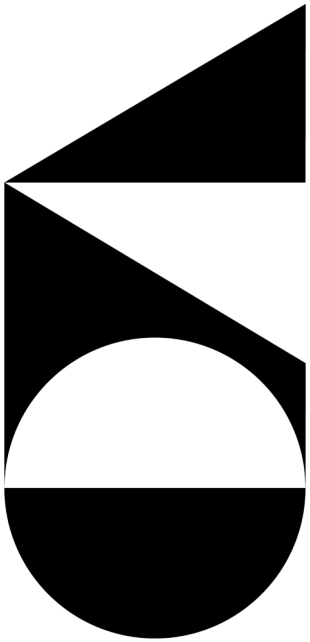


DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION TO MARION LAUDER HOUSE CARE HOME, MANCHESTER

ADG REFERENCE

H.26.34

SITE ADDRESS

Marion Lauder House Care Home, 20 Lincombe Road, Manchester, M22 1YP

PROPOSAL

Proposed Extension to Existing Care Home

ISSUE DATE & REVISION

19/08/2026 - Rev P01

Care Concepts
Client

Leader House, Greenfield Farm
Indistrial Estate, Congleton,
Chesire, CW12 4TR

ADG ARCHITECTS
Architects

6 Pioneer Court,
Darlington,
DL1 4WD


Aerial Image of Site

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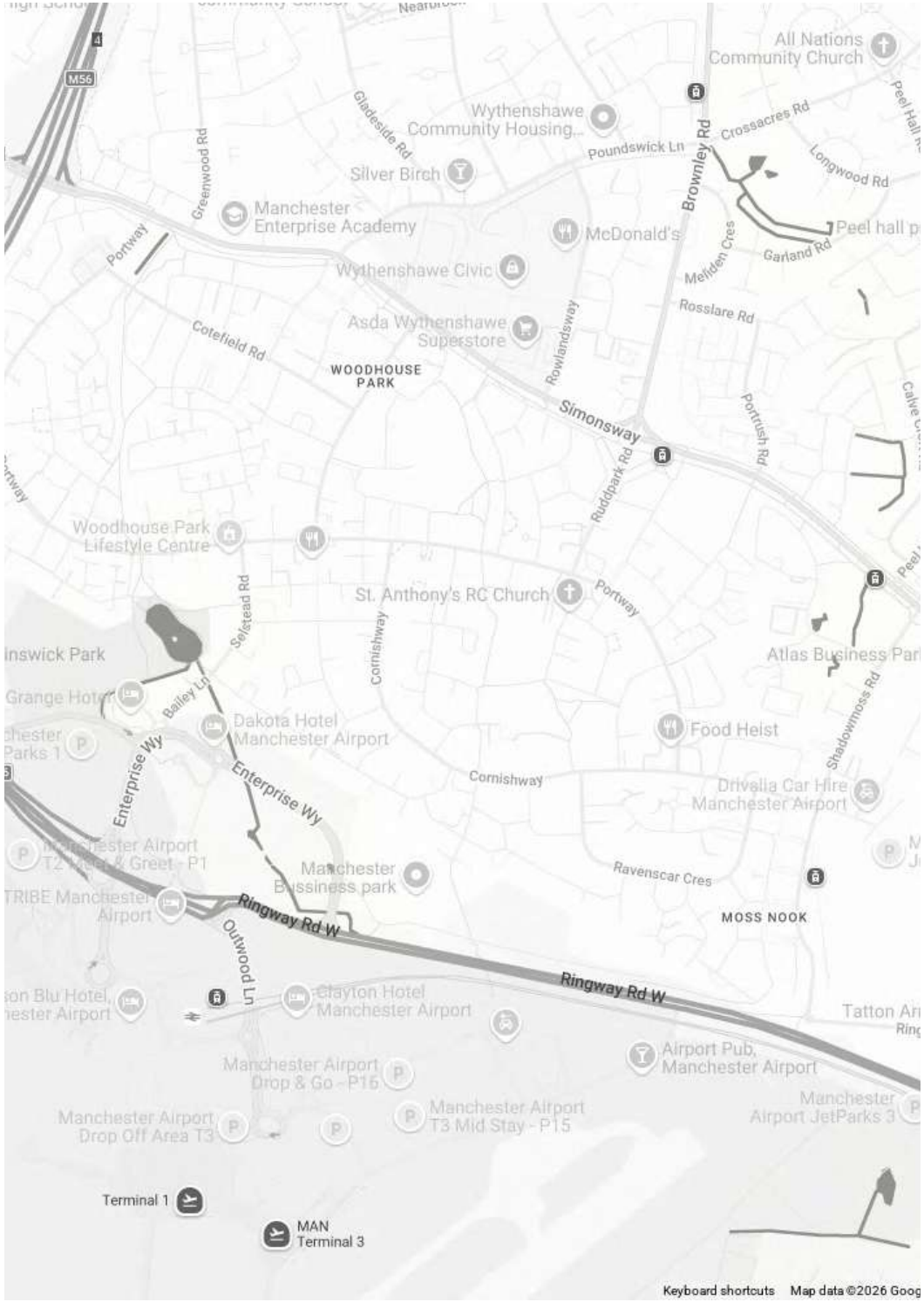
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SITE & CONTEXT



SITE LOCATION

Marion Lauder House is located within the established residential area of Woodhouse Park, Wythenshawe, approximately 10km south of Manchester City Centre. The site occupies a prominent corner plot bounded by Lincombe Road, Woodhouse Road and Elkin Road, providing a strong presence within the local streetscape and benefiting from excellent accessibility.

The surrounding area is characterised by a mix of residential development, local community facilities and open space. Everyday amenities, healthcare services, schools and local shops are all located within easy walking distance. Frequent bus services operate nearby, with Wythenshawe Town Centre, the Metrolink network and Manchester Airport all located within a short distance, providing excellent local and regional connectivity.

Marion Lauder House has operated as a care home for many years and forms an established part of the local community. The proposal seeks to extend and enhance the existing facility, delivering modern accommodation and improved communal spaces whilst retaining the site's mature landscaping, established access arrangements and strong relationship with the surrounding neighbourhood.

Site Area:

5,353.0m²

Site Address:

Marion Lauder Care Home
20 Lincombe Road
Woodhouse Park
Wythenshawe
Manchester
M22 1PY

Local Planning Authority:

Manchester City Council

KEY:

