Extension and front of house improvements.
Design & Access Statement
[D&A-001]



David Medical Centre
274 Barlow Moor Road
Chorlton
Manchester M21 8HA

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Introduction

This Design and Access Statement is prepared by Zendium Design for our client, Dr Rizvi of the David Medical Centre, Chorlton. This statement is part of the associated planning application for the extension and front of house improvements to the medical centre.

The document is to be read with the following relevant drawings:

- David Med Cen PL-003 Proposed Roof & Brick Wall Elev.pdf
- David Med Cen PL-002 Proposed Elevations.pdf
- David Med Cen PL-001 Proposed Site & Plans.pdf
- David Med Cen EX-002B Existing Plans & Elevs 1.pdf
- David Med Cen EX-001A Existing Plans & Elevs 1.pdf

Site Details:

The site is within the Chorlton area of South Manchester. It is within a mixed use area of shops, retail premises and housing, approximately at the centre of Barlow Moor Road, close to the junction with Mauldeth Road West. Please see the map below. Barlow Moor road is a major arterial route from the South of Manchester towards Chorltum-cum-Hardy. To the North is Chorlton Park and the school, to the South and West are further shops and residences, some in high densities. Towards the East are other residences, a private dental clinic and then there is Manchester Crematorium.



Vehicular access to the medical centre is from Barlow Moor Road itself. The site has sufficient parking for 3 cars at the front at 6 cars to the rear. The site has good pedestrian access from the main road and additionally has excellent public transport links due to Barlow Moor Road being well served by a number of services.

The site itself has a relatively narrow front, the accommodation and the building itself resides within the depth of the site. There is a shared pedestrian and vehicle access route from the front to the rear of the site with the building to the right. Please also refer to the site plans.



The existing landscaping is relatively sparse. There is no soft landscaping to the front of the property as the space is very tight. There is a small amount of landscaping to the rear of the site that is primarily overgrown brush and weeds with no or little amenity value.

As this is a busy medical centre, all available area is currently used for car parking and the storage of waste containers. There are bricks wall to the front and a mixture of brick and concrete walls that form the border with the other properties. A small section of timber fence exists to the right hand side forming a border with the house to the right hand side.

