

WILLOW GREEN, WHALLEY RANGE

Proposed Special Education Facility, Manchester.

Design and Access Statement



Contents

SITE ADDRESS

Willow Green,
11 Nettleford Rd
Whalley Range
Manchester.
M16 8NL

PROPOSED WORKS

Change of Use from existing Hospital/Care Facility
to an Education Facility with outdoor play areas,
including associated internal alterations and site
works.

SIZE OF BUILDING

Total Site Area: 3200m²
Existing Buildings: 1870m²

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Project Context

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PART I – PROJECT CONTEXT

- 1.1 Introduction
- 1.2 Site and Context
- 1.3 Existing Buildings and Use
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1.1 Project Introduction

Change of Use to an Education Facility

This Design and Access Statement is prepared on behalf of the property owners Birchwood Child Services to regenerate and bring back into use the existing building to provide a vital facility in the local area.

The Statement responds to the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006, the General Permitted Development Order (GDPO) for most planning applications to be accompanied by a Design and Access Statement that explains:-

The design principles and concepts that have been applied to the project; and

How issues relating to access to the development have been dealt with.

The proposal is for the change of use of the existing building from a hospital into an education facility to serve the local area. The existing property comprises a 27 bed hospital and care facility set over two storeys.

The proposal is to utilise the existing building in full with minimal development and create a specialist educational facility targeted towards children of special educational needs, catering for their requirements on a secure and safe facility.



The site location. [Image: Google Maps]

1.2 Site and Context

The Site

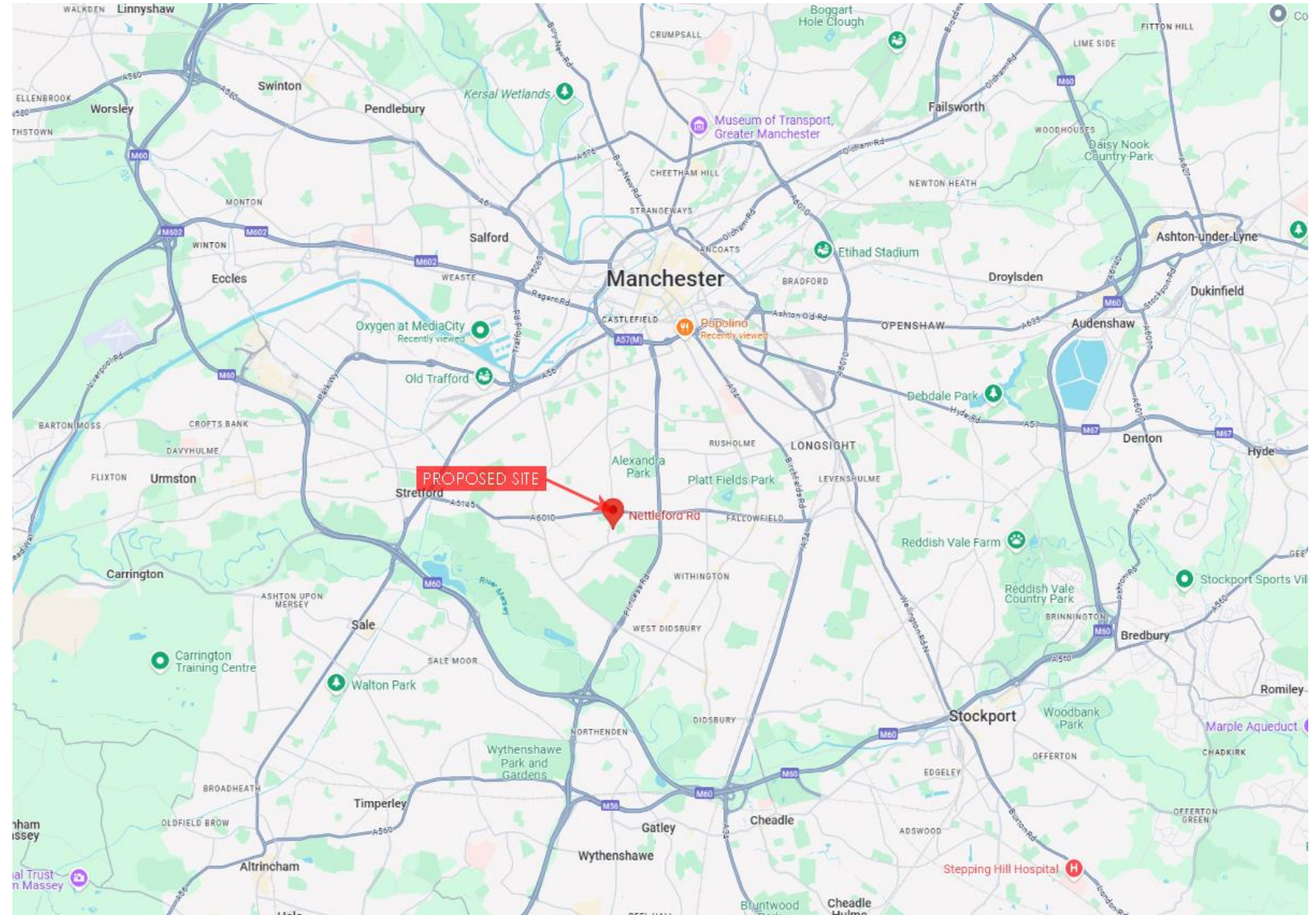
The site is situated on Nettleford Road in a predominantly residential area of Whalley Range, Manchester.

