
Design + Access Statement

PROPOSED DEVELOPMENT - ALEXANDRA CARE HOME
353-355 WILBRAHAM ROAD, CHORLTON

JUNE 2022

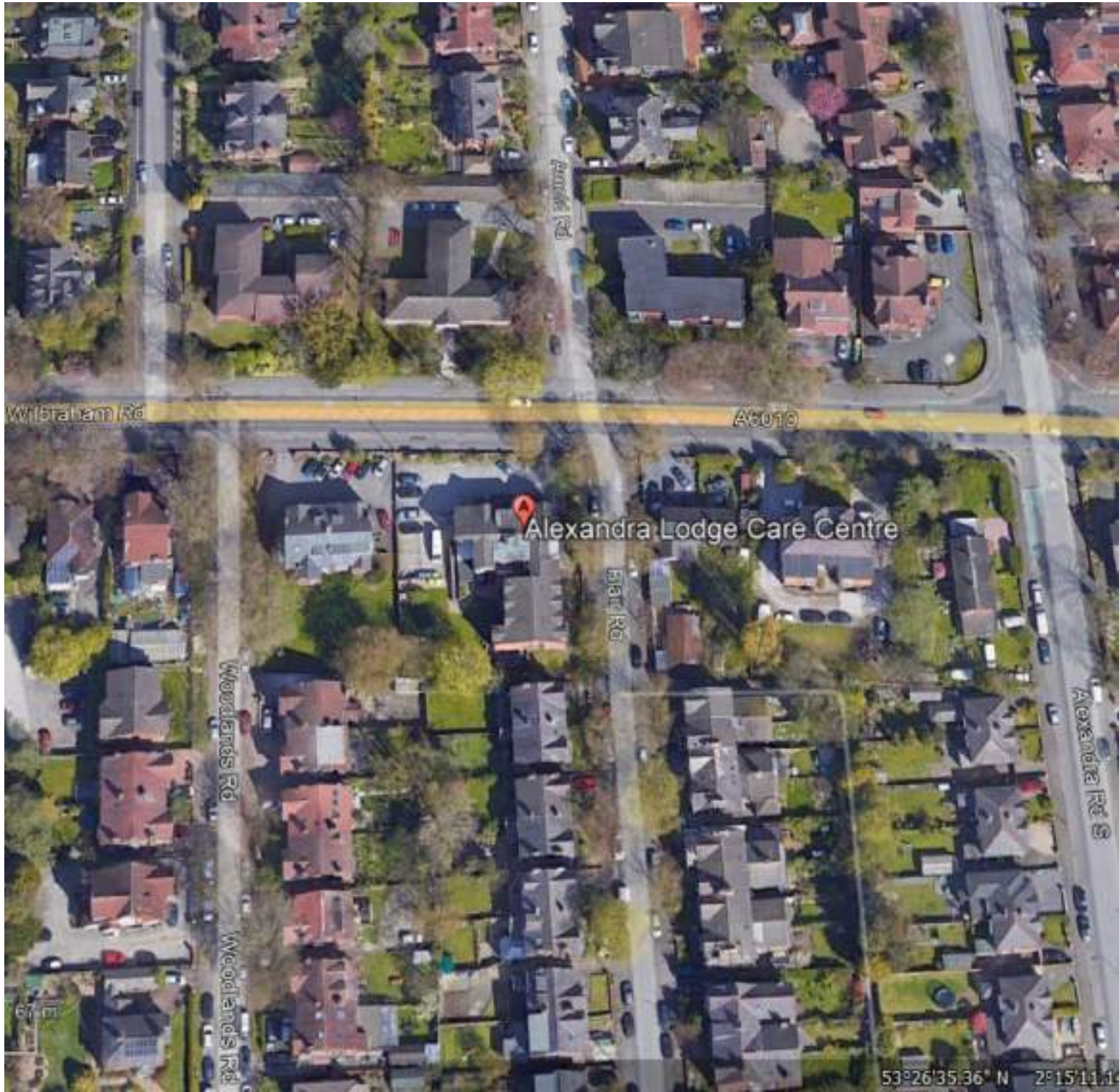


HOWARD & SEDDON A.R.I.B.A
CHARTERED ARCHITECTS

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00 Introduction



1. Alexandra Nursing Home, Wilbraham Rd, Chorlton, M168NP

Introduction

1.1 Foreword

The statement has been prepared by Howard and Seddon Partnership on behalf of Imtiaz Khan and Amir Khan to support a full planning application submission for the three-storey extension of a new build for the care home. The property also includes allocation of twelve parking spaces. The access will be from Wilbraham Road.

Design and Access Statements are required by the Planning and Compulsory Purchase Act 2004. This Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLH guidance on information requirement and validation. The document follows the structure of the CABE guidance “Design and Access Statements - How to write, read and use them” in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socioeconomic constraints and opportunities that the development site presents.

The purpose of this document is firstly, to provide information concerning the design of the development; secondly, to outline the broad design principles that have led to the form and type of development proposed and thirdly, to set the application site in context with its surroundings.



Introduction

1.2 Vision

The Design and Access Statement provides an explanation of the design principles and concepts in terms of:

- Amount;
- Layout;
- Scale;
- Appearance; and
- Accessibility.

The document should be read in association with the following documents, submitted as separate supporting statements:

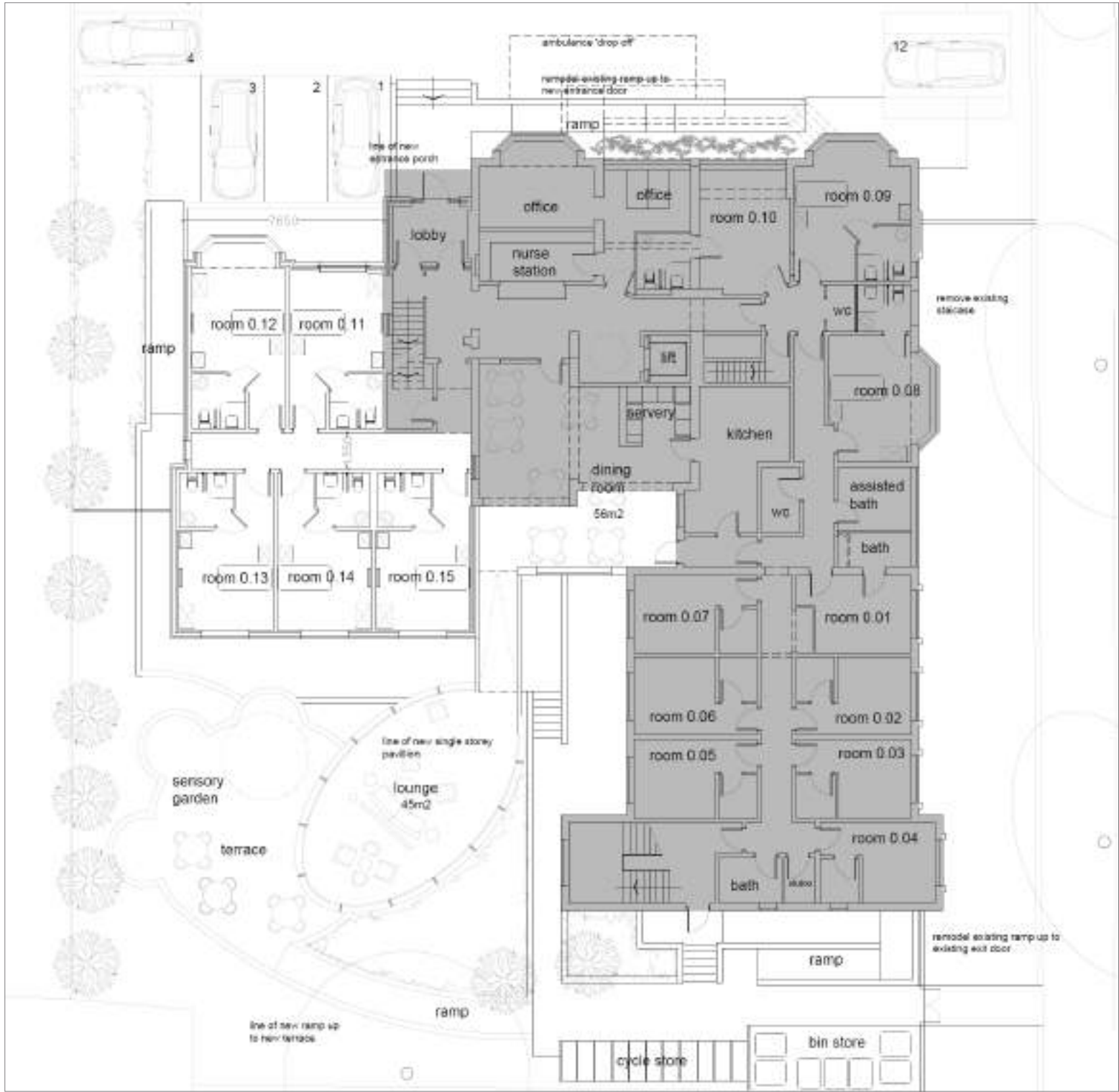
- Architectural Drawings produced by SW Foulkes Design
- Planning Statement
- Design and Access Statement

