

DESIGN AND ACCESS STATEMENT



**PROPOSED MEDICAL CENTRE AND RESIDENTIAL DEVELOPMENT AT THE FORMER DUCIE ARMS PUBLIC HOUSE,
424 STOCKPORT ROAD, LONGSIGHT, MANCHESTER. M12 4EX.**

Job No. 14,273

CLIENT: DR NOMAN EHSAN
DOCUMENT REF: 14,273/DAS
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DESIGN AND ACCESS STATEMENT



HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTED ARCHITECTS

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1.0 INTRODUCTION

1.1 FOREWORD

This Design and Access statement has been prepared by Howard and Seddon Partnership on behalf of Dr. Noman Ehsan to support a full planning application for the proposed construction of a medical centre and residential dwellings on the site of the former Ducie Arms public house at 424 Stockport Road, Longsight, Manchester. M12 4EX.

This Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLG guidance on information requirement and validation. The document follows the structure of the CABE guidance “Design and Access Statements — How to write, read and use them” in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socioeconomic constraints and opportunities that the development site presents.

The Statement considers the site, its surroundings and summarises the planning policies, which are material to the proposal, together with other guidance and evidence, which have been taken into account. The analysis addresses all material considerations, which we consider to be relevant to the determination of the planning application. It concludes that planning permission should be granted, having regard to the development plan, the presumption in favour of sustainable development and other material considerations.

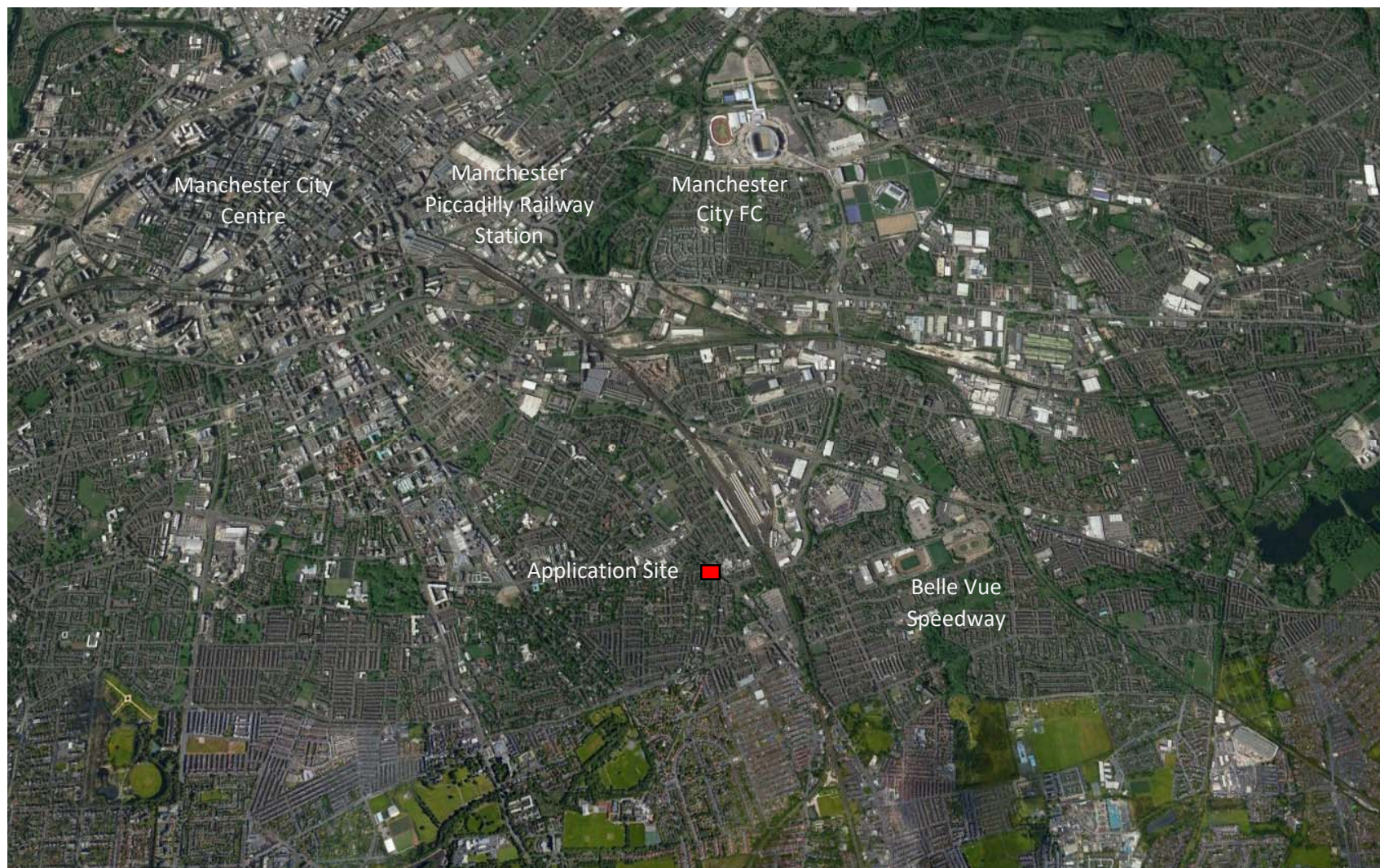
This document should be read in conjunction with the following documents, submitted as separate supporting statements:

Architectural Drawings produced by Howard and Seddon Architects

- Transport Statement by Mode Transport Planning
- Ecology Survey by Tyrer Ecological Consultants
- Air Quality Assessment by Ensae Consultants
- Phase 1 Contaminated Land Assessment by Geosmart
- Drainage Strategy Report by Ridge
- Sustainability Statement

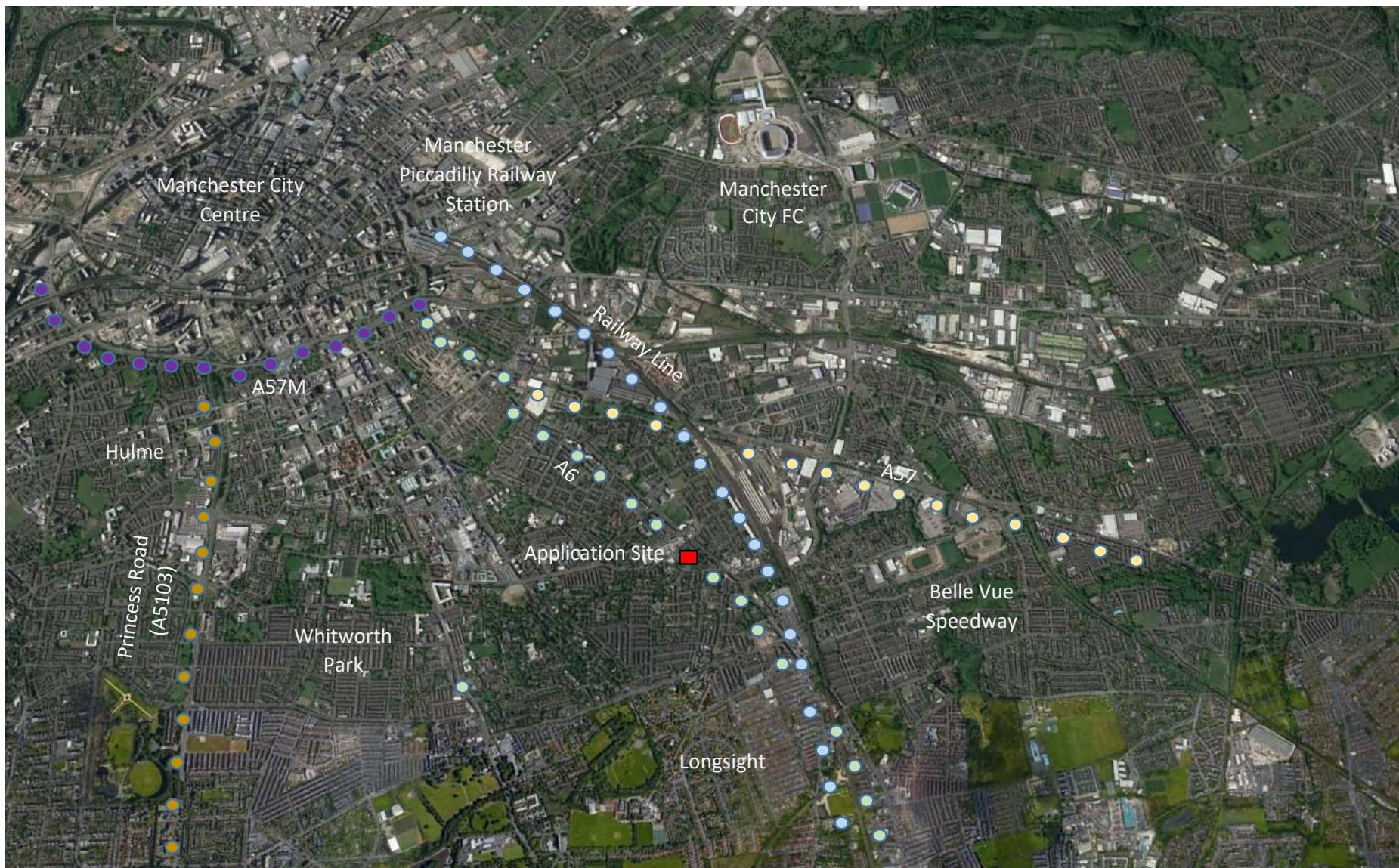
Below is an image showing the approximate location of the application site, highlighted with a red outline.





