



Supporting Design and Access /Planning Statement

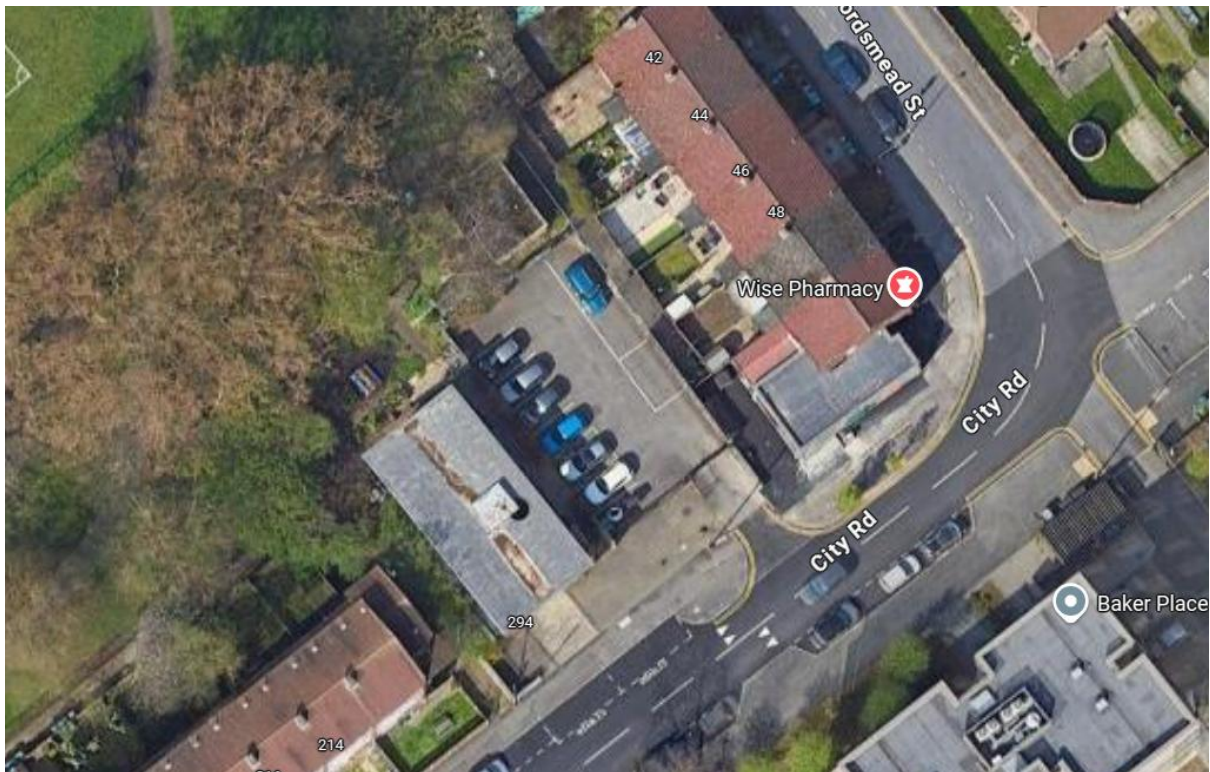
*For
Extensions and Internal Remodelling to
Cornbrook Medical Practice,
Hulme*

1.0 Introduction and Proposal

1.1 This statement has been prepared in support of a full planning application for extensions to, and internal remodelling of, Cornbrook Medical Practice in Hulme.

2.0 Site Description and Principal Constraints

2.1 Cornbrook Medical practice lies to the north of City Road within a predominantly residential area of Hulme, where it falls within the local authority of Manchester City Council. The main building comprises a two storey brick built property. To the north east side of the building is a parking area for staff. The site is bound by metal fencing.



Aerial View of Application Site and Surrounding Area © Google Earth





Cornbrook Medical Practice

3.0 Relevant Planning History

3.1 A search of the planning application database on the Manchester City Council website reveals that the application site has been subject to the following historical application:

- Application Reference 092514/OO/2010/S1 – Outline application for the erection of a two storey linked rear extension to form additional surgery rooms and administration area approved with conditions in April 2010.

