Design and Access Statement

George House Trust
75-77 Ardwick Green North
Manchester
M12 6FX

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AS407|DMR|E

Prepared On behalf of George Trust House

By

CUBE architecture and design

1 Introduction

1.1 This statement sets out the process that has led to this application it explains and justifies the scheme in a structured way. It has been prepared in line with the CABE guidance (2006). This statement is submitted in support of a planning application for full planning permission to construct an extension for a three storey lift shaft attached to the rear of the property at 75- 77 Ardwick Green North, Manchester.

2 Background and Use

2.1 George House Trust (GHT) is a well established and vibrant HIV charity that was established in Manchester in 1985, making it the second oldest HIV charity in England. GHT whilst raising awareness of HIV, provide crucial support to those living with HIV in the North West of England. Its primary aim is to ensure people living with HIV in the North West can live happy and healthy lives and be free from stigma and discrimination

2.2 The North West of England has the highest prevalence of HIV outside of London, with approximately 7,350 people living with HIV in 2012-2013, of which a large percentage seek support at GHT.

2.3 Modern treatments that help control the condition mean life expectancy for people with HIV has improved significantly. On average, people with HIV now have a life expectancy about 13 years below that of the general UK population. This means that most people with the condition will live into their 60s or 70s.

2.4 As people with HIV live longer, new challenges are presented. Approximately 350 of the GHT service users are aged 50 and above. HIV can in many cases accelerate the aging process, the result of which is often a severe loss of mobility which can lead to sufferers becoming isolated and unable to gain the support they require.

2.5 The key objective of the works proposed within this application is to eliminate the social isolation resulting from this loss of mobility. As modern treatments evolve, so to must the buildings in which sufferers are treated, without this the building will fail to meet the needs of its users and a comprehensive physical and physiological treatment cannot be prescribed.

2.6 The application seeks approval for a new lift which will serve all three floors of 75-77 Ardwick Green North. Once installed, the lift will ensure that the service users can continue to receive the vital support offered by GHT enabling them the opportunity to live happy and healthy lives irrespective of age or ailment.

3 Use and Amount

3.1 The amount of the area created by the new extension will be 10 sqm, this area is split equally between the three existing floors. The area created will for the lift shaft to house a new passenger lift to facilitate disabled access to all floors of the property.

4 Relevant Planning History and Context

4.1 This application is an identical re-submission of an application submitted in November 1996 seeking approval for an extension to the rear to accommodate a disabled access lift, application ref: **051066/FO/CENTL2/96**. This, now expired application, was approved on the 13th January 1997. Due to funding restriction GHT were unable at the time to implement this approval, however funding is now secured to enable any future approval to be implemented and realised.

Design

Layout and Scale

5.1 The layout and scale of the lift shaft is in keeping with the previously approved application. The new lift shaft will be located on the rear elevation and take up half of the existing recess. The design rationale behind this is to keep the prominent street elevation at front undisturbed. The elevations to the rear are ancillary, furthermore the fact that the lift shaft will be accommodated within the recess again minimises the impact as the lift shaft does not project beyond the established building line at the rear.

5.2 The height is kept to the absolute minimum required to provide a lift which will serve all three floors of the building, the new structure will have a marginally higher eaves line however the roof does not project beyond the existing ridge line.

Appearance

6.1 The appearance and choice of materials have been selected to follow the same architectural dialogue already prevalent in the terrace buildings along Ardwick Green. The shaft façade with have a rendered plinth (colour white) taken to first floor height with red facing brickwork above, a single course feature band will sit between the render and brickwork and be set proud of the render to match the existing features.

6.2 3 new windows will be installed in reduced openings, locations will match the existing. Windows will be timber framed sliding sash with blue painted frames, stone heads and cills all to match existing windows.

6.3 New roof finish will be concrete interlocking roof tiles colour to match existing.

7 Access

7.1 Considerations towards inclusive access and adaptability for those who may become impaired are principles at the forefront of the design process. Such access should be seen as comprising two distinct but interconnected components – access to buildings and spaces within the site from a pedestrian perspective and access to and from the site by public and private transport.

7.2 This statement seeks to demonstrate the measures that have been taken to ensure inclusive access to, around and within the existing building can be achieved.

7.3 Drop kerbs are already in existence and provide level access to the rear entrance adjacent to the proposed lift shaft.

7.4 Level access is permitted into both front and rear entrances via graded access routes and existing level thresholds at entry points.

7.5 Once inside the building level access will be provided to all floors through the introduction of the new passenger lift accessed from the rear stairwell.

7.6 Internal alterations are proposed to accommodate wheelchair and pushchair circulation at all floors. These alterations include widening of door openings, hallways and corridors, introduction of disabled refuge areas within the existing stair enclosures and provision of accessible WC's at all floors.

8 Summary and Conclusions

8.1 The application seeks approval for a small rear extension of 10 sqm over three storeys to accommodate a passenger lift which is vital to ensure GHT can provide progressive support to its service users. A key issue

to sustainable design is the provision of adaptability, the proposed works are a design response to this key issue and will result in an accessible building. These are principles which are supported and encouraged at all levels of planning, national, regional and local.

8.2 For the reasons outlined above it is considered that the proposal fully accords with all planning policy and guidance at both national and local level and should therefore be supported and approved.