Above is an image showing the location of the application site.

Below is an image highlighting some of the main transport links close to the application site.



1.2 APPLICATION

The proposed development will create a new purpose built medical centre set over two floors, 9No. residential apartments with associated car parking, cycle storage and landscaping adjacent to Stockport Road on the site of the former Ducie Arms Public House. Four of the proposed apartments will be allocated to staff working at the proposed medical Centre, with the remaining four apartments for general sale. This development incorporates a mixture of uses with associated amenity space and car parking, which makes good use of a vacant site, whilst respecting and enhancing the site's environmental and cultural assets. It will also promote the use of sustainable transport due to the application sites location close to Manchester city centre.

The proposed development has been carefully considered to present a long term and sustainable opportunity for the application site and its setting.

1.3 PROPOSED USE & BACKGROUND

Dr. Noman Ehsan is a director of Mediscan Diagnostic Services and has earmarked the application site as an ideal location to build a new purpose built medical centre to serve this area of Manchester.

Mediscan Diagnostic Services provide Audiology, Dermatology, Ophthalmology, Physiotherapy, MRI, and Endoscopy services across 180 clinics. Mediscan is contracted to reduce waiting times for the NHS and enhance the quality of care for patients, accelerating diagnosis. Mediscan Diagnostic Services are committed to providing exceptional services to GPs and their patients, offering flexibility, choice, and speed.

The proposed medical centre will used by Mediscan Diagnostic Services and four of the proposed apartments above the medical centre will provide accommodation for staff working at the medical centre. The additional proposed dwellings will be for general sale.

The application site has been identified as an ideal location for the medical centre due to its accessible location, and because it will make use of a previously developed site, which has sadly, ceased trading and has since, fallen into disrepair.

Full planning approval was granted in 2018 to convert the Ducie Arms public house into a medical centre with self-contained flats above, and construct a two-storey extension to create further residential accommodation within the site. However, following this approval and further investigation into the condition of the existing building, it was discovered that the existing building was not suitable for conversion and the only viable option is to demolish the existing buildings and construct a new purpose built medical centre and residential accommodation.

Full planning approval was granted in 2021 for a three-storey new purpose-built Medical Centre and 8 Apartments. The approved application Number is 128987/FO/2020.

The proposed development will bring derelict and redundant previously developed site back into use by providing the local community with a private medical facility and residential accommodation within walking distance from Longsight district centre. The local vicinity is largely residential, the site sits adjacent to the A6 Stockport Road, a key route into the city centre providing with excellent public transport links to the surrounding areas. Making the application site an ideal location for staff and users to access the medical centre, and for residents to travel to both central Manchester and its surrounding sub-urban environments on foot, by bicycle and via public transport; reducing the need for vehicles.

Therefore, the site is considered fully accessible, and is very well served by sustainable transport modes.



2.0 CONTEXT

2.1 SITE LOCATION & DESCRIPTION

The site was once occupied by the Ducie Arms public house that was previously used as a public house (Class Use A4) on the ground floor with a total of 9 No. residential bedsits in the form of a house of multiple occupation (Class Use C3(c)) on the upper two floors. The site has been vacant for a prolonged period and the existing building has now been demolished.

The site is located at 424 Stockport Road in Longsight, approximately 1.6 miles to the southeast of Manchester City centre. The application site is a triangular island of land bounded by Stockport Road to the north east, Hayley Street to the west and Plymouth Grove to the south. Vehicular access is gained from Plymouth Grove. Hayley Street is a one-way road connecting Plymouth Grove with Stockport Road.

