CARLTON CLUB

DESIGN & ACCESS STATEMENT

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P1



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1.1 INTRODUCTION
PROJECT DESCRIPTION

Project Location

Rowan Lodge, 113 Carlton Rd, Whalley Range, Manchester M16 8BE.

Project Description

Rowan Lodge lies within the Whalley Range Conservation Area. While not itself a listed building, it is one of the original grand houses built around 1850 in what was Manchester's first suburb. Rowan Lodge was a 9 bedroom family home with adequate stabling for 3 horses largely inhabited by the Marriot family who owned several factories in Manchester and Stockport. In 1913 it was sold to a group of local gentlemen forming the Carlton Social and Bowling Club. The Marriots moved to Walton Cottage, now known as the Nello James Centre on Withington Road.

The Carlton Social and Bowling Club formed in 1913 as a gentlemen's club and continued as such until the 1960's when it started holding music events. It became more social with dance nights, live performances, snooker and darts clubs. Local people held family parties. It carried on like this for 60 years. During that time the upstairs of the building became unusable (300 Sq. m.) the downstairs cellar (410 sq. m.) has huge potential for community and economic use. The clubs grounds (3600 sq. m.) include a dilapidated bowling green, part of which is now a thriving community garden.

10 years ago some members worried about the increasing dilapidation of the building, how much was unused, and reducing membership. They became active, joining the committee and developing plans, deciding investment in the club was needed and to reform the club as a C.I.C. Members, local residents & organisations were consulted. MBA students conducted 2 community research projects.

The newly registered Carlton Social and Bowling Club C.I.C. has objects including:

- The relief of those in need by reason of age, ill health, disability, financial hardship or other disadvantage who live in Whalley Range and the surrounding area.
- To work with similar organisations to build bonds within and between communities by increasing interactions through shared participation in activities facilitated through the C.I.C.
- To enable local people to contribute to their community , develop better relationships within and around our community thus improving social cohesion.
- To organise or host a range of activities which enable people of different ages and backgrounds to reduce their social isolation and improve their mental and physical health and self esteem.

The community wants to expand the use of the club's facilities and grounds to further these aims. The Club is at the beginning of a long road that will see the mostly internally dilapidated, 170 year old building refurbished and renewed to serve the communities of Whalley Range and surrounding areas.

