Provision of improved level access and additional car parking Withington Dental Clinic, 535 Wilmslow Road, Withington

Planning, Design and Access Statement

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1 Introduction

1.1 This Planning, Design and Access Statement is submitted as part of a planning application for 5 additional car parking spaces (40% disabled) at Withington Dental Clinic, 535 Wilmslow Road, Withington. The scheme also includes an improved level entrance to the building, providing access for all in line with current regulations.

1.2 This follows the planning approval of a single storey extension to the north-east of the building in December 2008. This was provided to improve patient care and in particular, care for disabled patients and those with limited mobility. This extension is now under construction.

1.3 The additional car parking is required to support this improvement in client care, providing improved disabled and visitor parking (with specifications which meet current accessibility legislation).

2 Site context

2.1 **Location** – The site is located on Wilmslow Road in Withington, opposite Christie Hospital and just south of Withington local centre. The site can be accessed from Wilmslow Road and is located on the main 42 and 142 bus routes.

2.2 **Use and buildings** – The improved level access and additional car parking will serve the dental clinic, which is currently being extended to improve patient care. The proposed car park is located around the southern corner of the building. Therefore views from the north are screened by the extension. To the south east is a school, which is set back. Additional planting would minimise the impact on the school. To the west is Wilmslow Road, a main route into Manchester City Centre.

2.3 **Public Realm and Open Space** - The public realm around the site is made up of paved brick walkways and grassed areas with soft landscaping and several trees. The existing paths do not meet current standards for disabled access.

2.4 **Movement and access** – The site is currently accessed via an access to the west of the site. There is currently 15 spaces provided including two disabled spaces.

Design parameters

2.5 A number of design parameters have influenced the proposal:

- Meet parking needs for patients, particularly those with mobility issues
- Provide level access to meet current regulations
- Retention of as many trees as possible
- Provide turning space to ensure that all vehicles enter and exit in a forward gear

3 Relevant planning policy

3.1 The purpose of this planning policy appraisal is to review national, regional and local planning policy, relevant to the development of the site. It does not seek to repeat the policies but draw out and respond to the key policy issues.

3.2 In terms of this proposal, the following publications are relevant:

Meeting the needs of the community

3.3 Regional policy supports the provision of proposals and schemes that would ensure that there is provision for all members of the community to health facilities ranging from hospitals to locally based community health facilities. It is noted that this also includes taking accessibility into account (Regional Policy L1: Health and Education Services Provision).

Accessibility

3.4 Policy supports the provision of parking for clients, with 2 of the 5 spaces being for disabled patients. This approach is supported by UDP policy T2.6. Also UDP Policy T2.4 generally requires that adequate provision is made for parking spaces.

3.5 The car park will include 40% disabled parking (2 of the 5 spaces). Whilst the site is accessible by non-car modes, a number of patients are unable to travel by car, particularly those with limited mobility. This is linked to the extension to the dental clinic which improves patient care, including that for disabled and mobility-limited patients.

3.6 This is further supported by UDP Policy DC9.1 and Guide to Development in Manchester SPD. This requires buildings and car parking to meet high standards for disabled people.

3.7 This parking scheme also includes the provision of a new level access to the front of the building, which will meet current regulations. This includes raised landing to provide level egress from the building, new paving raked to 1:20 falls and tactile paving where appropriate, adjacent to disabled spaces. This is imperative if the dental clinic is to meet the needs of all its patients.

Withington and Burnage area

3.8 The policy (WB1) aims to ensure that the area remains an attractive location in which to live and work. The scheme to provide additional parking at the dental clinic, with a number of trees retained.

3.9 The additional scheme will not impact on the overall character of the area, as it is a minor scheme. The provision of additional parking will also contribute to alleviating some of the on-street parking pressures in the local area.

Trees

3.10 Two trees would need to be removed to facilitate the proposed development. A tree report has been undertaken. Policy supports the retention or satisfactory replacement schemes.

3.11 The scheme retains a number of significant trees at the front of the development, incorporating them into the landscape proposals. This is in line with the tree report which highlights them as desirable to retain. This will ensure that the character of the street is maintained. Whilst the development will result in the removal of two trees to the side of the site, these are balanced by additional planting and a large number of existing large mature trees close to these, outside the site boundary.

3.12 These, along with trees which are to be retained at the front of the clinic and replacement planting proposed, will contribute to the streetscape and ensure the existing character of the street is maintained.

Movement

3.13 Policies support the management of traffic flow along Wilmslow Road (WB11).

3.14 This scheme will alleviate some of the on-street parking pressures in this location, which would improve the traffic flow.

Policy Compliance

3.15 The scheme complies with planning policy. It seeks to provide adequate parking for the clinic and improved level access, specifically addressing the needs of disabled and limited-mobility patients (following improvements to the services offered from the extension). The scheme maintained the majority of trees on the site (with just two removed) and provides new planting. The character of the area of not affected by the scheme.

4 Development proposals

Rationale

4.1 Please refer to drawing 4801 L(90)01 rev2 for detailed drawings of the proposal.

4.2 The scheme seeks to provide level access (to meet current regulations) and additional general and disabled car parking spaces at Withington Dental Clinic.

4.3 This is to provide improved parking, following the extension of the clinic, which specifically including improved services for disabled and those with limited mobility.

Use, layout, amount of development and access

4.4 A new access ramp will provide improved level access to the clinic.

4.5 The scheme includes 5 new parking spaces (2 of which will be dedicated disabled spaces).

4.6 The scheme includes a turning area, enabling all vehicles to enter and egress the site in a forward gear.

Appearance

4.7 The existing low boundary wall will be maintained, with a small entrance made to enable access to the additional parking.

4.8 The parking areas will be tarmac, with the level access being block paving.

4.9 Two significant areas of landscaping will be retained at the front which include significant trees which are desirable to retain (just two will be removed). Additional tree planting will be provided as part of the car parking scheme.

5 Summary

5.1 It is considered that the proposal:

- Will meet the needs of the clinic
- Will significantly improve disabled access and parking to the clinic, supported by planning policy
- Not impact on the character of the area
- Retain significant trees

5.2 Taking the above into consideration it is felt that this planning application should be approved.