Site Boundary



Site Location Diagram

LOCAL CONNECTIONS

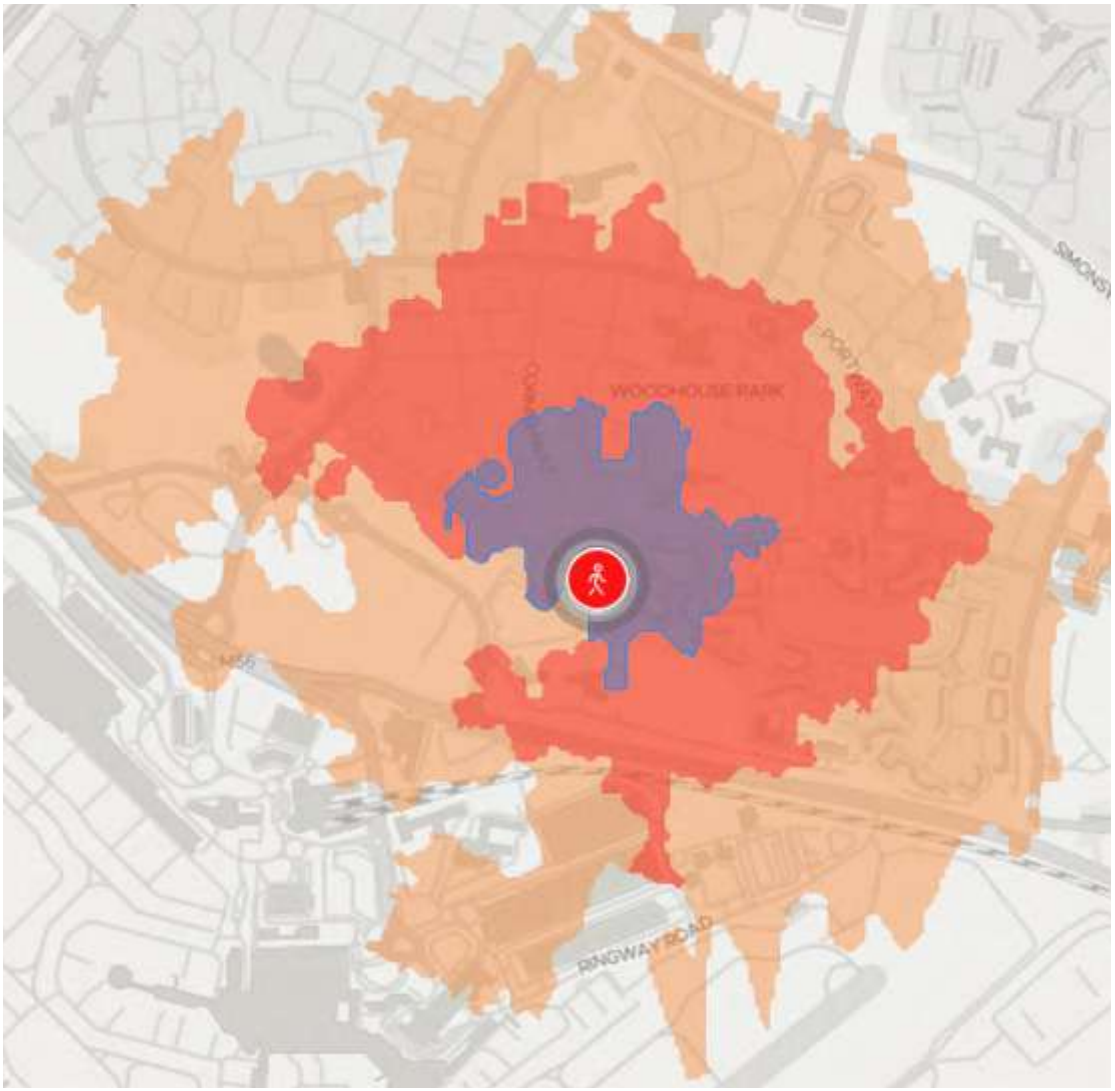
Marion Lauder House occupies a highly sustainable location within the established Woodhouse Park community, providing residents, visitors and staff with convenient access to a wide range of local facilities. Everyday amenities, healthcare services, places of worship and public open space are all located within comfortable walking distance of the site.

The site is well connected by public transport, with frequent bus services operating along nearby routes and MMetrolink services from Wythenshawe Town Centre, providing direct links to Manchester City Centre, Manchester Airport and the wider Greater Manchester area.

Retaining the existing access arrangements ensures the care home continues to benefit from excellent connectivity whilst supporting sustainable travel choices and reducing reliance on private vehicles.

Connectivity:

- Bus Stops (The Red Beret): 0.1 miles (3-minute walk)
- Wythenshawe Town Centre Metrolink: 0.8 miles (approx. 15-minute walk)
- Local Shops: 0.1 miles (2–3-minute walk)
- Public Open Space: 0.2 miles (approx. 5-minute walk) (estimate based on your context plan)
- Manchester Airport: 1.8 miles (approx. 5-minute drive)
- Manchester City Centre: 6.2 miles (approx. 20–25-minute drive)



Walking Distances Diagram

KEY:

15 Minute Walking Distance

10 Minute Walking Distance

5 Minute Walking Distance

CONTEXT MAP



Context map

KEY:

- Applicant Site
- Tram Line
- Train Line
- Main Roads
- Train Station
- Bus Stop
- Metrolink Stop
- Churches
- Manchester Airport
- Wythenshawe Town Centre & Interchange

SURROUNDING LOCAL ARCHITECTURE

Marion Lauder House is located within an established suburban neighbourhood characterised by a varied mix of detached, semi-detached and terraced housing, together with community buildings and local facilities. Traditional red brick is the predominant facing material, the surrounding area displays a varied architectural character with a combination of pitched tiled roofs, flat roofs and contemporary roof forms, reflecting the area's gradual evolution over time.

The existing care home is one of the larger buildings within the locality and occupies a prominent corner position. Mature trees, hedgerows and landscaped boundaries soften its appearance, providing a natural transition between the care home and neighbouring residential properties.

The proposed extension has been carefully designed to respond to these established characteristics. Complementary brickwork, a mix of pitched and flat roof forms, well-proportioned elevations and high-quality detailing reflect the varied architectural character of the surrounding area, while creating a contemporary addition that integrates with the existing building. Retained landscaping further reinforces the development's relationship with its residential setting.

Key Characteristics:

- Predominantly red brick facing materials
- Mix of pitched and flat roof forms
- Mature trees and landscaped frontages
- Simple domestic building forms
- Regular window proportions
- Buildings generally set back from the street behind landscaped frontages and parking



Local Architectural Map

KEY:

Applicant Site

SURROUNDING LOCAL ARCHITECTURE

The photographs below illustrate the varied architectural character within the surrounding Wellington area and should be read alongside the Local Contextual Assessment Map on the preceding page.

1.



41 Lomond Road, Sharston (1.3 miles from site)

2.



1 Ullswater Road, Wythenshawe (0.9 miles from site)

3.



The Red Beret, Cornishway, Woodhouse Park (0.1 miles from site)

4.



Thorley House, 16 Bailey Lane (0.16miles from site)

5.



24 Carling Drive, Sharston (1.3 miles from site)

6.



4 Gorston Walk, Woodhouse Park (0.2 miles from site)

7.



78 Oatlands Road (1.2 miles from site)

8.



498 Portway Walk, Newall Green (1.5 miles from site)

9.



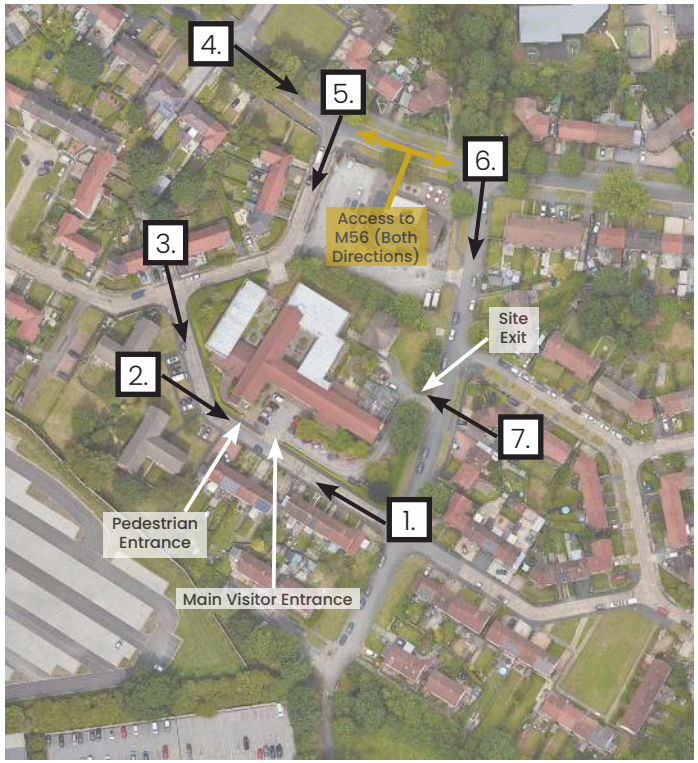
4 Hazelwood Road (0.6 miles from site)

SITE APPROACH

Marion Lauder House occupies a prominent site bounded by Lincombe Road, Woodhouse Road and Elkin Road, providing a strong presence within the surrounding residential area. The established building is set within mature landscaped grounds, with planting and boundary treatments helping to soften its appearance and integrate it into the streetscape.

The principal vehicular and pedestrian access is taken from Lincombe Road, where visitors are welcomed via the existing main entrance and reception. Car parking is located to the front and side of the building, providing convenient access for residents, visitors, staff and emergency services. Clearly defined footpaths connect the entrance with the surrounding public highway network, ensuring safe and legible pedestrian movement.

