

DESIGN ACCESS STATEMENT

This Design and Access Statement should be read in conjunction with the following documents;

- Architectural Drawings
- Manchester Core Strategy (Adopted 2012)
- Planning Application 134233/FO/2022 Granted July 2022



Alexandra Care Home, 355 to 357 Wilbraham Road, Whalley Range, Manchester

March 2024
prepared by SP Architects
On behalf of Linden Group Ltd
393/DAS-18.03.2024



Location Plan

1.0 INTRODUCTION

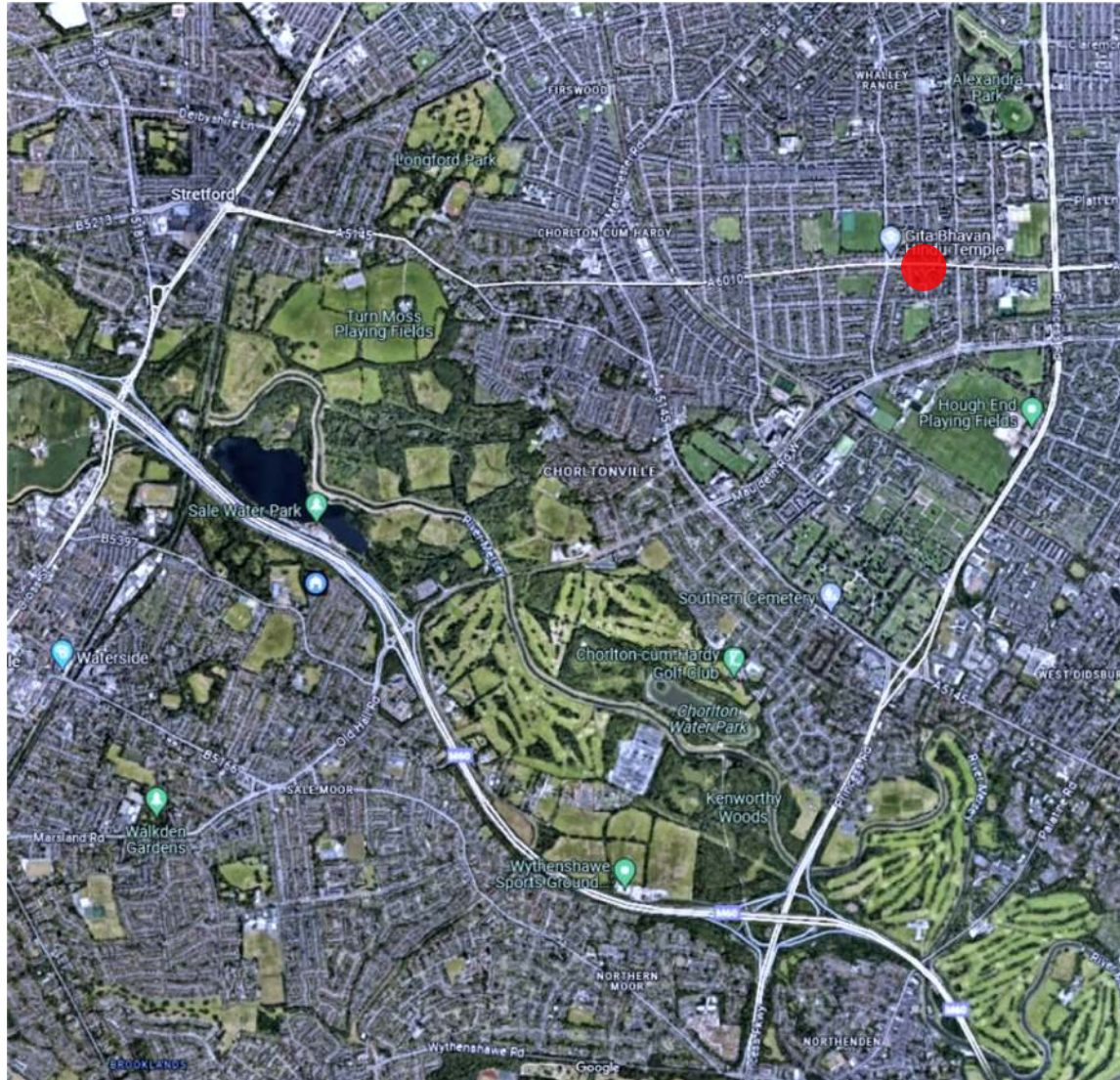
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Aerial Satellite View of Site showing the River Mersey Valley and M60 Ring road to the South West of the Site

1.1 LOCATION OF THE SITE IN SOUTH MANCHESTER

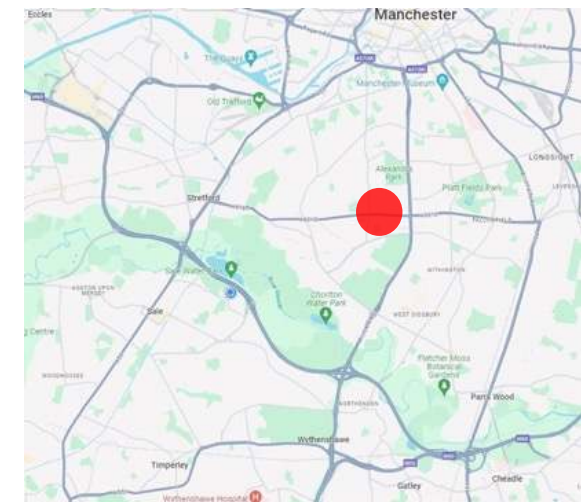
Alexandra Nursing Home is located in the Whalley Range suburb of Manchester roughly half way South between Manchester City Centre and the M60 ring road.

