

Studio Lime Architects,
45 Colston Street, Bristol
BS1 5AX

www.studiolime.co.uk

RIBA
Chartered Practice

studiolime
architects

Design and Access Statement

SL/P23045

Mill Brook Independent Hospital Expansion

Mill Brook,
57 Wastdale Road,
Wythenshawe,
Manchester,
M23 2RX

A new extension to the existing mental health facility to provide additional bedsits.

REVISION			
Nº	**DESCRIPTION**	**DATE**	**AUTHOR / CHECK**
P10	Planning Issue	27.09.24	CG / AR
P11	Revision following client comments	03.10.24	HL / EB

Design and Access Statement

Contents

1.0 Introduction

1.1 Overview of Site and Proposal 4

2.0 The Site and Existing Structures

2.1 Site Location and Environment 5
2.2 Site and Building Overview 6
2.3 Site Opportunities and Constraints 8

3.0 Planning Background

3.1 Planning History and Policy 9

4.0 Design and Access

4.1 Proposed Extension Layout 10
4.2 Massing, Form and Amount 11
4.3 Elevations and Material Application 12
4.4 Accessibility 13

5.0 Summary

5.1 Conclusions 14

1.0 Introduction

1.1 Overview of Site and Proposal

This Design and Access Statement accompanies a planning application for an extension to an existing independent hospital that provides:

7 new bedsits, each including:

- Sleeping provision for 1 individual
- Shower room
- Kitchenette

This is to meet the demand for additional mental health support in the Manchester area, whereby more space is needed to support individuals in their journey to rejoining the community.

Mill brook Independent Hospital offer person-centred support for adults with complex mental health needs, with a focus on rehabilitation and recovery, reablement, crisis intervention and relapse prevention.

Currently, the hospital can accommodate 12 individuals at any one time. The expansion will allow a total of 19 individuals to be fully supported in live in accommodation providing a well needed pathway to recovery.