The proposed development retains the existing access arrangements, recognising that they operate effectively and are familiar to residents, visitors and staff. The extension has been carefully designed around the established circulation routes, maintaining clear access throughout the site whilst enhancing the quality of resident accommodation and communal facilities. Existing landscaping is retained wherever possible, preserving the attractive setting and helping to minimise the visual impact of the proposed development.





iew Looking North-West along Lincombe Road – Site Entrance



View Looking South-East along Lincombe Road – Site Entrance

SITE APPROACH



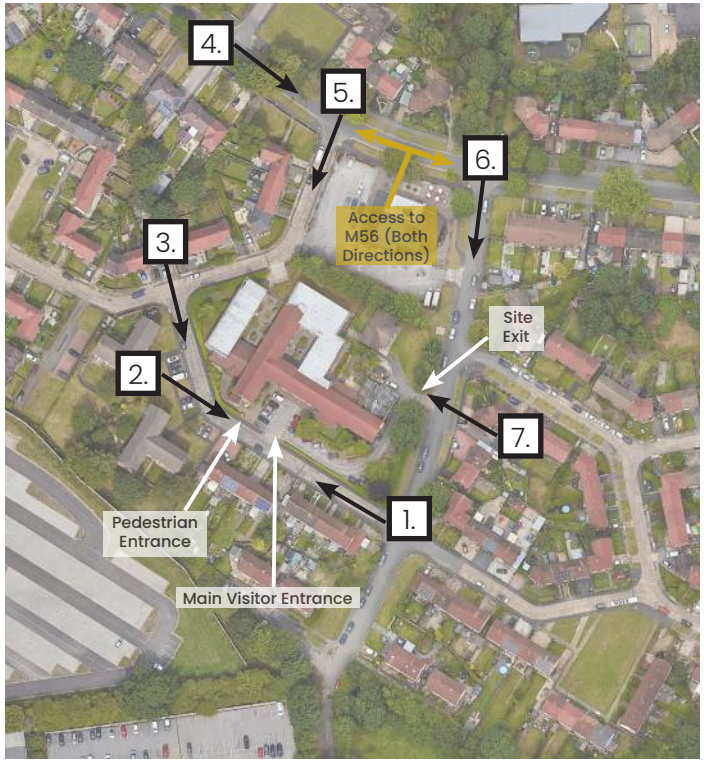
View Looking South-East along Lincombe Road



View Looking South along Cornish Way



View Looking South along Elkin Road





View Looking South along Woodhouse Road



Existing Service Access and Site Exit from Woodhouse Road

EXISTING SITE PLAN

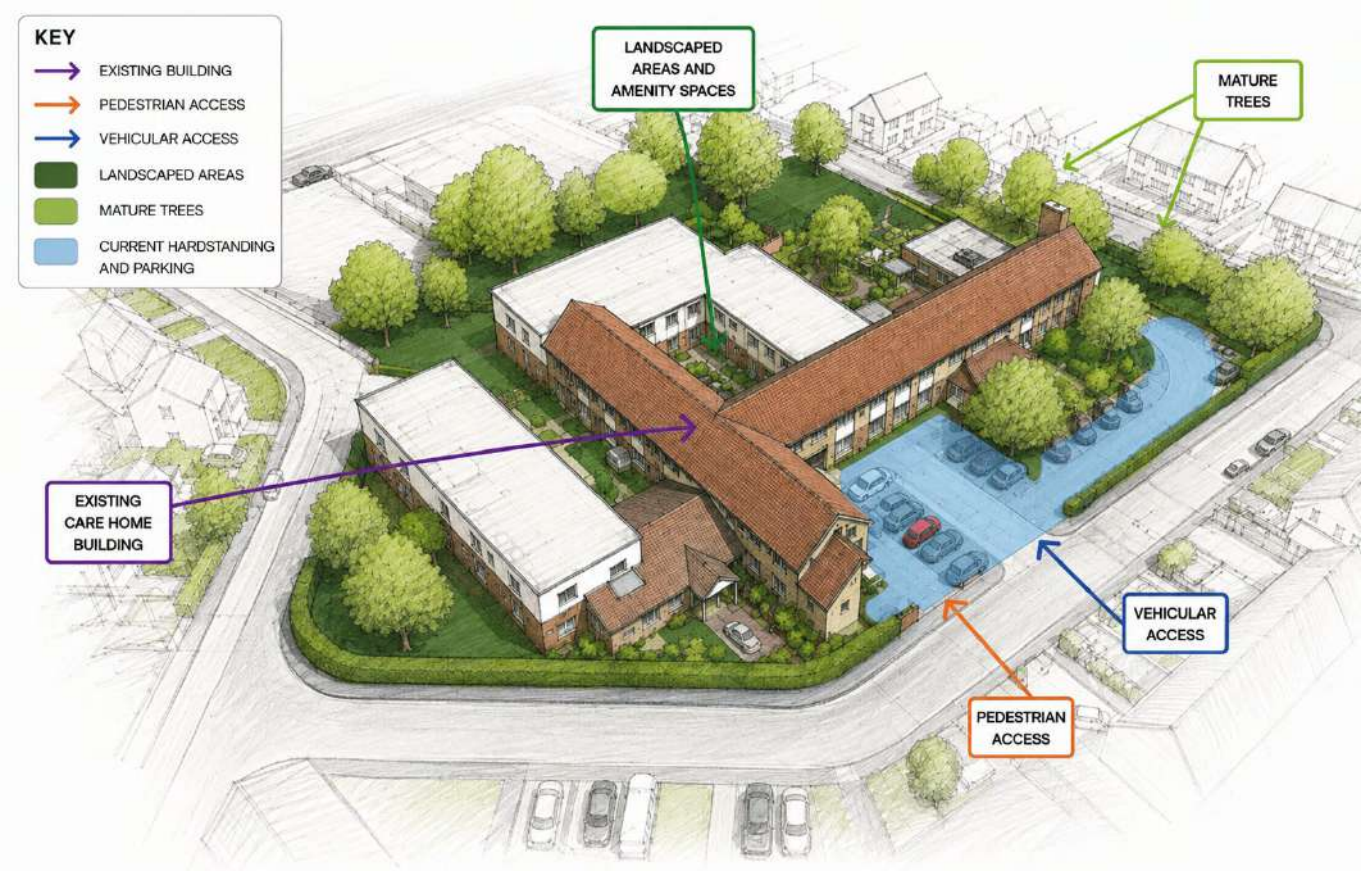
The existing Marion Lauder House occupies a substantial, well-established site within the Woodhouse Park area of Wythenshawe. The care home sits centrally within the site and is surrounded by generous areas of hard and soft landscaping, providing an attractive and spacious environment for residents.

Vehicular access to the main entrance and visitor parking is currently taken from Lincombe Road, with a separate site exit provided from Woodhouse Road. Pedestrian access is provided via dedicated footways connecting the entrance to the surrounding residential streets and public transport network.

The building is set back from the surrounding highways behind mature trees, hedgerows and landscaped gardens, which provide an attractive setting and help integrate the development within the surrounding residential area. Existing outdoor amenity spaces are located around the building, offering residents opportunities to enjoy safe and accessible external environments.

The existing layout has evolved over many years, resulting in a number of extensions of varying age and architectural style. While the site continues to operate successfully as a care home, the existing arrangement presents opportunities to rationalise the building layout, improve resident circulation, create larger communal spaces and provide modern en-suite accommodation, whilst retaining the established access arrangements and landscaped setting.

Overall, the site is well suited to accommodate the proposed extension due to its generous size, existing care home use and established relationship with the surrounding residential area.



Existing Site Plan

EXISTING BUILDING

Marion Lauder House is an established care home comprising a series of interconnected two- and three-storey elements that have been extended over time to meet changing operational requirements. The building is of traditional brick construction with a combination of pitched and flat roof forms, reflecting the various phases of its development.

The accommodation is arranged across several residential wings and provides resident bedrooms, communal lounges, dining areas, nursing stations, staff facilities, administration offices and ancillary support spaces. The building sits within mature landscaped grounds and continues to operate as an established care home.