The site is located in the Whalley Range area of South Manchester between the Junction of the A6010 and Princess Parkway (A5103) and Chorlton Village.

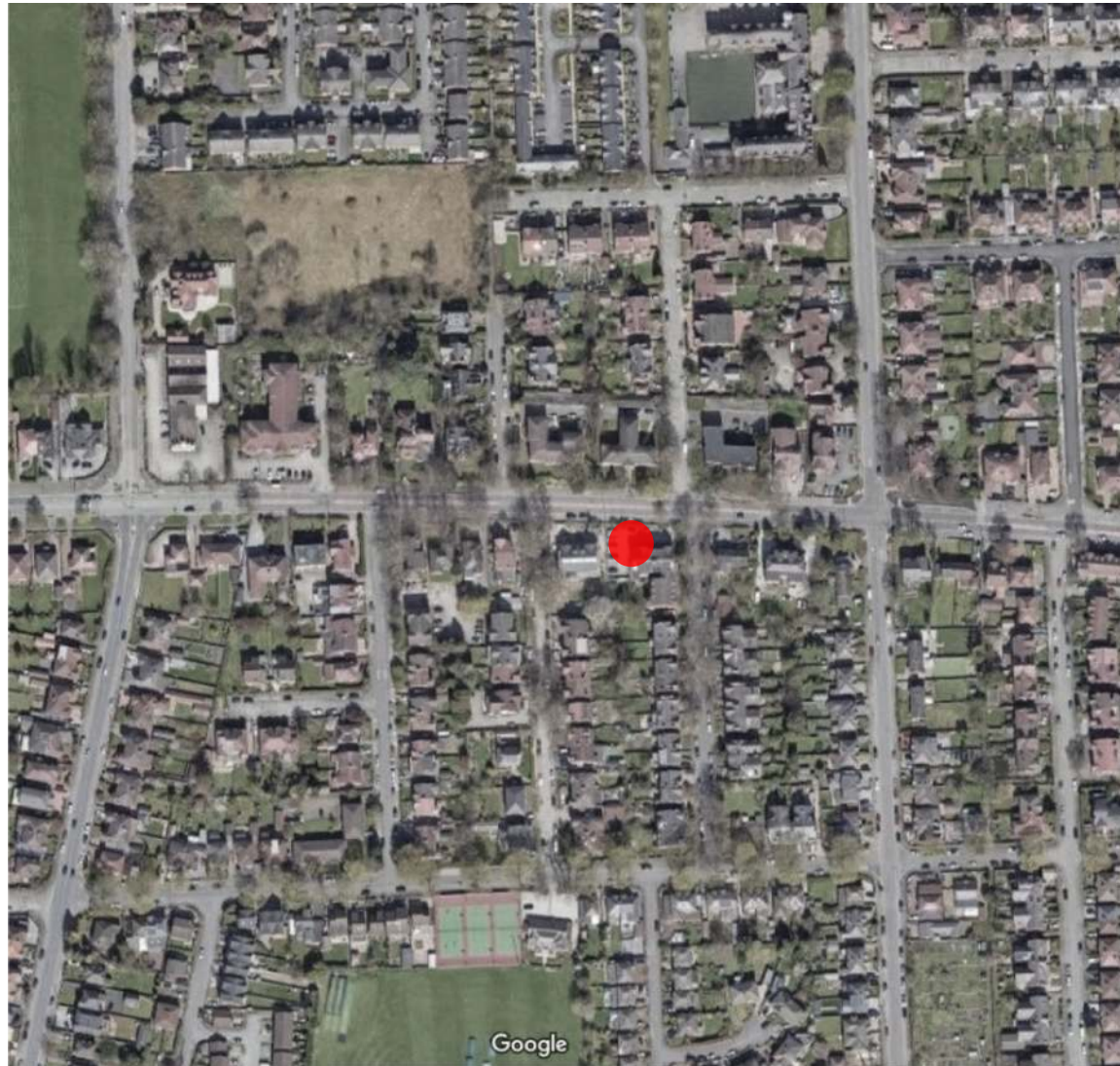
Chorlton Village Centre is approximately 1km to the west of the site and the road junction A6010/A5103 is approximately 400m to the east.

The site is close to Whalley Range High School to the east and the noticeable landmark Gita Bhavan Hindu Temple to the west.

The site is in a predominantly residential area, with the nearest main shopping area being Chorlton Village.



Location of the Site relative to the City Centre



Aerial Photo of Site showing local urban grain and dispersal of buildings

1.2 CONTEXT

The Area around the site shown in the main image is largely a mix of different types of residential accommodation ranging from flats to individual terraced houses to detached dwellings.

Most buildings range between 2 to 4 storey buildings and the overall feel is of a dispersed leafy suburb. Many mature trees line the rectangular street layout.