Existing 3D Overview in Context



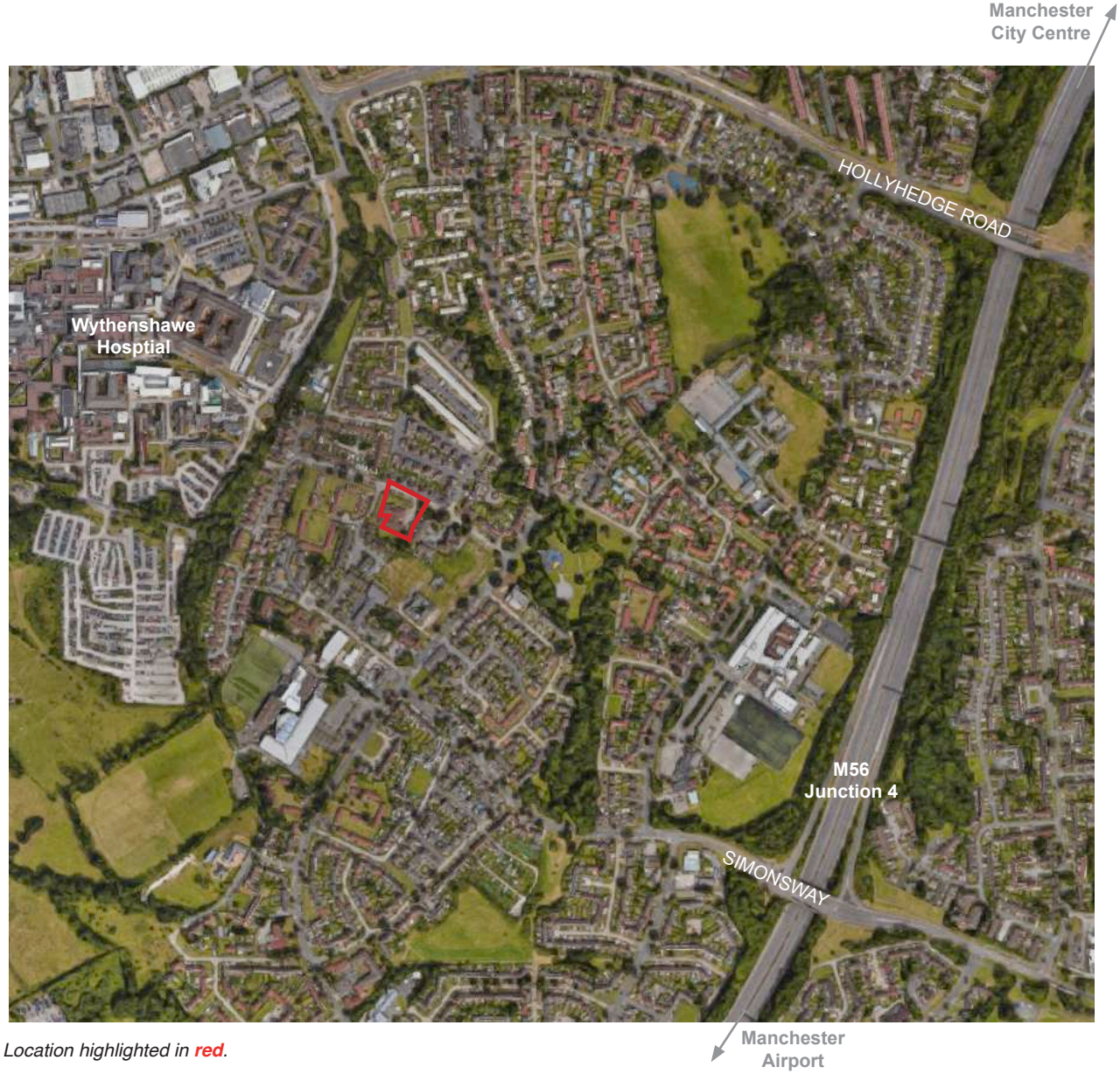
Proposed 3D Overview in Context

2.0 The Site and Existing Structures

2.1 Site Location and Environment

Mill Brook Hospital is located 8 miles south of the centre of Manchester and 2 miles north of Manchester Airport.

The hospital is within a residential area in close proximity to the Wythenshawe Hospital. It can be accessed from junction 4 of the M56 and Simonsway to the south or from Hollyhedge road to the north.



*Site Location highlighted in **red**.*

2.2 Site and Building Overview

Pedestrian and vehicle access is via Wastdale Road. The hospital has a small car park to the north east. On all other sides, there is green space that is available for residents to use.

The boundaries of the site are formed of a thick hedgerow along the adjacent roads and car park. Fences and trees form the boundaries with adjacent houses.

The existing building is single storey of masonry construction with a pitched tile roof and uPVC windows and doors.



