shading will occur.
The separation of the proposed building to the 2 storey terraced housing to the west is appx 25m between directly facing windows, and 17.8m between oblique facing windows, and well screened by trees. This is within guidelines and similar to the existing situation between the terraced housing and Andrew Court.



4.5 View of the site and Laurel Court from the east

5.0 THE PROPOSED SCHEME: DESIGN – EXTERNAL

The footprint of the proposal gives the opportunity for reduction of scale and visual interest, and allows for the creation of a variety of amenity spaces.

The orientation of the building has been carefully considered to reduce impact and to ensure oblique views only when windows oppose existing development. The layout of the external spaces has been designed in consideration of the principles of Secured by Design guidance. A Crime Impact Statement is appended to the application.

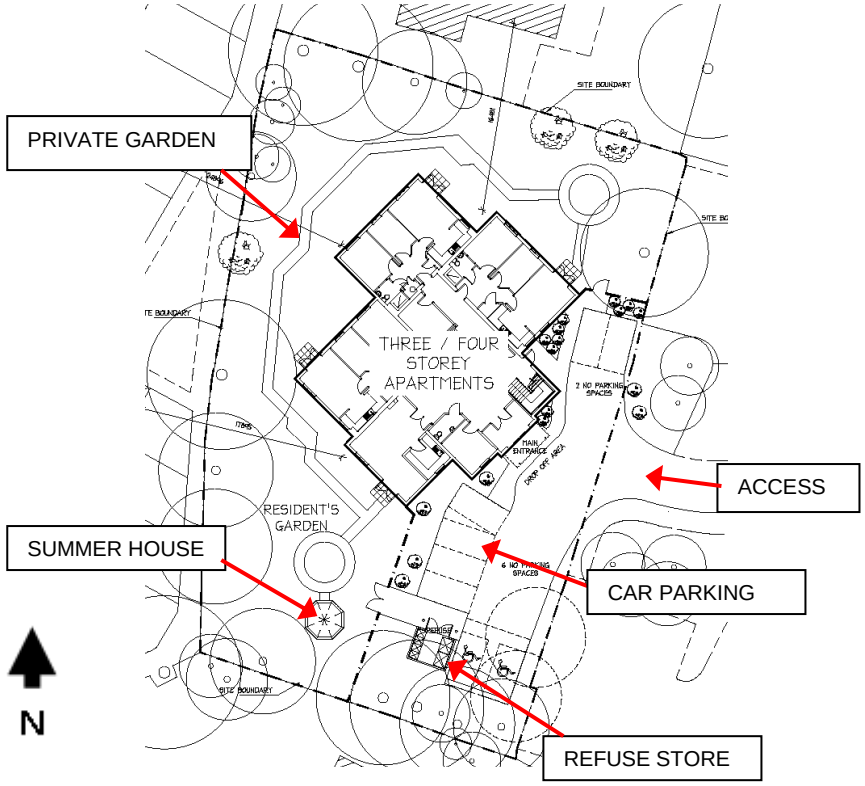
Careful consideration has been given to the external spaces around the building, creating a variety of external amenity areas, and clearly defined public and private spaces. Private and secure residents' gardens will be provided enabling a selection of communal garden, wander routes, a summer house and private patios. This quiet and secluded location with some enhanced planting will give a good level of privacy to residents.

The part 3 and part 4 storey proposal takes into account the 4 storeys of the existing Laurel Court and other development nearby, the 3 storeys of Andrew Court and Candleford Court, reducing in scale as development is further from Palatine Road towards the 2 storey terraced housing to the rear.

The parking provision is for 8 parking bays including 2 disabled bays. Cycle storage is also provided for staff and visitors.

The refuse area is located to enable easy access for refuse collection. The enclosure will be a timber hit and miss fence with additional screen planting.

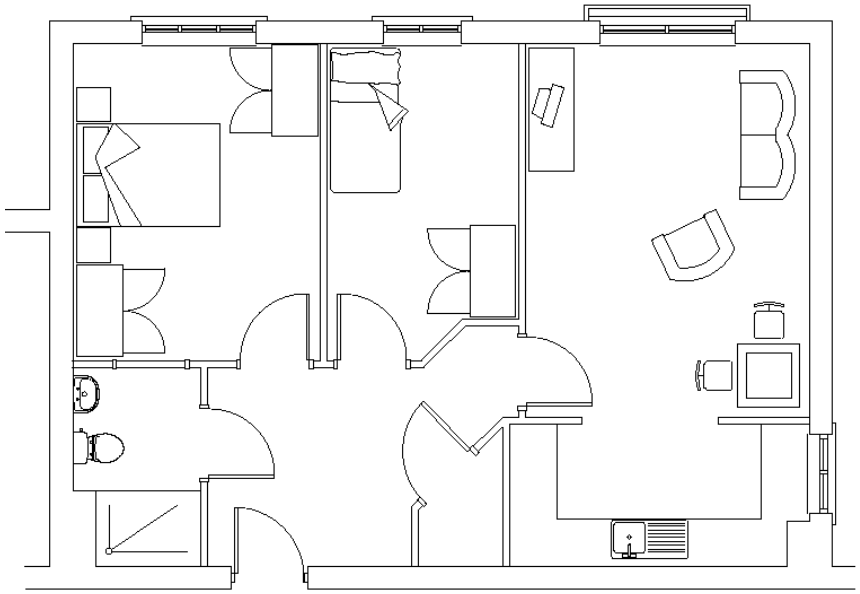
Internal and external lighting design proposals will be considerate of the local environment and street scene, and will take into account any perceived impact to local neighbours.