Unrestricted roadside parking is widespread especially on the side roads off the A6010 which runs west to east through Whalley Range.

The Site fronts onto the A6010 and main access is from the front of the building.

Notably there are several apartment blocks on the opposite side of the A6010 to the site. These are generally around 3 storeys high with on site parking.



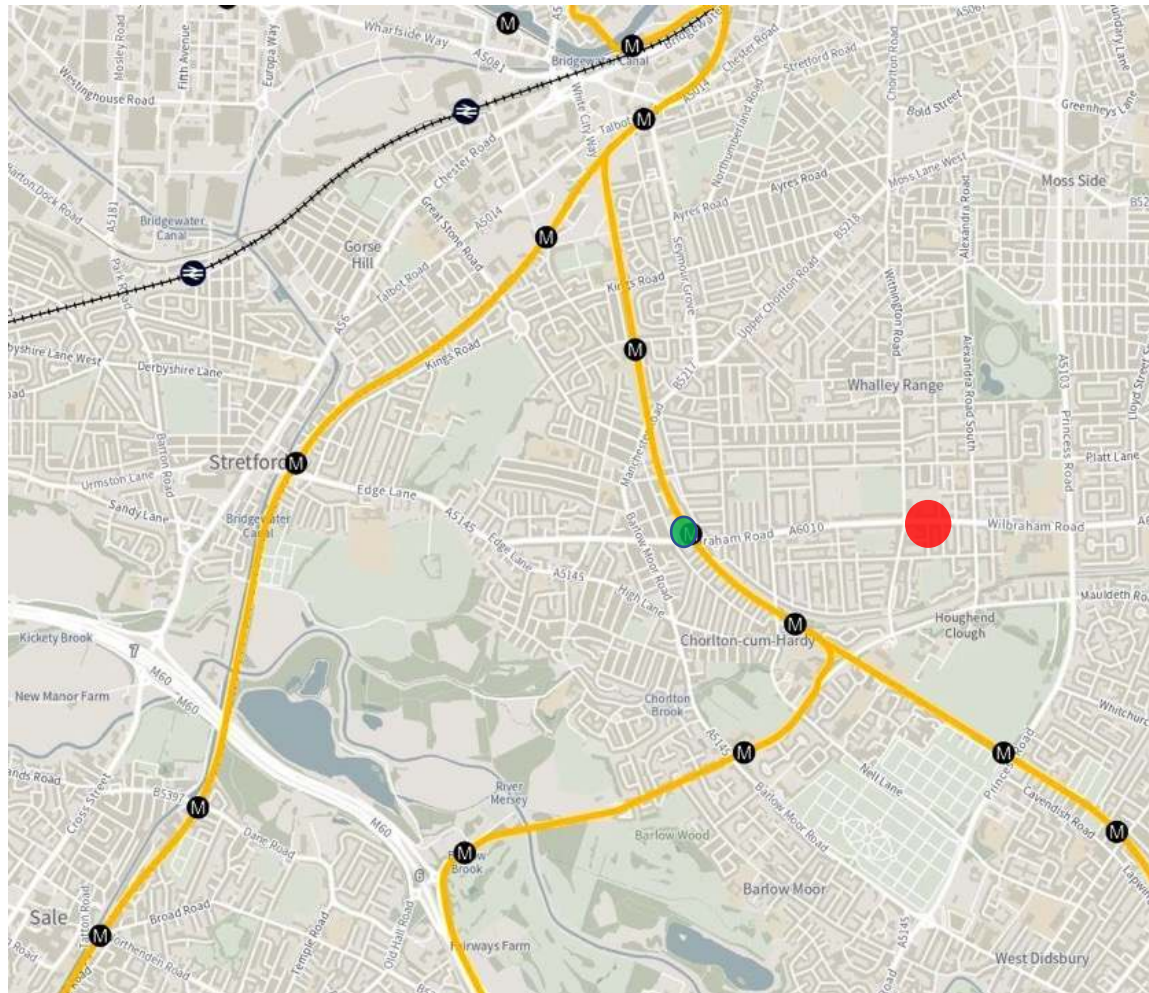
Street View of the Alexandra Care Home

1.3 SITE TRANSPORT LINKS

The site is well connected by both private and public transport whilst its location within Whalley Range close to Chorlton means there are numerous services, amenities and leisure facilities within walking distance of the property.

The property is close to high frequency bus stops on the A6010 with services to Manchester City Centre, The Trafford Centre, Stockport, and other destinations.

As noted above Chorlton and St Werburgh's Road Metrolink Stations are approximately 1km away and provide routes to Rochdale, Manchester Airport, East Didsbury and the City Centre. Junction 6 of the M60 Motorway is located approximately 1.7km from the site.



Map showing Metrolink routes and stations relative to the site (Red dot shows site / Green dot shows Chorlton Metrolink Station)



A6010 Wilbraham Road



Blair Road



1.4 IMMEDIATE LOCALITY

The block on which Alexandra Care Home is situated to the North side fronting the A6010 (Wilbraham Road) is bounded to the East by Blair Road, to the west by Woodlands Road and to the South by Kingsbrook Road.

Whilst parking restrictions commonly apply on A6010 Wilbraham Road, the side streets have unrestricted roadside parking as standard.