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

The overall vision for the application site is to provide a distinctive and high quality residential neighbourhood, which improves the local area and enhances the existing townscape. The development of this important site has been guided by this simple and robust vision, which has evolved through the design process.

The proposed development will create an extension to the existing care home with associated car parking.





1.

1. *Proposed Ground Floor Plan*

Introduction

1.3 Design Objectives

- The design vision responds to current conditions and future needs, with the overall aim of providing a high quality environment for people to live in.
- To deliver a cohesive development which provides comfort.
- To adopt an all inclusive design by making and ensuring the space is accessible for all.
- To address the matters previously highlighted in the pre-application submission.

1.4 The Application

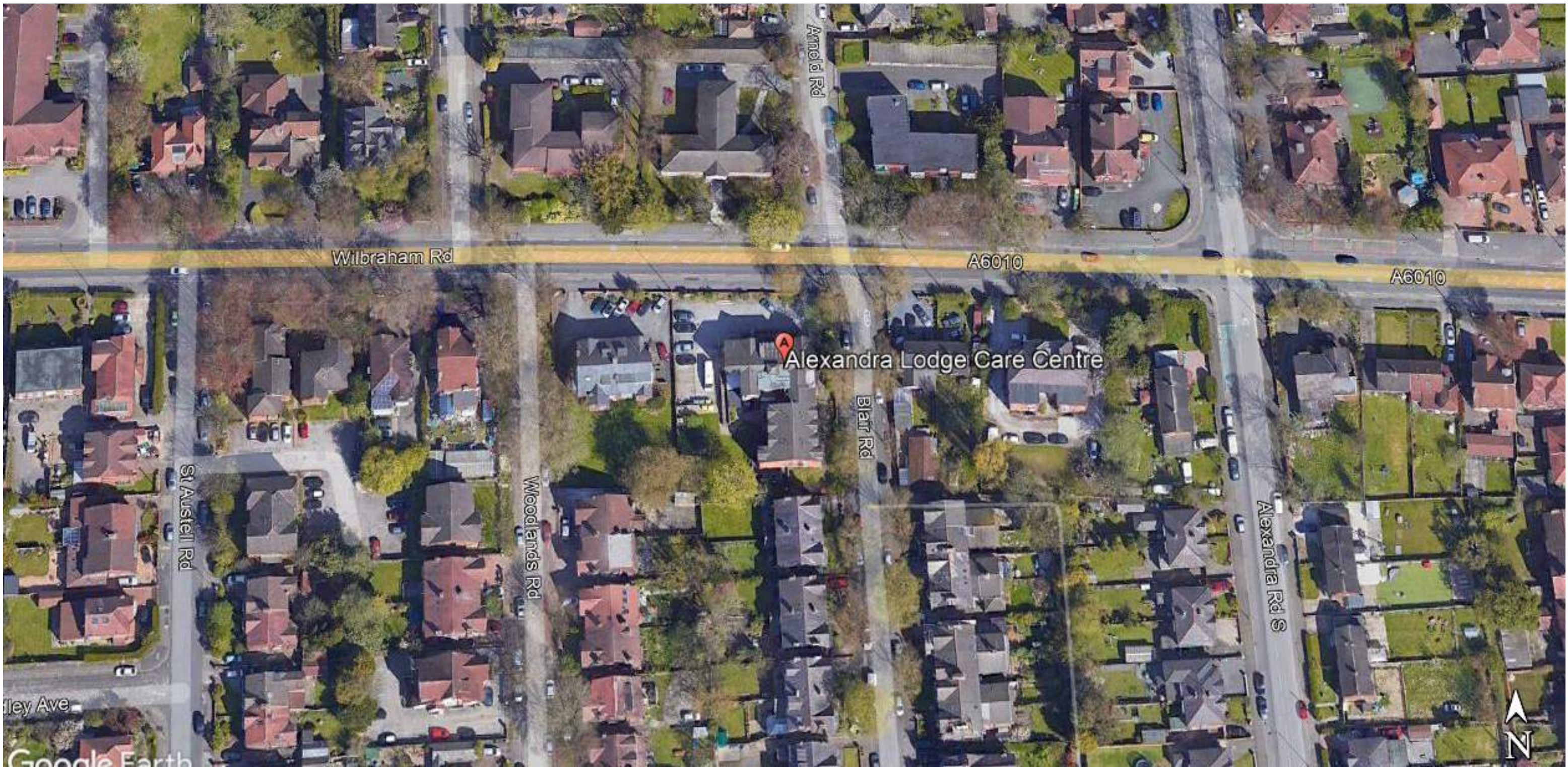
In addition to this report, the application is supported by plans and elevations prepared by SW Foulkes Design.

- | | |
|-------------------------------------|-------------------------------------|
| 101P - Existing Site plan | 201P - Proposed Site Plan |
| 110P - Existing Basement Floor Plan | 210P - Proposed Basement Floor Plan |
| 111P - Existing Ground Floor Plan | 211P - Proposed Ground Floor Plan |
| 112P - Existing First Floor Plan | 212P - Proposed First Floor Plan |
| 113P - Existing Second Floor Plan | 213P - Proposed Second Floor Plan |
| 114P - Existing Roof Plan | 214P - Proposed Roof Plan |
| 120P - Existing Elevation Sheet 1 | 220P - Proposed Elevation Sheet 1 |
| 121P - Existing Elevation Sheet 2 | 221P - Proposed Elevation Sheet 2 |
| 122P - Existing Elevation Sheet 3 | 222P - Proposed Elevation Sheet 3 |
| 124P - Existing Elevation Sheet 4 | 230P - Proposed Section A-A |
| | 231P - Proposed Section B-B |

01 Context

Context

1.5 Site Location



1.

