DESIGN, ACCESS & HERITAGE STATEMENT

New Car Park Design and Vehicular Access to Existing Dental Practice
St. Mary's Rectory
1 Parsonage Street, Hulme
Manchester, M15 5WD

BILLBAS DESIGN



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Introduction

This Design, Access & Heritage Statement is to support a Planning Application for a New Car Park Design and Vehicular Access to an Existing Dental Practice located in a former St Mary's Rectory. The scheme is located at the following site: -

- 1 Parsonage Street
  Hulme
  Manchester
  M15 5WD

This statement should be read in conjunction with all other supporting documents, in particular with:

- set of drawings as existing (location plan, site plan, four elevations; drawings No.: 00, 01, 02, 04, 05)
- set of drawings as proposed (site plan, four elevations; drawings No.: 03,04,06)

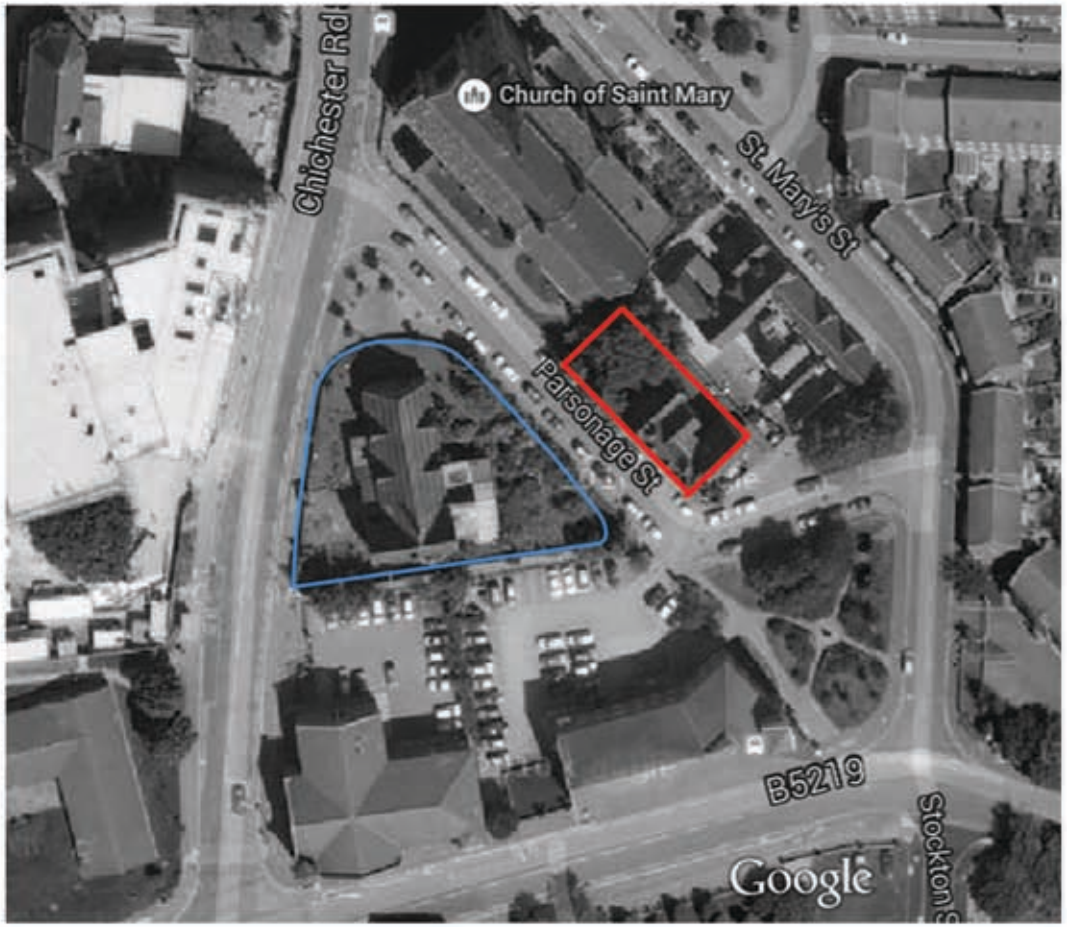
Please also refer to a neighbouring scheme for a presedent of a new car park and new vehicular access approved for a listed building in the area. The scheme is a New Community Centre located in former St Mary's Junior School, Parsonage Road, Hulme; Planning Application reference No.: 100115/LO/2012/S1; approved: 3 October 2012.