4.0 Proposed Development

Use

4.1 The proposed development is for a single storey extension to the front southern elevation of the building to create a new reception and waiting area along with a first floor extension over an existing courtyard to the side eastern elevation. Internally, the former reception and waiting area accommodation will be remodelled to provide additional in-person consulting rooms at ground floor and an online consultation room at first floor with a new in-person consultation room created through the introduction of a new first floor to an existing double height space at the south eastern corner of the building.

Amount

4.2 The proposed extensions would provide an additional 31.2 sqm in internal floor area.

Layout

4.3 The proposed extension to the front of the building will provide a new welcoming and accessible entrance foyer with waiting area, making use of an unused part of land to the front of the building. The first floor extension to the side using an under-used part of the site within the existing built form envelope. The internal proposals will allow the accommodation to be rationalised providing additional consulting space for patients.

Scale

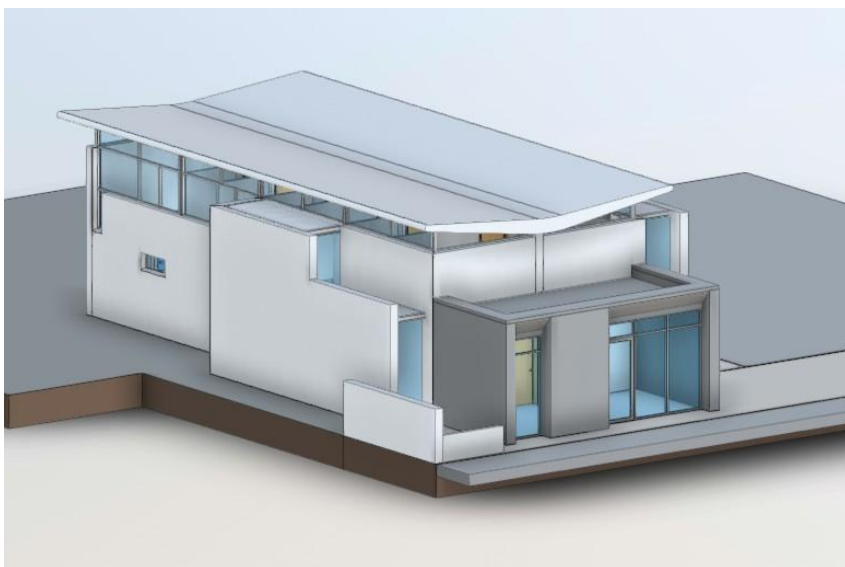
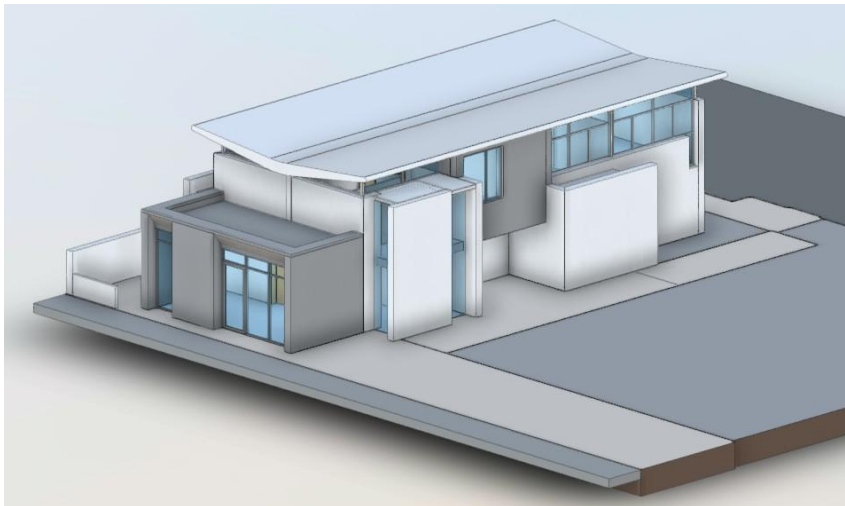
4.4 The extensions would not increase the height of the overall existing building and would be modest additions to the building.

Landscaping

4.5 There would be no changes to the soft landscaping on the site and the only change to the hard landscaping would be a reduction in the paved area at the front of the building.

Appearance

4.6 The proposals have been designed to match the brickwork and cladding of the existing building with a new glazed entrance.



Massing Models

Access and Parking

4.7 No parking spaces would be lost as a result of the development and a more accessible entrance would be provided to the building.