1. Alexandra Care Home 353-355 Wilbraham Road, Chorlton



1.



2.



3.

Context

1.6 Site Location

The site lies in Whalley Range. Whalley Range is an area of Manchester, England, about 2 miles (3.2 km) southwest of the city centre. The population at the 2011 census was 15,430. Historically in Lancashire, it was one of the earliest of the city's suburbs, built by local businessman Samuel Brooks.

Whalley Range is characterised by large detached and semi-detached Victorian houses, many of which have been converted into flats, intermixed with late 20th century low-rise blocks of flats, with some early 20th-century housing to the west. Many of the roads and avenues are lined with trees. The district has limited shopping facilities, as these were felt to be unnecessary for the class of person envisaged as a resident: these are predominantly found on Withington Road and on Upper Chorlton Road.

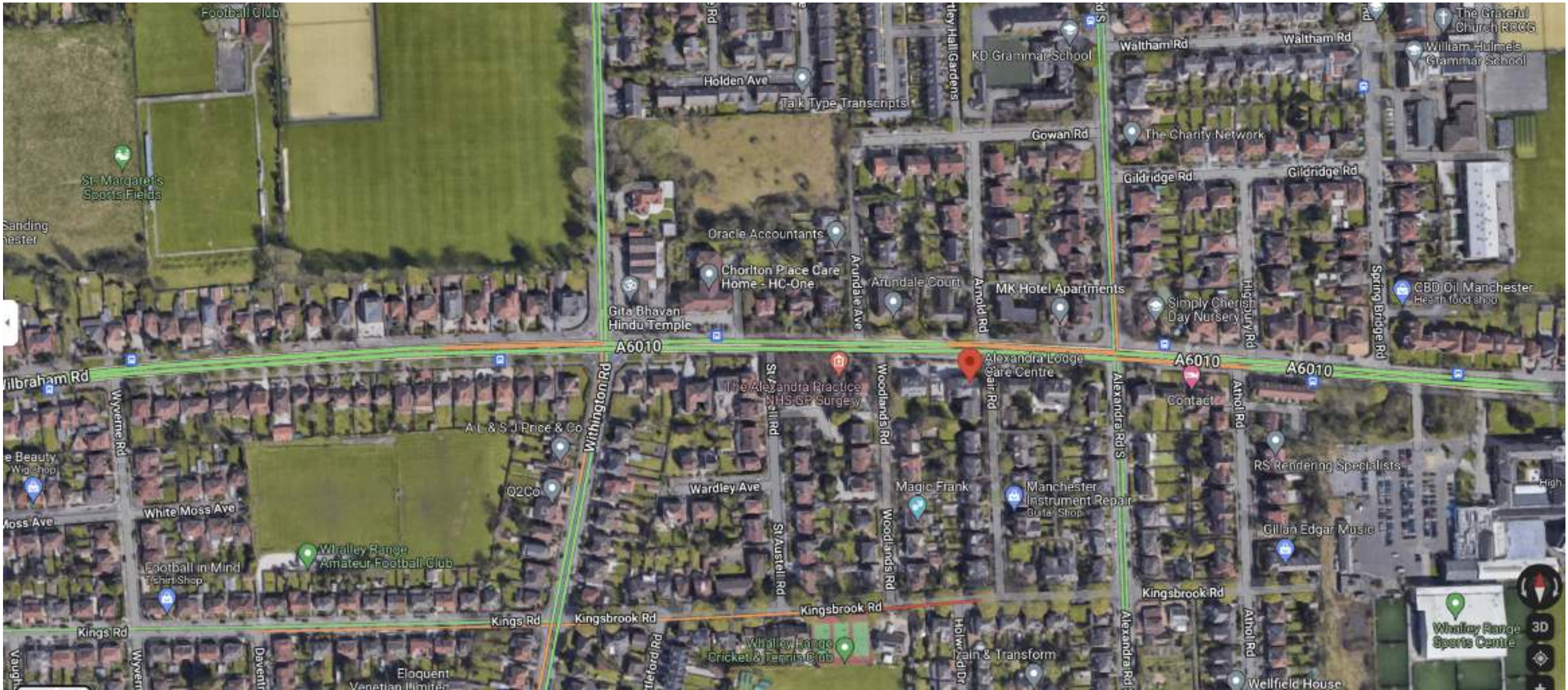
Upper Chorlton Road along most of its length the two sides of the road are in separate metropolitan boroughs, with the boundary in the centre of the road; going southwards, the left side is in the City of Manchester and the right side in the Borough of Trafford.

3. Proposed Ground Floor Plan on site
2. Existing Care Home
1. Access Path

Context

1.7 Connectivity

The site is extremely well connected and blessed with many public transport offices as well as multiple Metrolink stations close-up such as Cholrton Metrolink, Barlow Moor Metrolink which lies to the South West from the site and Withington Metrolink which lies South West from the site. There are four bus stops all within 1.6 miles from the site on Wilbraham Road. The M60 motorway lies about 7 miles to the South West of the site linking up to the M56 and M6 connecting all commuter belts which makes this site highly accessible.



1.

1. Connectivity Routes



1.



4. Surrounding Street Scenes
3. Surrounding Street Scenes
2. Surrounding Street Scenes
1. Surrounding Street Scenes



2.



