

Application No's: 09/1300M, 09/1296M, 09/1295M, 09/1577M & 09/1613M

Location: MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD, CHESHIRE SK10 3BL

Proposal: 09/1300M PROPOSED ERECTION OF :- A 3 STOREY 75 ONE BED CARE HOME; A 3 STOREY BUILDING INCORPORATING A TOTAL OF 542 SQ M OF RETAIL IN 3 GROUND FLOOR UNITS WITH 16 APARTMENTS (8 ONE BED & 8 TWO BED) ON THE UPPER 2 FLOORS; A 3 STOREY OFFICE BUILDING OF 3,599 SQ M; 15NO. 2.5 STOREY TOWNHOUSES IN 7 BLOCKS; ASSOCIATED CAR PARKING AREAS, ACCESS ROADS & OPEN SPACE; ADDITIONAL HOSPITAL RELATED CAR PARKING AT PROPOSED FIRST FLOOR DECK.

09/1296M CHANGE OF USE AND ALTERATIONS TO GRADE II LISTED CLOCKTOWER BUILDING TO PROVIDE 36 AFFORDABLE FOR RENT APARTMENTS, 161 SQ M COFFEE SHOP, 183 SQ M GYM AND ANCILLARY ACCOMMODATION; ASSOCIATED CAR PARKING AND EXTERNAL SITE WORKS; DEMOLITION OF 2 CURTILAGE BUILDINGS (BUILDINGS 2 AND 9) TO ENABLE THE ASSOCIATED MIXED USE DEVELOPMENT WITHIN THE OVERALL APPLICATION SITE, WHICH IS THE SUBJECT OF A SEPARATE OUTLINE PLANNING APPLICATION.

09/1295M CHANGE OF USE AND ALTERATIONS TO GRADE II LISTED CLOCKTOWER BUILDING TO PROVIDE 36 AFFORDABLE FOR RENT APARTMENTS, 161 SQ M COFFEE SHOP, 183 SQ M GYM AND ANCILLARY ACCOMMODATION; ASSOCIATED CAR PARKING AND EXTERNAL SITE WORKS; DEMOLITION OF 2 CURTILAGE BUILDINGS (BUILDINGS 2 AND 9) TO ENABLE THE ASSOCIATED MIXED USE DEVELOPMENT WITHIN THE OVERALL APPLICATION SITE, WHICH IS THE SUBJECT OF A SEPERATE OUTLINE PLANNING APPLICATION (LISTED BUILDING CONSENT).

09/1577M PROPOSED CONVERSION OF AND 420SQ M EXTENSION TO CURTILAGE BUILDING 6 TO ACCOMMODATE A CHANGE OF USE FROM C2 TO D1 TOGETHER WITH ASSOCIATED CAR PARKING.

**09/1613M PROPOSED CONVERSION OF AND 420SQ M
EXTENSION TO CURTILAGE BUILDING 6 TO
ACCOMMODATE A CHANGE OF USE FROM C2
TO D1 TOGETHER WITH ASSOCIATED CAR
PARKING (LISTED BUILDING CONSENT).**

**For KEYWORKER HOMES (MACCLESFIELD) LTD. &
EAST CHESHIRE NHS TRUST**

Registered 03-June-2009
Policy Item Yes
Grid Reference 390899 373928

Date Report Prepared: 26 June 2009

SUMMARY RECOMMENDATION: DEFER FOR A SITE VISIT

MAIN ISSUES:

- Five applications have been received for the redevelopment of the area at Macclesfield Hospital known as the Blue Zone – consideration needs to be given as to whether these applications are in accordance with the Development Brief for the site and whether the applicant has addressed the reasons for refusal which were attached to applications which were considered by Macclesfield Borough Council on 26.01.09.
- Whether the principle of housing, a care home, 3 retail units, an office building, car parking is acceptable and if so, whether the scale proposed is appropriate
- Whether the conversion of the Clocktower building to affordable housing, including a coffee shop and gym is acceptable
- Whether the proposed conversion of Building 6 to a D1 use is acceptable
- Whether the design and appearance of the proposed buildings and associated development is acceptable having regard to the impact on the character and appearance of the area, including the Listed Buildings on the site
- Whether the proposals would adversely affect the setting of the adjacent listed buildings
- Whether the proposed new access onto the Cumberland Street/Prestbury Road roundabout and parking facilities are adequate and acceptable
- Whether the proposed loss of trees from the site is acceptable
- Whether the proposal would result in any adverse impact on protected species and if so, whether adequate mitigation can be provided
- Whether there is any impact on flooding on the site or within the locality
- Whether the proposal has any adverse impact on the residential amenity of nearby residents
- Whether there are any other material considerations

REASON FOR REPORT

The proposal is for large scale major development.

