

PLANNING STATEMENT

GSS23079 – Community Nurses Centre

Introduction

Gold Sketch Studios has been instructed by our client, Montrial Ltd to prepare and submit a full planning application at Community Nurses Centre, Manchester, M9 5XS.

The formal description of the development:

‘Change of use of community nurses centre to form 11 self-contained flats (Class C3) ‘

Existing Site

The site is situated at Community Nurses Centre, Manchester, M9 5XS, corner of Beech Mount and Palladium Drive.

The building is an abandoned three storey detached period building, formerly used as a medical centre/clinic. Due to the closure of the medical centre in 1975, the building has since been left to become derelict. The building has been a space for break ins, storage of waste and vandalism, which has resulted in multiple fires within the building. A forgotten building that is soon to become a symbol of urban alienation.

Planning History

Planning was previously granted on the property;

‘124481/FO/2019 - Change of use of community nurses centre to form 9 self-contained flats (Class C3) together with the erection of a single storey rear extension and creation of basement lightwells to side and rear’

This previous application utilized a single storey rear extension and the basement to achieve 9 self-contained flats. However, this would require extensive works to the basement and is not feasible from a financial standpoint.

The proposal

The applicant came to us with the aim of creating a new design that would make the conversion feasible.

We have redesigned the proposal to use only the existing buildings ground, first and second floor. The new proposal contains 11 new apartments with a mixture of 1 and 2 bedrooms and comply with the minimum space standards offering ample living space for potential residents. Care has been taken to retain as many features as possible, especially the façade in respect to the original design of

the building. Car parking is allocated for each apartment and are carefully considered to allow easy accessibility to the building.

To make the restoration and conversion of the building financially viable, we have had to increase the number of flats from 9 to 11. This will allow our client to restore this derelict and vacant building into a thriving place to live for residents.

Conclusion

The redevelopment and change of use to the property will Bring back life and purpose to the property once again.

We trust that Officers and the Members of the Council will acknowledge the opportunities this development presents and grant planning permission for the proposal.