*Existing hospital boundary in **blue** and proposed site boundary in **red**.*

1 *Existing Views (refer to page 7)*



View 1



View 2

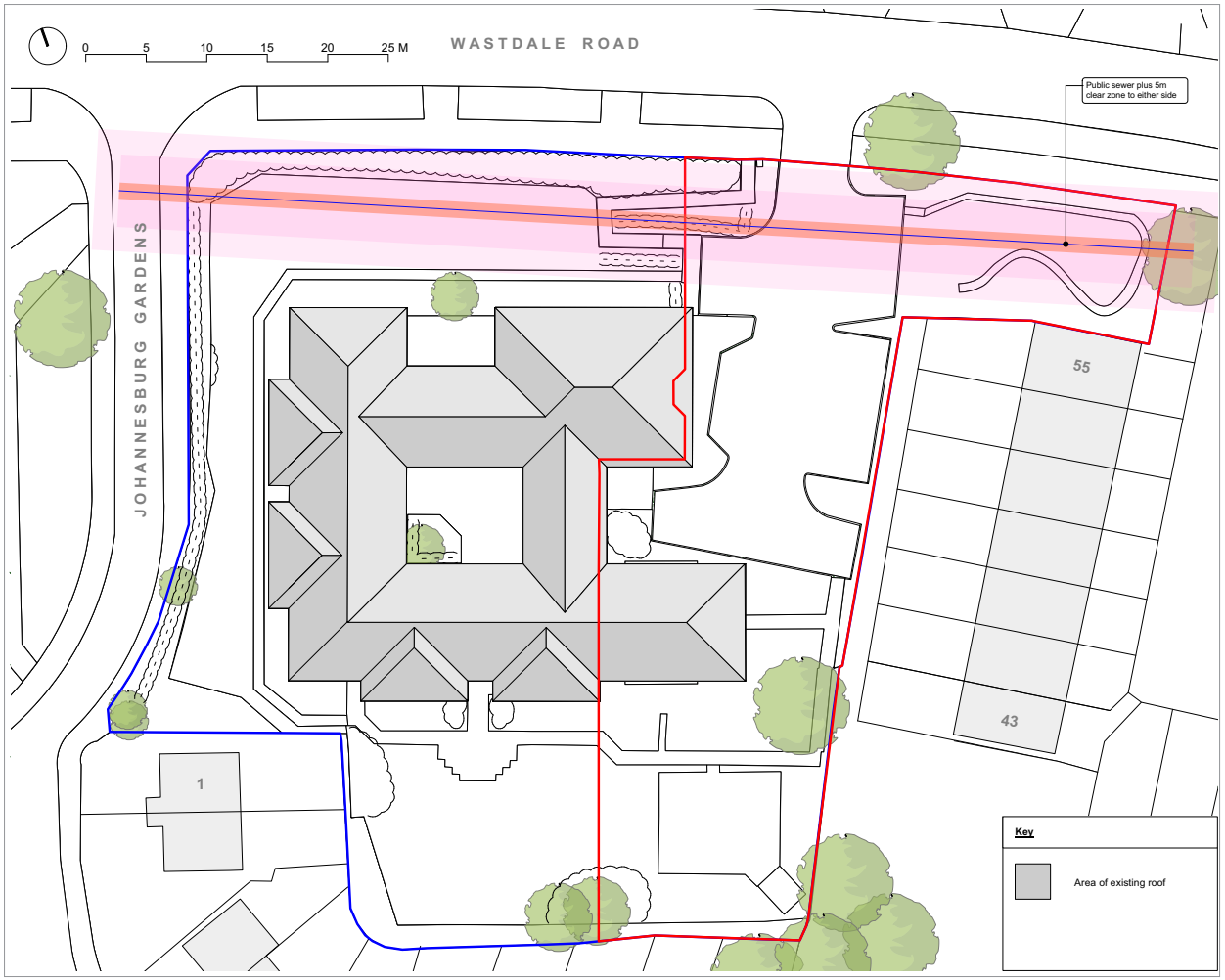


View 3

2.3 Site Opportunities and Constraints

Whilst reviewing the existing site, it was established that a large public sewer crossed the site, parallel to Wastdale Road. Therefore, development at the front of the site is not possible when considering the required 5m clear zone to either side of the sewer. The land adjacent to Johannesburg Gardens is also limited due to the narrowness of this area and extent of existing hedgerow.

Consequently, the area to the rear of building and adjacent to the existing car park is the most suitable land for an extension to the existing building. Development in this area of the site also limits the impact on the existing streetscape along both Wastdale Road and Johannesburg Gardens.



Existing site plan.

3.0 Planning Background

3.1 Planning History and Policy

Please refer to the appended planning statement for details of relevant planning history and policy on the site.

4.0 Design and Access

4.1 Proposed Extension Layout

The proposed design is an extension from the existing eastern elevation of the hospital. A linear design running from north to south connects to the south east wing of the building. It has been sited in one corner of the site to ensure the rear garden can be largely retained.

The linear arrangement allows the existing bedsits and ancillary spaces to maintain their layout and windows. A new corridor connects to the end of an existing corridor to maintain the existing main entrance and circulation routes. This will be the main access into the extension.

Internally, the 7 bedsits are positioned to maximise their relationship to the site. The rooms to the south have views and access directly onto the rear garden. The rooms to the north of the extension will be facing onto newly landscaped areas. The internal layouts of the bedsits are designed to match the existing bedsits - an open space with sleeping provision and kitchenettes and a separate shower room. Windows have been carefully positioned to maximise natural light for the benefit of individuals staying in the new rooms.



Proposed Floor Plan in Context

4.2 Massing, Form and Amount

The proposed extension is single storey to match the existing. Despite a change in level over the site, it is proposed at the same height as the existing to ensure that a continuation of the eaves and roof ridge line is possible. This also ensures that there is level access from the existing building into the proposed extension.

A new roof is proposed on the existing wing which connects to the extension. This allows the proposed roof to be a continuation of the existing, forming a t-shaped pitched roof with hipped ends to the north and south.



Proposed 3D Massing - View looking south.

4.3 Elevations and Material Application

The proposed materials are red brick, clay roof tiles and uPVC windows and doors to match the existing. Most of the adjacent houses in the area also feature red brick and / or clay tiled roofs. Therefore the proposed extension fits well into it's surroundings.

As shown in elevation A, the proposal sits back from the road to ensure that the existing street scape is maintained.

Due to the change in levels discussed previously, external landscaping and retaining walls are proposed between the extension and rear garden, which will also match the existing site features and improve the residents access to the outdoor spaces.