Context

1.8 Surroundings

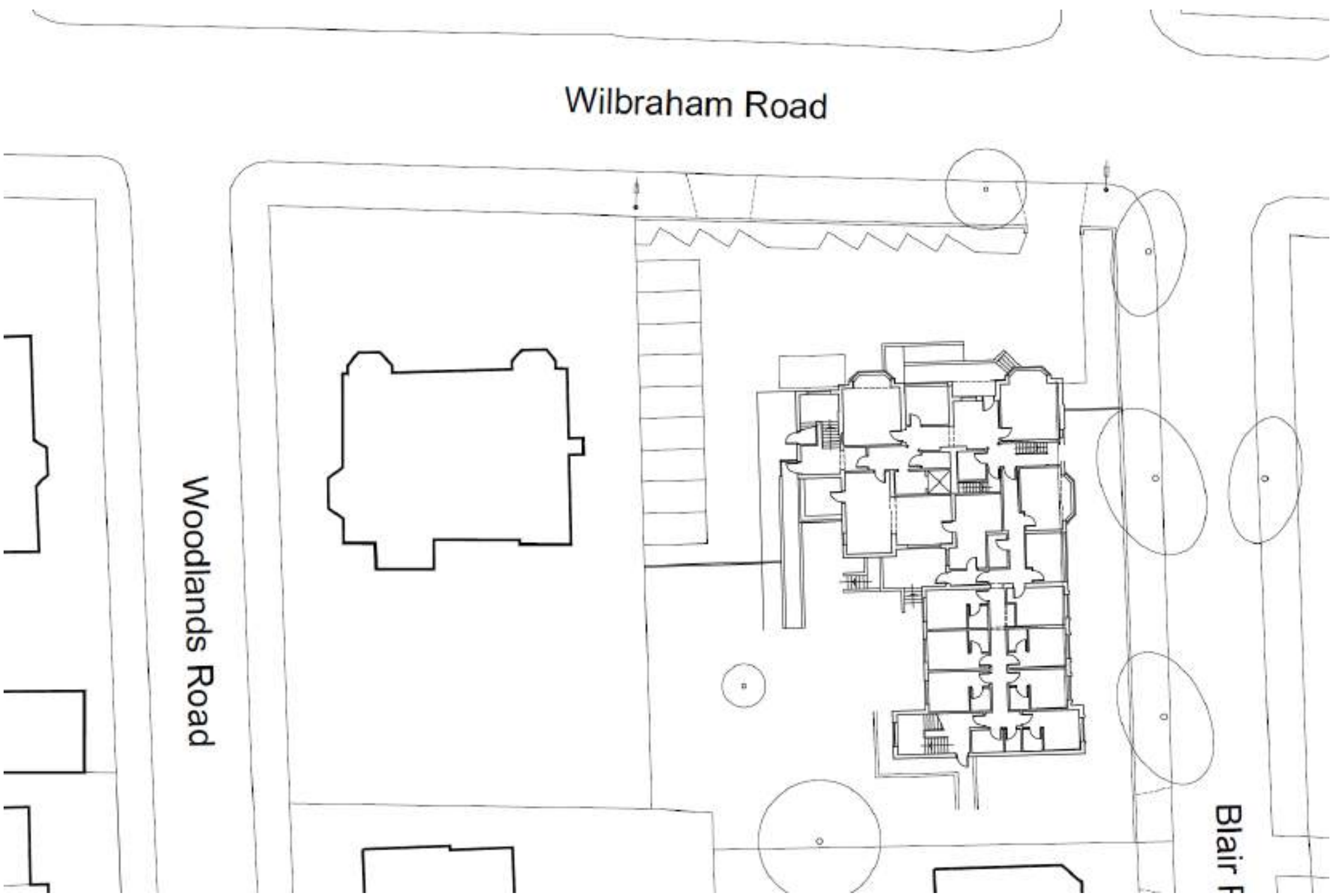
The Site is set within the established Whalley Range area. Existing properties to the south (Woodland and Blair Road) and west and east on Wilbraham Road are all dwellings varying in size plots.

The existing properties are generally all from the 1940's-60's; and a number of them are being subject to extensions and alterations for updated living arrangements.

There are four local schools within the 0.5 miles from the site; William Hulme's Grammar School, KD Grammar School, Manchester Islamic Education Trust Ltd and Whalley Range 11-18 High School

Summary:

- Consistent build line fronting onto roads
- Red brown facing ricks
- Red brown clay tiles or grey slate roof finishes
- Three storey



Context
1.9 Existing Site

The site bound on two sides by roadways. To the North, is Wilbraham Road and to the East is Blair Road. The site is mostly flat with a ramp to the proposed extension. There are a few mature trees on the site and along Blair Road.

The existing site is multi storey to which the proposal will be an extension/alteration of the same material. It is used to provides rooms and basic facilities for the residents and the configuration allows daylight into the expansive footprint.

The site is currently accessed by Wilbraham Road as well as a pedestrian access from the same.

1. Existing Site Plan - Alexandra Care Home, Wilbraham Road.

Context

1.9 Existing site scenes



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4.

- 1. Existing Front Elevation
- 2. Existing Rear Elevation
- 3. Existing Side Elevation
- 4. Existing Side Elevation - to Blair Road

Context

1.10 Previous Planning Applications

Please see below the relevant planning history for the application site and surrounding areas.

Application Reference	Address	Description	Decision Date	Decision
30221	357, Wilbraham Road, Whalley Range, Fallowfield	Three storey extension to proposed nursing home	16 - Dec - 1987	Refused
30922	355 and 357, Wilbraham Road, Chorlton-Cum-Hardy FALLOWFIELD	Change of use of existing house and house let in flats to a 34 bedroom nursing home and 3 storey extension at rear	07 - Apr - 1988	Approved
39798	355-361 Wilbraham Road, Whalley Range FALLOWFIELD	Two storey extension rear of 361 Wilbraham Road, a link extension between 357-359 Wilbraham Road and a dormer extension to 359-361, Wilbraham Road to form additional bedroom accommodation	07 - Nov- 1991	Refused
41081	355-361, Wilbraham Road, Whalley Range FALLOWFIELD	3-storey extension rear of 361 Wilbraham Road, a link extension between 357-359, Wilbraham Road and a dormer extension to 359-361, Wilbraham Road to form additional bedroom accommodation to nursing home	23 - Apr -1992	Refused
068622/FO/2003/S1	355/357 Wilbraham Road, Whalley Range side extension to nursing home	Single storey front and two storey side	18 - Sept - 2003	Withdrawn
070107/FO/2003/S1	Alexandra Nursing Home, 353/357 Wilbraham Road, Whalley Range	Single storey extension at front and side of nursing home to form lounge and toilet facilities	23 - Jan - 2004	Refused

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1. Table of Preivous Planning Application

02 Design Considerations

Design Considerations
2.1 Precedents



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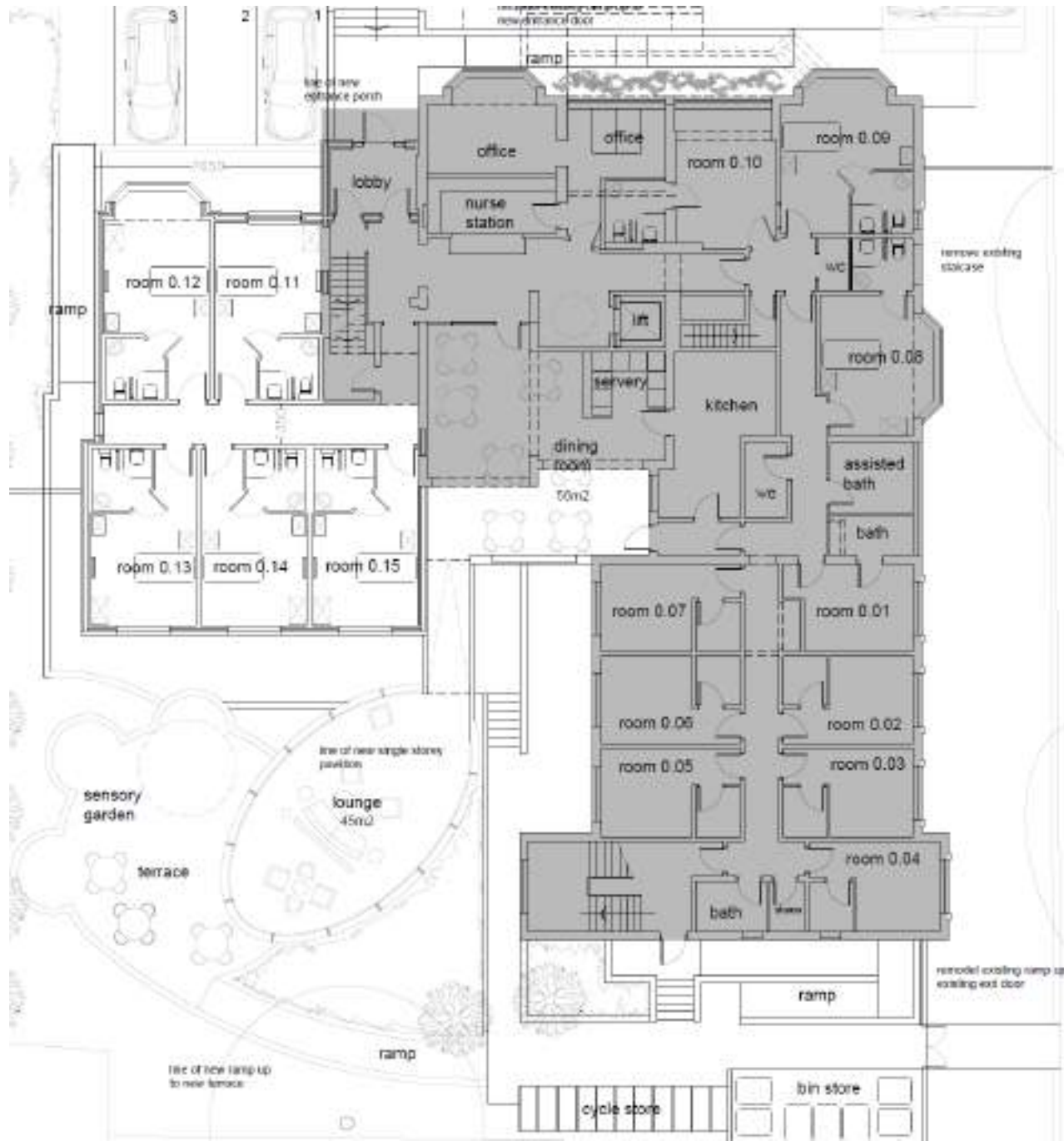