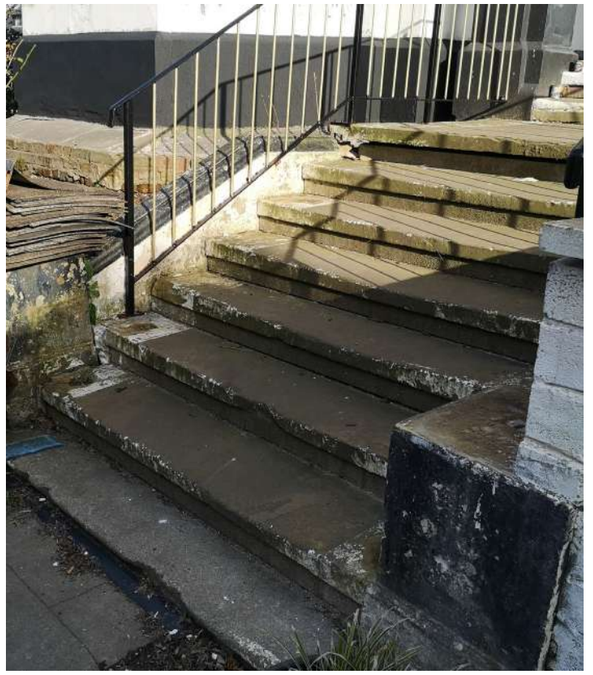


Site Location

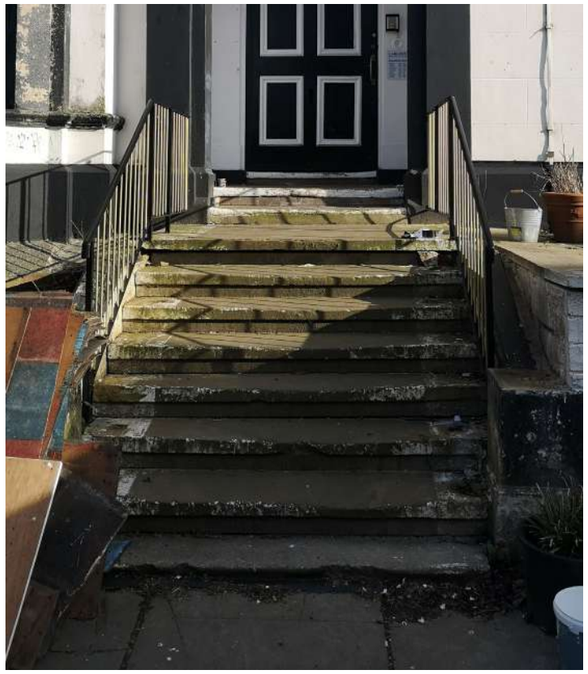
1.2 SITE PHOTOGRAPHS
EXISTING BUILDING



NW Elevation



External Staircase Conditions



External Staircase Conditions



NW Elevation and Neighbouring Building



NE Elevation and Grounds



NW Elevation

2.1 DESIGN PROPOSAL
PRINCIPLES & MATERIALITY

Design Principles

The works are self-funded through donations made by the local community and members of the social club. Small modernisations and improvements to elements such as accessibility will improve the building for the local community and members.

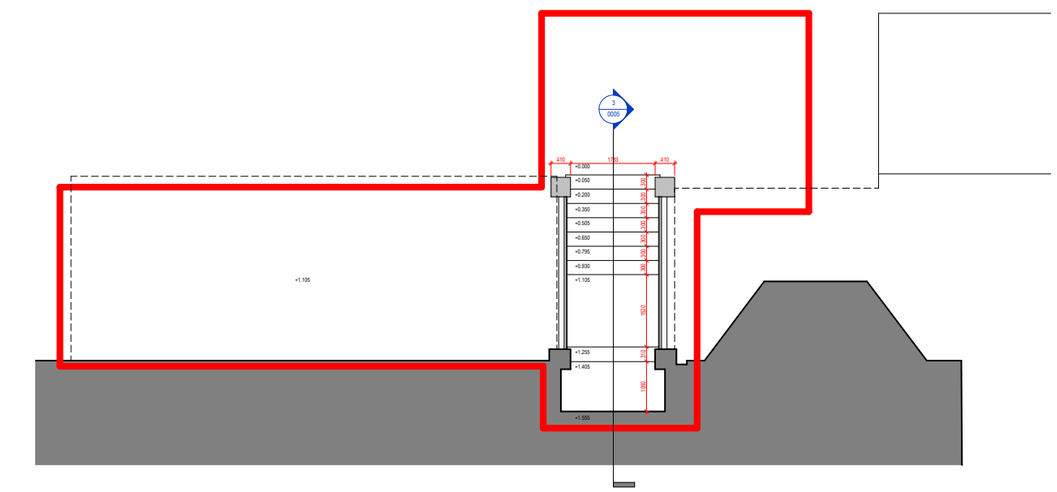
At the moment, only the ground floor is suitable for community and trading use. There has never been full disabled access to the functioning areas of the club. We are at the early stages of developing proposals for refurbishment of the building but anticipate that disabled access to all 3no. floors of the club will form part of these.

This proposal aims to create a new DDA staircase and lift which will allow wheelchair-users access into the building and provide full disabled access into the functioning areas of the club.

