



Date: 05th June 2024

Project: Former Abbey Hey Clinic, Constable Street
Manchester M18 8GD

Design & Access Statement



Introduction

This Design & Access Statement has been produced by Orya Architectural Studios on behalf of our client, the applicant, in support of the submitted Full Planning Application for proposed change of use of the existing vacant clinic to form 6 residential apartments consisting of 1 x 1bedroom, 3 x 2bedroom and 2 X 3bedroom apartments together with external alterations to the elevations and landscaping at the former Abbey Hey Clinic, Constable Street, Manchester M18 8GD, hereafter referenced to as 'the site'.

Report Purpose

This Design & Access Statement sets out the concept, design principles and approaches taken by the design team in informing the proposed submitted scheme. The Design & Access Statement is to be read in conjunction with all associated submitted drawings and documents as part of the planning application.

Site

The site lies within the Local Planning Authorities of Manchester Council and is located in a developed area consisting predominantly of residential buildings comprising primarily of terraced and semi-detached properties in the immediate vicinity.

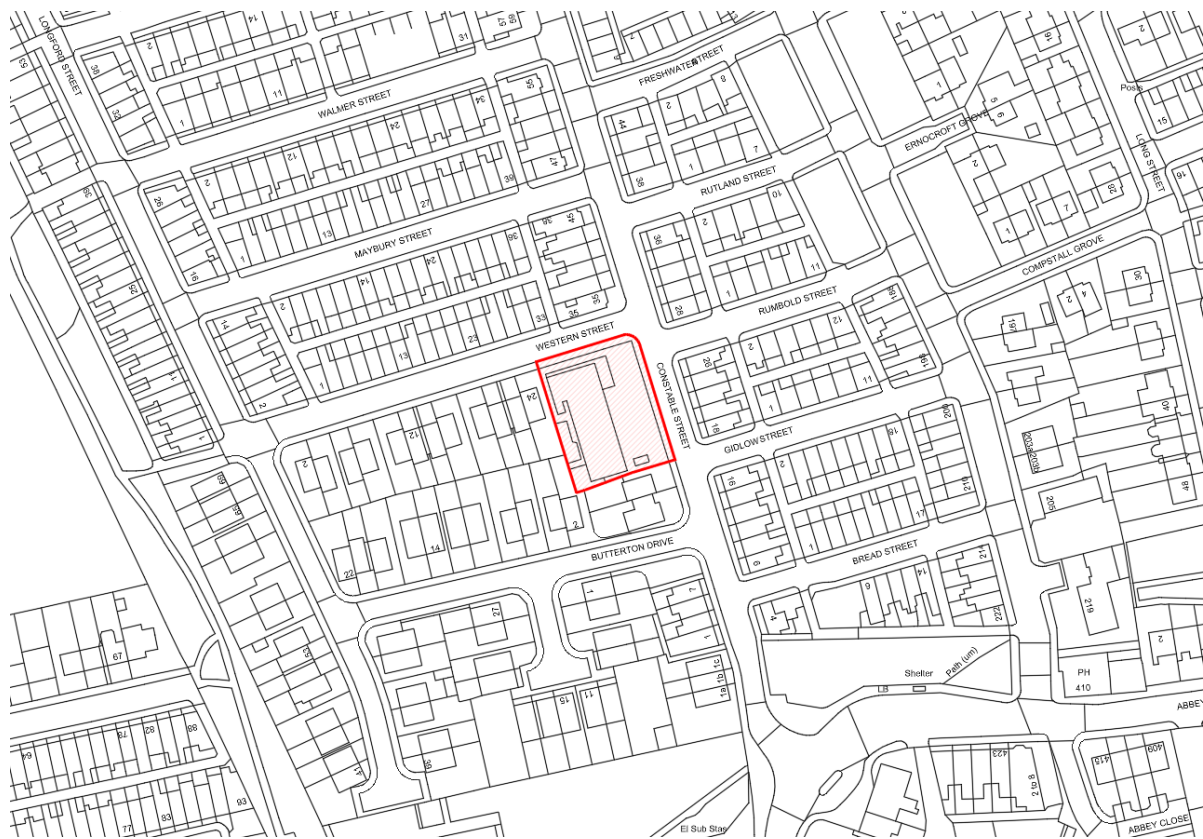


Figure 1: Location Plan

The vicinity of the site also comprises of local amenities, with a 1-minute walk for public transports and commercial properties to the south-east and a 5-minute walk to the Gorton Station to the north of the site and the King George 'V' Park to the west. The application site is approximately 994.7m², with the existing building taking most of the footprint of the site.