5.



6.

- 6. Laurel Court care home, Didsbury
- 5. Benridge Residential Care Home
- 4. Doves Nest Nursing Home
- 3. Four Oaks Care Home
- 2. Ashlands Manor Care Home in Sale
- 1. Middleton Hall Care Home



Design Considerations

2.2 Amount, Use & Scale

Amount

The proposed extension will create 55 rooms for the care home. There will be 1 sensory garden and a one-storey pavillion/lounge space which is combined with the amenity space outside. There will be 12 parking spaces provided at the entrance of Wilbraham Road.

Use & Scale

Whilst designing the site, careful consideration was given to the local characteristics of the site, the demand for various housing tenures, local demographics and the desire to optimise the development potential of this highly accessible and deliverable site.

The scale of existing development in the surrounding area has informed the proposed building heights, and the development will include a range of dwellings and sizes to create a balanced development. During the design stage the impact of the height and massing of the proposed development on neighbouring streets was given great consideration to ensure that the proposed development is commensurate in height and massing to the local area and the existing building. Which also includes the careful consideration of the materials being used. There is bin store areas which can be accessed from Blair Road to not disturb the main entrance of the site.

Appropriate space and width will be given around all sides of each of the buildings to ensure high standards of light, privacy and space. The building extension has been designed to maintain building lines whilst creating amenity space for the enjoyment of residents.

1.
1. Proposed Ground Floor Plan



Design Considerations

2.3 Materials

The application proposes the extension which will be sympathetic to the existing site as well as the vernacular of the local area while providing a cohesive form. The proposed elevation continues the same materials and a similar design to the existing care home which will have:

- Red/brown facing brick to match existing
- New concrete roof tile to match existing
- Line of new stone steps up to front entrance

- 1.
1. Materials analysis of the extension

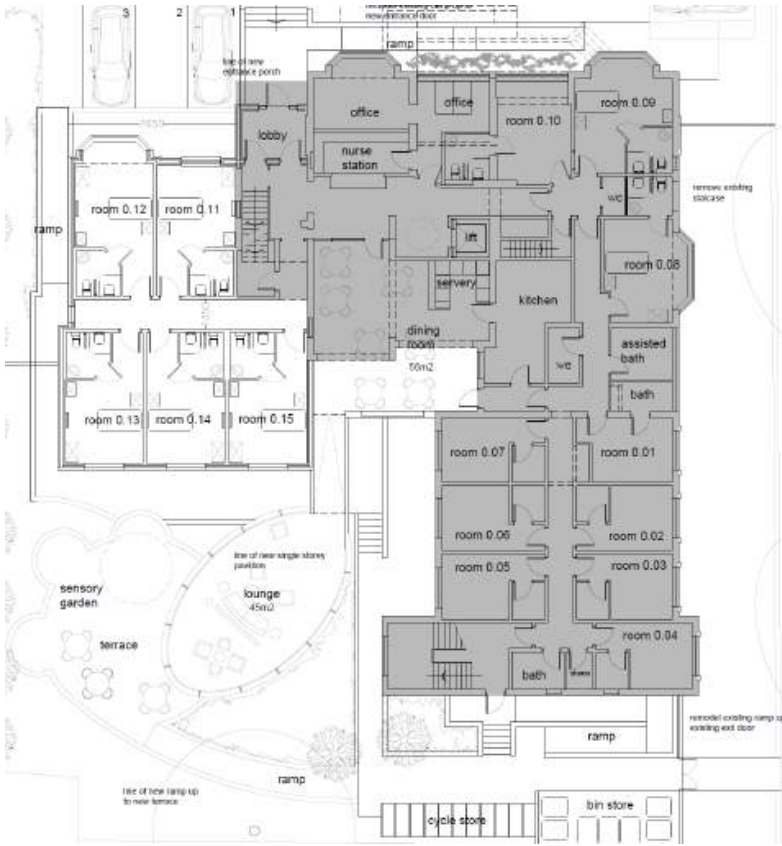
Design Considerations

2.5 Layout



1.

The layout and design of the proposed extension has been arranged to ensure no adjacent properties will be overlooked. Distances to principal windows have been designed to comply with local planning policies and guidelines. The layout for the basement provides 5 rooms for the care room as well as basic spaces such as storage and laundry room.



2.

The layout has a terrace area, sensory garden and a pavilion space and on the north side of the site it has the car parking spaces. As shown on the ground floor the entrance and exist is from Wilbraham Rd and has a ramp for entrance. This is also providing space for emergency services to be able to manurer in the space.



3.

The arrangement on the first and second floor provide 18 rooms which gives a number of key views within the development to craft a unique character and sense of place.

1. Proposed Basement Floor Plan
2. Proposed Ground Floor Plan
3. Proposed First Floor Plan



1.



2.