The roads around the site are largely tree lined and residential of 2 to 3 storey terraced houses.

Blair Road has some fine Victorian terraced houses with well preserved gabled bays with quality brick and timber detailing

The condition of the roads vary enormously, Woodlands Road which is not adopted is in a poor state of repair.

There are few shops in the immediate locality, the nearest main shopping area being Chorlton Village which is approximately 25 mins walking distance from Alexandra Care Home.

1.0 INTRODUCTION



Victorian Terraced Housing on Blair Road



359 to 361 Wilbraham Road next door to Alexandra Care Home



No. 353 Wilbraham Road opposite the Site across Blair Road



No. 2 Blair Road Adjacent to the Phase 2 Site

1.4 IMMEDIATE LOCALITY CONTINUED

The buildings immediately surrounding the site are not of exceptional architectural merit, with the exception of the terrace of houses on Blair Road, which is Victorian and has some well executed detailing and is well preserved.

The overall scale is low rise 2 to 3 storey brick buildings of a mix of residential houses and 3 storey apartments opposite the site.

The materials of the surrounding buildings are largely different varieties of brickwork and slate or concrete tiled roofs. There is no overriding style although the Victorian heritage of the area represents the best reference source.



3 Storey Apartment Block opposite the site



Birds Eye View of Alexandra Care Home



View from Blair Road of the previous extension to the Care Home



Front View of Alexandra Care Home



Aerial View of Alexandra Care Home and Immediate Surroundings

1.5 SITE DESCRIPTION / EXISTING BUILDING

Originally before being converted to a care home the site consisted 2 large semi detached dwellings fronting onto Wilbraham Road.

The Site has a long planning history, which will be detailed later, but at some point the two houses were converted to a care home. Subsequently the building was extended to the South to provide additional capacity. A detailed analysis of the accommodation and projected accommodation by the Phase 1 and Phase 2 proposals will be provided later.

The upper ground floor of the existing building is approximately 1m above ground level. The topography of the site is approximately flat. Hence the main entrance to the front of the building is approached via steps and a ramp for disabled access. A ramp and steps arrangement is also positioned at the rear and side of the building to provide access to the existing garden. The arrangement of these are to be reconfigured in Phase1 and Phase 2. In this document we are primarily dealing with the Phase 2 proposals. The Phase 1 extension has been granted planning.

The site once also had a rear access from Blair Road, but this has been fenced up. The road side perimeter of the site is defined by a low brick wall with timber fencing behind on Blair road up to approximately 1.8m height.

The original front part of the existing building has a basement, which is used by the care home for storage, laundry and general ancillary space. For the purposes of this document we are calling this level Lower Ground and the main entrance level Upper Ground. The existing care home has first and second floor accommodation containing individual residents rooms majority with en-suite.

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No 2 Blair Road to the Left and The Care Home Extension to the Right



The end gable of No. 2 Blair Road



The actual Phase 2 Site viewed from the rear of the Care Home



No 2 Blair Road to the Left and The Care Home Extension to the Right

1.6 APPLICATION PROPOSAL SITE

The actual site of the Phase 2 proposal is the land to the side of the existing building and fronts onto Blair Road Adjacent to the terraced house that is No 2 Blair Road.

Currently the land is empty apart from a storage container which will be removed to make way for the development. The external ramp and stair access currently in the Phase 2 area will also be demolished and reconfigured to make way for the Phase 2 development.

The Phase 2 development is 3 storey and adjoins the existing building and is approximately 5.4m wide and 15m deep, the shorter dimension facing Blair Road. The Phase 2 building provides a new lounge, disabled WC and one en-suite bedroom per floor and connects to the existing building.





1.7 PLANNING CONTEXT

This document for the Phase 2 proposal should be read in conjunction with the Phase 1 Planning Application

134233/FO/2022 Granted July 2022.

This application was made by Howard Seddon Architects on behalf of our Client. The drawing set for the Phase 1 Application were provided by SW Foulks Architects.

The site has a long planning history which is detailed in the Howard Seddon Design and Access Statement. For the purposes of this document supporting the Phase 2 Proposals, we are primarily focusing on the successful Phase 1 application by Howard Seddon.

The phase 1 application was for a new extension to the west of the existing building of four storeys each floor providing five new en-suite bedrooms to much higher space standards than the existing care home. In our application we are referring to the four floors as Lower Ground, Upper Ground, First Floor and Second Floor, with lower ground being at basement level of the existing building. The floors of the new extension line through with the existing building.