The surrounding area is largely residential in the form of houses and apartment blocks. The application site is located opposite the New Bank Health Centre, complimenting the proposed use.

The application site is within walking distance of Longsight district centre with local amenities including; retail, shops, a library, supermarkets and schools.

The application site has excellent public transport links via the A6 bus routes between Manchester and Stockport city centres.



Above is an image showing the location of the application site. The existing building has now been demolished.



Above is an image showing the proposed street scene.

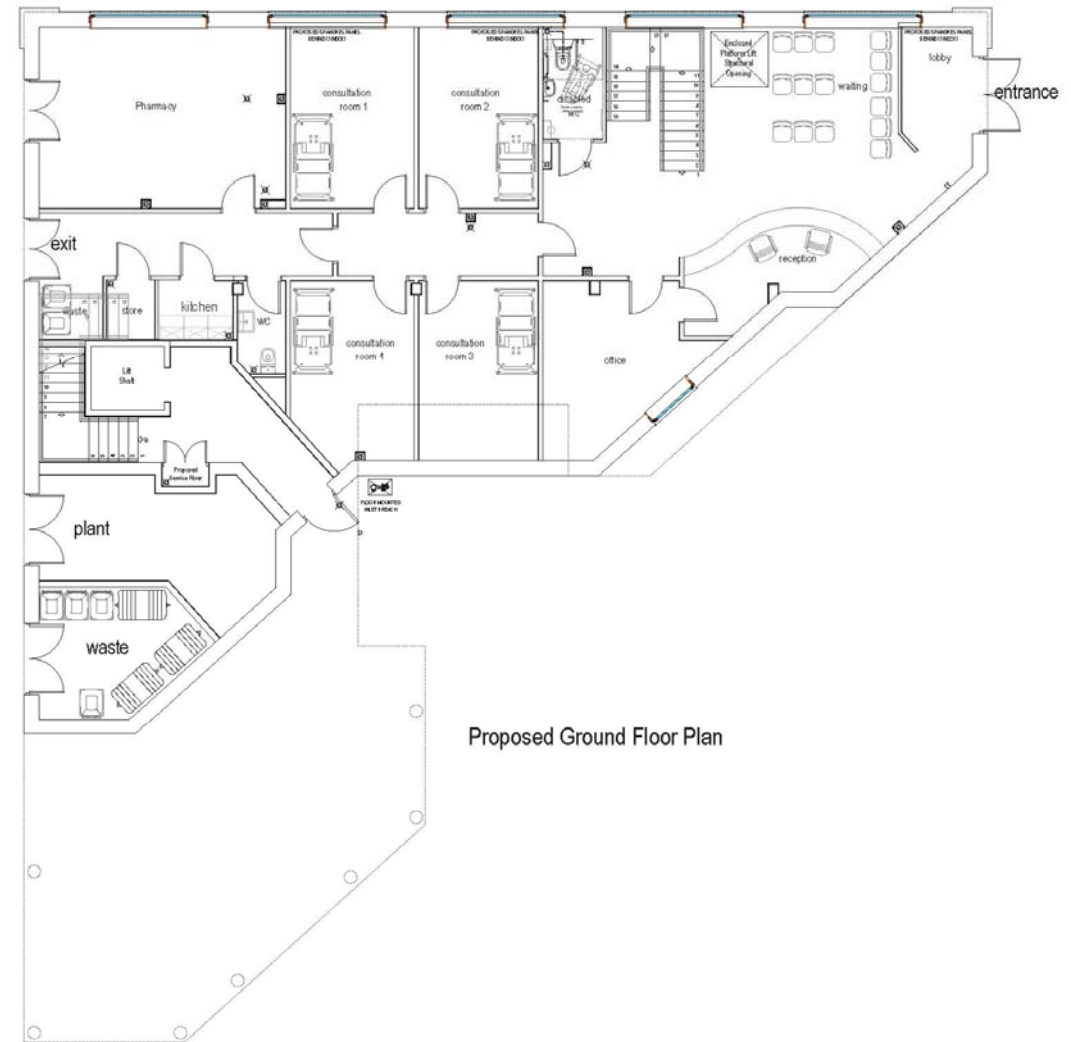
3.0 DESIGN CONSIDERATION

3.1 USE

The proposed development will create a mixed-use four-storey development creating a purpose built medical centre with residential accommodation on the upper floors, associated car parking and amenity space for the proposed development constructed on the site of a former public house.