1. Street Frontage - Front Elevation
2. Ramp Entrance from car parking

Design Considerations

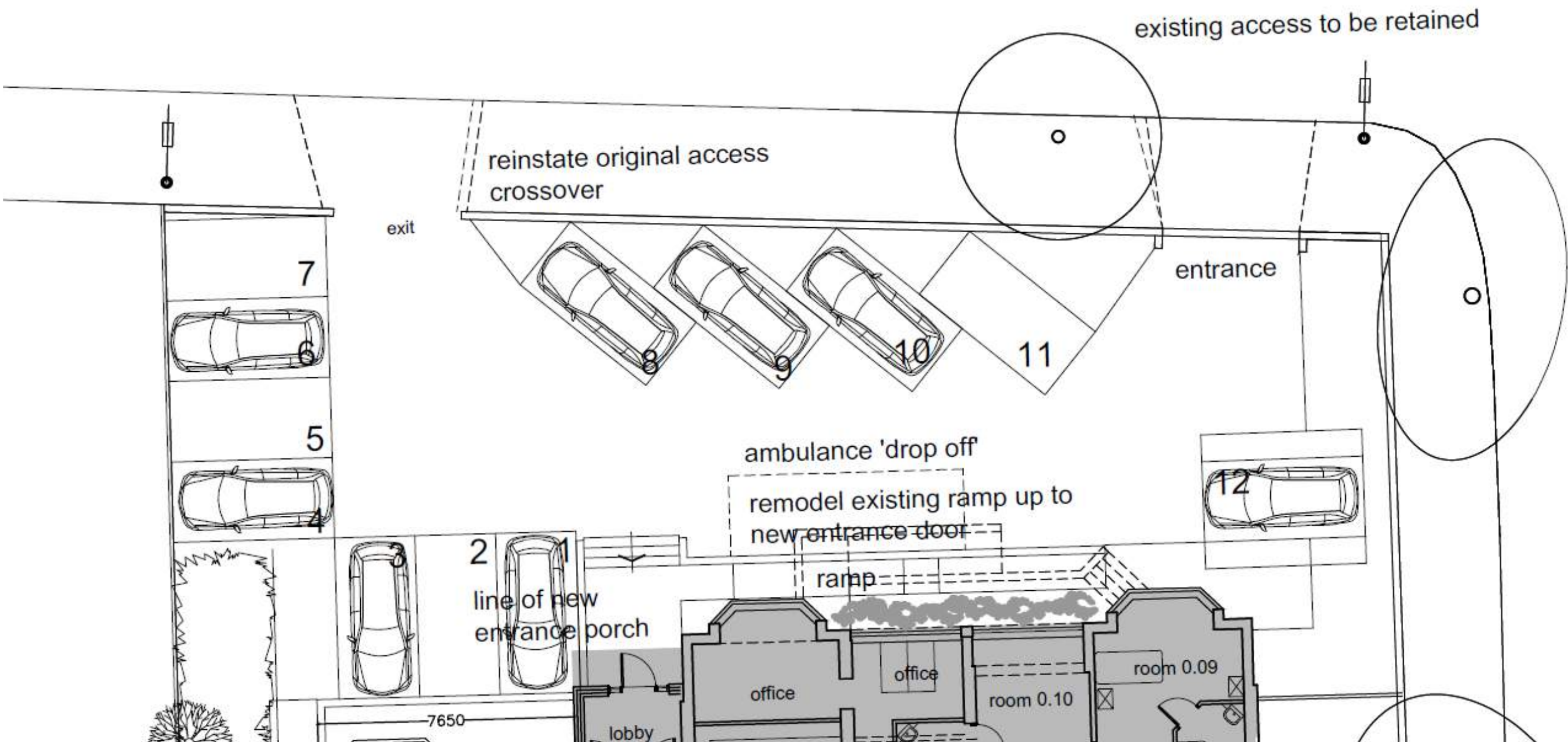
2.6 Street Frontage

The care home is located to face the street in order to promote 24 hour surveillance and to encourage safe places. Public areas such as the streets will be designed so that they are safe, easily accessible and attractive to use. All users will be considered as part of an inclusive design approach. It is important that there is good surveillance of public spaces by a number of properties and buildings, and that barriers, blank walls and ‘dead ends’ are avoided. Across the whole extension careful attention will be paid to designing out crime through the layout, and promoting privacy and security.

Design Considerations

2.7 Car Parking

Accommodating car parking is crucial to the quality of care home and to the choices, people make in how they travel. The level of parking provision is influenced by the location of the site, the council’s guidelines, and the site proximity to public transport and essential services. The site is considered to be in a sustainable location, there are a number of bus services and local amenities located close to the site. Car parking will be provided towards the entrance and exit of the care home. Turning areas are proposed to ensure larger vehicles, such as refuse vehicles or emergency vehicles can easily access the site and manoeuvre within the site. Car parking has been designed to seamlessly integrate to the landscaped street-scene without becoming overly dominant.



1.

1. Number of Car Parkings

03 Conclusion

Conclusion

2.8 Final Remarks

The proposal is to provide an exceptional quality architecturally designed extension to the care home in the predominantly residential Whalley Range area. The design of the proposed extension would complement the character and scale of dwellings in the area and the existing structure. The layout will ensure sufficient separation and offset from the nearest dwellings, such that it would have no material impact on the amenities of local residents. The proposed extension is in keeping with the surrounding context, scale & appearance of existing dwellings, and provides high quality care home.

The aspiration of the proposed extension has been to develop and deliver an efficient yet attractive development that blends within the site. The creation of the single storey pavilion and the sensory garden and terrace aim to provide a more comfortable living. By creating amenity space it creates a more community and homely feel for the residents.

