Design, Access & Planning Statement



Kirkholt Medical Practice

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The Process

Assessment

Introduction

This statement accompanies and supports a development proposal at the site located off Balderstone Road, Kirkholt, to the south of Rochdale town centre, to provide a new Medical Practice (Use Class D1) with associated access, car parking and landscaping.

The application site is one of three sites granted outline planning permission on 15th April 2016 Ref: 15/01426/OUT for residential development (Use class C3) and health care (Use Class D1) including demolition of existing buildings with all matters reserved and which forms part of a larger Masterplan for the area.

The Strand Community Hub Complex is the first phase of a wider redevelopment of Kirkholt which will include additional housing and health facilities, both of which were approved in the Outline Application. The Strand project, a joint initiative between Rochdale Boroughwide Housing and Rochdale Council, involves demolition of the existing parade of shops and construction of new mixed-use facilities including 8 commercial units, 16 flats and a Community Centre with associated public realm works. This redevelopment of the Strand commenced in January 2017 and is expected to finish in late June 2018. The Strand project will significantly improve the look of the central core of Kirkholt and through the delivery of new high-quality homes, and improved retail offer and environmental improvements will create an area where people will aspire to live in the future.

This application is to seek a reserved matters approval for a new build medical practice use (Class D1) following on from the Outline Planning Permission 15/01426/OUT. The reserved matters are access, appearance, landscaping, layout and scale.

Submitted on behalf of our clients, One Partnership (Trading as BRAHM LIFT Co), this statement has been prepared with regard to the DLG Circular 01/2006 and sets out the scope of proposed works with illustrations intended to provide description, explanation and justification for this application.

Background

The Kirkholt Medical Centre is an Alternative Provider Medical Services (APMS) practice currently delivering medical services from temporary portacabin on the edge of the Kirkholt estate. The portacabin premises were not expected to be occupied for longer than the initial 5 years of the APMS contract. The site is on leasehold from the council where NHS Property Services is holding a lease that expired at the end of October 2014. Community services are currently provided from outside the area due to the closure and removal of previous premises which were deemed to be no longer fit for purpose.

In February 2016, NHS England had approved a Project Initiation Document (PID) for a new Health hub, which was submitted by HMR CCG and NHS PS on their Customer Capital scheme with partnering services delivered by the local LIFT company. Since the PID approval the CCG has begun to develop the Business Case, and subject to necessary permissions being granted the site will start to be developed later in 2018/2019.

NHS England and NHS HMR Clinical Commissioning Group (CCG) have requested that One Partnership develop and build a new Medical Practice within Kirkholt, Rochdale. One Partnership is a public-private partnership between Eric Wright Group, the private sector partner, Community Health Partnerships, who are wholly owned by the Department of Health, and the local health and social care economies across the North West.

In November 2016, Triangle Architects were commissioned by Eric Wright Professional Services to undertake an initial feasibility study for a new purpose-built Medical Practice in Kirkholt, Rochdale. Following our appointment, Triangle Architects prepared several options;

- Two storey building with 17 car parking spaces and 4 no. clinical rooms at ground and first floor,
- 1 & 2 storey building with larger ground floor footprint (6 no. clinical rooms at ground floor) which reduced the number of car parking spaces to 11 and,
- Single storey building with limited car parking

Ultimately it was felt that a two storey option with more clinical rooms at the ground floor was the preferred layout as it was more in line with the outline application massing proposals.



The existing layout at The Strand, Kirkholt (Google Maps)

Physical Analysis

The 0.14 Ha (0.34 acres) site is owned by Rochdale Boroughwide Housing and is characterised as highways verge.

The proposed development site is located 2 km to the south of Rochdale Town Centre, adjacent to residential estate which is bound by the M62 to the south, A627 (M) to the west, A664 to the north and A671 Queensway to the east. This has created physical barriers to access the Kirkholt estate, resulting in poor supporting infrastructure and affecting those living on the estate, particularly those dependent on public transport.

The proposed development site is formerly a highways roundabout/verge located centrally within The Strand Community Complex and which has been legally stopped up (in a Stopping Up Order Phase 1 Application to the Department for Transport). The existing roundabout site has not been developed on since the creation of the road layout and is used as a more direct pedestrian route to the retail units. The site is oval in plan and bounded on all sides by adopted highways, although some of the highway will be stopped up in a Stopping Up Order Phase 2 Application to the Department for Transport.

The whole of the site area is currently open and accessible to the public. The site is primarily grassed with tree growth to the eastern and western boundaries and there are existing utilities running through the centre of the site. Due to constraints on the site it is not envisaged that any of the 4 existing trees will be retained and the site has been assessed by an ecologist as being of limited ecological value.