Existing Building - Front Entrance



Existing Building - Pedestrian Entrance



Existing Building - Aerial View

CONSIDERATIONS



CLIENT BRIEF

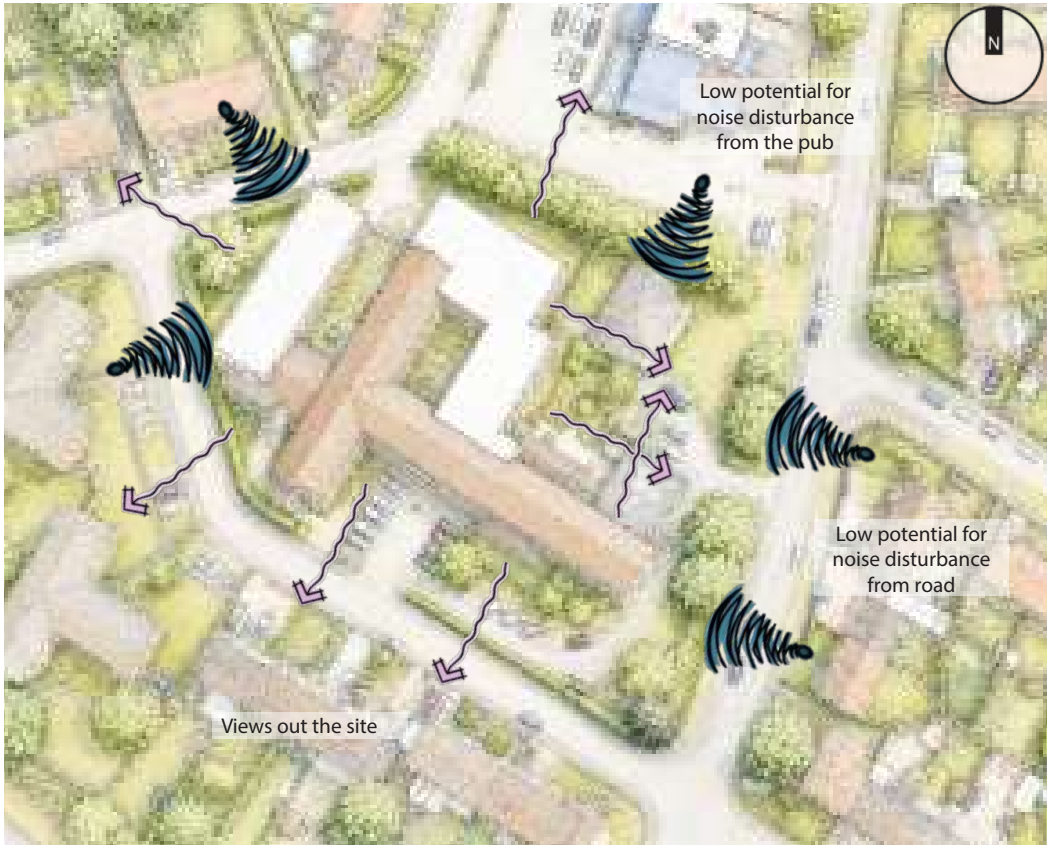
Care Concepts Ltd commissioned ADG Architects to develop proposals for the extension and enhancement of Marion Lauder House to provide a modern, high-quality care environment that meets current operational and care standards.

The brief seeks to increase the capacity of the existing care home through the provision of additional en-suite bedrooms, improved communal living spaces and enhanced staff and support facilities. A key objective is to create a safe, comfortable and dementia-friendly environment that promotes residents' wellbeing, independence and quality of life.

The development also aims to improve the operational efficiency of the home by rationalising the internal layout, improving circulation and integrating the new accommodation with the existing building, ensuring the facility remains fit for purpose for many years to come.



OPPORTUNITIES AND CONSTRAINTS



Existing Site Plan - Noise & Views Out



Existing Site Plan - Existing Buffer

Noise
- Low level traffic noise from Lincombe Road.
- Occasional activity associated with neighbouring residential streets.
- Existing building and mature landscaping help reduce noise impacts.

Views Out
- Attractive views across landscaped gardens.
- Open outlook towards surrounding residential streets.
- Long views towards mature trees and established planting.

Existing Buffer
- Mature tree belts and established planting.
- Existing hedgerows and landscaped boundaries.
- Boundary fencing provides privacy.
- Existing care home building screens parts of the site.
- Landscaped frontages soften the site's appearance.
- Existing access retained from Lincombe Road.

Potential Noise Disturbance

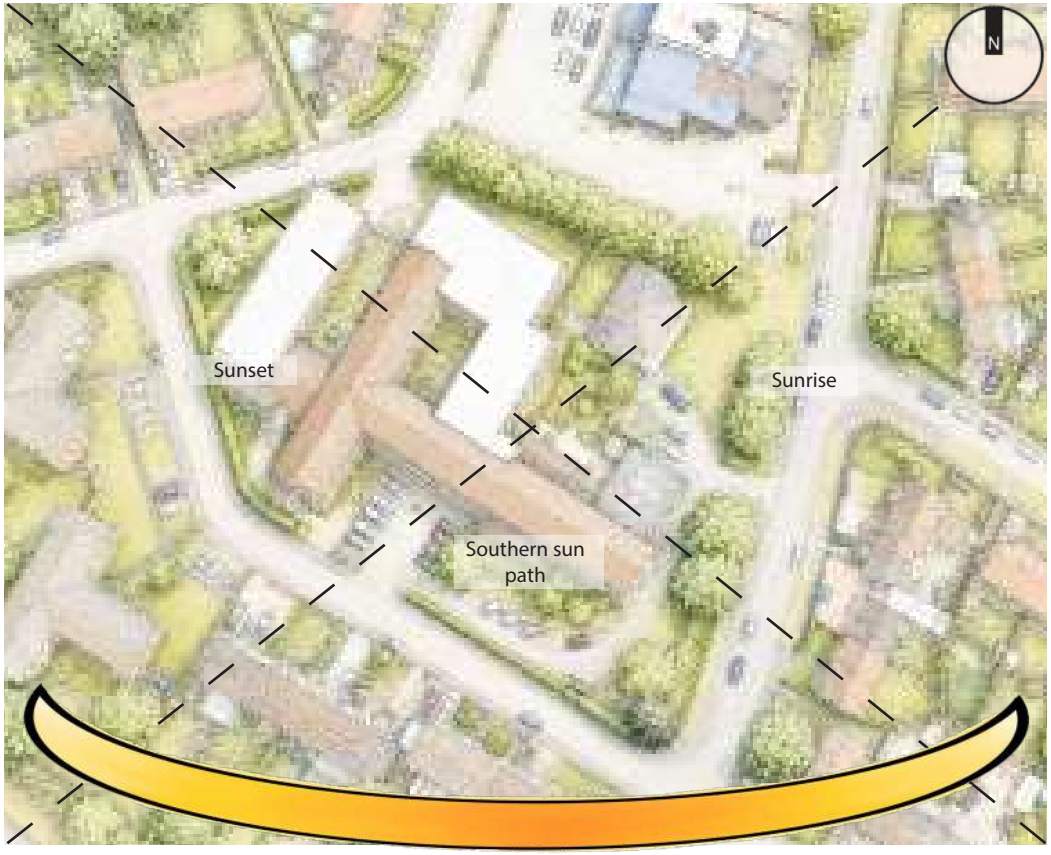
Views out the site

Natural Buffer to Site

OPPORTUNITIES AND CONSTRAINTS



Existing Site Plan - Active Frontage



Existing Site Plan - Sun Path

The principal frontage of Marion Lauder House addresses Lincombe Road, providing a clear and welcoming arrival for residents, visitors and staff. The existing entrance is highly visible from the public highway, benefiting from natural surveillance, convenient parking and established pedestrian routes.

The proposed development retains this successful frontage, ensuring the main entrance remains legible and accessible while enhancing the building's appearance and strengthening its presence within the surrounding residential area.

The building benefits from a favourable east–west orientation, allowing sunlight to move across the site throughout the day. The southern aspect provides good levels of natural daylight to resident accommodation, communal spaces and landscaped gardens, creating comfortable and attractive external amenity areas.

The proposed extension has been designed to make effective use of natural daylight and solar orientation, while maintaining a high-quality internal environment and minimising overlooking of surrounding properties.

Opportunity to Enhance Principal Frontage

Sun Path

DESIGN DEVELOPMENT



SITE LAYOUT OPTIONS





Layout Option Two

LAYOUT OPTION ONE – COURTYARD FOCUSED

Explores extensions within and around the existing courtyard areas, creating compact additions closely connected to the existing care home.

Advantages

- Compact extensions and efficient connections
- Makes use of existing internal areas
- Retains established site access and parking

Considerations

- Reduces existing courtyard amenity space
- Constrained by the existing building form
- Limited scope for future flexibility

LAYOUT OPTION TWO – PERIMETER EXTENSION

Explores a larger extension towards the eastern side of the site, allowing additional accommodation while retaining usable landscaped courtyards.