DESCRIPTION OF SITE AND CONTEXT

The site is located on the western side of Prestbury Road and Cumberland Street to the west of the town centre. The site area is 3.4 hectares and the site is bounded by houses to the north (across Victoria Road), West Park to the northeast, residential to the east, the Regency Hospital to the south (which is a private hospital) and the newer parts of the hospital (NHS Trust) to the west.

The site currently contains a number of buildings including a three storey Grade 2 Listed building (known as the Clocktower building). Vehicular access to the site is currently from the newer part of the hospital site, which is accessed from Victoria Road and Fieldbank Drive. The site contains a number of trees, some of which are formerly protected by way of a Tree Preservation Order.

DETAILS OF PROPOSALS

09/1300M – This application seeks Outline permission for the following: -

The erection of a three storey building, which would be a 75no. one bed care home, to the south of the site. 20no. parking spaces would be provided (including two disabled spaces) for this element of the proposal.

The erection of a three storey building, which would incorporate 542 sq. m of retail on the ground floor with 16no. apartments above. 29no. car parking spaces would be provided (including two disabled spaces) for this element of the proposal. Both the care home and retail/apartment building would front Cumberland Street.

A three storey office building incorporating 3599 sq. m of floor area, would be sited to the west of the site.

6no. townhouses (2.5 storeys in height) would be sited fronting onto Victoria Road to the north of the site. One block would consist 4no. dwellings and one block would consist of 2no. dwellings.

9no. dwellings would be provided as 4no. blocks of semi detached houses and 1no. detached dwelling to the northeastern side of the site.

Both the office and residential development (including residential development associated with the converted Clocktower – see 09/1296M) would benefit from communal parking areas. A separate car park deck is also being applied for, to the western part of the site to serve both the existing hospital and office block. A total of approximately 113no. spaces would be provided as surface level parking and 220no. spaces would be provided within the decked car

park. 55no. parking spaces would be dedicated to the office building. The parking deck would result in an increase of 46no. spaces over that which currently exists on this part of the hospital site.

The reserved matters which the applicants seek Outline permission for are access, layout and scale. Indicative plans have been submitted to give an impression of the scale of the development and detailed drawings have been provided for the layout and access.

09/1296M – This application relates to the conversion of the Clocktower building to form 36 affordable apartments. A coffee shop and gym would also be incorporated within the Clocktower building as part of this scheme.

09/1295M – This application is for Listed Building Consent for the conversion of the Clocktower building (see 09/1296M above). In addition, this application seeks Listed Building Consent for the demolition of 2 curtilage buildings (no's 2 and 9). Building 2 is the building which would be replaced by the office development and building 9 would be replaced by the retail/residential apartment building.

09/1577M – This application is an application to convert and extend Building 6. The change of use would be from C2 (hospital) to D1 (a non residential institution). This would allow for uses such as a clinic, day nursery, museum or art gallery. The extension would provide an additional 420 sq. m of accommodation in a single storey building which would have a rooftop terraced area above.

09/1613M – This application is the Listed Building Consent application for Building 6.

RELEVANT HISTORY

08/2634P - Erection of 3 storey 75 x 1 bed care home, age restricted 4 storey sheltered retirement block, with 58 apartments, with ancillary accommodation, 4 storey building including retail units & 36 apartments, 4 storey office building, 14 no three storey townhouses & associated car parking, access roads and open space; and additional hospital parking deck (Outline Planning) - Refused 09.02.09

08/2722P - Change of use to Grade II Listed Clocktower building to provide 44 keyworker apartments, coffee shop, gym, laundry & ancillary accommodation, car parking & associated works, proposed demolition of curtilage buildings (2,6 & 9) to enable mixed use (Listed Building Consent) – Refused 09.02.09

08/2621P - Change of use and alterations to Grade II Listed Clocktower building (including partial demolition) to provide 44 keyworker apartments, 182 sq m coffee shop, 167 sq m gym, 24 sq m laundry & other ancillary accommodation, associated car parking and external site works (Full Planning) – Refused 09.02.09

There have been numerous other applications relating to the hospital use of the site, none of which are directly relevant to this application.

The site on Prestbury Road was undeveloped pastureland, until it was purchased for the construction of the New Union Workhouse. Construction started in 1843 and the buildings were completed in 1845. In the period between 1843 and 1871 further buildings were added in a similar architectural style but these are outside the site. In 1929 the Macclesfield Union Workhouse came under control of the newly established Public Assistance Authority. It later became Macclesfield General Hospital, West Park Branch. During the mid-to-late 20th century new buildings and extensions were constructed. The earliest of these buildings, built in the 1960's and 70's, are typically one or two storey, framed, system buildings common for the period. Some are freestanding; others are connected to the historic building by enclosed corridors, or built as extensions to the earlier buildings. Whilst these more recent additions have served an important practical function in providing health services, they are not fit for purpose for the future health service, and are not considered to have architectural or historic merit. They detract from the character and appearance of the historic buildings. Cumberland Street was constructed in the 1990's to link Chester Road and Prestbury Road.