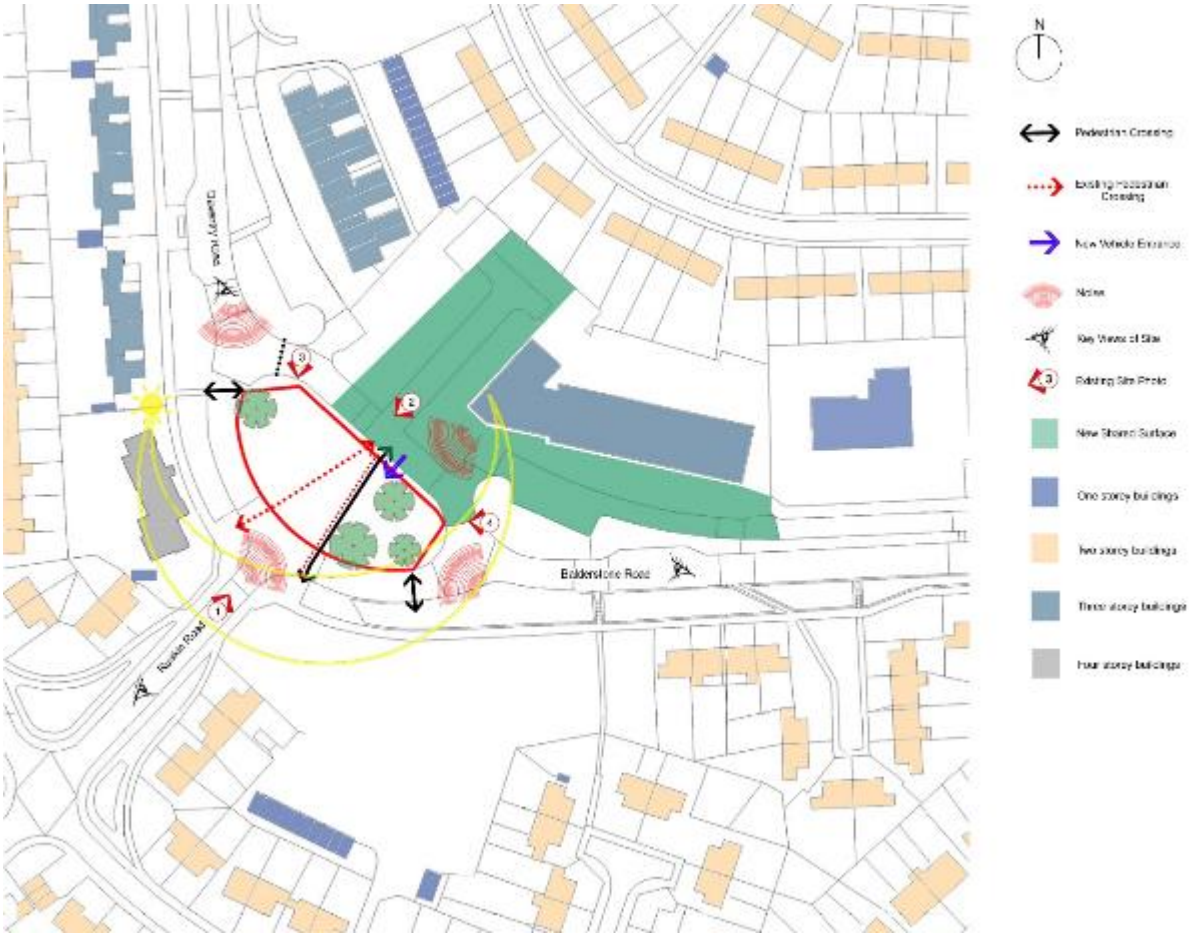
One of the existing trees adjacent to Daventry Road has been adopted as a memorial by the local community, although there is no record of any incident occurring at this location. A memorial bench has been incorporated into the site layout as a permanent, replacement feature.

There are some existing changes in levels across the site, which is slightly domed, sloping from south west to south east and to account for this the building will be set as low as possible from the road using minimal falls. This will necessitate several external steps adjacent to the alternative/secondary entrance, and a 1.2m retaining wall to the northern site boundary. The main entrance approach from the car park for will be nominally level and will help in giving the building a stronger presence from the main Hub plaza, while simultaneously providing level access for persons and mobility scooters.

The development site is situated predominantly within a residential area with shops and apartments located to the north of the site and additional services within a short walking distance. The semi-detached homes are typical mid-20th Century post-war brick and a mixture of hipped and gabled tiled roofs throughout the area. The existing apartment blocks, from the same era, have recently had substantial over-cladding work carried out and have a variety of different coloured render treatments along Daventry Road. Another recent apartment block development to the south west of the site uses render and coloured feature elements to activate the street frontage. The new Strand Community Hub, Flats and Retail units (currently still under construction) has been designed to tackle issues in the local area and create a new vibrant hub for the local community. It will house some of the retail unit's owners that were moved out of the existing building and also new businesses.

The amenities currently located along The Strand form part of the local centre for the substantial surrounding residential catchment, and include a series of retail units, housing association and community support offices, food takeaway outlets, a post office, pharmacy and a dentist.

The site is not located in a designated Conservation Area, and there are no listed buildings or tree preservation orders.



Constraints and Opportunites Diagram



1. View North East looking at Medical Practice Site. Existing Strand shops middle (Now demolished)



2. View South West looking at the Medical Practice Site



3. View of entire site



4. View of entire site

Social Analysis

Kirkholt over the years has seen a decline within the local health provisions with the withdrawal of a number of community services. The CCG are committed to bring back as many community health services to ensure Kirkholt patients can access better health. The proposed estate will enable a range of providers working together to support better health outcomes for the residents of Kirkholt. The intention is to create a high quality sustainable development that addresses health care services, to meet the needs of the local community and in response to an identified local demand.

The new facility is deemed to be a significant investment in the local community, both socially and economically. The Kirkholt Estate falls within the top 3% most deprived areas in the country according to 2011 census figures. Life expectancy is 11.6 years lower for men and 9.9 years lower for women in the most deprived areas of Rochdale. As such, a development of this kind that improves the health and welfare of the local population is deemed essential. An increased footfall in the area will also boost the local economy and livelihoods of local businesses.

HMR CCG's vision is to deliver first class 21st century primary care and social care facilities to address the health and social care needs of the local community. The proposed development will also include practice nursing teams and third sector services collectively, delivering an integrated primary care offer from a single site.

The new space will deliver;

- Capacity for 6,000 GP registered patients
- Rooms to support Multi-Disciplinary integrated neighbourhood teams including health and social care providers
- Rooms to support Diagnostic provision, which may include Echo, ECG and Ultrasound
- Rooms where Public Health and Health trainers can provide information and advice to support self-management of conditions to tackle the big issues in HMR: Diabetes, drug misuse, heart disease, stroke and cancer.
- Space which could be used by voluntary, community and faith groups to support social prescribing and local wellbeing
- Primary care providers collectively operating from one site presents opportunity for primary care at scale and strengthening development of the Multi-Speciality Community Provider, supporting place based commissioning in Kirkholt.
- Improved patient access through the APMS procurement for a single provider across the four APMS GP sites.

Community Groups

The development will offer Health Education rooms which will be used by voluntary, community and faith groups. A number of third sector organisations are keen to deliver services from Kirkholt.

Rochdale Mind has offered to deliver counselling services and training to support people with mental health conditions. Big Life Group is committed to deliver information and advice to support self-management of conditions, supported by Public Health and Health Trainers. NESTAC have also committed to deliver one-to-one support and training to BME communities in better accessing public services.