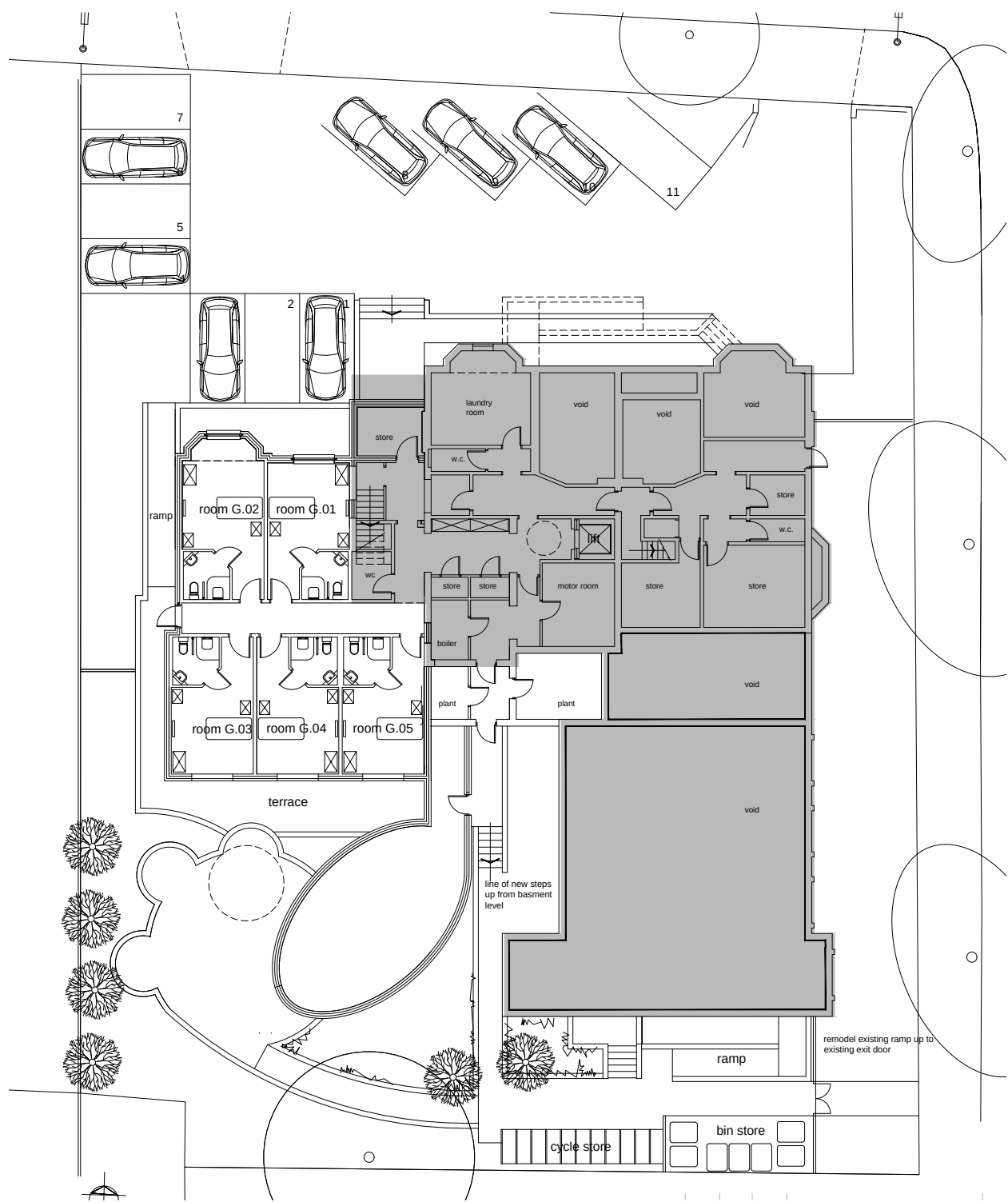
04 Drawing Sets

Drawing Sets
Proposed Development

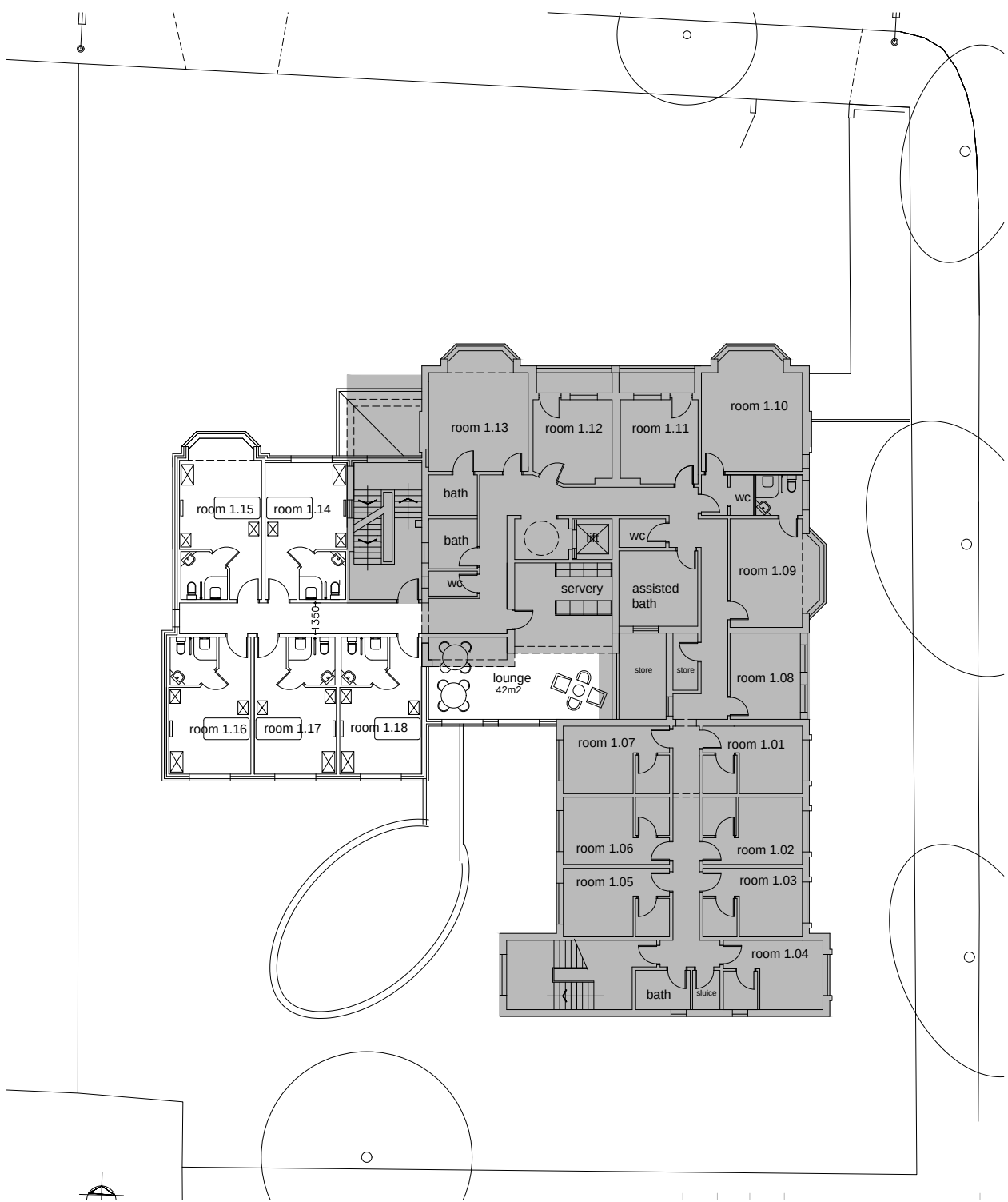
1.
1. Proposed Site Plan



Drawing Sets
Proposed Development

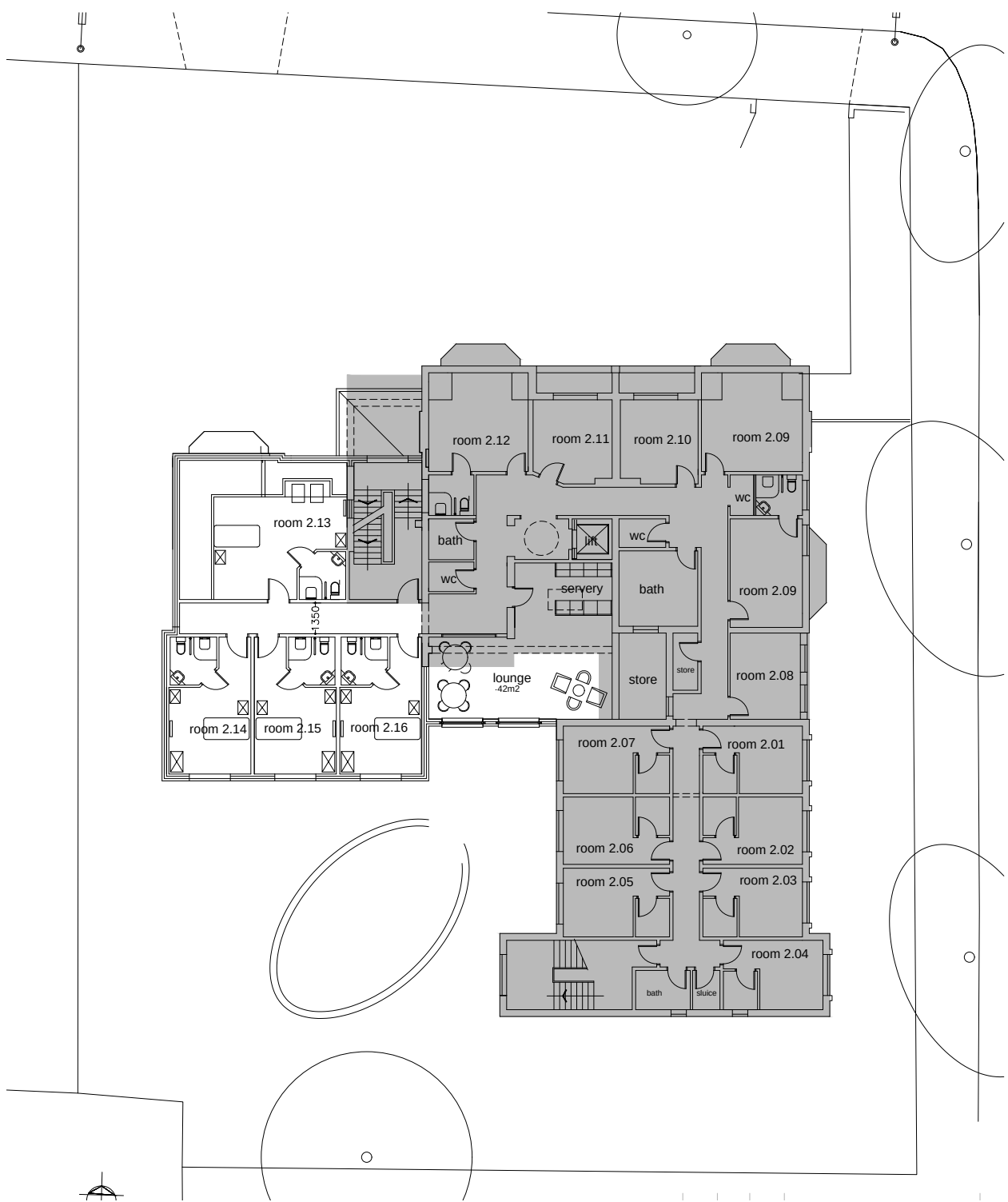


1. Proposed Basement Floor Plan
2. Proposed Ground Floor Plan



- 2.

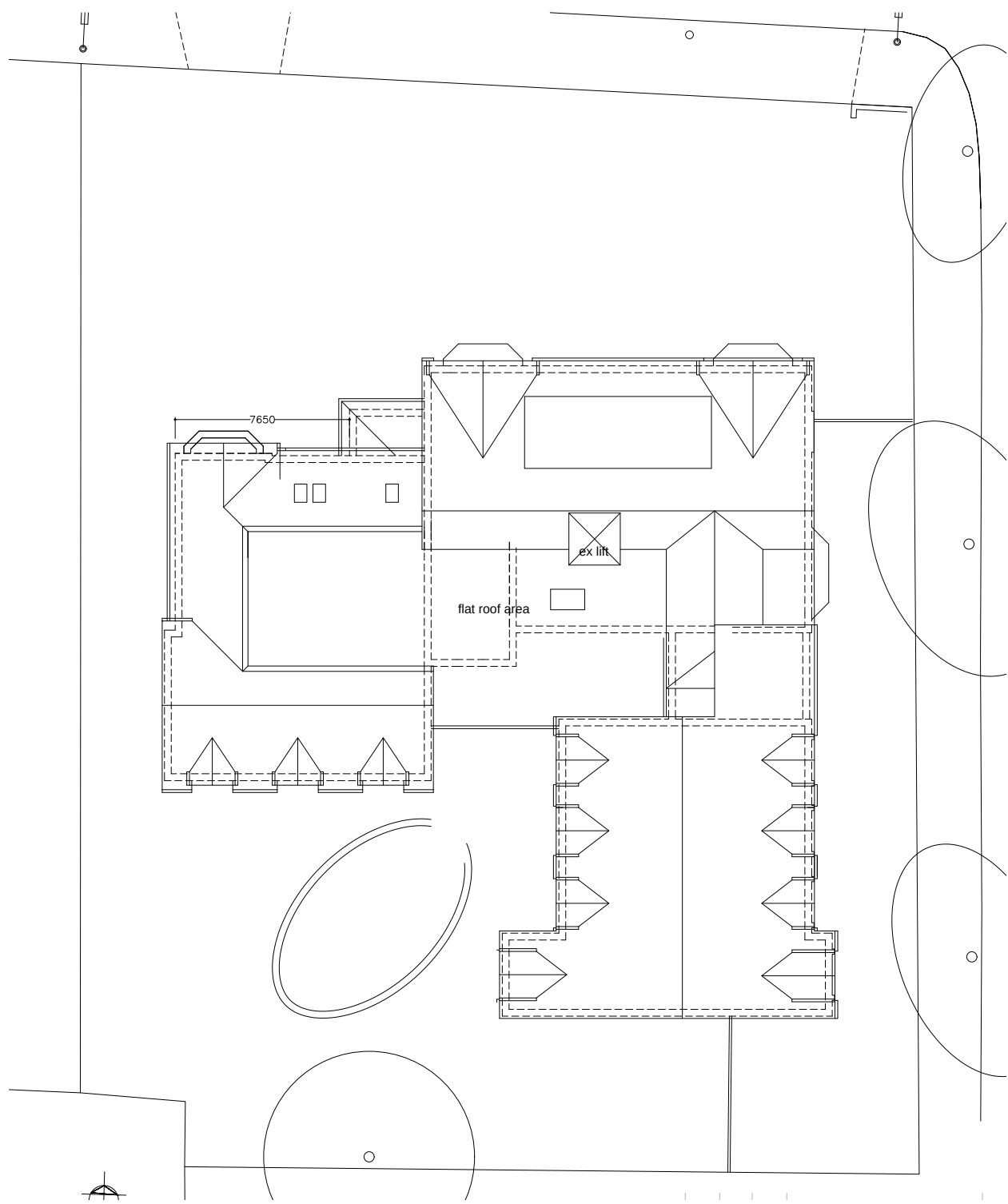
Drawing Sets
Proposed Development



1. Proposed First Floor Plan
2. Proposed Second Floor Plan

Drawing Sets

Proposed Development



1.

1. Proposed Roof Plan

Drawing Sets
Proposed Development



- 1.
- 1. Proposed Elevation A