The surrounding vernacular is predominantly residential properties circa. 1970-1990. The existing building ties in with the external appearance of all surrounding properties with the traditional red brick wall and tiled roof construction.

Willow Green is positioned with great access and links to the surrounding areas of Manchester and the City Centre. Close access to the M60 alongside Manchester's extensive public transport network makes the site easily accessible.

The site provides a secure facility with has security fencing and electronic fob controlled gates at entry and exit points as well as around the building itself. This helps to section off different parts of the building and allows staff to better control occupants enhancing safety and well being.

The site is in an ideal location and houses the features to be easily converted into an education facility for children with special educational needs.



The site location

1.2 Site and Context

Site Analysis

The surrounding context is predominantly dwellings, the existing property is nestled in a very popular residential area of Manchester.

Whalley Range provides adequate residential facilities and local amenities to its residents and daily occupants.

Extensive transport links make the area easily accessible and a sought after destination for both residents and businesses.

The extensive road network allows for easy access to the site and provides easy travel to and from the local area.

The existing buildings are generally of red brick construction with 2-3 storey dwellings and community orientated buildings.

Highlighted on the adjacent aerial imagery are a number of local amenities which are close by to the site. These include local sports centres and Whalley Range High School. These facilities can be hired and used by the proposed school for extra curricular activities.

A good relationship with the high school could also allow for use of their facilities under mutual agreement.

The location of the property allows the proposed use to thrive and make use of all local amenities.



1.2 Site and Context

Site Photographs



Photographs of the building showing existing building structure, landscaping and security fencing and gates

1.2 Site and Context

Site Context Photographs



Existing properties on Nettleford Road and Kingsbrook Road

1.3 Existing Building and Use

Willow Green – Site Layout

The existing building is situated on Nettleford Rd in Whalley Range surrounded by residential dwellings.

The existing property was previously a Specialist Hospital and Care Facility with secure access around and within the site.

There is an existing electronic secure access vehicle and pedestrian gate at the site entrance with an existing car park to accommodate approx. 17 vehicles.

The secure fencing and electronic access continues around the site separating different areas and wings for the safety of the occupants.

Outdoor garden and soft landscaped areas have been provided for the enjoyment of the previous occupants.

The existing site is completely independent and has no adverse impact on any of the surrounding properties or occupants.



EXISTING SITE PLAN - 1:200 at A1 / 1:400 at A3

Existing site plan

1.3 Existing Building and Use

Willow Green – Floor Layout



Building External

The Building

The existing building is a custom built 27 bed Hospital / Care facility. All patient rooms have ensuite bathrooms and associated facilities.

There are communal dining and social zones as well as adequate staff and administrative facilities.

The building has designed and built within the scope of the appropriate Building Regulations. This allows for adequate fire partitioning, zoning and escape routes to allow for safe egress and ingress of occupants. This can be used by the proposed use as the advanced level of fire and acoustic partitioning between rooms would suite the school setting.

Access via the main entrance bring you to a communal reception area which acts as the central core of the building with secure corridors leading off to the different blocks.

The staff and administration block is positioned to one side away from the main hospital and care facility.



EXISTING GROUND FLOOR PLAN - 1:100 at A1 / 1:200 at A3



EXISTING FIRST FLOOR PLAN - 1:100 at A1 / 1:200 at A3

1.3 Existing Building and Use

Willow Green - External

External

The property has been built using materials matching the local area.

The existing external materials are as below:

- Red brick to external walls
- Red concrete tile roof
- White UPVC windows and doors

The external elevations are in good condition and are not in need of any imminent repair.

The building has been maintained to a good standard.

The existing property will remain as it is, there are no changes or development proposed as part of this application.



Birchwood Child Services

PART 2 – THE APPLICANT

2.1 – Proposed Use

2.1 The Proposed Concept

The proposed plans are to turn the building into an independent school catering for pupils with a range of special educational needs including mental health, communication delay, autism and cognitive delay. Many of the pupils have been excluded from school due to their complex needs or behaviours they present. Some pupils are school refusers' and a school like this is their last chance of getting an education. The pupils who attend the school will require a specialist provision like this to help meet their needs so they can access their right to an education and in turn better their lives. When pupils leave our school, they will acquire the skills that will help them to provide a positive contribution to their local community as well as having the confidence to make the next step in their educational journey by attending their local college. Not only will this provision support the borough of Manchester it will also allow pupils from neighbouring borough's send their most complex and challenging pupils to an appropriate school setting meaning we will be having a positive impact in a wide range of geographical authorities.