This statement aims to demonstrate that the proposed parking arrangement and new access will not have any negative impact on the existing building and its surroundings. The new car park is necessary for the practical use of the site.

Site location

The site [red outline] is located in Hulme, a district immediately south of the Manchester City Centre. The immediate context of the site is characterised by a mixture of historical Listed Buildings (all modernised to fit new uses) and recently constructed buildings. The collective of listed buildings, including the former St Mary's Junior School and St Mary's Church, was historically forming the centre of community in Hulme.

The current parking arrangement for the scheme as well as adjacent sites is 'on-street parking'. There is no vehicular access to the site as existing.



The New Community Centre (blue outline) includes in its planning application (approved 3 October 2012) a new vehicular access through a Grade II Listed Wall and new on-site parking arrangement.

The need for an on-site car park has arisen when the New Community Centre was established. Popularity of the new establishment was a reason for a significant increse of a traffic congestion in the area. This in effect made it considerably difficult for the employees of the Dental Practice to commute to and to access the site.

Site analysis

The site is of a rectangular shape in plan and has an area of approximately 500m2. The building occupying the site is a Grade 2 listed (1271229) 23.04.1981: Manchester. lit is constructed in vernacular Gothic style with brown bricks, sandstone details and tiled roof and is considered a valuable heritage asset to the area. It currently contains a popular Dental Practice.

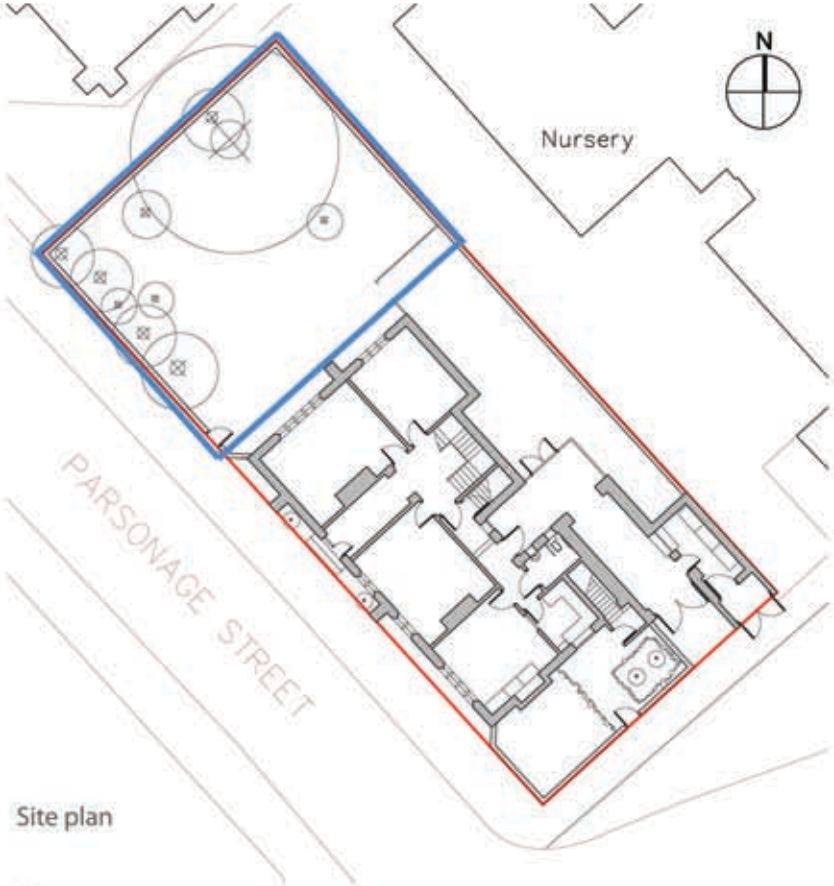


Aerial view of the site


Front (south) elevation, entrance to the Dental Practice

Site analysis

The new car park layout is to be located at the rear of the property [blue outline] within an existing backyard (area of approximately 195m2). The existing backyard contains 10 trees (mainly mountain ashs and limes) and is surrounded by a continuous wall with an approximate height of 1.5m constructed in traditional facing brickwork.
There is no vehicular access to the property as existing. The south wall (facing Parsonage Street) contains an existing pedestrian access with an existing wooden gate, that is in need of a renovation.