5.0 Relevant Planning Policies

5.1 The Development Plan for the application site comprises the Manchester Local Plan Core Strategy.

5.2 The relevant policies of this is as follows.

Policy SP1	Spatial Principles
Policy DM1	Development Manchester

5.3 The National Planning Policy Framework (NPPF) and Places for Everyone (PFE) (formerly the Greater Manchester Spatial Framework) also act as material considerations for this site proposals.

6.0 Planning Appraisal

Principle of Development

6.1 The proposals put forward under this application would enable the creation of additional consulting rooms and a new reception and waiting area for patients within the newer element of the building.

6.2 The vision for Greater Manchester as set out in Places for Everyone (and before that the Greater Manchester Strategy) is as follows:

‘Our vision is to make Greater Manchester one of the best places in the world to grow up, get on and grow old:

- A place where all children are given the best start in life and young people grow up inspired to exceed expectations.*
- A place where people are proud to live, with a decent home, a fulfilling job, and stress-free journeys the norm. But if you need a helping hand you’ll get it.*
- A place of ideas and invention, with a modern and productive economy that draws in investment, visitors and talent.*
- A place where people live healthy lives and older people are valued.*
- A place at the forefront of action on climate change with clean air and a flourishing natural environment.*
- A place where all voices are heard and where, working together, we can shape our future’.*

6.3 Objective 10 goes on to promote the health and wellbeing of communities by promising to *‘ensure new development is properly served by health care services that meet the needs of communities’.*

6.4 The needs of, and services offered, by the surgery have increased in previous years requiring an increase in floor space and consulting rooms. A small extension to, and remodelling of, the existing building would assist in increasing capacity and space. The proposal will provide benefits to

the surgery to include improved medical services for the local community, the creation of a new welcoming entrance to the building and optimisation of the existing surgery space. The principle of extending the medical centre for the benefit of patients and the local community should be acceptable under national and local planning policy. Paragraph 98 of the NPPF advises that '*planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments*'. The proposals would provide an enhanced medical service within Hulme on an existing site. The proposals are in accordance with national policy being the provision of and improvement of facilities and services the community needs.

Design

6.5 The proposals under consideration have been designed to harmonise with the appearance and proportions of the original building. The new entrance would provide a more welcoming and accessible approach to the medical centre.

6.6 Policy DM1 of the Core Strategy deals with the development principles that all new development should follow and states as follows:

'All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- *Appropriate siting, layout, scale, form, massing, materials and detail.*
- *Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.*
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.*
- *Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.*
- *Community safety and crime prevention.*
- *Design for health.*
- *Adequacy of internal accommodation and external amenity space.*
- *Refuse storage and collection.*
- *Vehicular access and car parking.*
- *Effects relating to biodiversity, landscape, archaeological or built heritage.*
- *Green Infrastructure including open space, both public and private.*
- *The use of alternatives to peat-based products in landscaping/gardens within development schemes.*
- *Flood risk and drainage.*
- *Existing or proposed hazardous installations.*

6.7 In response to these design criteria, the proposals have been designed sensitively to respect the form and size of the existing building to be appropriate in the site's context whilst providing extensions which will optimise the potential of the site to provide additional medical facilities on this existing medical centre site. The scale of the proposals have been designed to be subservient to the existing building and there would be no proposed works to hard or soft landscaping, or boundary treatment which would remain as existing. The proposal for a first floor extension over the existing courtyard would reduce the overbearing effect of a two storey extension. There will be no over-riding detrimental effect of the residential amenity of the area.

Amenity

6.8 The proposed extensions have been proposed as single storey in locations where there would be limited visual impact and would not impact on any adjoining neighbours in terms of overshadowing, overlooking or visual intrusion.

7.0 Summary and Conclusion

7.1 This statement has been prepared in support of a planning application for the extensions and internal remodelling of Cornbrook Medical Practice. The proposals have been designed to have minimal impact on the site's surroundings but to make better use of the site to provide essential medical services, complying with national and local planning policy.



108 London Road Holmes Chapel Cheshire CW4 7BD
Tel 01477 534897

Email: enquiries@jayashall.co.uk web: www.jayashall.co.uk

Partners: I.Pleasant, Bsc, BArch, RIBA. J.K Ashall, BArch, PGDip, RIBA. Associate: J.O Webster, BA, PGDip, RIBA.