The proposed medical centre will be used by Mediscan Diagnostic Services, with four of the proposed apartments providing accommodation for staff working at the medical centre. The additional proposed dwellings will be for general sale.

The application site has been identified as an ideal location for the medical centre due to its accessible location, whilst making use of a previously developed site.



3.2 AMOUNT

The application proposes the construction of a four-storey detached building to provide a new purpose built medical centre and residential accommodation.

The proposed medical centre will provide 255.7m² of gross internal floor space on the ground floor, with 76.7m² of gross internal floor space located on the first floor, creating a total floor area of 332.4m² for the proposed medical centre. The layout of the medical centre will be specifically designed for the end user; Mediscan Diagnostic Services.

The proposed apartments have been designed to comply with Manchester's emerging space standards providing a high quality residential development.

The proposed residential accommodation is located on the upper floors of the proposed development, with four apartments on the first floor, one of which is a Duplex apartment spanning both the first and second floors. Four apartments are proposed on the second floor along with the top floor of the duplex apartment. Four of the proposed apartments will be allocated to staff of the medical centre. The additional proposed dwellings will be for general sale.

The proposed scheme provides separate bin and cycle storage for the medical centre and for residential use, an internal stairwell, lift, plant room, car parking and amenity space are also proposed.

Secure car parking is provided within the proposed scheme. 13 No. car parking spaces are proposed, seven car parking spaces will be allocated for the medical centre, with the remaining spaces allocated to the apartments.

Amenity space is provided within the application site for residents and staff.

Cycle storage will be provided for the proposed medical centre and the residential apartments in accordance with Manchester City Council's guidelines.

Twenty secure and sheltered bike storage spaces are proposed.

Further details of the parking arrangements are provided within Mode Transport Planning' Transport Statement.

Overall, the proposed scheme will provide a new medical centre set over two floors and nine residential apartments creating the following approximate gross internal floor areas:

Medical Centre:

▪ Ground Floor	–	circa 255.7m ²
▪ First Floor	–	circa 76.6m ²
▪ Total - Medical Centre	–	circa 332.3m²

Apartments: 9 No. Units:

▪ 2 No. apartments	–	circa 61.0m ² .
▪ 2 No. apartments	–	circa 44.1m ² .
▪ 1 No. Duplex apartment	–	circa 70.0m ²
▪ 2 No. apartment	–	circa 71.7m ²
▪ 1 No. apartment	–	circa 76.6m ²
▪ 1 No. apartment	–	circa 121.4m ²
▪ Total - 9 No. Apartments	–	circa 444.8m².
▪ Total Proposed Floor (GIFA) Area:		circa 777m²