The proposed development presents a significant opportunity which will compliment the substantial housing growth, economic development and community based regeneration already taking place in Kirkholt. The proposal will re-instate quality health provisions with the opportunity for greater preventative health interventions and possibilities for greater out of hospital primary care, supporting the CCG's and Integrated Commissioning Boards Locality Plan objectives. The development would contribute towards increasing the diversity of services in the borough and combating the undersupply of healthcare provision.

Planning Policy

National Planning Policy Framework

National planning policy is contained in the National Planning Policy Framework (NPPF). Published on 27 March 2012, the NPPF replaces previous policy statements and planning policy guidance notes. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. The government produced additional guidance, Planning Practice Guidance in March 2014 to support and expand on policies within the NPPF.

Paragraph 14 of the NPPF notes that at the heart of the Framework is a "presumption in favour of sustainable development" to ensure that the development needs of an area are met through the planning system.

Paragraphs 56 and 58 of the National Planning Policy Framework requires all new developments including associated landscaping, regardless of location to adhere to high standards of design.

"Paragraph 56. The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

"Paragraph 58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion*
- *are visually attractive as a result of good architecture and appropriate landscaping"*

The National Planning Policy Framework provides context for health & development policies in England. This development fulfils this brief since it:

- Is well integrated with and complements the neighbouring buildings and the local area in terms of scale, density, massing, height, landscape, layout, materials and access.
- With a presumption in favour of sustainable developments, this site will provide new health facilities which promote energy efficiency and is located in a sustainable area with good transport links.
- Creates a safe and accessible environment – the scheme will achieve Secured by Design accreditation and has been closely designed in consultation with the Architectural Liaison Officer.
- Promotes healthy communities by providing opportunities for meetings between members of the community who might not otherwise come into contact with each other.
- Provides safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas
- Encourages the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.
- Ensures that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.
- Ensures an integrated approach to the location of housing, economic uses and community facilities and services.

Local Development Plan

The Rochdale Core Strategy (RCS) was formally adopted by the council on 19 October 2016, replacing the Unitary Development Plan (UDP) June 2006. It now forms part of the Local Plan for the borough and provides strategic planning guidance on matters such as housing, employment, the natural and historic environment, transport and retail. In addition, the new Local Plan will also include details of specific sites identified for future development or protection. The Allocations Development Plan Document will support the Core Strategy and together will replace the Unitary Development Plan. The next version of the draft Allocations DPD will be published for consultation in summer 2018.

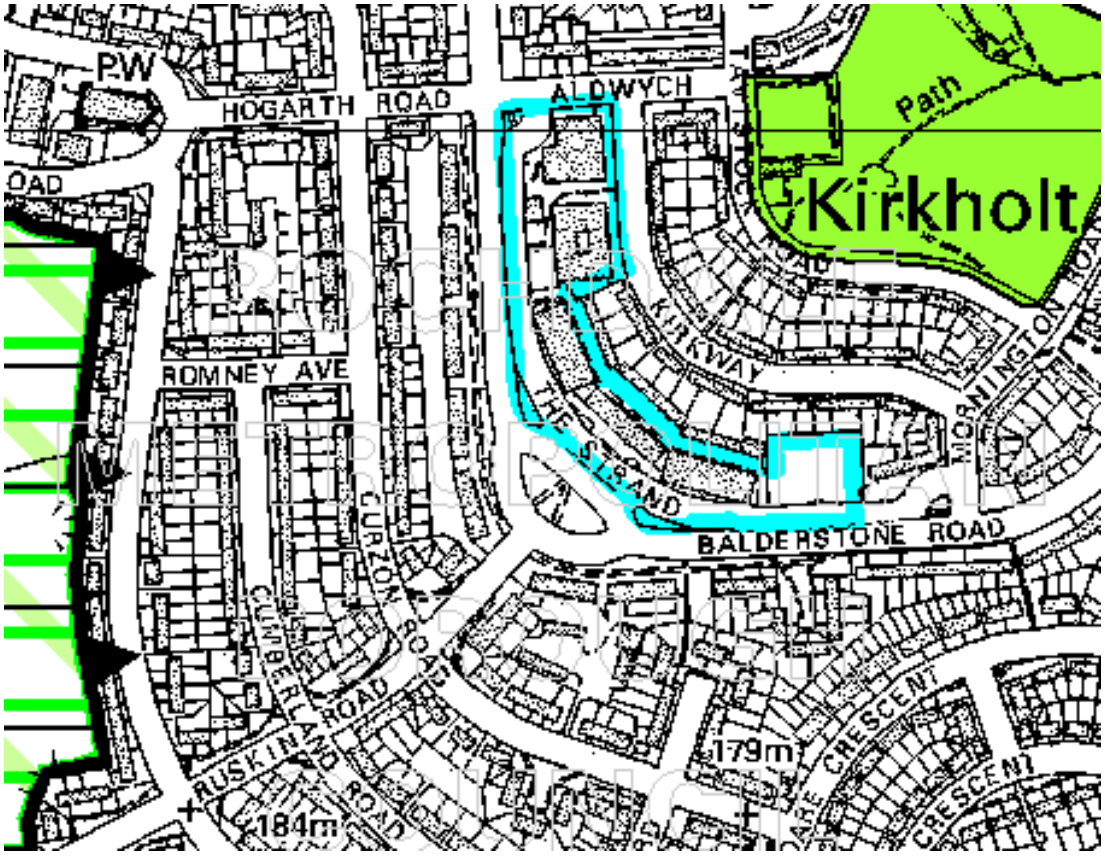
The following local plan policies are considered relevant to the proposed development:

Policy E1 – Establishing thriving town, district and Local Centres
Policy C6 – Improving health and well being
Policy P1 – Improving image
Policy P2 – protecting and enhancing character, landscape and heritage
Policy P3 - Improving design of new development
Policy DM1 – General development requirements
Policy T2 - Improving accessibility

The application site is not covered by any specific designation on the current UDP map because it was previously identified as highway. However, The Strand has been recognised as one of 38 Local Centres within UDP policy S/6.