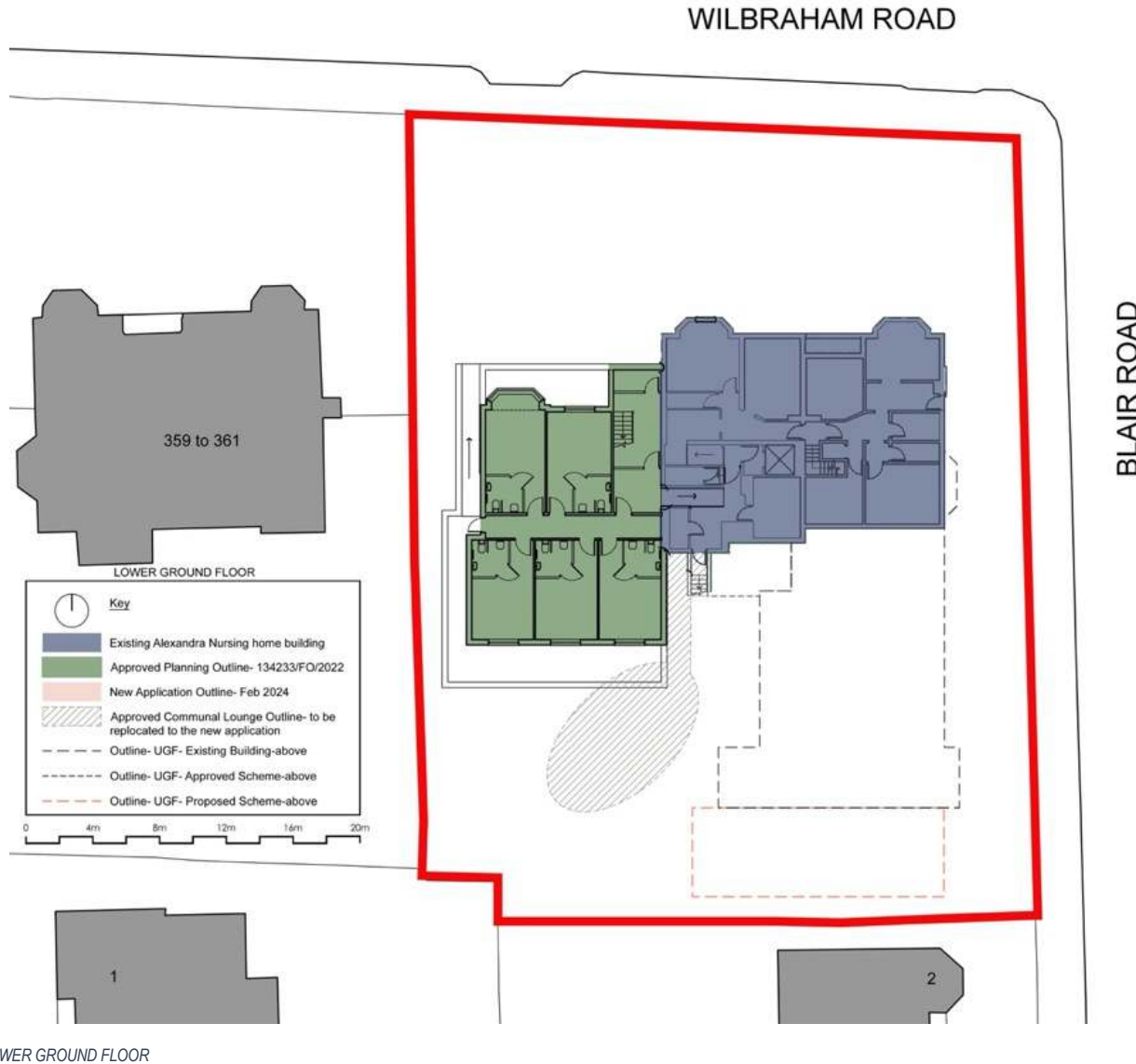
The phase 1 proposal involves the excavation of the site and the creation of a retaining wall. The present single driveway access changed to two new access points providing 12 car parking spaces.

A key reconfiguration feature of the Phase 1 proposal is the relocation of the main entrance and stairwell to west front side of the existing building.

The phase 1 also proposes a garden room and sensory garden which we have highlighted. This element has been omitted in the Phase 2 proposal and hence when Phase 2 is submitted for planning consent the proposal will be to amalgamate all of Phase 1 but omit the garden room and sensory garden. Also the Bins and Cycle Store will be relocated in Phase 2 from the Phase 2 site to the side of the existing building.

2.0 PROPOSED PHASE 2 PROJECT

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2.1 SUMMARY OF PROPOSED WORKS

The Phase 1 stage is coloured in green and is the proposal of Planning Application 134233/FO/2022 Granted July 2022 by Howard Seddon Partnership. For a more detailed summary of the Phase 1 works, please refer to the documents relating to this application.

The Phase 2 application is highlighted in pink in the following drawings and is the subject of a forthcoming planning application by SP Architects. Both Phase 1 and Phase 2 extend the existing care home building and are designed to line through with existing floor levels. The Phase 1 extension is four story and involves the excavation of the site to form a Lower Ground floor level. The Phase 2 extension has no lower ground floor level and is three storeys. The upper ground floor level is roughly 1m above the ground level around the site which is roughly flat.

Summary of Phase 1

Phase 1 creates 19 new en-suite bedrooms, five at Lower Ground, five at Upper Ground, Five at First Floor and Four at Second Floor. The existing staircase to the side of the care home is proposed to be demolished and rebuilt, forming an additional entrance and fire exit at Upper Ground Floor Level.