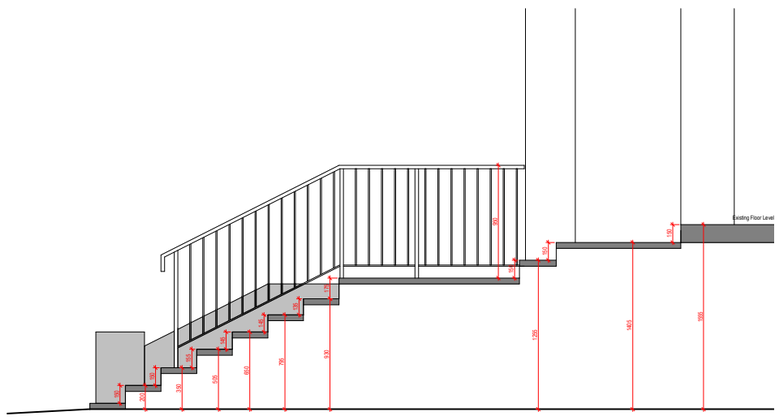
The proposal is also seeking to remove the existing infill terrace to the elevation facing Carlton Road. The terrace does not form part of the original building. It has been fenced off from the existing entrance staircase as it is unsafe for use. Once the infill terrace has been removed, the existing rendered elevation wall will be made good and painted to match the adjacent surfaces.

Materiality

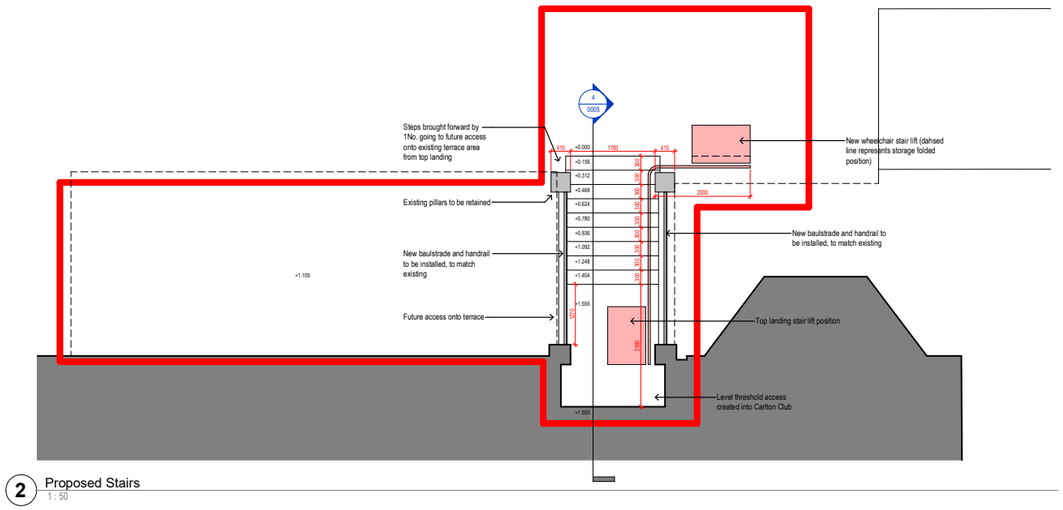
Existing building is rendered, has slate-tiled roof, UPVC windows and metal railings on concrete steps. All proposed balustrades and handrails to match existing.