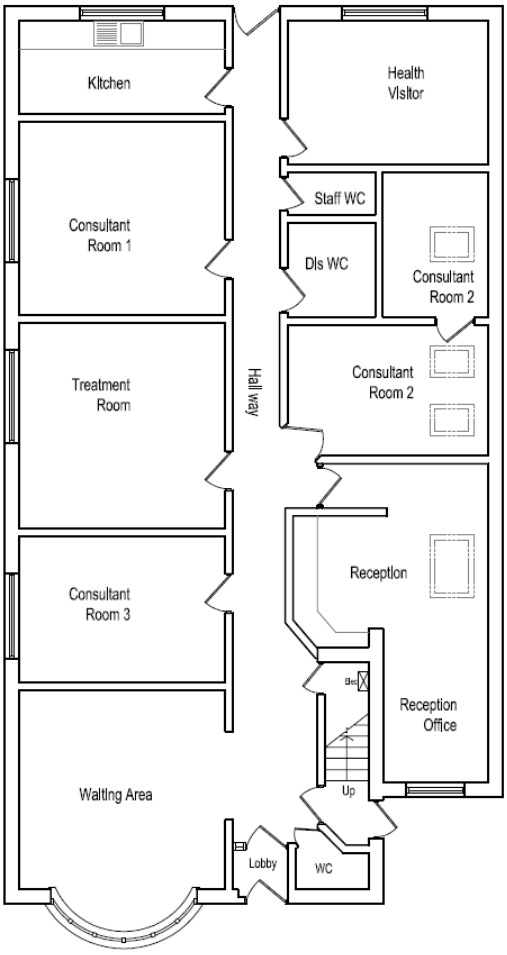


EXISTING FRONT ELEVATION

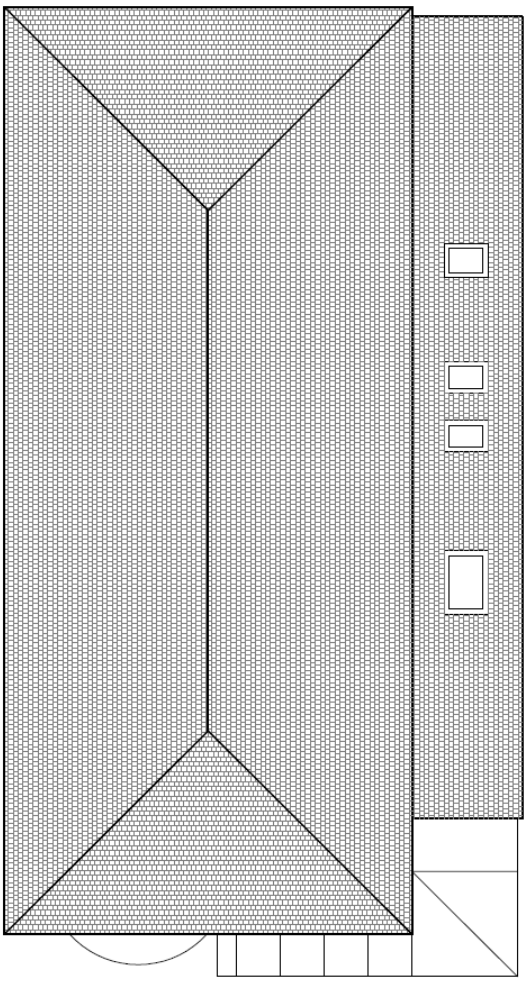




Unfortunately due to the incidences of crime and vandalism in the area, many of the windows to the existing property and surrounding commercial and retail properties have either roller shutters and/or metal grille protection in place to prevent breakages. All the windows to the side and the rear of the building are protected in such a manner.



EXISTING GROUND FLOOR PLAN

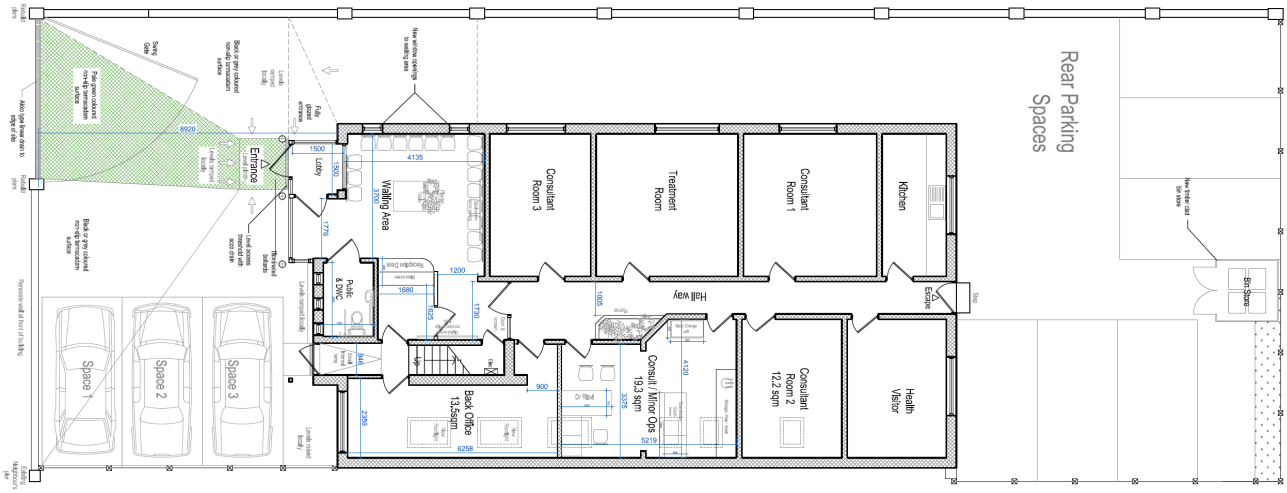


EXISTING ROOF PLAN

The site is rectangular in plan and the building itself occupies the right central area of the site. Overall the topography of the site remains relatively flat.

The Proposal

The existing medical centre is showing its age and is in need of an overhaul rather than a simple update. Dr Rizvi has specifically requested that the frontage of the building be enhanced to welcome his patients and also create a pleasant waiting environment for the practice's patients and visitors.



The medical centre has been modernised and designed to have an appealing street presence that mirrors the dynamic and fast moving pace of the road and the locality.