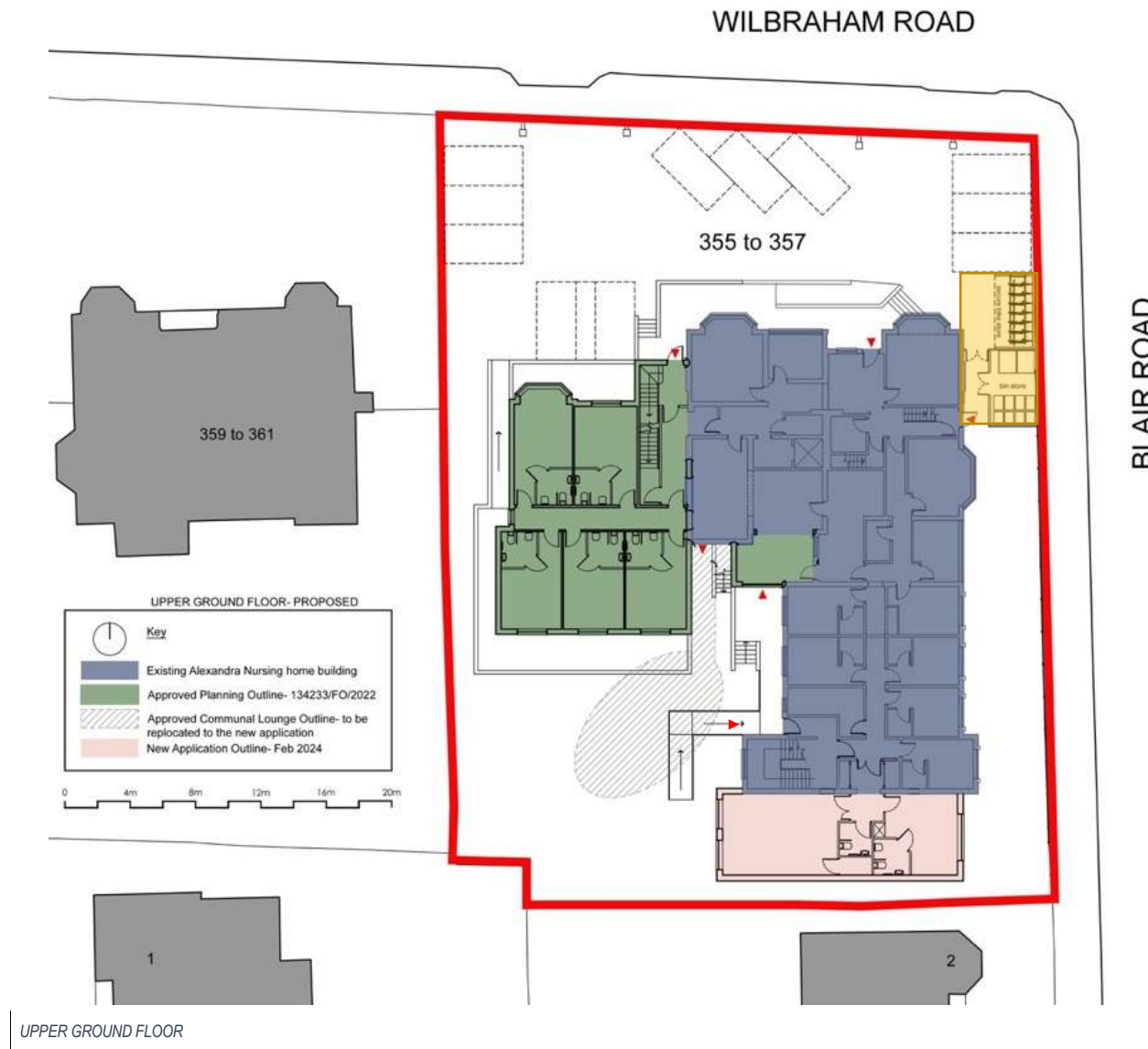
A new retaining wall to be built around the Phase 1 extensions allows access around the new Lower Ground Floor.

It is proposed to reconfigure the area in front of the building to change the driveway entrance to two new in and out entrances. Reconfigured parking provides 12 car spaces for staff and visitors.

The ramps and stairs at the front and side of the building are proposed to be remodelled to improve access to the building, however these proposals are modified at the side of the building by the Phase 2 Proposal.

2.0 PROPOSED PHASE 2 PROJECT

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2.1 SUMMARY OF PROPOSED WORKS

Summary of Phase 1 (continued)

The Phase 1 Planning Application also included a garden room and sensory garden space. The forthcoming Phase 2 application proposes to omit this element. For more details of this please refer to the Phase 1 Planning Application drawings and documents

The outside courtyard at the side of the building is to be converted into an additional dining room at Upper Ground floor level, there is no accommodation above this.

Finally, in the Phase 1 Application a bin and bike store and new ramp and stairs is proposed on what is now the Phase 2 site.