3.3 LAYOUT & ACCESS

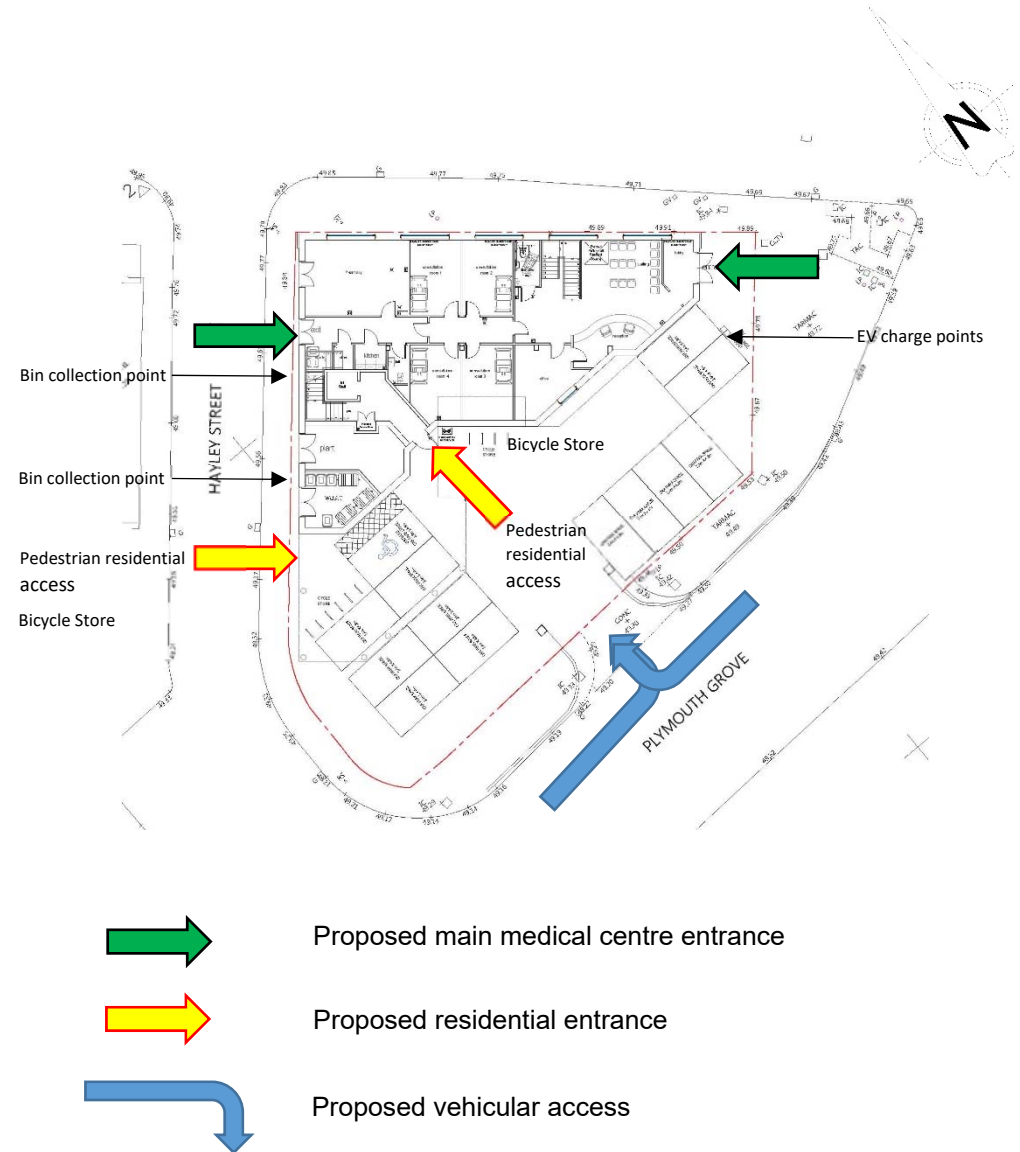
The layout of the proposed development has been designed to make best use of the size and orientation of the application site, taking into account accessibility, safety, visual amenity, proximity to existing adjacent properties, the existing building line, and access for pedestrians, cyclists and vehicles.

The ground floor layout and position of the entrances have been carefully considered in relation to key pedestrian routes and spaces, to ensure that active uses front these important pedestrian routes, and that ancillary uses and service areas are positioned discretely away from Stockport Road.

The proposed medical centre has two entrances, one located in the northeast corner of the site off Stockport Road area and one located off Hayley Street creating easy, accessible access for people arriving by public transport.

Proposed vehicular access to the application site is from Plymouth Grove. The proposed entrance is located in a similar position to the existing site access but will be set back from the road to provide good visibility for vehicles entering and leaving the site. A sliding gate will provide security for the car park entrance.

Current Government policy/guidance places significant emphasis on the promotion of sustainable transport modes for all new developments. This forms part of a long-term strategy to reduce the reliance on private car trips.



The application site benefits from excellent public transport, cycle and pedestrian links, as such, travel by sustainable transport modes is a realistic alternative to private car trips for both residents, visitors and staff at the proposed medical centre.