Advantages

- Provides greater additional accommodation
- Retains usable landscaped courtyards
- Creates clearer residential wings
- Improves internal circulation

Considerations

- Greater overall building footprint
- Requires careful consideration of neighbouring properties
- Existing trees and landscape buffers influence the developable area

SITE LAYOUT DEVELOPMENT

Following review of the initial site layout options, Option Two was progressed and refined to provide the preferred development solution.



Selected Option - Option Two



Developed Proposal - Current Proposed Site Layout

SELECTED OPTION: LAYOUT OPTION TWO

- Option Two selected as the preferred basis for development
- Extension opportunities focused around the retained care home
- Existing Marion Lauder House retained
- Existing courtyard spaces retained where possible
- Existing access, parking and site exit maintained
- Development areas informed by existing landscape and site constraints

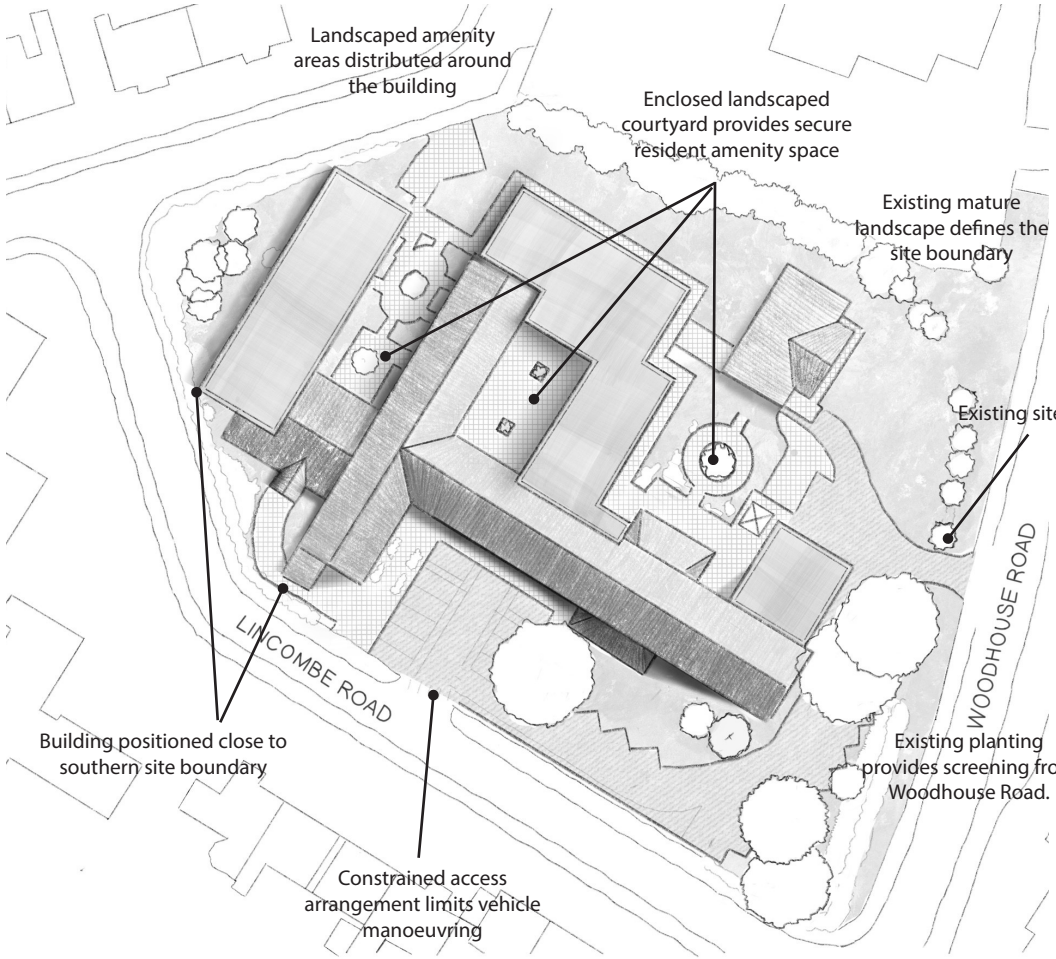
DEVELOPED PROPOSAL

- Extension footprint refined and integrated with the retained care home
- New accommodation arranged to provide efficient connections to the existing building
- Building footprint developed in response to retained trees and RPAs
- Appropriate separation maintained from neighbouring residential properties
- Existing mature trees retained where possible
- Existing site access and exit retained
- Parking layout refined to improve arrival and circulation
- Internal courtyards provide secure resident amenity space
- Building form articulated to break down the overall scale of the extension
- Landscape buffers maintained along sensitive site boundaries

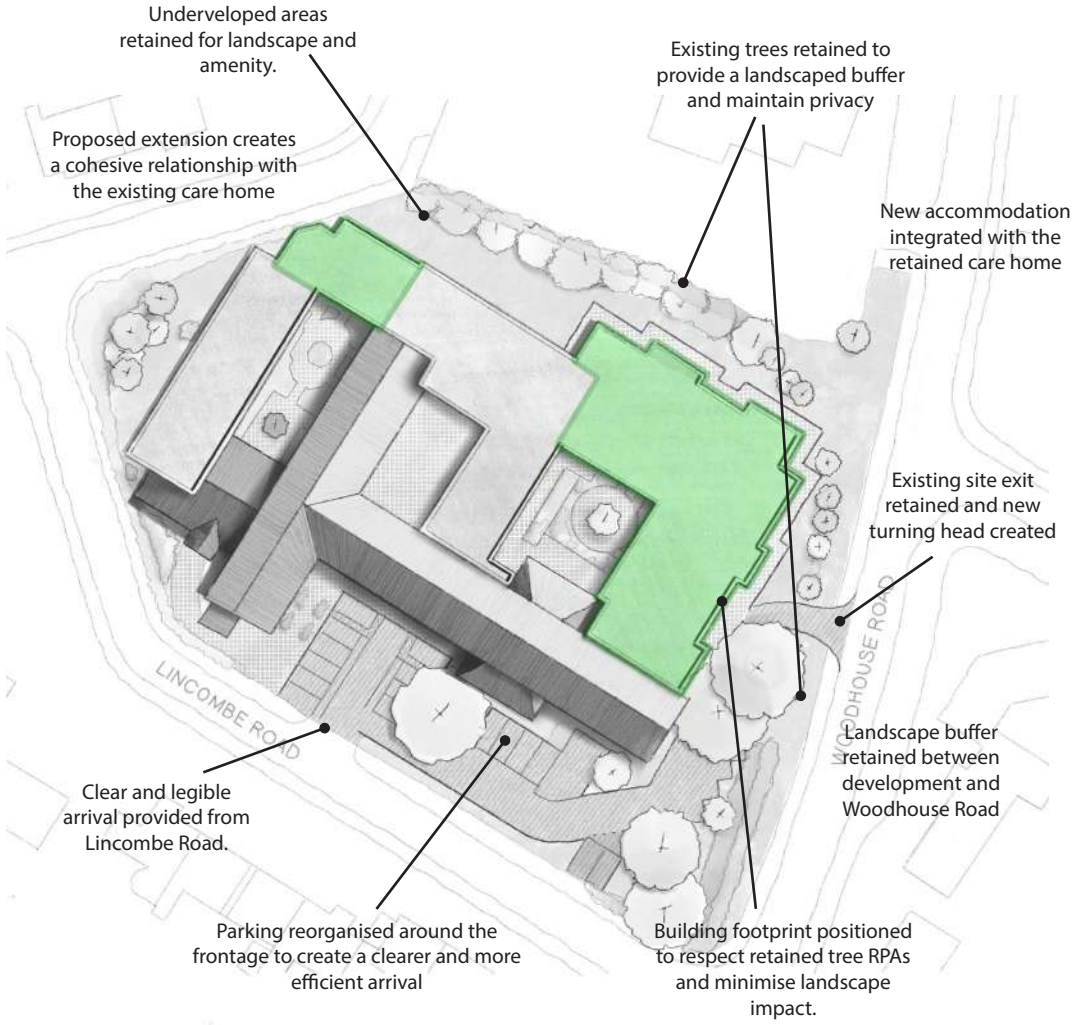
SITE LAYOUT COMPARISON - EXISTING & CURRENT PROPOSAL

The proposed layout has evolved in response to site constraints, landscape, access and the relationship with neighbouring properties.