Drawing Sets

Proposed Development



1.

1. *Proposed Elevation B*

Drawing Sets
Proposed Development

line of new concrete roof tile to
match existing

line of new facing brickwork to
match existing



line of new single storey
pavillion

rear elevation

remodel existing ramp up to
existing exit door

- 1.
- 1. Proposed Elevation C

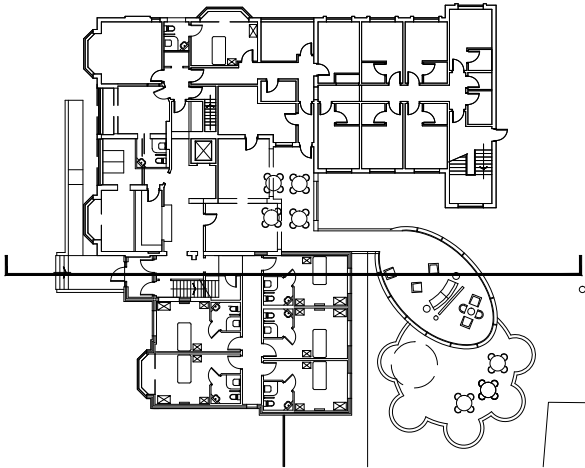
Blair Road

Drawing Sets
Proposed Development



1.
1. Proposed Elevation C

Drawing Sets
Proposed Development



1.
1. Proposed Elevation C



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