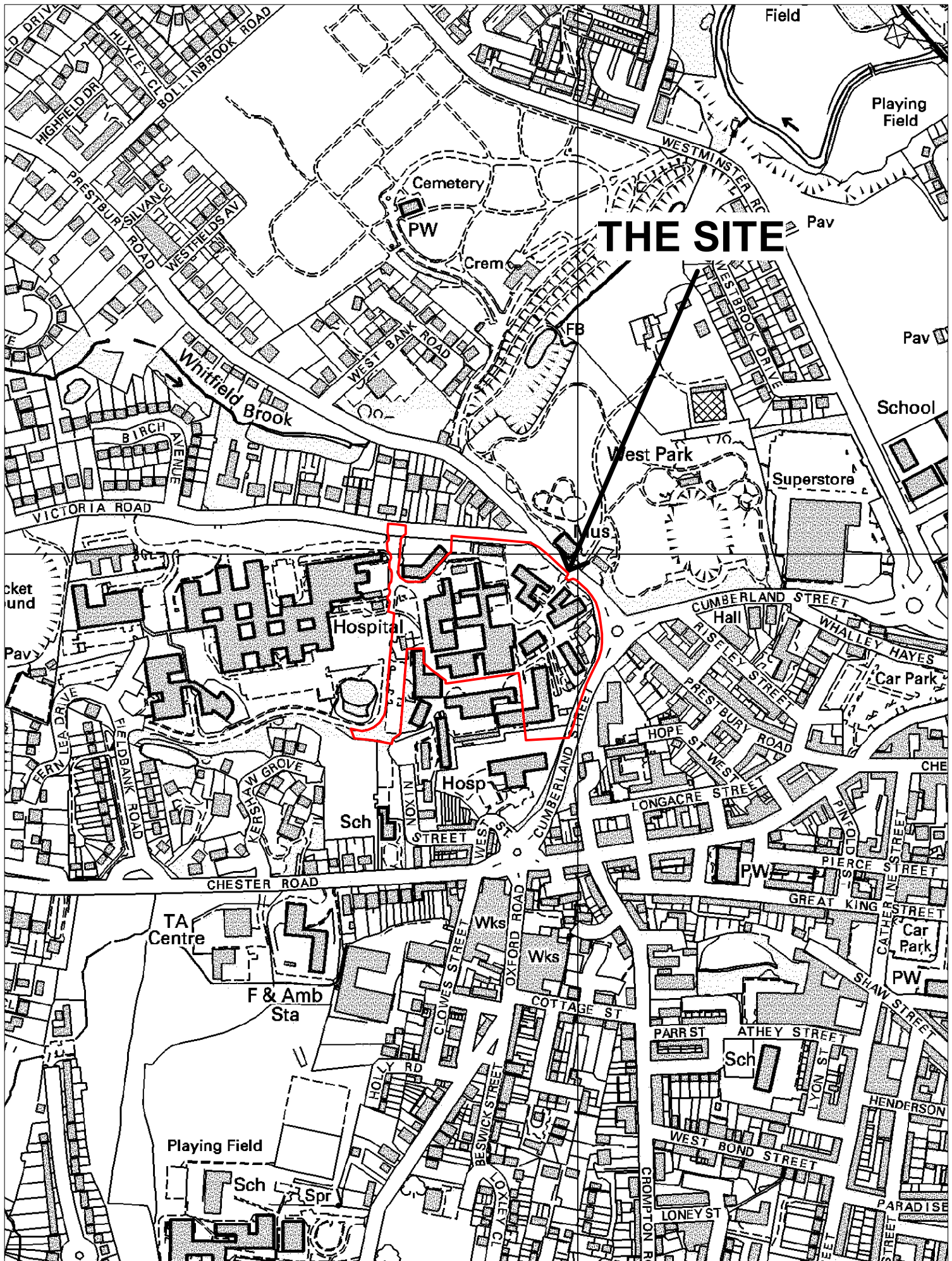
In the 1980's the new Hospital was constructed immediately to the west of the original workhouse and hospital buildings. This moved the centre of gravity of the hospital away from the site that, nevertheless, has continued to house hospital functions until now.

OFFICER APPRAISAL

As this proposal raises a number of issues and is a significant development on the edge of the Macclesfield's town centre, it is considered that Members would benefit from a site visit prior to making a decision on the above applications. A full report covering all the issues raised above will be prepared for a subsequent committee meeting.

RECOMMENDATION

Defer for a site visit.



09/1300M - MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD

N.G.R. - 390,920 - 373,940

Reproduced from the Ordnance Survey map with the permission of HMSO.

© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to legal or civil proceedings. Cheshire East Borough Council, licence no. 100018585 2007..