ELEVATIONS KEY

1. Existing Brick
2. Proposed Brick to match Existing
3. Existing clay tiles
4. Proposed clay tiles to match Existing
5. Proposed 1000mm retaining wall
6. Proposed railings for access and protection to landscaping

Proposed Elevations

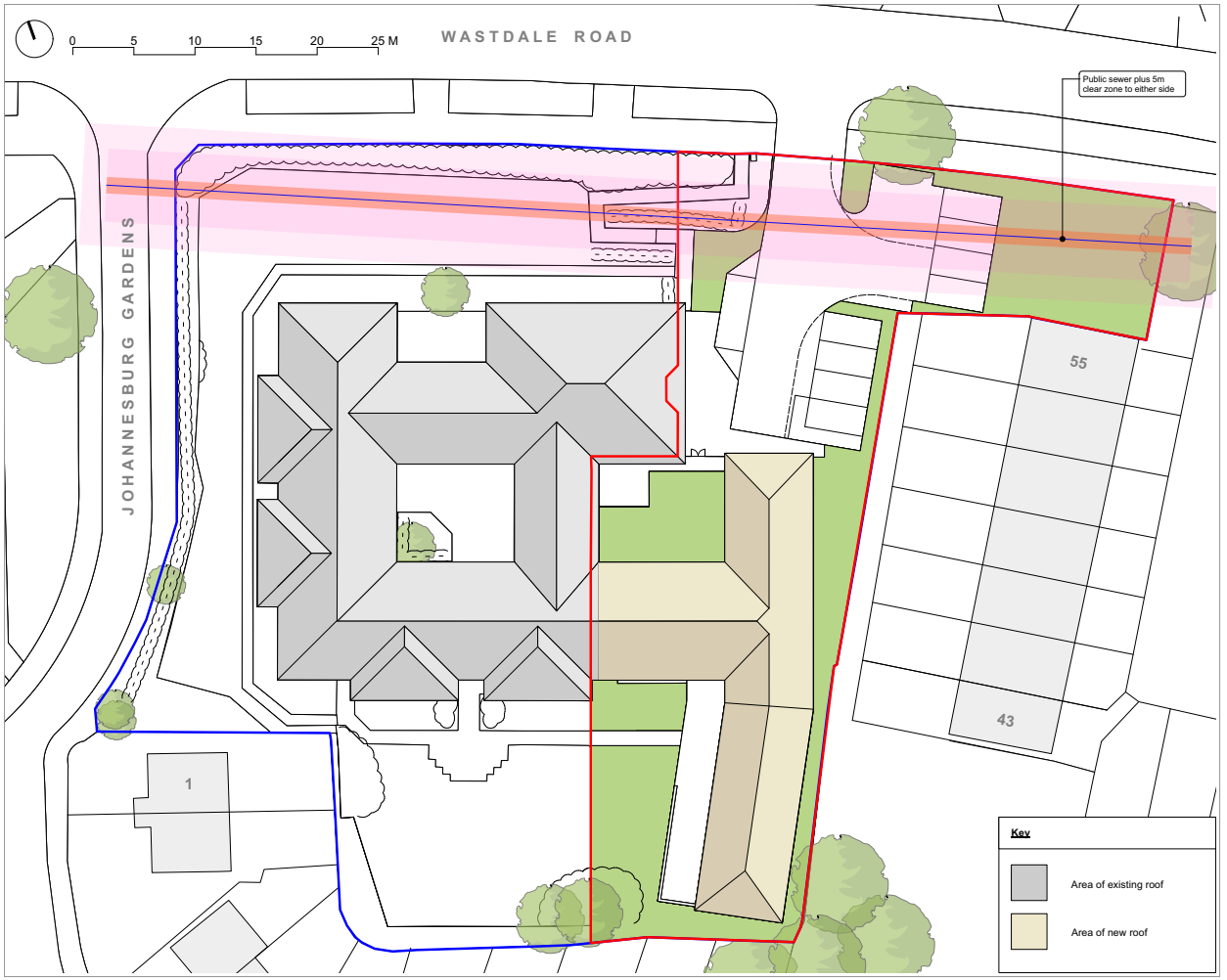
4.4 Accessibility

The existing vehicular and pedestrian entrance from Wastdale road will be retained.

Changes to the parking arrangements are proposed. There are 11 existing spaces. 4 of these spaces adjacent to the car park entrance are to be repositioned to improve the maneuvering space for vehicles. A total of 8 spaces and a drop off area are proposed, which is in line with the hospitals requirement for parking provision.

Refer to the appended planning documents for more information on parking arrangements.

External access to the extension is provided from the rear garden. All paths will be suitable for wheelchair users and all doors will have level access thresholds.



Proposed Site Plan

5.0 Summary

5.1 Conclusions

The new extension offering 7 new bedsits will allow the mental health hospital to support many more individuals on their journey to recovery.

The proposal is designed to fit in well with the existing site and building with regard to the layout, massing and material application. It's impact on the surrounding area and local residents is minimised through it's single storey massing as a continuation of the existing. Its position on the site and layout will benefit users of the building, through new areas of external landscaping and by providing more sleeping and living provisions, whilst not interrupting the existing flow of circulation and use of space.