6.0 THE PROPOSED SCHEME: DESIGN – INTERNAL

The proposed extra care apartments comprise 10 x 2 bed and 6 x 1 bed apartments. Each of the apartments exceed minimum space standards and complies with Lifetime Homes.

The communal lounge enables group activities to be planned on a regular basis, giving staff and residents the flexibility of private or social events.



6.1 Typical 2 bedroom apartment

The philosophy of care is to promote independent living with the opportunity to remain part of a community, promote social interaction, and reside in familiar surroundings in a secure setting. The accommodation will offer everything required for residents to remain in their home whilst maybe their health or requirement for increased care changes through time.

Apart from having modern facilities, the new accommodation addresses issues of resident's privacy as well as psychological, safety and other important aspects of contemporary care accommodation.

The building and fenestration is oriented to allow maximum sunlight into the apartments and to the communal lounge.

Guidance for the standards of care and design can be referenced via the Health & Social Care Act 2008 and the Care Quality Commissions' 'Essential Standards of Quality and Care'

7.0 ELEVATIONAL TREATMENT

The new building is designed to create a residential scale and character to provide a familiar architecture which fulfil the following criteria:

- To complement the residential character of the surrounding developments
- To create domestic scales with a style matching the local area by the use of a suitable choice of materials and colours
- To respect the scale and residential amenities of existing residential properties with appropriate separation distances.
- To create an enhanced landscape setting and communal amenity gardens within the development.

The scale of the design is in keeping with the other developments within the local area and the overall mass is reduced by lowering the roof pitch. The perceived scale of the building is reduced by the articulation of elevations and variation in materials.

Facing brickwork used predominately to reflect style of nearby development, with render panels introduced to reduce scale.

The part 3 and part 4 storey nature of the design, together with the frequent indents and projections of the plan, creates an interesting and varied roofline enhanced by the introduction of chimneys at roof level to create further visual interest.

The detailing of the brickwork, render and pitched roofs will reflect similar detailing throughout the area.

8.0 MATERIALS

Although it is requested that the exact details be agreed with the Local Planning Authority via an appropriate planning condition, for indicative purposes it is envisaged that the proposed elevations will consist of a brick and render finish.



Facing brick –
Red/brown Multi Stock



Render – Through Colour



Roof tiles – Monier Redland Cambrian interlocking slate

Bedroom and individual windows – Upvc, White

Aluminium External Doors and Screens – White

Fascias & Soffits- Upvc, White

Gutters and downpipes – Black Upvc



Concrete paving slabs to terraces -
Buff paving slabs



Footpaths & Roadways - Black tarmac with
Feature block paving

9.0 LANDSCAPE

A full landscaping plan detailing both hard and soft landscaping aspects will be produced prior to any development on site. It is requested that the exact details be agreed with the Local Planning Authority via an appropriate planning condition. for indicative purposes it is envisaged that the garden areas will have a variety of spaces and surface treatment, giving the opportunity for group gathering or quiet, private enjoyment of the external amenity, including features such as sensory planting and raised beds to stimulate the residents and aid memories.

It would also propose enhanced natural screen planting also proposes the retention of the majority of the existing screening where appropriate to northern and western boundaries, supplemented by additional shrub planting where acceptable.

10.0 SUSTAINABILITY

The applicant is committed to incorporating sustainable measures where viable to achieve a BREEAM 'Very Good' 2011 rating, secured through a suitably worded condition(s).

A BREEAM Pre-Assessment report and Energy Statement is appended to the application.

11.0 ACCESSIBILITY

There will be a level pedestrian access to the front entrance from the public highway and lift access to all floors within the building. By its very nature the building will be accessible to people with all levels of disabilities and will be designed in accordance with Part M of the Building Regulations and in line with BS 8300

12.0 CONCLUSION

A high standard of accommodation is proposed with a wide range of essential facilities to promote independent living. Sunny landscaped gardens, security and privacy, and distinctive elevations with large glazed openings to maximise sunlight penetration into the building, would all contribute to the proposed new home becoming a prime example of collective living and care.

The new building sits well in the space between the existing Laurel Court care home and surrounding residential development. The size and massing fits with the reduction in scale in development from Palatine Road towards the 2 storey residential terraces to the west, and the materials complement the nature and character of the area. Articulation and variation of materials assist in reduction of visual scale of the buildings.