Unitary Development Plan

The Strand has been identified as playing an important role in facilitating access to services and facilities, while also reducing the need to travel. The planning application supports policy S/6 through the range of facilities provided. Policy S/6 accepts that many Local Centres are in need of regeneration and have serious problems with vacant units and/or poor environmental conditions – it is clear that The Strand is one of these in need of regeneration.



Extract from UDP Map showing adjacent site within Local Centre and Linear Commercial Areas

UDP Policy G/CF/1 and CF/2 suggests that proposals that improve the quality, range and distribution of community facilities will be permitted if they have no unacceptable impact on the quality of the local environment and are accessible. It states the RMBC will support the replacement or improvement of existing facilities, including Health facilities such as the site identified within the Outline Planning application.

The following supporting information, in addition to the Outline Approval reports, forms part of the planning application;

1. **Construction Method Statement** by Eric Wright Professional Services
2. **Noise Impact Assessment** by SRL Technical Services Ltd

3. **Updated Arboricultural impact statement & Arboricultural Method Statement** by Arbtech Consulting Ltd
4. **Outline Drainage Strategy** by Marston & Grundy LLP Consulting Engineers
5. **Drainage Strategy Report** by Marston & Grundy LLP Consulting Engineers
6. **Transport Statement** by Mott Macdonald
7. **Crime Impact Statement** by Greater Manchester Police Design for Security
8. **Detailed Lighting Scheme** by Banyards
9. **Site Investigation and Remediation Strategy** – by CC Geotechnical Ltd
10. **Statement of Community Involvement** by Triangle Architects Ltd
11. **Bat Survey - Preliminary Roost Assessment** by ArbTech Consulting Ltd
12. **Soft Landscaping Proposals** by W J Wilkinson & Sons (Landscaping) Ltd
13. **Topographical Survey** by Survey Systems Ltd

The Process
Involvement

During the design process we have consulted with a wide range of people and organisations to ensure that the new medical practice conforms to all statutory requirements, is fit for purpose and sits well within its local context. Consultation has taken place with the following representatives before and during the preparation of this planning application:

User Group

We have had several meetings with the end users of the medical practice including the General Practitioners and administration staff to ensure that the overall layout meets with their needs. At these meetings the basic programming of the building was discussed and confirmed, the individual room layouts and equipment requirements were detailed and the overall site layout was agreed. Input was also received from NHS Estates Advisors at these meetings.

Patients & Local Community

An exhibition event was held at the existing Kirkholt Medical Practice on Thursday 22nd February 2018 between 2pm and 5pm to enable the local community and patients of the medical practice to view the proposals and make comments of their own. We also held a later session at Kirkholt Drop-In Centre between 6pm and 8pm to allow local residents who work to be able to come in the evening.



All unedited comments given at these events have been collated and can be found in appendix A at the end of this report. Overall there was 100% support for the scheme from all who attended both in terms of the design of the scheme and the idea of a new practice, but there was two negative comment regarding the new location.

Refer to the accompanying Statement of Community Involvement for further details.

Rochdale MBC Planning Department

The scheme has been discussed in detail with planners to conform to aspirations for the area and to local characteristics. A formal pre-application enquiry (Ref: PREAPP/00092/17) was submitted to Rochdale Metropolitan Borough Council and a pre-application meeting was held with the planning officer, David Allen, on 19th December 2018 to assess what restrictions would be required for a proposed new build medical practice on this site. These comments are detailed 'The Development' section later. Additional information was issued to the planning officer on 25th January 2018 where the detailed elevational treatment proposals were outlined.

RBC Highways Department were consulted to develop proposals for the scheme and to ensure safe and manageable highways. Access, parking and building position have been discussed and supported by RBC Highways Dept.

Secured By Design Police Architectural Liaison Officers.

The priority of Secured by Design was to develop a proposal that would ensure long-term safety and reflect some security measures that would fit in with the area. The layout has been discussed with the Secured by Design Officer and provides an active frontage onto The Strand.

The scheme will achieve **Secured by Design** accreditation and meet the principles laid down in SBD literature and new building Regulations. Further discussions with the Police Architectural Liaison Officer will firm up the security aspects during detailed design.

A Crime Impact Statement has been submitted as part of this planning application and recommendations incorporated into the development.





Two pre-planning consultation events were held in Kirkholt Medical Practice and Kirkholt Drop-In Centre on 22nd February 2018 and EWPS / Triangle explained the scheme to all attendees on the day. Boards were left displayed in the Drop-In Centre to ensure local residents, patients and stakeholders are aware of the proposals.

The Process
Evaluation

Comments from all consultation work have been collated, assessed and informed the design process.

It has helped produce a design for the new medical practice of the highest quality. The need for a more environmentally friendly development (with an aim to achieve a BREEAM 'Excellent' rating) and the desire to incorporate modern design standards, in terms of internal space requirements, accessibility, patient experience, landscaping, car parking/cycle storage etc. (whilst also respecting the existing aesthetic) has given rise to an understated yet contemporary design.

The new medical practice will vastly improve on the existing facilities (see below) and ensure the delivery of first class healthcare to the local community for years to come.

The layout is further analysed and described in 'The Development: Layout' section later in the report.



Existing conditions of the medical practice

Section 2:
The Development

Use

Amount

Layout

Scale

Landscaping

Appearance

Access

The Development

Use

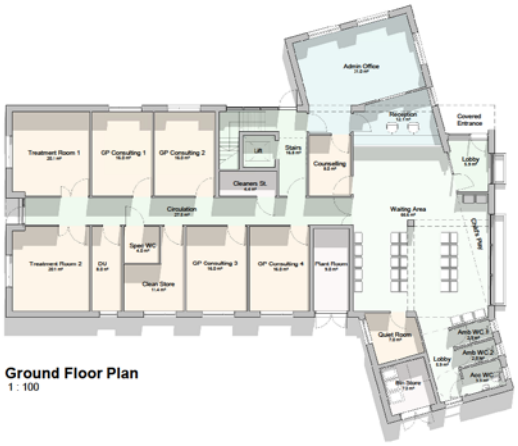
The proposed scheme comprises the development of a new build medical practice (Non-Residential Institution – D1 use) with associated access, car parking and landscaping.