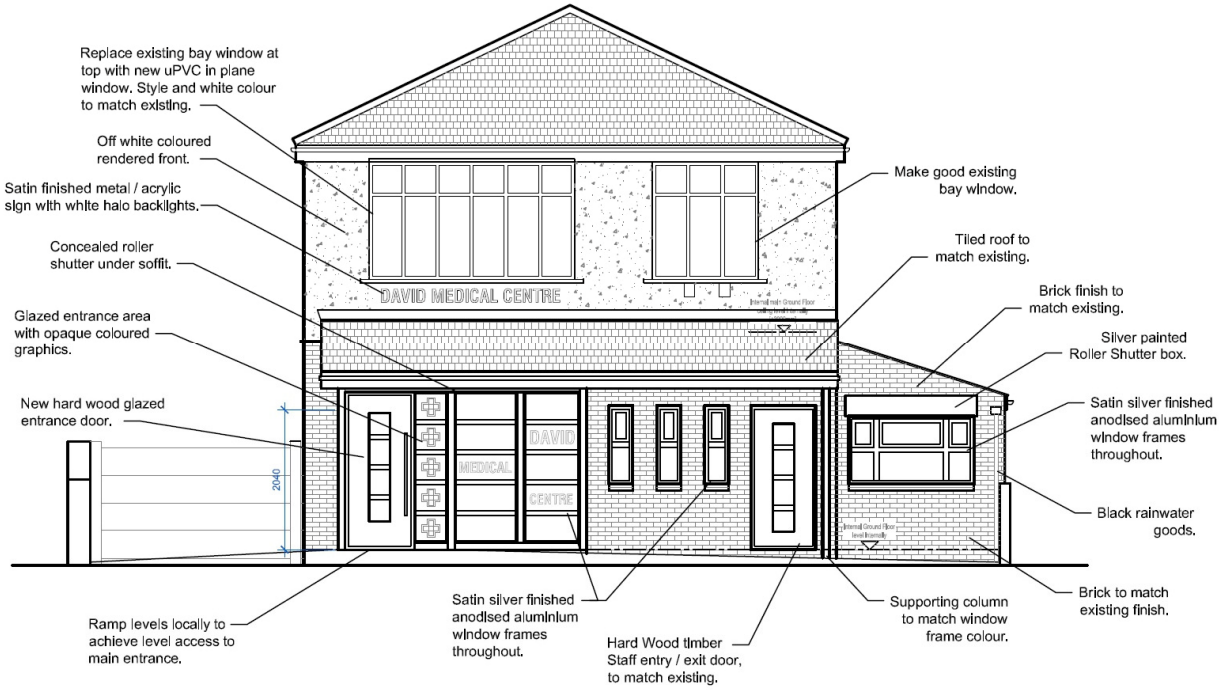
Only a small front extension is proposed. This will still lie behind the building line of one of the current premise on the West and should not interfere with the existing car parking at the front.

The existing building utilises a front room for the main waiting area. This is not directly related to the reception that resides further along the corridor and deeper within the plan. A key driver for the project is to lift the current premise from the current institutional feel to a much more welcoming modern medical centre.

Internally the property is to be renovated and modernised with a clean fresh look and the glazed front elevation will permit as much light as possible to enter as required. The ground floor plan is to be overhauled to allow the reception to welcome patients directly and for there to be an accessible disabled WC available close to the main entrance. The back office is also to be improved and some of the oddly shaped consultation rooms will be rationalised.

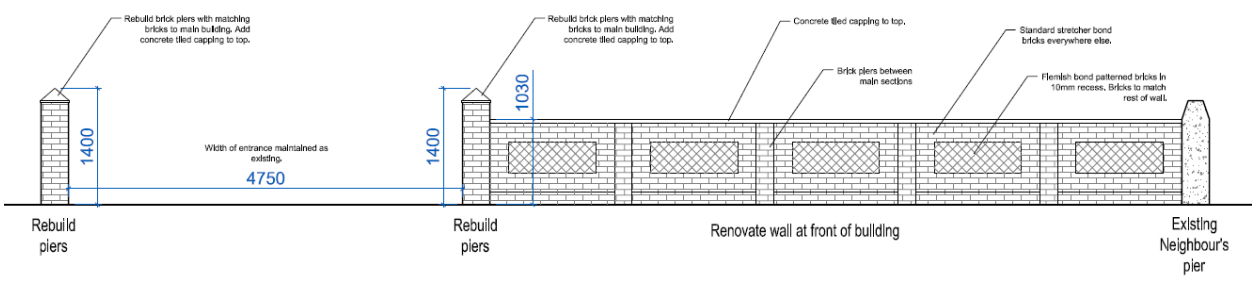
Materials & surfaces:

- Satin silver anodised aluminium frames with opaque and transparent low E glazing.
- Locally matched brick for robustness at low levels.
- Quality rendered elements above to create a modern, contemporary look.
- Roof is to be concrete tiles to match existing.
- Satin silver coloured column.
- Modernising the existing lettering stating “David Medical Centre” to the underside of the new window in metal / silver acrylic with white halo back lighting.
- Dark grey or black rainwater goods.
- New surface materials for the entrance driveway and pedestrian access.
- Anti-slip green coloured tarmac welcome path for pedestrians and red coloured tarmac for vehicles.
- Concealed roller shutters to protect windows at night / when the medical practice is out of use.



Borders and fences:

The front brick wall to the practice is an old and uneven brick frontage. The proposal will also seek to update this aspect of the property as this is one of the main frontages to Barlow Moor Road. The two main brick piers will be removed and replaced with similar ones of the same brick as the main building. The front wall itself will be rebuilt with this brick and a new capping to complete the new appearance from the road.



Staff and Employment:

Current staffing levels are expected to remain as existing.

Hours of Operation:

The hours of operation are to remain the same as existing; any variation to the normal hours of operation are to be agreed with the Local Authority.

Transport to the site:

The site is well served by several Bus stops just outside the site and slightly further away, within 500m of the site. The following services run in this area:

22	STOCKPORT - CHORLTON - ECCLES - SWINTON - BOLTON
23	STOCKPORT - DIDSBURY - URMSTON - TRAFFORD CENTRE
84	MANCHESTER - WITHINGTON - REDDISH
86	CHORLTON - MANCHESTER
23A	STOCKPORT - DIDSBURY - CHORLTON - TRAFFORD CENT
270	BAGULEY - WYTHENSHAWE - CHORLTON - TRAFFORD PARK
276	WITHINGTON HOSPITAL - TRAFFORD GENERAL
297	LEVENSHULME - BURNAGE - CHORLTON - TRAFFORD PK

The site is in an ideal location for the provision of health care; very close to the Chorlton area and on Barlow Moor Road and other main arterial routes close by, The location is highly accessible with good links via foot, cycle, bus and car.

The development will make use of the close proximity of public transport availability along with cycling. Cycling locking points are to be provided on the front wall of the building, or “Sheffield” style hoops are to be provided to the area at the front of the staff offices.

Car Parking & Waste Storage.

There are a total of 6 car parking spaces at the rear and 1 at the front available on site. The existing space is extremely tight, however the proposal does not compromise the existing parking arrangements.

As part of the updating of the building, the bins are to be moved to the rear car parking area to a dedicated recycling point. Standard “Eurobin” containers are to be held within a small timber enclosure if required.

Access Statement

- Level access will be provided to the main entrance doors, using ramps in similar materials to the existing. The front approach to the building will be gently ramped up to the main entrance from the main car park in an anti-slip tarmacadam finish.
- External door thresholds will be finished with appropriate cover strips to allow a wheelchair to pass over without hindrance, in accordance to building regulations part M. The widths of all corridors are sufficient to allow for convenient circulation.
- All the entrance doors are to have a minimum clear width of 850mm.
- There will be an accessible disabled WC for all visitors to the surgery.
- There is good access to the building from outside and internally the building is level internally.

Pre Planning Dialogue & Planning Guidance:

Pre-planning dialogue was sought on the 20th March 2011. A response was received from Mr Steve McCoombe planning officer, the day after. The response indicated that the development would be principle acceptable. Further dialogue was undertaken with regards to what documents would be required to compose a valid planning application.

References:

We have referred to the following documentation:

- http://www.communities.gov.uk/planningandbuilding/buildingregulations/
- http://www.planningportal.gov.uk/buildingregulations/approveddocuments/
- Building Regulations Approved Document B [2007], HMSO
- Building Regulations Approved Document M, Access to and use of buildings [2004], HMSO
- Department for Communities and Local Government (DCLG 01/2006) — Section 3 (Design and Access Statements)
- CABE (Design and Access Statements — How to Write, Read and Use Them) 2006
- The Disability Discrimination Act 1995, HMSO