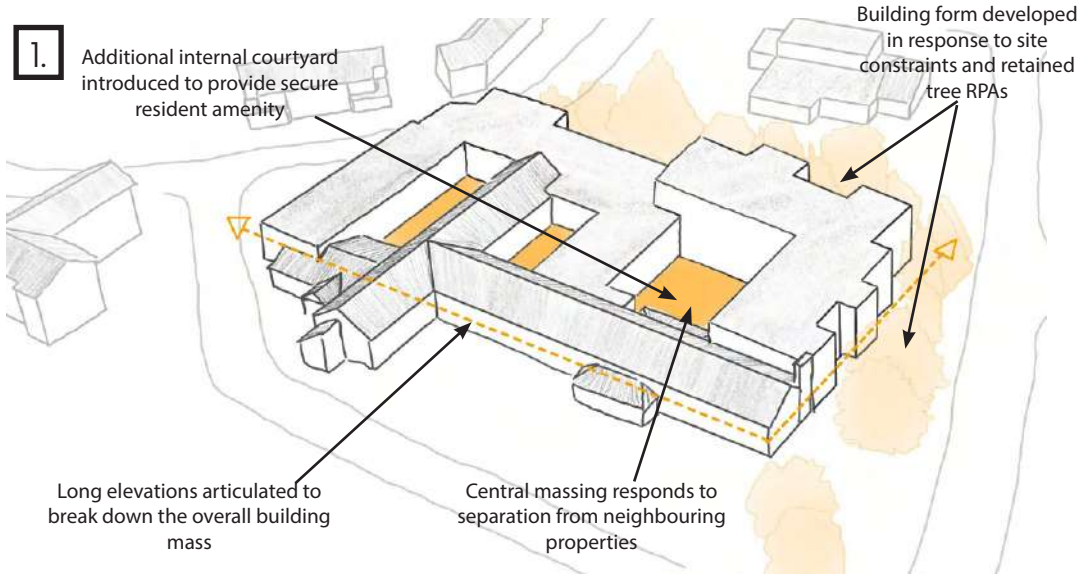
EXISTING SITE PLAN



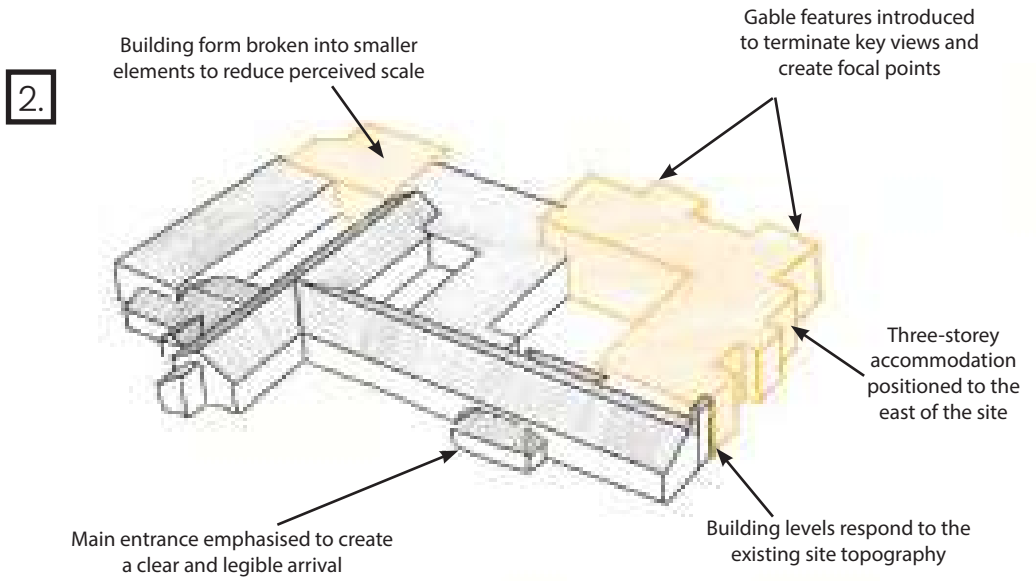
PROPOSED SITE PLAN



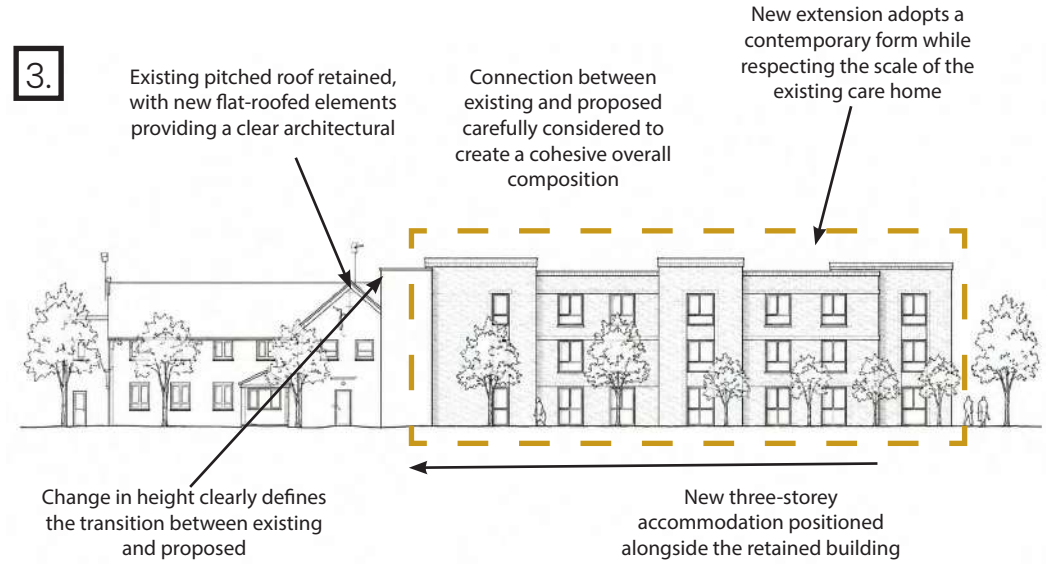
ELEVATIONAL DEVELOPMENT



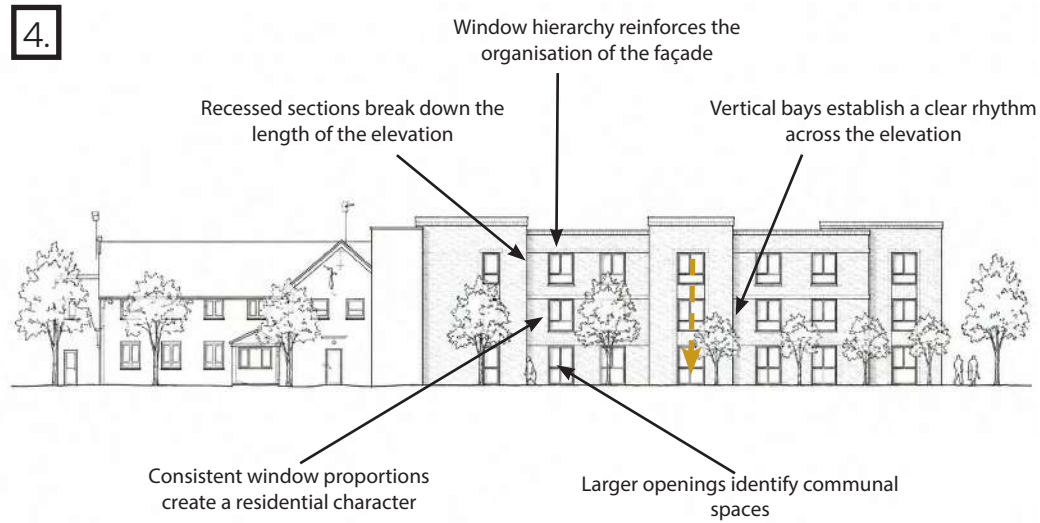
01 — SITE RESPONSE & INITIAL MASSING



02 — MASSING REFINEMENT



03 — EXISTING & PROPOSED RELATIONSHIP



04 — FACADE & WINDOW DEVELOPMENT

ARCHITECTURAL RESPONSE TO LOCAL CHARACTER

The proposed development has been carefully designed to respond to the character of the existing care home and surrounding residential context. The proposed elevations draw upon established materials, proportions and roof forms, while introducing a contemporary architectural language appropriate to the site and setting.