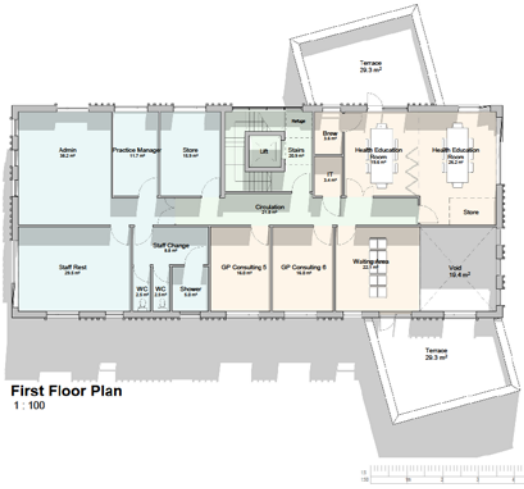
There are two long-established medical practices delivering healthcare services within the area; The Strand Medical Practice and Kirkholt Medical Practice. Kirkholt Dental Centre is an NHS Dental Practice operating within Kirkholt Medical Practice. However, there is no future provision to include the dental practice within the new development. In advance of Kirkholt Medical Practice relocating from its current location on Queens Drive to the new facilities, the dentists will find alternative premises; and there is a change of use application to be submitted imminently for the use of one of the units at The Strand community complex.



The continuation of the D1 use will retain and enhance local facilities in the area, helping to promote sustainable development in accordance with Paragraph 14 of the National Planning Policy Framework (NPPF). Local community facilities and stakeholders will benefit from the improved accessibility to the new medical practice. This improved accessibility to healthcare facilities in terms of size, type and location is a community aspiration and need; as evident from the consultation detailed in the previous section. Extensive public consultation also took place, before and during, the preparation of the regeneration proposals and outline planning application with Key Stakeholders who widely supported the proposals for a new Health and Care Centre.

The Development
Amount





The new medical practice has a gross internal floor area of 629.9m2. The internal layout is split into 3 zones (staff zone, public zone & clinical/services zone) and has the following spaces in each of the zones:

PUBLIC ZONE					
Accommodation	**Area: m2**	**Quantity**	**Total Area: m2**	**Max Occupants**	**Employees**
Lobby	6.2	1	6.2		
Waiting Area (35 places, incl. ambulant places, wheelchair places & small child play) but no circulation)	66.3	1	66.3	35	
Upstairs Waiting Area (10 places)	22.2	1	22.2	10	
WC	3.3	2	6.6		
Accessible WC	5.8	1	5.8		
Quiet Room / Breast feeding room (Possible other future use)	8.0	1	8.0	2	
TOTAL			**115.1**		

STAFF ZONE					
Accommodation	**Area: m2**	**Quantity**	**Total Area: m2**	**Max Occupants**	**Employees**
Reception & Reception Admin (space for 2 people separated from admin office)	12.1	1	12.1	6	6
GF & FF Shared Admin Office incl. Records Store (space for 6 workstations)	72.9	1	72.9	6	6
General Storage	16.0	1	16.0		
Practice Manager Office (space for 2 workstations)	11.7	1	11.7	2	2
Staff Room/Kitchen	30.0	1	30.0	10	
Staff WC Area (incl. 2 WC cubicles and wash basin area)	14.2	1	14.2		
Staff Shower	5.0	1	5.0		
Cleaner's Store & Sluice	4.4	1	4.4		1
IT Room	3.5	1	3.5		
Boiler Room & General Store	8.0	1	8.0		
Bin Store	6.9	1	6.9		
TOTAL			**177.8**		

CLINICAL/OTHER SERVICE ZONE					
Accommodation	**Area: m2**	**Quantity**	**Total Area: m2**	**Max Occupants**	**Employees**
GP Consulting Room	16.0	3	48.0	9	3
Consulting Room (Bookable)	16.0	3	48.0	9	3
Team Meeting/GP Training/Treatment Room (flexible)	20.0	2	40.0	6	2
Multi Purpose/Community Training Room (flexible to divide into 2 smaller rooms) incl. st. & brew	50.0	1	50.0	16	
Specimen WC (No shower)	3.3	1	3.3		
Counselling Room	9.0	1	9.0	3	1
Dirty Utility	7.2	1	7.2		
Clean Store	12.5	1	12.5		
TOTAL			**218.0**		
TOTAL MAX OCCUPANTS				**114.0**	
TOTAL MAX EMPLOYEES					**24.0**
TOTAL CIRCULATION AREA, INCL. STAIRS & LIFT (25%)			**89.5 m2**		
			963.4 sqft		
TOTAL INTERNAL FLOOR AREA			**600.4 m2**		
			6462.7 sqft		
INTERNAL WALL AREA (4.5%)			**27.0 m2**		
			290.8 sqft		

We have tried to keep the building form simple and compact, with one central staircase to minimise circulation. The internal spaces have been orientated around the stair to enable it to successfully serve admin staff, doctors and general public. The Proposed development provides the following facilities:

Ground Floor

- Large welcoming double height, ground floor Waiting Area with Child's play and Reception, positioned adjacent to the main building entrance with views out over the Plaza.
- The Reception Area has been positioned to have clear lines of sight to the building entrance and secure access points.
- The other staff areas (admin etc.) are directly linked to the reception space.
- Secondary/alternative entrance for staff and/or community. This can be secured out-of-hours to allow the Health Education Rooms above to be accessed out of surgery hours.
- Six ground floor clinical spaces grouped together, either side of a central corridor.
- Counselling, Quiet Room and WC accommodation located off the Waiting Area.
- Functional areas of the building i.e. bin store and plant room are integrated into the building footprint and externally accessible.

First Floor

- Large Health Education Room with folding screen, flexible to divide into 2 smaller rooms with separate store and compact brew making facilities. As part of our brief we were asked to build in flexibility within the building and the void provides opportunity for additional future consulting spaces. The first floor store adjacent to the Practice Manager's Office has also been sized for future adaption/conversion.
- First floor additional waiting area.
- An atrium void to allow natural light to filter down into the ground floor waiting area below.