The existing building has a facing brick finish, brown in colour with significant glazing on the 1/F elements. The property is currently vacant with the windows and doors all boarded up.

Planning History

The site has previously obtained an Approval in Principle for the proposed erection of 6no. replacement dwelling houses (Planning Ref: 134827/PIP/2022) on 28th September 2022.

The Proposal

The proposal is for the change of use of the existing vacant clinic to form 6 residential apartments consisting of 1 x 1bedroom, 3 x 2bedroom and 2 X 3bedroom apartments together with external alterations to the elevations and landscaping.

When reviewing the Design and Access Statement, we encourage you to review the full set of associated submitted drawings and reports.

Design Principles & Strategies

The design team have carefully considered key approaches and have implemented strategies in the design of the scheme to produce the scheme. Key strategies and principle applied in the design process include:

- The internal layout of the scheme works to maximise the internal layout to ensure all useable space is made good.
- Provide high quality residential apartments that follow the national described space standards.
- Enhance the character of Constable Street through proposed new soft landscaping.
- Provide 16 secure cycle parking spaces

Scale and Massing

Consideration has been made to keep the scale and massing of the existing building as is. This proposed scheme will have no impact on the building's height and prominence.

Access

The existing primary entrance to the building will be used as the main access point for proposed apartments 3,4, 5 & 6. Apartments 1 and 2 will have their own direct access and entrance points from Constable Street. The existing side access from Western Street will be retained to allow access for all residents into the private rear garden spaces.

Landscaping

The scheme will offer a private garden amenity for all residents toward the rear of the site and offer a smaller fronting green spaces at the junction of Constable Street and Western Street, this will improve the existing heavy hardscaping on Constable Street and provide a secondary level of boundary between the public and private realm.

Car Parking

The scheme offers a total of 11 car parking spaces, to meet the requirements of the residents. Though the site could offer more parking spaces, this has purposely been avoided to provide more sustainable modes of transport through the use of the existing public transport within walking distance and use of cycles. Most of the parking spaces have been designed back-to-back to reduce hardscaping at Constable Street.

Each apartment will have designated parking spaces to prevent any issues relating to parking between residents. All back-to-back spaces will be designated to apartments that require 2 or more spaces.

Cycle Spaces

The secure cycle store will be located to the front of the building front Constable Street. It will provide a total of 12 cycle spaces, more than the estimated requirement level, this will encourage visitors toward sustainable modes of travel.

The cycle store is to be within a robust, secure and weatherproof enclosure with the cycle standard being Sheffield Style stands or similar to allow both wheels and frame to be secured.

Safety and Security

The proposed layout of the submitted scheme provides a strong character and clear definition between the public and private realm, using the front facing parking and landscaping in creating a subtle boundary and privacy.

- All communal areas will be a single-leaf door and will be controlled via a key card system or similar, to ensure that only the residents can access the building and the associated external private garden.
- Intercom system to be fitted to all communal entrances for vetting of visitors.
- The building will have no unrestricted trade access.
- All entrances are to be fitted with external entrance lighting with a dusk till dawn sensor.
- Mail and delivery persons to use the intercom system to obtain access only to the communal hallway of any communal entrance to ensure they do not have any unrestricted access.
- Designated mail and delivery area provided at the G/F communal entrance.
- All alterations to the existing building should be completed to the Secure By Design Standards.

Materials

The materials will be in line with the existing finish and appearance of the building as only minor external alterations will be made. All alterations to the existing building should be completed to the Secure By Design Standards.

Boundary Treatment

All existing boundary treatments are to be retained and repaired where necessary. New 1100mm high steel framed boundary treatment to be added to Constable Street and Western Street with steel framed gates for pedestrian and vehicular access as shown on the proposed site plan (0157-PA-002-B). New boundary treatment to match existing southern boundary treatment in style and colour as shown below.



Figures: 2

Conclusion

The design teams have carefully designed this submitted scheme which is sensitive to the existing established character of the building and its immediate context and the needs of the area. This scheme will be a valuable benefit to the area by providing high quality residential apartments in the existing established residential area, with all alterations to the existing building should be completed to the Secure By Design Standards.