Summary of Phase 2 Works

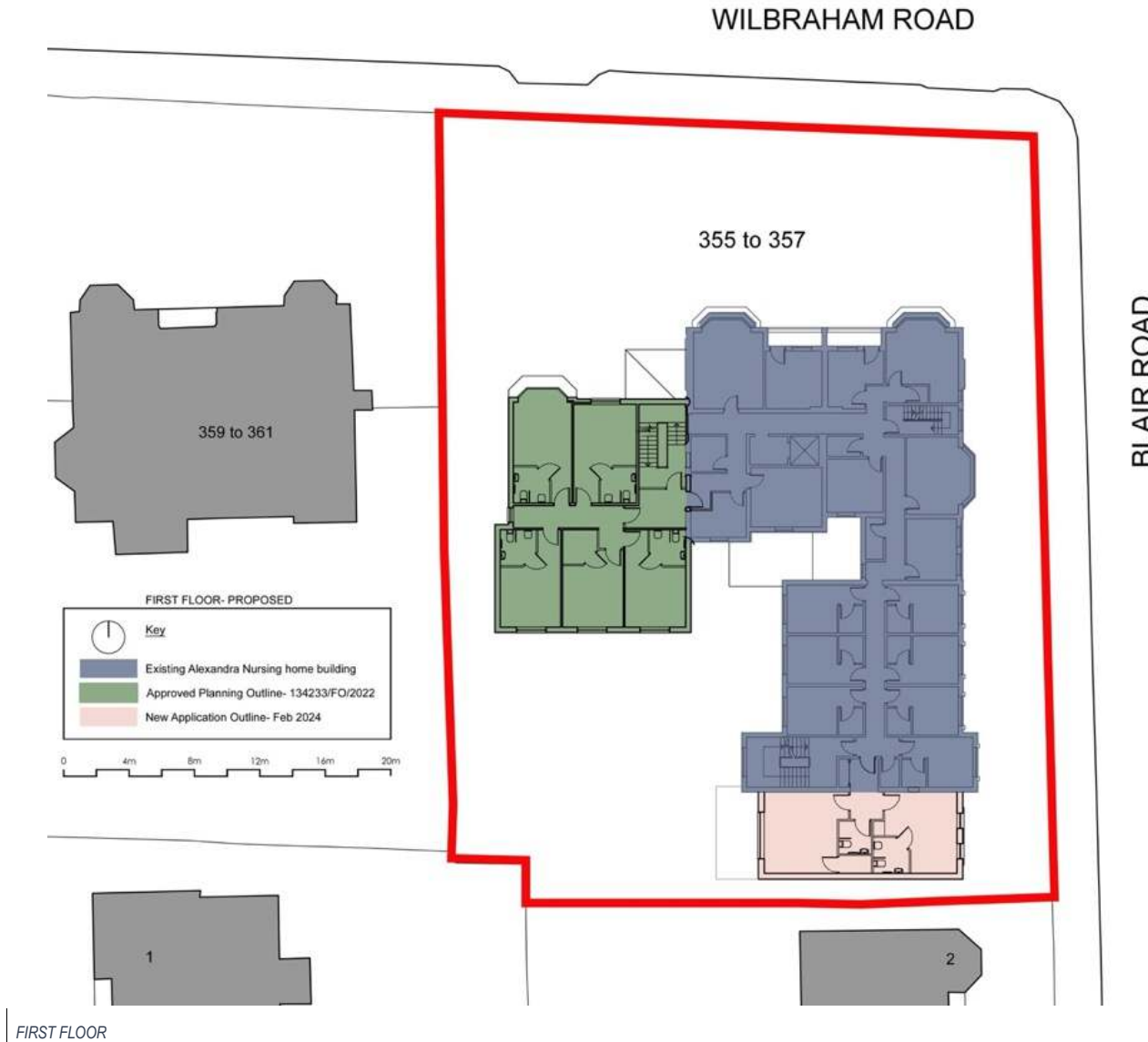
The Phase 2 works consist of a three story extension to the side of the building shown in pink opposite. Each level provides one new communal lounge, one new en-suite bedroom and a disabled toilet.

The bin and cycle store from the Phase 1 Application is relocated to the side of the building towards the front. This is highlighted in orange opposite.

The Phase 2 development will vastly improve the ratio of Lounges to Bedrooms, for more on this please see the Accommodation Analysis.

2.0 PROPOSED PHASE 2 PROJECT

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2.1 SUMMARY OF PROPOSED WORKS

Summary of Phase 2 Works (continued)

In Conclusion, whilst the Phase 2 Proposals take on board most of the elements of the Phase 1, to build the Phase 2 does necessitate the modification of the ramping and stair arrangements around the side and rear of the building.



SECOND FLOOR

2.0 PROPOSED PHASE 2 PROJECT

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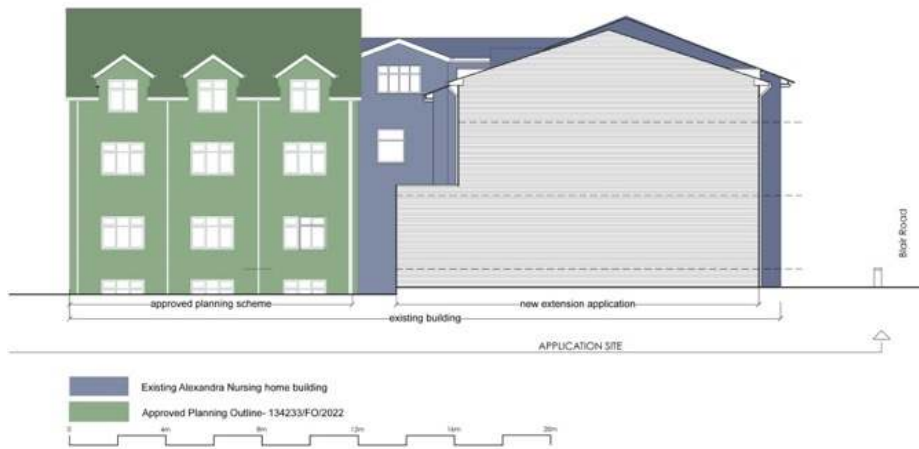
2.2 DESIGN PHILOSOPHY

For an insight into the original intentions of the Phase 1 architects, please refer to the Planning Application by Howard Seddon June 2022.