Site plan



Existing pedestrian access to site + site bounday. South elevation.

Proposed design

The proposed car park is for a limited access only; it is to be used by the employees of the Dental Practice and witin the working hours of the institution.

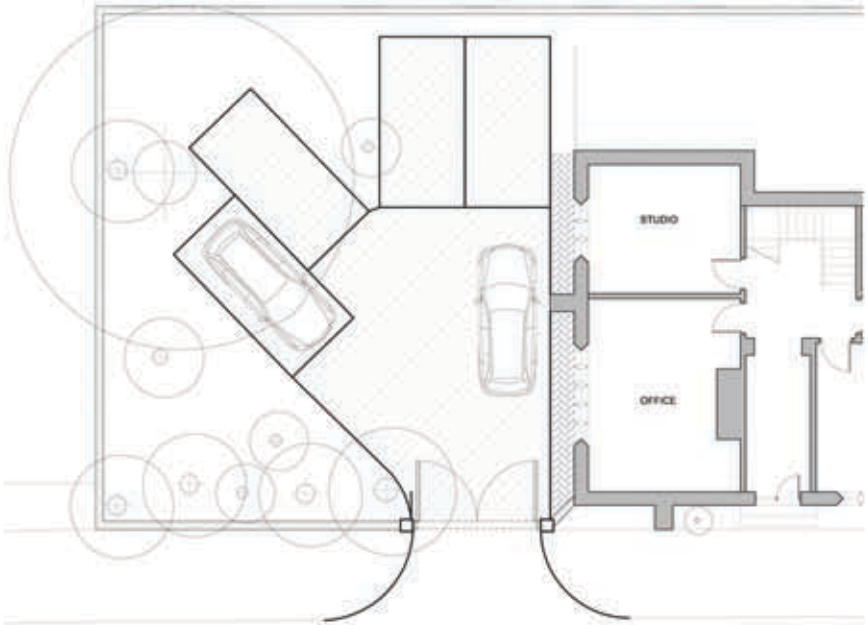
The proposed car park is to contain 4 parking bays, each of a standard size (2.4x4.8m). The arrangement of the parking spaces is designed in such way that all of the existing trees located on site are to be maintained. The new hard landscape is to be agreed with local authority.

The new vehicular access is to be created through the south boundary wall by modifying an already existing opening created by the pedestrian access. The existing pedestrian gate is to be replaced with a new high quality hardwood gates constructed in similar style.
New vehicular access from the Parsonage Street is to be according to the L.A. requirements. The access is for a signle car entry/exit, however appropriate area of the car park is to be provided for cars to be able to pass each other.

The proposed aims to create a practical addition to the site: to enable the emplyees a better commuting and a safe access to site.
The design does not include any changes to the listed building.



New access to site and Site PLan as proposed



Parsonage Street

Access Statement

The existing entranceto the Dental Practice building as well as the existing disabled access is not to be altered in the proposed scheme. There is a potential for creating disabled parking spaces should there be any requirement for it.

Environmental Statement

The proposed scheme has overall a considerabely small impact on the existing environment. The amount of cars parked within the close vicinity of the site is to remain the same as the employees of the Dental Practice are currently using the existing on-street parking instead. By creating new on-site parking, the traffic congestion on Parsonage Street will decrese.

Existing soft landscape is to be maintained in large part, none of the existing trees are to be removed.

The materials used for the new hard surface are to be responsibly sourced. Materials and contractors are to be sourced locally.

Heritage Statement

The building occupying the site is a Grade 2 listed (1271229) 23.04.1981: Manchester and considered a heritage. However, the proposed scheme does not affect any of the historical features of the listed building. There are no amendments to be done to existing building fabric or any new construction carried out that would obstruct the view of the building. The new access is reusing existing opening which reduces the alterations to the boundary walls. New gate is to be constructed with high quality materials and in style in keeping with the style of the building and area.

Conclusion

The statement has demonstrated that the proposed scheme does not have a negative impact on the existing building but is a much needed addition to the site. The scheme is an anwer to recently increased traffic witin the area (after establishing the New Community Centre). The proposed scheme does not affect any of the historical features of the listed building.

Furthermore we will argue, that the adjacent site of the New Community Centre had a Planning Approval granted to the scheme which included new vehicular access through a Grade II Listed Wall and new on-site parking arrangement.