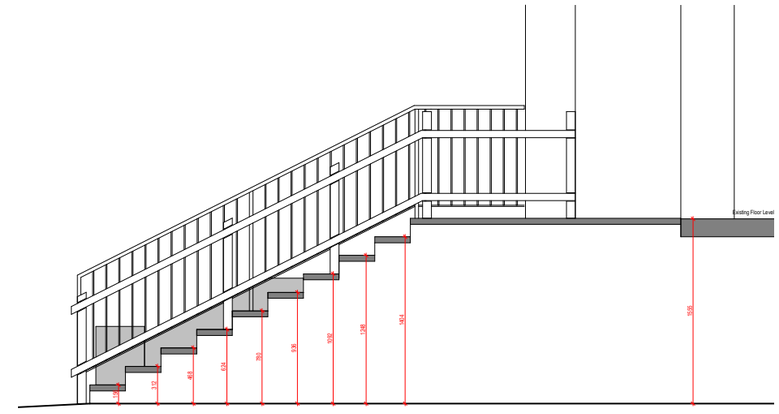
1 Existing Stairs
1 : 50



3 Existing Stair Section
1 : 20 Ref Sheet: 0005



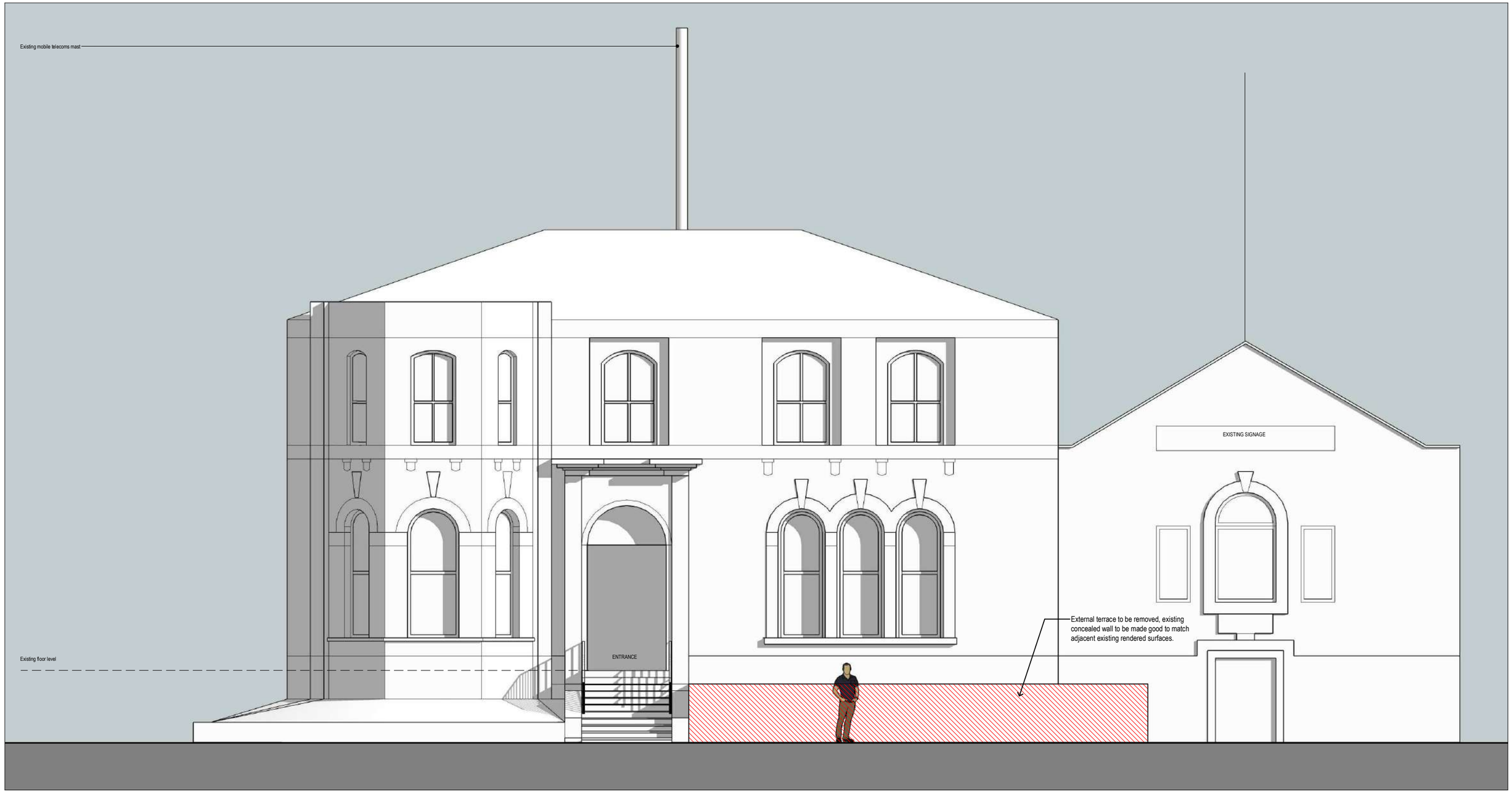
2 Proposed Stairs
1 : 50



4 Proposed Stair Section
1 : 20 Ref Sheet: 0005

Existing and Proposed Stairs

2.2 ELEVATIONS
EXISTING



1 Existing Elevation
1 : 50

2.3 ELEVATIONS
PROPOSED



1 Proposed Elevation
1 : 50

2.4 3D VIEWS
PROPOSED



3D View 1



3D View 2



3D View 3

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