- Staff rest, staff change and a second additional admin area are located at opposite end of the building, away from public spaces.
- There are two roof terraces accessible from the first floor Waiting Area and Health Education Room providing additional external amenity space and increased flexibility.
- The rectangular first floor plan cantilevers over the ground floor creating a covered entrance area, mitigating the need for a canopy and eliminating opportunities for any antisocial behaviour.

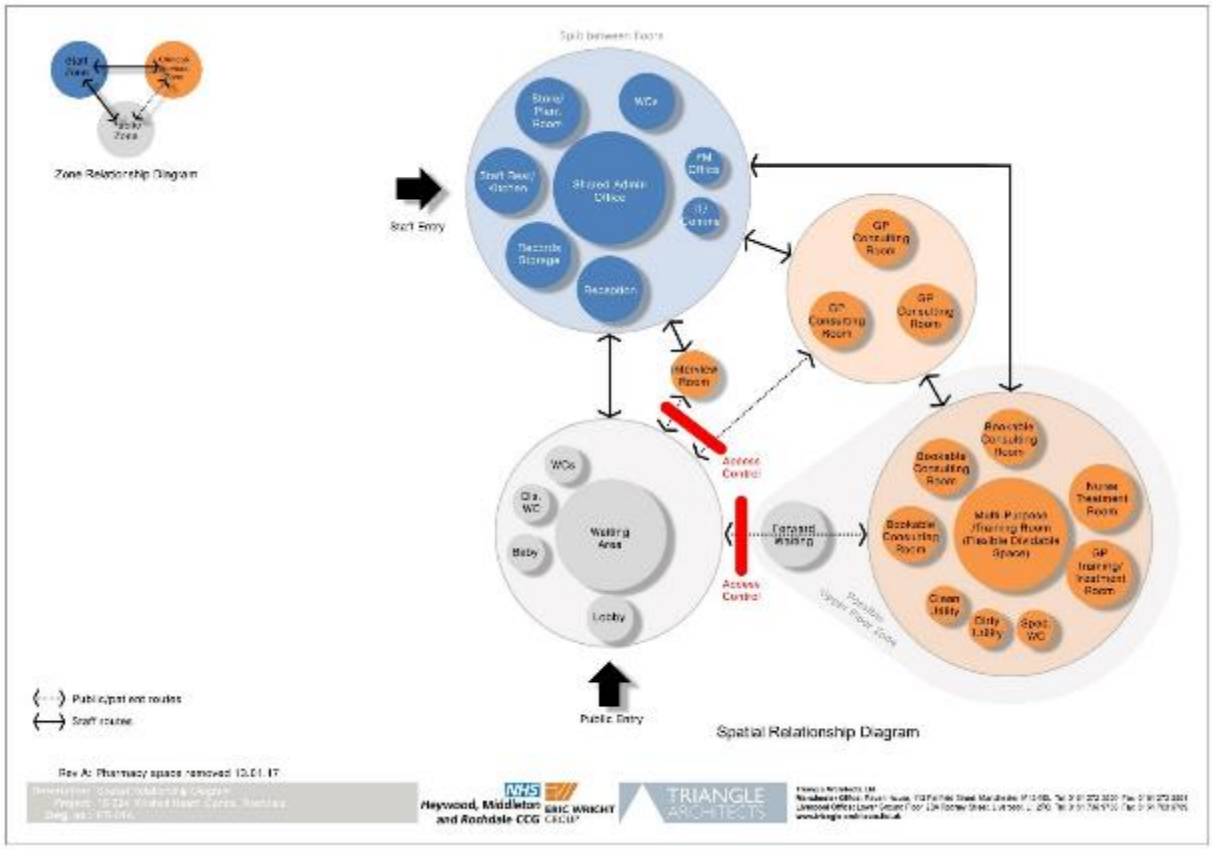
The Development
Layout

Characteristics of the Proposal

1. Internal Layout

As mentioned previously the internal layout of the Medical Practice is split into three zones (staff zone, public zone and clinical zone) and these zones are linked together as shown in the diagram below.

This building programme follows the guidance laid out in Health Building Note 11-01: Facilities for Primary and Community Care Services for general medical practice premises to ensure safe and controlled access around the building for staff and patients.



The internal spaces have been positioned to allow the building to address the surrounding roads, with various elements of the building pulled out to provide interest on all sides. Windows and corridors are positioned to make the most of key vistas. This also helps to zone external areas around the building (e.g.: front entrance space and alternative community/staff entrance).

2. External Layout

The proposed site layout highlights the existing site constraints (e.g.: service runs and trees to be removed) which have primarily dictated the position of the building footprint. The plan has been

orientated to match the adjacent Strand Community Hub Complex with the main entrance positioned diagonally opposite; adjacent to the car park whilst set back from the main road.

The proposed site layout largely accords with the indicative layout plan approved at outline stage (Ref: 15-002 / 202 Rev. B see below) i.e. concentration of built-form on the western half of the site and provision of car parking and vehicular access point to the eastern half. This will result in the loss of all the existing trees on the site.



There are some existing changes in levels across the site, which slopes down gently from the main road to the front left corner, and to account for this the building will be set as low as possible from the road using minimal falls. This will necessitate several external steps adjacent to the alternative/secondary entrance, but the approach from the car park will be nominally level and will help in giving the building a stronger presence from the main Hub plaza and aid mobility access from this side

At the pre-application meeting the scope for an additional pedestrian access to the site from the south/south-west (i.e. from Balderstone Road and Daventry Road) was discussed to give permeability for persons approaching from Ruskin Road and incorporated into the proposed site layout.

3. Boundary treatments

Given the prominence of the building we have kept traditional physical boundary treatments to a minimum. Boundary treatments will provide a distinction between public/private space and vary from

1100mm high railings to protect amenity/ private spaces; reducing down to lower walls at the front of the development and low-level planting/hedges adjacent to the highway.

4. Security

The scheme will achieve 'Secured By Design' status and meet all principles laid down in its literature, and initial discussions with the Police Architectural Liaison Officer have informed the security aspects of the proposals. Further discussions will be undertaken to ensure the specification of the building (e.g.: windows, doors) is in line with their requirements.