ARTICULATED BUILDING FORM
The elevations are divided into clearly defined bays, with changes in depth and projecting brickwork helping to break down the overall scale of the extensions. This creates a more domestic rhythm appropriate to the care home and its residential surroundings.

COMPLEMENTARY BRICKWORK
Warm red/brown facing brickwork provides the principal material to the new extensions, reflecting the brick tones found throughout the surrounding residential area. Subtle changes in brick detailing define bays and add depth and interest to the elevations.

MIXED ROOF FORMS
The existing care home incorporates a mix of pitched and flat roof forms reflecting its development over time. The proposal responds through contemporary flat-roofed additions alongside retained pitched-roof elements, creating a clear but sympathetic distinction between old and new.

SIMPLE CONTEMPORARY DETAILING
Carefully proportioned windows, recessed openings and restrained brick detailing create a simple contemporary appearance. A regular window rhythm provides a coherent architectural treatment across the new extensions.



Proposed Elevation B

DESIGN PROPOSAL



PROPOSED SITE PLAN

Key features of the proposed development include:

- The existing care home is retained and extended to provide improved and additional accommodation within the established site.
- The proposed extensions have been carefully integrated with the existing building, creating a coherent layout and improving internal circulation between residential and communal areas.
- Existing vehicular and pedestrian access arrangements are largely retained, maintaining a familiar and legible approach for residents, visitors and staff.
- Existing parking and hardstanding are rationalised where required to accommodate the proposed development while maintaining safe and convenient access.
- Landscaped gardens and external amenity spaces are retained and enhanced where possible, providing attractive and accessible outdoor spaces for residents.
- Existing mature trees and established boundary landscaping are retained where possible, helping to integrate the development within its residential setting and maintain the established character of the site.



Proposed Site Plan

KEY:

Site Boundary

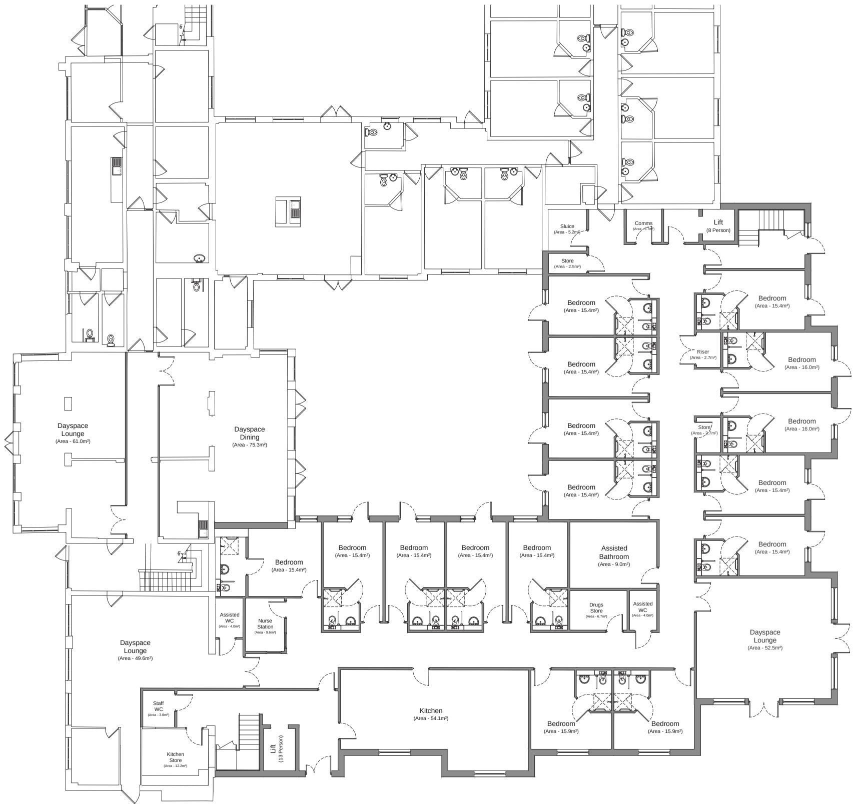
PROPOSED FLOOR PLANS

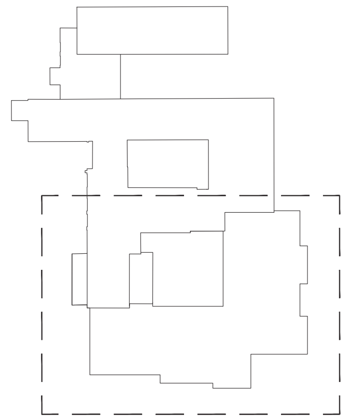
The proposed extension has been carefully planned to integrate with the existing Marion Lauder House, providing additional high-quality resident accommodation alongside improved communal, staff and support facilities.

The layout has been designed around clear and efficient circulation, with bedrooms arranged alongside communal and support spaces. The proposals seek to create a comfortable, legible and homely environment while supporting the efficient day-to-day operation of the care home.

Ground Floor

The ground floor provides new en-suite bedrooms alongside communal living and dining spaces, staff facilities and supporting accommodation. The extension connects directly into the existing care home, providing clear circulation between new and existing areas.



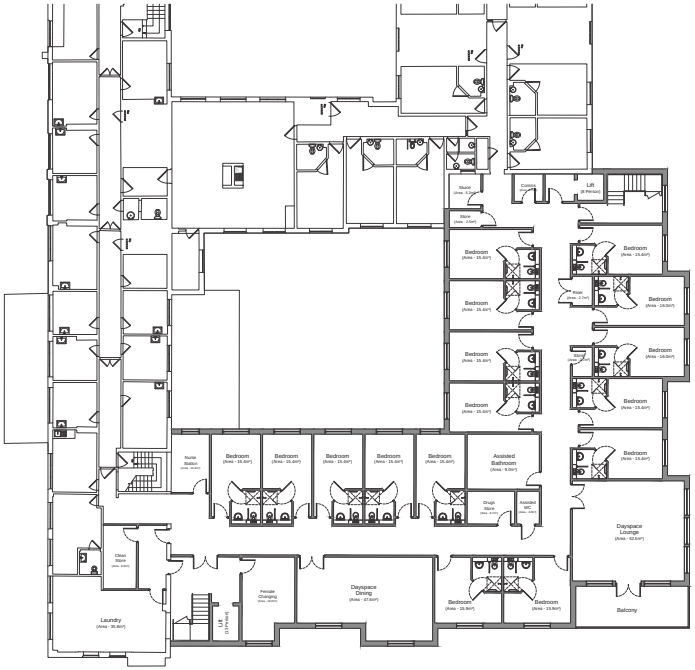


Proposed Ground Floor Plan (Extension)

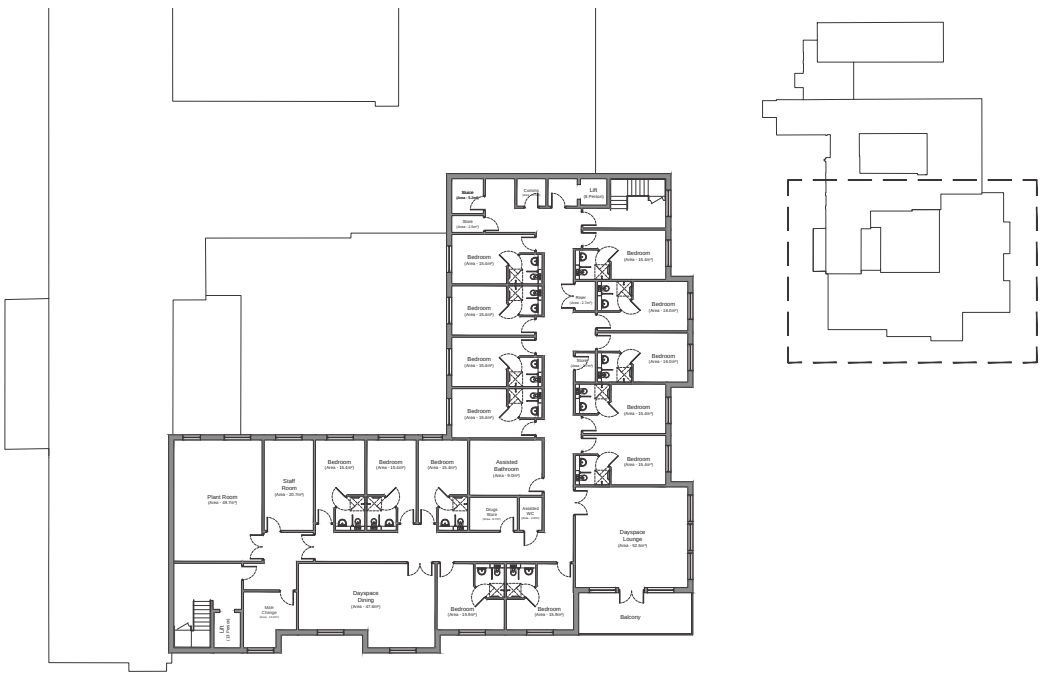
Floor Areas:

- **Proposed Ground Floor Including Extension Area - 2368m²**
- **Proposed Ground Floor Including Extension Area - 2170m²**
- **Proposed Second Floor Including Extension Area - 717m²**

PROPOSED FLOOR PLANS



Proposed First Floor Plan (Extension)



Proposed Second Floor Plan (Extension)

First Floor

The first floor continues the residential accommodation, providing additional en-suite bedrooms supported by communal and ancillary spaces. The arrangement follows the established circulation pattern to provide a simple, legible and easily understood layout.

Second Floor

The second floor provides a smaller area of additional accommodation, carefully positioned to respond to the scale and massing of the existing building and minimise the visual impact of the upper floor.

PROPOSED ELEVATION ANALYSIS

The proposed extension has been designed to provide a contemporary but sympathetic addition to Marion Lauder House, responding to the scale, proportions and established character of the existing building.

The new accommodation is expressed predominantly in brick, using strong vertical bays and regular window proportions to break down the overall mass and create a clear rhythm across the elevations. Flat-roofed elements are introduced alongside the existing pitched roof forms, providing a clear distinction between retained and new development.

The extension steps in height and form across the site to respond to the existing building and surrounding context. Taller three-storey elements are positioned where they can be best accommodated, with lower sections providing a softer transition to the retained care home and surrounding residential context.

Existing trees and landscaping are retained wherever practicable and play an important role in softening the elevations and integrating the new development within its established setting.



Proposed Elevation B - North



Proposed Elevation C - East

PROPOSED ELEVATIONS



Proposed Elevation A - West

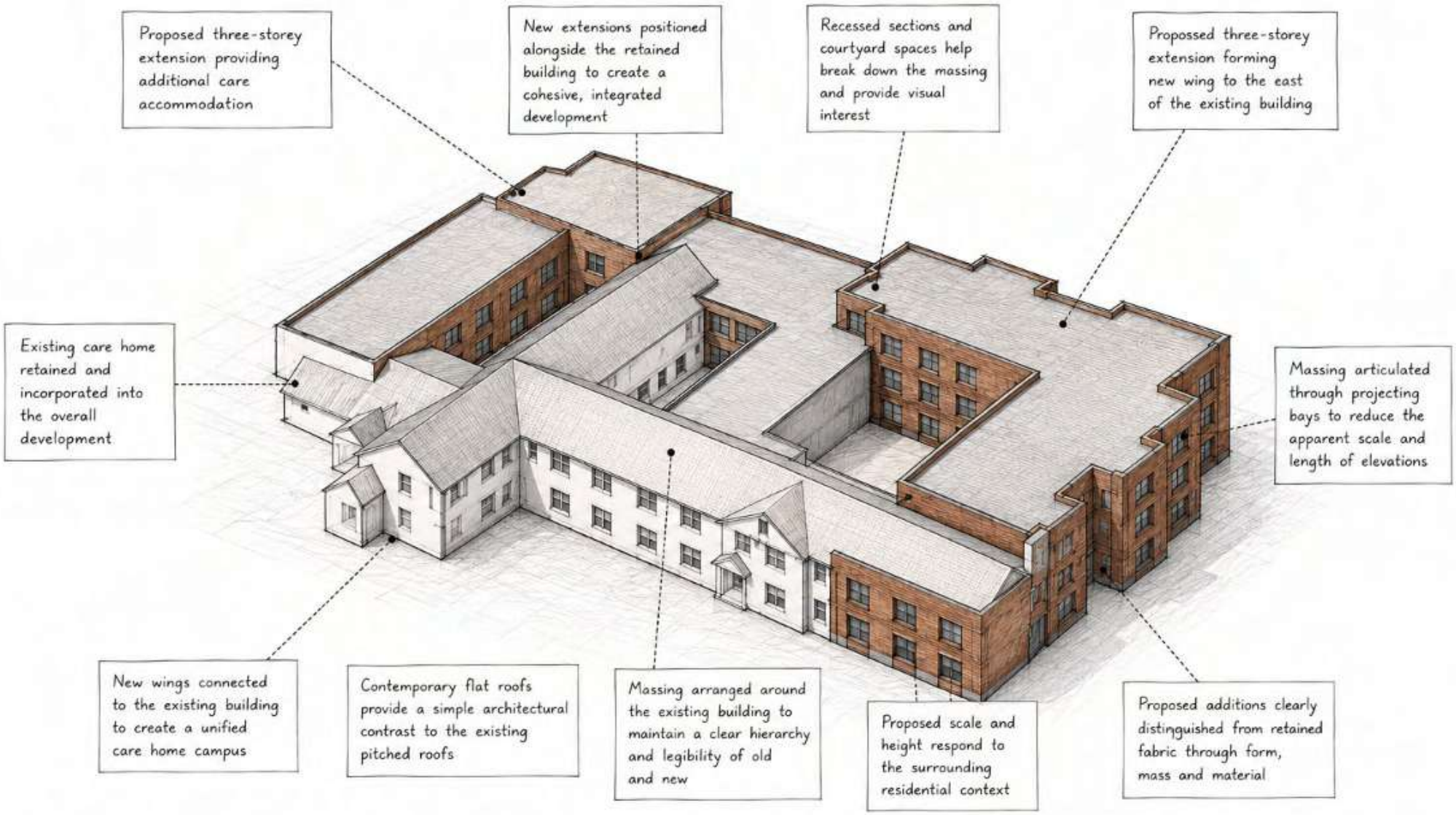


Proposed Elevation B - North



Proposed Elevation C - East

PROPOSED MASSING IN SITU



MATERIALITY

1 – RED/BROWN FACING BRICKWORK
principal material to the proposed extensions, complementing the existing care home and surrounding context.

2 – RECESSED BRICK DETAILING
subtle brick detailing adds depth and articulation to the elevations.

3 – WINDOW & DOORS FRAMES
contemporary frames providing a consistent and restrained appearance.

4 – LIGHT-COLOURED RENDER
retained to existing elements, providing contrast with the new brickwork.

5 – EXISTING PITCHED ROOF TILES
retained to maintain the established character of the existing care home.

6 – ANTHRACITE GREY METAL CAPPING
provides a clean contemporary finish to the flat-roofed elements.




1. Facing Brickwork


2. Recessed Brick Detailing


3. Windows & Doors


4. Light Render


5. Existing Roof Tiles


6. Anthracite Grey Metal Capping

CGI VISUALS



Proposed Visual - South Elevation - Front Entrance



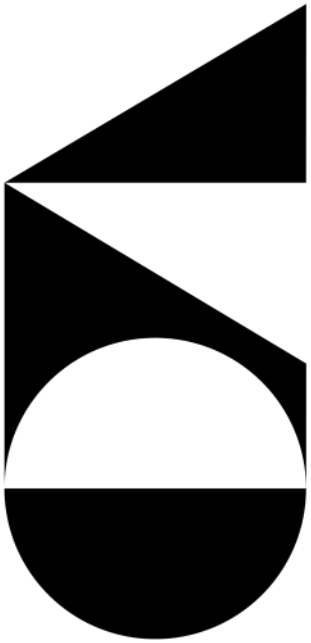
Proposed Visual - South East - View from the Car Park



Proposed Visual - East Elevation - View from Woodhouse Road



Proposed Visual - North Elevation



6 Pioneer Court • Morton Palms Business Park • Darlington • County Durham • DL1 4WD

T 01325 464 111 W www.adgarchitects.co.uk E enquiries@adgarchitects.co.uk