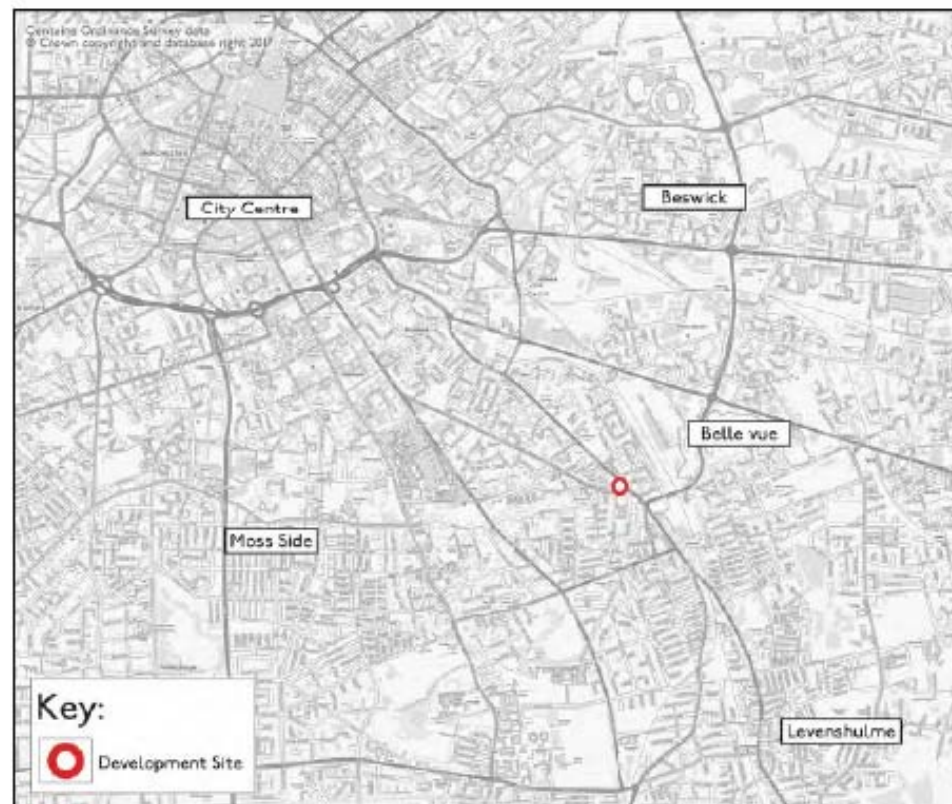
The application site is located within approximately 500m of nearby bus stops on the A6 Stockport Road, A5184 Plymouth Grove and A6010 Pottery Lane, with buses connecting the application site to Manchester, Chorlton and Stockport amongst other destinations.

The application site is also located close to train services available from Ardwick and Ashburys railway stations, which run regular services to Manchester Piccadilly and the surrounding areas of Belle Vue, West Gorton and Fallowfield. From Manchester Piccadilly trains to every major railway station in the country can be accessed including trains to Manchester airport.

Chapter 4 of the NPPF deals with the promotion of sustainable transport. Paragraph 30 highlights that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

Paragraph 35 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

In line with NPPF policy, the location and design of the proposed scheme exploits opportunities for the use of sustainable transport modes. The location of the application site is within walking distance of Bus, Rail and Metrolink stations maximising the opportunity for residents to utilise existing sustainable transport infrastructure.



Above is a location plan showing the approximate location of the application highlighted with a red circle



The proposed apartments have been designed to provide units of appropriate size to meet the current housing needs, to comply with the Manchester's emerging space standards and to provide new energy efficient dwellings.

The proposals will create an inclusive environment by ensuring a level access entrance and the provision of a fully accessible lift will guarantee that all floors of the proposed development will be universally accessible without the need for supervision or assistance.

The main residential entrance is accessed from the car park. A proximity access control system is proposed to provide electronic access through communal entrance doorsets. Depending on the final system selected, access will most likely be operated using a card or key fob, which will be issued to residents and staff members, contractors and postal delivery services to enable access to and from the building.

In the main residential entrance lobby, access is provided to the stairs to access the upper floors. An internal through floor lift will provide access to the upper floors of the proposed development as an alternative to the using the stairs.

Each apartment is accessed off the main corridor on the upper floors; the corridor links the apartments to the staircase and lifts, providing appropriate access to all parts of the building for residents and visitors.

The development will comply with all aspects of Part M of the current Building Regulations.

Each apartment / entrance door will be wheelchair accessible with a level access threshold to ensure a wheelchair can easily pass through to ensure access throughout the development for wheel chair users.

3.4 SCALE

The proposed development consists of a detached four-storey building providing a medical Centre set over two floors and residential apartments set over the upper floors. Secure car parking is provided to the rear of the development with cycle storage provided for residents, staff and visitors to the medical centre adjacent to the car parking area.

The height, width and length of the proposed development is considered appropriate for the location of the application site, and will ensure the development is commensurate in scale to the surrounding buildings.

3.5 APPEARANCE

There is no dominant architectural style within the vicinity of the application site, the design of the houses and apartments within the vicinity of the application site vary in both style and materials.

Building materials have been carefully selected for this development taking into account established materials typically found around the application site. Proposed cladding materials have been chosen to enhance the aesthetics of the local area and provide the development with a modern/contemporary touch.