In Phase 2, SP Architects have aimed to create a modest contemporary extension to the side of the existing care home which respects the scale and style of both the existing building and the adjacent property. The new building, by providing three large new communal lounges, greatly improves the provision of communal spaces for the residents. Also each lounge is close to a new disabled toilet.



Proposed Full Elevation to Blair Road



Proposed Side Elevation

2.0 PROPOSED PHASE 2 PROJECT

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The Full Rear Elevation Showing both Phase 1 in Green and Phase 2



The Phase 2

2.3 ELEVATIONAL TREATMENT AND MATERIALS

The new Phase is designed in a contemporary style to compliment the existing building. Larger windows to the garden side provide enhanced natural light to the three new communal lounges.

The building is intended to sit harmoniously in it's context in both scale and massing.

The proposed eaves line respects the adjacent property No 2 Blair Road, whilst the incorporation of a contemporary bay feature allows the necessary headroom to be achieved on the second floor level.

Materials are intended to match closely the existing brickwork and roof tiles. On the Blair Road side the bay feature references a similar bay with infill panels using similar materials.

New modified ramps and stairs around the building will be in brickwork to compliment the original building.

2.0 PROPOSED PHASE 2 PROJECT

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Existing, Phase 1 and Phase 2 floor plans

2.4 ACCOMMODATION ANALYSIS

In accordance to approved planning scheme by Seddon's, the existing care home has 36 bedrooms of which most have en-suite bathrooms.

The Upper Ground Floor also includes 3 existing lounges, 3 WCs, 2 offices and also a lift which serves all floors.

The Lower Ground Floor of the existing building corresponds to the basements of the original two houses before they were converted to a care home. The basement has a laundry room and also houses the boiler and some services for the building as well as general storage.

The new Phase 1 Extension creates 19 additional bedrooms which all have en-suites.

The Phase 2 Extension provides 3 new lounges each with a disabled toilet close by. Also to the Blair Road side of the building 3 new en-suite bedrooms are created.

After Phase 1 and Phase 2 are completed, this will take the total bedroom count to 57 and double the number of lounges from 3 to 6. It is worth noting that the three additional lounges created by Phase 2 are of a much more generous size and have access to a disabled W.C close by.

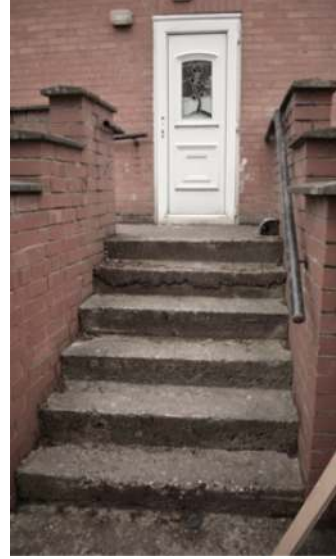
In summary, the Phase 2 extension will greatly improve the quality of life for residents by enhancement of provision and quality of communal areas.



Stairs and Ramp at the front- main access



Ramp up to Existing Front Entrance



Stairs Up to Existing Rear Entrance



Ramp to Front Entrance



Previous Side Access from Blair Road Fenced Over

3.1 SITE AND BUILDING ACCESS

Currently the main access to the building is from the front of the property from Wilbraham Road. The entrance to the building is approximately 1m above ground level and a ramp and stairs provide means of getting to the porch area.

The Phase 1 proposal includes to refurbish the ramp and stairs to be compliant with Part M of the building regulations regarding disabled access.

Inside the floor levels of the existing, Phase 1 and Phase 2 are continuous and accessible throughout.

A lift in the existing building provides access throughout the development for the mobility challenged residents.

The phase 1 development includes the demolition of the stair to the side of the existing building and the rebuilding to ambulant disabled standards.

Car access to the site will be enhanced by the Phase 1 Proposal to provide an in and out driveway and reconfigured parking spaces.

Bins and Cycle stores have been repositioned in the Phase 2 proposal to the left hand front side of the building.

The Phase 2 proposal involves the modification of the ramp and stairs in the garden to allow the exit from the existing staircase to the outside.

Currently the access from Blair Road has been fenced up but once had driveway access. The current Phase 2 proposal maintains this condition.



3.2 SERVICING OF BUILDING

Deliveries and access to the building is entirely from Wilbraham Road. Waste is taken to a bin store area at the front side of the building through an existing side entrance to the building.

3.3 CAR PARKING & CYCLE STORAGE

The reconfigured frontage of the building will provide 11 No. car spaces of which 2 No. are disabled compliant. In addition 7 No bike spaces are provided with facility to lock the bikes securely.

3.4 WASTE MANAGEMENT

The current phase 2 Proposal provides two 1100L general waste bins and eight 240L Wheeled Bins for recycling and garden and food waste. This in accordance with national guidelines based on the number of bed spaces and area of anticipated usage of the building.

Waste management is provided by a private company with access to the bin store.