5. Parking Provision & Vehicular Access

17 new parking spaces have been proposed for the development, which includes 14 visitor/3 doctor spaces. 3 disabled spaces are located directly adjacent to the main public entrance. The car park is located to the south-east of the development plot, and a pedestrian link will provide direct access from here to the main entrance. A new vehicular access is proposed from the Community Hub Plaza into the medical centre car park, which will be secured with retractable bollards.

The proposed development has been designed to fit in the outline masterplan, so there is only one direct route into the shared surface area, which promotes safer pedestrian access. The roundabout will be cornered off to only allow a single route around the southern boundary of the site and this is being legally stopped up in a highways Stopping Up Order Phase 2.

Although the proposed car parking provision falls below the required parking standards provided in the Rochdale Core Strategy (2016), the site stands within a sustainable local centre location, with access by public transport and on foot from the surrounding residential estate as an alternative to private car use. A bus layby is being provided adjacent to the northern boundary as part of the Strand Community Hub Complex development currently on site, to comply with Condition 10 of the Outline Permission, agreed with Transport for Greater Manchester.

The proposed development seeks to support sustainable travel by providing amenities for local residents to reduce the need to travel great distances, whilst also providing facilities for accommodating sustainable travel modes such as cycle parking and the introduction of a 'homezone' to reduce the dominance of the private car.

Please refer to the accompanying Transport Statement for further details.

6. Amenity Space

Policy DM1 of the Core Strategy requires that all development proposals, including changes of use of land and buildings, are expected to demonstrate that they are compatible with surrounding land uses and do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Due to the limited height of the building, the separation distances from neighbouring residential properties and the nature of intervening land use we not anticipate any issues with regard to the relationship between the proposed development and neighbouring properties.

Additional amenity space has been provided for the staff and users of the medical practice in the form of two, first floor roof terraces

A Noise Report accompanies this application for plant/machinery included within the development proposals e.g. refrigeration, air conditioning etc.

The Development
Scale



The scale and massing of the building on the site has also been guided by initial comments made by Rochdale BC Planning. They are as follows;

- The two-storey option was felt most appropriate when viewed within the context of the adjacent Hub development and the requirement that a reserved matters scheme should be in general accordance with the approved indicative massing drawing (Ref. 15-002-203 Rev. A).
- Encouraged the use of additional features such as window surrounds and indents to add a sense of depth and interest to the façades of the building.
- The inclusion of a number of elevational treatments to provide an element of continuity/ cohesion between the two sites and compliment the street scene.

The scale and siting of the medical practice will be of a similar height and appearance to the neighbouring properties. Care has been taken not to overwhelm the adjacent developments by the nature of the massing.

The layout responds to the gentle slope of the site and the scale, rhythm and material of local building. The design of the development aims for an elegant contemporary interpretation but contextual response to the scale and character of the area.

The Development
Landscaping



The proposed landscape scheme compliments and enhances the setting, the boundary conditions and the security of the development.

Public Realm Key Features;

- Landscaping aligned with the contours and streets to enhance the visual impact within and from beyond the site.
- Hard and soft landscaping that enhances the Character Areas and reinforces the sense of place
- Robust high quality materials and planting
- Clear definition between public and private space

A defensible landscaped space to the highway frontage maintains a degree of privacy from passers-by. Where space allows this includes low level planting softening the boundary condition and providing visual amenity from within the medical practice.

Please refer to the accompanying landscape drawings for further details.

The Development
Appearance

The development site is a significant site within the wider regeneration activity in Kirkholt. The Strand is the hub of the community and the proposed new medical centre will be a key, focal building which will be visible from multiple approaches. The building will be seen from four angles and the standard of the design needs to be consistent with The Strand Community Hub Development and integrate with the wider development Masterplan both from an architectural and community aspects. The elevations have taken aspects of recent regeneration works carried out in the area, to complement the street scene.

The design of the new development has attempted to draw upon some of the vernacular architectural characteristics of surrounding buildings. Key features which have been used to influence the design include:

- Simple and compact building form.
- The main roof line will be a shallow mono-pitch with a brickwork parapet to reflect the existing vernacular on the adjacent Community Hub and apartments. 64 240w PV panels will be located on the roof behind the parapets.
- Large uniform window openings continuing a rhythm along The Strand, similar to surrounding properties.
- Using materials common to the local area such as brickwork, alongside more contemporary coloured panels and brickwork detailing.
- Recessed brickwork panels and dentil brickwork detailing to break up the massing of the building.
- The use of coloured panels within the development to tie-in with the adjacent development.



Our approach is to provide an overall modern contemporary feel to the development, but in more of an understated language. The choice of materials has played a key role in the design and by restricting the palette, has created a clean elegance in the design, whilst reflecting elements of the surrounding buildings. The elevations have taken aspects of recent regeneration works carried out in the area, to compliment the street scene.

One of the most striking features of the building is the cantilevered portion of the Health Education Room, which overhangs the main entrance/ approach into the building. The rectangular first floor plan cantilevers over the ground floor creating a covered entrance area, mitigating the need for a canopy and eliminating opportunities for any antisocial behaviour. This evolved naturally during design development to create a similar architectural language to the Community Hub



This approach ensures that the proposed development respects the character of the local area and that the development is highly legible. The intention is that this development will make a positive contribution to the street scene, especially given its prominent location. The overall philosophy is to create a development that will improve the character of the surrounding area and create a focal point that will meet the needs of its occupiers and visitors.

To ensure the longevity of this contribution, an important part of the brief has been to minimise maintenance issues. This has been considered in the choice of materials and the design of details.

The Development
Access

Philosophy and Approach

The overall philosophy is to create a development that will improve the character of the surrounding area and create a focal point that will meet the needs of its occupiers and visitors.

The intention of the development is to generate an inclusive environment regardless of age, gender, ethnicity or disability. Although the site is gently sloping in nature, detailed design, ground infill and grading will allow level access to the building. The development does not attempt to meet every single need, but considers people's diversity and breaks down unnecessary barriers and exclusions in a manner that benefits all.

Vehicular and Transport Links

Good access to facilities both for everyday and emergency situations, using both private and public transport, is available for all taking account the needs of disabled people. Accessible car parking spaces will be clearly identified. The main entrance has been maintained close to areas of pedestrian activity, whilst good lighting and natural surveillance from public spaces helps minimise the risk of crime and provide a sense of comfort to all users.