The key materials proposed are as follows:

- Red/brown facing brick with brick band coursing
- Grey anthracite window and door frames
- Slate tiles to top floor roof
- Grey anthracite aluminum cladding to top floor door surrounds
- Stone coping to boundary walls
- Black metal railings to boundary walls and external balconies
- Flat roof finished in grey / black with metal edge trims
- Metal vertical perforated sheets with ivy plants to provide greenery
- Grasscrete car parking areas
- Solar panels



Proposed North Elevation
ELEVATION (A)



Proposed West Elevation
ELEVATION (B)



Proposed East Elevation
ELEVATION (C)



3.6 WASTE STORAGE

Two bin stores are proposed to the west of the application site, situated on the ground floor. One of the waste storage areas will be allocated for the residential accommodation and the other waste storage area is for the medical centre. Doors from the waste store open directly onto Hayley Street, meaning the bins can be removed from the stores, emptied and returned without being left on the street for extended periods. A standard refuse vehicle will be able to collect the refuse directly from Hayley Street.

3.7 SUSTAINABILITY

In terms of the buildings environmental sustainability, the proposed development is located in a sustainable location with good public transport links. A 'fabric first' approach will be undertaken throughout this project, looking to improve the thermal envelope of the building and to ensure the development achieves a 15% improvement over Part L of the current Building Regulations. The apartments will have appropriate passive control measures to limit the effect of solar gains on indoor temperatures in summer. The proposed light fittings will be low energy efficient fittings. Photovoltaic (PV) panels utilise the sun's energy to generate electricity. The roof of the proposed development provides ideal location to house solar panels. Specialists will design and specify the Photovoltaic (PV) panels to provide energy for the proposed development. Electric car charging points are proposed in the car park area to enable residents to charge their electric vehicles as detailed on the proposed site plan. .

To increase the energy efficiency of the development the following elements are proposed:

- High performance glazing to reduce solar and transmission gains
- Improved thermal transmittance U-valued
- Natural ventilation
- Electric Heating and Hot water
- 100% Low energy lighting throughout the dwellings
- Low flow aerated showerheads and basin tap inserts to reduce domestic water consumption
- Reducing surface water discharge
- Reducing mains/potable water via water efficient devices and equipment
- Inclusion of Photovoltaic Panels on the roof.

3.8 VENTILATION

The ventilation system for the proposed apartments will be designed and specified by specialists to comply with Part F of the current edition of the building regulations.

4.0 CONCLUSION

Howard and Seddon Architects have prepared this statement on behalf of Dr. Noman Ehsan to support a planning application for the demolition of the existing building, and construction of a purpose built medical centre with residential accommodation, amenity space and associated car parking at the site of the former Ducie Arms Public House at 424 Stockport Road, Longsight, Manchester. M12 4EX.

The layout and accompanying information demonstrates that the proposed development can be accommodated within the site, in accordance with local and national planning policy achieving a high standard of design.

The proposed development will be constructed to modern standards providing good levels of insulation to reduce the amount of heat loss ensuring that the development will be environmentally friendly.

The proposed application makes good use of the existing infrastructure and will enhance the local area creating a modern, well-designed development in a sustainable location.

Mediscan Diagnostic Services will use the medical centre with four of the proposed apartments above the medical centre providing accommodation for medical centre members of staff.

There would be no adverse consequences for the residential amenities of neighbouring dwellings, from either overshadowing or loss of privacy. The proposed dwellings will be designed to modern standards providing good levels of insulation to reduce the amount of heat loss.

The proposed new dwellings will provide a high level of residential amenity for future residents whilst protecting the amenity currently enjoyed by existing neighbouring residents.

The proposals will provide car parking and secure cycle storage facilities, complying with the council's guidelines and will not have a detrimental impact on local highway conditions.

The proposed development is 'high quality', is architecturally charismatic, aesthetically pleasing and has been designed to meet the requirements of modern living as well as being sympathetic with the immediate area.

The application site is located in a sustainable location with easy access to the city centre and very good access to public transport links.

It is considered that the proposed development will provide a bespoke medical centre along with high-quality residential apartments in a sustainable location. The development has been designed to respond to the scale and massing of the site context and the design of adjacent buildings to produce a well-designed mixed-use development.

Overall, the proposal is shown to comply with local and national policy guidance and will provide a mixed-use development in a sustainable location; therefore, we believe that this development presents an overwhelming case to grant planning permission.