The School is aimed towards children aged between 5 and 18 years of age. There will be a maximum of 80 students on roll at the school.

We already have experience of setting up similar provisions in different areas such as Birchwood Children's Services **Warrington** and another in **Bolton**. Warrington has been established for 5 years and is currently at capacity supporting pupils in Warrington and surrounding areas with pupils who have a diagnosis of Autism. Our Bolton site accommodates pupils with a wider range of needs and opened in December 2024 already supporting 10 pupils of whom have already been excluded from mainstream and SEN settings.



BIRCHWOOD SCHOOL - BOLTON



BIRCHWOOD SCHOOL - WARRINGTON

Design

PART 3 – PROJECT DESIGN

3.1 Design Proposals

3.2 Access

3.3 Summary

3.1 Design Proposals

Development, Scale and Massing

The existing building has been designed to tie into the surrounding context using matching materials, design principles and height.

The existing building will remain as existing with minimal changes to accommodate the new use.

3.1 Design Proposals

Scale and Massing and Rhythm

Scale and Massing

The existing scale and massing of the property matches the surrounding residential properties.

The proposed new education use will have no impact on the building and its surrounding context.

There is no development proposed as part of this application, the change of use from a hospital to an education facility will have no impact on the size, scale or massing of the existing property.



3.1 Design Proposals

Site Plan and Access

Site Plan

The existing site will be fully utilised by the new education use.

The existing landscaping to the boundaries will remain as existing and will be regularly maintained to ensure privacy and acoustic levels are retained.

The existing car park will be re lined to accommodate 17No. Parking spaces, including 2No. Disabled Parking Bays for Staff and visitors.

The secure entrance gate and security fencing/access around the property will be maintained and regulated to ensure student and staff safety.

The existing soft landscaping around the property will be maintained to ensure the grounds are aesthetically pleasing and useful for the occupants.

New outdoor play areas, calming zones, gardens and pic nic areas will be built to allow for outdoor interaction and use by students.

A new sensory garden will be installed to help students of particular educational and social requirements to help with their development.



3.1 Design Proposals

Floor Plan

The proposal takes advantage of the existing floor plan.

The existing bedrooms are to be converted into special educational classrooms aimed towards children with special educational needs.

The classrooms are generally for 4-8 students at any one time. The school works with children on a small group basis allowing them to get the best out of their students.

There are a number of different class rooms and areas proposed as part of the refurbishment.

The school will include bespoke class rooms, sensory rooms, chill zones, IT suites, intervention rooms and other spaces tailored towards the students needs and requirements.

The internal layout and design is to be agreed with the client and to be designed by a specialist designer to ensure the needs of the client and occupants are fully understood and achieved.



PROPOSED GROUND FLOOR PLAN - 1:100 at A1 / 1:200 at A3

ROOM TYPES



CLASSROOM IDEAS

3.1 Design Proposals

Proposed Elevations

The external appearance and elevational treatments will remain as existing. The contractor will assess the building and damages will be repaired as agreed with the client.

The existing building has the adequate external features and design requirements to be easily adapted from a hospital to a education facility.

All new signage associated with the new use will be agreed with the local authority and the client prior to any order or works.



PROPOSED ELEVATIONS - 1:50 at A1 / 1:100 at A3

3.2 Access

Access & Maintenance

Accessibility Principles

The existing building has been designed to allow access for all and accommodate disabled patients and visitors. External ramps are provided. All doorways have level thresholds and are sized to meet building regulation guidance. All of this will be maintained and allows the building to be used as a school with minimal adaptation.

Access into the Site

The existing access from Nettleford Rd has a secure vehicle and pedestrian gate which will remain locked at all times. Access is via an electronic fob.

Parking and Transport

The proposal will utilise the existing staff and visitor parking onsite. There are 17No. Parking spaces available on site.

Emergency Vehicles

Emergency vehicles can access the site via the main entrance, there is clear access from the car park area to the main entrance for any emergencies. All vehicles parked on site will be for staff and visitors at the property, if there is a need for vehicles to be moved to accommodate emergency vehicles this will be managed on site by the staff/allocated fire warden.

Building Maintenance of External Surfaces

The existing building will be assessed for any damage to the external envelope, roof, external surfacing and landscaping. All damage will be repaired to high standard and maintained going forward.



3.3 Summary

Summary

This Design and Access Statement accompanies an application for full planning permission for the change of use of an existing specialist hospital / care facility into an educational facility tailored towards children with special educational needs.

This statement demonstrates how an understanding of the site and assessment of its constraints has led to a full appreciation of the site's development capacity. The existing site allows for the change of use with minimal development to the exterior or interior of the property. The building suits the needs of the proposed occupants.

In summary, we believe that the proposed development can be adequately accommodated within the proposal site and that the Council's design objectives can be fully complied with.