Separate site access points have been provided for vehicles and pedestrians for improved safety. A transport statement has been submitted with this application detailing how the site is accessed by public transport, bicycle, car etc – this informs the car parking requirements.

Cycle and Mobility Scooter Storage

In accordance with guidance in the Rochdale Core Strategy (2016), the minimum Standard for Cycle Space Provision is 1 space per 10 full-time staff (min. 2 spaces). 4 external visitor cycle hoops will be included to encourage and promote greener transport methods to the development and help to reduce crime levels. There is also 1 external space for mobility scooter parking, located next to the cycle hoops for ease of access to the building. These are located adjacent to the main entrance where they can be viewed by the centre users and/or staff.

Inclusive Access

Access both into and within the premises is critical – it is convenient and direct, and level access has been provided throughout. Disabled and able-bodied users share the same entrances and corridors. A separate staff entrance with direct access to the clinical areas is provided to ensure that staff do not have to access them through waiting areas, ensuring security for staff in their place of work. An 8-person passenger lift is included to enable access for all to the first-floor rooms.

The layout of the internal space are designed to be very simple and straightforward, easy for patients who are unfamiliar with the building to find their way around and efficient for staff to manage and

operate. The reception and waiting areas are within easy reach of the main entrances, and there is easy access for all to toilet facilities. Clinical corridors are designed so as not to be too lengthy to aid elderly and frail patients getting to appointments.

Ensuring privacy and personal dignity of patients is essential to the layout and appropriate room relationships that achieve high levels of privacy have been integrated into the design. Rooms are arranged so that the chance of opening a door to consulting, examination or treatment rooms does not enable the patient to be seen by anyone passing by.

Sources and Guidance

Advice has been sought from a number of sources to ensure that inclusive design principles will be established at this early stage.

Main design references used include:

- *Building Regulations Approved Document Part M*
- *British Standards BS8300, Access for Disabled People*
- *Disability Discrimination Act*
- *Department for Transport Guidance on Inclusive Mobility*
- *Department for Transport Guidance on the use of Tactile Surfaces*
- *Code of Practice: Rights of Access: goods, facilities, services and premises. Stationery Office, London 2002*
- *Health Technical Memorandums and Health building Notes*

Appendix A

New Health Centre at Kirkholt, Rochdale

Public Exhibition

Kirkholt Drop In Centre, 10 The Strand, Rochdale OL11 2JG
Thursday 22nd February 2018 between 6 – 8pm

Feedback & Comments Form

Name :
Address :

COMMENTS :

A Positive facility for the community.
Continuing the regeneration of the
Area.

One Partnership
Health | Care | Housing

NHS
Heywood, Middleton and Rochdale CCG

ERIC WRIGHT
PROFESSIONAL SERVICES

TRIANGLE ARCHITECTS

New Health Centre at Kirkholt, Rochdale

Public Exhibition

Kirkholt Medical Practice, Queens Drive, Kirkholt, Rochdale OL11 2NP
Thursday 22nd February 2018 between 2 - 5pm

Feedback & Comments Form

Name

Address

COMMENTS :

I think the site / location of the new Health Centre is excellent, ~~and~~ complements the other new developments on the Strand, and makes resident access much easier.
The facilities for both G.P's and other Health Personnel are improvements on the current resources, and the patient access is good.
Opportunities for local groups to meet there will help improve communication in the community.
Our resident groups hope that services like chiropody and dentistry will be available there as bus routes to other locations for these services are difficult.
The site is near enough to the pharmacy for easy access for prescriptions.
Many of our group members are older people who are ready to move to the new G.P. base as their current G.P's require long journeys for appointments.
The new H.C. will be an asset and can only improve the quality of local residents health and wellbeing as it will bring not only G.P's to an easy to reach location but also Child Health Clinics and all those other services which are an essential part of Health Care.
It is an attractive building in an ideal location which will make Kirkholt a better place to live in.

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NHS Heywood, Middleton and Rochdale CCG

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TRIANGLE ARCHITECTS

New Health Centre at Kirkholt, Rochdale

Public Exhibition

Kirkholt Medical Practice, Queens Drive, Kirkholt, Rochdale OL11 2NP
Thursday 22nd February 2018 between 2 - 5pm

Feedback & Comments Form

Name

Address

COMMENTS :

The new medical Centre will be in a very Convenient place and will be easy to access being on a bus route.

I also feel it will give the estate more of a Community feel. Also I hope having a bigger building and more Consultation rooms there will be more doctors and making appointments will be easier as at the minute the prachce struggles to give you an appointment with the lack of doctors available.

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Feedback & Comments Form

Name :
Address :

COMMENTS :

I think the new surgery will benefit the residents of Kirkholt as it will be more central for everyone to get to. Also there will be more room for different health people - e.g. physio - weight watchers etc.

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Feedback & Comments Form

Name :
Address :

COMMENTS :

The move to the new site will make it more difficult for my 80 year old mother to attend the Surgery.

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Thursday 22nd February 2018 between 2 - 5pm

Feedback & Comments Form

Name :
Address :

<H

COMMENTS : I think that the Staff are amazing they have helped me many times the only down fall to it is I have a lump on my thraght the doctor at the time asked if I had AIDS How can that be called a doctor I thought was a cleaner.

I also think that the New doctors Surgury will look excelent I think the Structure is well thought I rate it as 100%. With the Skills and thought put into it

O. Perry.

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Feedback & Comments Form

Name
Address

COMMENTS :

HAVING LOOKED AT THE PLANS IT CERTAINLY APPEARS TO BE AN IMPRESSIVE STRUCTURE AND A DEFINITE UPGRADE ON THE PRESENT LOCATION.

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PROFESSIONAL SERVICES

TRIANGLE ARCHITECTS

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Thursday 22nd February 2018 between 2 - 5pm

Feedback & Comments Form

Name

Address

COMMENTS :

The design plus materials sit well together.

This will be a much needed resource for Kirkholt.

It will look well for the area.

It's a shame there will not be a dentist in the project.

One Partnership Health | Care | Housing

NHS Heywood, Middleton and Rochdale CCG

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TRIANGLE ARCHITECTS